



ITEM 22

4819 Titanic Avenue Rezoning

PZRZ22-00027



Strategic Goal 3.

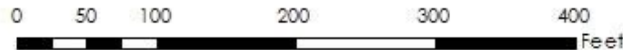
Promote the Visual Image of
El Paso

PZR22-00027



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.

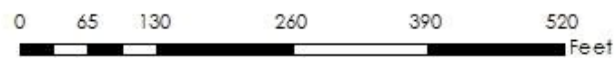


PZR22-00027



Existing Zoning

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 construction may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

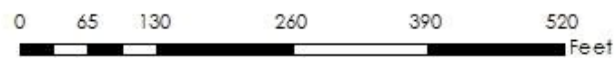


PZR22-00027

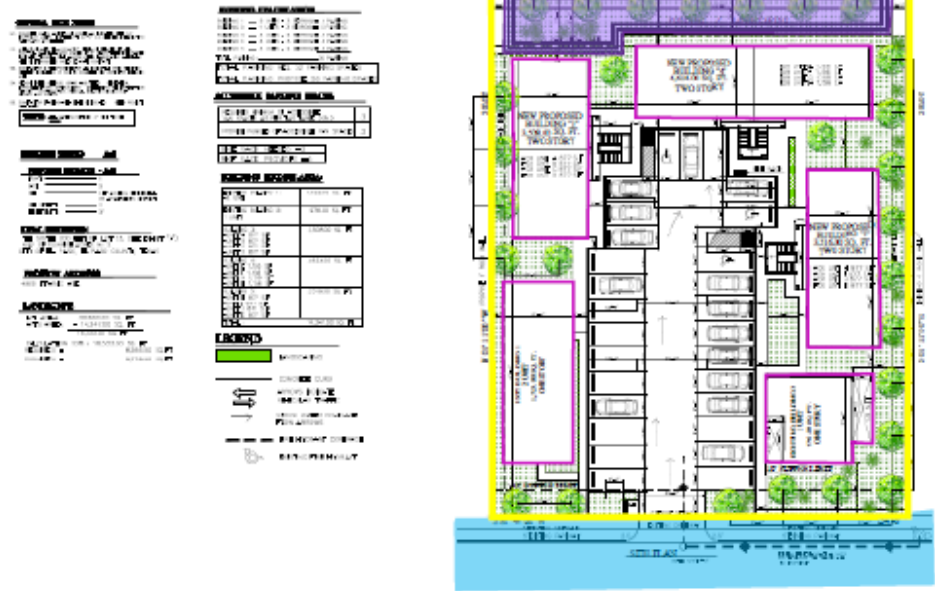


Future Land Use

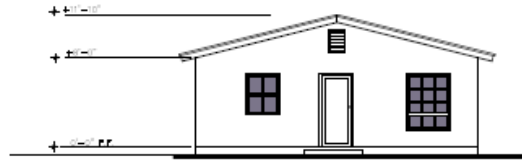
This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The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



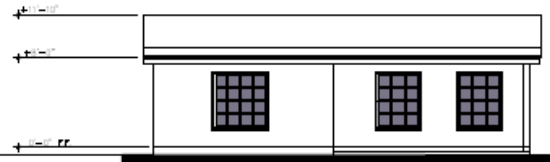
Conceptual Plan



		<p>PROJECT ARCHITECT WESLEY GUNDERSEN 204 CHASE AVENUE, SUITE 200 EL PASO, TEXAS 79901 PHONE: (915) 762-4400</p>	<p>APARTMENTS TO BE BUILT BY: 4819 Titanic Ave EL PASO, TEXAS 79901 PH: 915.762.4400</p>	<p>DETAILED SITE PLAN</p>	
--	--	---	---	----------------------------------	--



**BUILDING 1
AS BUILT-FRONT ELEVATION** SCALE: 3/32"=1'-0"

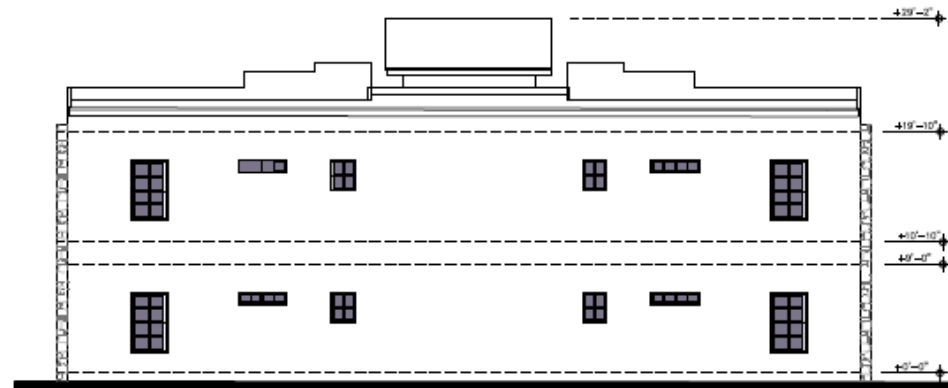


**BUILDING 2
AS BUILT-FRONT ELEVATION** SCALE: 3/32"=1'-0"

Conceptual Plan



**PROPOSED
(2 BEDROOM) FRONT ELEVATION**
SCALE: 3/32"=1'-0"



**PROPOSED
(2 BEDROOM) REAR ELEVATION**



PROPOSED (3 BEDROOM) FRONT ELEVATION
SCALE: 3/32"=1'-0"

Subject Property



Surrounding Development



N



W

S



Public Input

- Notices were mailed to property owners within 300 feet on March 23, 2023.
- The Planning Division has not received any communications in support nor opposition to the request.





Recommendation

- Staff and CPC recommend approval (8-0) with condition of the rezoning request

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 rear property line 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.



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