



ITEM 44

# 8636 North Loop Drive Rezoning

PZRZ22-00018

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



PZRZ22-00018

# Aerial



This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed 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.

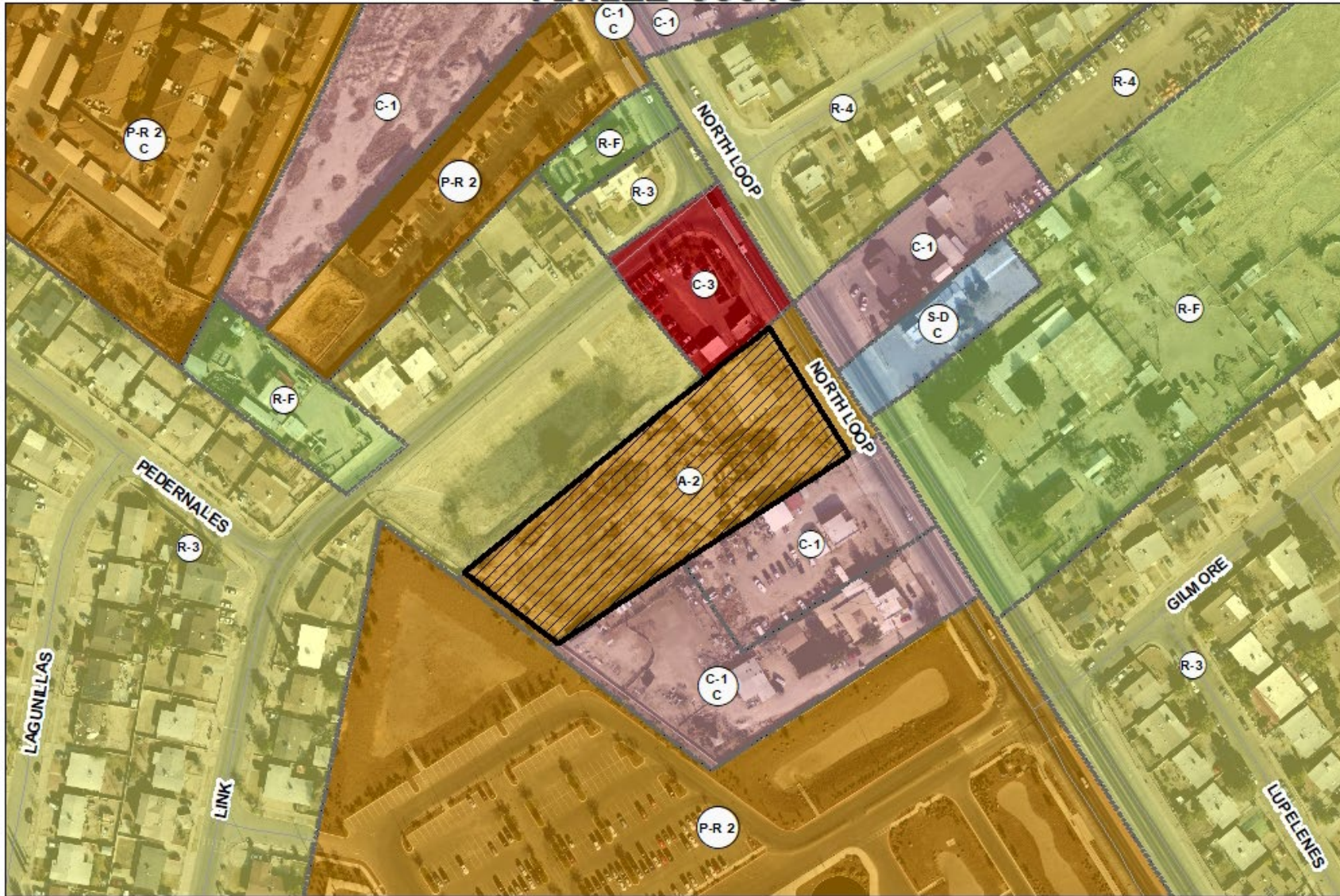


 Subject Property

0 80 160 320 480 640 Feet



PZRZ22-00018



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0 65 130 260 390 520 Feet



# Existing Zoning

PZRZ22-00018



# Future Land Use



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 Subject Property

0 75 150 300 450 600 Feet



TRACT 4, KILPATRICK SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS  
SAVE AND EXCEPT TWO PORTIONS THEREOF; SAVE AND EXCEPT 4,073.30 SQUARE FEET  
THEREOF CONVEYED TO THE CITY OF EL PASO IN THE CERTAIN DEED RECORDED IN  
VOLUME 1348, PAGE 1438, OFFICIALS RECORDS OF EL PASO COUNTY, TEXAS; SAVE AND  
EXCEPT 4,963 SQUARE FEET THEREOF CONVEYED TO THE STATE OF TEXAS IN THAT  
CERTAIN CORRECTION DEED RECORDED IN VOLUME 2774, PAGE 1762



| FUTURE BUILDING #        | USE             | AREA(S) FL | REQUIRED FOR Bldg FL | REQUIRED SPACES |
|--------------------------|-----------------|------------|----------------------|-----------------|
| 1                        | AUTO PARTS SALE | 8,166.25   | 400                  | 15              |
| REGULAR SPACES PROVIDED  |                 |            |                      | 32 P.S.         |
| HANDICAP SPACES PROVIDED |                 |            |                      | 2 P.S.          |
| SPACE PROVIDED           |                 |            |                      | 34 P.S.         |
| BI-CYCLE SPACES REQUIRED |                 |            |                      | 0 P.S.          |
| BI-CYCLE SPACES PROVIDED |                 |            |                      | 0 P.S.          |

UNCONFINED AREA  
AREA OF ENTIRE LOT = 78,148 SQ. FT.  
AREA OF BUILDING FOOTPRINT = 6,265 SQ. FT.  
 $(78,148 - 6,265) \div 0.16 = 10,763$  SQ. FT. REQUIRED  
FRONTAGE ALONG NORTH LOT LINE = 186.43 FEET  
 $186.43 \div 2 = 93.21$  FEET FRONTAGE TREES REQUIRED  
EARNING LOT AREA  
IN TOTAL SPACES  
 $26/10 = 2.6$  PARKING LOT TREES  
SPACES OVER MAXIMUM = 16  
 $1 \text{ TREE}/5 \text{ SPACES OVER MAXIMUM} = 16/5 = 3.2$  ADDITIONAL TREES TO BE PROVIDED  
 $2.6 + 3.2 = 5.8$  PARKING LOT TREES REQUIRED

## SET BACKS

JUNE 20, 2012  
 FUEL: 100.00  
 SLAB: 100.00  
 SIDE FARM: 100.00  
 SIDE TOWN: 100.00

PONDING AREA

**PROPOSED BUILDING**

NORTH LOOP DRIVE

[illegible]

# Subject Property



# Surrounding Development



NE



NW



SE

SW



# Public Input

- Notices were mailed to property owners within 300 feet on July 14, 2022 and on August 25, 2022.
- The Planning Division has not received any communication in support or opposition to the request.





## Recommendation

- Staff recommends **approval** of the rezoning request with a condition.
- CPC recommends **approval** (5-0) of the rezoning request with a condition.



## 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