



City of El Paso – City Plan Commission Staff Report
(PENDING REVISIONS)

Case No: PZRZ12-00016
Application Type: Rezoning
CPC Hearing Date: August 9, 2012
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 10100 Shenandoah
Legal Description: Lot 1, Block 28, Terrace Hills Addition Unit Four, City of El Paso, El Paso County, Texas
Acreage: 0.219-acre
Rep District: 4
Existing Zoning: R-3 (Residential)
Existing Use: Vacant
Request: From R-3 (Residential) to S-D (Special Development)
Proposed Use: Retail and Apartment Complex

Property Owner: Cavallion Developers
Applicant: Jose Uresti
Representative: Jose Uresti

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwelling
South: R-3 (Residential) / Vacant
East: C-1 (Commercial) / Shopping Center
West: R-3 (Residential) / Single-family dwelling

PLAN EL PASO DESIGNATION: G-3, Post-War (Northeast)
Nearest Park: Colonia Verde Park (2,163 feet)
Nearest School: Terrace Hills Middle School (1,887 feet)

NEIGHBORHOOD ASSOCIATIONS

Planning Division verified that there are no registered neighborhood associations in the area.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 2, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special Development) to allow for a retail and apartment complex. The conceptual site plan shows four retail units with four dwelling units above. The proposed access is from North Loop Drive.

PLANNING DIVISION RECOMMENDATION

Pending

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through