



ITEM 49

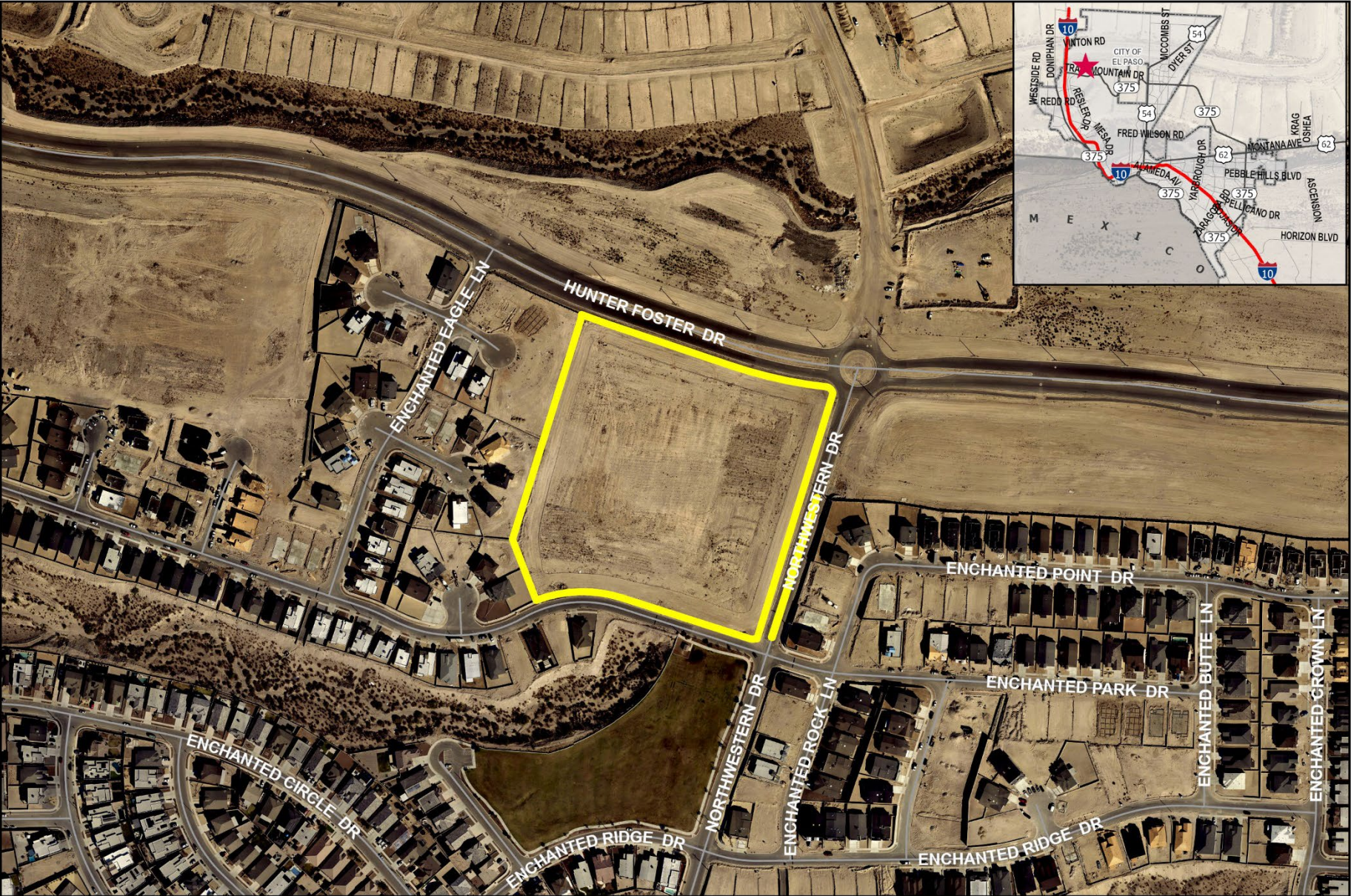
7600 Hunter Foster Rezoning

PZRZ24-00018

Strategic Goal 3.

Promote the Visual Image of
El Paso





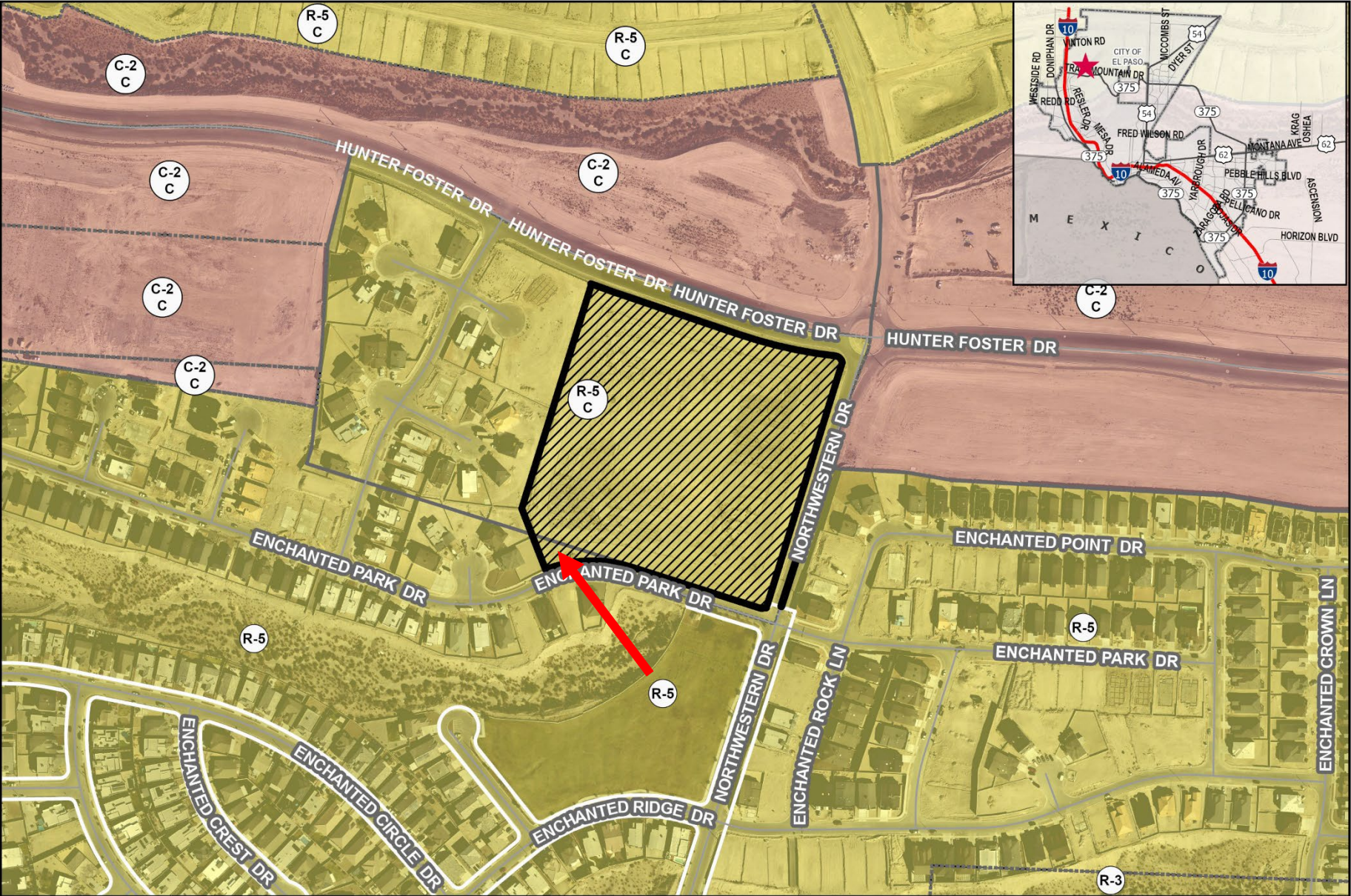
Aerial

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 Subject Property





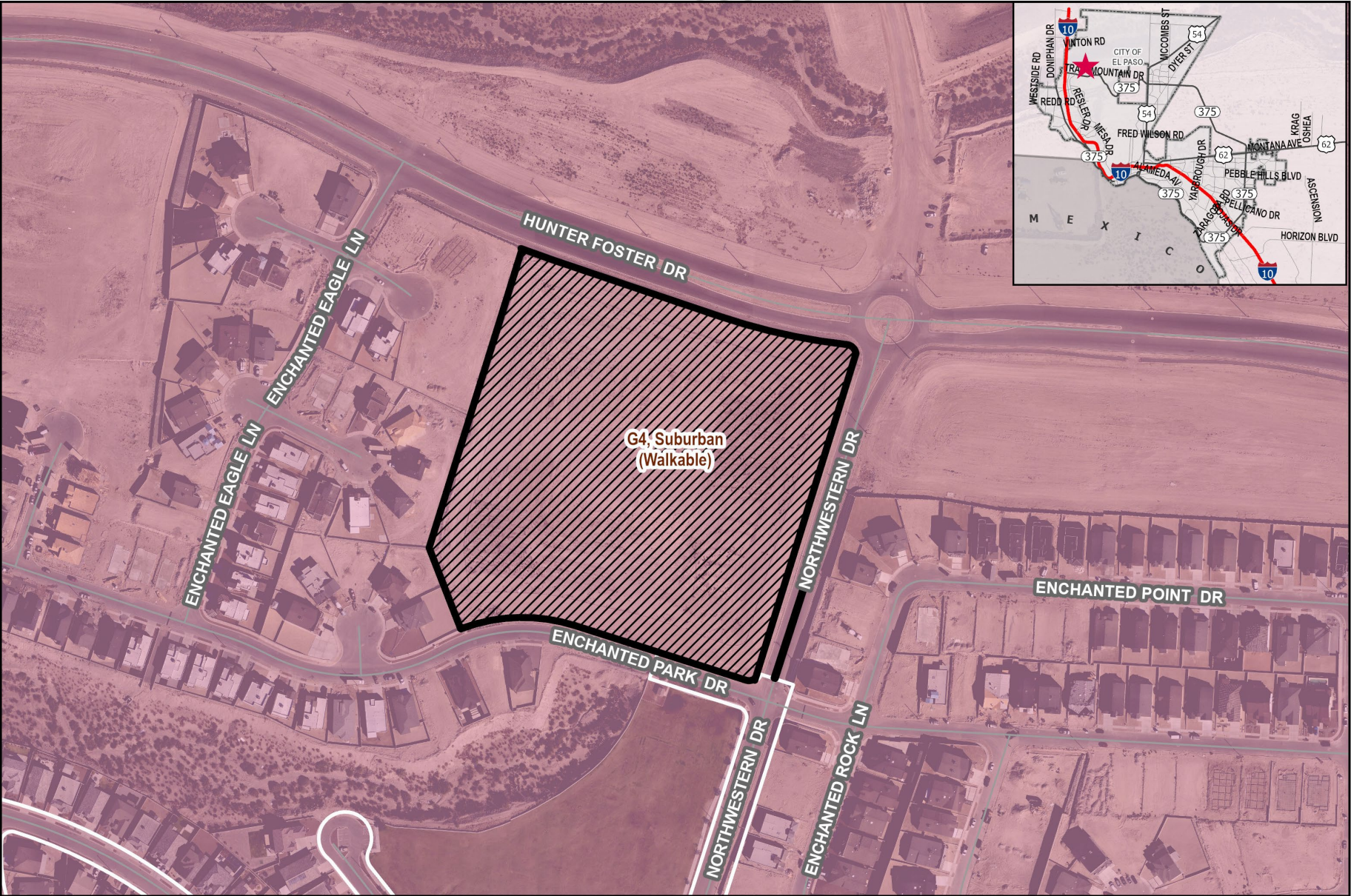
Zoning Map

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Subject Property





Future Land Use Map

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Subject Property



REZONING PLA

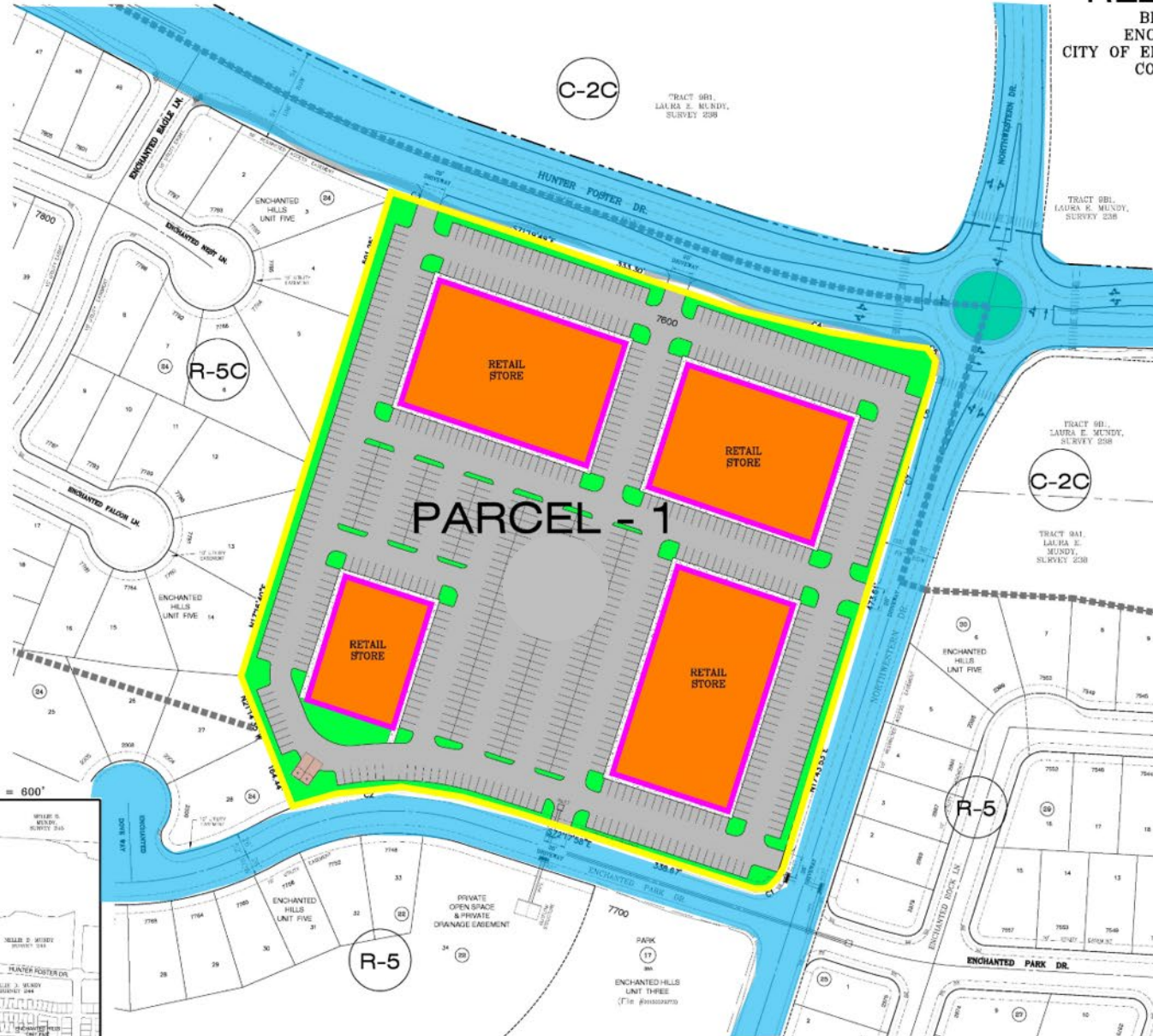
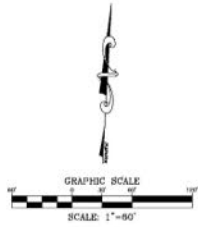
BEING LOT 29, BLOCK 24,
ENCHANTED HILLS UNIT FIVE,
CITY OF EL PASO, EL PASO COUNTY,
CONTAINING: 10.000 ACRES



PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	10.000	C-1	R-5 & R-5C

PROPOSED ZONING

FRONT YARD	0 FT.
REAR YARD	10 FT.
SIDE YARD	10 FT.
SIDE ABUTTING STREET	10 FT.



- PROPOSED BUILDINGS
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE/SIDE

CHORD	SACCH	LENGTH	ANGLE	CHORD	BEARING	DE
21	10.00	10.00	90.00	10.00	N 00° 00' 00" W	0.00
22	10.00	10.00	90.00	10.00	N 00° 00' 00" W	0.00
23	10.00	10.00	90.00	10.00	N 00° 00' 00" W	0.00
24	10.00	10.00	90.00	10.00	N 00° 00' 00" W	0.00
25	10.00	10.00	90.00	10.00	N 00° 00' 00" W	0.00
26	10.00	10.00	90.00	10.00	N 00° 00' 00" W	0.00
27	10.00	10.00	90.00	10.00	N 00° 00' 00" W	0.00



Conceptual Plan



Subject Property

Subject Property



Subject Property



Surrounding Development



W



N



S



E



Public Input

- Notices were mailed to property owners within 300 feet on January 30, 2025.
- The Planning Division has received two (2) phone calls in support and three (3) emails, two (2) phone calls and five (5) in person comments at the City Plan Commission meeting in opposition to the request from the public.



Recommendation

The **Open Space Advisory Board (OSAB)** recommended approval of the rezoning on February 5, 2025.

Staff and CPC (8-0) recommended **APPROVAL WITH A CONDITION** of the rezoning request:

- *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - *Providing outdoor amplified sound.*



Mission

Deliver exceptional services to support a high quality of life and place for our community



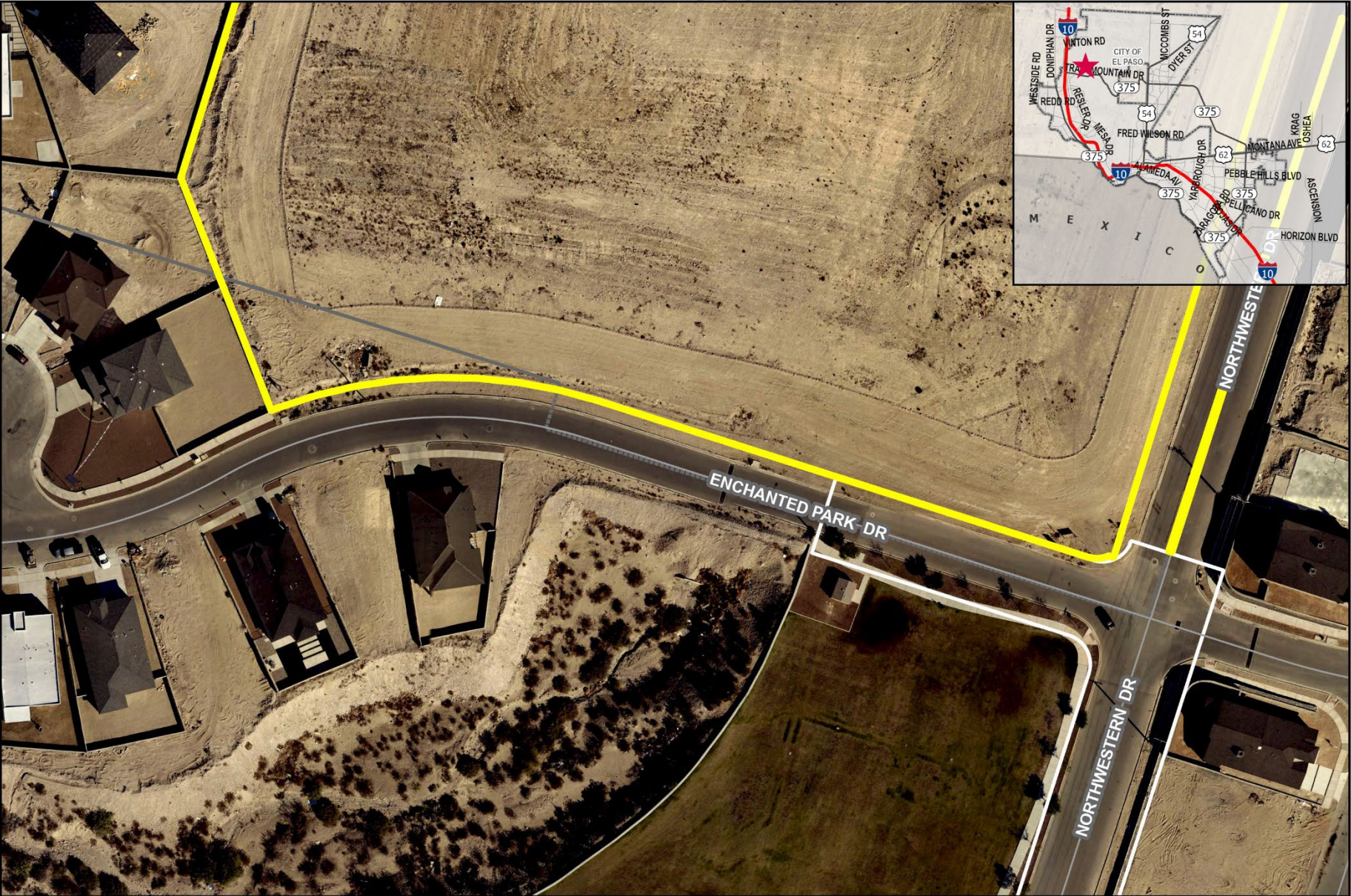
Vision

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



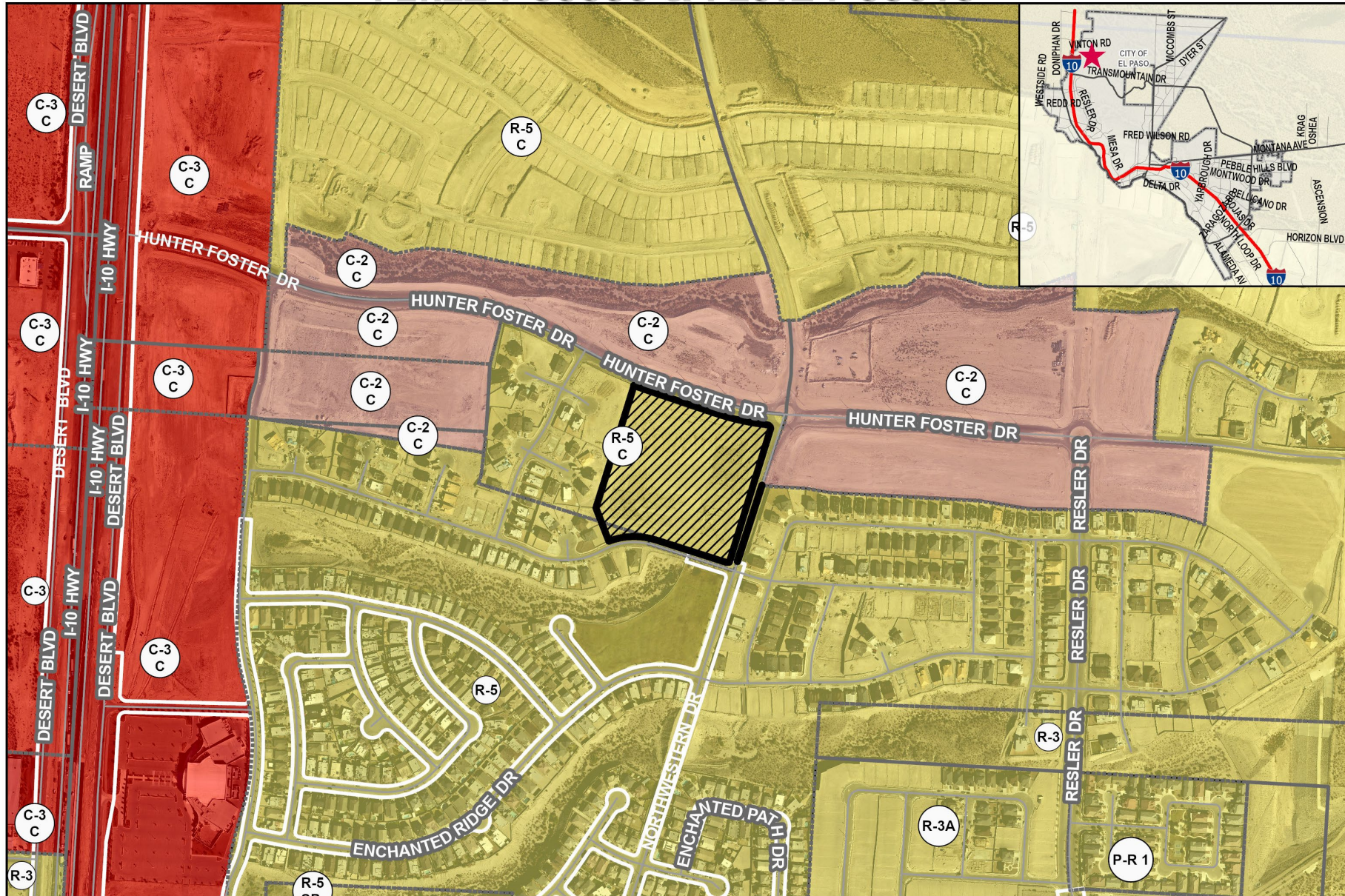
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 Subject Property





Zoning

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Subject Property

0 150 300 600 900 1,200
Feet

