



ITEM 43  
CITY COUNCIL 9/24/2024

Mesa Hills Dr. and Northwest of Sunland  
Park Dr.

Rezoning

PZRZ24-00002

**Strategic Goal 3.**  
Promote the Visual Image of  
El Paso



PZR24-00002



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.

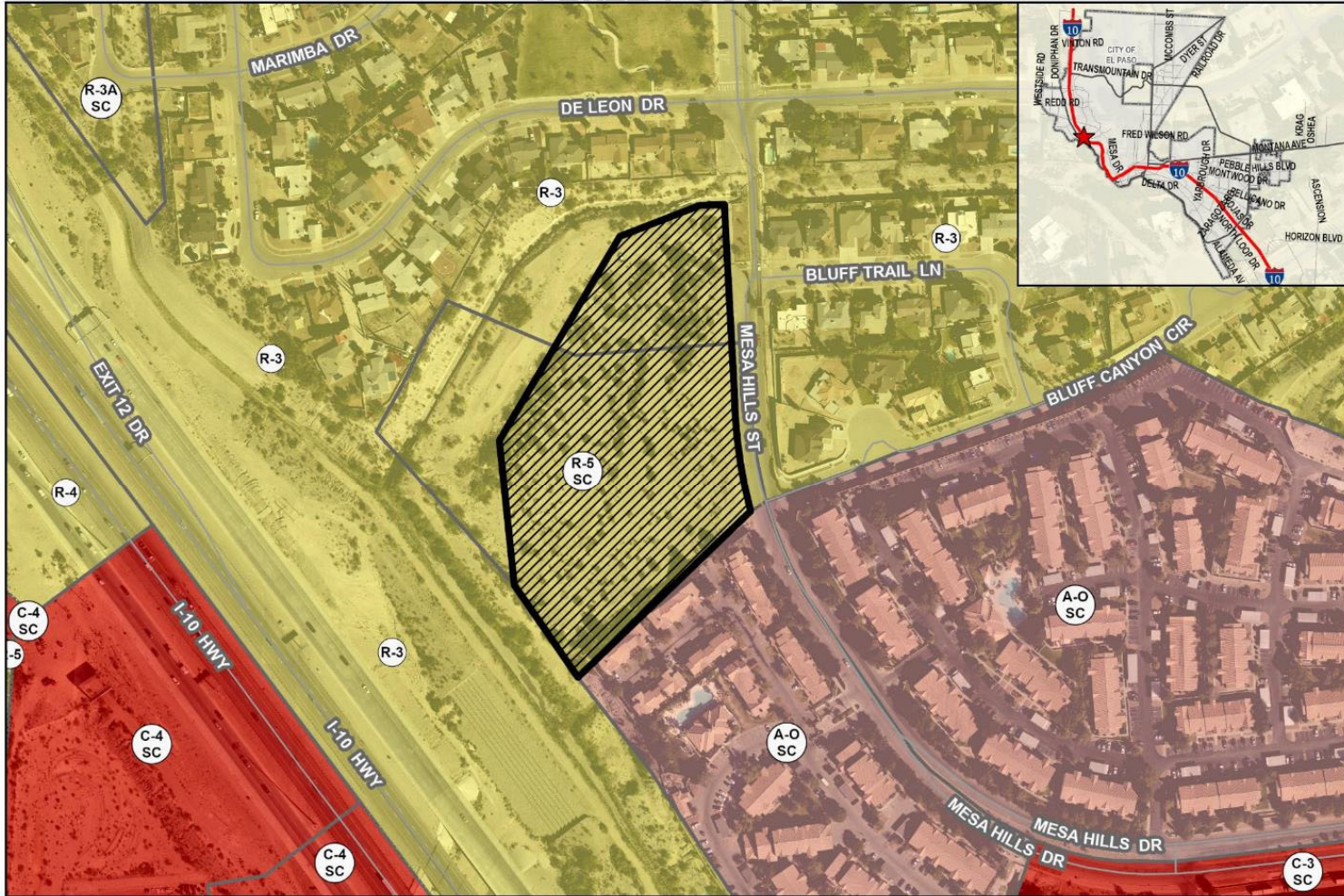


 Subject Property

0 60 120 240 360 480 Feet



PZRZ24-00002



Existing  
Zoning

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 Subject Property

0 60 120 240 360 480  
Feet



PZRZ24-00002



# Future Land Use Map



### G-4 Suburban

*Benefit from strategic suburban retrofits to supplement the limited housing stock*

### Goal 6 Housing Policy 6.1.1 Housing Supply

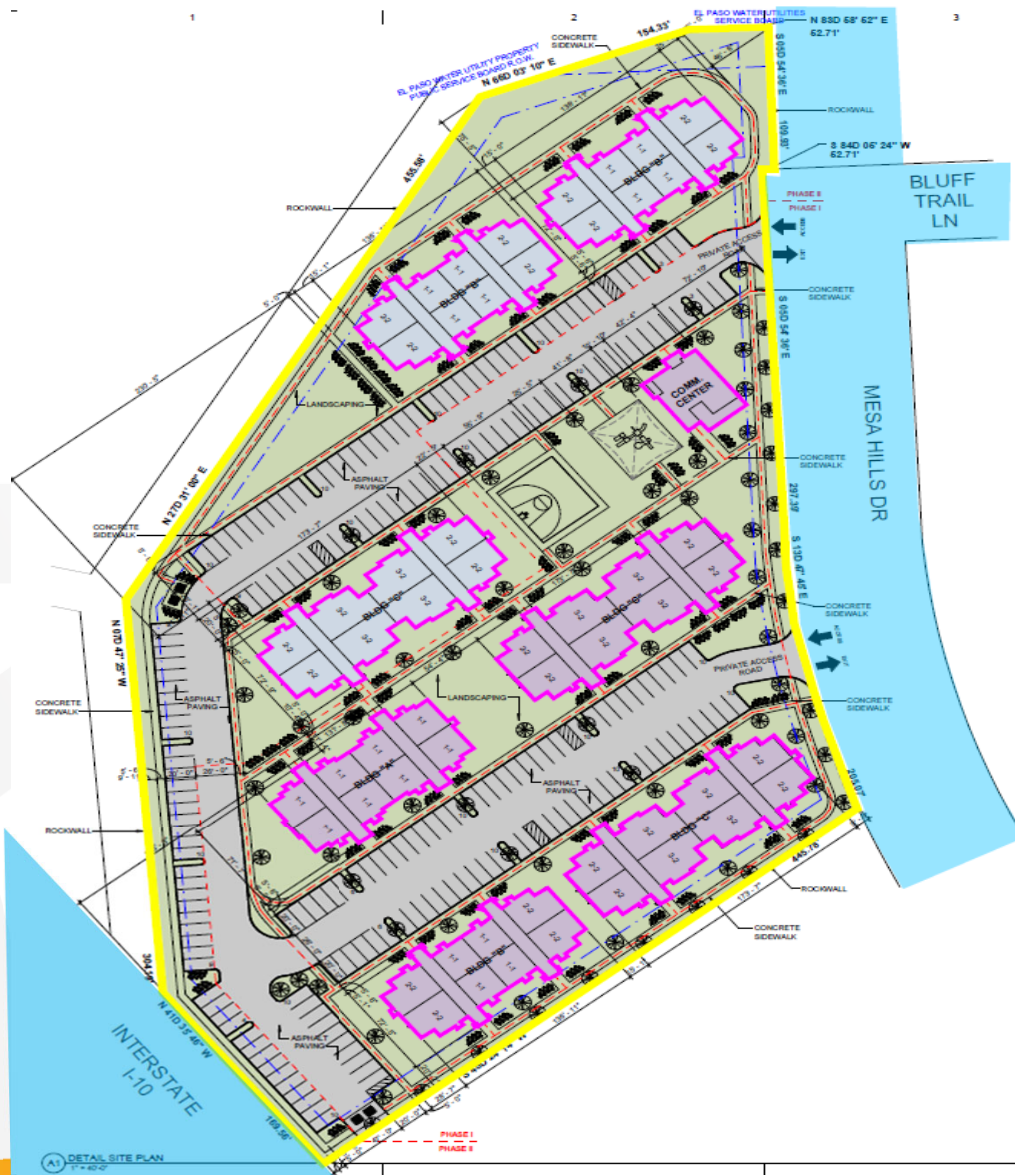
- Distribute a variety of housing types throughout the City
- Strongly encourage housing types that take into account non-traditional households and multigenerational families.

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Subject Property





# Conceptual Plan

# Subject Property





Subject  
Property





# Subject Property





# Surrounding Development



W



N



S

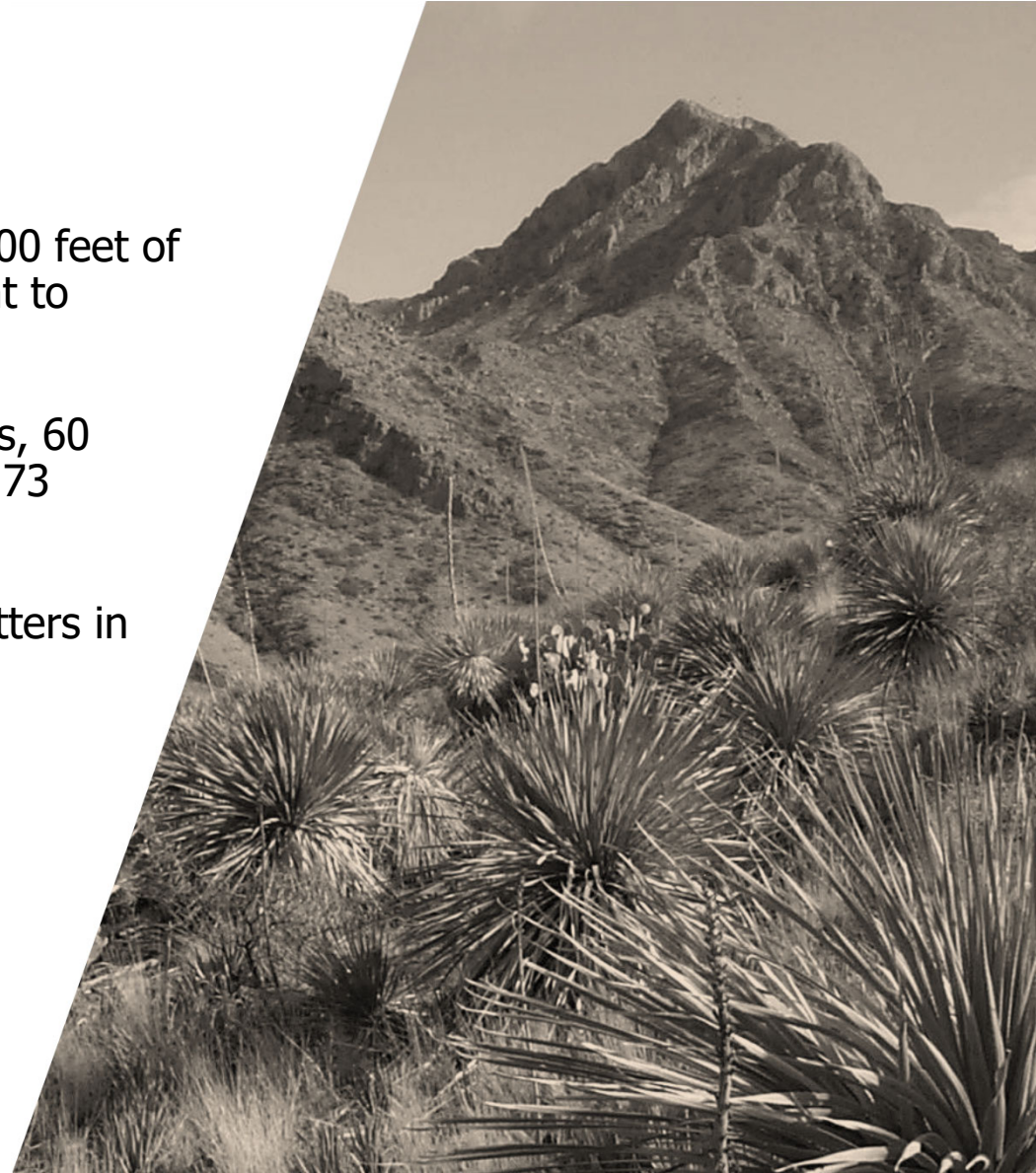


E

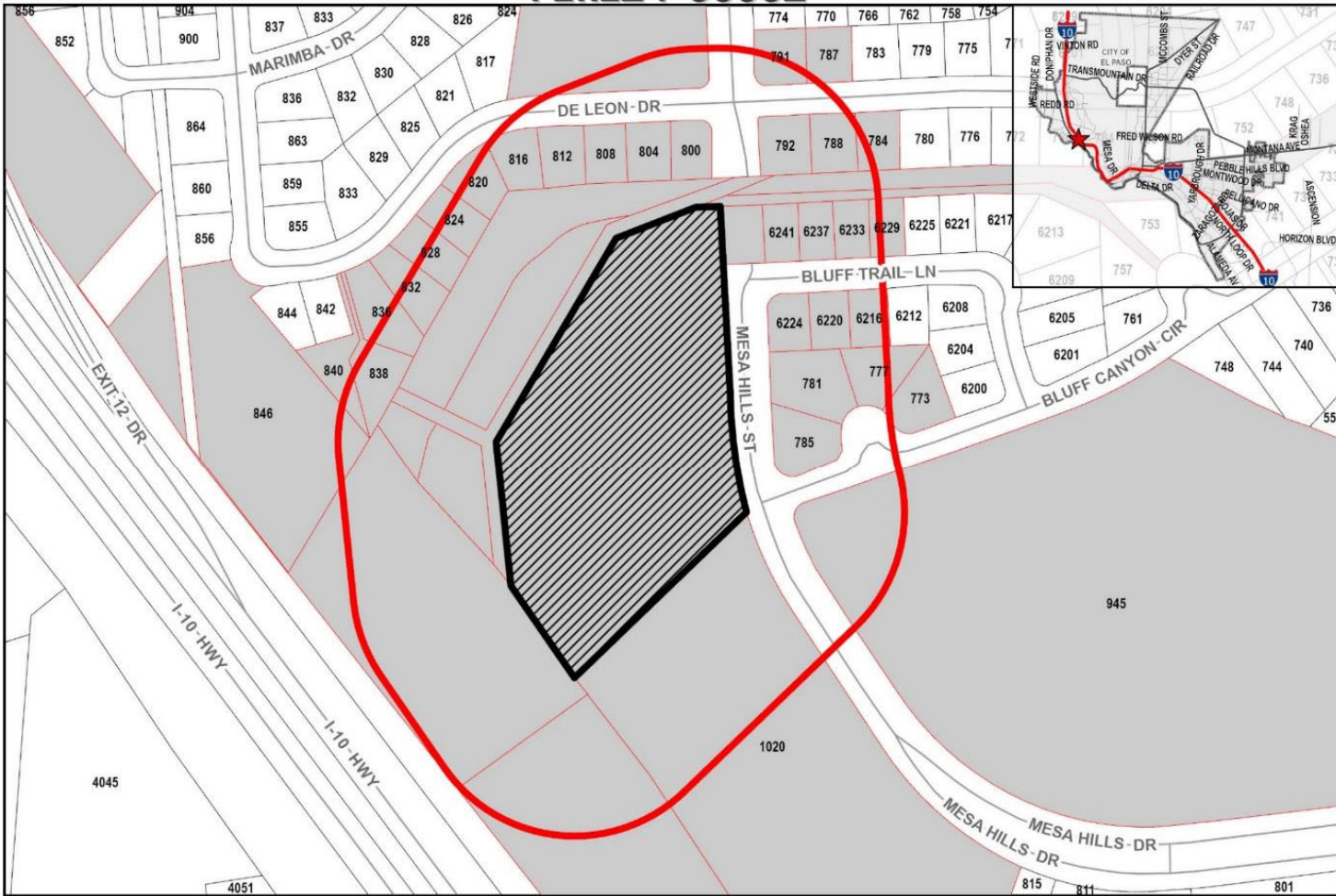


# Public Input

- Notices were mailed to property owners within 300 feet of subject property. A total of **41 notices** were sent to property owners.
- The Planning Division has received 41 phone calls, 60 emails, 1 letter, and 4 petitions with a total of 1173 signatures—in **opposition**.
- Staff has also received 5 calls, 2 emails, and 2 letters in **support** of the proposal.
- Multiple public meetings held by applicant



# PZRZ24-00002



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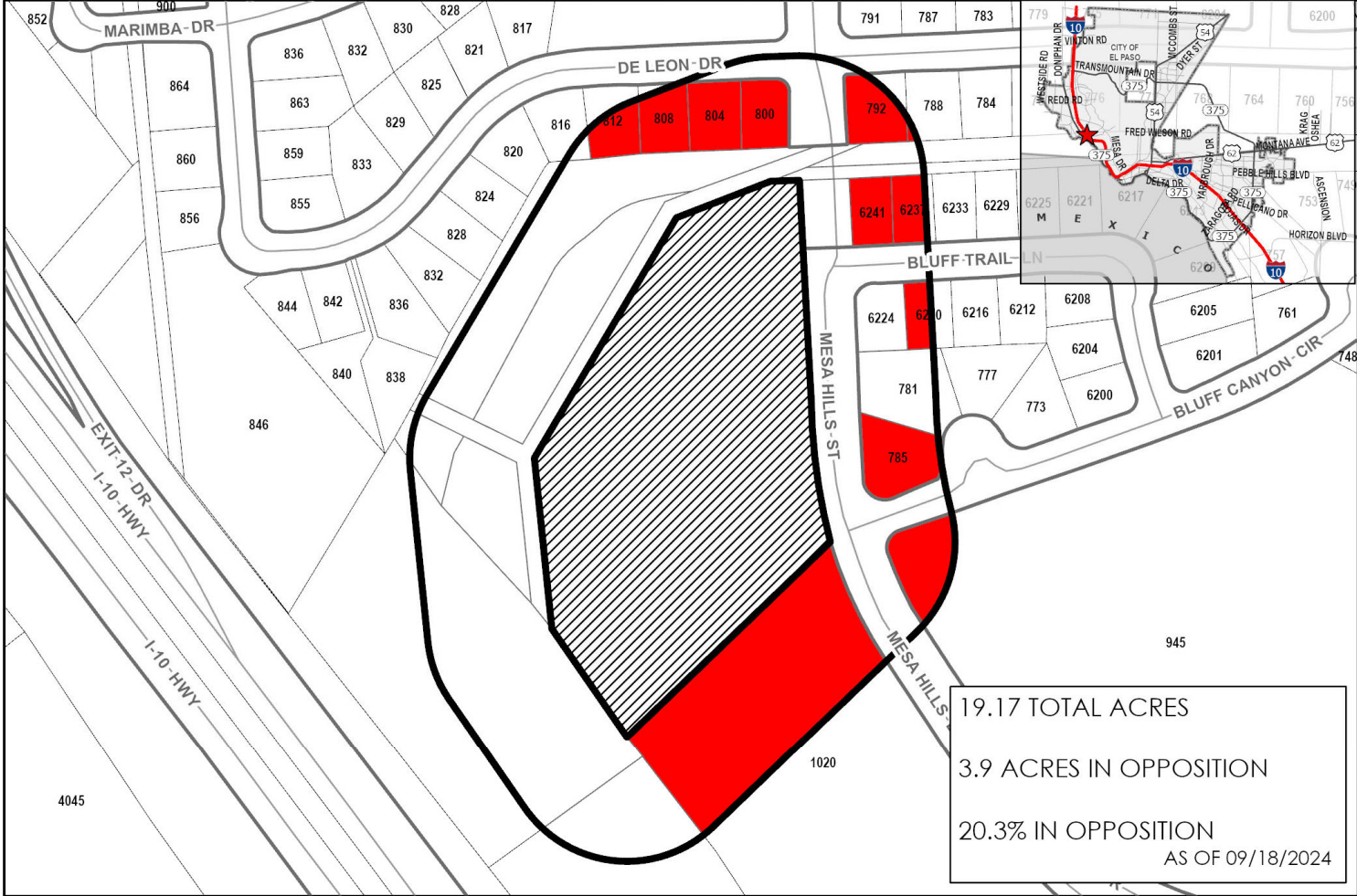
-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



## Notification Map



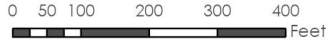
# PZRZ24-00002 - 211 MAP



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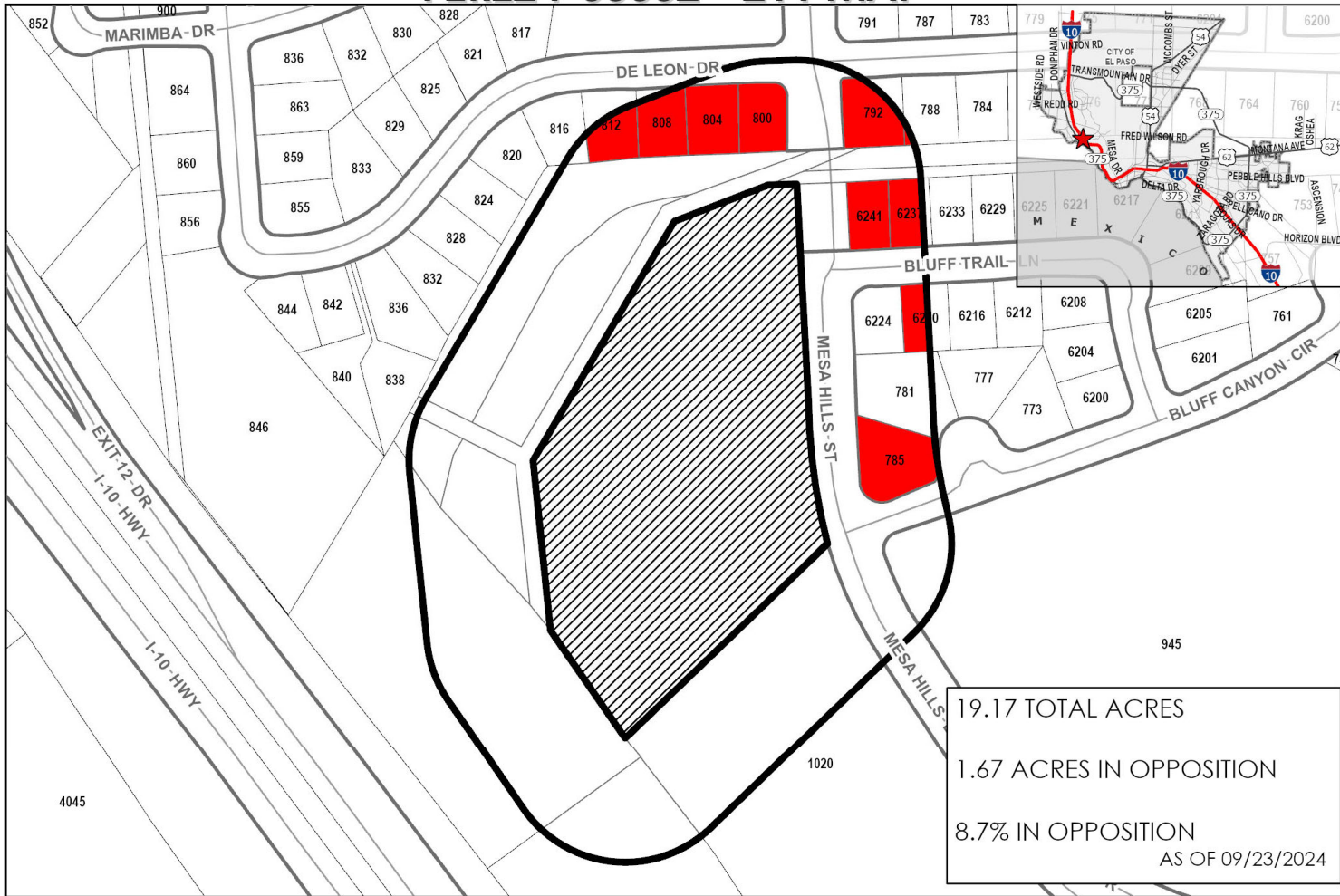
-  Subject Property
-  Owner in Opposition
-  200 Feet Radius



## 211 Map



# PZR24-00002 - 211 MAP

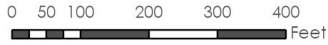


19.17 TOTAL ACRES  
 1.67 ACRES IN OPPOSITION  
 8.7% IN OPPOSITION  
 AS OF 09/23/2024

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-  Subject Property
-  Owner in Opposition
-  200 Feet Radius



## 211 Map

# 13

# Points to Note

## Notice

- All property owners within 300 feet of the subject property were mailed a direct notice at least 10 days prior to the original CPC date.
- State requires all owners be notified within **200 feet**, City sends out to everyone within **300 feet**
- On-site posting (green signs) were installed at least **15 days** prior to original CPC meeting
- Neighborhood associations required to be notified (there are no registered neighborhood associations applicable to this property)
- Requirement is for CPC agenda to be posted at least **72 hours** prior to the meeting (actual posting happened **7-days** prior to the meeting)
- Constant communication between City staff and residents

# Points to Note

## Traffic

- A traffic impact analysis (TIA) is required when development will generate **more than 100 peak hour trips**
- Based on Institute of Traffic Engineers (ITE) calculations for multi-family, **184 units** would trigger 100 peak hour trips

## Covenants

- Covenants are private, City not a party to the covenants.

## Analysis

- **Property values** not under Planning's purview
- Relation of request to Comprehensive Plan (*Plan El Paso*)
- Relation to neighboring zoning and uses



## Recommendation

Staff recommends approval of the rezoning request.

OSAB recommended unanimous denial

CPC recommended unanimous approval with the following condition:

- *No more than one hundred and four (104) dwelling units be permitted on this property.*





 **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