



ITEM 36

South of Vista del Sol and
West of Joe Battle.

Rezoning

PZRZ23-00034

Strategic Goal 3.

Promote the Visual Image of
El Paso





Aerial

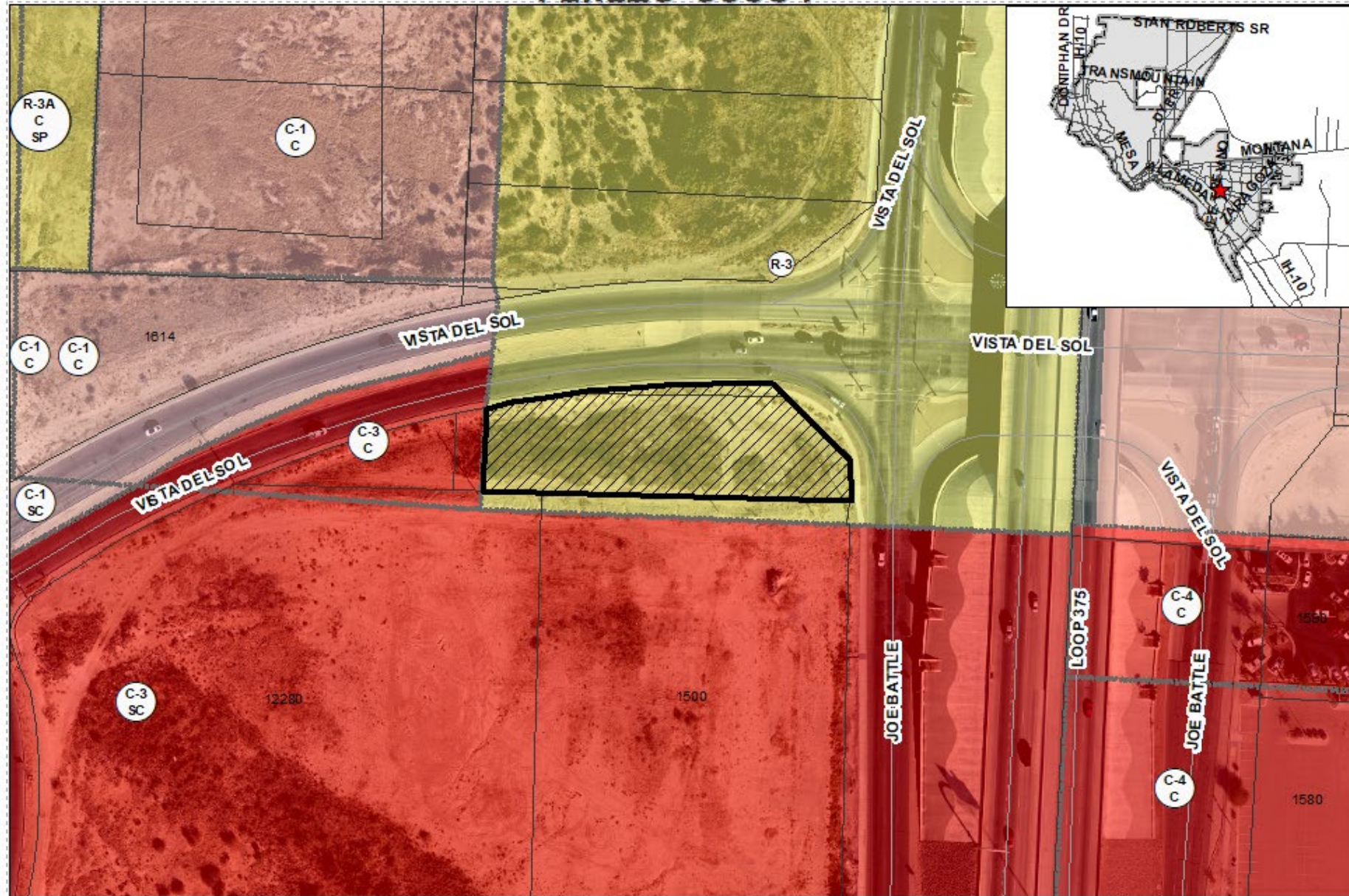
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property

0 25 50 100 150 200 Feet





Existing Zoning

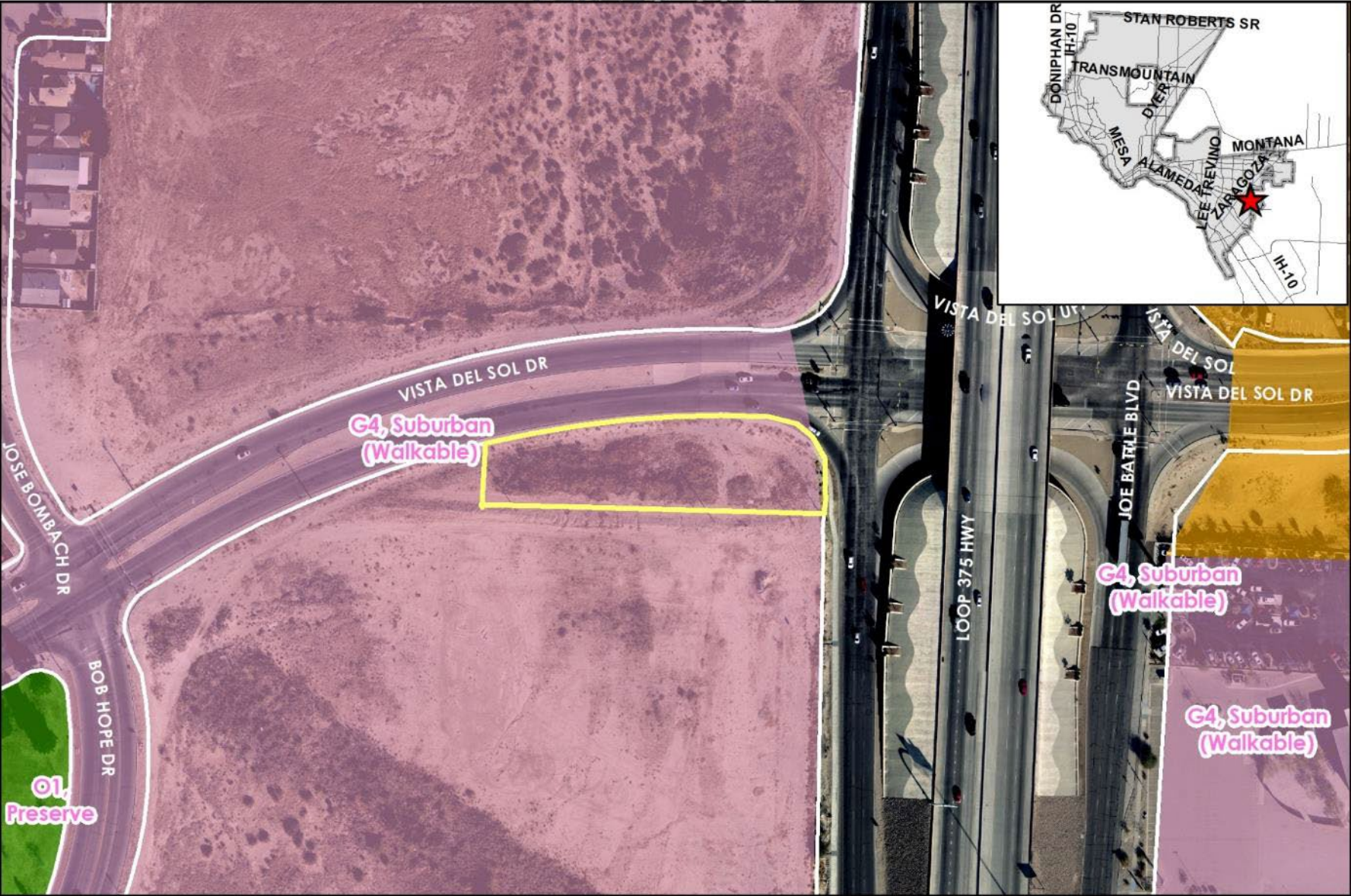
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Subject Property

0 55 110 220 330 440 Feet





Future Land Use Map

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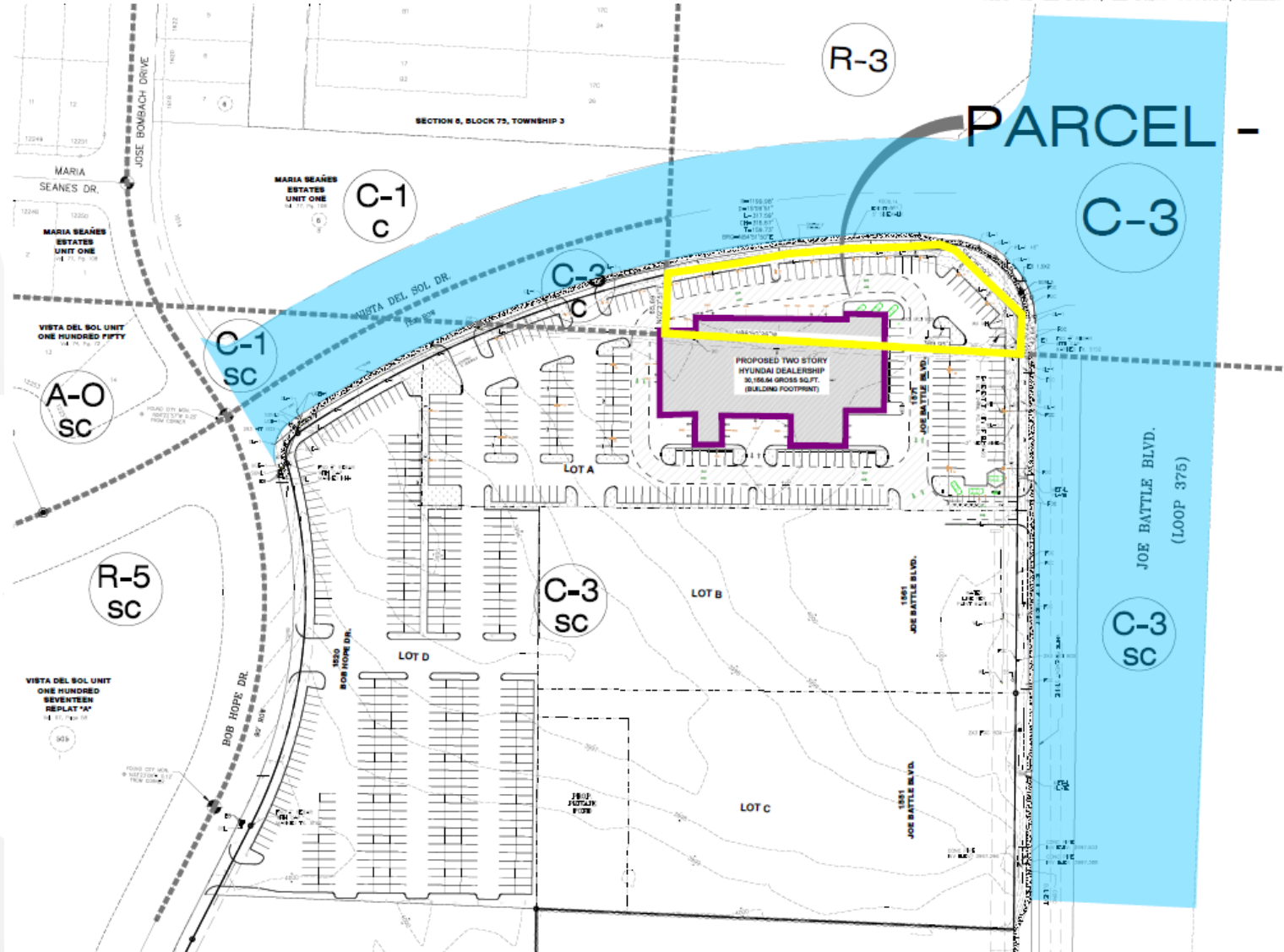


Subject Property



VISTA DEL SOL UNIT 117 REPLAT "B" ZONING SITE PLAN

BEING A PORTION OF TRACTS 17C-174 AND 17C-175, BLOCK 70,
TOWNSHIP 3, SECTION 8, TEXAS AND PACIFIC SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS



Conceptual Plan



Subject Property



Surrounding Development



N



W

S



Public Input

- Notices were mailed to property owners within 300 feet on January 12, 2024.
- The Planning Division has not received any communications in support or opposition to the request.





Recommendation

Staff and CPC (7-0) 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

NORTH

19.4

ORDINANCE NO. 018865

CITY CLERK DEPT.
2018 OCT 30 PM 4:10

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 17B & 17C, SECTION 8, BLOCK 79, TOWNSHIP 3 OF THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, NORTH OF VISTA DEL SOL DRIVE & WEST OF JOE BATTLE BLVD., CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of A portion of Tracts 17 & 17c, Section 8, Block 79, Township 3 of the Texas And Pacific Railway Company Surveys, located in the City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to C-1/c (Commercial), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the potential for increased intensity of land use for the subject property generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

That a ten (10) foot landscaped buffer with high-profile native trees of at least two (2) inch caliper and ten (10) feet in height shall be placed at fifteen (15) feet on center along the property lines adjacent to residential zoned 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

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this 30th day of October, 2018.

THE CITY OF EL PASO


Dee Margo, Mayor

ATTEST:

EAST

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of all of Tracts 2, 3 and 5, Section 16, Block 79, TOWNSHIP 3, T. & P. R. R. SURVEYS, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibits "A" (Parcel 1) and "B" (Parcel 2), be changed, within the meaning of the zoning ordinance, as follows:

Parcel 1	from R-3 (Residential) to C-4 (Commercial); and
Parcel 2	from R-3 (Residential) to R-3A (Residential), and

and that the zoning map of the City of El Paso be revised accordingly;

That the property herein described as Parcel 1 be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to C-4 (Commercial) in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

1. That a Detailed Site Development Plan be reviewed and approved pursuant to the El Paso Municipal Code prior to the issuance of building permits; and
2. That a ten-foot (10') evergreen landscaped buffer zone be required between the C-4 (Commercial) property and the abutting residential property.

THE STATE OF TEXAS }
COUNTY OF EL PASO }

CONTRACT

THIS CONTRACT, made this 15th day of May, 1984, by and between 311 JOINT VENTURE, a Texas Joint Venture composed of George D. Thomas, Inc., a Texas Corporation, and My Part of Texas, Inc., a Texas Corporation, First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning a portion of Tract 17A, Section 8, Block 79, T&PRR Co. Surveys, and a portion of Tracts 1 and 2, O.A. Danielson Survey #311, City and County of El Paso, Texas, which are more particularly described by metes and bounds in the attached Exhibits "A" through "Q" which is made a part hereof by reference. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned from R-3 (Residential) District to A-O (Apartment/Office - Parcel 1), A-2 (Apartment - Parcel 2), R-3A (Residential - Parcel 3), R-3A (Residential - Parcel 4), C-2 (Commercial - Parcel 5), R-5 (Residential - Parcel 6), C-4 (Commercial - Parcel 7), C-2 (Commercial - Parcel 8), C-1 (Commercial - Parcel 9), C-2 (Commercial - Parcel 10), C-1 (Commercial - Parcel 11), P-R1 (Planned Residential - Parcel 12), R-4 (Residential - Parcel 13), A-2 (Apartment - Parcel 14), C-3 (Commercial - Parcel 15), A-O (Apartment/Office - Parcel 16), and C-3 (Commercial - Parcel 17) ^{C-1 (Commercial - Parcel 18)} within the meaning of the zoning ordinance of the City of El Paso, First Party shall file a subdivision plat for said parcels prior to the issuance of building permits.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of

84-4942
Ord. # 8054