



ITEMS 47 & 48

North of Cimarron Canyon Dr. and East of Resler Dr.

Rezoning and Condition Release

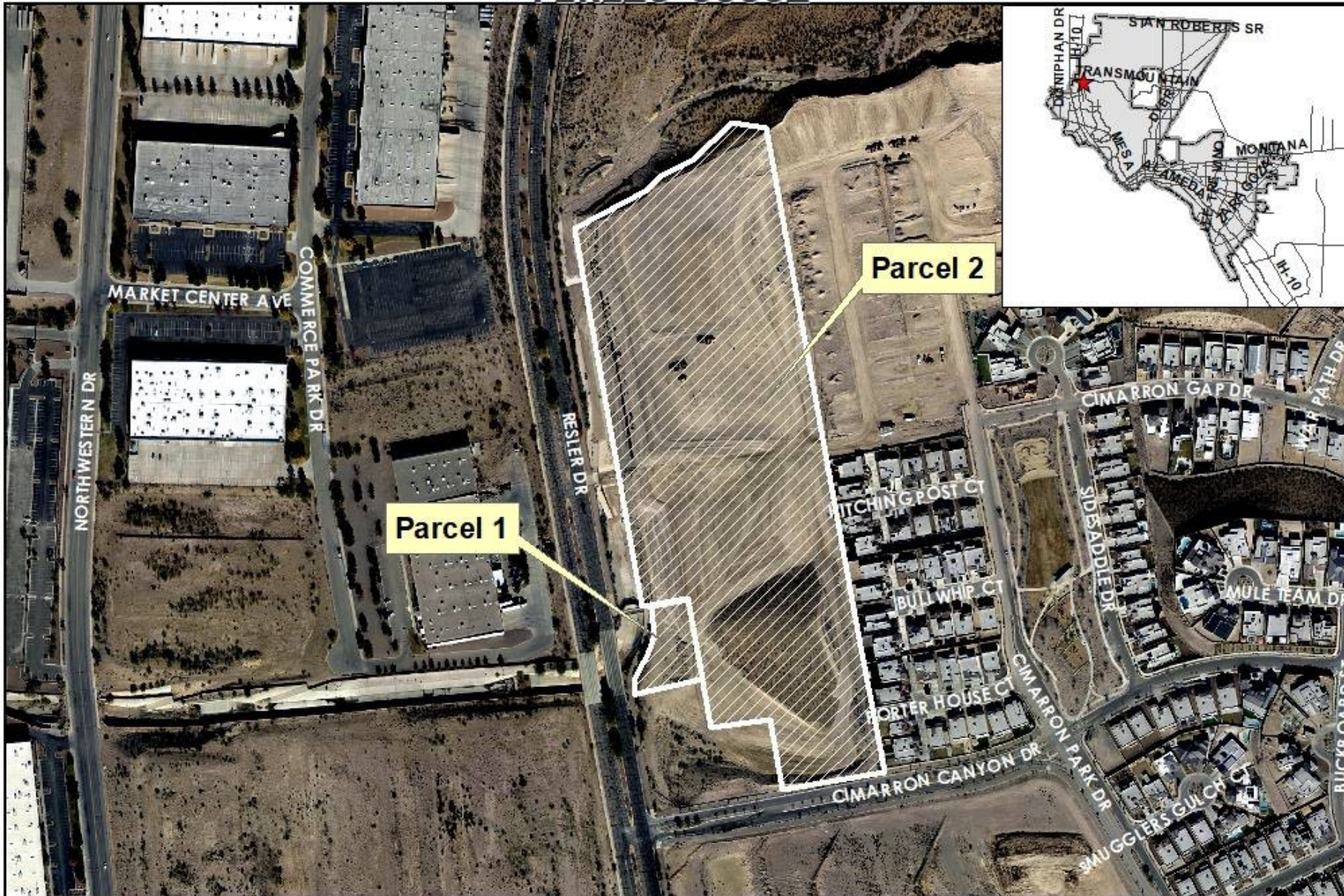
PZRZ23-00002

PZCR23-00002

Strategic Goal 3.

Promote the Visual Image of El Paso





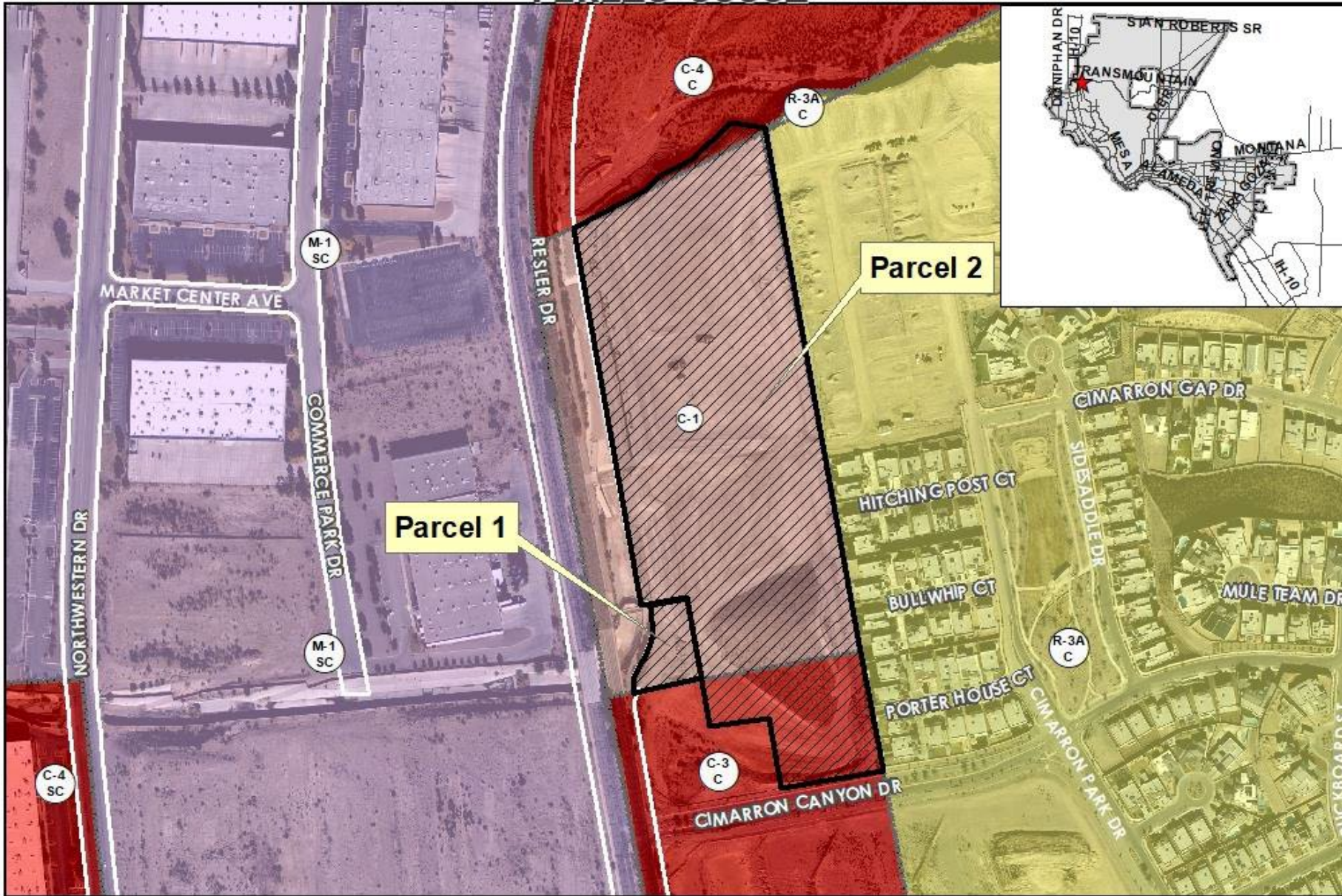
Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original cause 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





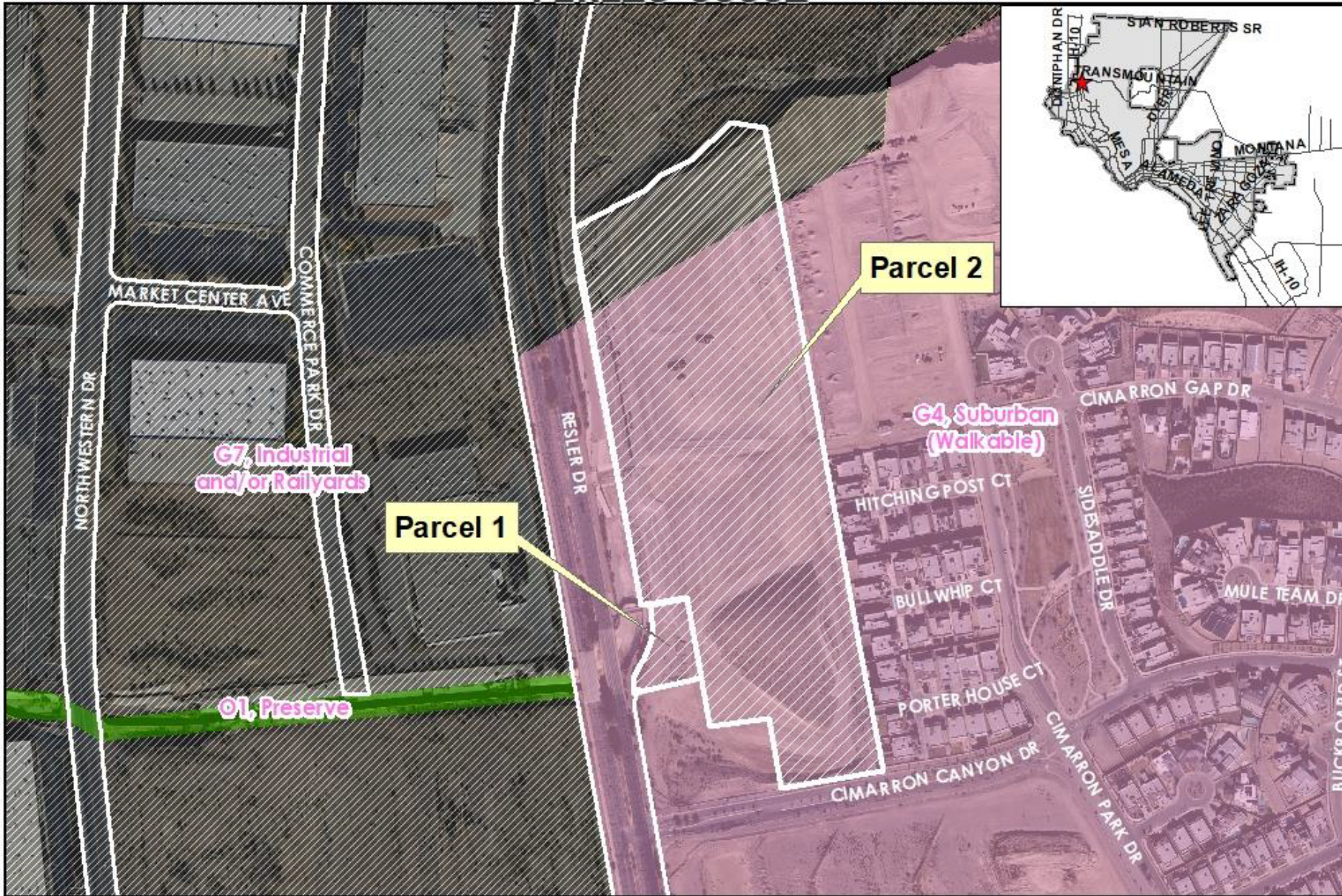
Existing Zoning

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Subject Property





Future Land Use

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Subject Property





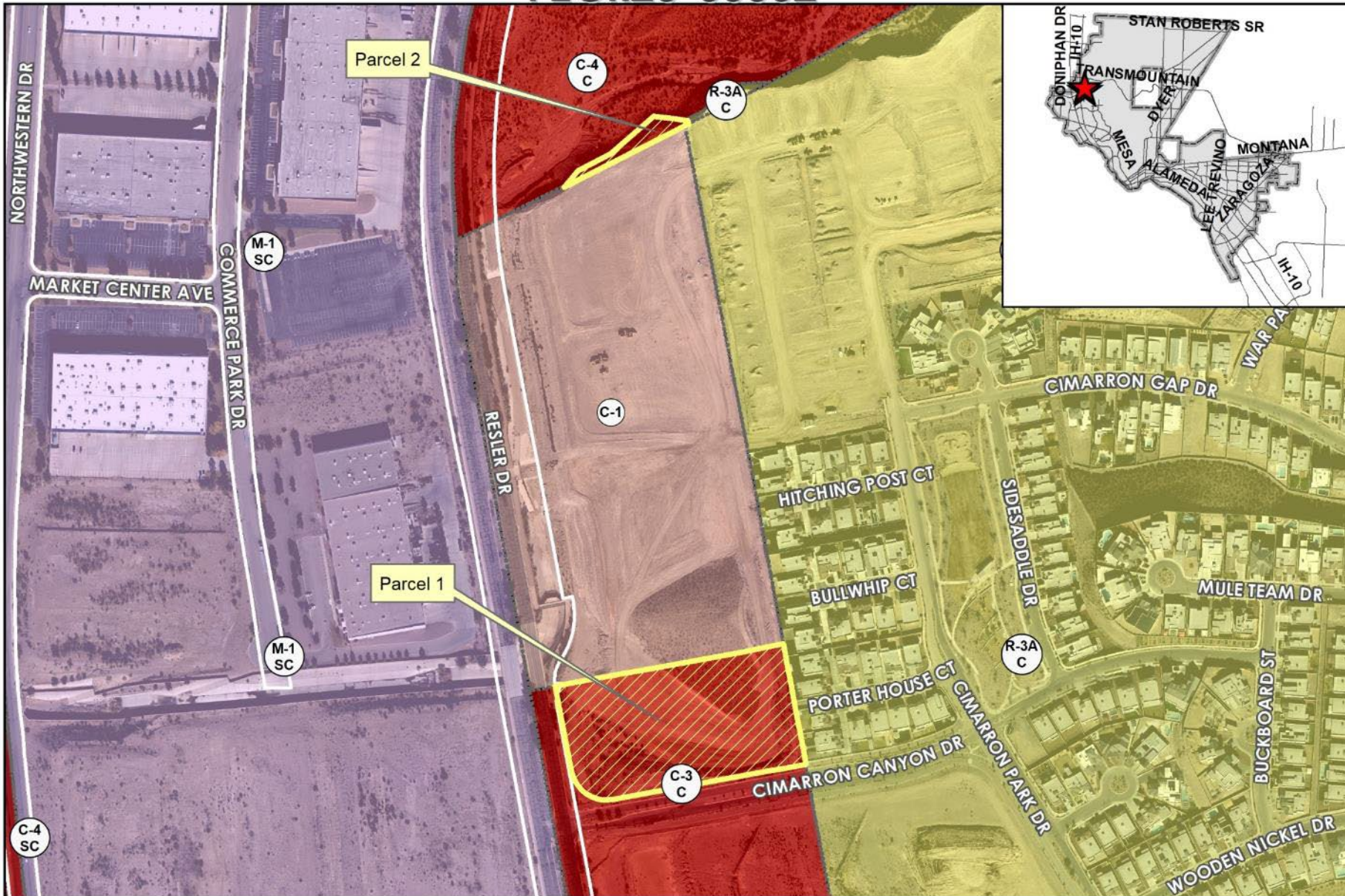
Aerial

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 Subject Property





Existing Zoning

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Subject Property



Current condition on Parcel 1 per Ordinance No. 15672, dated January 20, 2004:



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 property line where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.

Condition Amendment

Applicant is requesting to amend condition to read:

The portion of Parcel 1 that will remain commercial zoned shall provide 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 twenty feet (20') 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 or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.



Current conditions on Parcel 2 per Ordinance No. 15708, dated March 2, 2004:



A ten (10) foot wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along any property line abutting residential or apartment zoning districts, except where abutting El Paso Natural Gas Company right-of-way, or a twenty-five (25) foot setback shall be required 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.

Applicant is requesting to release condition.

Condition Release



Subject Property



Surrounding Development



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Public Input

- Notices were mailed to property owners within 300 feet on June 2, 2023.
- The Planning Division has received one (1) email of opposition and three (3) phone calls of support to the request.





Recommendation

- Staff, OSAB (5-0), and CPC (5-0) recommend approval with condition of the rezoning request

Condition on Parcel 1:

That 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 twenty feet (20') 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 or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.



Recommendation

- Staff and CPC (5-0) also recommend approval of the condition amendment for Parcel 1 and condition release of Parcel 2 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