



CC 29 and CC 30

# 3101 N. Lee Trevino Rezoning and Special Permit

PZRZ24-00033

PZST24-00015

**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.

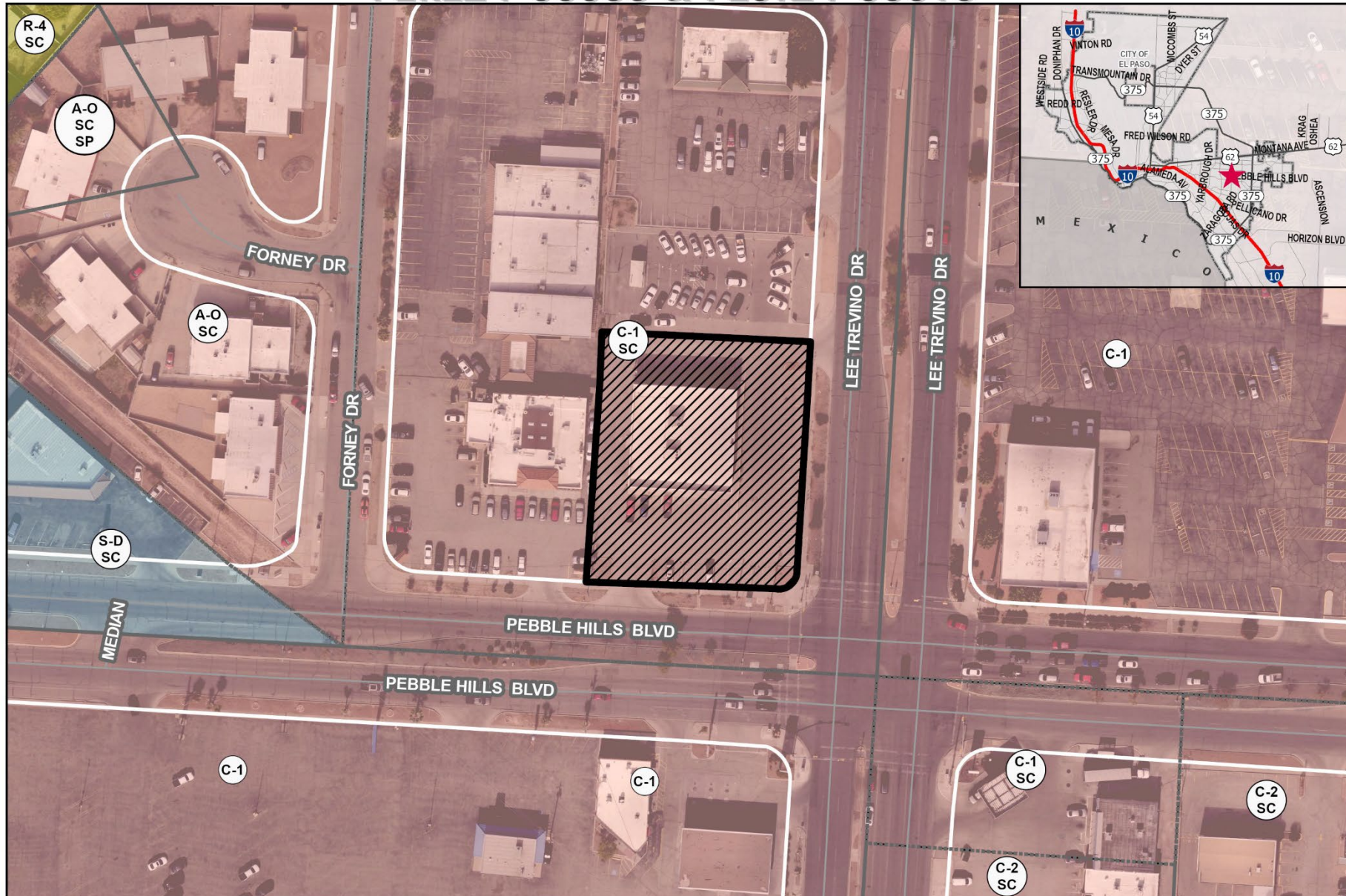


 Subject Property

0 25 50 100 150 200 Feet



# PZRZ24-00033 & PZST24-00015



## Existing Zoning

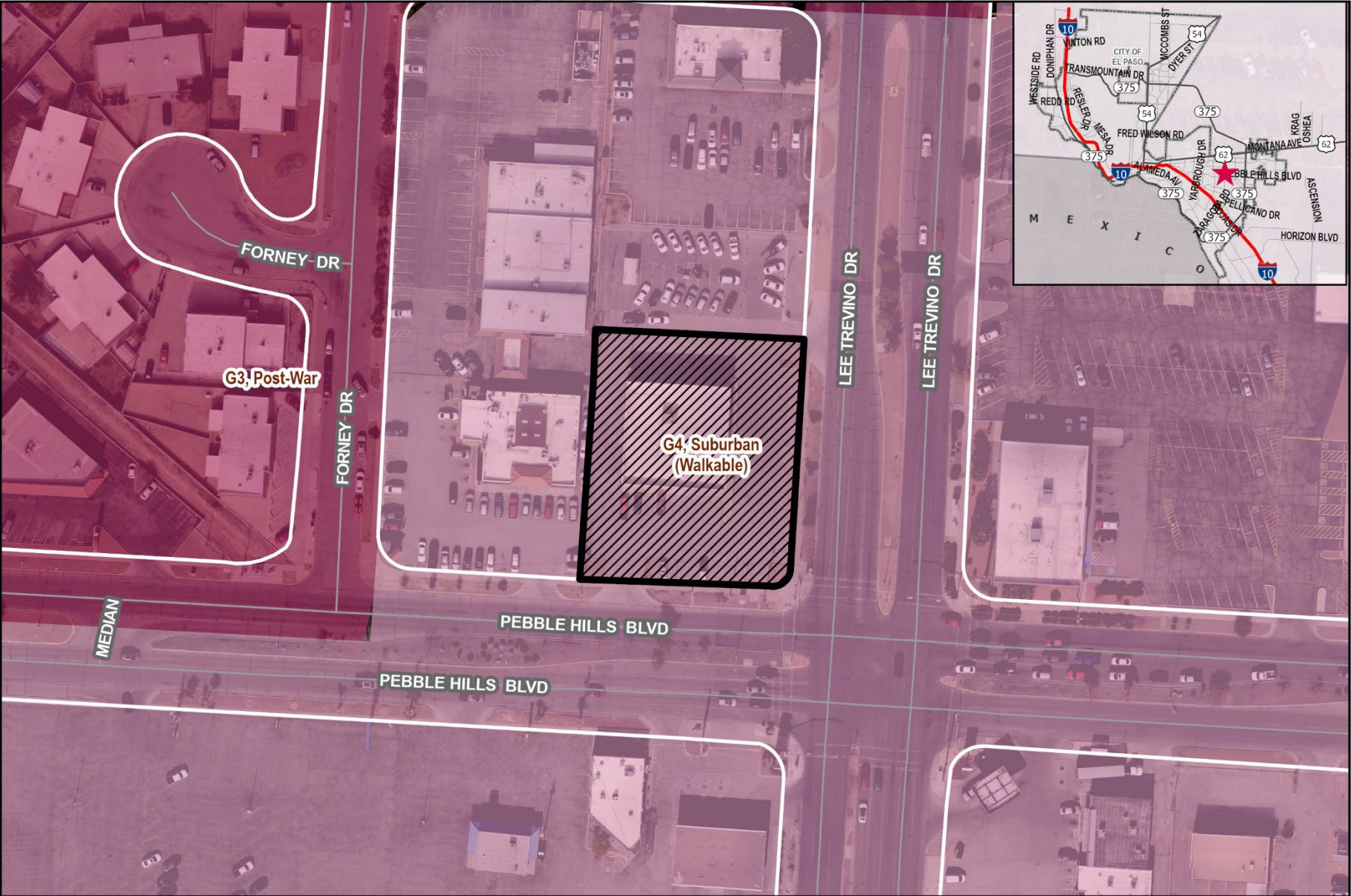
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 Subject Property

0 25 50 100 150 200 Feet





# Future Land Use Map

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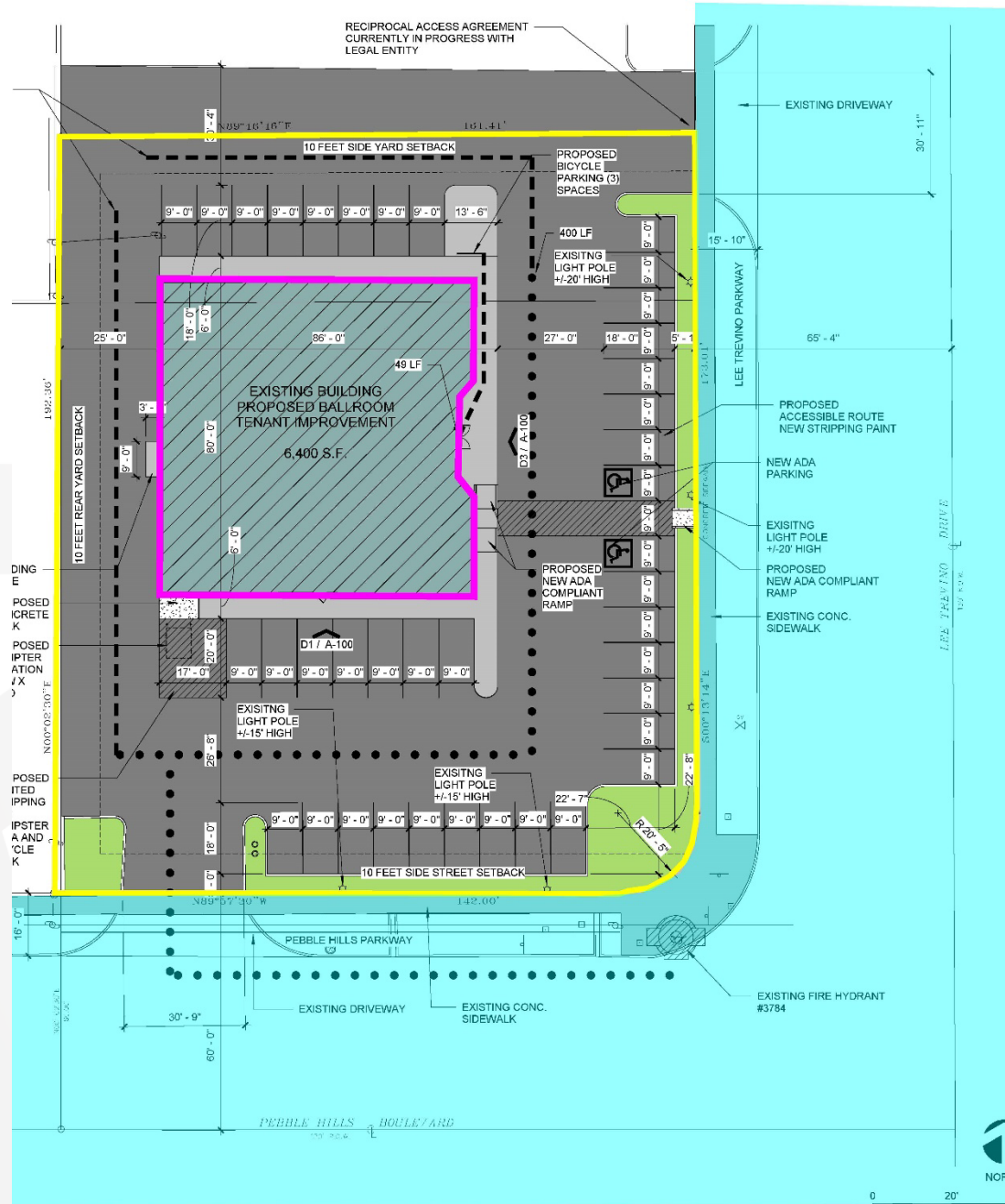


 Subject Property

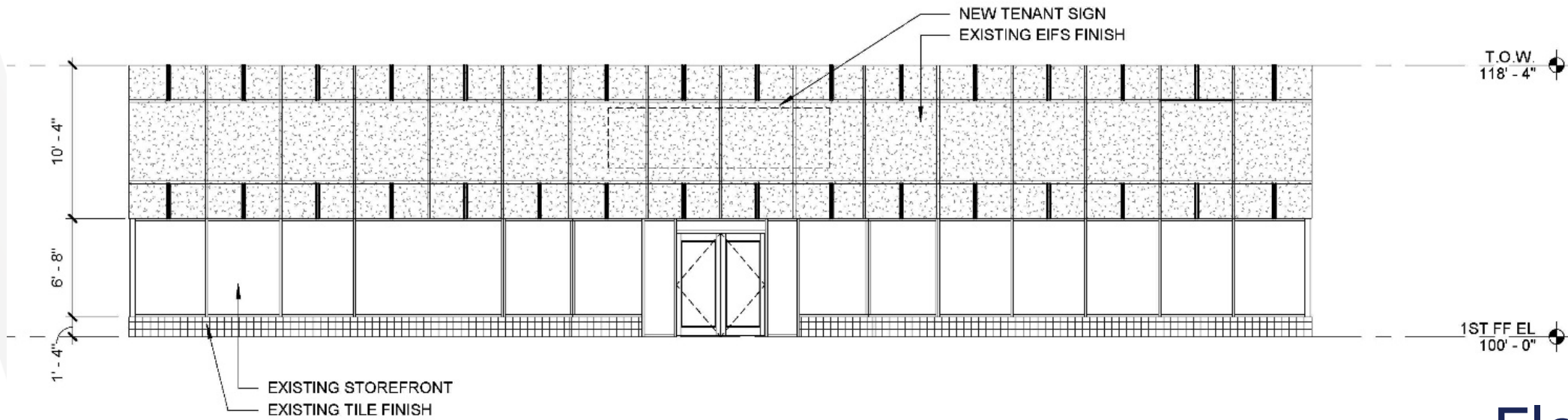


# EXISTING EXTERIOR ELEVATION

1/8" = 1'-0"

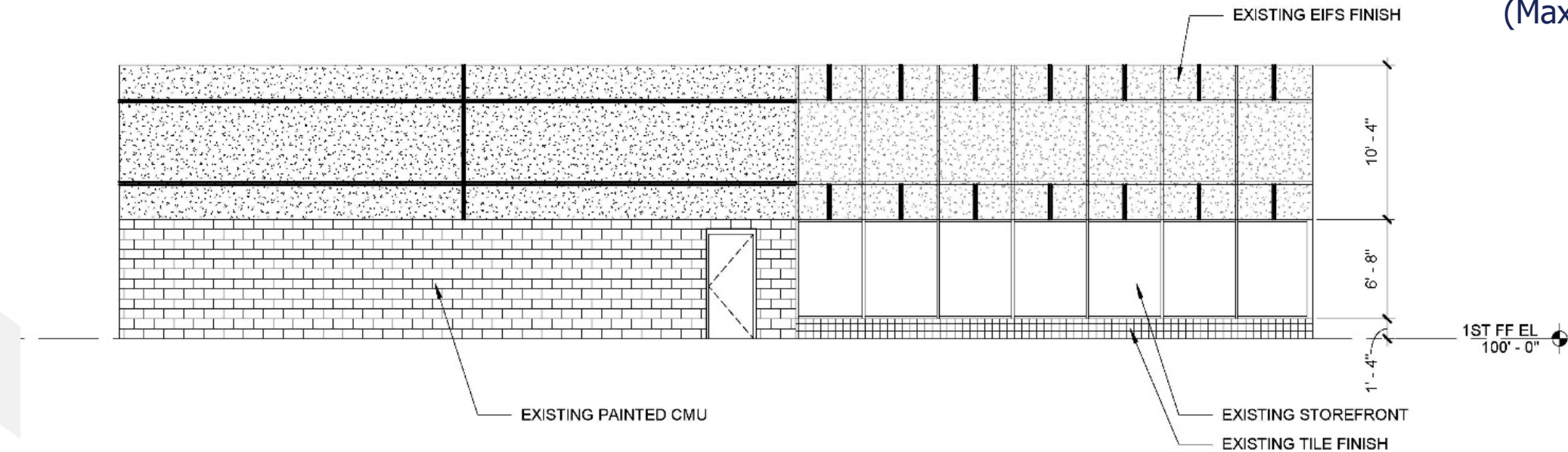


## Detailed Site Plan

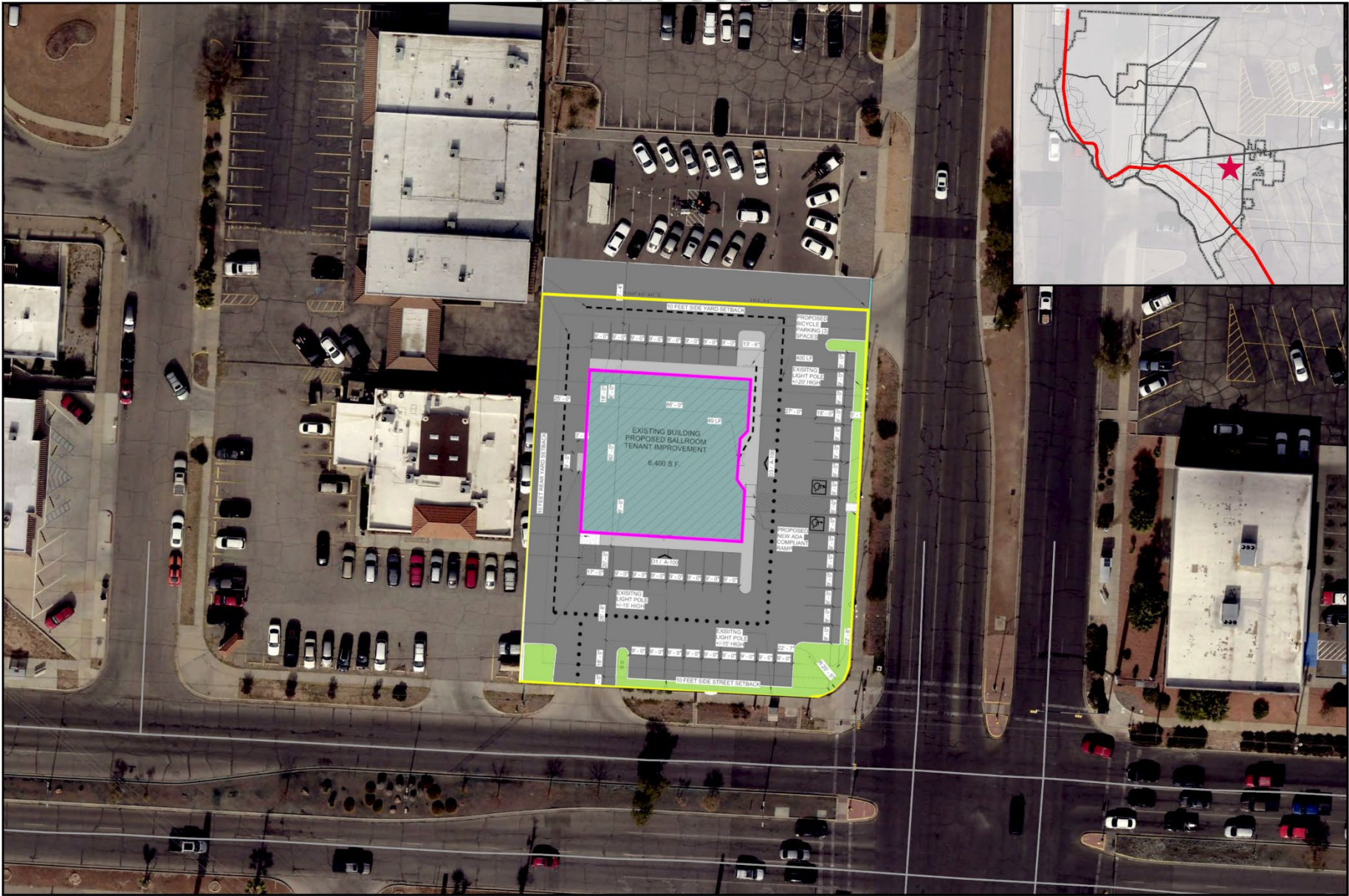


# Elevations

(Max Height: 18'-4")



Detailed  
Site Plan



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# Subject Property



# Surrounding Development



W



N



S

# Public Input

- Notices were mailed to property owners within 300 feet on January 31, 2025.
- The Planning Division received one (1) in-person comment in opposition at the City Plan Commission meeting.





## Recommendation

- Staff and CPC (8-0) recommended **Approval** of the rezoning request.

# Recommendation

Staff and CPC (8-0) recommended **approval with condition** of the special permit and detailed site development plan request.

The condition is as follows:

- *That a five-foot (5') landscaped buffer with a mixture of trees and shrubs be required no less than twenty feet (20') on center along Lee Trevino Drive and Pebble Hills Boulevard abutting the subject property, with the exception of driveways for ingress and egress to the property prior to certificates of occupancy or certificates of completion.*



## 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