



ITEM 42

1165 Ranger Street Rezoning

PZRZ23-00027

Strategic Goal 3.

Promote the Visual Image of
El Paso



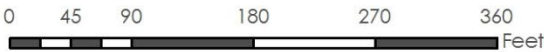


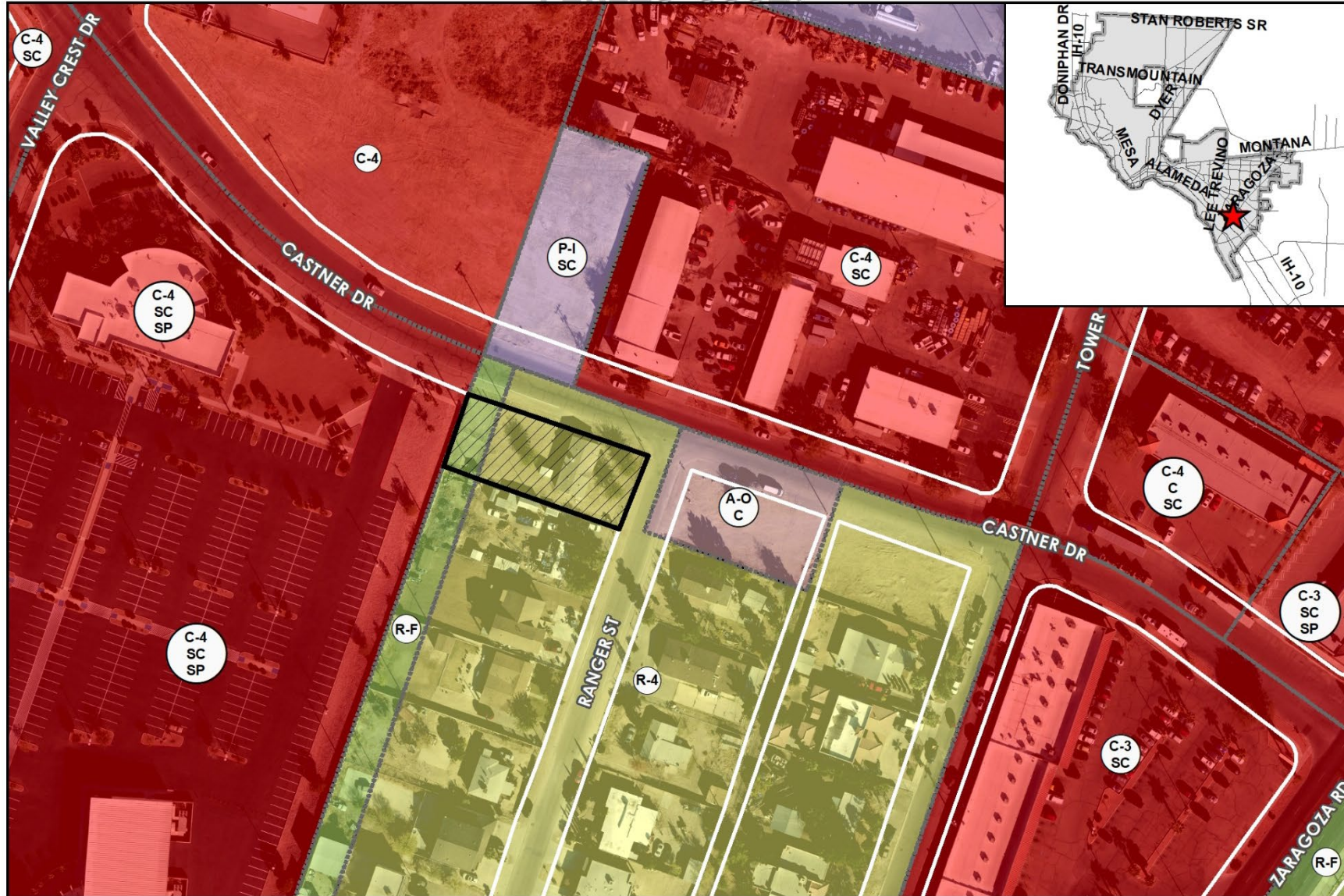
Aerial

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





Existing Zoning

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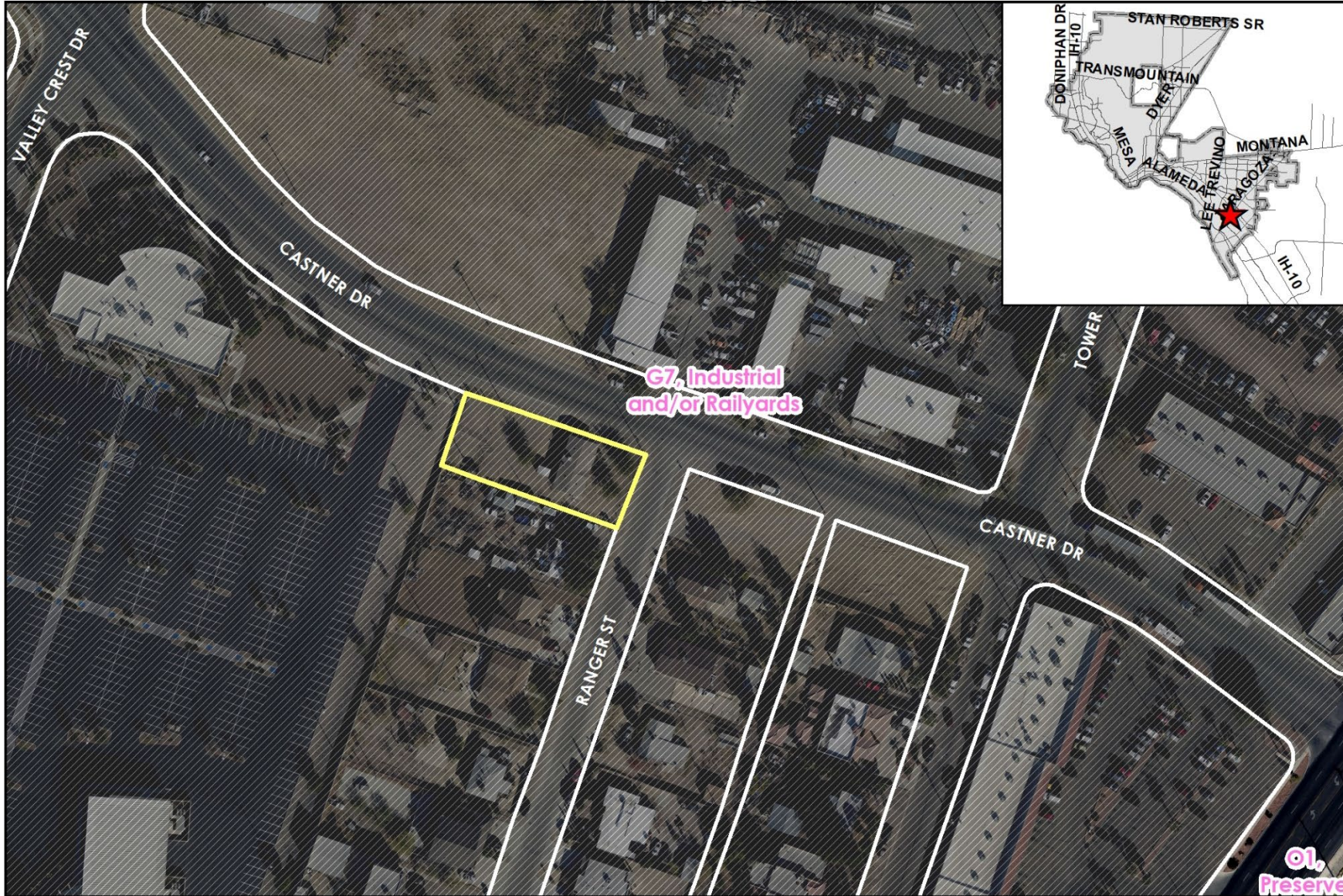


 Subject Property

0 45 90 180 270 360
Feet



PZRZ23-00027



Future Land Use Map

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 Subject Property

0 45 90 180 270 360 Feet



PAVING REQUIRED BY CITY CODE: 12
 MINIMUM PAVING REQUIRED: 5
 TOTAL PAVING PROPOSED: 12

SEE LANDSCAPING
 TOTAL SITE REQUIRED: 1,400.00 SF
 TOTAL SITE PROVIDED: 2,145.00 SF

PARCEL	ACRES	PROPOSED ZONING
1	0.008	A-O

PROPOSED A-O SETBACKS
 (MARTIAL ARTS SCHOOL)

FRONT YARD	5 FT.
REAR YARD	5 FT.
SIDE YARD	5 FT.
REAR ADJACENT STREET	10 FT.

- PROP. EXTERIOR
- PROP. PATIO/DECK
- PROP. LANDSCAPE



Conceptual Plan

Subject Property



Surrounding Development



W



N



S



E



Public Input

- Notices were mailed to property owners within 300 feet on November 16, 2023.
- The Planning Division has received one (1) phone call in opposition to the request.





Recommendation

- Staff and CPC recommend approval of the rezoning 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