



ITEM 37

4115 Trowbridge Drive Special Permit

PZST23-00013



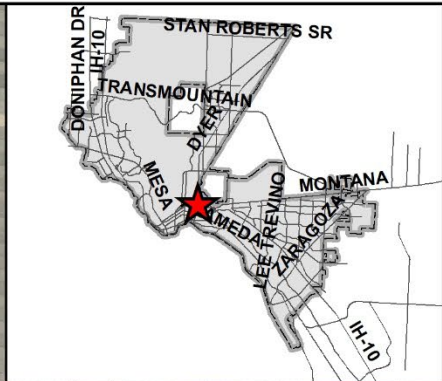
Strategic Goal 3.

Promote the Visual Image of
El Paso

PZST23-00013



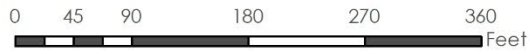
Aerial



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



PZST23-00013

Existing Zoning



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.



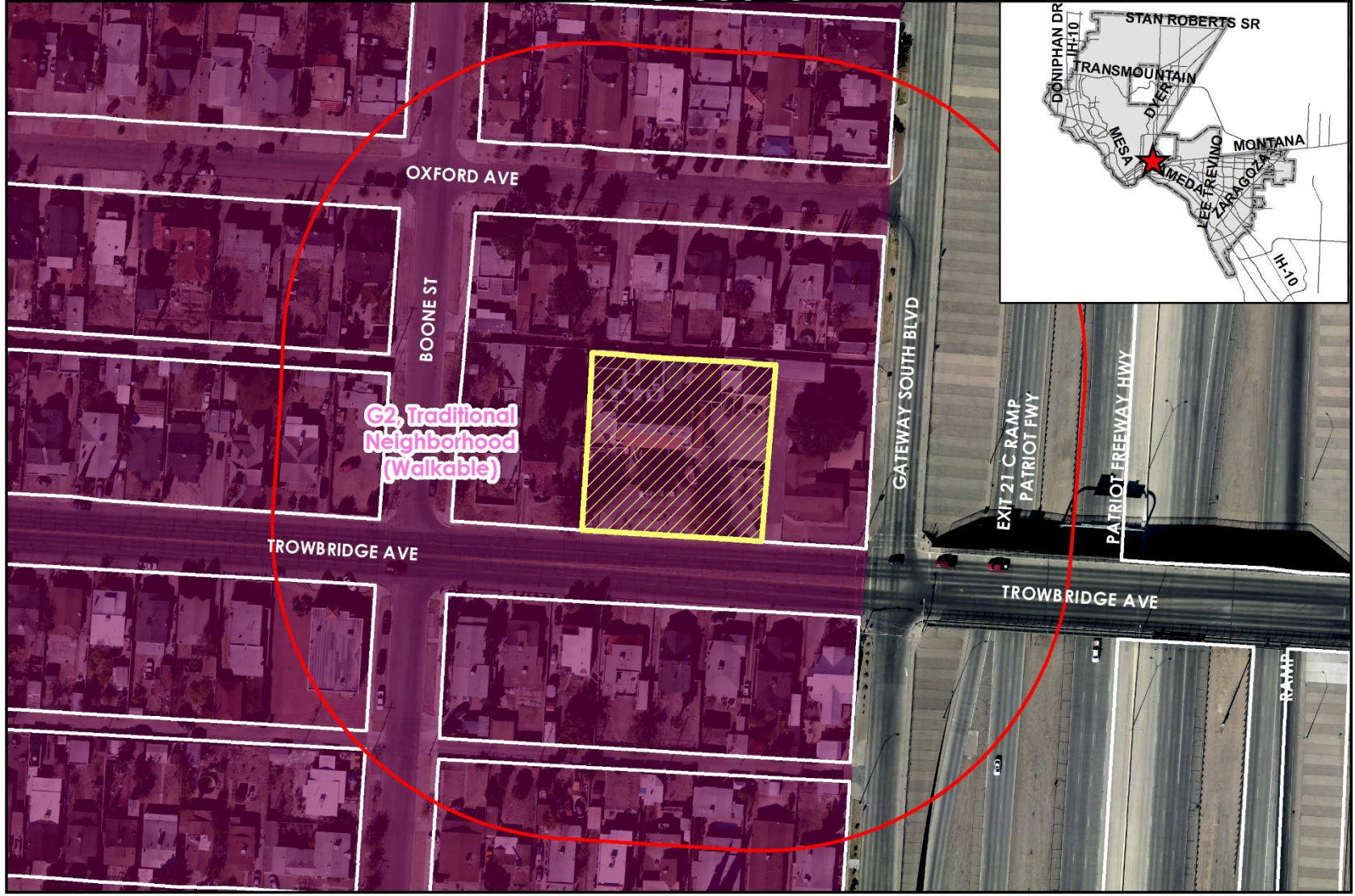
Subject Property



PZST23-00013



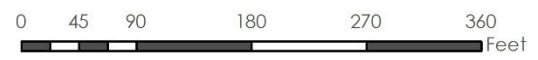
Future Land Use Map



G2, Traditional Neighborhood (Walkable)

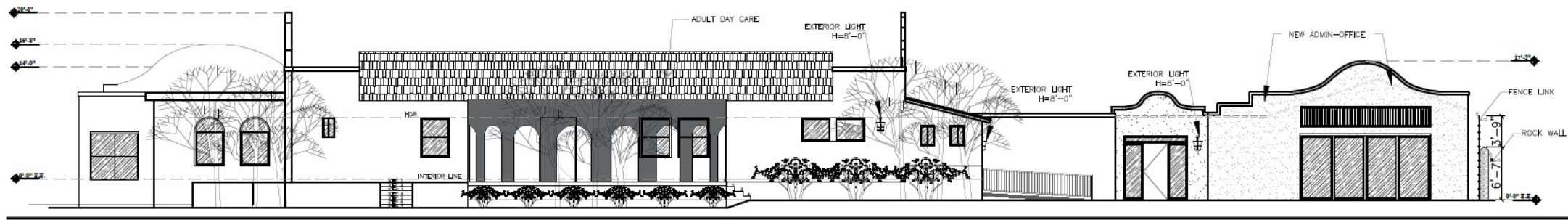


Subject Property

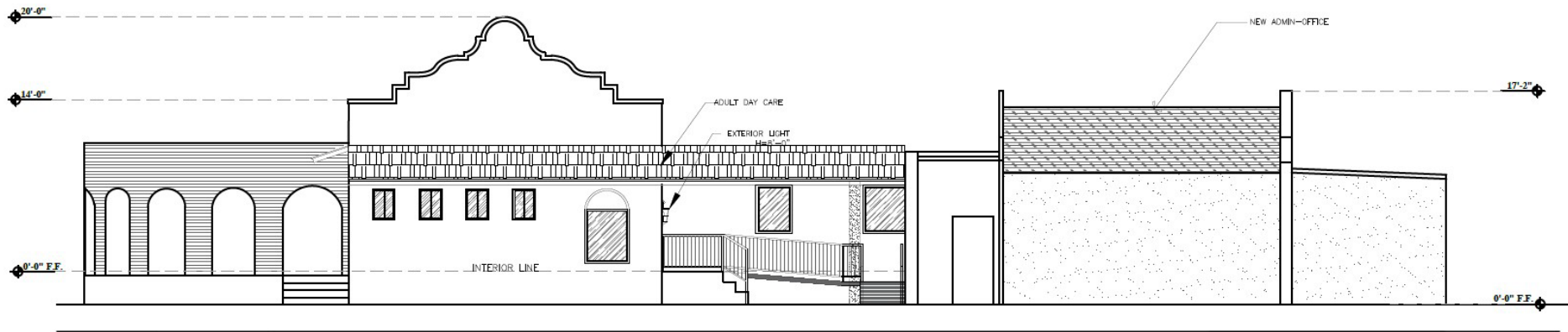


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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





2 FRONT ELEVATION
Scale: 1/8" = 1'-0"

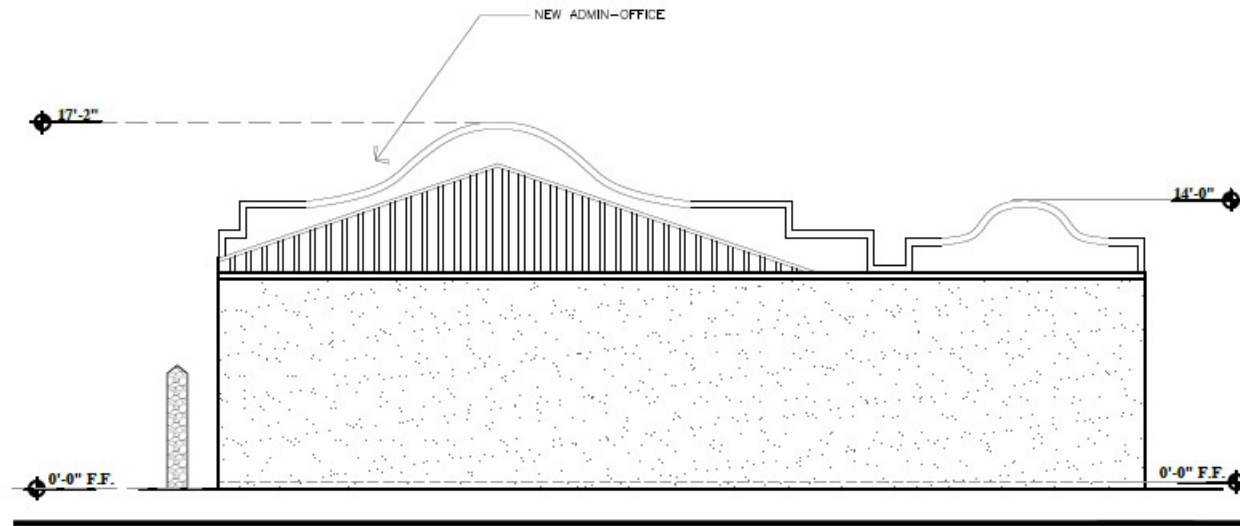


3 RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"

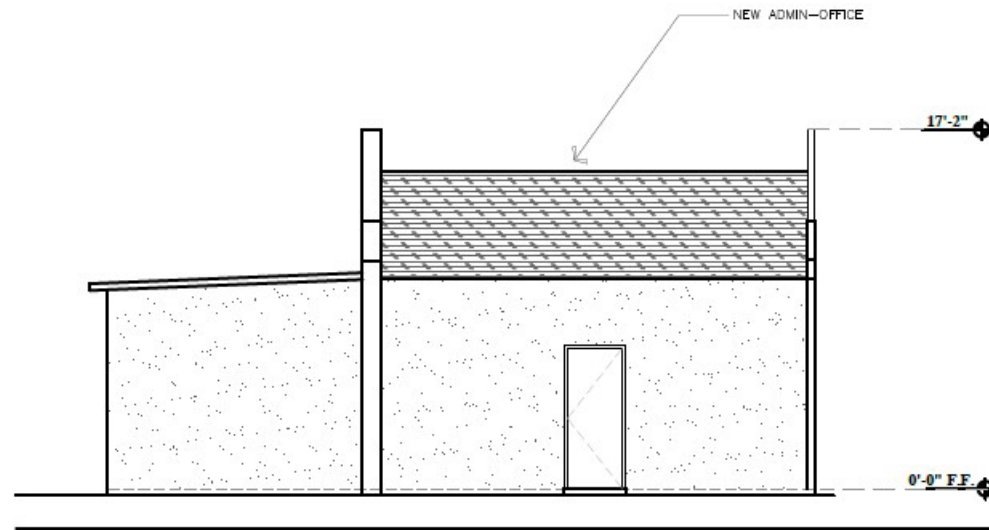
Elevations
MAX HEIGHT: 20'

Elevations

MAX HEIGHT: 17'



4 REAR ELEVATION
Scale: 3/16" = 1'-0"



5 LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"



Case History

Ordinance No. 9671, dated March 28, 1989, approved a rezoning from R-4 (Residential) to A-O (Apartment/Office). The following applicable conditions read as follows:

- 1. That the property may be used as a single-family residence, and as professional offices, but shall not be used as medical offices.*

Condition No. 1 is satisfied through this request. Treatment and diagnosis will not be provided onsite.

- 2. That only one (1) business sign, not exceeding thirty (30) square feet in size shall be permitted on the property.*

Condition No. 2 is satisfied through this request. Review and approval of a separate permit will be required.

PZST23-00013



Aerial with Site Plan



This map is designed for illustrative purposes only. The features depicted herein 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



Subject Property



Surrounding Development



N



W

S

E



Public Input

- Notices were mailed to property owners within 300 feet on November 3, 2023.
- The Planning Division received two (2) calls of inquiry but no communications in support or opposition to the request.





Recommendation

- Staff recommends **approval** of the special permit and detailed site development plan request.
- CPC recommends **approval (5-0)** of the special permit and detailed site development plan 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