



South of Americas and West of Socorro Road Rezoning

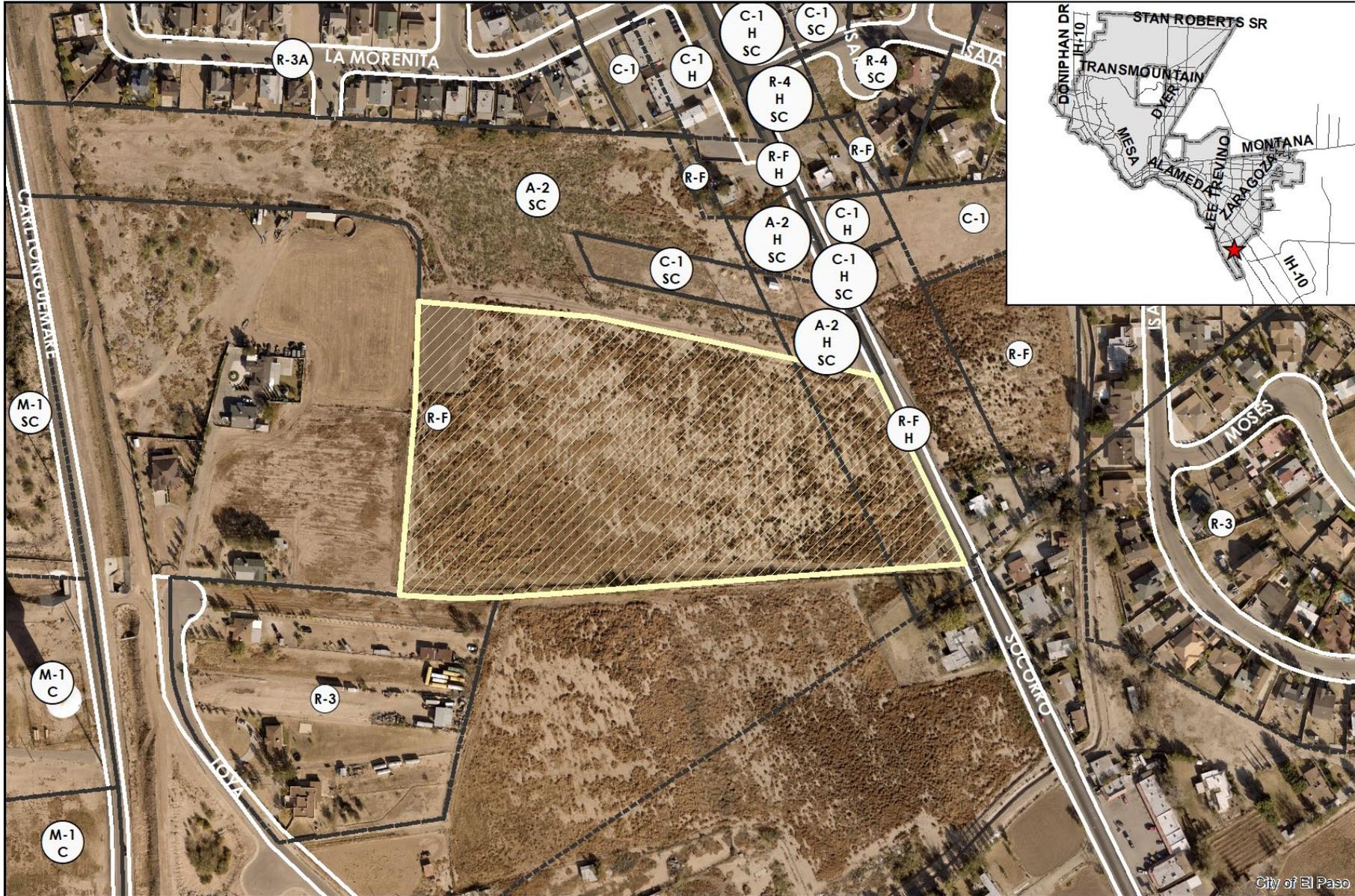
PZRZ20-00019

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ20-00019



Aerial



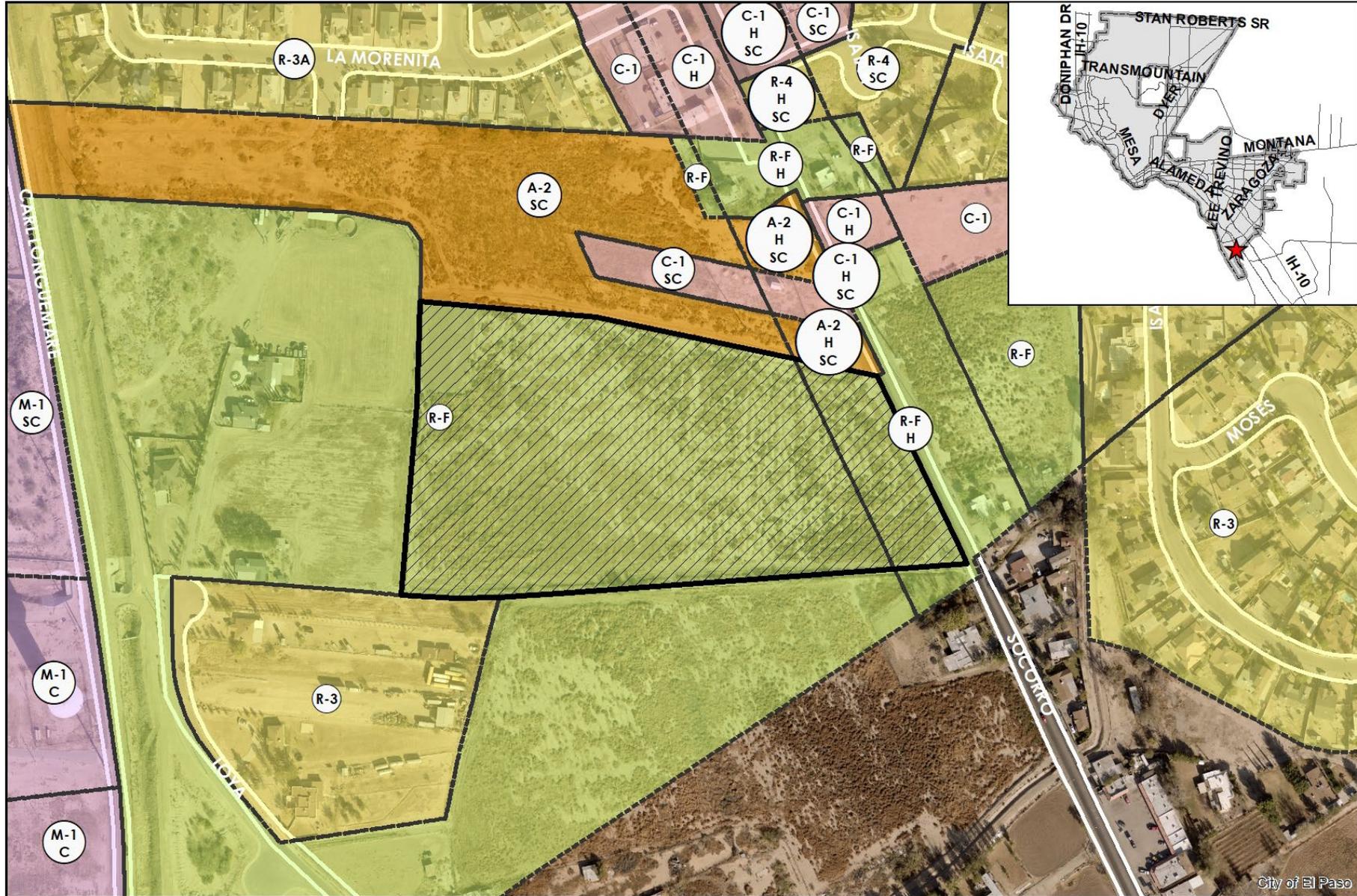
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property



PZRZ20-00019



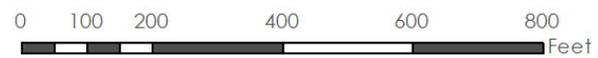
Existing Zoning



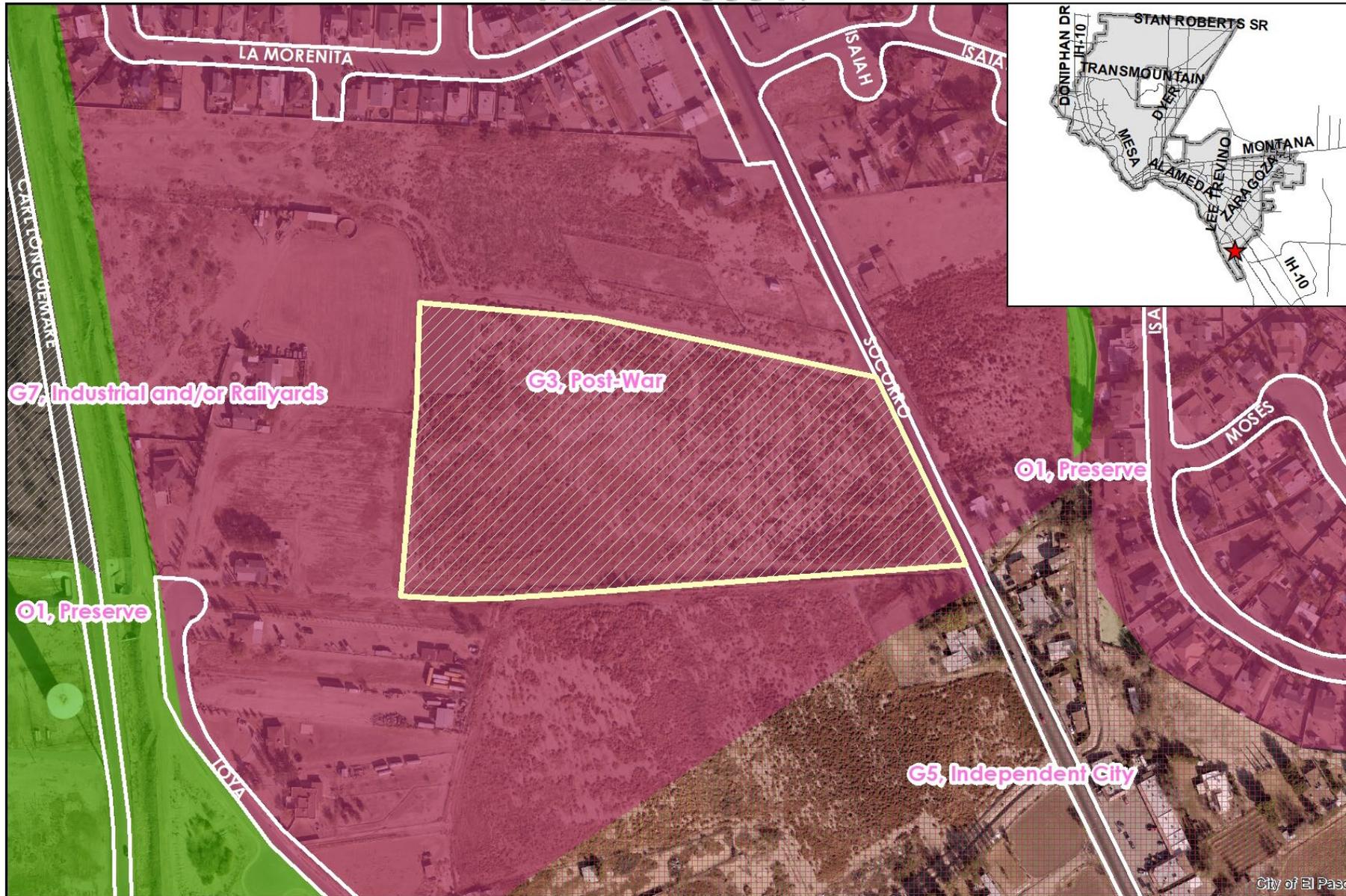
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property



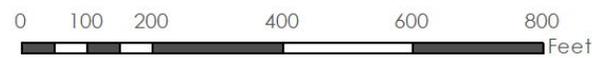
Future Land Use



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.

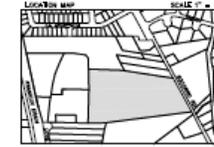


Subject Property



DETAILED SITE DEVELOPMENT PLAN PEACEFUL VALLEY SUBDIVISION

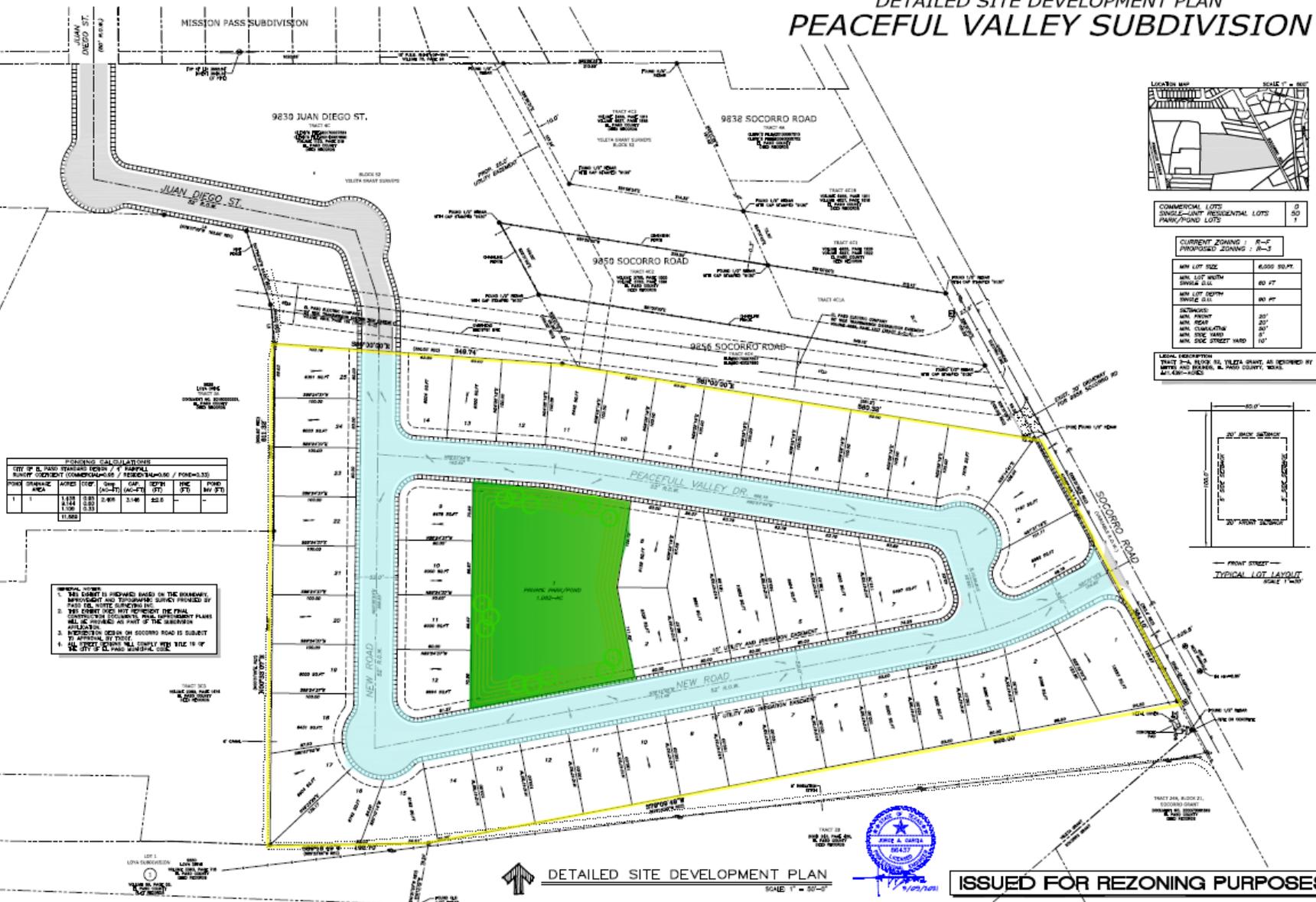
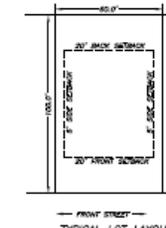
Detailed Site Development Plan



COMMERCIAL LOTS	0
SINGLE-FAMILY RESIDENTIAL LOTS	50
PARK/POND LOTS	1

CURRENT ZONING	R-1
PROPOSED ZONING	R-1
MIN LOT SIZE	6,000 SQ.FT.
MIN LOT WIDTH	60 FT.
MIN LOT DEPTH	80 FT.
SETBACKS	
MIN. FRONT	20'
MIN. REAR	20'
MIN. CUMULATIVE	20'
MIN. SIDE YARD	5'
MIN. SIDE STREET YARD	10'

LEGAL DESCRIPTION
TRACT 2-1, BLOCK 12, VOLETA GRANT, AS INCORPORATED BY MAPS AND RECORDS, EL PASO COUNTY, TEXAS
M-L-101-1005



TRACT	AREA	ACRES	DEPTH (FEET)	WIDTH (FEET)	AREA (SQ. FT.)	AREA (ACRES)
1	1.12	2.81	2.49	3.18	22.6	-
2	1.14	2.81	2.49	3.18	22.6	-
3	1.16	2.81	2.49	3.18	22.6	-

- GENERAL NOTES
1. THIS SUBMIT IS PREPARED BASED ON THE BOARDMAN'S INFORMATION AND TOPOGRAPHIC SURVEY PROVIDED BY PAUL THE WHITE SURVEYING INC.
 2. THE OWNER HAS NOT APPROVED THE FINAL CONSTRUCTION DOCUMENTS. FINAL CONSTRUCTION PLANS WILL BE PROVIDED AS PART OF THE SUBDIVISION APPLICATION.
 3. REVISIONS ON OCCASION ON SOCORRO ROAD IS SUBJECT TO APPROVAL BY THE CITY.
 4. ALL STREET FRONTAGE WILL COMPLY WITH TITLE 18 OF THE CITY OF EL PASO MUNICIPAL CODE.

DETAILED SITE DEVELOPMENT PLAN
SCALE: 1" = 50'-0"



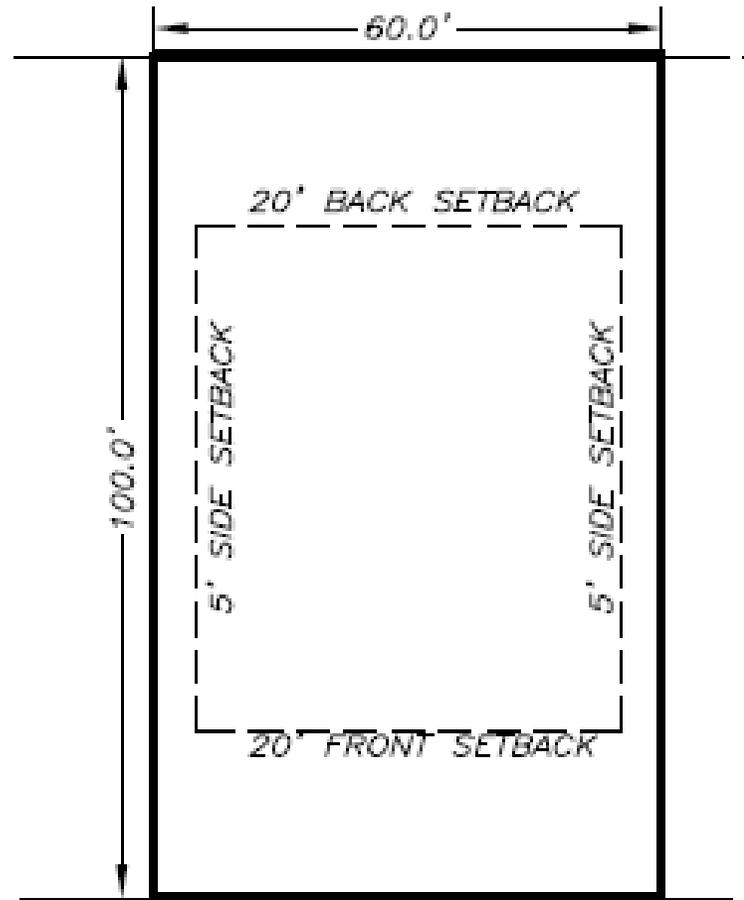
ISSUED FOR REZONING PURPOSES

Typical Lot Layout

CURRENT ZONING : R-F
 PROPOSED ZONING : R-3

MIN LOT SIZE	6,000 SQ.FT.
MIN. LOT WIDTH SINGLE D.U.	60 FT
MIN LOT DEPTH SINGLE D.U.	90 FT
SETBACKS:	
MIN. FRONT	20'
MIN. REAR	20'
MIN. CUMULATIVE	50'
MIN. SIDE YARD	5'
MIN. SIDE STREET YARD	10'

COMMERCIAL LOTS	0
SINGLE-UNIT RESIDENTIAL LOTS	50
PARK/POND LOTS	1



← FRONT STREET →

TYPICAL LOT
SC

Case History

- The applicant originally had requested to rezone the subject property from Ranch-Farm and Ranch-Farm/Historic to R-5 (Residential) and R-5 (Residential/Historic) to allow for a residential development.
- The City Plan Commission recommended 6-1 to deny the proposed rezoning request on November 19, 2020.
- The applicant appealed the denial recommendation to City Council.
- On January 5, 2021 City Council voted to table the appeal and have the applicant work with the neighborhood associations.
- The applicant has worked closely with the neighborhood associations, resulting in the proposed R-3 zone district and one additional point of access from Juan Diego Street.



Subject Property



Surrounding Development



N



E



S

W



Public Input

- Notices sent to property owners within 300 feet on February 26, 2021.
- As of March 9, 2021, Planning has received correspondence from Corridor 20 Civic Association and Mission Valley Civic Association in support to the rezoning request.



Recommendation



- Staff recommends APPROVAL of the rezoning request with the following conditions:
 - *No more than 50 single family dwellings shall be constructed on the property.*
 - *That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permit.*
- Staff also recommends approval of the detailed site development plan, which satisfies the condition for a detailed site development plan. The penalty as provided for in Chapter 20.24 of the El Paso City Code.



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