



ITEM 28

8100 North Loop Drive Rezoning

PZRZ22-00001



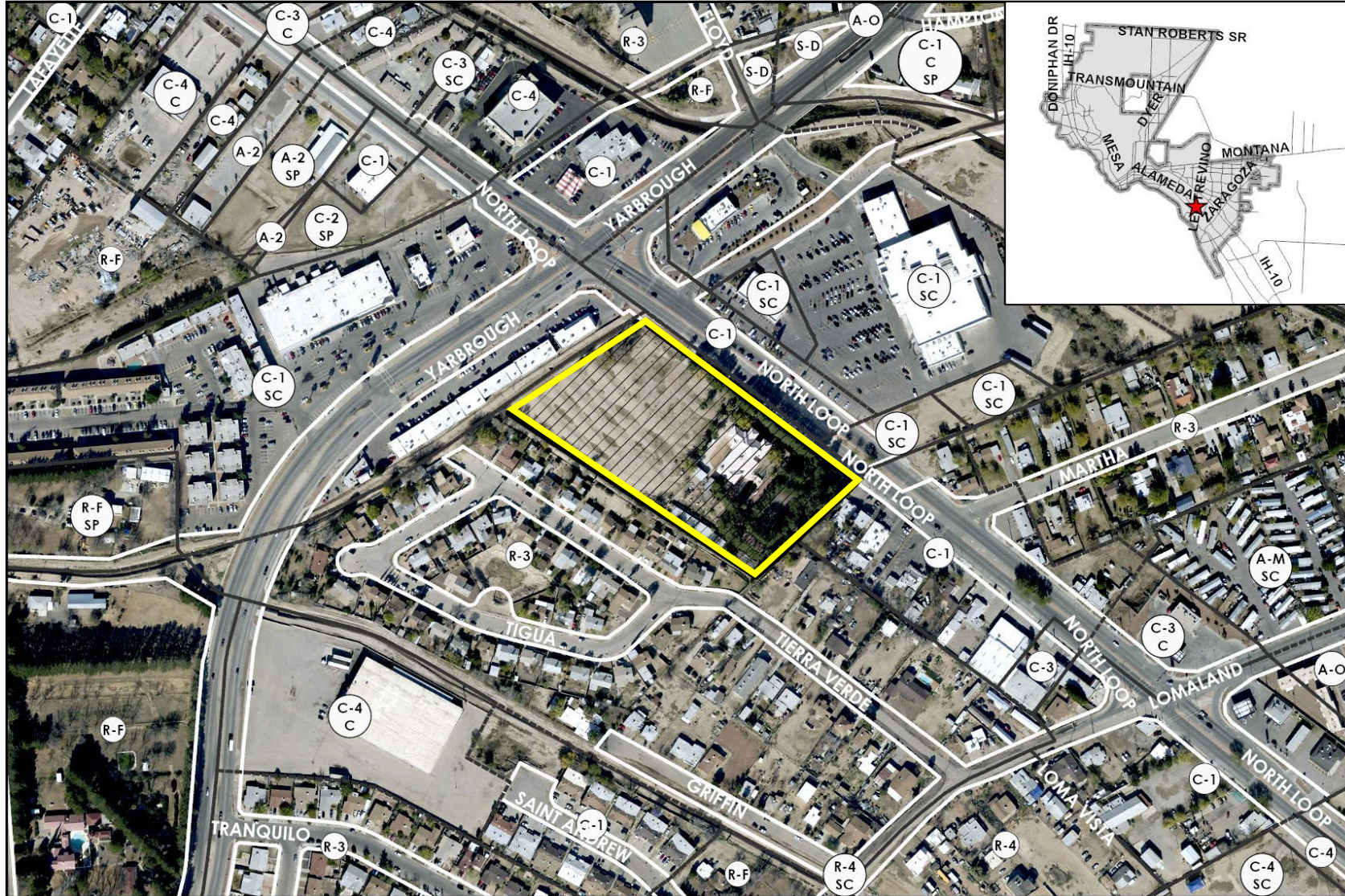
Strategic Goal 3.

Promote the Visual Image of
El Paso

PZRZ22-00001



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.



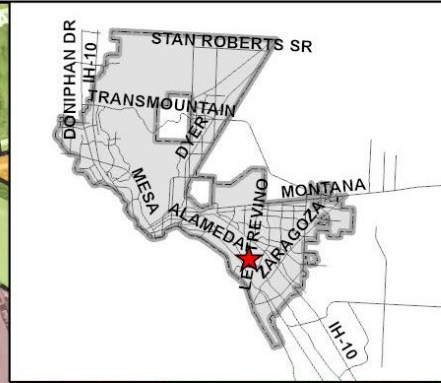
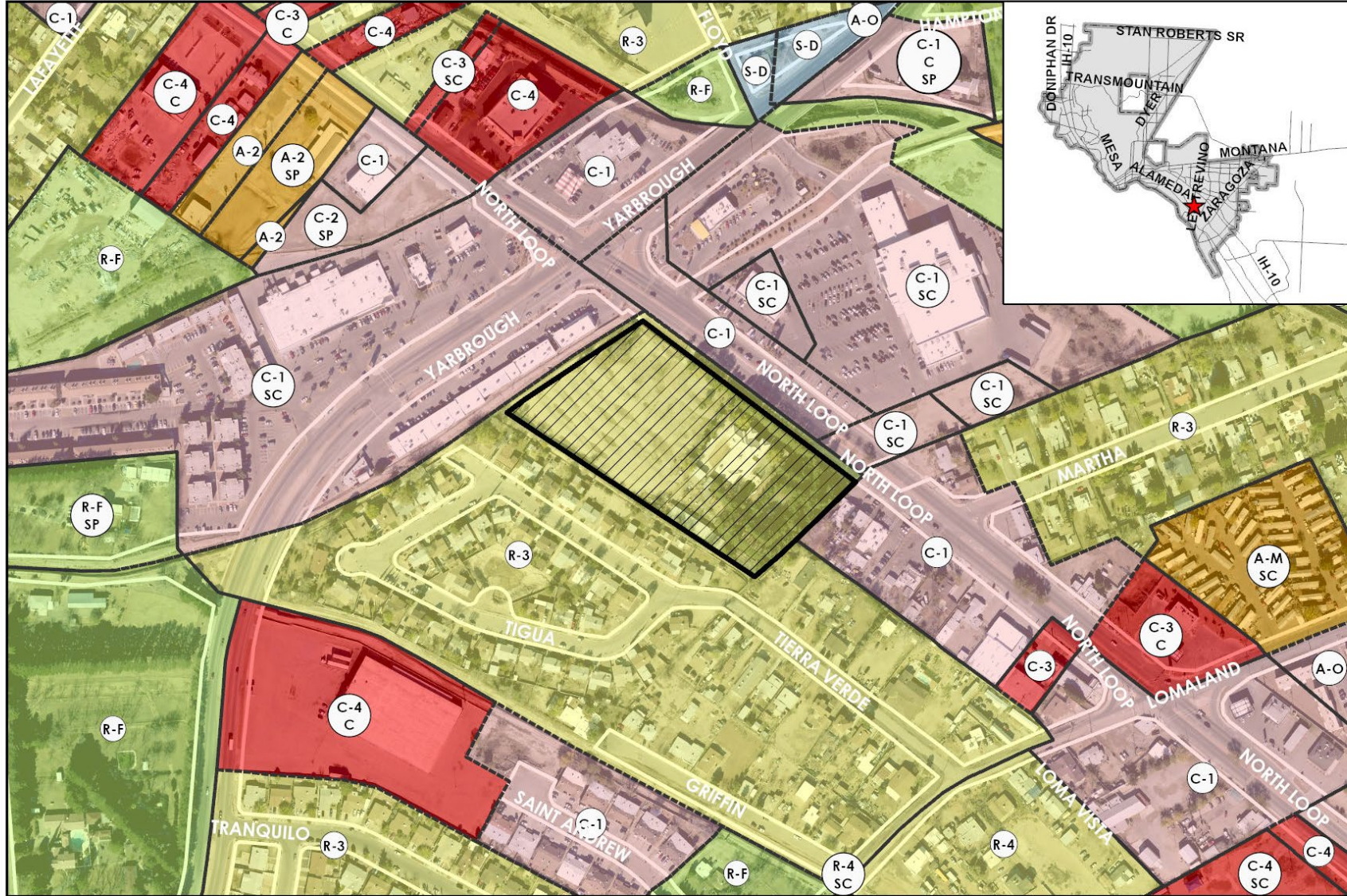
 Subject Property



PZRZ22-00001



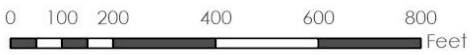
Existing Zoning



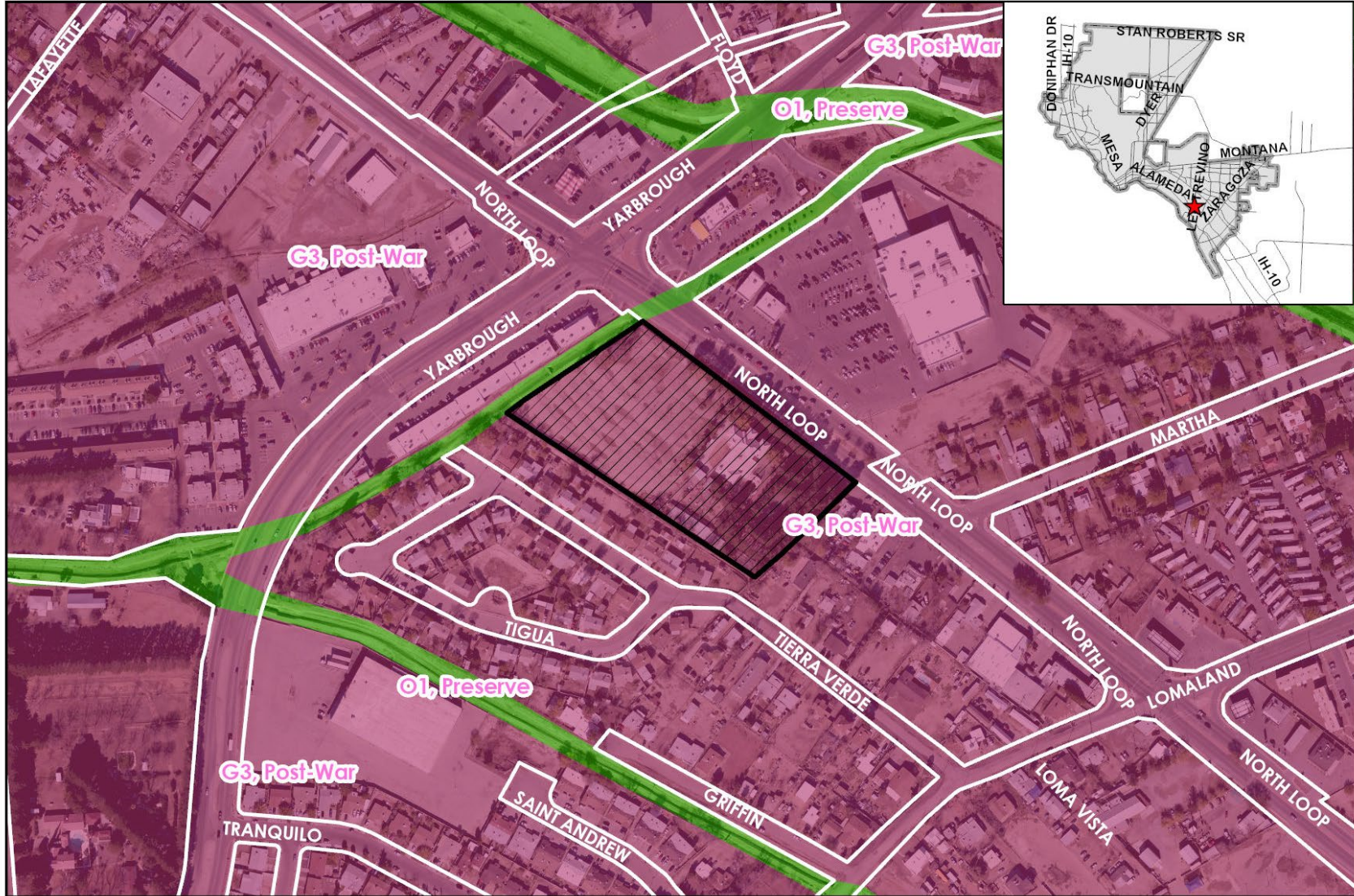
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 Subject Property



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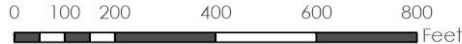


Future Land Use

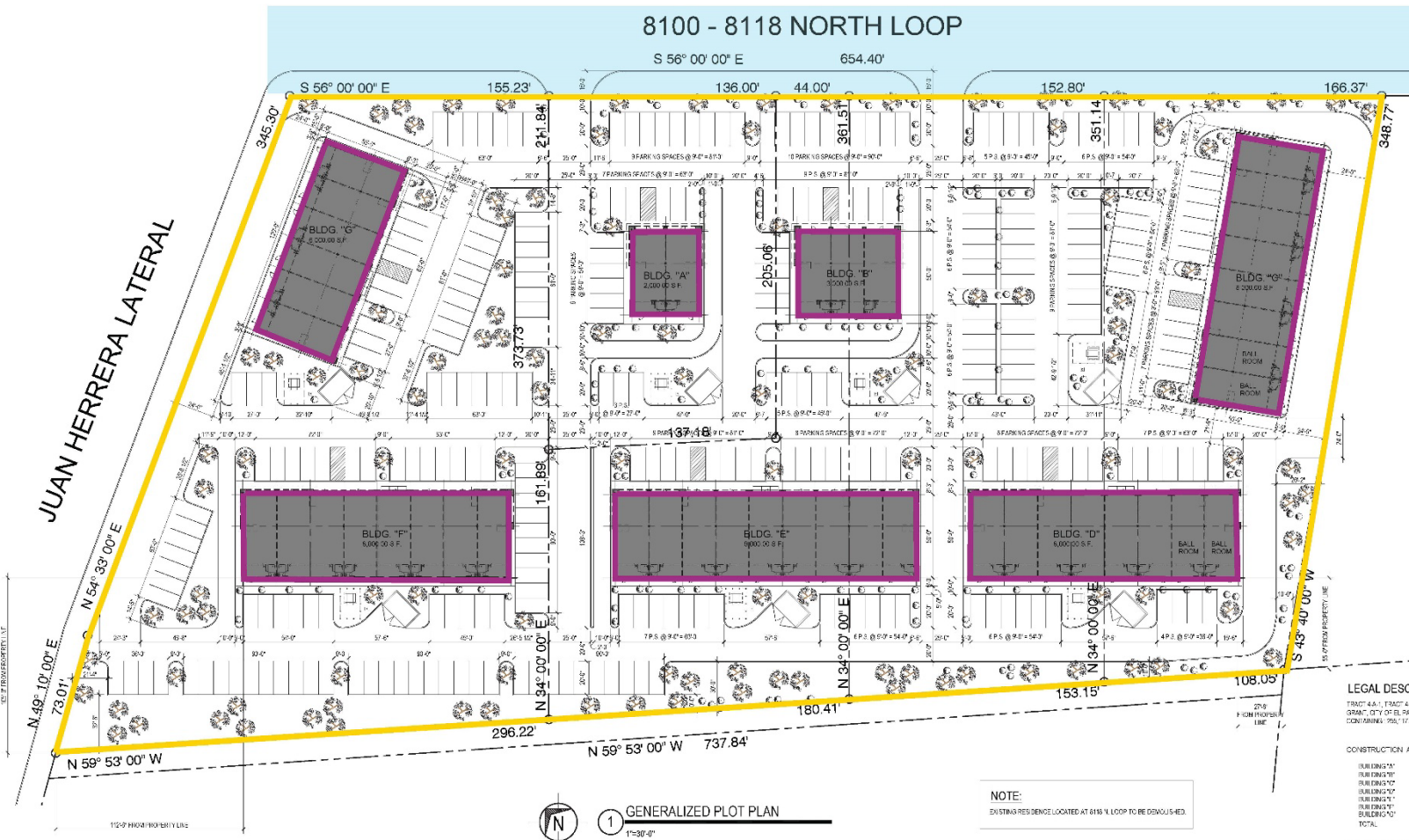
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 Subject Property



8100 - 8118 NORTH LOOP



1 GENERALIZED PLOT PLAN
1"=30'-0"

NOTE:
EXISTING RESIDENCE LOCATED AT 8118 N LOOP TO BE DEMOLISHED.

LEGAL DESCRIPTION:
TRACT 4A-1, TRACT 4A-2, TRACT 4A-3, TRACT 4D, BLOCK 4 YBETA GRANT, CITY OF EL PASO, EL PASO COUNTY TEXAS CONTAINING 200.1180 S.F. OF LAND (PART OF TRACT 4)

CONSTRUCTION AREA:

BUILDING "A"	2,000 S.F.
BUILDING "B"	3,000 S.F.
BUILDING "C"	8,000 S.F.
BUILDING "D"	9,000 S.F.
BUILDING "E"	8,000 S.F.
BUILDING "F"	4,000 S.F.
BUILDING "G"	4,000 S.F.
TOTAL	= 44,000 S.F.

PARKING CALCULATIONS:

RESTAURANT	1000 X 10 = 10,000 S.F.	1000 X 10 = 10,000 S.F.	1000 X 10 = 10,000 S.F.
RETAIL SUITES	1200 X 30 = 36,000 S.F.	1200 X 30 = 36,000 S.F.	1200 X 30 = 36,000 S.F.
BALLROOMS	1000 X 4 = 4,000 S.F.	1000 X 4 = 4,000 S.F.	1000 X 4 = 4,000 S.F.
RESTAURANT	10,000 X 100 MAX = 100 PARKING SPACES REQUIRED	10,000 X 100 MAX = 100 PARKING SPACES REQUIRED	10,000 X 100 MAX = 100 PARKING SPACES REQUIRED
RETAIL SUITES	32,000 X 200 MAX = 152 PARKING SPACES REQUIRED	32,000 X 200 MAX = 152 PARKING SPACES REQUIRED	32,000 X 200 MAX = 152 PARKING SPACES REQUIRED
BALLROOMS	4,000 X 100 MAX = 40 PARKING SPACES REQUIRED	4,000 X 100 MAX = 40 PARKING SPACES REQUIRED	4,000 X 100 MAX = 40 PARKING SPACES REQUIRED
	4,000 X 120 MAX = 33 PARKING SPACES REQUIRED	4,000 X 120 MAX = 33 PARKING SPACES REQUIRED	4,000 X 120 MAX = 33 PARKING SPACES REQUIRED
	REQUIRED MAX = 200 PARKING SPACES	REQUIRED MIN = 207 PARKING SPACES	
	H-C PARKING SPACES REQUIRED = 7 PARKING SPACES	H-C PARKING SPACES PROVIDED = 14 PARKING SPACES	

LANDSCAPING

LAND AREA	= 200,118 S.F.
CONSTRUCTION AREA	= 44,000 S.F.
255 114.00 S.F. = 44,000 S.F. = 211,114.00 S.F.	
211,114.00 X 0.16% = 33,778.24 S.F. REQUIRED	
60,915.00 S.F. PROVIDED	



Conceptual Plan



Subject Property



Surrounding Development



N



W



S

E



Public Input

- Notices were mailed to property owners within 300 feet on April 11, 2022.
- The Planning Division received one email in support, one email in opposition, and one letter in opposition to the request.





Recommendation

Staff recommends **approval** of the rezoning request with conditions.

CPC recommends **approval (6-2)** of the rezoning request with conditions.



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