



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.

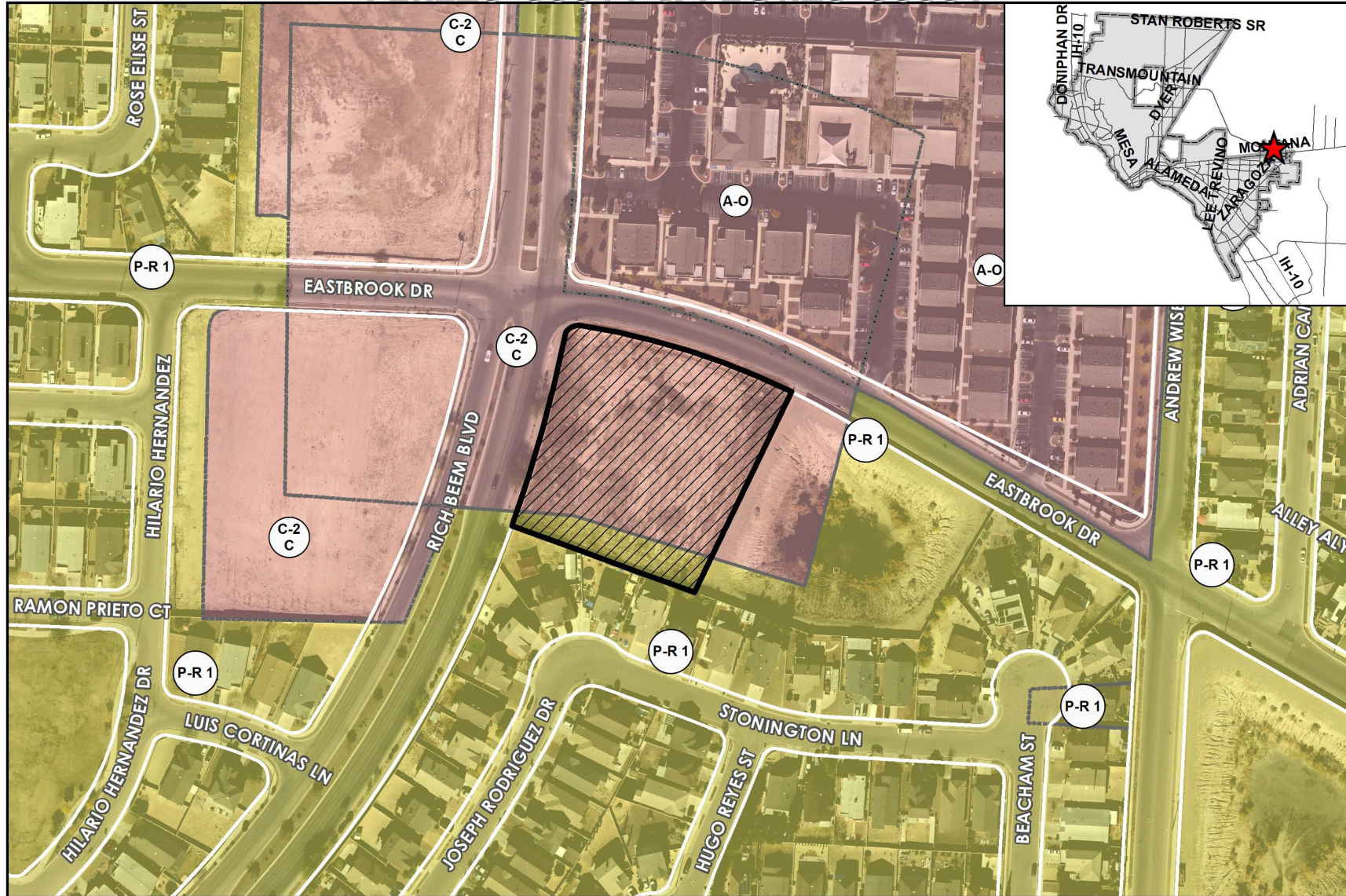


 Subject Property

0 62.5 125 250 375 500 Feet



PZRZ23-00011 & PZCR23-00001



Existing Zoning

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 **Subject Property**

0 62.5 125 250 375 500
Feet



PZRZ23-00011 & PZCR23-00001



Future Land Use Map

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 Subject Property





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



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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- As of August 10, 2023, the Planning Division received six (6) calls in opposition to the requests but were rescinded.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