



ITEM 49 & 50

South of Eastbrook Drive and East of Rich Beem Boulevard Rezoning & Condition Release

PZRZ23-00011

PZCR23-00001

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ23-00011 & PZCR23-00001



Aerial

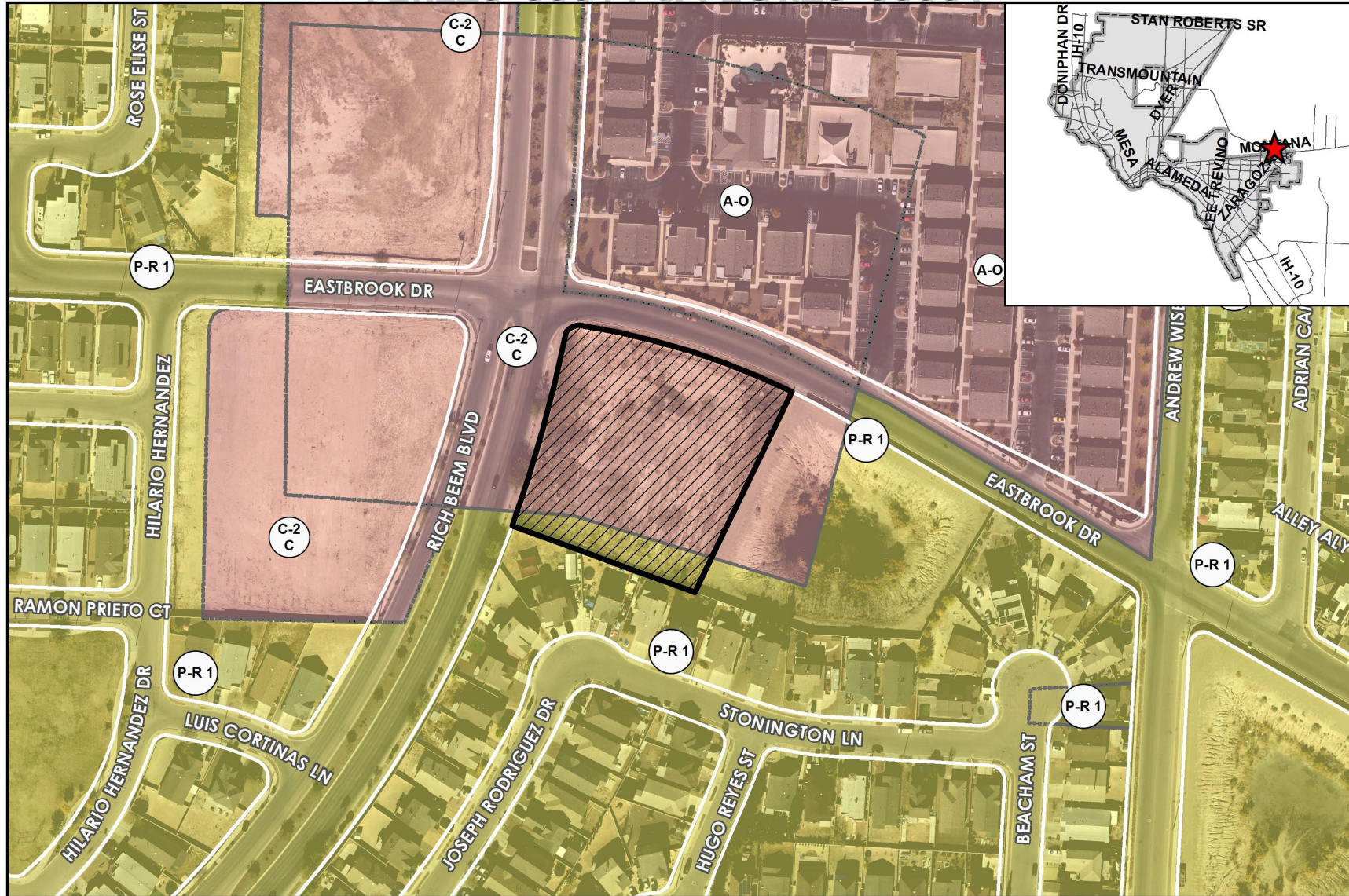
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



PZRZ23-00011 & PZCR23-00001



Existing Zoning

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 Subject Property



PZRZ23-00011 & PZCR23-00001

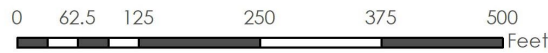


Future Land Use Map

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 Subject Property





PARKING TABLE

SINGLE FAMILY DETACHED: REQUIRED: 2 PARKING/UNIT PROVIDED: 4 PARKING/UNIT
 TWO FAMILY: REQUIRED: 3 PARKING/UNIT PROVIDED: 12 SPACES

ZONING TABLE

PH-3 (PROPOSED ZONING)	PH-3 (PROPOSED AS DEEPS)
SINGLE-FAMILY DETACHED	SINGLE-FAMILY (DETACHED)
LOT AREA: 4,800 SF	LOT AREA: 6,224 SF
LOT WIDTH: 40-FT	LOT WIDTH: 40-FT
LOT DEPTH: 100-FT	LOT DEPTH: 110-FT
DENSITY: 14 UNITS/ACRE	
OTHER USES: DUPLEX	OTHER USES: DUPLEX
LOT AREA: AS PER DEEP	LOT AREA: 3,415 SF
LOT WIDTH: AS PER DEEP	LOT WIDTH: 22-FT
LOT DEPTH: AS PER DEEP	LOT DEPTH: 100-FT
DENSITY: 14 UNITS/ACRE	DENSITY: 7.82 UNITS/ACRE

LANDSCAPE NOT REQUIRED PER PROPOSED ZONING DISTRICT AND ZONING CONTROL.

NOTE:
 LOT SECT, NUMBER, ADDRESS, AND STREET NAMES ARE SUBJECT TO CHANGE.

MINIMUM SETBACKS

LOT NO.	BLOCK	FRONT	REAR	SIDE	SIDE ABUTTING STREET
1	13	15-FT	10-FT	5-FT	10-FT
2	13	15-FT	10-FT	5-FT	N/A
3	13	15-FT	10-FT	5-FT	N/A
4	13	15-FT	10-FT	5-FT	N/A
5	13	15-FT	10-FT	5-FT	N/A
6	13	15-FT	10-FT	5-FT	N/A
7	13	15-FT	10-FT	5-FT	N/A
8	13	15-FT	10-FT	5-FT	10-FT

*10-FT FRONT SETBACK AT DRIVEWAY

CURVE TABLE

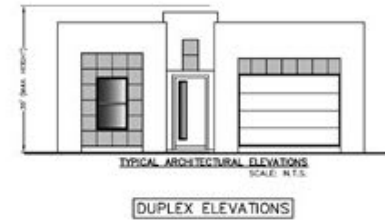
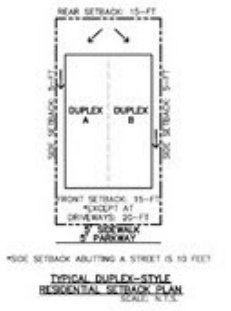
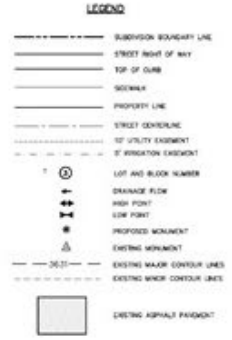
CURVE	RAJUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	988.07	180.07	143.87	284.24	N02°17'14" E	02°17'14"
C2	1560.00	200.82	120.62	291.00	N10°17'54" E	02°17'10"
C3	1560.00	71.54	33.88	71.54	N48°18'17" E	02°17'10"
C4	1560.00	74.88	31.40	74.88	N10°18'07" E	02°17'10"
C5	1560.00	75.07	31.24	75.08	N12°18'32" E	02°17'28"
C6	1560.00	30.07	13.07	30.07	N71°18'47" E	02°17'10"
C7	30.07	18.80	8.84	18.80	S10°18'18" E	02°17'10"
C8	306.00	75.78	37.07	75.78	S10°18'18" E	02°17'28"
C9	20.00	30.84	14.48	20.00	N03°18'18" E	02°17'10"
C10	5.00	3.98	1.87	5.00	S10°18'18" E	02°17'28"
C11	5.00	3.48	1.68	5.00	S10°18'18" E	02°17'10"
C12	5.00	4.48	2.40	4.50	S44°18'18" E	02°17'10"
C13	5.00	3.98	1.84	5.00	S00°17'47" E	02°17'10"
C14	20.00	30.27	14.80	20.00	N02°17'18" E	02°17'28"
C15	306.00	115.07	57.77	115.07	S07°17'18" E	02°17'28"

LINE TABLE

LINE	BEARING	LENGTH
L1	S77°20'14" W	21.80
L2	N07°14'30" W	3.78
L3	S77°20'14" W	30.57
L4	S70°14'30" E	54.20
L5	S10°18'18" W	5.00
L6	S70°14'30" E	26.87
L7	S77°20'14" W	30.57
L8	N07°14'30" W	4.27

TRES SUEÑOS UNIT FOUR REPLAT B

BEING A REPLAT OF LOT 39, BLOCK 13, OF TRES SUEÑOS UNIT FOUR, REPLAT A, CITY OF EL PASO, TEXAS, CONTAINING 1.79± ACRES



OWNER
 NORTH TOWNE VILLAGE
 JOINT VENTURE
 8000 NORTHERN PASS DR., STE. 21
 EL PASO, TX 79921-7008
 VOICE: (915) 751-1800
 CONTACT: MR. GREG BOWLING

SURVEYOR
Barragan & Associates
 LAND PLANNING & LAND SURVEYING
 1405 PINEWOOD BLVD., SUITE 110, FLOOR 10, IRVING
 TEXAS 75038-1100
 CONTACT: BRUCE BARRAGAN, P.L.L.C.

DETAILED SITE DEVELOPMENT PLAN
 TRES SUEÑOS UNIT FOUR REPLAT B
 BEING A REPLAT OF LOT 39, BLOCK 13, OF TRES SUEÑOS UNIT FOUR, REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 1.79± ACRES

Prepared for: **ceaa** 813 N. Kansas St. Suite 302 El Paso, TX 79902 915.544.5232 www.ceagroup.net TEXAS REGISTERED ENGINEERING FIRM #4564

City of El Paso Seal: APRIL L. ARANDA Mayor

DATE: 5/15/2023 JOB No. 2023-039
 Contour Interval: N/A DESIGN BY: A.L. DRAWN BY: J.A. CHECKED BY: F.Z. APPROVED BY: J.A.A.
 SCALE: horizontal: 1" = 30' vertical: N/A SHEET 1 OF 1



Detailed Site Plan (Enlarged)

Case History

Ordinance 16385, dated June 27, 2006, changed the zoning from R-F (Ranch and Farm) to C-2 (Commercial) with the following conditions:

- 1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits.*

The rezoning to P-R II (Planned Residential II) will make this condition a requirement for development.



Case History

- 2. That a ten foot (10") wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel.*

Condition will serve no useful purpose if property is rezoned to P-R II (Planned Residential II)



Subject Property

Surrounding Development



W



N



E



S



Public Input

- Notices were mailed to property owners within 300 feet on June 15, 2023.
- Public outreach between the applicant and neighborhood residents was done on July 6, 2023.
- As of August 10, 2023, the Planning Division received six (6) calls in opposition to the requests but were rescinded.



Recommendation

- Staff recommends **approval with conditions** of the rezoning request.
- Staff recommends **approval** of the condition release request.
- CPC recommends **approval (5-0)** of the rezoning and condition release request.



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People