

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning & Inspection, Planning Division

AGENDA DATE: Introduction: June 23, 2020

PUBLIC HEARING DATE: July 21, 2020

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, (915) 212-1553, EtiwePF@elpasotexas.gov

Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

STRATEGIC GOAL: #3 – Promote the Visual Image of El Paso.

SUBGOAL: 3.2 Improve the Visual Impression of the Community.

SUBJECT:

An Ordinance amending a condition placed on the property by Ordinance No. 010366 which changed the zoning of Lot 1, Block 56, Mesquite Hills #10, 11881 Dyer Street, City of El Paso, El Paso County, Texas, and which imposed a condition. The Penalty is as provided for in Chapter 20.24 of the El Paso City Code. The condition amendment meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan. Subject Property: 11881 Dyer Street; Owners: IDEA Public Schools, LLC. PZCR20-00001 (District 4)

BACKGROUND / DISCUSSION:

On April 30, 2020, the City Plan Commission reviewed and recommended approval on an 8-0 vote of the Condition Amendment request. The request is to amend the existing condition from twenty-foot (20') landscaped buffer to a ten-foot (10') landscaped buffer to include, but not limited to, high profile native trees placed at twenty (20) feet on center shall be required along the property line abutting any residential zoning district.

PRIOR COUNCIL ACTION:

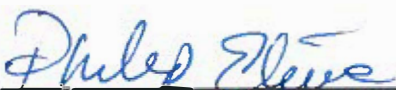
There is no prior City Council action on this proposed amendment.

AMOUNT AND SOURCE OF FUNDING:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



Philip F. Etiwe, Director
Planning and Inspections Department

ORDINANCE NO. _____

AN ORDINANCE AMENDING A CONDITION PLACED ON PROPERTY BY ORDINANCE NO. 010366 WHICH CHANGED THE ZONING OF LOT 1, BLOCK 56, MESQUITE HILLS 10, 11881 DYER STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND WHICH IMPOSED A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the zoning of the property described as LOT 1, BLOCK 56, MESQUITE HILLS 10, 11881 Dyer Street, City of El Paso, El Paso County, Texas, was changed by Ordinance No. 010366, approved by City Council on May 23, 2006; and,

WHEREAS, the rezoning was subject to the following zoning condition:

A twenty-foot (20') wide landscaped buffer to include, but not limited to, high profile native or naturalized trees placed at twelve (12) feet on center shall be required along the property line abutting any residential zoning district. The landscape buffer may be placed within the required setback. This shall be in addition to the landscaping requirements of Chapter 20.65 of the El Paso City Code and shall be required prior to the issuance of a certificate of occupancy;*and*

WHEREAS, placement of such condition was necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

WHEREAS, the owner (applicant) submitted an application requesting to amend Condition "A" imposed on Parcel 1; and,

WHEREAS, a public hearing regarding the amendment of the condition was held before the City Plan Commission, and the Commission recommended approval of the amendment; and,

WHEREAS, the City Council of the City of El Paso has determined that the amendment of the condition will still protect the best interest, health, safety and welfare of the public in general.

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

1. That the following zoning Condition "A" imposed on the property rezoned by Ordinance No. 010366 dated May 23, 2006, and attached herein as **Exhibit "A"**, be amended to read as follows:

A ten-foot (10') wide landscaped buffer to include, but not limited to, high profile native trees placed at twenty (20) feet on center shall be required along the property line abutting any residential zoning district. The landscape buffer may be placed within the required setback.

2. Except as herein amended, Ordinance No. 010366. shall remain in full force and effect.

ADOPTED this ____ day of _____, 2020.


THE CITY OF EL PASO:

Dee Margo
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibit "A" on the following pages)

EXHIBIT "A"

12E

ORDINANCE NO. 010336

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 3A, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL), AND IMPOSING CONDITIONS; PARCEL 2: A PORTION OF TRACT 3A, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL), AND IMPOSING A CONDITION; AND PARCEL 3: A PORTION OF TRACT 3A-1, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

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

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly as follows:

Parcel 1: A portion of Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-F (Ranch and Farm) to C-4 (Commercial), within the meaning of the zoning ordinance, 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 conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

A. A twenty-foot (20') wide landscaped buffer to include, but not limited to, high profile native trees placed at twelve (12) feet on center shall be required along the property line abutting any residential zoning district. The landscape buffer may be placed within the required setback. This shall be in addition to the landscaping requirements of the Chapter 20.65 of the El Paso City Code and shall be required prior to the issuance of a certificate of occupancy.

B. The following enumerated uses are prohibited from use on the property:

1. Light manufacturing uses, and,
2. Contractor's yard; and,
3. Sales, storage, repair and rental of tractors, heavy trucks, farm equipment, contractor's equipment and heavy vehicles and equipment, including boats.

DOC# 21474P/Planning/Ord/ZONES-01157/OCRO

ORDINANCE NO. 010336

Zoning Case No: ZON06-00157

Parcel 2: A portion of Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit "B", be changed from R-F (Ranch and Farm) to R-5 (Residential).

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

A twelve-foot (12') wide landscaped buffer to include, a hike and bike trail shall be required along the Southern property line abutting the proposed arterial. The amount of property used for the hike and bike trail may be calculated and be credited toward the parkland dedication requirement under Title 19 (Subdivision) in accordance with the provisions under the Code.

Parcel 3: A portion of Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit "C", be changed from R-F (Ranch and Farm) to R-5 (Residential).

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

A twelve-foot (12') wide landscaped buffer to include, a hike and bike trail shall be required along the Southern property line abutting the proposed arterial. The amount of property used for the hike and bike trail may be calculated and be credited toward the parkland dedication requirement under Title 19 (Subdivision) in accordance with the provisions under the Code.

PASSED AND APPROVED this 23 day of May, 2006.

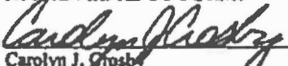
THE CITY OF EL PASO


John F. Cook
Mayor

ATTEST:


Richarda Duffy Momen, City Clerk

APPROVED AS TO FORM:


Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:


Rodolfo Valdez, Chief Urban Planner
Development Services Department

DOC# 21437/PLANS/06-ZONING-00157/0000

ORDINANCE NO. 010366

2

Zoning Case No: ZON06-00157

MEMORANDUM

DATE: June 10, 2020
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Adriana Martinez, Planner
SUBJECT: PZRZ20-00001

An Ordinance amending a condition placed on the property by Ordinance No. 010366 which changed the zoning of Lot 1, Block 56, Mesquite Hills #10, 11881 Dyer Street, City of El Paso, El Paso County, Texas, and which imposed a condition. The Penalty is as provided for in Chapter 20.24 of the El Paso City Code.

On April 30, 2020, the City Plan Commission reviewed and recommended approval on an 8-0 vote of the Condition Amendment request. The request is to amend the existing condition from twenty-foot (20') landscaped buffer to a ten-foot (10') landscaped buffer to include, but not limited to, high profile native trees placed at twenty (20) feet on center shall be required along the property line abutting any residential zoning district. They have also determined that the Condition Amendment protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the condition release will not have negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on April 17, 2020.

Property Owner: IDEA Public Schools
Applicant: IDEA Public Schools
Representative: Conde, Inc.

Attachments:
Staff Report

11881 Dyer Street

City Plan Commission — April 30, 2020



CASE NUMBER: PZCR20-00001
CASE MANAGER: Adriana Martinez, (915)212-1611, MartinezAD@elpasotexas.gov
PROPERTY OWNER: IDEA Public Schools
REPRESENTATIVE: Conde, Inc.
LOCATION: 11881 Dyer Street (District 4)
LEGAL DESCRIPTION: Lot 1, Block 56, Mesquite Hills #10, City of El Paso, El Paso County, Texas
PROPERTY AREA: 15.12 acres
REQUEST: Condition Amendment in a C-4/c (Commercial/condition) District
RELATED APPLICATIONS: ZON05-00157, Ordinance No. 010366
PUBLIC INPUT: Planning has not received any communication in support or opposition to the condition amendment request; notices sent to property owners within 300 feet on April 17, 2020.

SUMMARY OF REQUEST: The applicant is requesting to amend Condition "A" imposed on Parcel 1 by Ordinance No. 010366, dated May 23, 2006. The proposed amendment reduces the overall landscape buffer required by Ordinance No. 010366.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommended **APPROVAL** of the Condition Amendment. Staff finds that the amended condition is more in line with current practices and buffering requirements. Furthermore, the proposed development meets the intent of the G4, Suburban (Walkable) land use designation of *Plan El Paso* in the Northeast Planning Area.

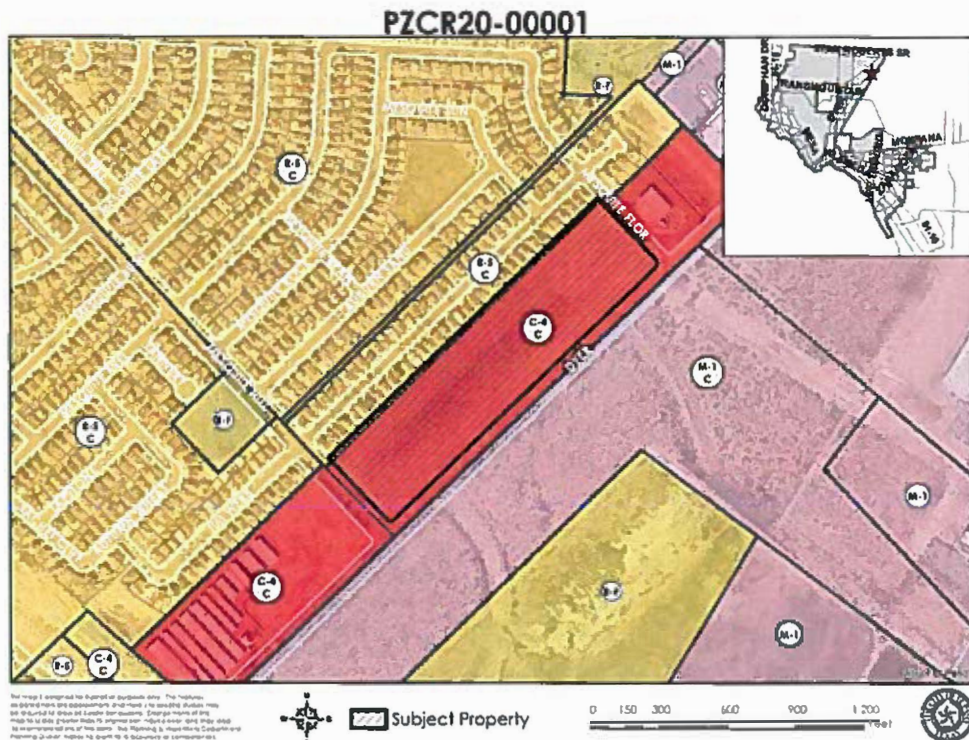


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to amend **Condition "A"** imposed on the property by Ordinance No. 010366 dated May 23, 2006 as follows.

Current condition:

- A. A twenty-foot (20') wide landscaped buffer to include, but not limited to, high profile native or naturalized trees placed at twelve (12) feet on center shall be required along the property line abutting any residential zoning district. The landscape buffer may be placed within the required setback. This shall be in addition to the landscaping requirements of Chapter 20.65 of the El Paso City Code and shall be required prior to the issuance of a certificate of occupancy.

Amendment:

- A. A ten-foot (10') wide landscaped buffer to include, but not limited to, high profile native trees placed at twenty (20) feet on center shall be required along the property line abutting any residential zoning district. The landscape buffer may be placed within the required setback.

PREVIOUS CASE HISTORY: The Development Coordinating Committee recommended **APPROVAL** of the condition amendment request on March 10, 2020.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed School (Elementary and Secondary) is consistent with the development in close proximity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G4, Suburban (Walkable) use designation of *Plan El Paso*, the City's Comprehensive Plan.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: G-4, Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>The surrounding properties are zoned C-4/c (Commercial/condition), M-1/c, and R-5/c. The surrounding commercial zones contain conditions similar to the original condition; however, the requested amendment is more in line with current ten-foot (10') wide landscaped buffer requirements.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial</p>	<p>Yes, the proposed use of a school in the C-4 (Commercial) district, but will require review and approval of a Detailed Site Development Plan per the standards of El Paso City Code Section 10.10.145 (Civic Uses). Surrounding parcels zoned C-4 are smaller, but the proposed schools will require a larger site to accommodate the development.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY	
uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.	
Preferred Development Locations: Is the property in a compact urban area or along an arterial street?	Yes, the request is located adjacent to a Dyer Street, a major arterial on the City of El Paso's Major Thoroughfare Plan.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	N/A
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The request will maintain a buffer along property lines abutting all Residential districts.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve environmentally sensitive land and would not result in arroyo disturbance.
Stability: Whether the area is stable or in transition.	Stable. There have not been any recent rezoning or condition release requests in the vicinity of the subject property.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	N/A

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Dyer Street and Mesquite Flor Drive. Dyer Street is classified as a major arterial and Mesquite Flor Drive is classified as a local street. The proximity to Residential districts will encourage walkability.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections or adverse comments received regarding the proposed condition amendment. Applicant is responsible for obtaining all applicable permits and approvals prior to construction. This will include approval of a Detailed Site Development Plan for the proposed schools.

PUBLIC COMMENT: The proposed development does not lie within any Neighborhood Associations. Planning has not received any communication in support or opposition to the condition amendment request; notices sent to property owners within 300 feet on April 17, 2020.

RELATED APPLICATIONS: N/A

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**

2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Conceptual Site Plan
5. Ordinance No. 16366, dated May 23, 2006

ATTACHMENT 2

Department Comments

Planning and Inspections Department - Planning

No objections to the Condition Amendment.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval of condition amendment.

Planning and Inspections Department – Land Development

No objections.

TxDOT

No objections. Please have owner representative contact TxDOT for access request approval and grading and drainage plan review for proposed development.

Sun Metro

Recommend approval – no objections.

Fire Department

No adverse comments.

Police Department

No comments received.

Streets and Maintenance

No adverse comments.

El Paso Water

Pending

Water:

Sewer:

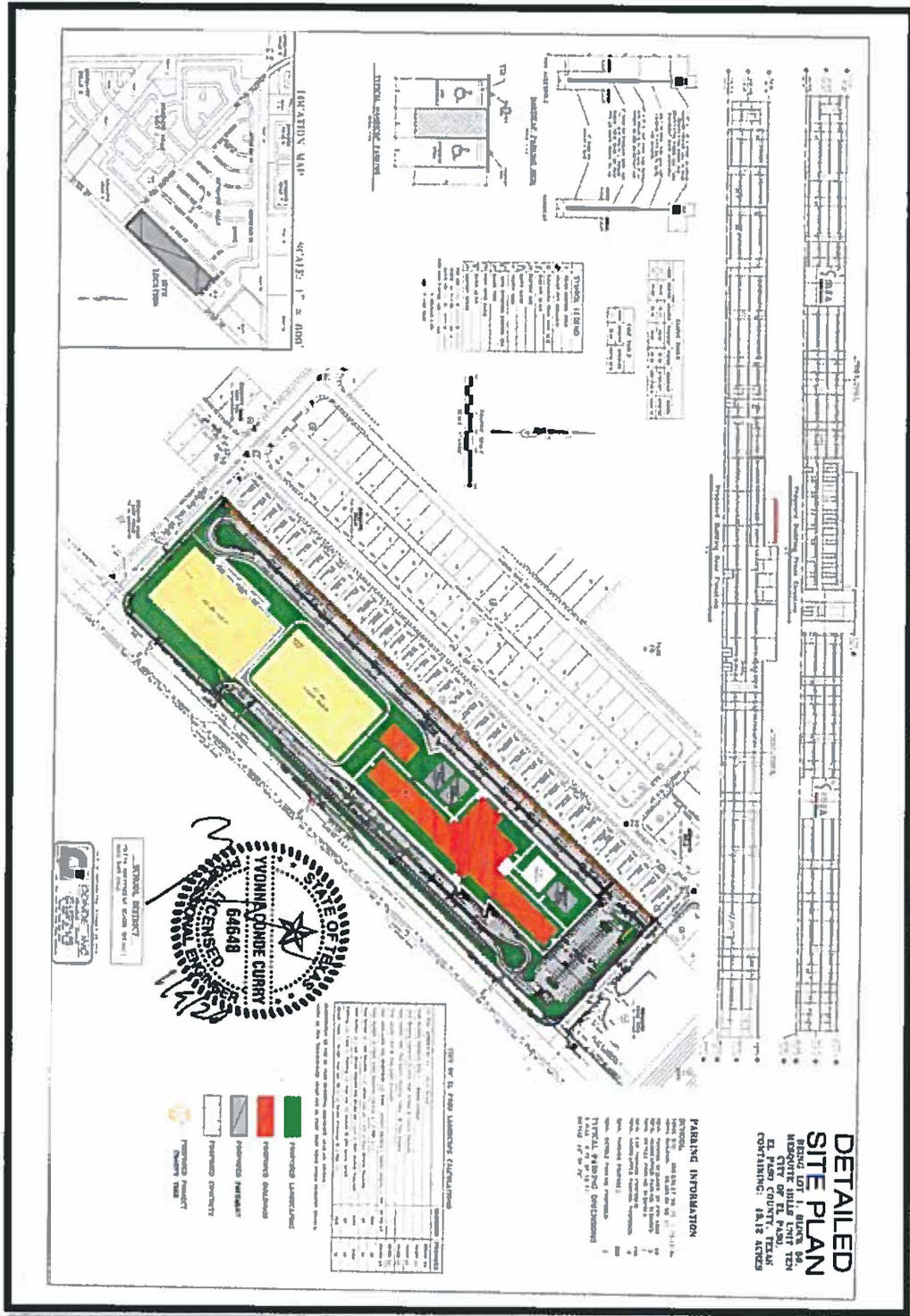
General:

El Paso Water Utilities – Stormwater Engineering

1. This property was reviewed for the City Plan Commission under Mesquite Hills Unit 10 and provided the following comment: "The developer will be required to evaluate the existing pond into which the subject subdivision is proposed to discharge into and to improve the pond to meet current standards and requirements for a 100-yr. storm."
2. The Site Plan shows an extensive use of green space. EPWater – SW recommends creating recessed landscaping to reduce the amount of developed storm water runoff.

ATTACHMENT 4

Conceptual Site Plan



12E

ATTACHMENT 5
Ordinance No. 16366

ORDINANCE NO. 110366

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 3A, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL), AND IMPOSING CONDITIONS; PARCEL 2: A PORTION OF TRACT 3A, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL), AND IMPOSING A CONDITION; AND PARCEL 3: A PORTION OF TRACT 3A-1, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

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

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly as follows:

Parcel 1: A portion of Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-F (Ranch and Farm) to C-4 (Commercial), within the meaning of the zoning ordinance, 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 conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

A. A twenty-foot (20') wide landscaped buffer to include, but not limited to, high profile native trees placed at twelve (12) feet on center shall be required along the property line abutting any residential zoning district. The landscape buffer may be placed within the required setback. This shall be in addition to the landscaping requirements of the Chapter 20.65 of the El Paso City Code and shall be required prior to the issuance of a certificate of occupancy.

B. The following enumerated uses are prohibited from use on the property:

- 1. Light manufacturing uses; and,*
- 2. Contractor's yard; and,*
- 3. Sales, storage, repair and rental of tractors, heavy trucks, farm equipment, contractor's equipment and heavy vehicles and equipment, including boats.*

DOC# 21437/PlanningOrd/ZON06-00157/CCRO

ORDINANCE NO. 110366

Zoning Case No: ZON06-00157

Parcel 2: A portion of Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit "B", be changed from R-F (Ranch and Farm) to R-5 (Residential).

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

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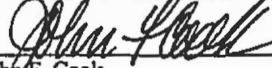
Parcel 3: A portion of Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit "C", be changed from R-F (Ranch and Farm) to R-5 (Residential).

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

A twelve-foot (12') wide landscaped buffer to include, a hike and bike trail shall be required along the Southern property line abutting the proposed arterial. The amount of property used for the hike and bike trail may be calculated and be credited toward the parkland dedication requirement under Title 19 (Subdivision) in accordance with the provisions under the Code.

PASSED AND APPROVED this 23 day of May, 2006.

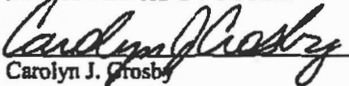
THE CITY OF EL PASO


John F. Cook
Mayor


ATTEST:


Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:


Carolyn J. Grosby
Assistant City Attorney

APPROVED AS TO CONTENT:


Rodolfo Valdez, Chief Urban Planner
Development Services Department

DOC# 21437/Planning/Ord/ZON06-00157/CCRO

ORDINANCE NO. 010306

Zoning Case No: ZON06-00157

2 



ITEM 6

11881 Dyer Condition Release

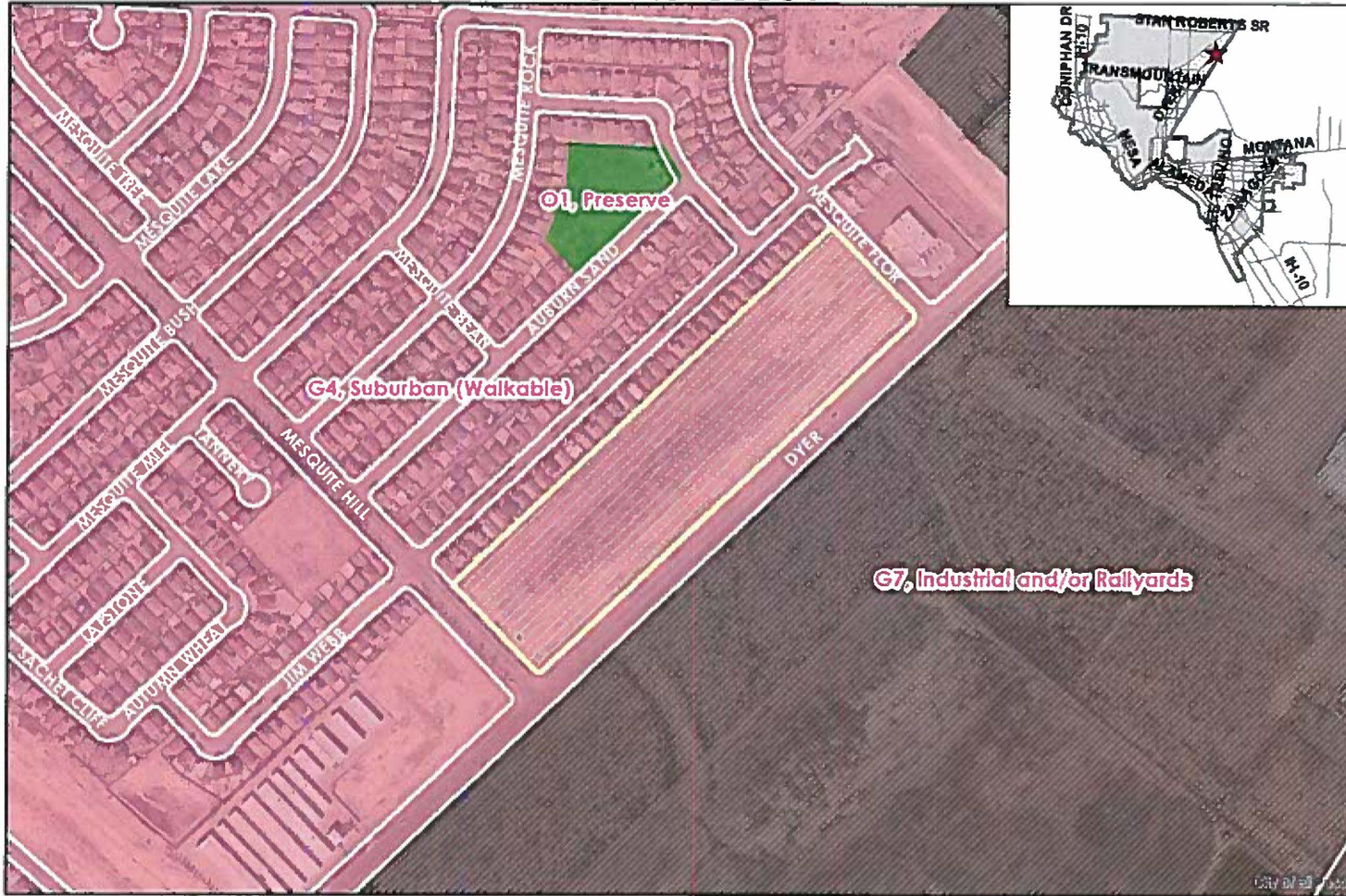
PZCR20-00001

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZCR20-00001



Future Land Use

This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to determine accurate conclusions. Errors or omissions on this map do not constitute a warranty or any other form of assurance and may lead to misinterpretations of the data. The Planning & Infrastructure Department Planning Division makes no claim to the accuracy or completeness.



 Subject Property





Subject Property



Surrounding Development



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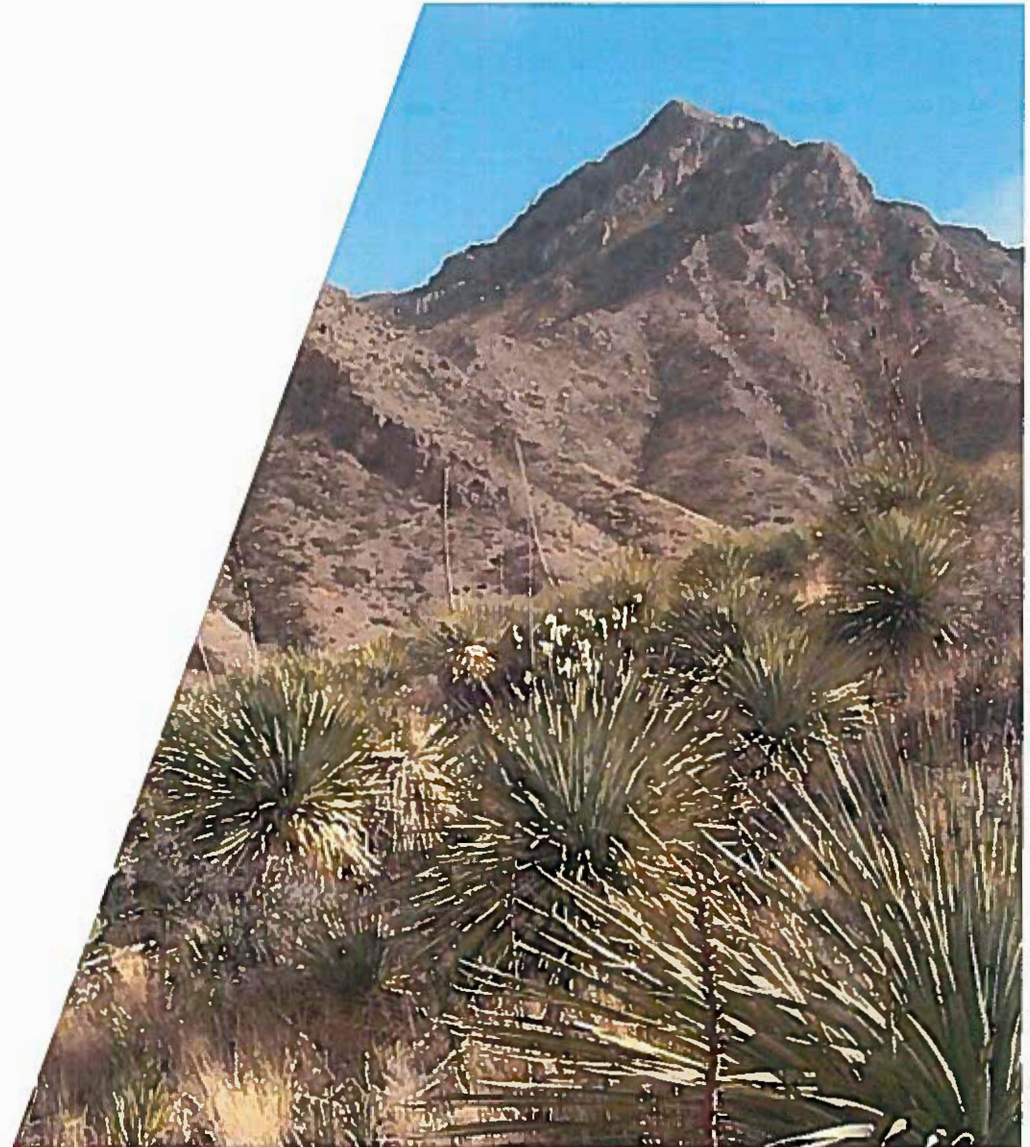


E



Public Input

- Notices were mailed to property owners within 300 feet on April 17, 2020.
- Planning has not received any communication in support or opposition to the condition amendment request.



Recommendation

- DCC and staff recommends Approval of the Condition Amendment.

Current condition:

A twenty-foot (20') wide landscaped buffer to include, but not limited to, high profile native trees placed at twelve (12) feet on center shall be required along the property line abutting any residential zoning district. The landscape buffer may be placed within the required setback. This shall be in addition to the landscaping requirements of Chapter 20.65 of the El Paso City Code and shall be required prior to the issuance of a certificate of occupancy.

Amendment:

A ten-foot (10') wide landscaped buffer to include, but not limited to, high profile native trees placed at twenty (20) feet on center shall be required along the property line abutting any residential zoning district. The landscape buffer may be placed within the required setback.





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