



ITEM 23

# 1519 & 1525 Golden Hill Terrace St. Condition Release

PZCR21-00001

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



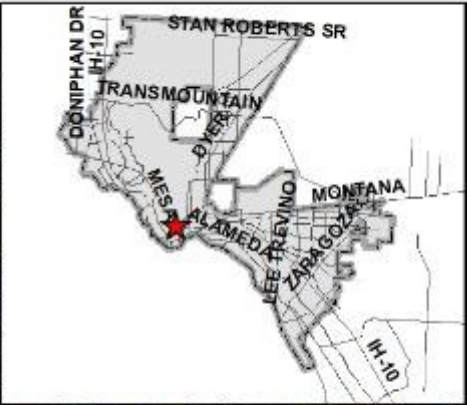




## Recommendation

- Staff recommends approval of the condition release request.
- City Plan Commission recommends unanimous approval of the request.





# 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 introduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



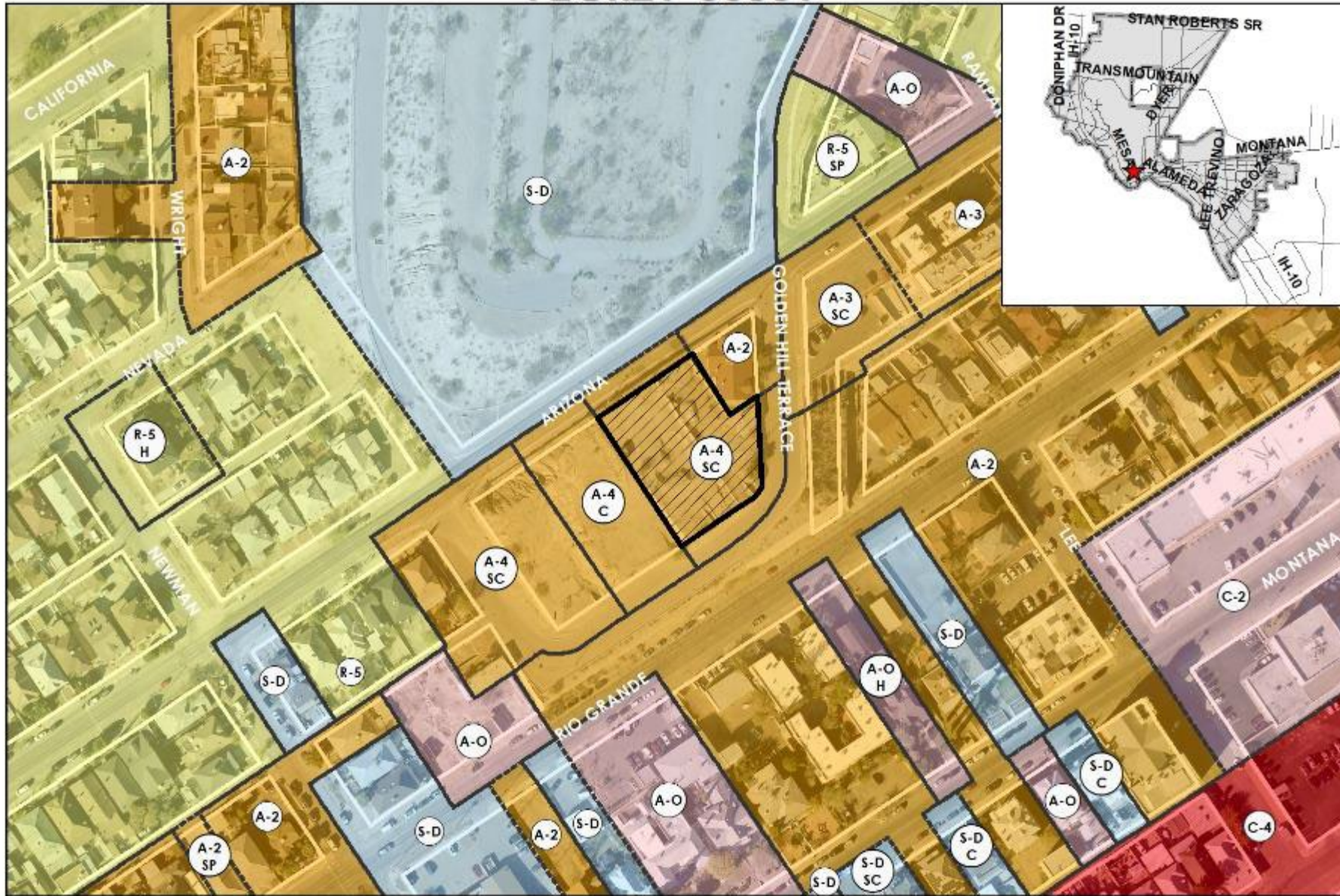
Subject Property

0 50 100 200 300 400 feet





PZCR21-00001



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Subject Property

0 50 100 200 300 400 feet



# Existing Zoning





# Future Land Use

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Subject Property

0 50 100 200 300 400 feet









	PROJECT NAME <b>GOLDEN HILLS TERRACE</b> 1319 S. LYNDEN ST. - 4TH FLOOR - UNIT 1319 - KASO, KASO, KASO	REVISIONS 1 2 3 4 5
SHEET NUMBER <b>A-3</b>	PROJECT NUMBER 1319 S. LYNDEN ST. - 4TH FLOOR - UNIT 1319	REVISIONS 1 2 3 4 5

# Conceptual Elevations

## Current conditions per Ordinance No. 8786, dated September 23, 1986:



1. *The property shall only be used for a retirement center complex.*
2. *First Party must construct a pedestrian overpass across Arizona Street from ground level on the proposed site to ground level on the Medical Center side of Arizona Street. The pedestrian overpass is to be constructed approximately sixty (60) feet west of Golden Hill Terrace Addition.*
3. *A walkway must be constructed from the north end of the overpass down to the bus stop located at the northwest corner of Arizona Street and Golden Hill Terrace Addition, and a walkway up to the Medical Center ground level.*
4. *First Party must arrange with the property owner(s) on the north side of Arizona Street for the installation of the pedestrian overpass connecting to the Medical Center property.*
5. *Golden Hill Terrace must be paved to City standards.*
6. *Guardrails and handrails are required along Rio Grande Avenue.*
7. *The City Plan Commission and the City Council shall have the right to restrict the height of any building(s) constructed on the property at the time the detailed site development plan is submitted to the City for approval.*
8. *Conditions #2 through #6 must be complied with prior to the issuance of any certificates of occupancy.*

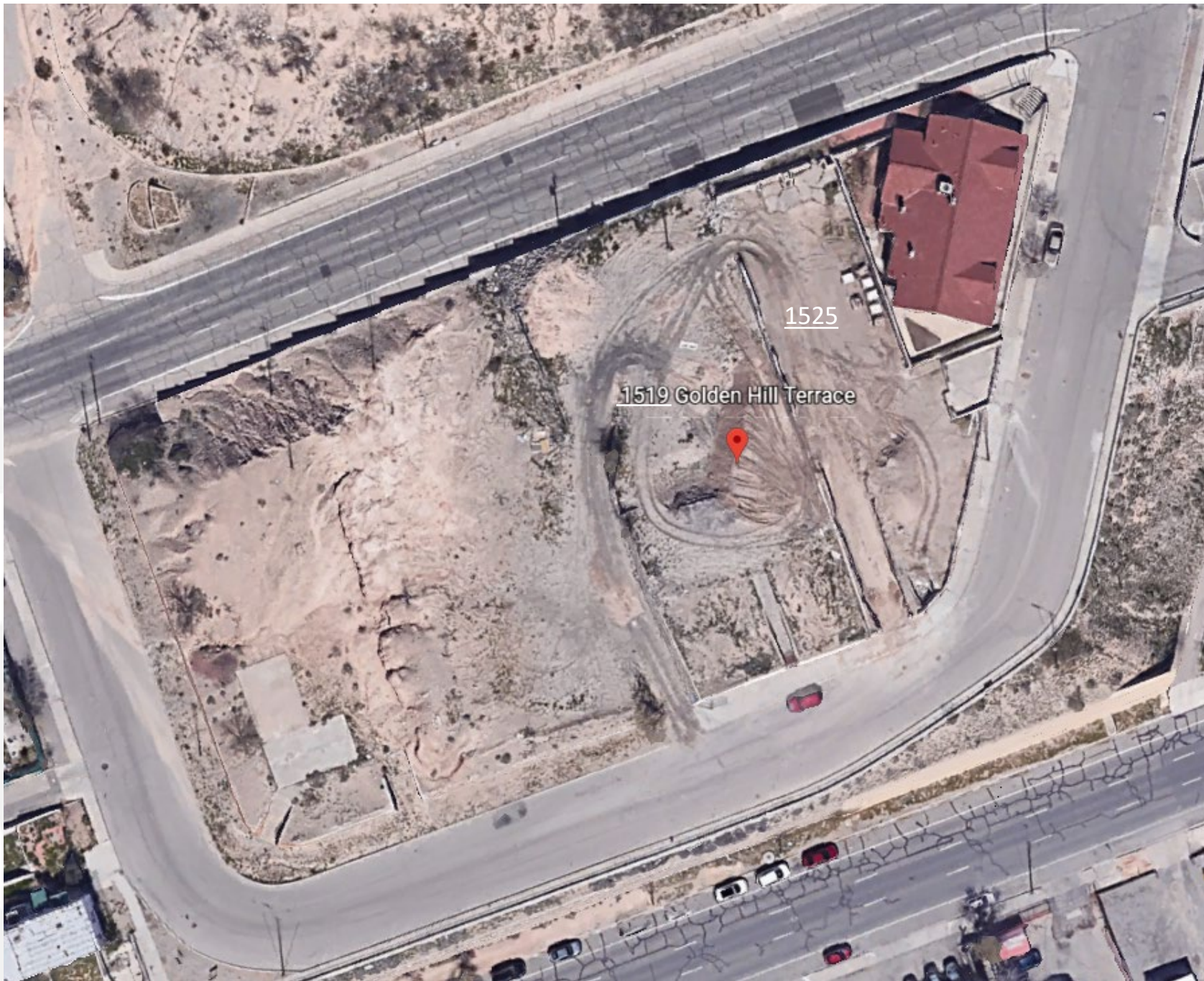
# Condition Release



# Evaluation of Condition Release Request

- The applicant is proposing to develop the subject property to be used as apartments, which is a permitted use in the A-4 (Apartment) zone district
- The subject property is surrounded by similar uses, apartment zone districts, most of the conditions have been met or are no longer applicable, or are no longer necessary to protect the health, safety, and welfare of the established neighborhood.
- The proposed residential uses shall demonstrate compliance with all El Paso City Code requirements prior to the issuance of a certificate of occupancy.





# Subject Properties



# Surrounding Development



N



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E  
11



# Public Input

- Notices were mailed to property owners within 300 feet on November 30, 2021.
- The Planning Division has received one (1) phone call of inquiry, but no 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