



ITEM 29

Dyer St. & O'Connor Dr. Rezoning

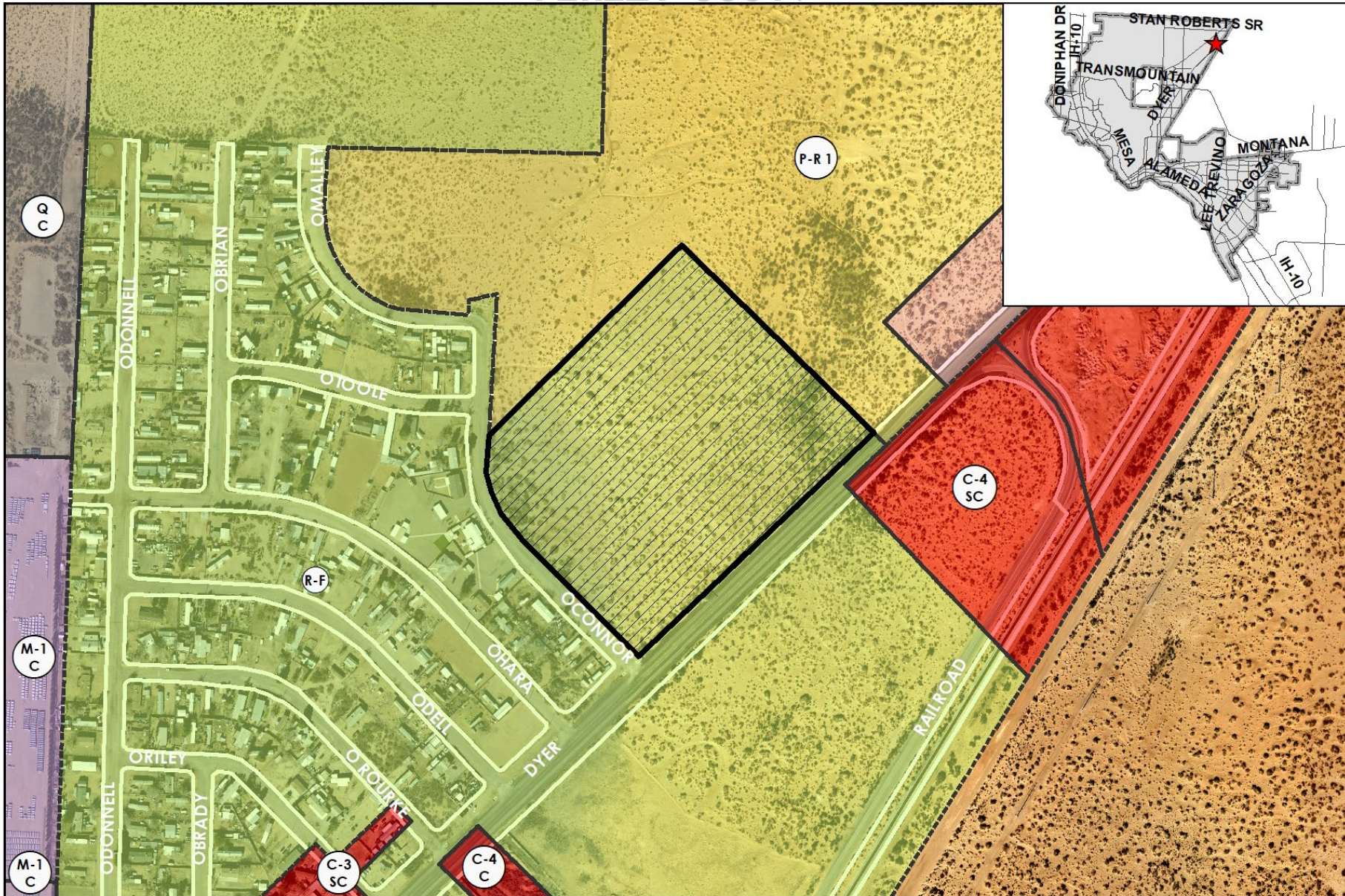
PZRZ21-00019

Strategic Goal 3.

Promote the Visual Image of
El Paso



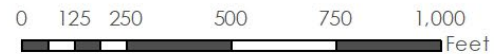
Existing Zoning



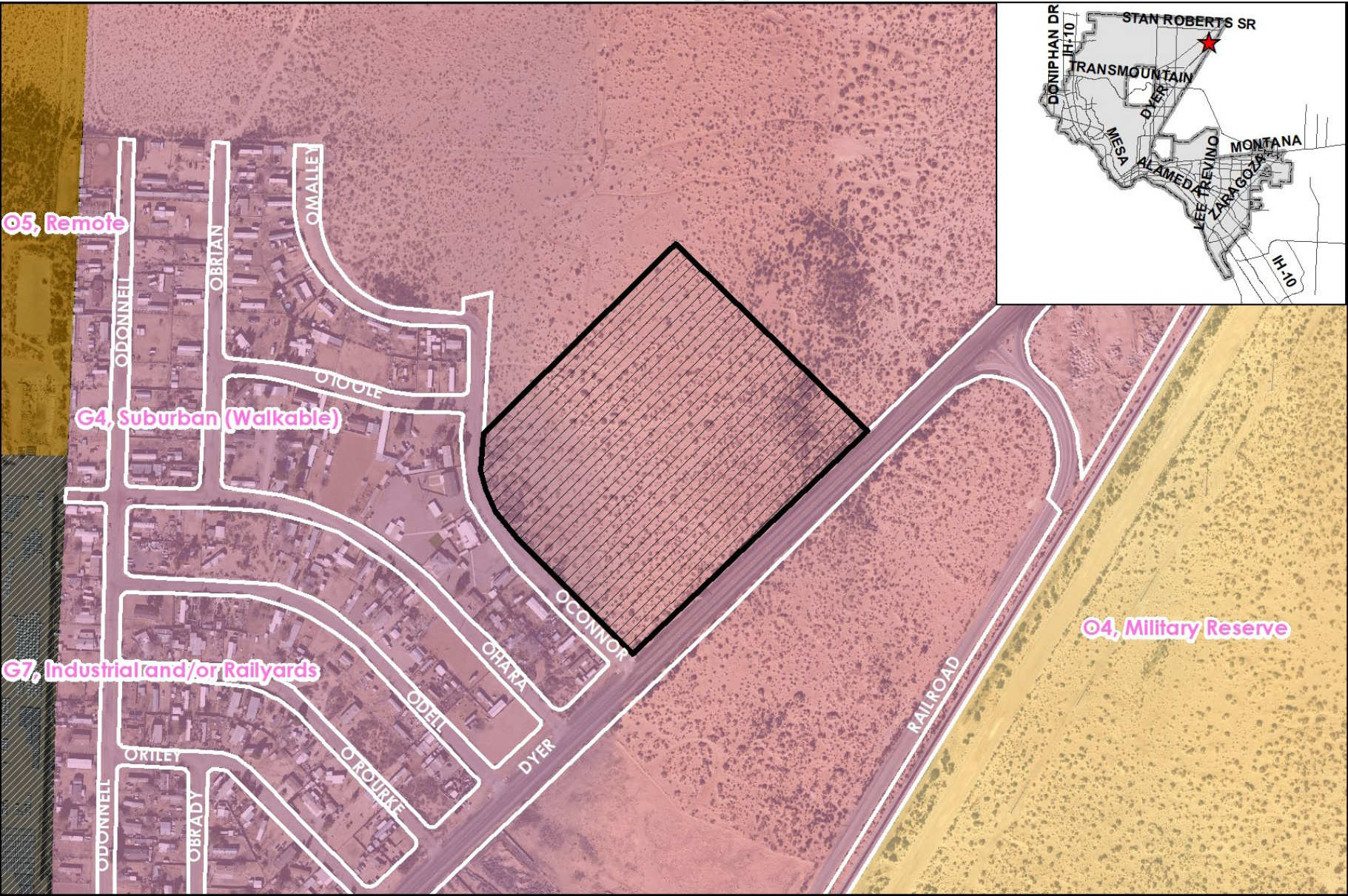
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



Subject Property




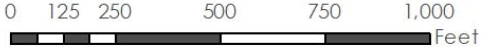
Future Land Use



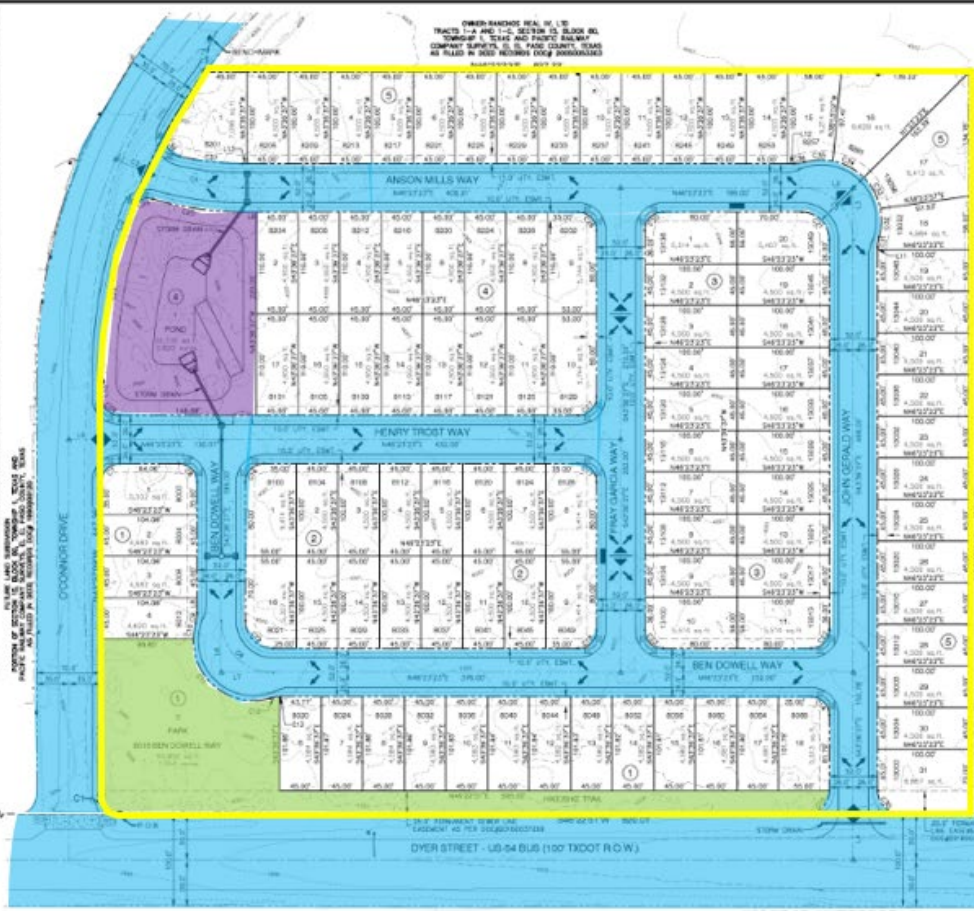
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 Subject Property

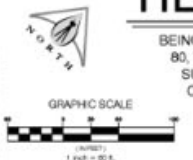


SURV	BEARING	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C2	88.83°	360.37	186.19	324.02	120°27'47.1"	3771.50'
C3	33.83°	27.87	13.93	27.87	189°18'42.7"	4783.37'
C4	120.07°	158.20	158.20	158.20	180°00'00.0"	1582.00'
C5	28.07°	81.96	28.07	79.37	188°36'47.5"	3070.42'
C6	38.07°	87.86	38.07	79.37	188°36'47.5"	3070.42'
C7	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C8	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C9	43.07°	11.37	5.72	11.33	142°58'57.9"	1817.98'
C10	43.07°	11.37	5.72	11.33	142°58'57.9"	1817.98'
C11	43.07°	11.37	5.72	11.33	142°58'57.9"	1817.98'
C12	43.07°	11.37	5.72	11.33	142°58'57.9"	1817.98'
C13	43.07°	11.37	5.72	11.33	142°58'57.9"	1817.98'
C14	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C15	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C16	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C17	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C18	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C19	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C20	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C21	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C22	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C23	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C24	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C25	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C26	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C27	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C28	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C29	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C30	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C31	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C32	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C33	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C34	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C35	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C36	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C37	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C38	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C39	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'
C40	20.07°	31.42	20.07	28.20	188°36'47.5"	3070.42'



TIERRA DEL NORTE

BEING A PORTION OF TRACTS 3 AND 3A, SECTION 15, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING IN ALL 742,586 SQ. FT. OR 17.047 ACRES OF LAND MORE OR LESS



PRELIMINARY PLAT



- PLAT NOTES AND RESTRICTIONS.**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO TERRA DEL NORTE BY EL PASO PUBLIC UTILITIES COMPANY (EPC) UNDER A CONTRACT TO BE NEGOTIATED BY THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON THE ROAD FRONT AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN THE (2) YEARS OF DATE OF THE FILING OF THIS PLAT.
 - RESIDENTS SHALL BE SET BACK AS FOLLOWS: FRONT LOT SETBACK A MINIMUM OF 30 FEET, SIDE LOT SETBACK A MINIMUM OF 10 FEET, REAR LOT SETBACK A MINIMUM OF 10 FEET, AND REAR LOT SETBACK A MINIMUM OF 30 FEET. THESE SETBACK DISTANCES SHALL NOT APPLY TO LOTS WITHIN THE (2) YEAR TRACK DISTANCE REQUIRED BY EL PASO COUNTY PUBLIC UTILITIES COMPANY (EPC) UNDER A CONTRACT TO BE NEGOTIATED BY THE SUBDIVISION WITHIN THE (2) YEARS OF DATE OF THE FILING OF THIS PLAT.
 - PROPOSED LOCATION OF RESIDENTIAL UTILITY SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD COLLECTOR AND COLLECTION MAIN LINES.
 - THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
 - PROPERTY OWNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADSWAYS AND UTILITIES.
 - SET 1/2" X 1/4" BEAMS WITH YELLOW PLASTIC CAP STAMPED TO 1975, UNLESS OTHERWISE NOTED, AT ALL EXTERIOR CORNERS AND INTERSECTIONS OF PROPOSED ROADS.
 - NO MORE THAN ONE SINGLE-FAMILY DETACHED RESIDENCE SHALL BE LOCATED ON EACH LOT.
 - BUILDER SHALL CONSTRUCT A 6" DRAIN (10" DIA) WITH CONCRETE SIDEWALK AND PART OF THE CONSTRUCTION OF IMPROVEMENTS. THE SIDEWALKS ARE LOCATED ALONG FRONT, REAR AND SIDES OF EACH LOT WHERE THE LOT AREA IS PUBLIC ROAD. OCCASION DRIVE SHALL BE CONSTRUCTED BY THE SUBDIVISION.
 - BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
 - THIS PLAT IS TO BE USED AS A SUBDIVISION BY E.P.A. COUNTY OF EL PASO COUNTY PUBLIC UTILITY AND E.P.A. COUNTY OF EL PASO COUNTY PUBLIC UTILITIES COMPANY. CONSTRUCTION OF RESIDENTIAL ROADS WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE (2)-YEAR TRACK DISTANCE FROM EXISTING FACILITIES SHALL BE CONSTRUCTED UNDER THE NATIONAL FIRE INSURANCE ACT OF 1968 OR E.P.A. COUNTY OF EL PASO COUNTY PUBLIC UTILITIES COMPANY UNDER A CONTRACT TO BE NEGOTIATED BY THE SUBDIVISION WITHIN THE (2) YEARS OF DATE OF THE FILING OF THIS PLAT.
 - LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ADJACENT TO THEIR PROPERTY.
 - THE STORM WATER RUNOFF FROM TERRA DEL NORTE WILL BE COLLECTED INTO ONE (1)-DRAINAGE BASIN (LOT 1, BLOCK 80) AND DISCHARGED AS FLOODING AREAS AND RETENTION PONDS BY CHILLING/INSULATING SHALL BE PERMITTED ON LOTS. THESE LOTS SHALL BE DESIGNED AND MAINTAINED BY EL PASO WATER UTILITIES.
 - IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 210.005(1), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A WARRANTY AGREEMENT WITHIN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - VEHICULAR ACCESS TO LOTS ADJACENT OCCASION DRIVE, SHALL BE FROM OTHER DESIGNATED STREETS ONLY. THE INSTRUMENT ASSUMING RELEASE OF ACCESS IS FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. BOOK PAGE DATE.
 - THE (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) 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Subject Property



Surrounding Development



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Public Input

- Notices were mailed to property owners within 300 feet on August 10, 2021.
- As of August 26, 2021, the Planning Division has received two phone calls of inquiry, but no communication in support/opposition to the rezoning request.





Recommendation

- Staff recommends approval of the rezoning 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