



ITEMS 32 & 33

# 4625 Delta Drive Rezoning & Special Permit

PZRZ20-00013 & PZST21-00011

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# PZR20-00013 & PZST21-00011



## Aerial

1.2 acres in size



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.



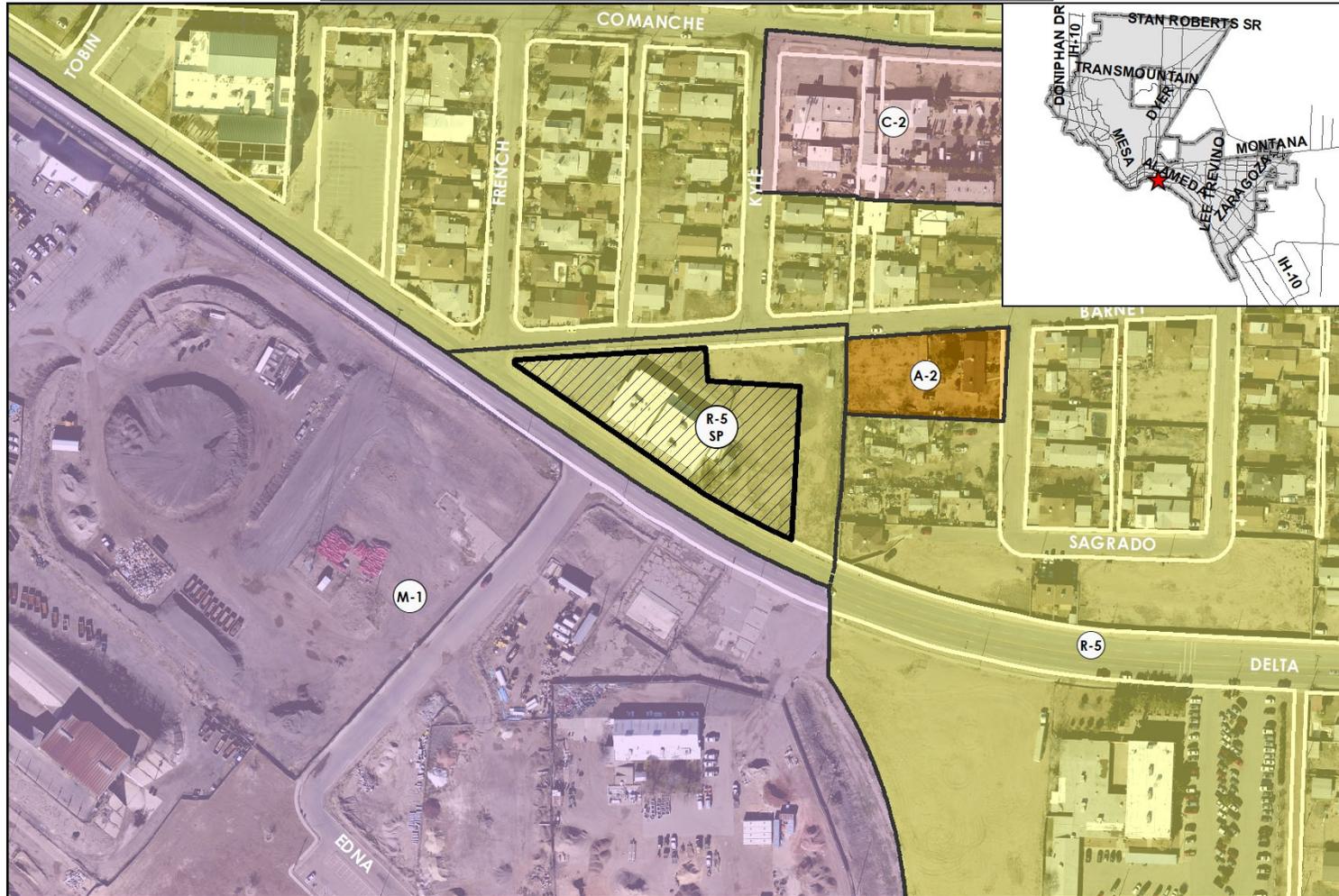
 Subject Property



# PZR20-00013 & PZST21-00011



## Existing Zoning



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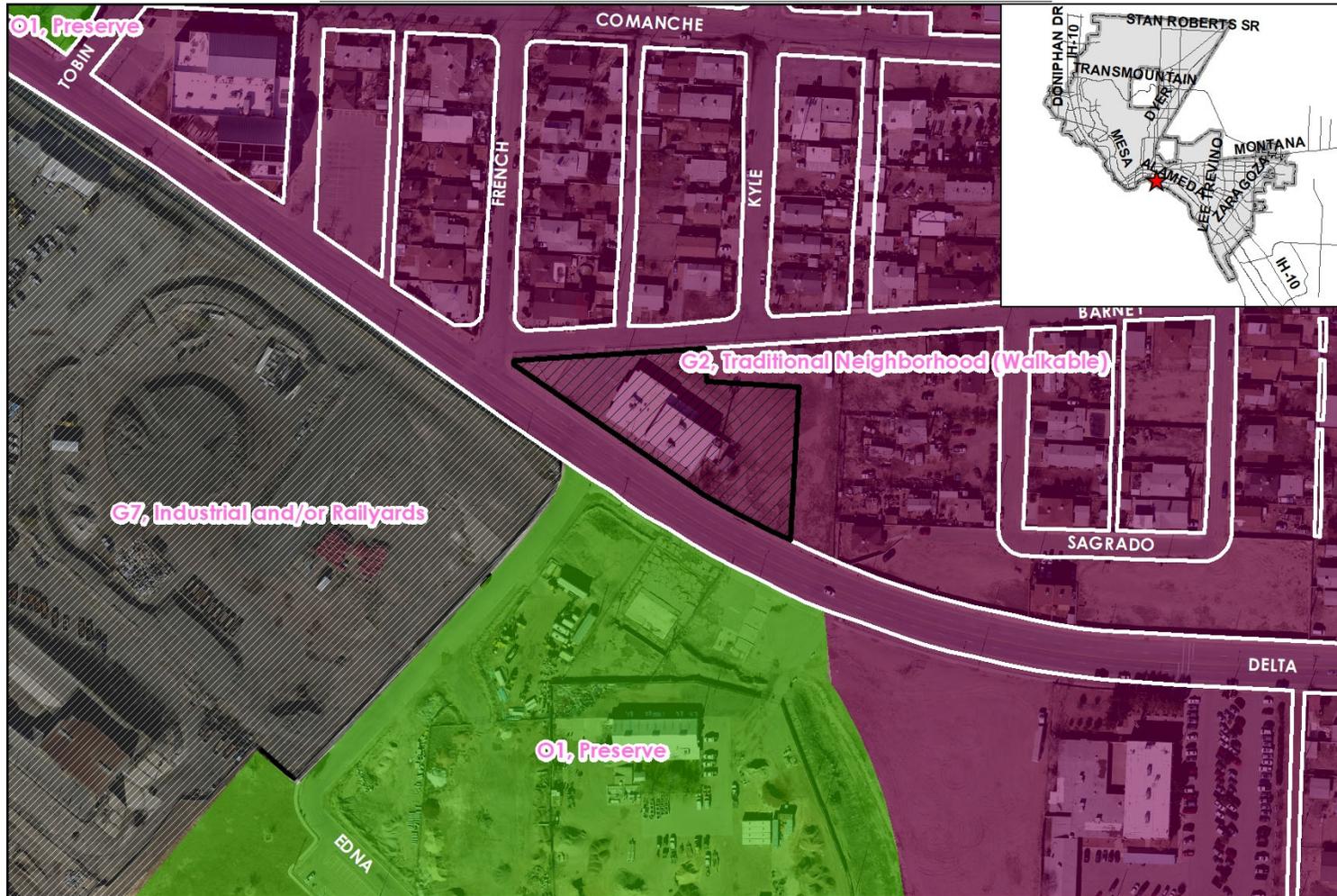
 Subject Property



# PZRZ20-00013 & PZST21-00011



## Future Land Use



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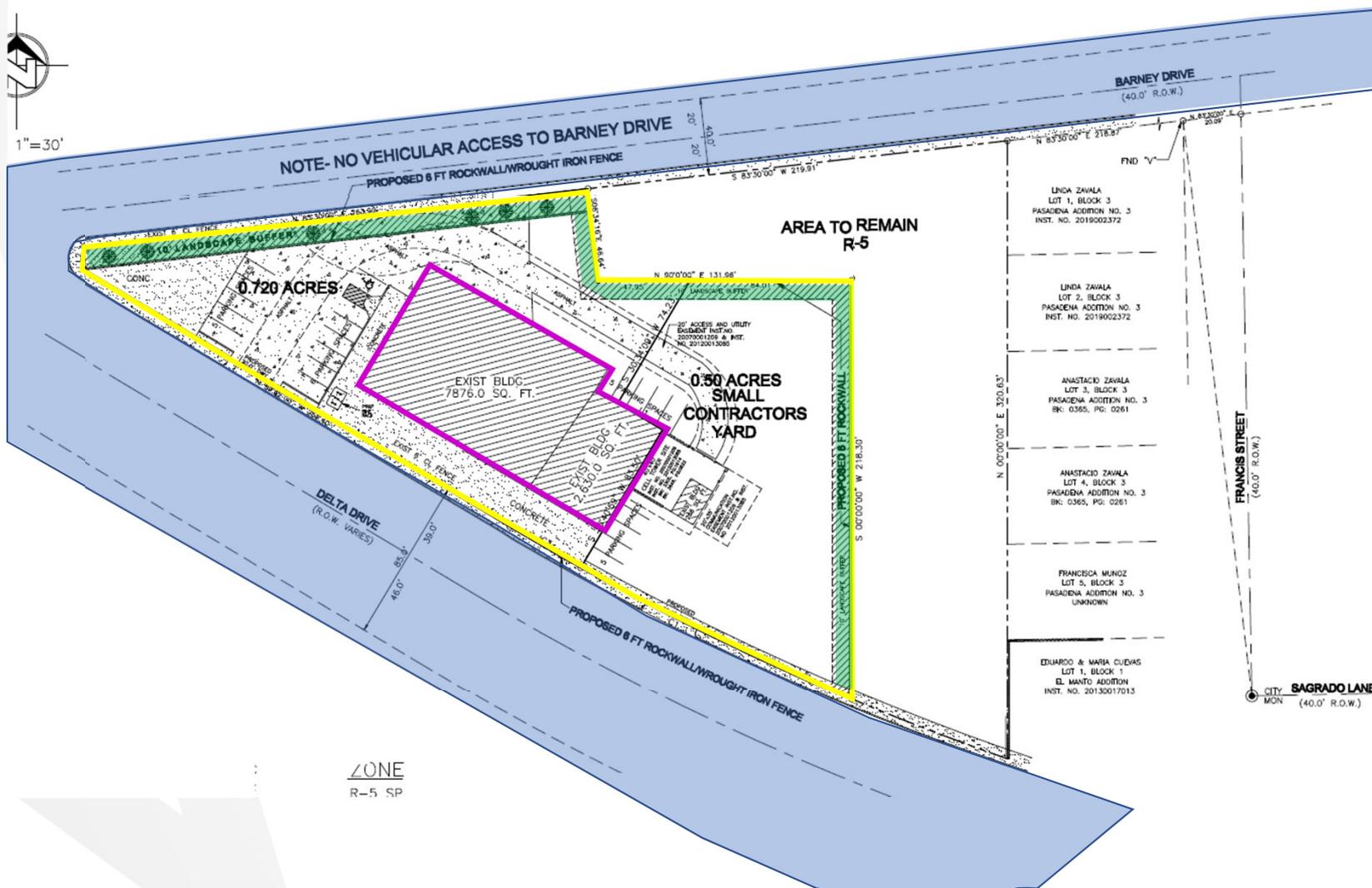


 Subject Property





1"=30'



ZONE  
R-5 SP

# Site Plan



# Elevations





# Subject Property



# Surrounding Development



N



E

W



S





# Previous Case History

## Timelines:

- **August 6, 2020** – CPC voted unanimously to delete the item so that applicant could meet with the neighborhood and address their concerns.
- **August 19, 2020** – Community meeting.
- **October 1, 2020** – CPC recommended denial.
- **November 10, 2020** – Appeal City Council introduction.
- **December 1, 2020** – City Council voted to postpone 5 weeks.
- **January 5, 2021** – City Council voted to table the appeal and have the applicant revisit with the neighborhood residents.
- **March 18, 2021** – Community meeting.
- **May 11, 2021** – Community meeting.
- **July 15, 2021** – CPC recommended approval of the proposed rezoning and special permit

**Total of three Community Meetings**



# Public Input

- The Planning Division received a petition with 59 signatures and 6 letters in opposition to the rezoning request.
- The Planning Division also received a petition with 200 signatures and 36 letters in support of the request.





## Recommendation

Approval with the following conditions:

1. *Detailed Site Plan per City code, prior to certificates of occupancy*
2. *Residential uses prohibited*
3. *Access shall only be from Delta Dr.*
4. *6' masonry/wrought iron wall along Barney St.*
5. *10' landscape buffer along Barney St.*
6. *10' landscape buffer adjacent to residential uses/districts*



## 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