



ITEM 28

201 E Sunset Rd. Rezoning

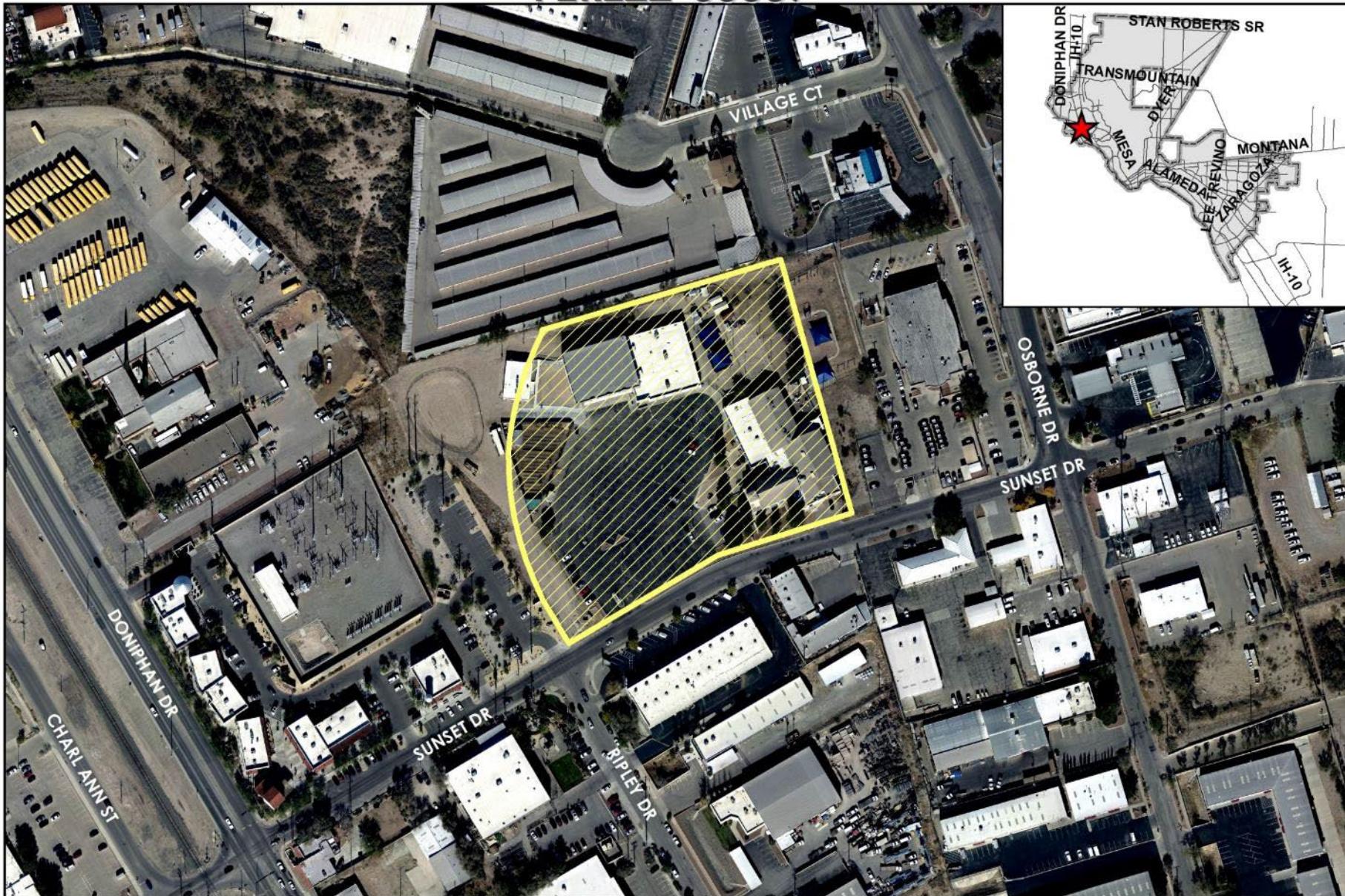
PZRZ22-00037



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZRZ22-00037



Aerial

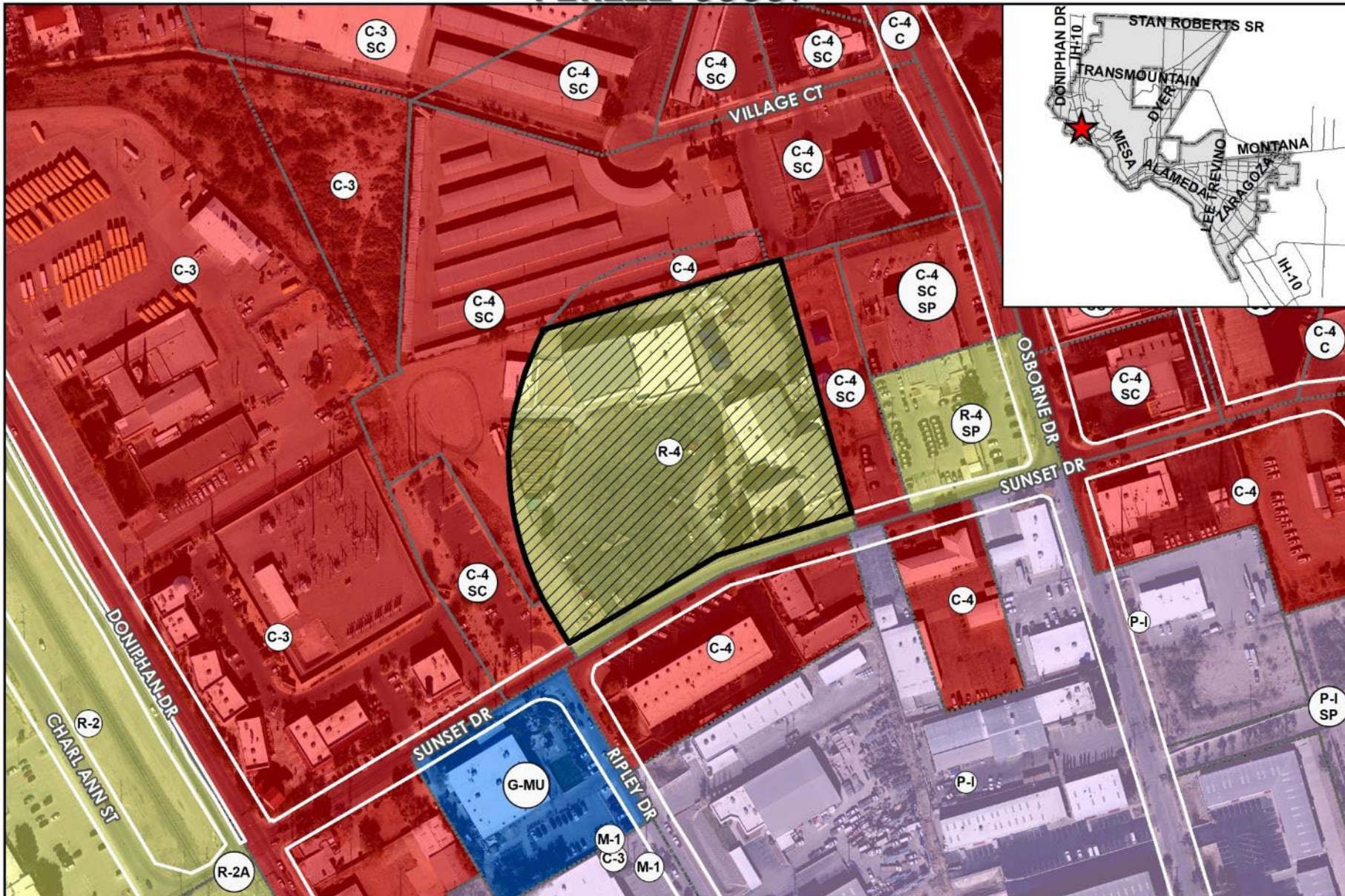
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property



Existing Zoning

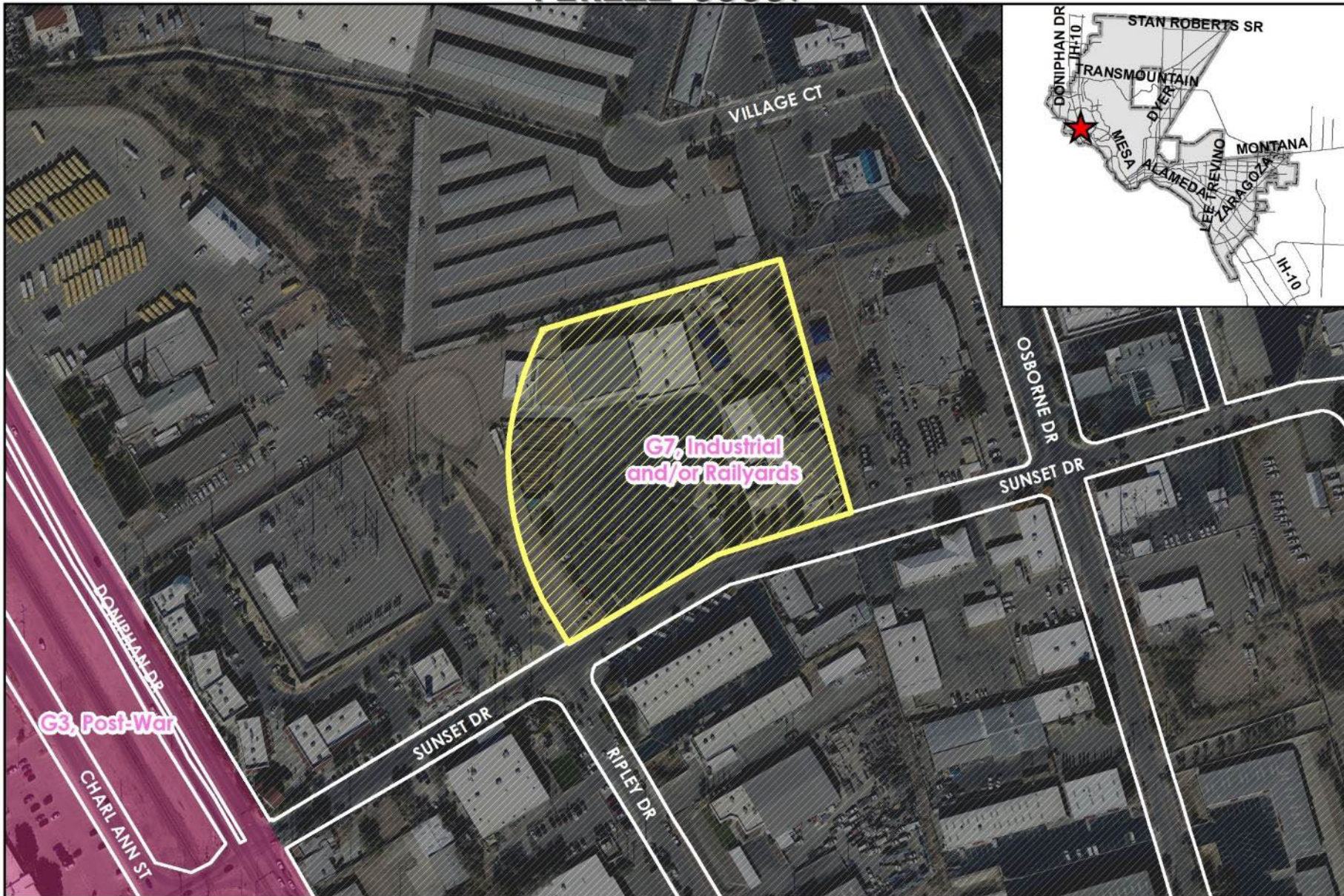


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 Subject Property





Future Land Use

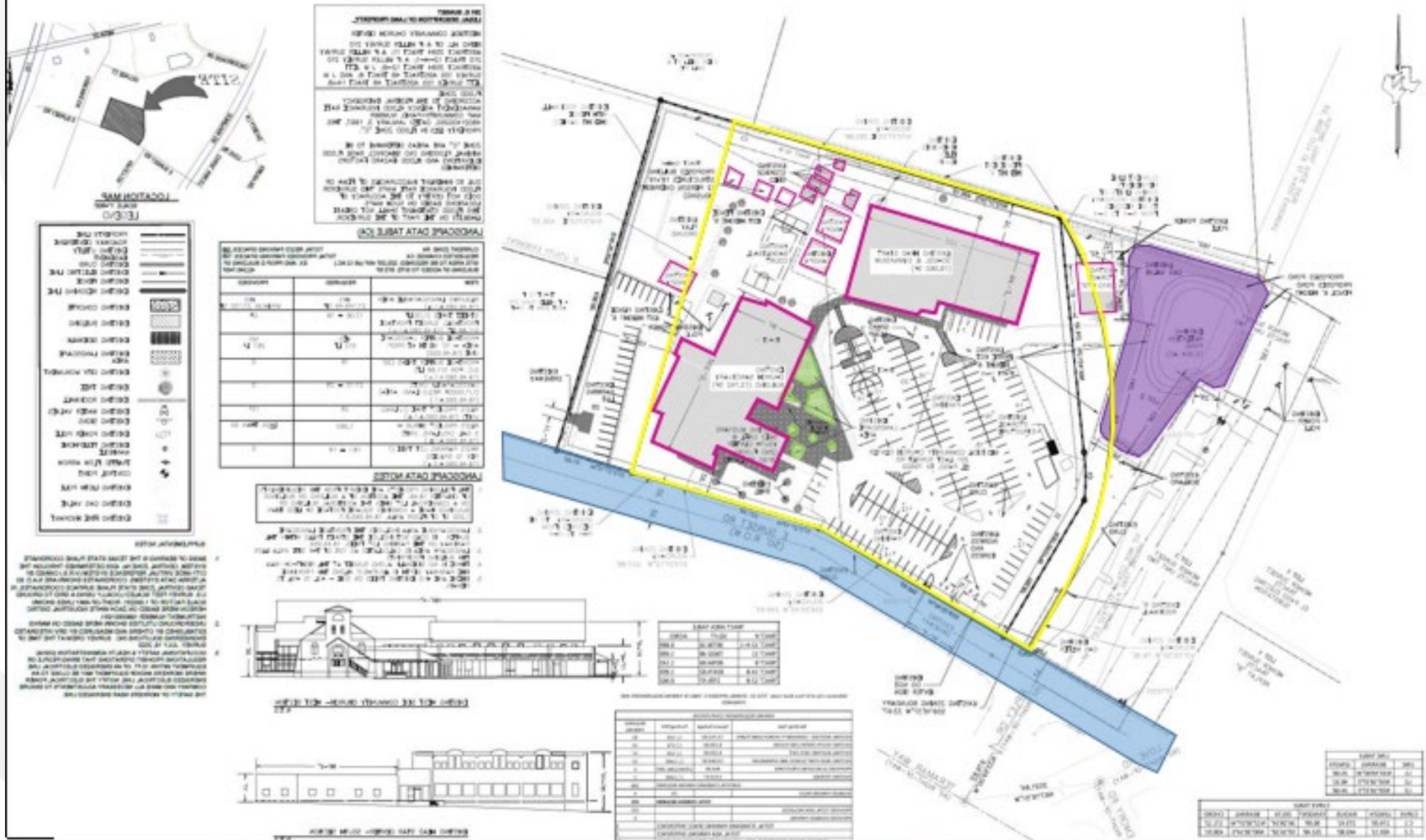
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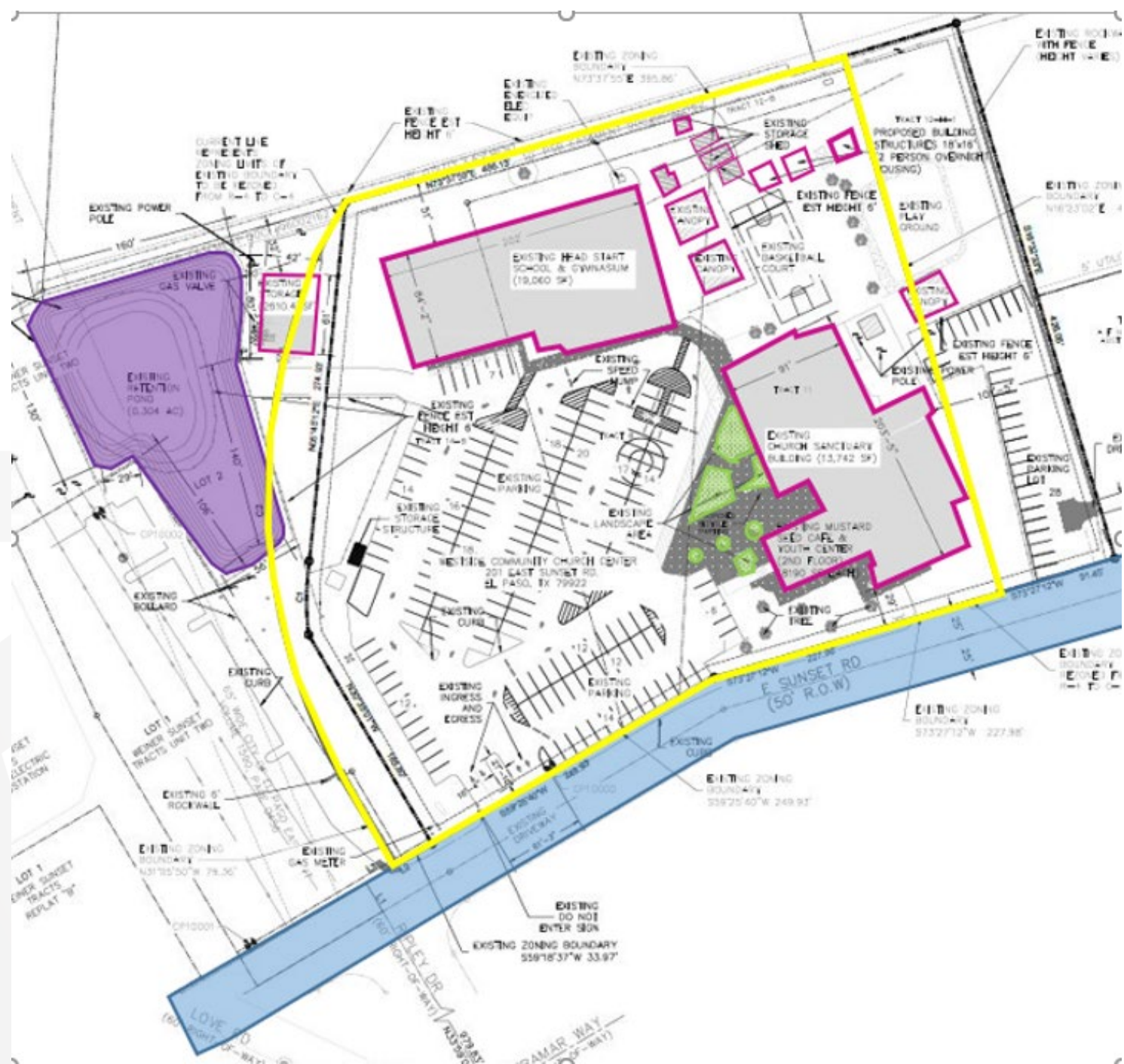
Subject Property



Conceptual Plan



Conceptual Plan





Subject Property

Surrounding Development



N



W



S

E



Public Input

- Notices were mailed to property owners within 300 feet on March 8, 2023.
- The Planning Division received one (1) phone call in support to the request.





Recommendation

Staff and CPC recommend approval (6-0) with condition:

Prior to issuance of any certificates of occupancy, a sidewalk along Sunset Road abutting the subject property must be provided in accordance with El Paso Municipal 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