



ITEM 17

5662 N. Mesa Condition Release

PZCR25-00002

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 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.

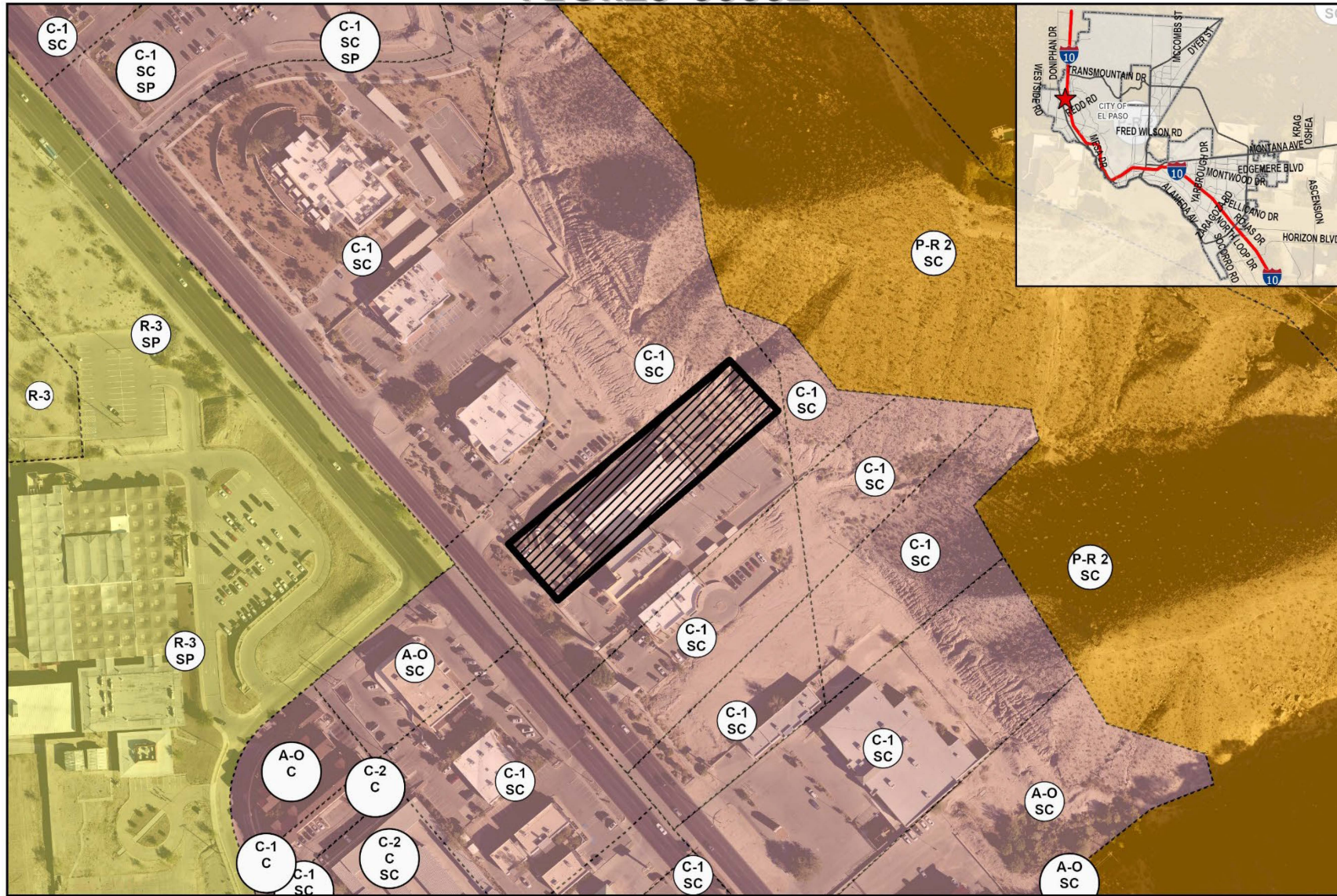


 Subject Property

0 50 100 200 300 400 Feet



PZCR25-00002

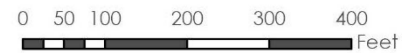


Existing Zoning

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



PZCR25-00002



Future Land Use Map

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 50 100 200 300 400
Feet



[illegible]

Current conditions on the Subject Property per Ordinance No. 4928, dated September 5, 1972:

- 1) *Not more than 700 apartment units shall be constructed or maintained on the 47.303 acres of A-O (Apartment-office) zoned part of the property. No portion of the land shall have more than an average of 22 apartment units per acre.*
- 2) *No buildings or part thereof shall be constructed on the property closer than fifty (50) feet to the property line which runs along North Mesa Street, however, approved signage, meeting the requirements of the appropriate zoning classification, may be placed within the fifty (50) foot setback. On the northwesterly two hundred fifty (250) feet of the C-1 zoned property, a canopy or appurtenance shall be permitted to be constructed no closer than thirty (30) feet to the property line which runs along North Mesa Street.*
- 3) *C-1 (Commercial) zoned property: Before Certificates of Occupancy and Compliance are issued for any buildings to be constructed on the property, the owners of the property will, at the owners' expense, for that portion of the property which is developed, landscape the westerly 15 feet of the property adjacent to North Mesa Street, except driveways for ingress and egress and excepting the northwesterly 250 feet of the C-1 zoned property. Desert or natural landscaping shall be permitted. No vehicles shall be allowed to park on the westerly 50 feet of the property, which is not required to be landscaped; however, an on-site drive to facilitate interior traffic circulation may be permitted.*

Current conditions on the Subject Property: (Cont.)

3. *A-O (Apartment-office) zoned property: Before certificates of occupancy and compliance are issued for any building to be constructed on the property, First Party will, at its expense for that portion of the property which is developed, landscape the westerly 25 feet of the property adjacent to North Mesa Street. Desert or natural landscaping shall be permitted. No vehicles shall be allowed to stop, stand or park on the westerly 25 feet of the property, except ingress and egress shall be permitted across the 25 feet of the property as approved by the City of El Paso City Council.*
4. *building permits shall be issued for construction on the property until site development plans and architectural review of the proposed development on the property have been approved by the City Plan Commission of the City of El Paso.*

These conditions have either been satisfied, are current requirements, or are not applicable.



Subject
Property

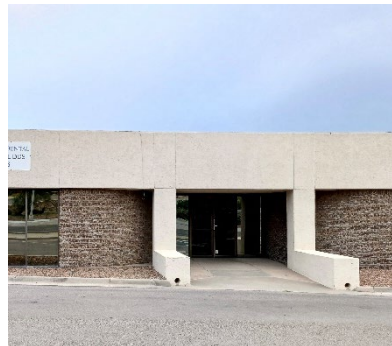
Surrounding Development



N



W



S



E

Public Input

- The applicant notified the Upper Mesa Hills and Mesa Hills Neighborhood Associations of the proposed condition release.
- Notices were mailed to property owners within 300 feet on July 3, 2025.
- The Planning Division has not received any communication in support or opposition to the request.





Recommendation

- Staff recommended **Approval** of the condition release request.
- CPC recommended **Approval (7-0)** of the 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