

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









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.

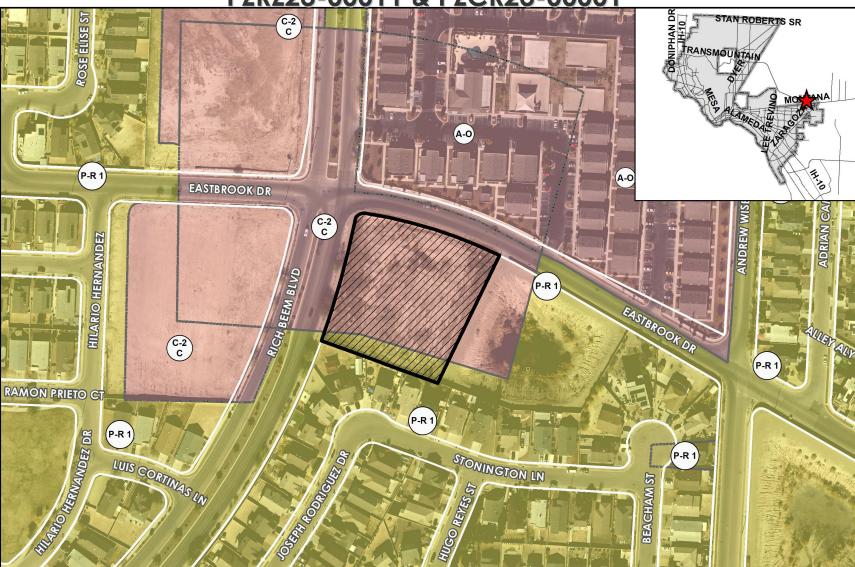








PZRZ23-00011 & PZCR23-00001





Existing Zoning



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PZRZ23-00011 & PZCR23-00001





Future Land Use Map

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ZONING	TABLE
TR-2 (PROPOSED ZOANS)	791-0 (790Y003 AS 050P)
SNILE-FAMILY (DETACHED) LOT MAKA: 4,800 SF LOT MOTH: 40-FT LOT DEPTH: 100-FT DEMBTY: 14 LN/TL/HCHE	SHOUL-FAMILY COCHACHED COT AMEN: 6,204 DF LDT WORK: 40-FT LDT COPTR: 110-FT
DHEF USES DUPLEY	STHER UNION SUPLEX
LOT MECH, AS PER DESP LOT MECHS, AS PER DESP LOT DEPTH, AS PER DESP DEMSTY, 14 UNITS/HORE	LET MEDIA TURES ST LET MEDIA 72-47 LET SEPSIA 100-47 DACHALL SENSITY TAS LIMITE/ACH

g	TABLE				
	791-2 (790Y003 AS 050F)				
	SHOLE-FAMILY (OCTACIO) OUT AMEN. 6,304 DF LDT MCRN. 40-FT LDT OUTTR 110-FT				
7	STHER UNION SUPLEX				
	LET MEDI. TURNS SP LET MEDIA. 72-47				

ANDSCAPING NOT REQUIRED THE PROFESSO JOHNS DISTRICT AND JOHNS CONDITION.

LOT SIZES, HUMBERS, ADDRESSES, AND STREET HAVES HAT SUBJECT TO CHARGE

MINIMUM SETBACKS						
LOT NO.	BL001 1	FRONT	RESE	1000	THE ARLTHOUGH	
	-10	10477	Bert	Seff	19-FT	
2	.13	III-FTF	15-FT	BefT	9/9	
3	-13	11-17	19-67	5-91	19,09	
	10	15-FP	19-87	3-61	16/16	
9	- 39	25-67*	19-61	9-77	16/8	
	13	10-77	18-67	9-61	9/9	
. 7	- 19	19-579	19-FT	Beff	16,01	
	- 13	10-77	20-FT	BeFT.	10-FT	

CURVE TABLE

			DURNE	RADA/S	UDVSD4	TANGENT	04080	BENRAG	00,04
			(C)	966.00	185.07	143.57	284.04	MATERIAL CONTRACTOR	01070734
			CI	1586.00"	209.32	105.60	291.00	entroment.	00973750
			68	1560.00	Ph34"	25.66	71.56	RHYWYPE	0007317137
			04	1980-00"	74.86	33.46	74.87	ATEROTOR'S	OUTWELK
77			- 05	1560-00"	75.07	37.56	75.08"	WATERSTON.	002Y6738
10	LINE TABL	3	- 06	1560.00	30.05	1501	30.0F	sentency.	00/06/10
UNE.	DEMING	UN014	12	34.80*	18.85	3.64	18.65	52450707e	DESTRUCTION
1.7	\$1750 H 'H	21.00		968.00	75.76	3180	25.76"	SPRINGS	0042908
1,2	9075156°W	3.79	69	26.00	39.64	21.46	19-18.	water-granter	09410537
L)	9.7978°s	36-52	0.0	6.00*	1.58"	1.32"	3.86"	53777797#	059,71,530
14	170747878	34.39	611	5.00"	5.48	1.06"	5.05	\$285,640,6	deuts/16
4.9-	\$19"H(46"W	5.00"	0.9	5.00"	4.4E	2.40	4.58	54438367	697616
LB	STOPPERE	31.67	0.0	3.00*	3.00	146	340	\$50747734°C	63974/08
LT	\$1770 H W	30.00	014	20.00	30.20	30.80	28.84	MENTANE	09214138
1.8	107074'36"W	4.01	DA.	966.00	115.24"	\$2.70	118.25"	SEPHELEY	006'4F75'





DUPLEX ELEVATIONS

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





CWNER.

NORTHTOWNE VILLAGE JOINT VENTURE 6000 NORTHERN FASS ON STE, CI EL PHISO, TX 78811-7500 WOCD, (Intl) 757-1802 CONTACT: MR. GREG BOWLING

SURVEYOR



DETAILED SITE DEVELOPMENT PLAN

TRES SUENOS UNIT FOUR REPLAT B



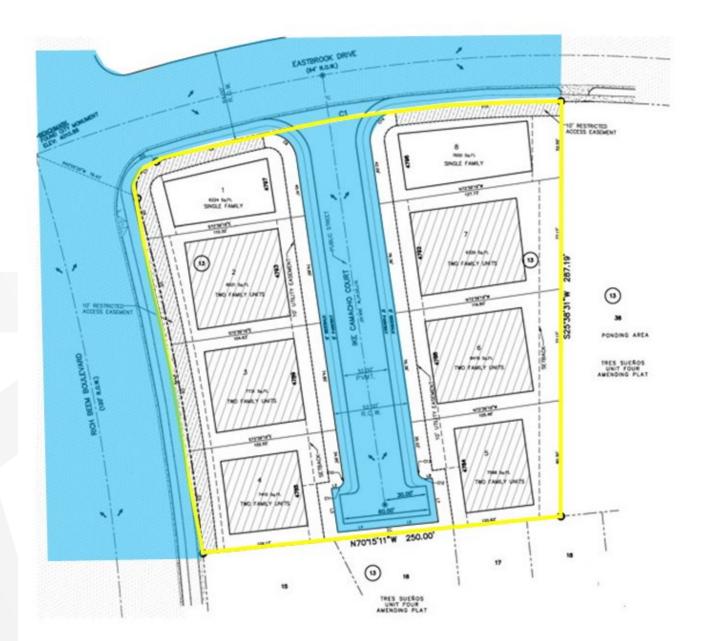


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	Contour Interval: N	(a 0.45) 5/12/9923	JOB No 2001-235			
	otsov im A. D	EXAM SY _AL_ OHO. BY:	FZ APPVO IPP ALA			
DATE OF PREPARATION: MARCH 2023	SCALC: morteorist.	F = 30 Vertical N/A	SHEET 1 OF 1			



Detailed Site Plan







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

















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