



ITEM 34

4625 Delta Drive Rezoning

PZRZ23-00016

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ23-00016



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 the original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim in its accuracy or completeness.

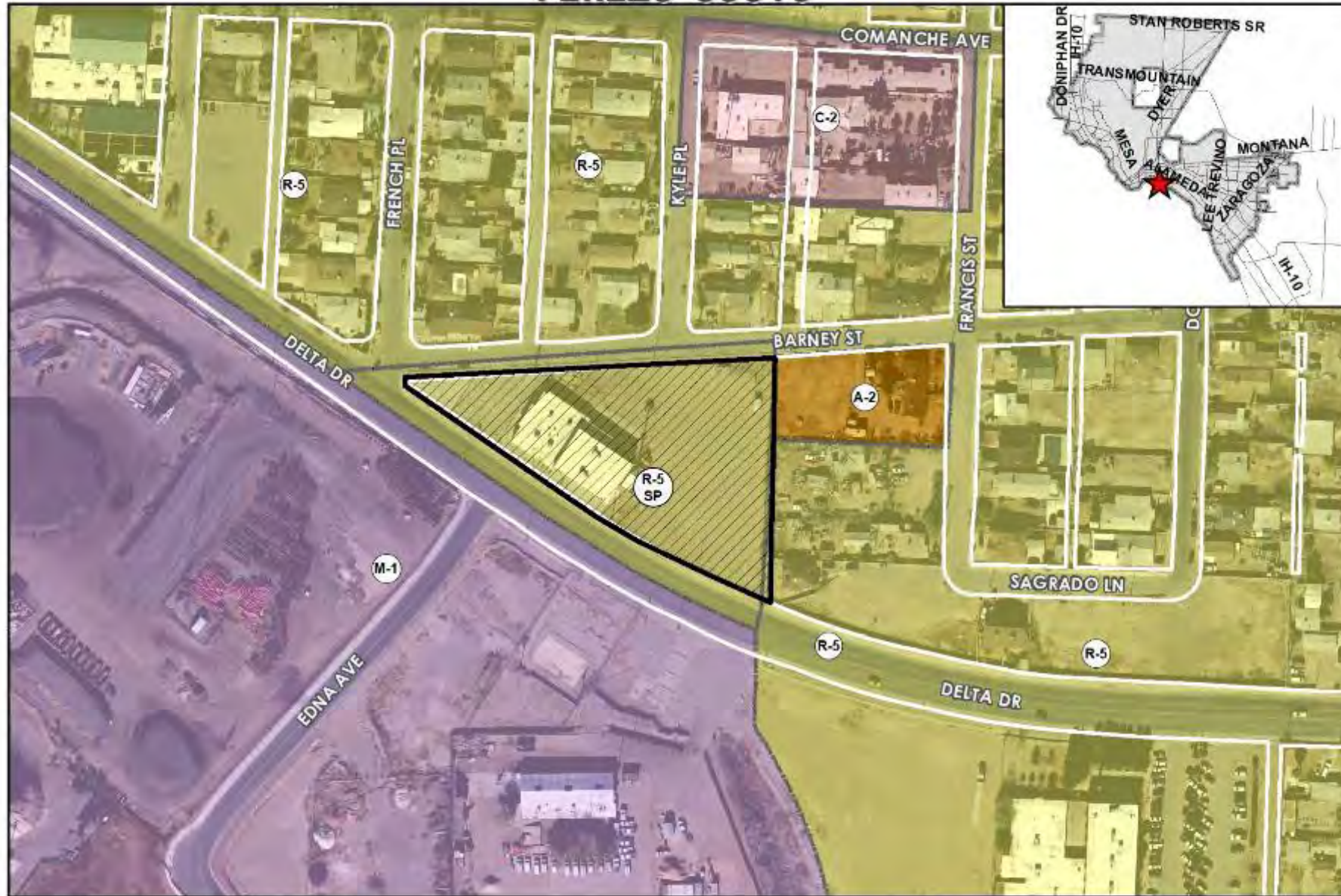


Subject Property

0 62.5 125 250 375 500 Feet




PZRZ23-00016



Existing Zoning

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 Subject Property

0 62.5 125 250 375 500 Feet



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Future Land Use Map

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Subject Property

0 62.5 125 250 375 500 Feet



CONTAINING: 1.9532± ACRES





Master Zoning Plan

Elevations



FRONT ELEVATION

NTS

MASTER ZONING PLAN

Mata Estates (4625 Delta Dr) - Master Zoning Plan Report for a General Mixed Use District

I. INTRODUCTION:

This is a 1.953 acre total planned general mixed use development project located at 4625 De Drive. This site abuts Residential units to the North, East and West, and Industrial areas to the South.

The proposed development includes Educational and Offices uses. The project is designed to create amenities within a walkable distance of the existing neighborhood Residential uses.

II. PURPOSE:

The purpose of the GMU district is to encourage and promote a mix of uses in a form attractive and harmonious to its surrounding communities.

This development meets the GMU purposes by providing mix of educational and office uses that will be well designed while encouraging a walkable and sustainable development.

III. CHARACTERISTICS:

This Rezoning Acreage: 1.953 acres

Density-maximum Floor Area ratio (FAR) of less than 1:4 = N/A

Maximum proposed total Floor Area: 20,000 SF

Max width of lot: 545 feet

Max depth of lot: 320 feet

Building setbacks:

Neighborhood Commercial/ Office:

Front Setback:	0'
Side Setback:	0'
Side street setback:	0'
Rear:	0'

Lot coverage -Building = 15%/ parking = 15%/ landscape =20% , vacant land = 50%

Maximum Building Height:

- Office/educational – 1 story max (20').

Buffers:

Educational/Office – opaque native landscaping along with:

- 6' and 8' Perimeter Rockwall to be completed within 6 months of this MZP approval.
- Buffer Landscaping to be completed within 6 months of this MZP approval.

Parking for Maximum Total Building (20,000)SF:

- Educational: Min = 475 /GFA = 42 spaces and Max= 330/GFA = 61 spaces.
- Current use - Office: Min = 576/GFA = 35 spaces and Max= 400/GFA = 50 spaces.
- Bicycle Parking- 3 minimum.

Open space/ landscape – 16,665 SF proposed.

IV. USES:

3.00 Educational

Art Gallery
Child Care Facility
Library/Museum
Youth Organization

4.00 Office

Offices (Business, Professional)
Studio (Dance/Music/Photography)

17.00 Towers and related structures

Cell tower (existing per Special Permit)- please note, upon lease maturity, the Cell Tower lease will not be renewed.

V. COMPREHENSIVE PLAN:

This development achieves the various goals under the following Comprehensive Plan's Major Titles:

- Transportation – Bicycle and pedestrian modes of transportation will be incorporated within and surrounding this development.
- Economic Development by providing the City a higher more diversified tax base development due to a mix of uses(educational and office uses) and its proximity to major Regional Commercial, Schools, and Residential neighborhoods.
- Land use & City Form by developing a multi-modal community by way of incorporating a mix of uses within a development that will not only compliment the surrounding community, but will be a major focus of that community by way of a unified architectural theme.
- Urban Design will be incorporated within a Sub-urban community by way of developing a mixed use development that will be sensitive to the neighborhoods it abuts while providing a more urban form based theme. Moreover, the mixed use development will accommodate and encourage educational and office uses that will include connected and uniform landscaping (landscaping will be meet or exceed what is required as per Title 18 of the El Paso Municipal Code, including trees and landscaping within the parkway area), pedestrian connectivity within the development as well as abutting by way of building placement near streets.

VI. PHASING:

- First phase will entail the redevelopment of the Educational and office uses to begin in early 2024. Please note, the perimeter Rockwall and site landscaping to be completed within 6 months of this MZP approval.



Master Zoning Plan Report



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Aerial with Master Zoning Plan

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Subject Property

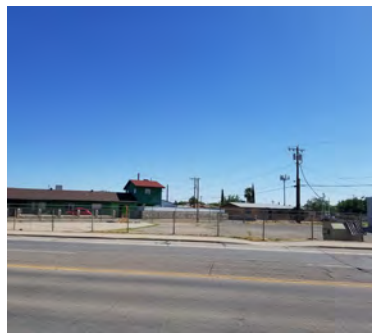
0 30 60 120 180 240 Feet



Subject
Property



Surrounding Development



N



W



S



Public Input

- Notices were mailed to property owners within 300 feet on November 15, 2023.
- The Planning Division has received two letters via email in opposition to the request.
- The applicant met on at least three different occasions with a several members of the neighborhood to discuss the proposal:
 - June 19, 2023
 - July 22, 2023
 - August 19, 2023





Recommendation

- Staff and CPC recommend approval of the rezoning request with the following conditions:
 1. Access to the subject property shall be limited to Delta Drive.
 2. Two-story structures or higher shall be prohibited.
 3. A six foot (6') high combination masonry/ wrought iron wall shall be installed along the property line abutting Barney Street.
 4. A ten foot (10') landscaped buffer along the property line abutting Barney Street.
 5. A ten foot (10') landscaped buffer along the property lines adjacent to residential zone or uses.



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