



ITEM 30 & 31

North of Picasso Dr. and East of Zaragoza Rd.

Rezoning and Condition Release

PZRZ24-00007

PZCR24-00001

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.

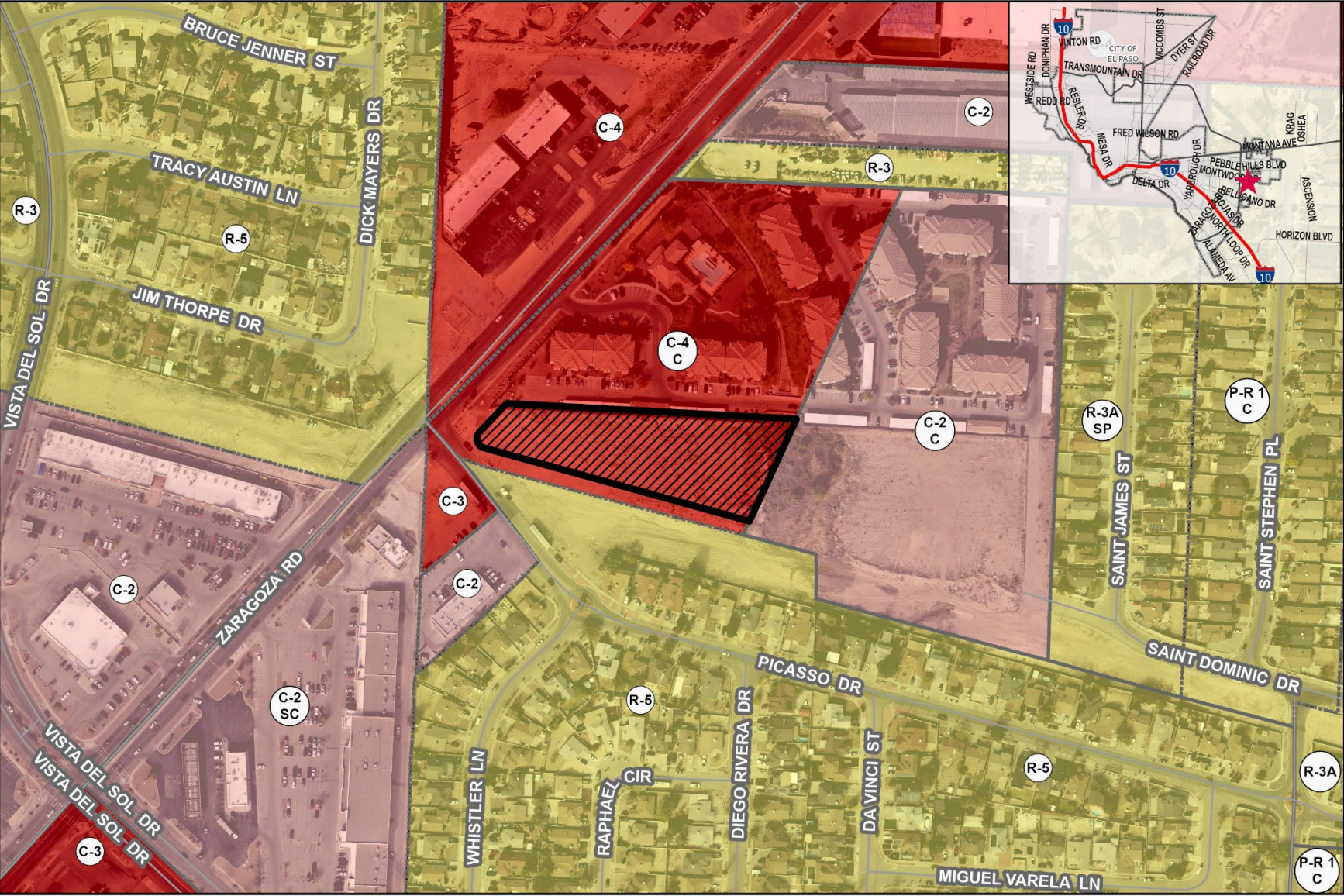


 Subject Property

0 60 120 240 360 480
Feet



PZRZ24-00007 & PZCR24-00001



Existing
Zoning

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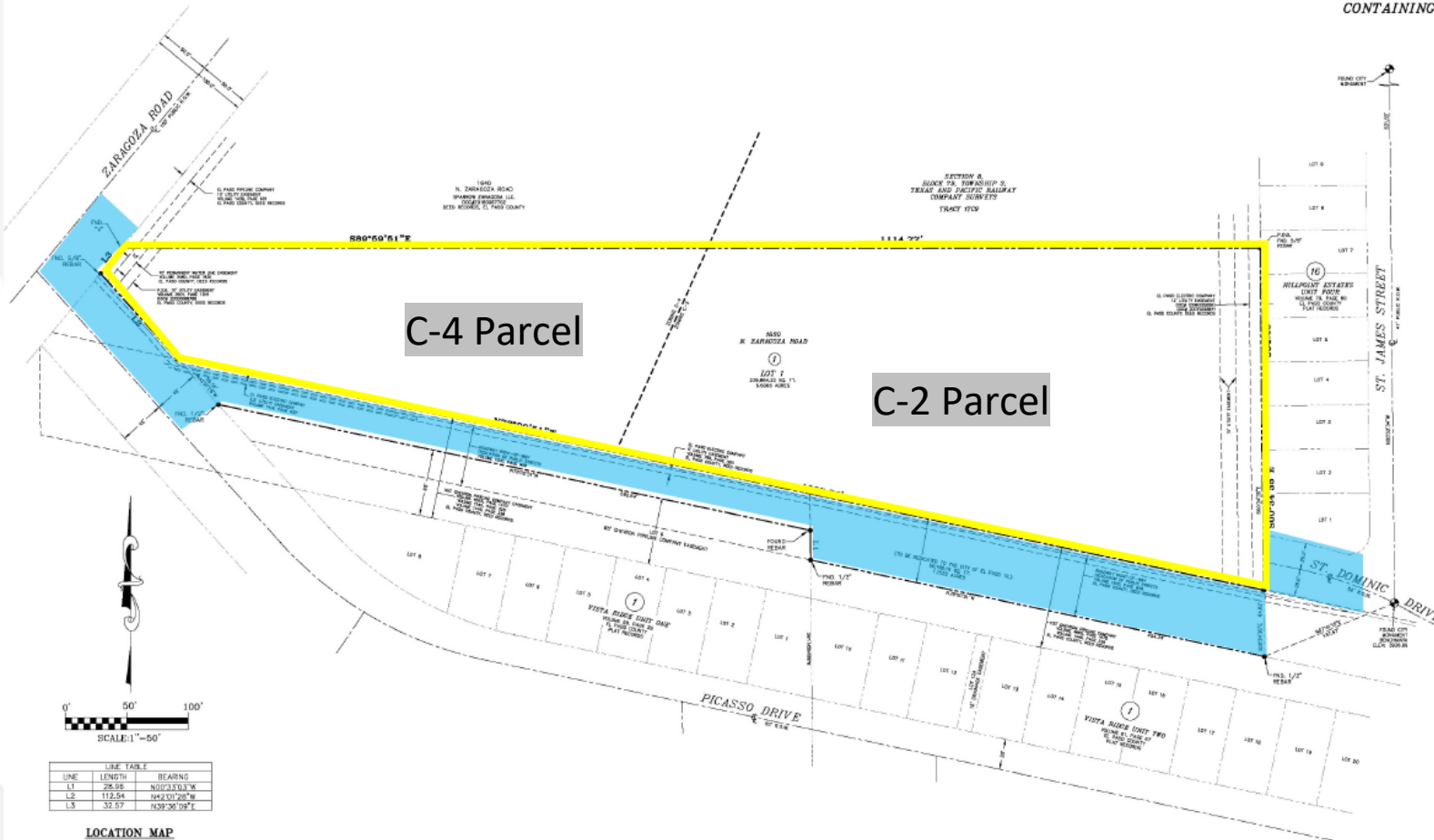


 Subject Property



PICASSO PLACE

TRACTS 17C1 AND 17C2, SECTION 8, BLOCK 79, TOWNSH.
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 239,864.22 SQ. FT. OR 5.5065 AC



DEDICATION

PICASSO PLACE LLC property owner of this land, hereby present this plat and to the use of the public the 15' utility easement as may be shown hereon, it and designated, including any pre-existing easements for overhead service air pole type utilities and buried service wires, conduits and pipes for underground and the right to ingress and egress for service and construction and the right interfering trees and shrubs.

Witness our signature this _____ day of _____
By: PICASSO PLACE LLC

FRED MARQUEL, Owner

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Fred M. known to me to be the person whose name is subscribed to the foregoing in and acknowledged to me that he executed the same for the purposes and in the herein expressed.

Given under my hand and seal of office this _____ day of _____

Notary Public in and for El Paso County My Commission Expires _____

CITY PLAN COMMISSION

This subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code and Title 18 of the El Paso Municipal Code as meeting requirements for a review of a major plat on this _____ day of _____

Executive Secretary _____ Chairperson _____
Approved for filing this _____ day of _____ 2024

Planning and Inspections Director _____

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas this _____ day of _____, 2024, A.D.
in the Plat Records, Clerk's File No. _____

County Clerk _____ By Deputy _____

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Plat

Current conditions on the subject property per Ordinance No. 15959, dated December 7, 2004:

Parcel 1 (C-4 portion): The following uses shall be prohibited: automobile, light and heavy trucks, buses, motorcycles and boats sales, storage, rental or service; sales, storage, repair and rental of tractors, heavy trucks, farm equipment, contractor's equipment and heavy vehicles and equipment; trailer, mobile home, travel trailer and recreational vehicle sales, display and repair; and contractor's yard.

Conditions

Parcel 2 (C-2 portion): A ten-foot (10') wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along the easterly property line where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of the Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.

Staff recommends amending conditions on Ordinance No. 15959 to state the following:

A ten-foot (10') wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along the easterly property line where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of the Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.

Condition

PZRZ24-00007 & PZCR24-00001



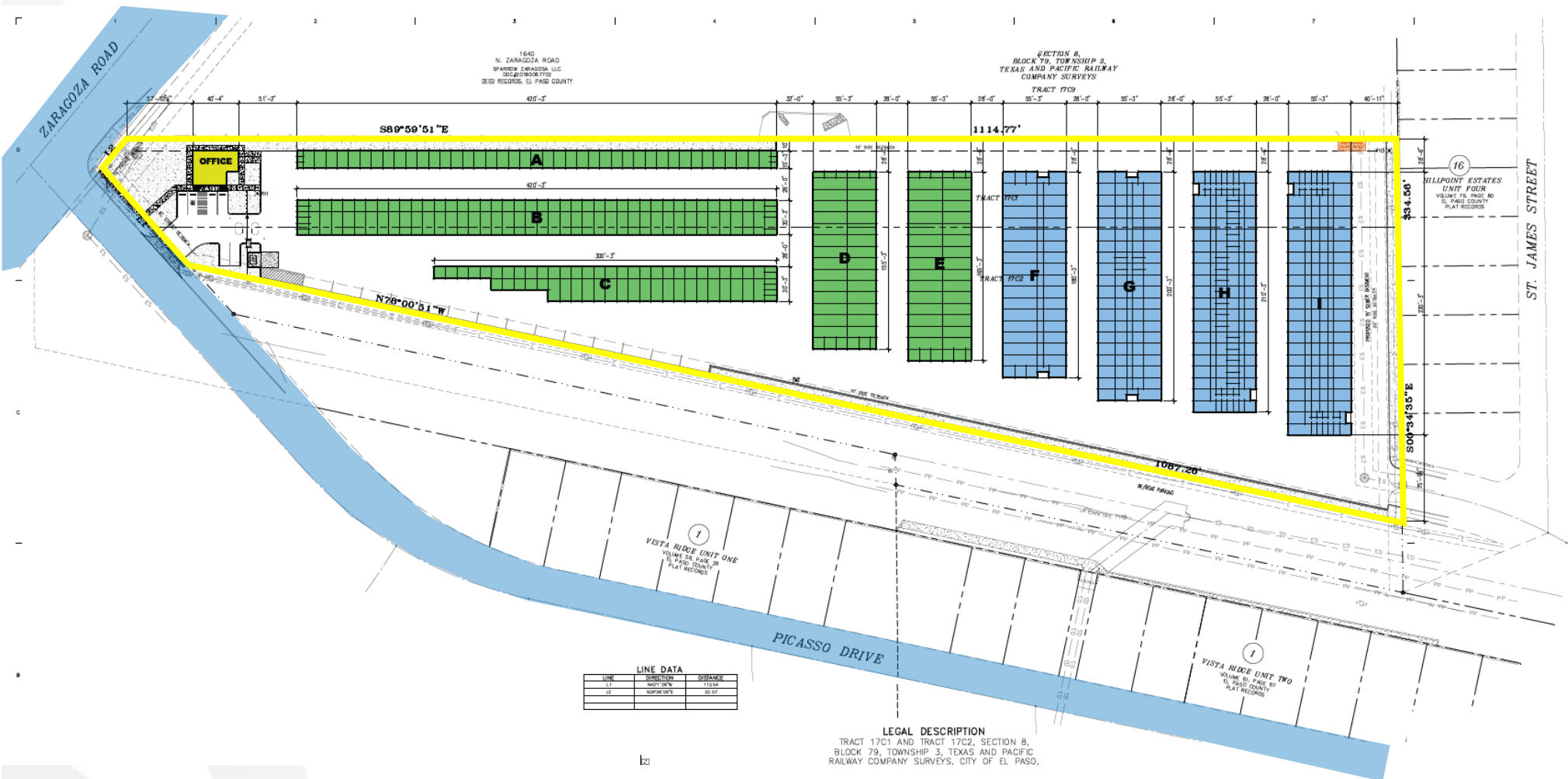
Future
Land
Use

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Subject Property





Conceptual Site Plan

Subject Property



Surrounding Development



N



W

S

E
10

Public Input

- Notices were mailed to property owners within 300 feet on May 16, 2024 and June 5, 2024.
- The Planning Division has not received any communication in support or opposition to the request from the public.





Recommendation

- Staff recommends approval with the condition of the rezoning request. The condition is the following:
That within thirty feet (30') from the front property line abutting Zaragoza Road, no parking or vehicular storage or display shall be allowed.
- Staff also recommends approval of the condition amendment 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