



ITEM 19

Gateway South and Edgar Park Rezoning

PZRZ25-00026



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZRZ25-00026



Aerial

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





Existing Zoning

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 Subject Property





Future Land Use Map

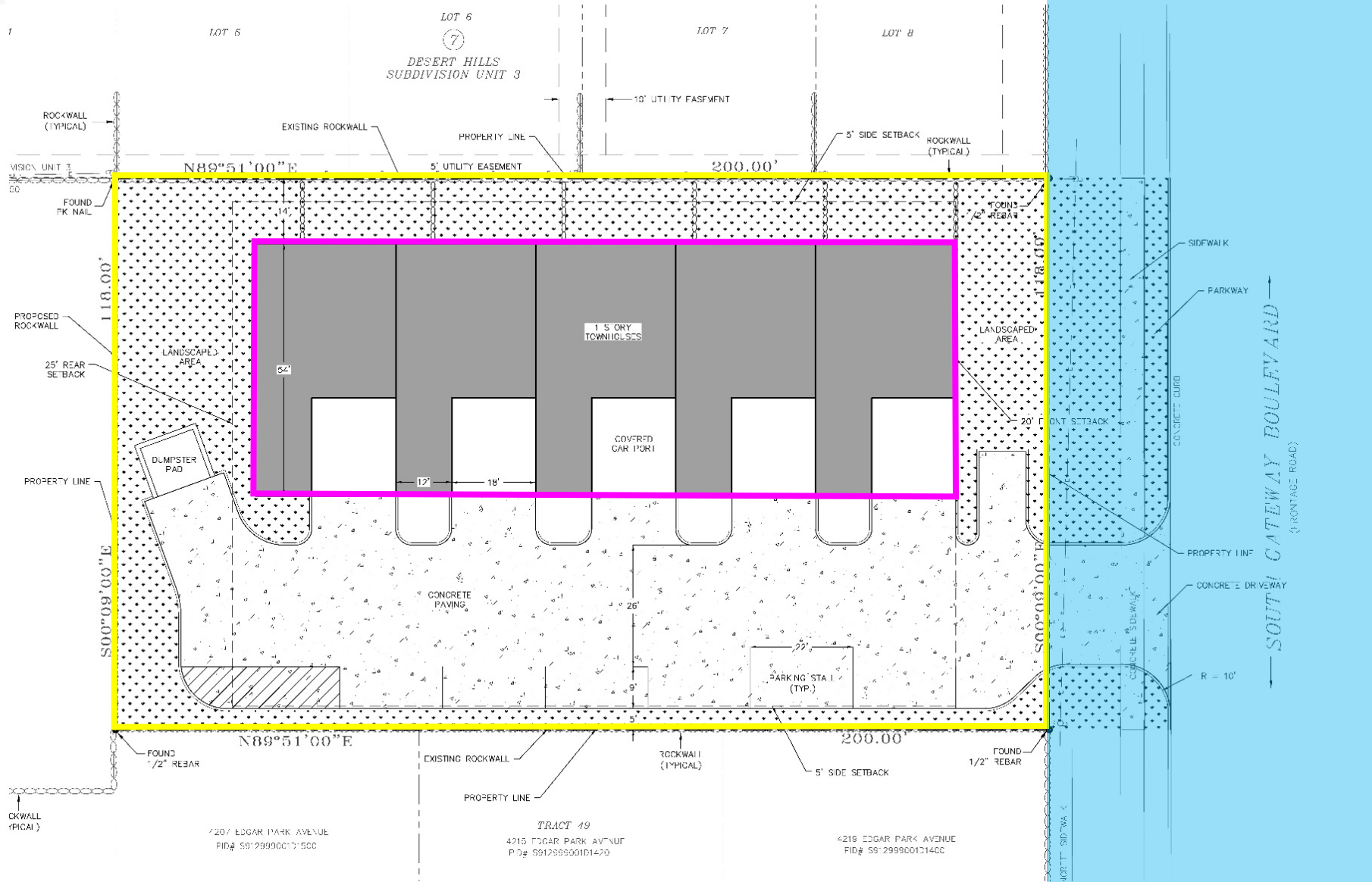
G3, Post-War: This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

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Subject Property





Conceptual Plan

Subject Property



N

Surrounding Development



W



S

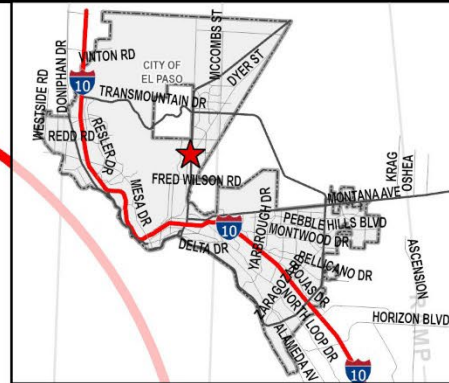


Public Input

- The applicant notified the Sunrise Neighborhood Association of the request.
- Notices were mailed to property owners within 300 feet on January 30, 2026.
- The Planning Division has received one (1) phone call in opposition of the request.



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Notice Map
 43 Notices
 43 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties





Recommendation

Staff and CPC (7-0) recommend
Approval of the rezoning request.



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

