

### 10005 Dyer

❖ PZRZ20-00027 – Rezoning application

Strategic Goal 3.

Promote the Visual Image of El Paso





#### Recommendation

- Staff recommends APPROVAL of the rezoning request.
  - City Plan Commission recommends approval (9-0) of the rezoning request



10001 & 10005 Dyer St.



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 Flanning Division makes no claim to its accuracy or compileteness.





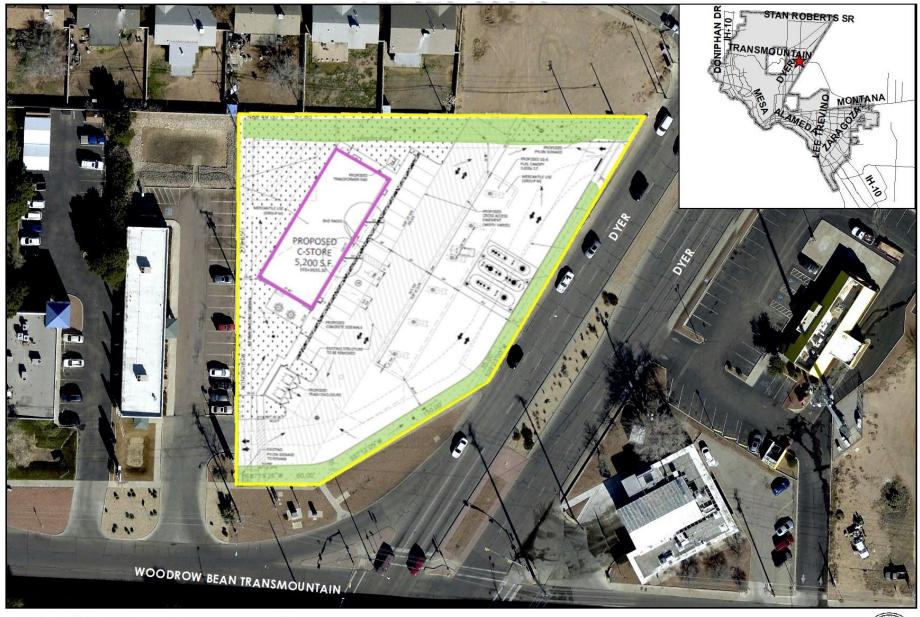




**Aerial** 



#### PZDS20-00045



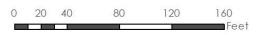


## **Aerial with Site Plan**

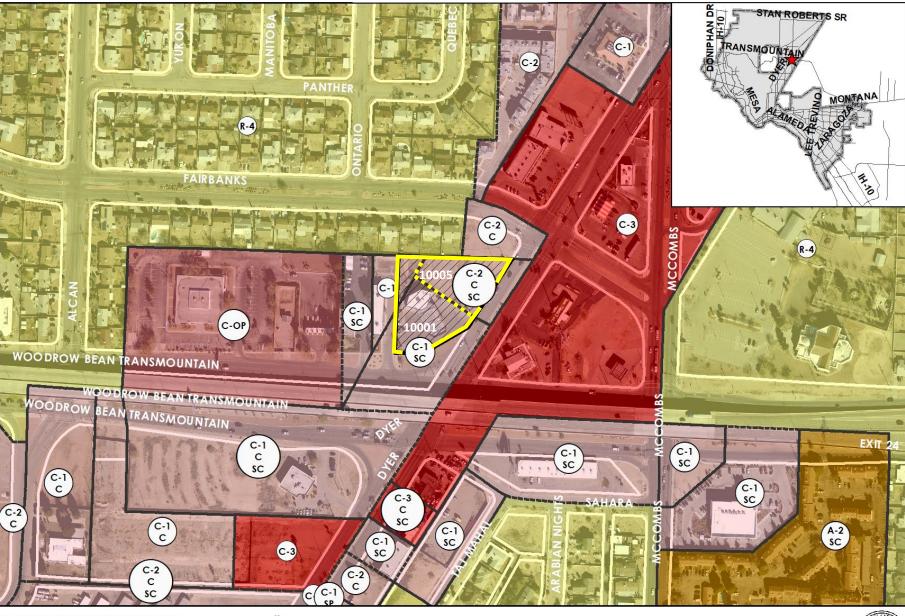


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#### 10001 & 10005 Dyer St.







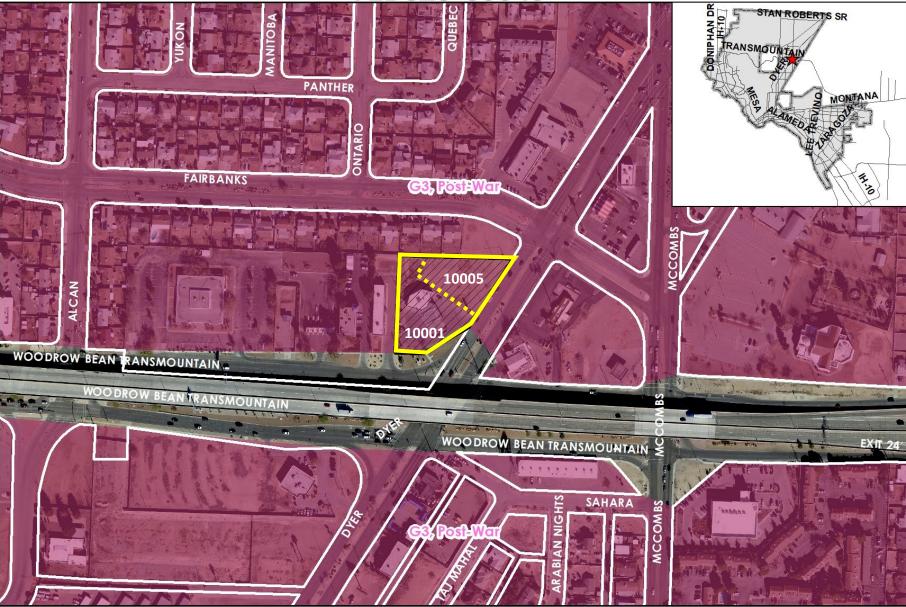




# **Existing Zoning**



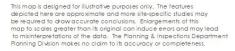
PZDS20-00045





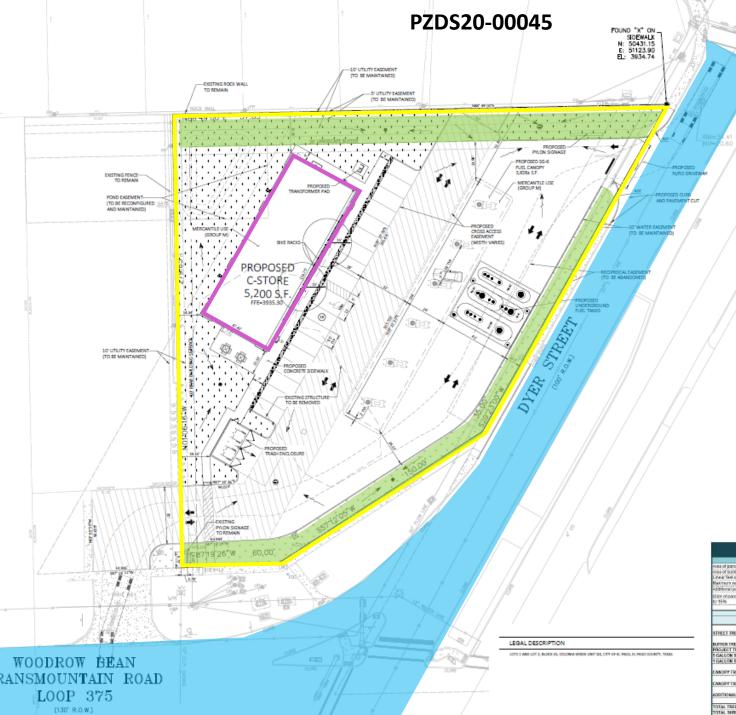
## Future Land Use













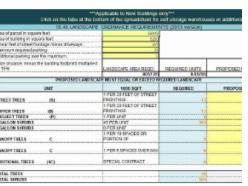






	PROJECT INFOR	MATION
PROJECT NAME:	CROSK	
PROJECT ADDRESS	Todal given street FL Perso, TX Today	
PROJECT DESCRIPTION	CONTRACTOR OF A NEW PREE-STANDING CIRCLE K IS ON	
***************************************	SALES,	
	SITE INFORM	
PROPOSED PROPERTY	1,00± acros (00,000± s/r.)	
PROPOSED IAM DEDICATION	N/A	
EXECUTE LANGUAGE SNEEKS	0,10 ± 40 MM (21,000 ± 4,9.)	
LANDSCAPE AREA (ONSTE & PROMINGE)	16,278e SF	
STE LANDSCAPE INTO	17,00%	
	ZONING INFOR	MATION
ARSOCTOR	CETY OF BL PASO, TEXAS	
RESTING ZONING:	C-14MD C2	
PROPOSED ZONING	c-1	
MAX RUILDING HEIGHT ALLOWED.	58 - 0" (MAY EXCEED 56 FEET WHEN AN ADDITIONAL SETSAN FOOT IS PROVIDED FROM ALL ADJACENT VARIOUSES FOR EA OF HEIGHT IN EXCESS OF 56.)	
PROPOSED BUILDING HEIGHT:	28' - 8"	
SETMON.	BULDING CODE	PROVIDED
	PRORT YARD: 25KD	2880
	806 YM0: 22	50.
	STREET SIDE YARD : 10*	l
	NEAR YARK: 10"	lo:
	PROSCAPE: 2000	
	SDF YARD 2860	
	REMITARC: 2000	
	ARKING REQUIR	REMENTS
PARKING REQUIRED:	- REGUI	
	St. X   St.	
PARKING PROVIDES:	STANDARC: 17 (0,8' X 18')	
	ACCESSIONE 1 (12 X 18', 5.5' ACCESS AVENS) TOTAL PARKING 18	
BICYCLE PRINKING REQUIRED:	CONTRIBUTE STORE S (161/04" FOR EACH SICHOLS)	
	4 (76" X 24" FOR BACH BICYCLE SPRCE	

PROPOSED	
	PROPERTY UNE/BRIHT OF WAY UNE
	CONCRETE CURR
	R/OW PATH
	LANDSCAPE AREA (SR, DIES SF)
	PROPOSED CROSS ACCESS EASEMENT





## **Detailed Site Plan**







#### **Elevations**

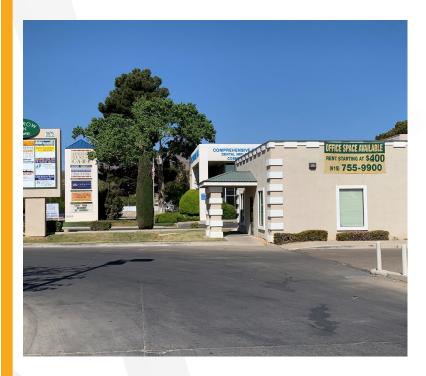


### Subject Property: 10001 & 10005 Dyer St.





# Surrounding Development



W











E



#### **Public Input**

- Notices were mailed to property owners within 300 feet on April 9, 2021.
- The Planning Division has not received any communications in support nor opposition to the request as of April 22, 2021.











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