



ITEMS 47 & 48

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

Rezoning and Condition Release

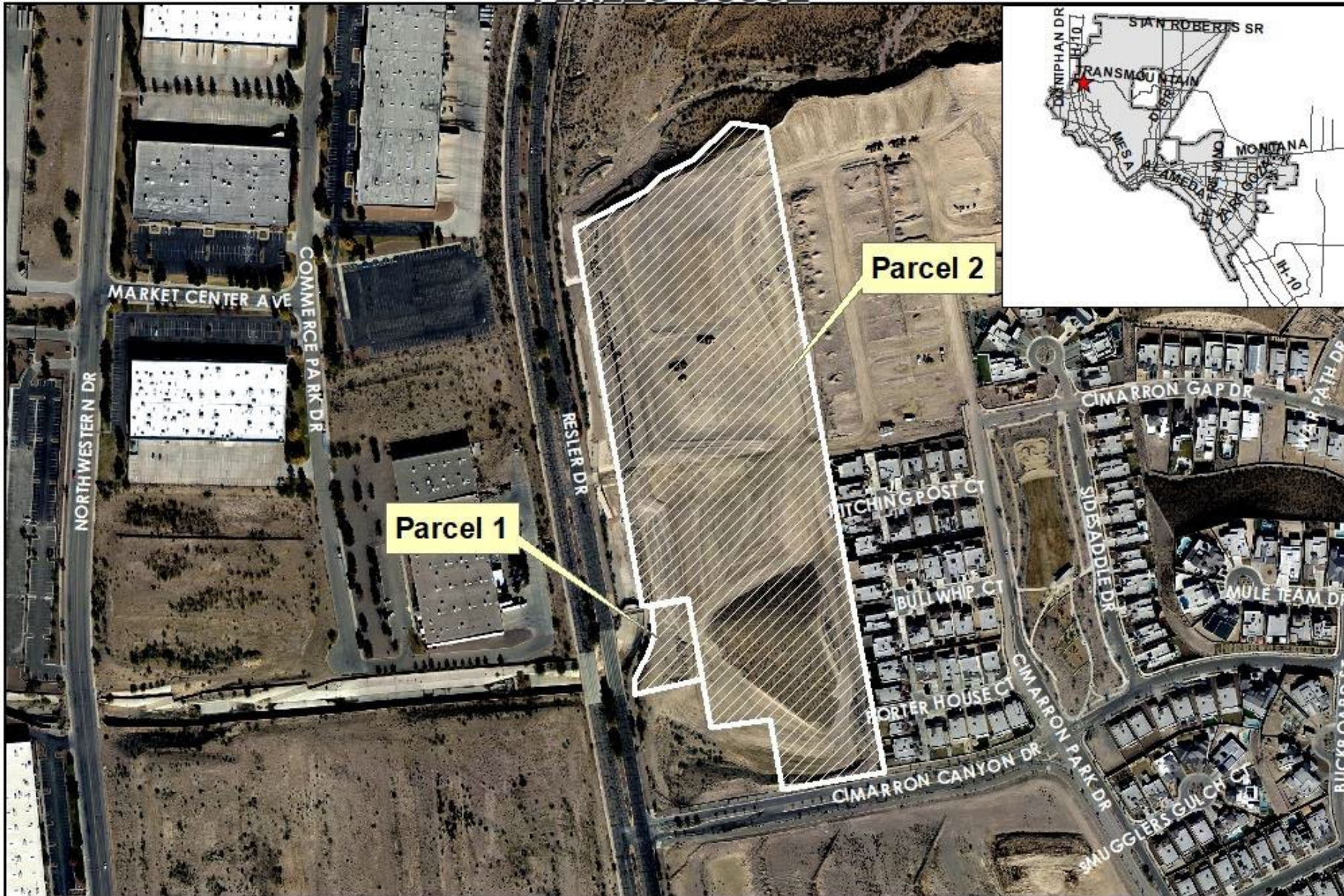
PZRZ23-00002

PZCR23-00002



**Strategic Goal 3.**

Promote the Visual Image of El Paso



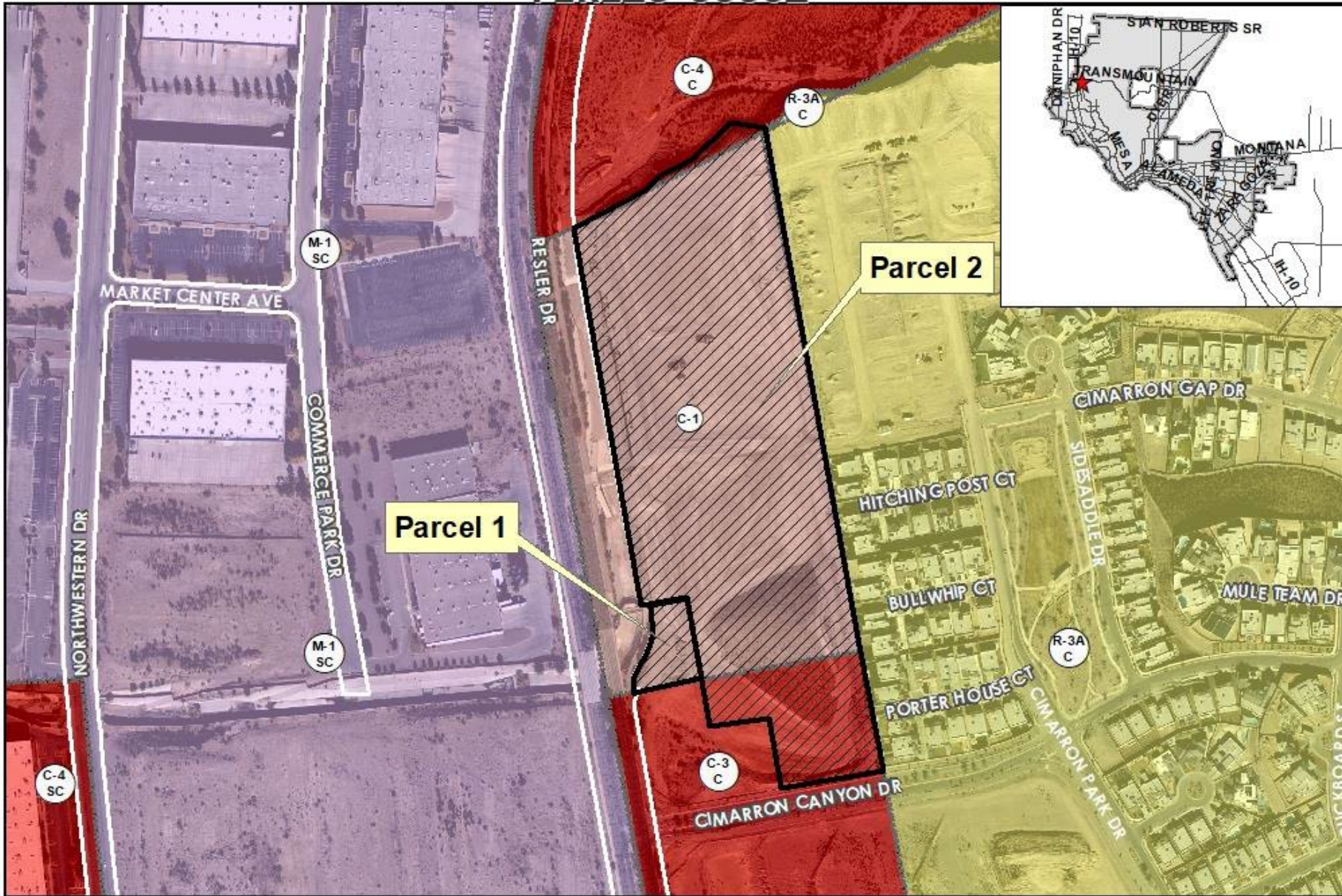
# Aerial

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 cause 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





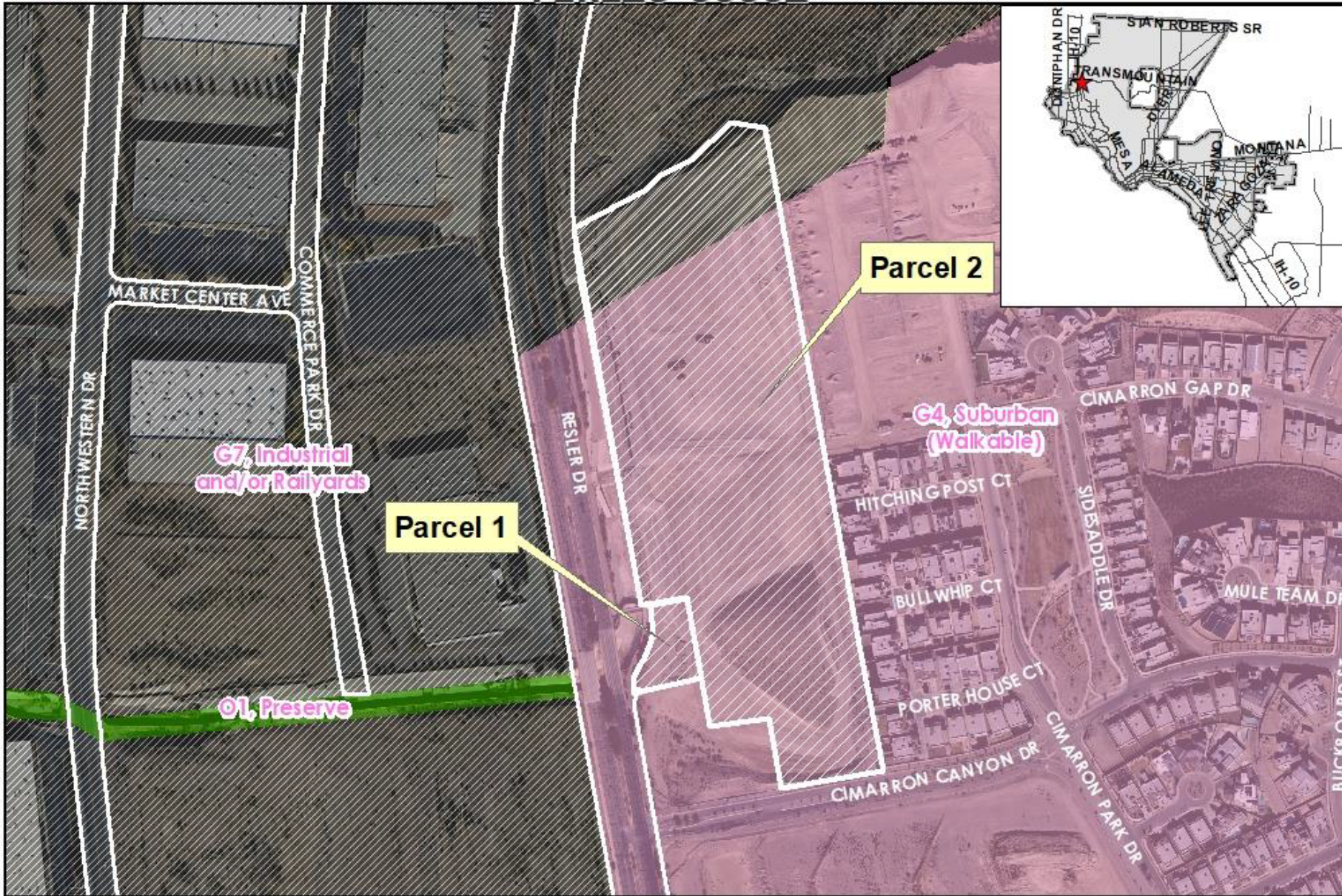
# Existing Zoning

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Subject Property





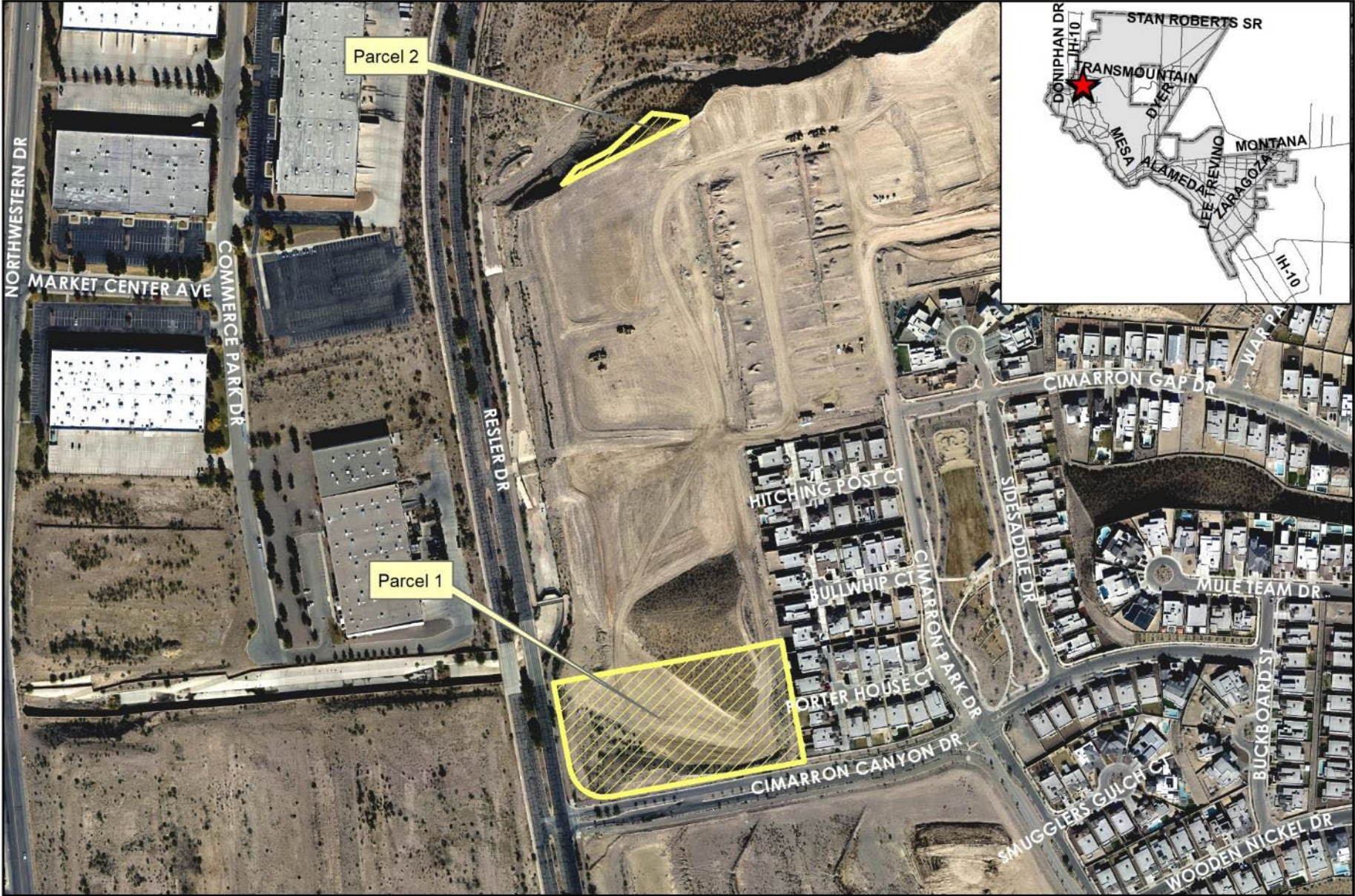
# Future Land Use

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Subject Property





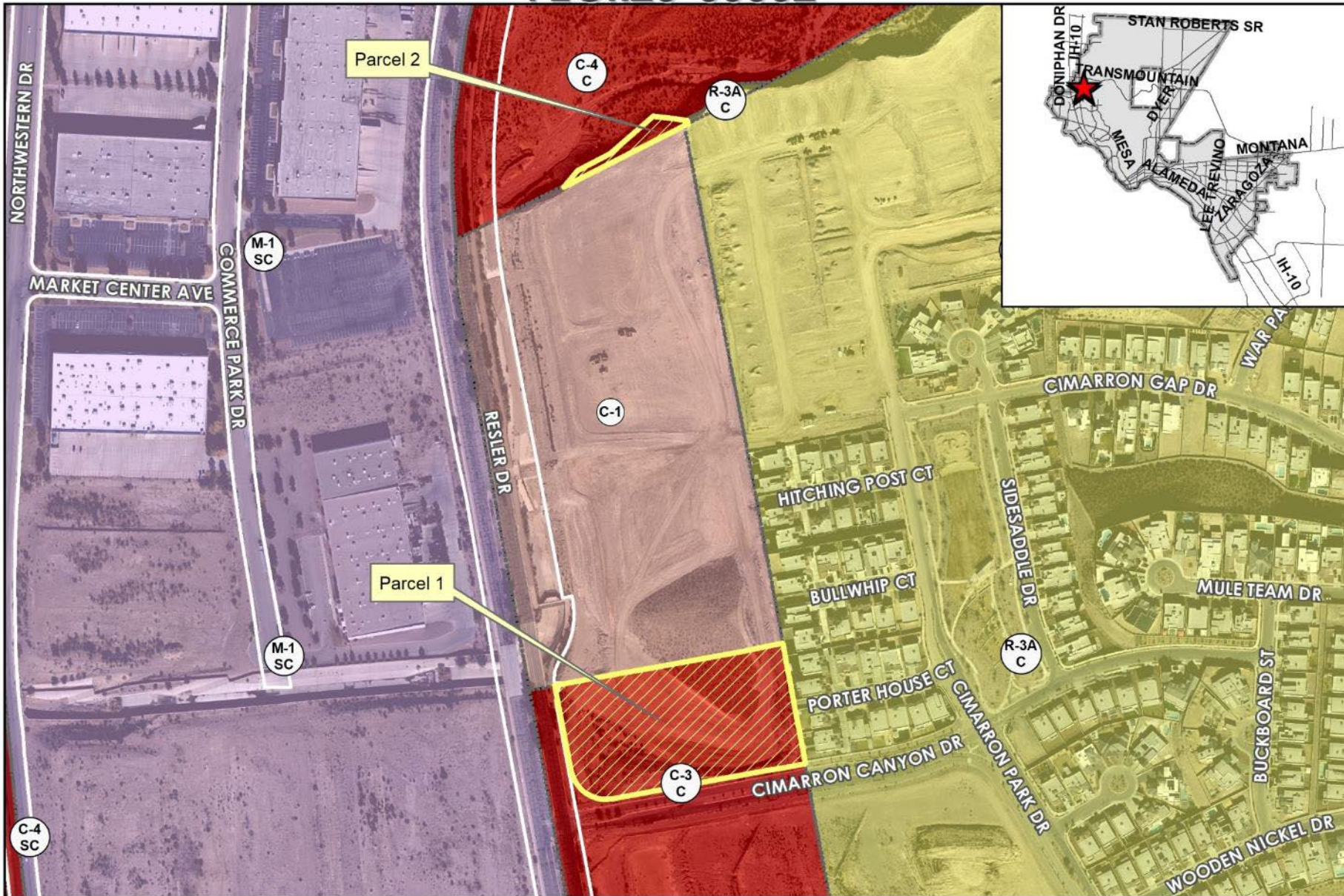
# Aerial

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 Subject Property





# Existing Zoning

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Subject Property



# 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





LEGAL DESCRIPTIONS	
<b>PART 1</b>	A 0.930-ACRE PORTION OF TRACT 622C, W.H. GLENN SURVEY 241 AND TRACT 402, NELLIE D. MUNDY SURVEY 240, EL PASO, EL PASO COUNTY, TEXAS
<b>PART 2</b>	A 17.343-ACRE PORTION OF TRACT 182, NELLIE D. MUNDY SURVEY 242, TRACT 622C, W.H. GLENN SURVEY 241 AND TRACTS 4C AND 4G2, NELLIE D. MUNDY SURVEY 240 EL PASO, EL PASO COUNTY, TEXAS

LEGEND	
<b>PART 1</b>	REZONE FROM C-1 TO C-3C
<b>PART 2</b>	REZONE FROM C-1, C-3C, & C-4C TO R-3A

LOT DATA (L1)			LOT DATA (L2)			LOT DATA (L3)		
LOT NUMBER	ACRES	SQ. FT.	LOT NUMBER	ACRES	SQ. FT.	LOT NUMBER	ACRES	SQ. FT.
L1-01	0.010	4356	L2-14	0.150	6534	L3-01	0.100	4356
L1-02	0.010	4356	L2-15	0.150	6534	L3-02	0.100	4356
L1-03	0.010	4356	L2-16	0.150	6534	L3-03	0.100	4356
L1-04	0.010	4356	L2-17	0.150	6534	L3-04	0.100	4356
L1-05	0.010	4356	L2-18	0.150	6534	L3-05	0.100	4356
L1-06	0.010	4356	L2-19	0.150	6534	L3-06	0.100	4356
L1-07	0.010	4356	L2-20	0.150	6534	L3-07	0.100	4356
L1-08	0.010	4356	L2-21	0.150	6534	L3-08	0.100	4356
L1-09	0.010	4356	L2-22	0.150	6534	L3-09	0.100	4356
L1-10	0.010	4356	L2-23	0.150	6534	L3-10	0.100	4356

LOT DATA (L4)			LOT DATA (L5)		
LOT NUMBER	ACRES	SQ. FT.	LOT NUMBER	ACRES	SQ. FT.
L4-01	0.010	4356	L5-01	0.010	4356
L4-02	0.010	4356	L5-02	0.010	4356
L4-03	0.010	4356	L5-03	0.010	4356
L4-04	0.010	4356	L5-04	0.010	4356
L4-05	0.010	4356	L5-05	0.010	4356
L4-06	0.010	4356	L5-06	0.010	4356
L4-07	0.010	4356	L5-07	0.010	4356
L4-08	0.010	4356	L5-08	0.010	4356
L4-09	0.010	4356	L5-09	0.010	4356
L4-10	0.010	4356	L5-10	0.010	4356

STAKE FILE						
STAKE #	DATE	DESCRIPTION	BY	CHKD	STATUS	NOTES
1	04/19/2023	ADRIAN I. GONZALEZ				
2	04/19/2023	ADRIAN I. GONZALEZ				
3	04/19/2023	ADRIAN I. GONZALEZ				
4	04/19/2023	ADRIAN I. GONZALEZ				
5	04/19/2023	ADRIAN I. GONZALEZ				



# GENERALIZED PLOT PLAN



SCALE: 1" = 100'



# Conceptual Plan



# Subject Property



# Surrounding Development



N



W



S



# 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