



ITEMS 41 & 42

# Americas and Southwest of North Loop Rezoning, Detailed Site Development Plan, and Condition Release

PZRZ23-00035 and PZCR23-00004

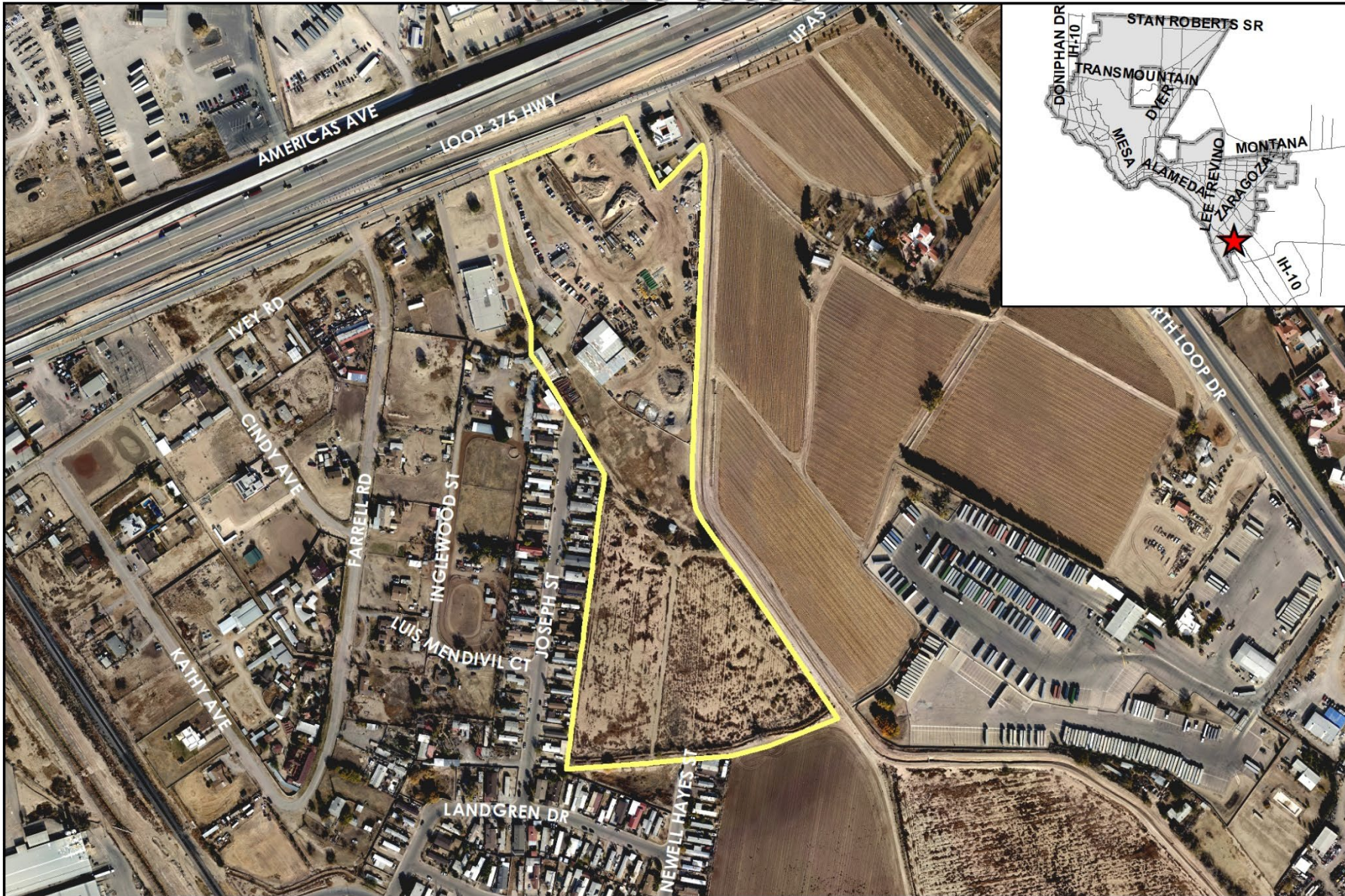
**Strategic Goal 3.**

Promote the Visual Image of  
El Paso





PZRZ23-00035



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.



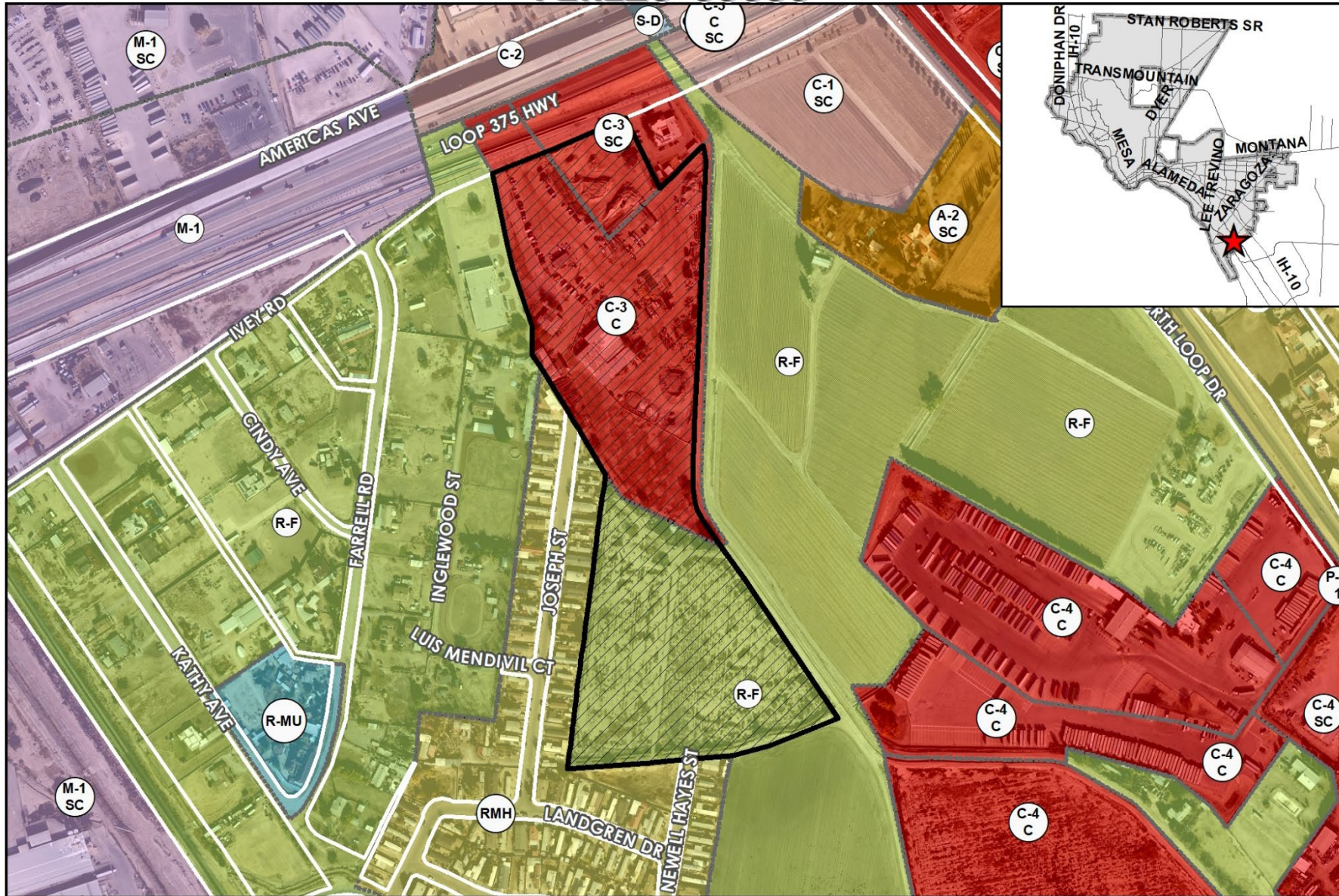
Subject Property

0 155 310 620 930 1,240 Feet





PZRZ23-00035



# Existing Zoning

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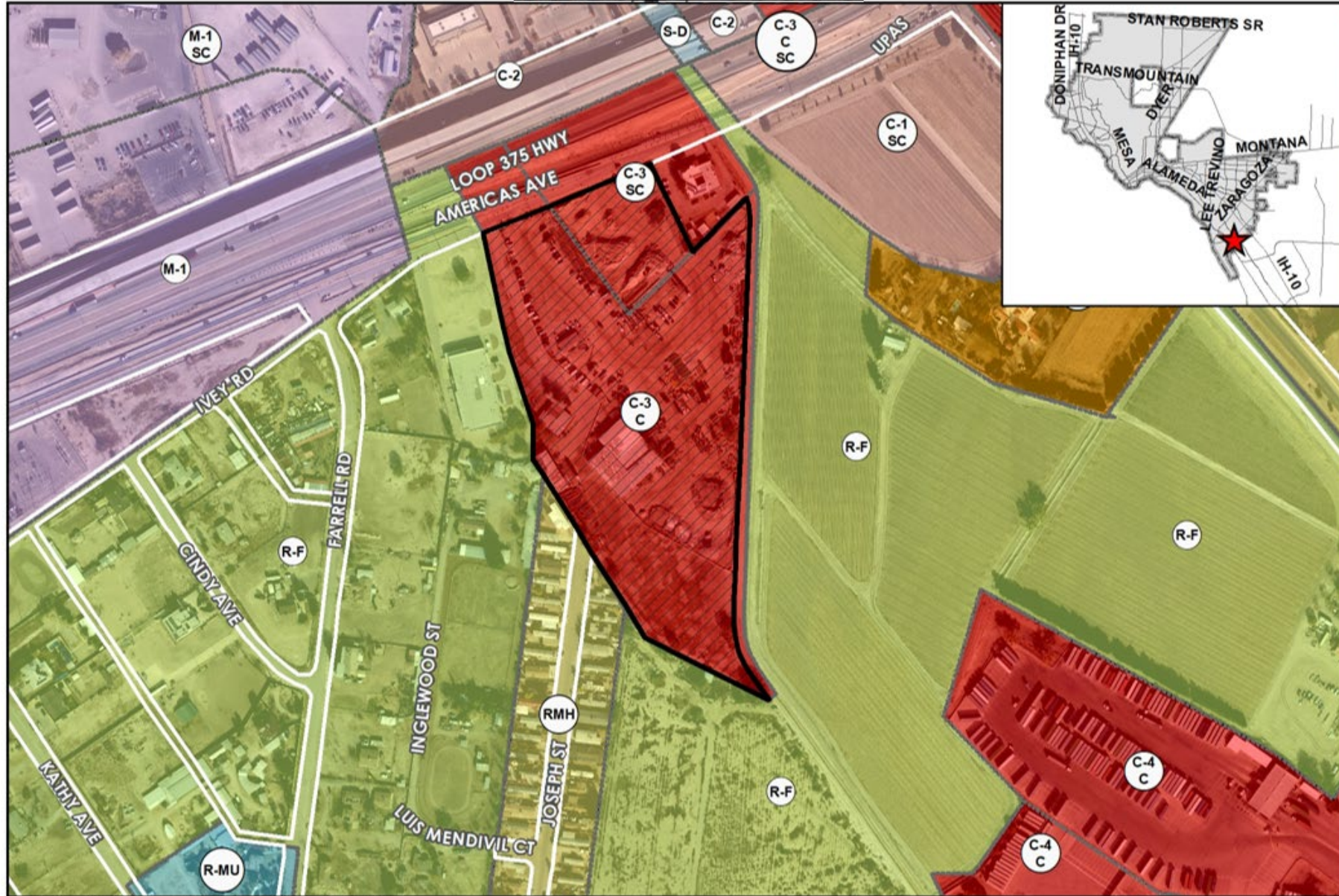


Subject Property

0 155 310 620 930 1,240 Feet







# Existing Zoning

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Subject Property

0 125 250 500 750 1,000 Feet



**Current condition on subject property per Ordinance No. 6396,  
dated November 28, 1978:**



- 1. No building permits shall be issued for construction on the property until complete and detailed architectural and site development plans of the proposed development have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso. All construction and development on the property shall be done in accordance with the approved plans.*
- 2. First Parties will, at no cost to the City, construct a ponding area to provide on-site drainage for the property. Such ponding area shall be constructed in accordance with plans and specifications to be approved by the City Engineer of the City of El Paso and must be inspected and approved by him before certificates of occupancy and compliance are issued for any buildings constructed on the property and before the property is used for any purposes requiring C-3 zoning.*

**Condition  
Release**

**Note: The applicant is requesting to release all conditions because the conditions have been satisfied, are no longer necessary, or are current requirements of the City Code..**





## Current condition on subject property per Ordinance No. 18811, dated July 10, 2018:



1. *That a ten-foot (10') landscaped buffer be established and maintained along any property line zoned residential or special purpose, to include the R-F (Ranch and Farm) and RMH (Residential Mobile Home) Districts.*
2. *That a 15' irrigated landscaped buffer will be established and maintained along the frontage of the property where it abuts Loop 375. High profile native evergreen trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed every fifteen feet (15') on center. An additional seventy feet (70') of non-irrigated open space shall be maintained behind the landscaped buffer, followed by a second 15' landscaped buffer, for a total buffer depth of 100'. The second 15' landscaped portion of the 100' buffer shall also be irrigated and maintained with high profile native evergreen trees of at least two-inch (2") caliper and ten feet (10') in height placed every fifteen feet (15') on center.*
3. *That automobile (sales, service, storage, and rental) uses are prohibited on the subject property.*
4. *No outdoor storage of equipment, materials, and supplies shall be permitted within one-hundred feet (100') of Loop 375 or within twenty feet (20') of any property line that abuts residentially-zoned or special purpose zoned property, to include the R-F (Ranch and Farm) and RMH (Mobile Home Park) Districts.*

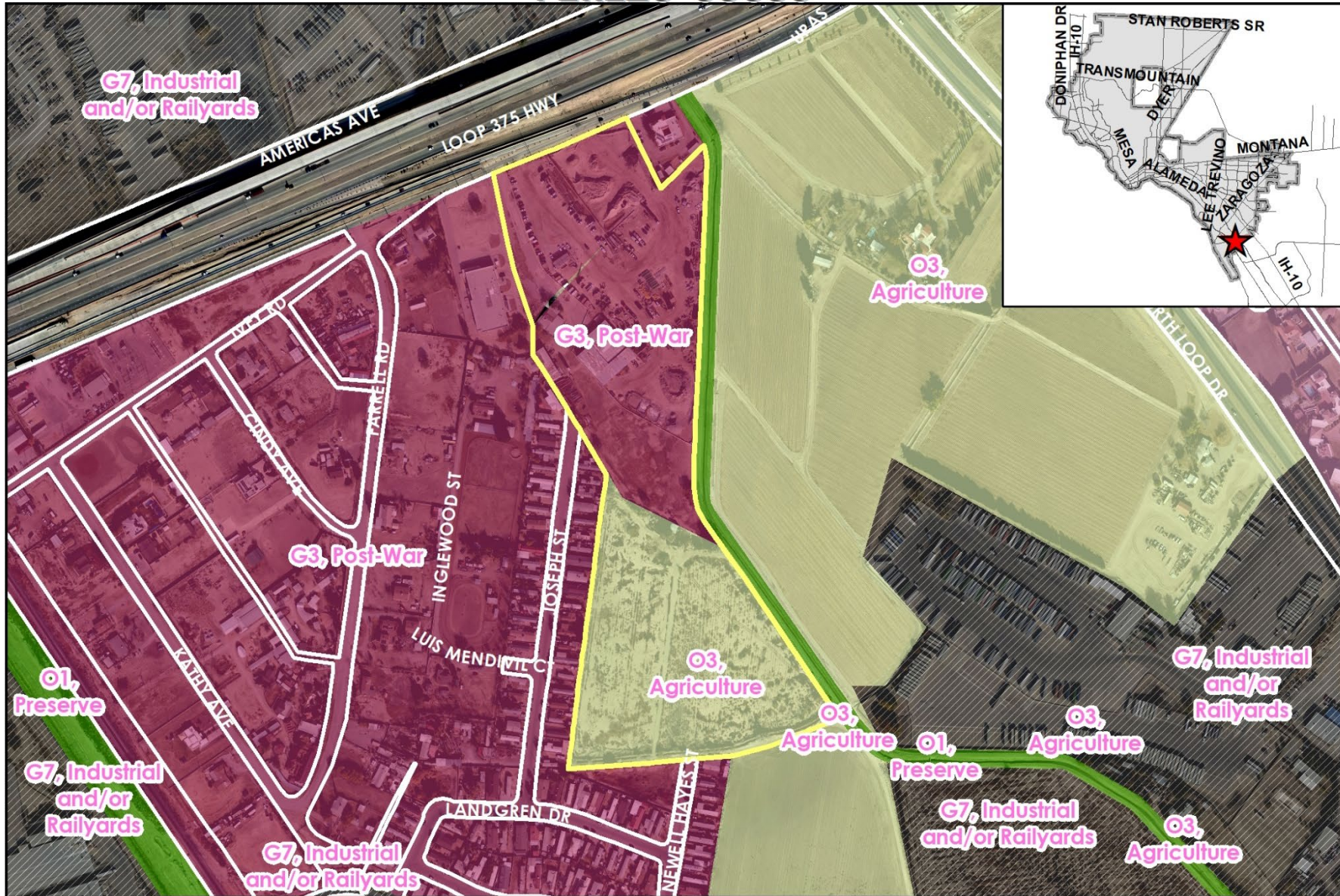
## Condition Release

**Note: The applicant is requesting to release all conditions because the conditions are no longer necessary or not applicable for the proposed S-D (Special Development) zone district to allow for the development of an apartment complex.**





PZRZ23-00035



# Future Land Use

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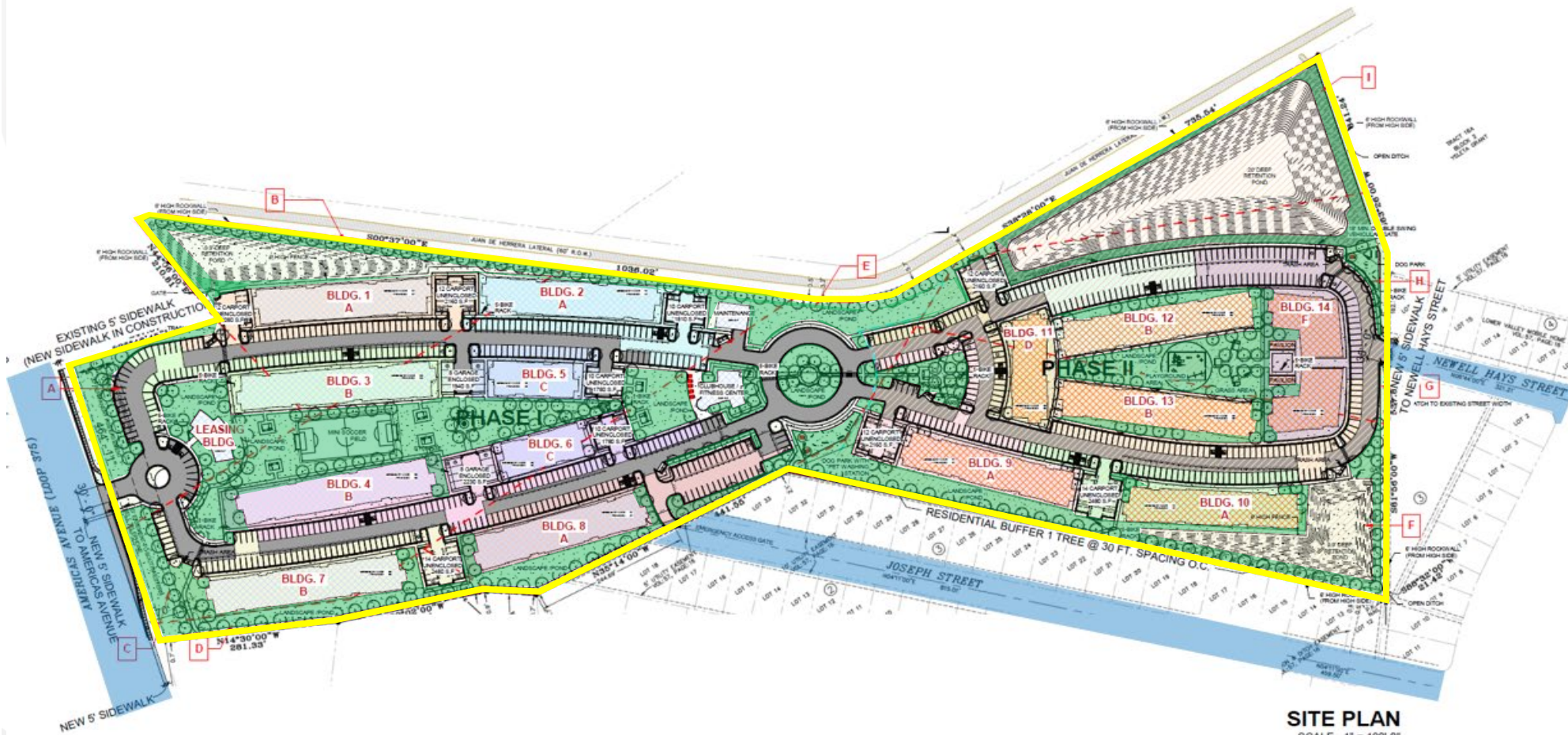


Subject Property

0 155 310 620 930 1,240 Feet







## Detailed Site Development Plan





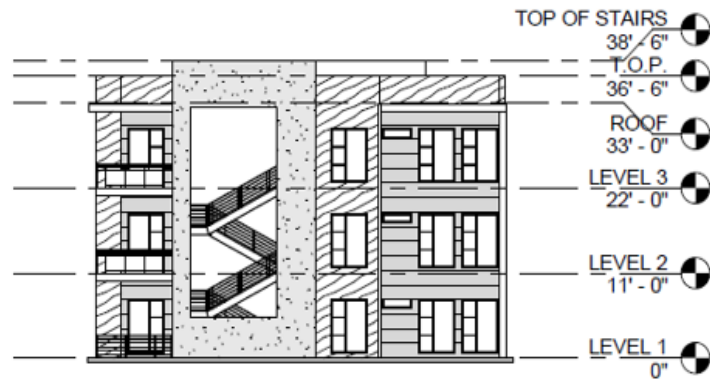
**NEW BUILDING SOUTH EXTERIOR ELEVATION**

SCALE 1/16" = 1'-0"



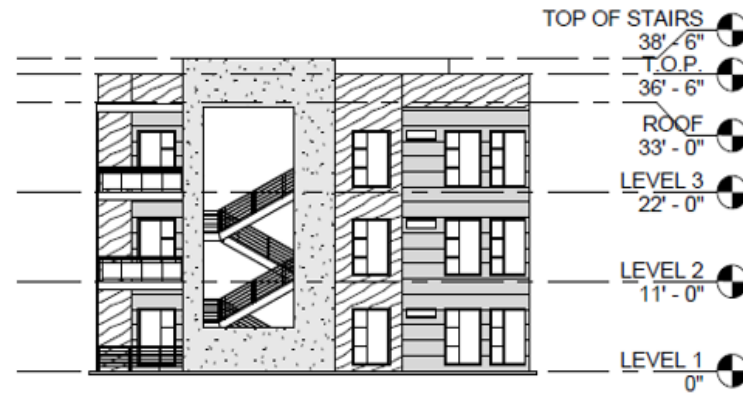
**NEW BUILDING NORTH EXTERIOR ELEVATION**

Elevations



**NEW BUILDING WEST EXTERIOR ELEVATION**

SCALE 1/16" = 1'-0"



**NEW BUILDING EAST EXTERIOR ELEVATION**

SCALE 1/16" = 1'-0"





# Subject Property



# Surrounding Development



N



W

S

E

11



# Public Input

- Notices were mailed to property owners within 300 feet on November 2, 2023.
- As of November 30, 2023, The Planning Division has not received any communication in support or opposition to the request.
- The applicant met with a several members of the neighborhood to discuss the proposal at a meeting held on July 19, 2023.
- The applicant recently held another community meeting with neighbors on November 16, 2023.







## Recommendation

Staff and CPC recommend **Approval with Condition** of the rezoning request and detailed site development plan:

- *That a ten-foot (10') landscaped buffer along the property lines adjacent to residential zone districts or uses.*
- *That ingress and egress at Joseph Street be limited to emergency vehicles.*





## Recommendation

- Staff and CPC also recommend approval of the condition release 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