

Recommendation | Public Input

1

Planning Division and DCC recommendation:

The Development Coordinating recommends APPROVAL to amend Condition No. 2 and adding the following new condition:

#2. ~~Automotive uses and gasoline fueling station are prohibited;~~

- That a minimum fifty-foot setback is required for any automobile uses from any abutting residential or apartment use or district;*

Public Input:

Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on December 4, 2019.

Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

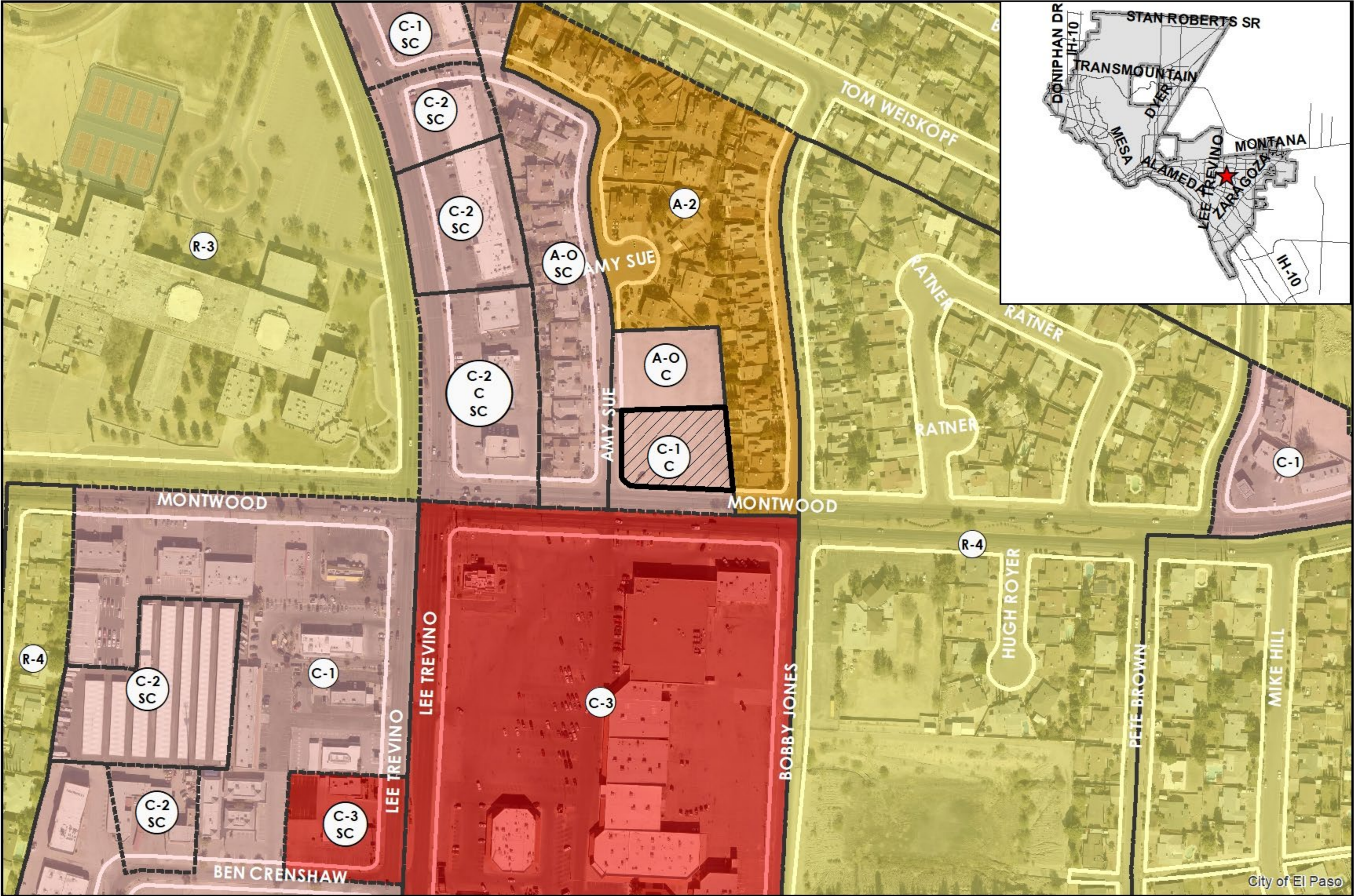


1900 Amy Sue Drive
PZCR19-00008



Condition Release

PZCR19-00008



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



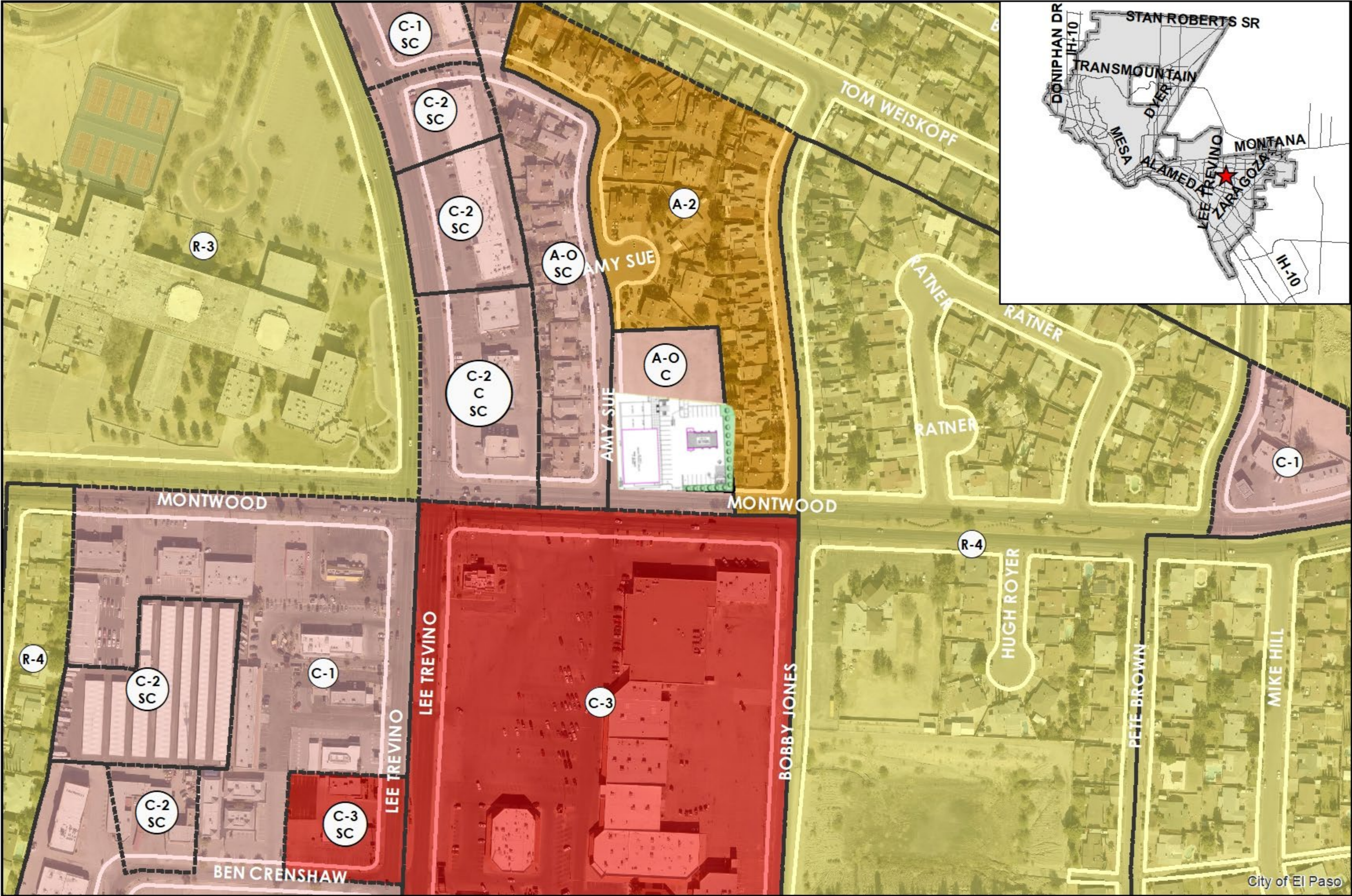
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PZCR19-00008



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 Subject Property



Current Conditions

Ordinance No. 9955:

1. Prior to the issuance of a certificate of a occupancy, property must be landscaped in the following manner:
 - a. A minimum 5-foot wide landscaped strip must be provided along the east and north property lines. This landscaped strip must consist of drought-tolerant evergreen trees, 5 feet tall at the time of planting, and property spaced in accordance with acceptable horticultural standards.
 - b. A minimum 5-foot wide landscaped strip must be provided along the Montwood Drive and Amy Sue Drive property lines. This landscaped strip must consist of small drought-tolerant evergreen shrubs and groundcover.
2. The maximum height of any building constructed on the property shall not exceed 2 ½ stories or 35 feet.

Ordinance No. 17291:

1. That a 10-foot wide landscape buffer be provided along the easterly property lines, to include 2-inch caliper trees placed 15 feet on center; this shall be in addition to the landscape requirements of the City Code and shall be constructed prior to the issuance of any certificates of occupancy;
2. Automotive uses and gasoline fueling station are prohibited; and,
3. No access is permitted from Amy Sue Drive.

Proposed Amendment & New Condition

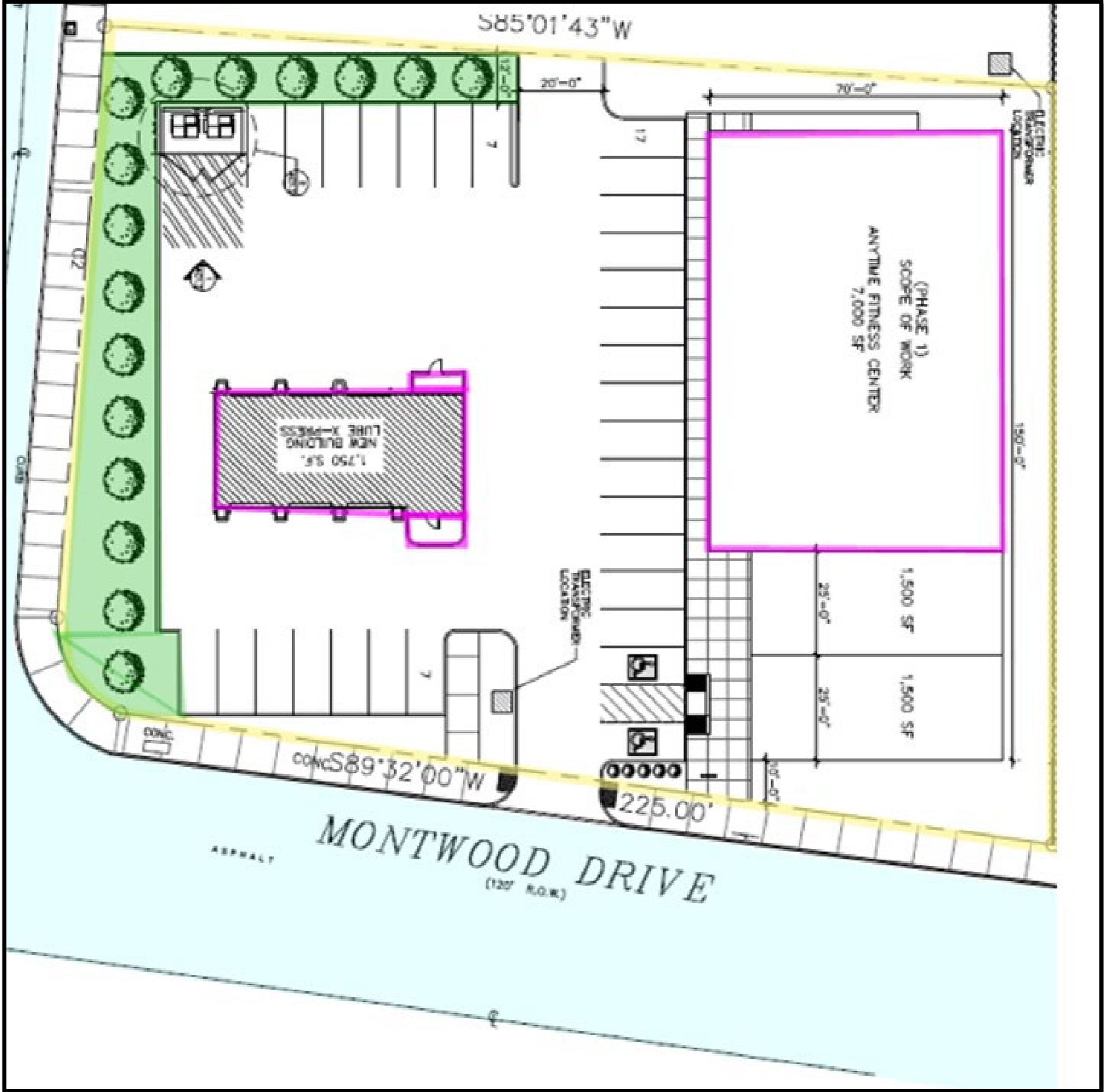
Amend Condition No. 2 as follows:

- ~~2. Automotive uses and gasoline fueling station are prohibited;~~

New condition:

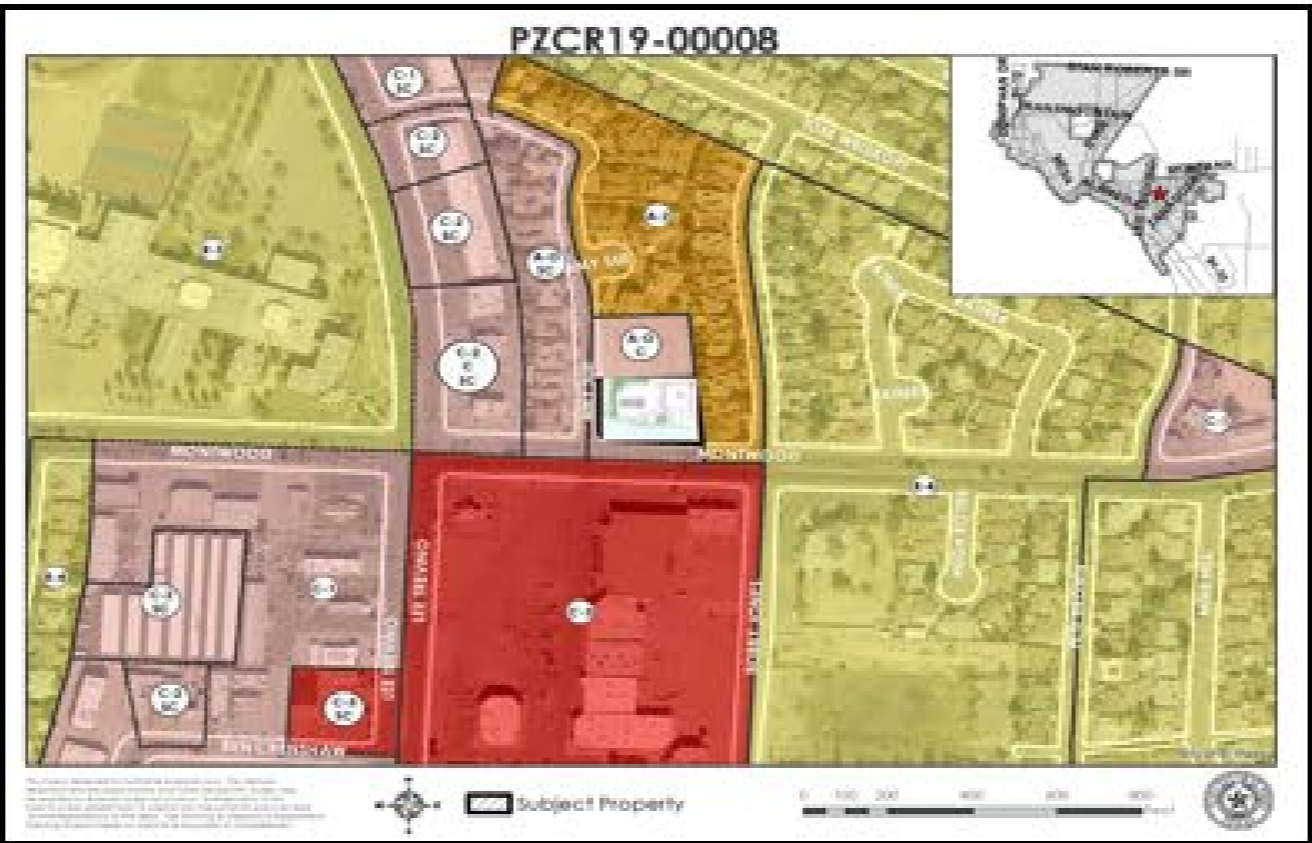
- That a minimum fifty-foot setback is required for any automobile uses from any abutting residential or apartment use or district;

Conceptual Site Plan



Subject Property





THANK YOU

