



ITEMS 47 & 48

North of Cimarron Canyon Dr. and East of
Resler Dr.

Rezoning and Condition Release

PZRZ23-00002

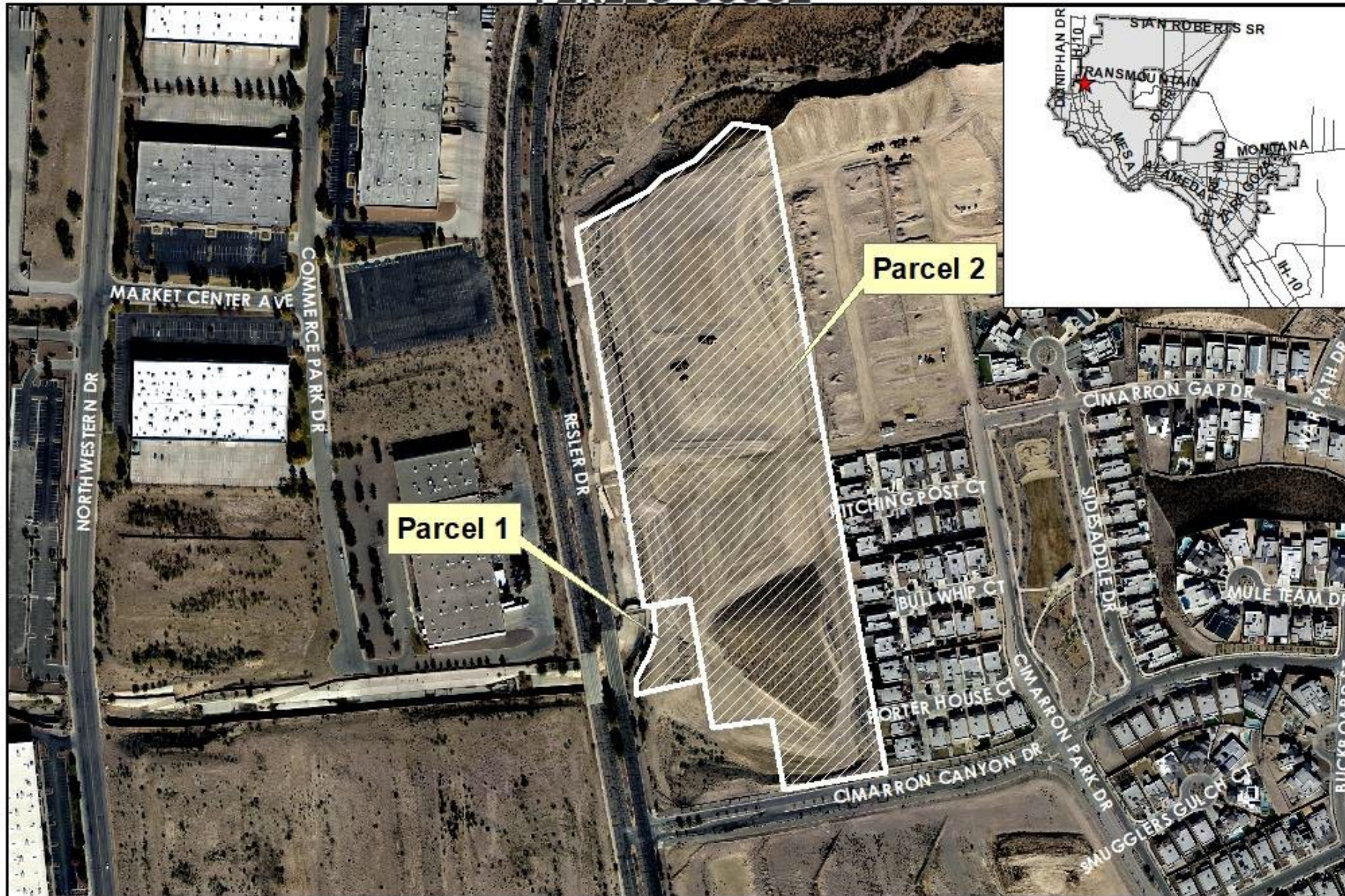
PZCR23-00002

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ23-00002



Aerial

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

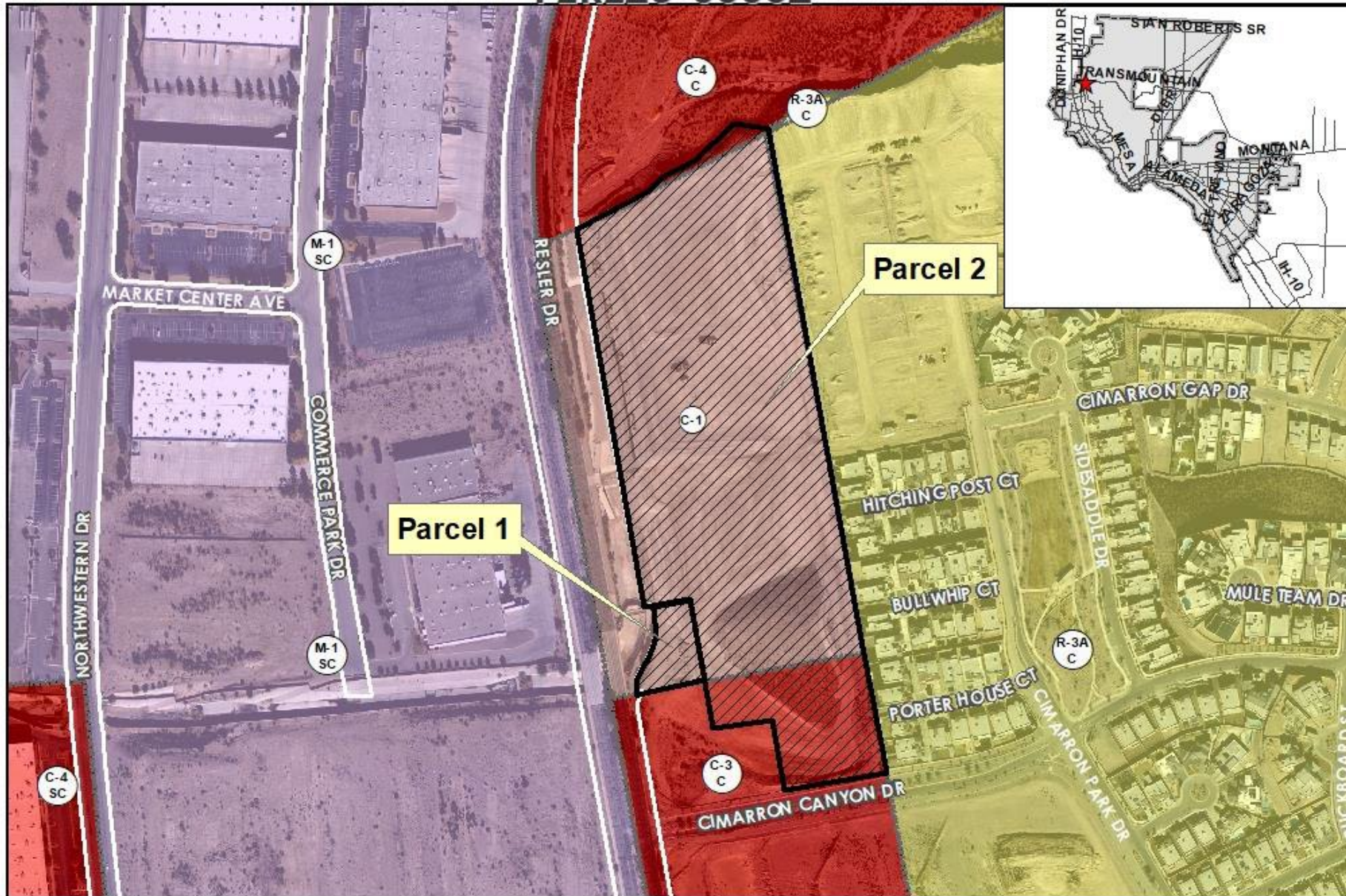


Subject Property

0 125 250 500 750 1,000 Feet



PZR23-00002



Existing Zoning

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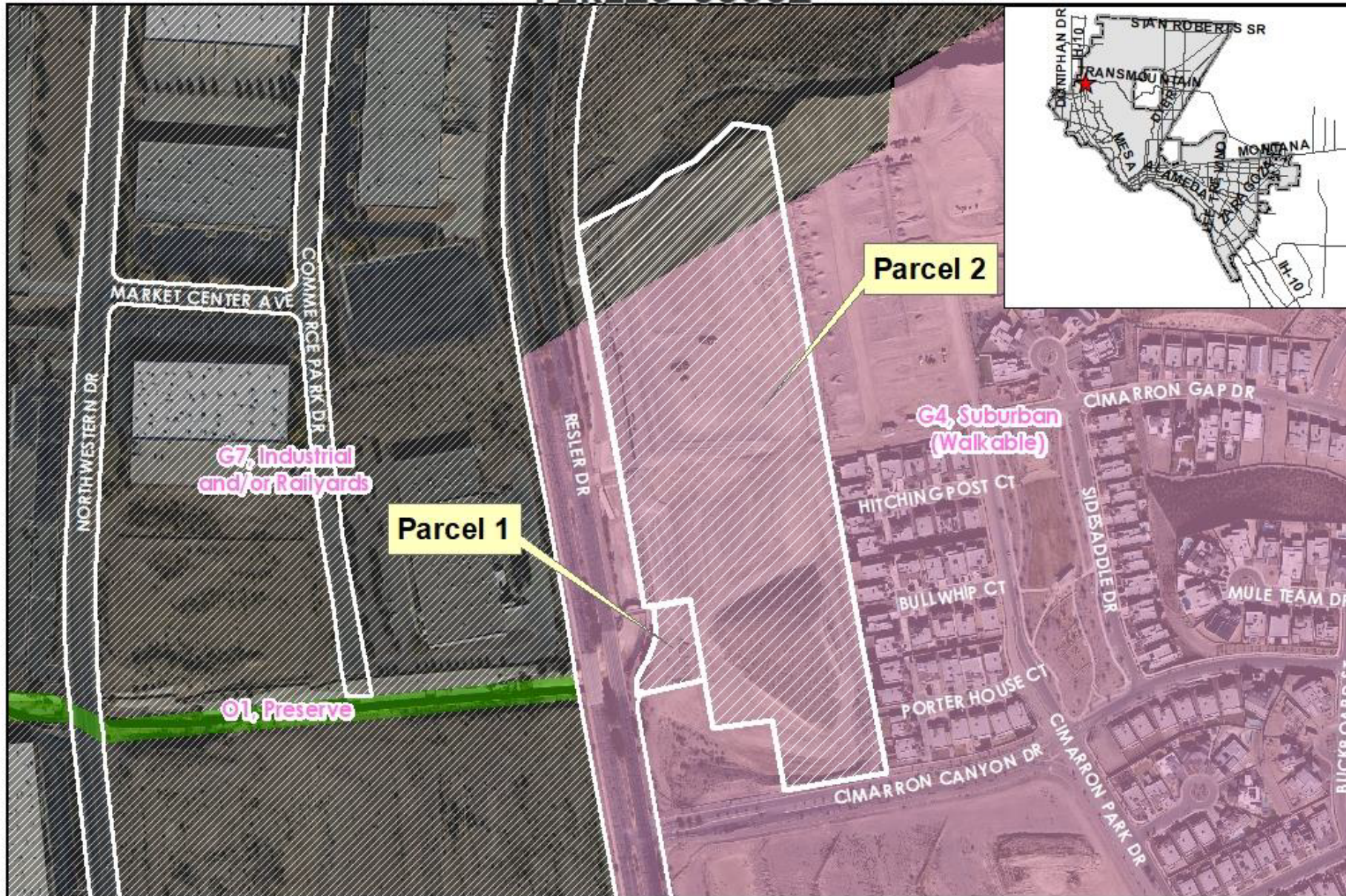


 Subject Property

0 125 250 500 750 1,000 Feet



PZRZ23-00002



Future Land Use

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Subject Property

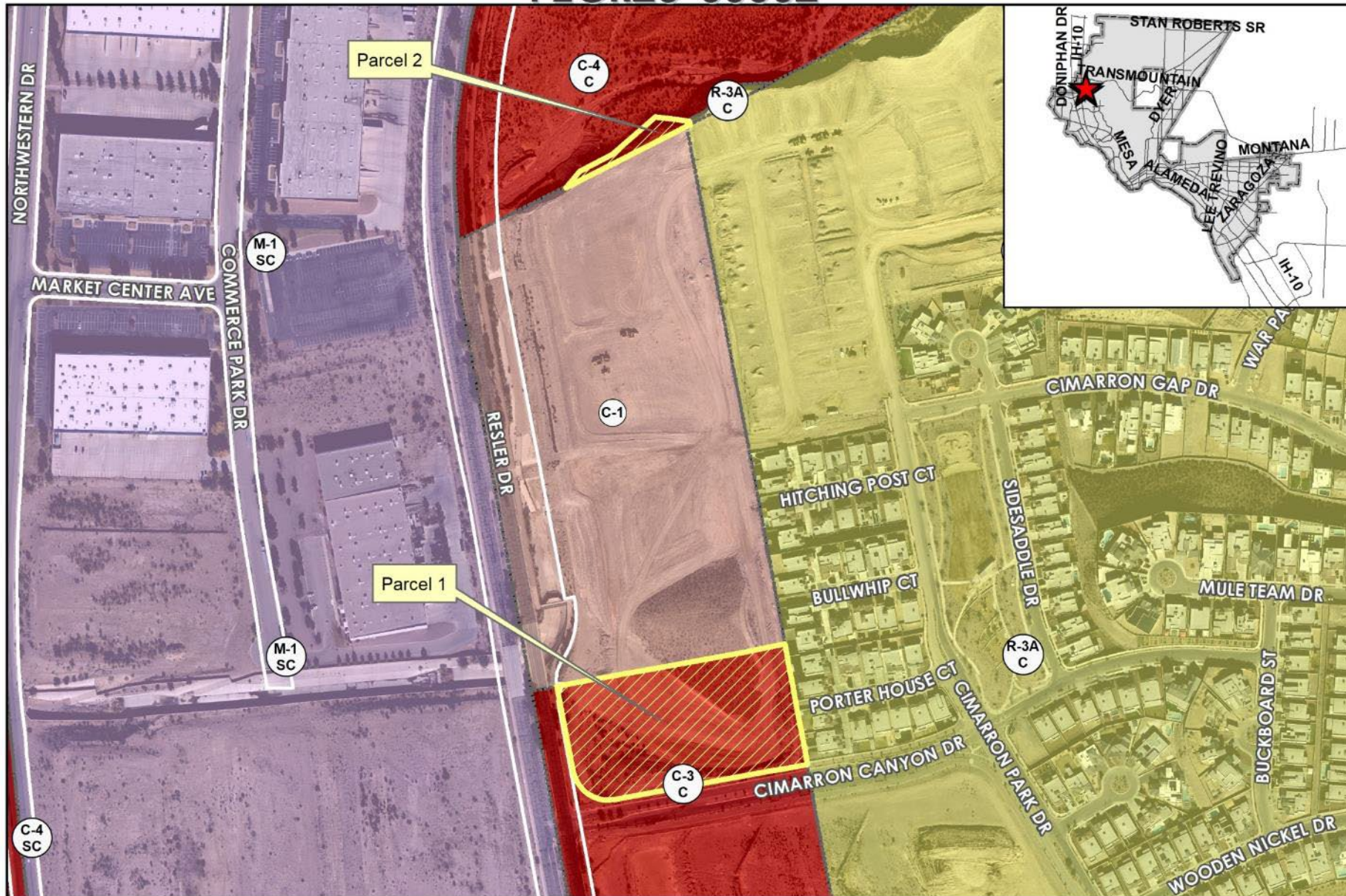
0 125 250 500 750 1,000 Feet





Aerial





Existing Zoning

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Subject Property

0 125 250 500 750 1,000 Feet



Current condition on Parcel 1 per Ordinance No. 15672, dated January 20, 2004:



A ten-foot (10') wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along the property line where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.

Condition Amendment

Applicant is requesting to amend condition to read:

The portion of Parcel 1 that will remain commercial zoned shall provide a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.



Current conditions on Parcel 2 per Ordinance No. 15708, dated March 2, 2004:



A ten (10) foot wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along any property line abutting residential or apartment zoning districts, except where abutting El Paso Natural Gas Company right-of-way, or a twenty-five (25) foot setback shall be required where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of the Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.

Applicant is requesting to release condition.

Condition Release



LEGEND	
	REZONE FROM C-1 TO C-3C
	REZONE FROM C-1, C-3C, & C-4C TO R-3A

10° Tethys					10° Themis					10° Thetis				
10° Heliocentric	10° Aphelion	10° Peri	10° Semi	10° Ecc	10° Heliocentric	10° Aphelion	10° Peri	10° Semi	10° Ecc	10° Heliocentric	10° Aphelion	10° Peri	10° Semi	10° Ecc
10° 50 Shaula	30514	30171	30293	0.0016	10° 13 Shaula	41179	41179	41188	0.0000	10° 57 Shaula	40862	40862	40868	0.0000
10° 39 Shaula	10892	10749	10985	0.0014	10° 14 Shaula	3489	3489	3493	0.0000	10° 58 Shaula	1682	1682	1682	0.0000
10° 40 Shaula	28267	28267	28267	0.0000	10° 15 Shaula	5490	5490	5490	0.0000	10° 59 Shaula	2051	2051	2051	0.0000
10° 41 Shaula	30005	30005	30005	0.0000	10° 16 Shaula	3687	3687	3687	0.0000	10° 60 Shaula	5010	5010	5010	0.0000
10° 42 Shaula	13931	13931	13931	0.0000	10° 17 Shaula	3520	3520	3520	0.0000	10° 61 Shaula	4913	4913	4913	0.0000
10° 43 Shaula	8121	8029	8193	0.0012	10° 18 Shaula	3703	3703	3703	0.0000	10° 62 Shaula	6845	6845	6845	0.0000
10° 44 Shaula	8162	8029	8193	0.0012	10° 19 Shaula	5203	5203	5203	0.0000	10° 63 Shaula	7134	7134	7134	0.0000
10° 45 Shaula	13881	13881	13881	0.0000	10° 20 Shaula	5020	5020	5020	0.0000	10° 64 Shaula	1476	1476	1476	0.0000
10° 46 Shaula	30014	30014	30014	0.0000	10° 21 Shaula	5173	5173	5173	0.0000	10° 65 Shaula	2090	2090	2090	0.0000
10° 47 Shaula	30013	30013	30013	0.0000	10° 22 Shaula	5701	5701	5701	0.0000	10° 66 Shaula	12907	12907	12907	0.0000
10° 48 Shaula	13801	13801	13801	0.0000	10° 23 Shaula	6519	6519	6519	0.0000	10° 67 Shaula	2020	2020	2020	0.0000
10° 49 Shaula	8122	8029	8193	0.0012	10° 24 Shaula	5173	5173	5173	0.0000	10° 68 Shaula	3087	3087	3087	0.0000
10° 50 Shaula	8086	8086	8086	0.0000	10° THEMIS					10° 69 Shaula	3087	3087	3087	0.0000
10° 51 Shaula	7690	7690	7690	0.0000	10° 25 Shaula	10514	10514	10514	0.0000	10° 70 Shaula	2700	2700	2700	0.0000
10° 52 Shaula	7690	7690	7690	0.0000	10° 26 Shaula	10420	10420	10420	0.0000	10° 71 Shaula	12681	12681	12681	0.0000
10° 53 Shaula	5017	5017	5017	0.0000	10° 27 Shaula	11713	11713	11713	0.0000	10° 72 Shaula	27155	27155	27155	0.0000
					10° 28 Shaula	10420	10420	10420	0.0000	10° 73 Shaula	20306	20306	20306	0.0000
					10° 29 Shaula	17131	17131	17131	0.0000	10° 74 Shaula	1686	1686	1686	0.0000
					10° 30 Shaula	21781	21781	21781	0.0000	10° 75 Shaula	1686	1686	1686	0.0000
					10° 31 Shaula	21781	21781	21781	0.0000	10° 76 Shaula	6212	6212	6212	0.0000
					10° 32 Shaula	17130	17130	17130	0.0000					

SUNNY 7000					
DATE	TIME	RAJULU	WIND	CLOUDS	TEMP
17	06:00:00	20.00	31.42	03/72.71%	26.58
18	06:00:00	20.00	32.34	02/58.33%	22.70
19	06:00:00	19.00	33.50	01/30.75%	3.55.58
20	06:00:00	20.00	33.27	02/49.28%	26.32
21	06:00:00	20.00	33.25	02/49.28%	26.32

	1996-2000	2001-2005
70	0.00027529	0.000147
71	0.00029529	0.000100
72	0.00027529	0.000100
73	0.00029529	0.000100
74	0.00029529	0.000100
75	0.00029529	0.000100
76	0.00029529	0.000100
77	0.00029529	0.000100
78	0.00029529	0.000100
79	0.00029529	0.000100
80	0.00029529	0.000100
81	0.00029529	0.000100
82	0.00029529	0.000100
83	0.00029529	0.000100
84	0.00029529	0.000100
85	0.00029529	0.000100
86	0.00029529	0.000100
87	0.00029529	0.000100
88	0.00029529	0.000100
89	0.00029529	0.000100
90	0.00029529	0.000100
91	0.00029529	0.000100
92	0.00029529	0.000100
93	0.00029529	0.000100
94	0.00029529	0.000100
95	0.00029529	0.000100
96	0.00029529	0.000100
97	0.00029529	0.000100
98	0.00029529	0.000100
99	0.00029529	0.000100
100	0.00029529	0.000100

04/19/2023



GENERALIZED PLOT PLAN



SCALE: 1" = 100'



Subject Property



Surrounding Development



N



W

S

E
11

Public Input

- Notices were mailed to property owners within 300 feet on June 2, 2023.
- The Planning Division has received one (1) email of opposition and three (3) phone calls of support to the request.





Recommendation

- Staff, OSAB (5-0), and CPC (5-0) recommend approval with condition of the rezoning request

Condition on Parcel 1:

That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.



Recommendation

- Staff and CPC (5-0) also recommend approval of the condition amendment for Parcel 1 and condition release of Parcel 2 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