



ITEMS 51 and 52

# 7451 Cimarron Park Dr. Rezoning and Condition Release

PZRZ23-00019

PZCR23-00003

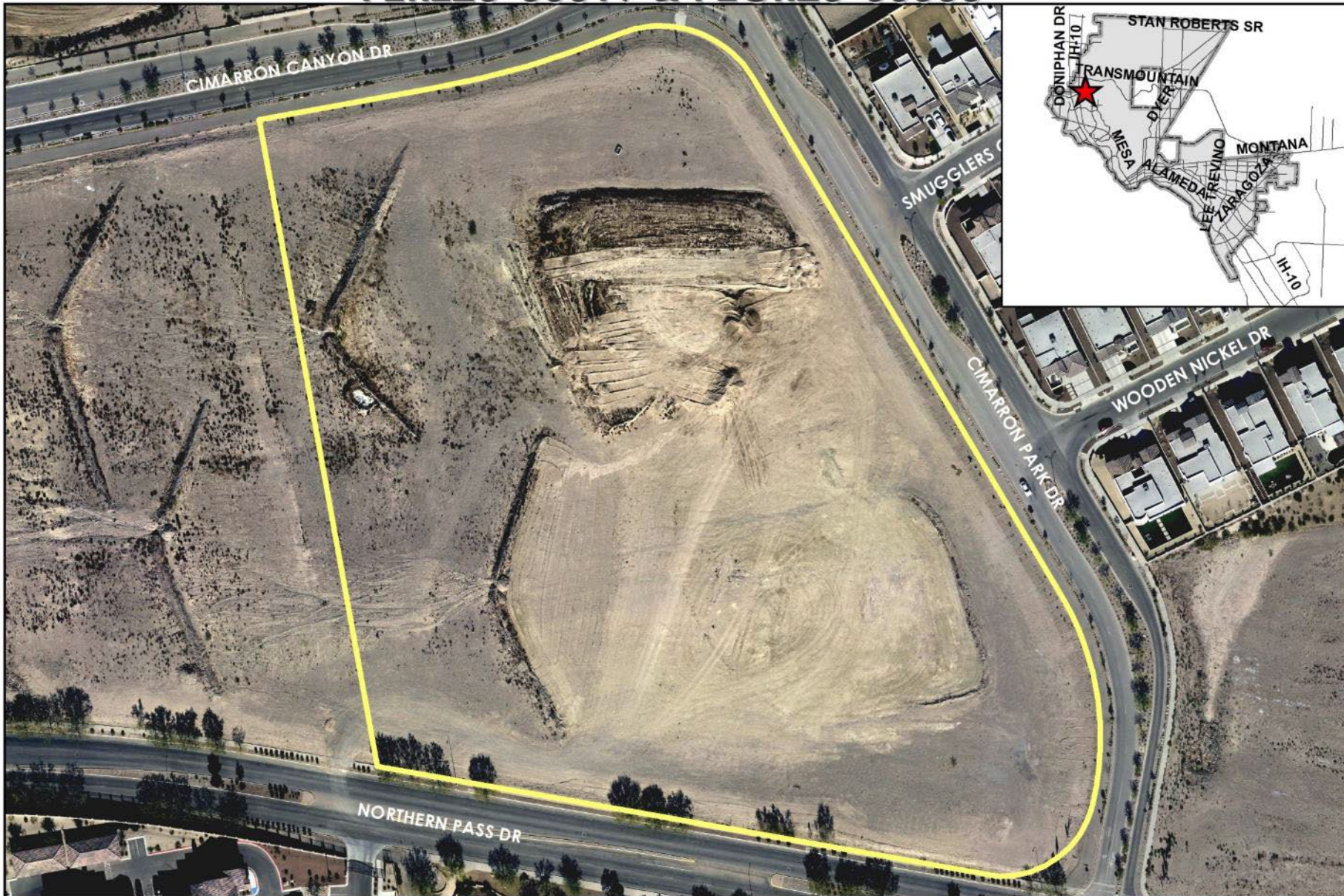
**Strategic Goal 3.**

Promote the Visual Image of  
El Paso





# PZRZ23-00019 & PZCR23-00003



## 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.



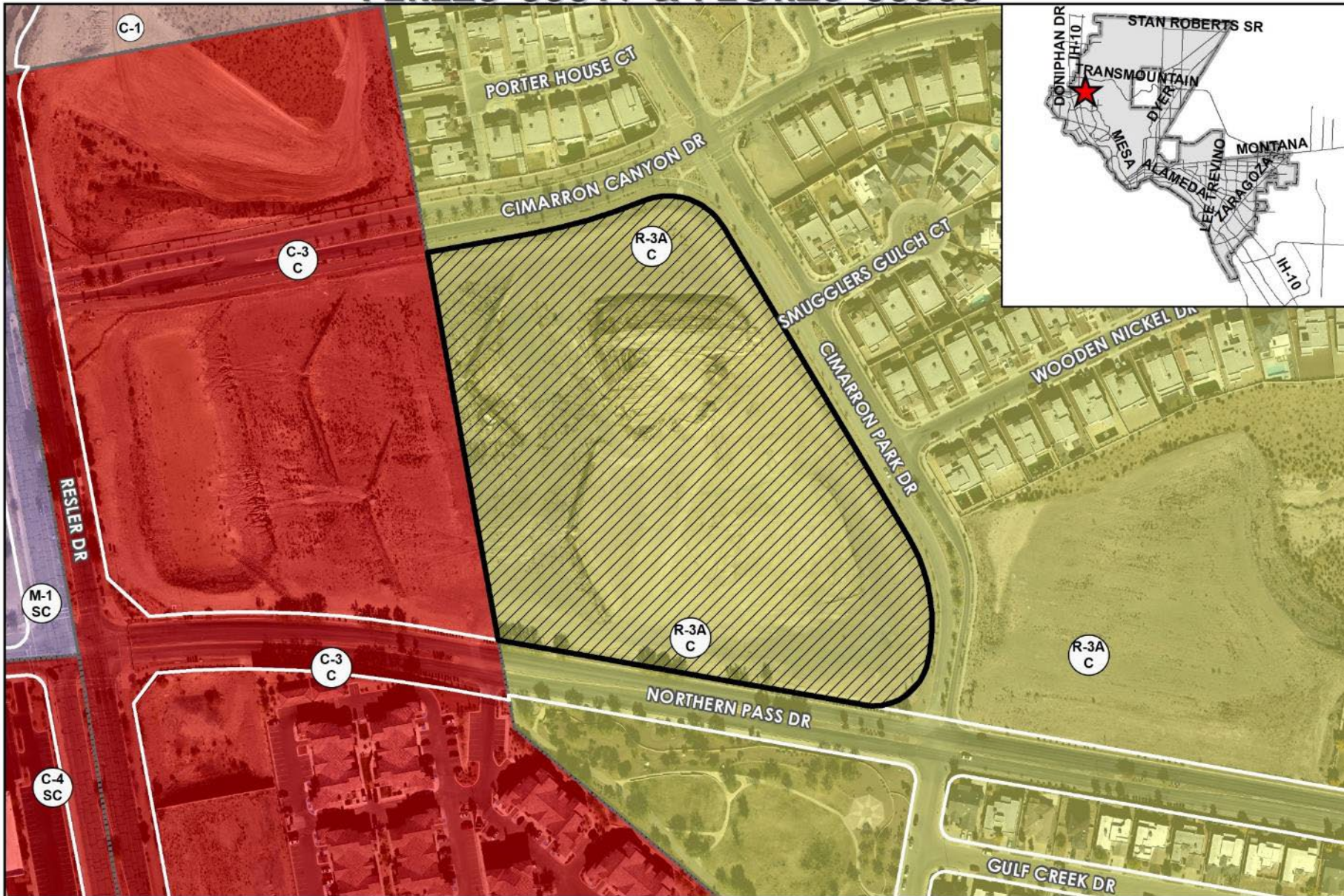
 Subject Property

0 45 90 180 270 360 Feet





# PZRZ23-00019 & PZCR23-00003



## Existing Zoning

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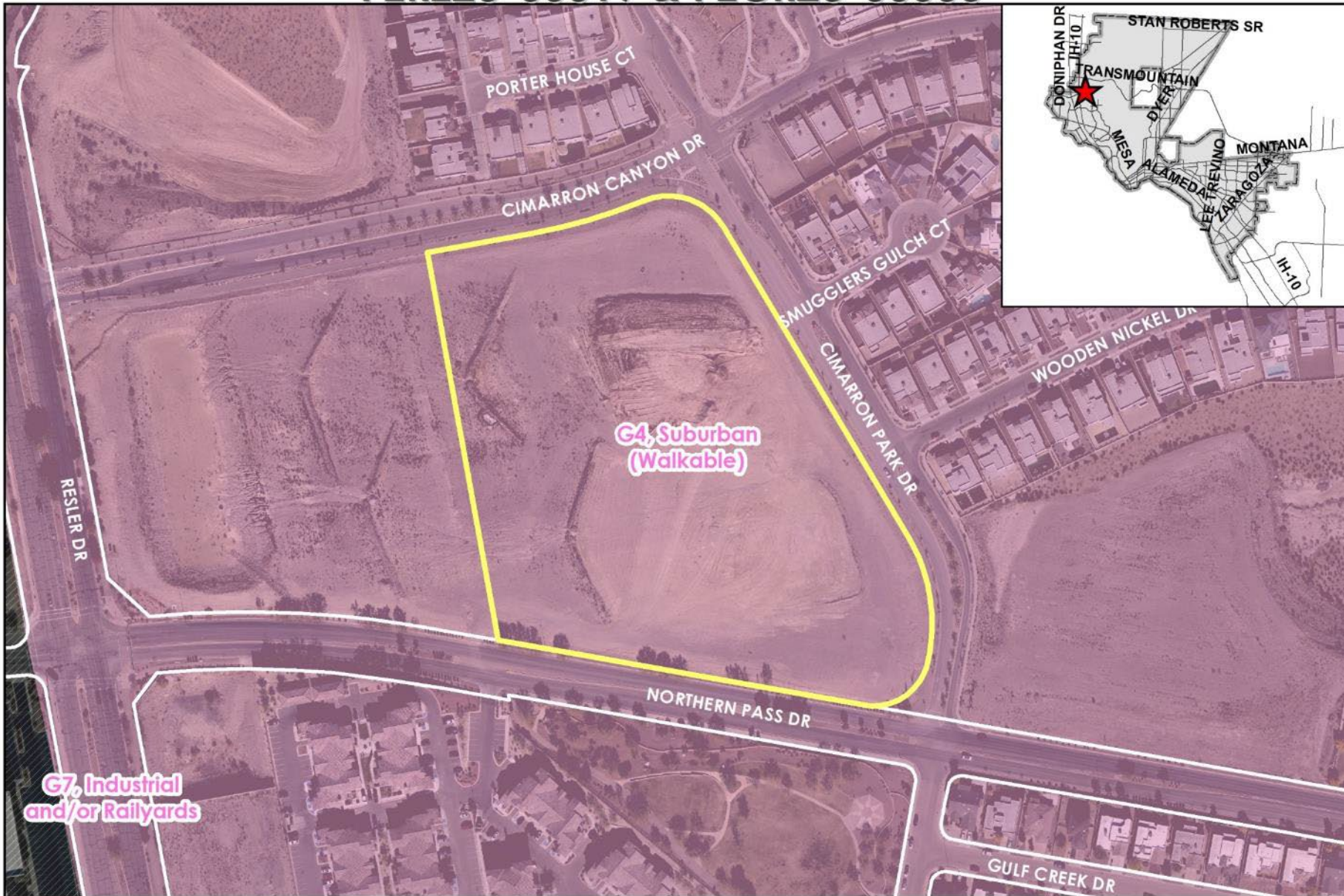


 Subject Property





# PZRZ23-00019 & PZCR23-00003



## Future Land Use

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 Subject Property



# Current condition on subject property per Ordinance No. 15672, dated January 20, 2004:



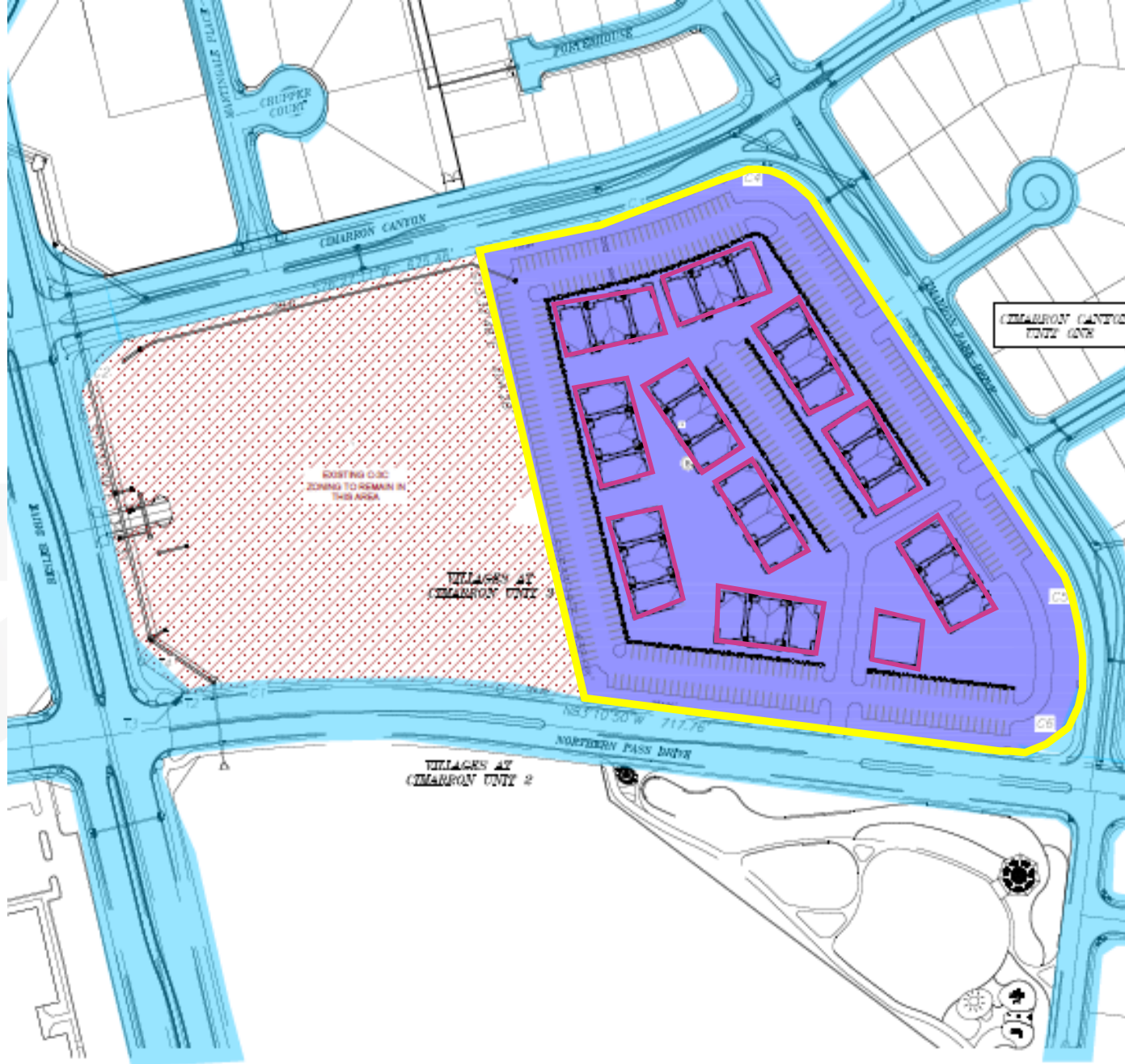
- 1. Sixty percent (60%) of the land area within parcel 7 shall not exceed the gross density of the R-3 (Residential) zoning district. The sixty percent (60%) shall be calculated based on the entire acreage within each subdivision plat recorded within this parcel, and shall only count toward the sixty percent (60%) required if the gross density for the subdivision plat does not exceed 7.26 units to the gross acre. Should the gross density exceed 7.26 units per acre, the entire acreage represented within the subdivision plat shall not count toward the sixty percent (60%) requirement stated herein.*
- 2. For lots within subdivision plats meeting the density requirements of Condition No. 1, the minimum front yard setback shall be at least twenty-five (25) feet.*

## Condition Release

**Applicant is requesting to release these conditions.**







# Conceptual Plan



# Subject Property





# Surrounding Development



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# Public Input

- Notices were mailed to property owners within 300 feet on August 9, 2023.
- The Planning Division has received five (5) phone calls in opposition and one (1) phone call in support to the request.
- On August 16, 2023, the Open Space Advisory Board unanimously (5-0) voted in favor of the rezoning request.







## Recommendation

Staff, OSAB (5-0), and CPC (5-0) recommend **Approval with Condition** of the rezoning request:

*Park requirements shall be reassessed and complied with prior to issuance of building permits.*





## Recommendation

- Staff and CPC (5-0) also recommends approval 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