



ITEM 48

7705 North Loop Rezoning

PZRZ23-00042



Strategic Goal 3.

Promote the Visual Image of
El Paso



Aerial

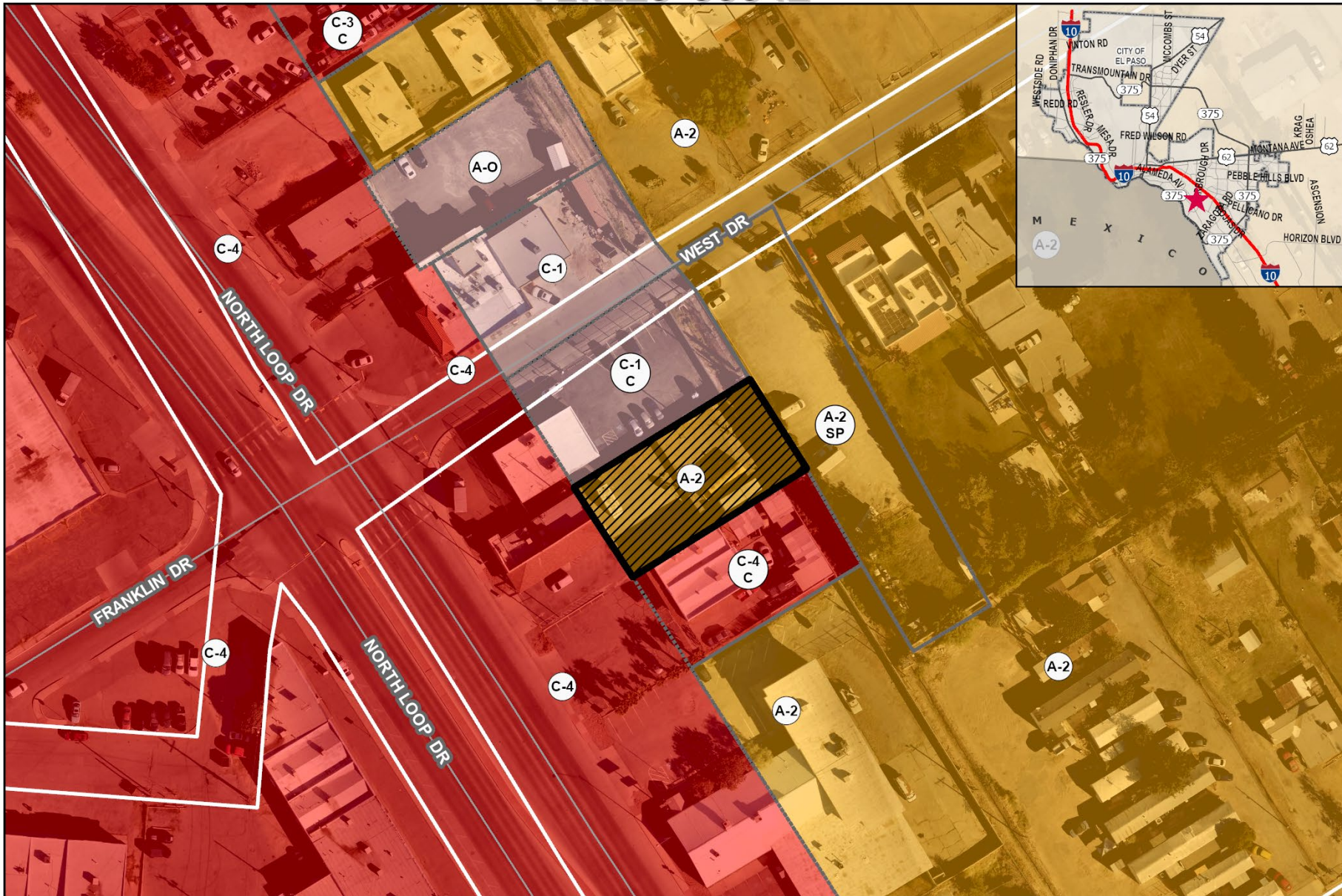
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property

0 12.5 25 50 75 100
Feet



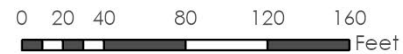


Existing Zoning

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 Subject Property



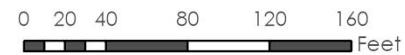


Future Land Use Map

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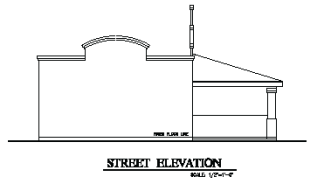
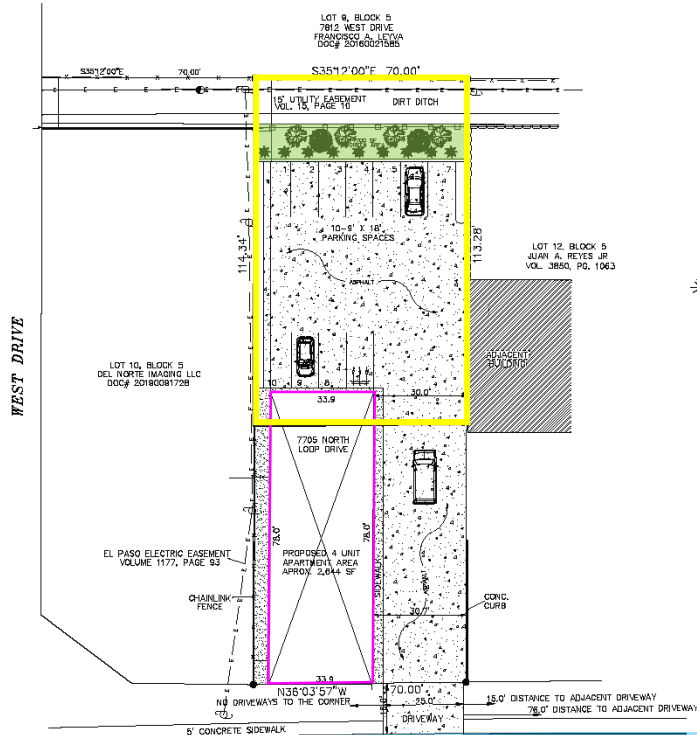


 Subject Property



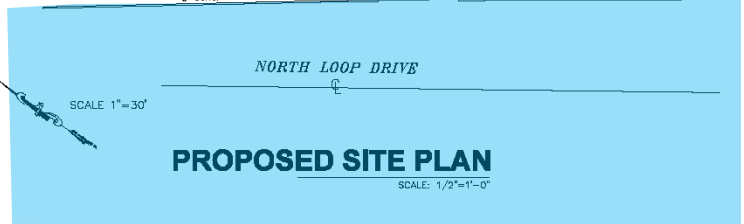
PROJECT: REZONING A-2 TO C-4

JULY 11 - 2024



APPLICABLE CODE:
2021 INTERNATIONAL BUILDING CODE
LEGAL DESCRIPTION
PORTION OF LOT 11, BLOCK 6
NORTH LOOP GARDENS #1
ZONING
C-4
OCCUPANCY
COMMERCIAL
CONSTRUCTION
NEW
SCOPE OF WORK
RECONSTRUCTION
LOT AREA
674.26 SQ. FT.

PROPOSED REZONING
7705 NORTH LOOP DRIVE
NORTH LOOP GARDENS #1
CITY OF EL PASO, EL PASO COUNTY, TX 79927



SCALE: 1/4"=1'-0"
DETAILED
SITE PLAN
D-2
SHT. 1 OF 2



Conceptual Plan





Subject Property

Surrounding Development



N



W



S



Public Input

- Notices were mailed to property owners within 300 feet on July 24, 2024.
- The Planning Division has received two (2) letters via email in opposition to the request.





Recommendation

- Staff and CPC recommended **approval with conditions** of the rezoning request. The conditions are as follows:
 1. *That a ten-foot (10') landscape buffer be placed along the property line abutting residential districts or uses prior to the issuance of certificates of occupancy.*
 2. *That automobile uses and contractor's yards uses be prohibited.*



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