



ITEM 45

319 and 323 N Zaragoza Dr. Rezoning

PZRZ23-00014

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ23-00014



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 the accuracy or completeness.



Subject Property

0 30 60 120 180 240 Feet



PZRZ23-00014



Existing Zoning

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Subject Property

0 55 110 220 330 440 Feet



PZRZ23-00014



Future Land Use Map

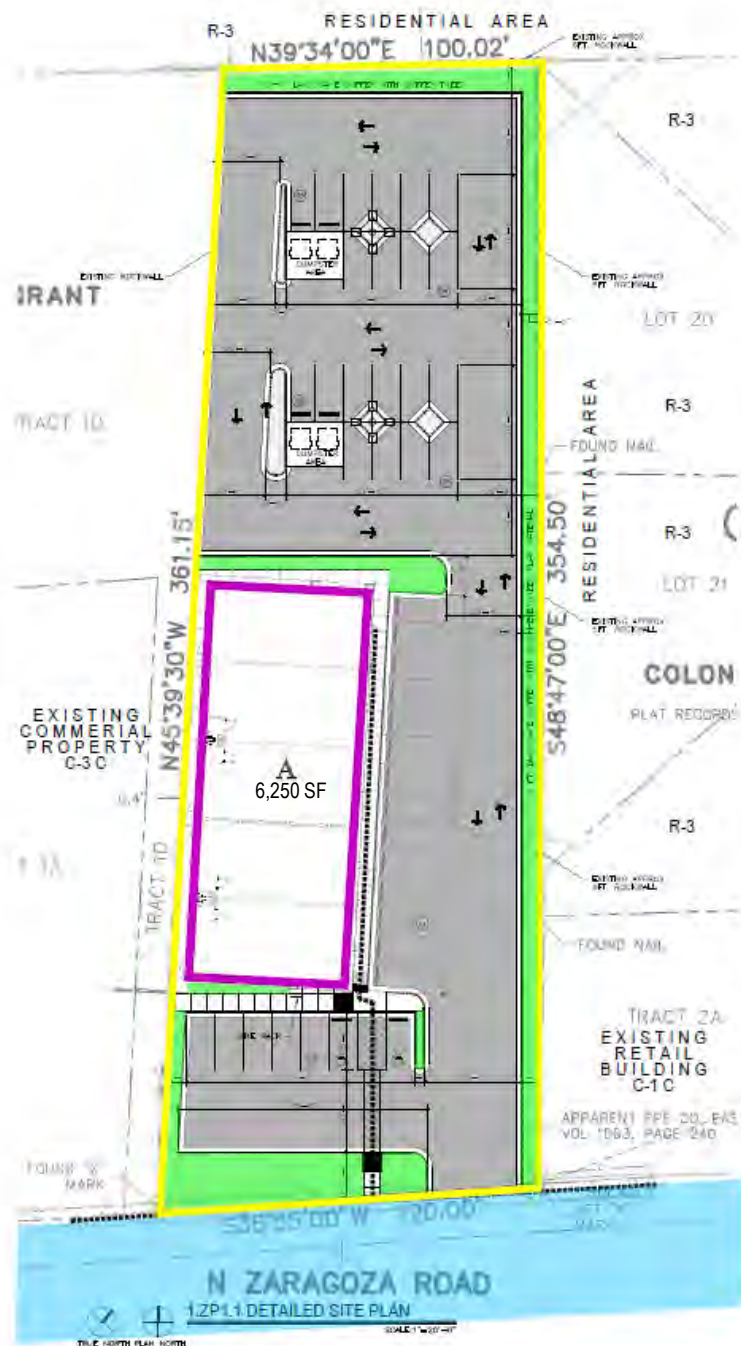
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 Subject Property

0 55 110 220 330 440 Feet





Conceptual Plan

Subject Property



Surrounding Development



W



N



S



E



Public Input

- Notices were mailed to property owners within 300 feet on January 12, 2024.
- The Planning Division received two (2) emails in support to the request.





Recommendation

Staff and CPC (5-0) recommends **approval** of the rezoning request with the following conditions:

- *That a seven-foot (7') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along property lines adjacent to residential zone 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 or certificates of completion.*
- *Trash receptacles shall be located no closer than fifty feet (50') to any residential lots.*



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

WEST

That the property 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-F (Ranch/Farm) to C-3 (Commercial), in order to protect the health, safety and welfare of adjacent property owners and the residents of the city:

1. No building shall be located closer than twenty-five feet (25') to the rear property line.
2. Prior to the issuance of a certificate of occupancy the property owner must:
 - a. Construct a six-foot (6') high masonry wall along the north, south and west property lines.
 - b. Provide a ten-foot (10') wide landscaped area across the rear of the property adjacent to Lot 12, Block 1, Colonia Margarita Subdivision. The landscaping must consist of Arizona Ash trees spaced twenty (20) feet apart.

3. Any outdoor lighting used on the subject property must be shielded from any adjacent residential properties.

These conditions are a charge and

PASSED AND APPROVED THIS 13th day of June, 1989.

THE CITY OF EL PASO

[Signature]
Mayor

EAST

That the zoning of Tract 2A, Block 8, Ysleta Grant, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-3 (Residential) to C-1 (Commercial) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property 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-1 (Commercial), in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

1. Vehicular access to this property from Mellon Drive is prohibited.
2. A five-foot (5') high rockwall must be constructed along the north property line adjacent to Mellon Drive, except where prohibited by the City Code.
3. Prior to the issuance of a certificate of occupancy, a five-foot (5') wide landscaped area must be provided along the property line adjacent to Lots 22 and 23, Block 1, Colonia Margarita Subdivision. This landscaped area must consist of Italian Cypress Trees, spaced 5 feet apart, and shall have a minimum height of 6 feet at the time of planting, and shall be perpetually maintained by the property owner.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by

PASSED AND APPROVED this 9 day of October, 1990.

THE CITY OF EL PASO

[Signature]
Mayor