



ITEM 37

12191 Railroad Drive Rezoning

PZRZ22-00017



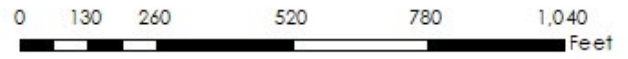
Strategic Goal 3.

Promote the Visual Image of
El Paso

Aerial



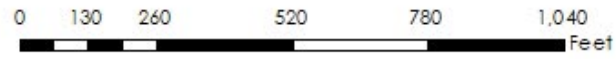
This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The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



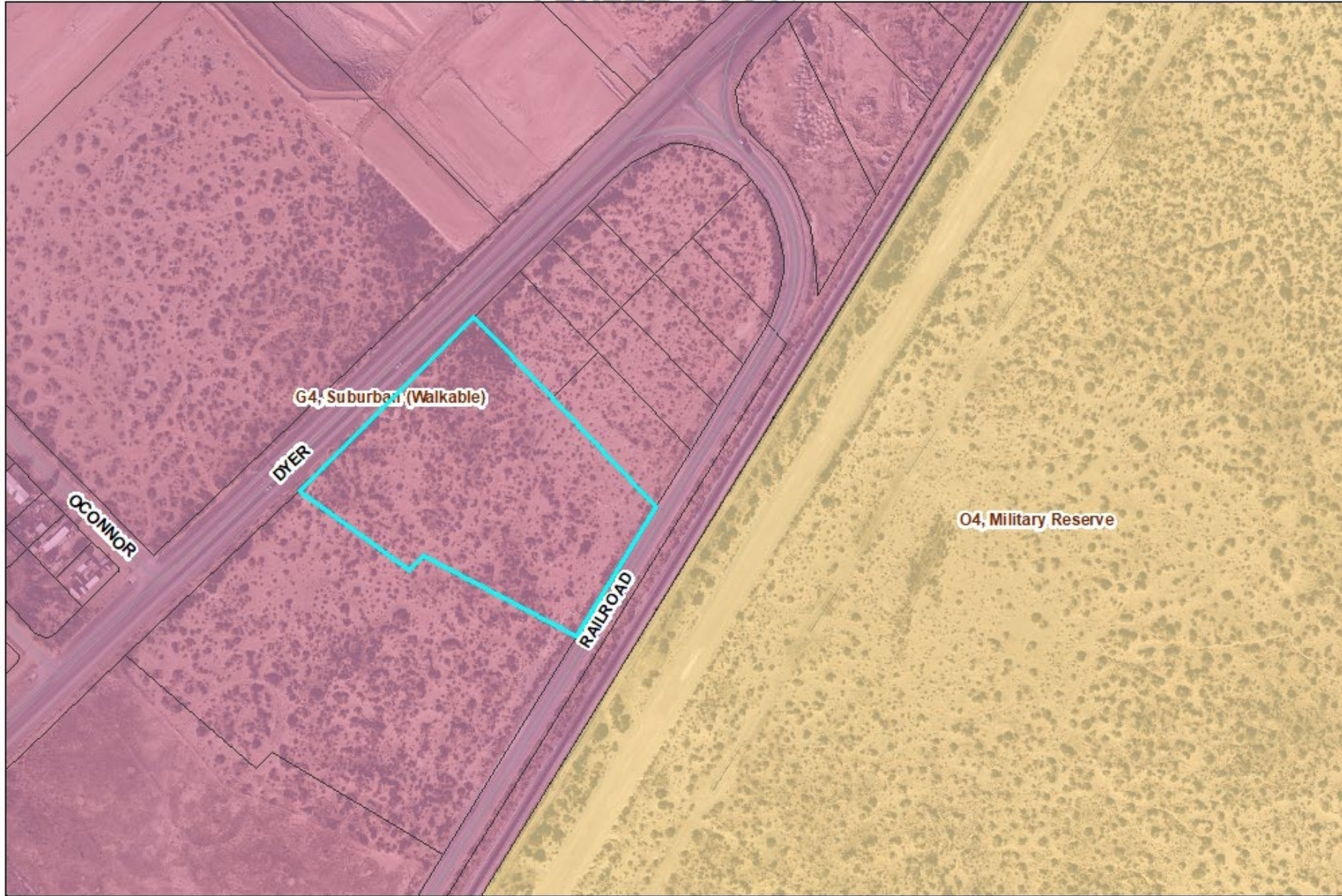
Existing Zoning



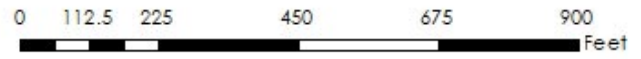
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data.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



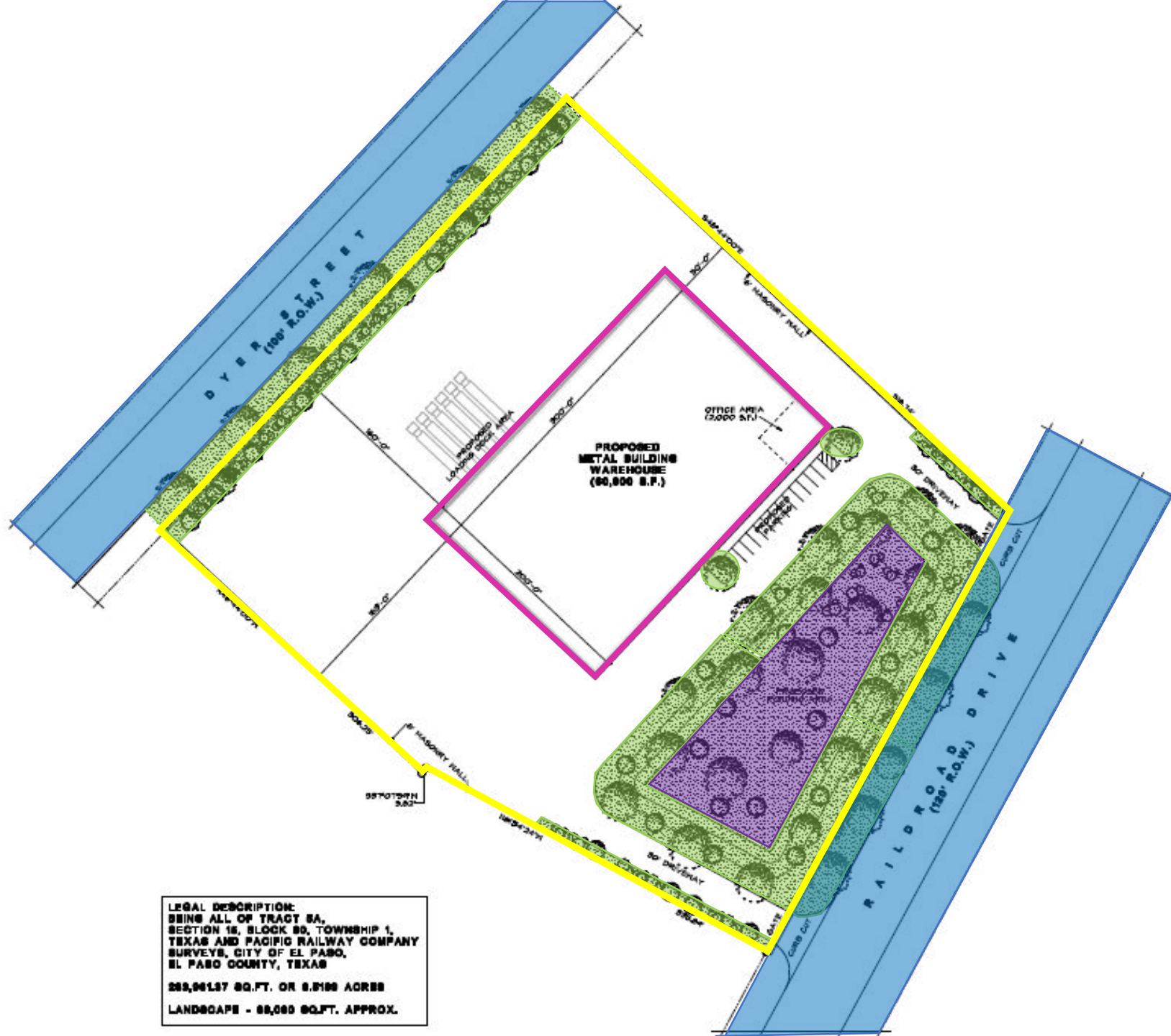
Future Land Use



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Conceptual Plan



LEGAL DESCRIPTION:
 BEING ALL OF TRACT 8A,
 SECTION 16, BLOCK 89, TOWNSHIP 1,
 TEXAS AND PACIFIC RAILWAY COMPANY
 SURVEYS, CITY OF EL PASO,
 EL PASO COUNTY, TEXAS
 283,941.37 SQ.FT. OR 6.5188 ACRES
 LANDSCAPE - 88,000 SQ.FT. APPROX.



Subject Property

Surrounding Development



N



S

W



Public Input

- Notices were mailed to property owners within 300 feet on June 15, 2022.
- The Planning Division has not received any communications in support nor opposition to the request.





Recommendation

Staff and CPC recommend approval (5-0) with conditions of the rezoning request

1. *A Detailed Site Development Plan shall be reviewed and approved.*
2. *For general warehouse or heavy truck (sales, storage, repair, and rental) type uses, a minimum 30% landscaping shall be required.*



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