



ITEM 47

Northwestern, Hunter Foster, Enchanted Pass Rezoning

PZRZ21-00024



Strategic Goal 3.

Promote the Visual Image of
El Paso



Recommendation

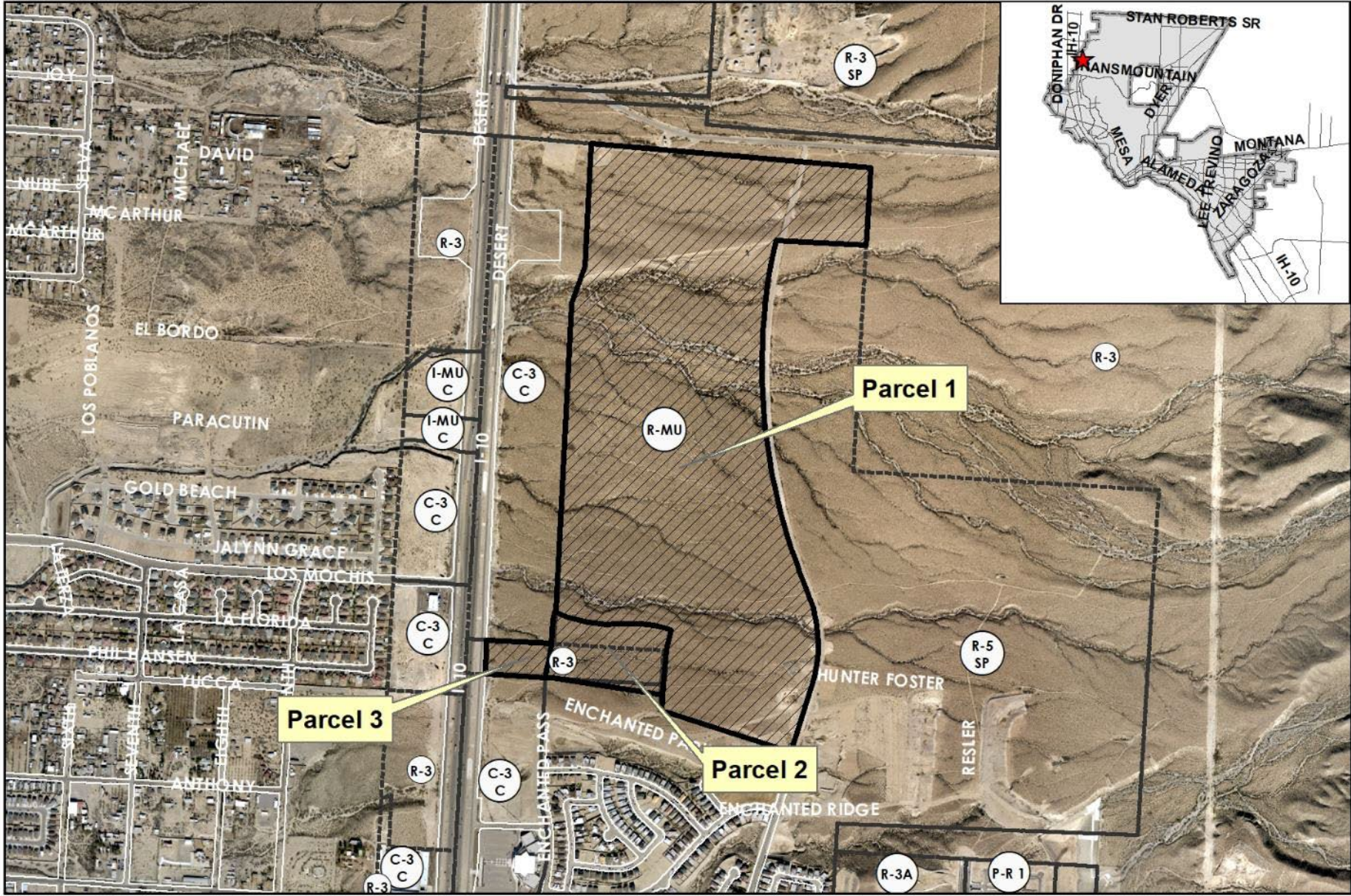
Staff recommends approval of the rezoning request.

OSAB recommends approval (6-0) of the rezoning request.

CPC recommends approval with conditions (9-0) of the rezoning request.

- 1. On Parcel 2, a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy on Parcel 2*
- 2. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits for Parcel 2.*
- 3. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits for Parcel 3.*

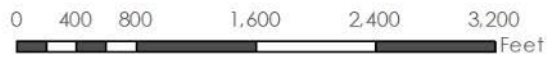
Aerial



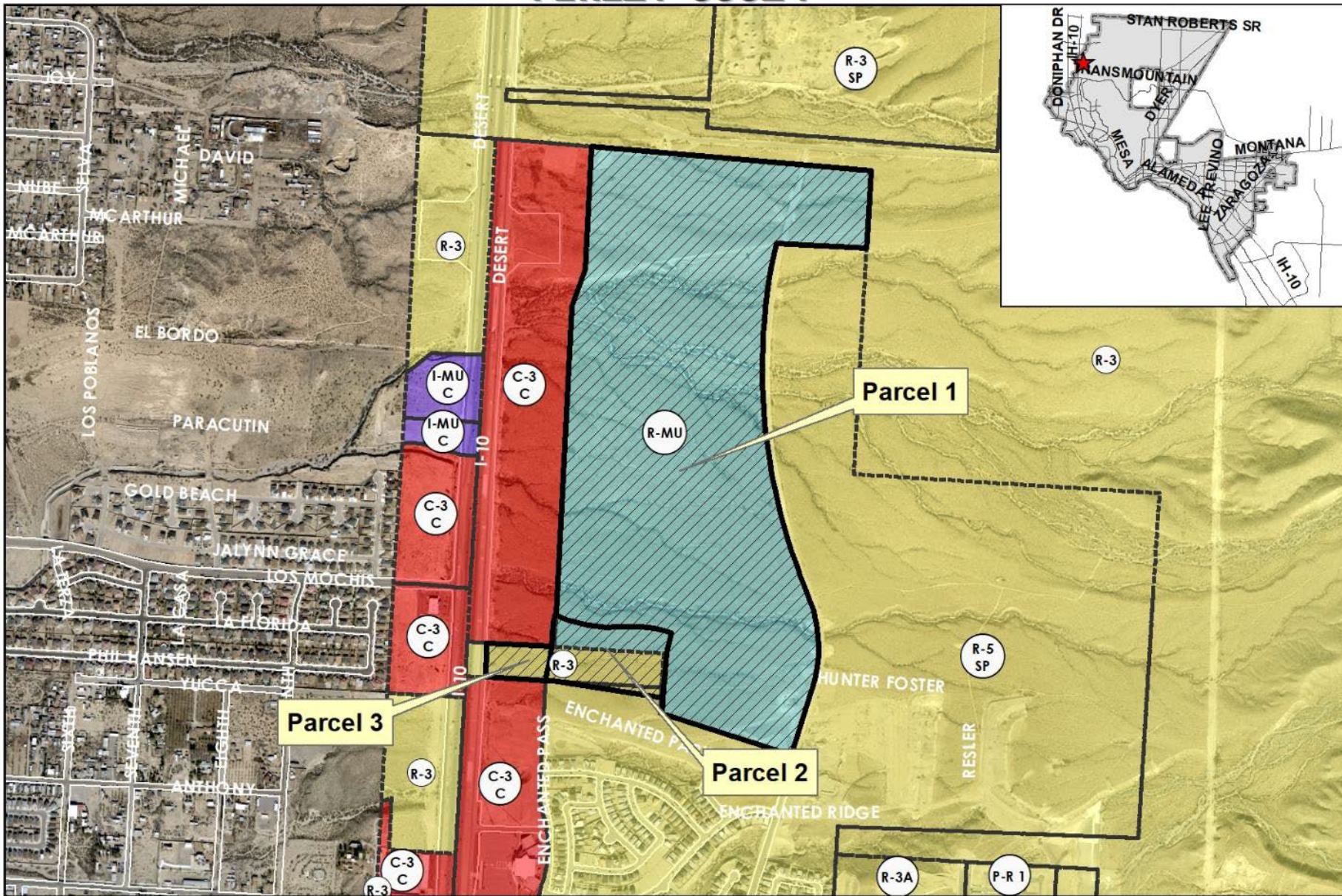
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



Subject Property



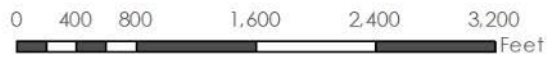
Existing Zoning

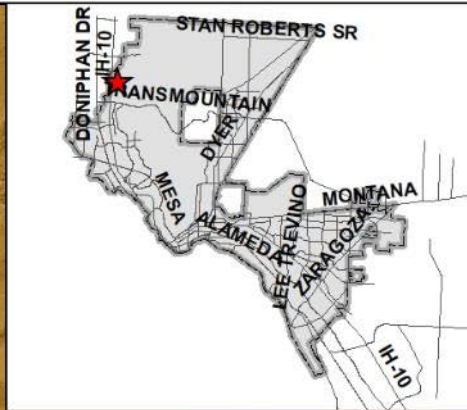
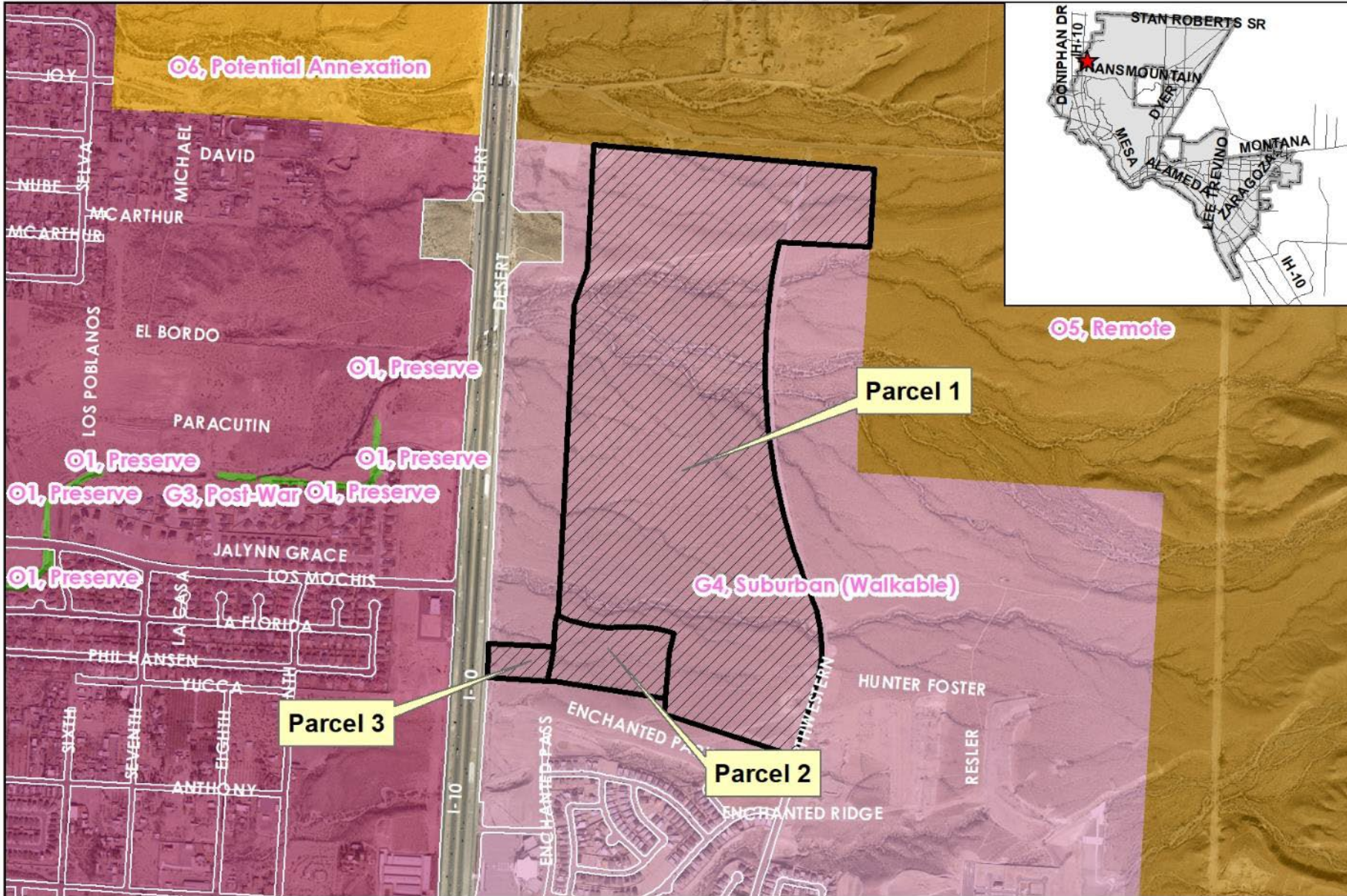


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Subject Property





Future Land Use

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Subject Property

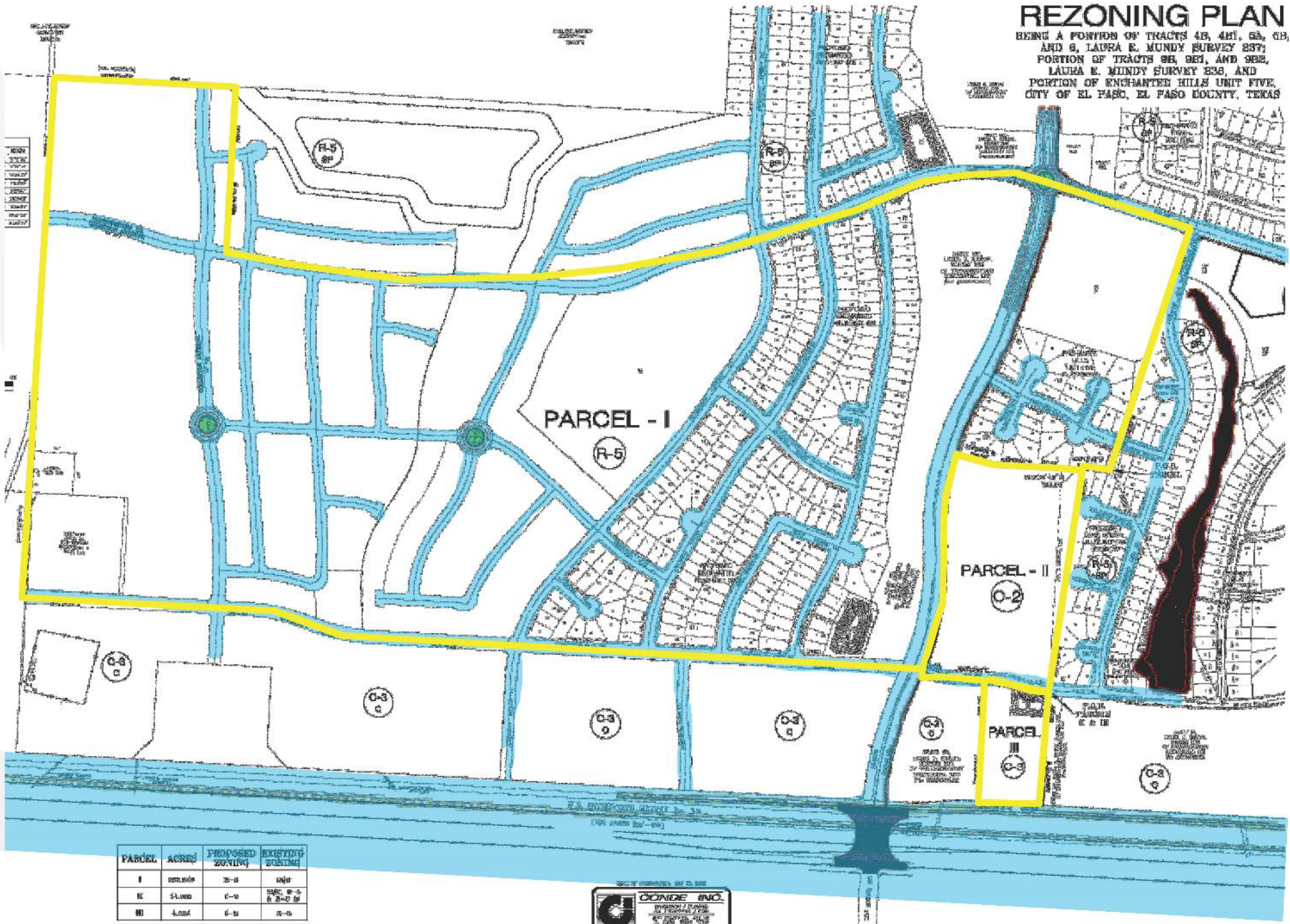


REZONING PLAN

BEING A PORTION OF TRACTS 4B, 4H1, 5A, 6B, AND 9, LAURA E. MUNDY SURVEY 237; PORTION OF TRACTS 9E1, 9E1, AND 9E2, LAURA E. MUNDY SURVEY 236, AND PORTION OF ENCHANTED HILLS UNIT FIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS



Conceptual Plan



PZRZ21-00024



Subject Property

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Surrounding Development



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N



S



Public Input

- Notices were mailed to property owners within 300 feet on October 10, 2021.
- The Planning Division has not received any communications in support nor opposition to the 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