



ITEM 27

8687 Gateway S. Blvd.

Rezoning

PZRZ23-00008



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso

PZRZ23-00008



Aerial

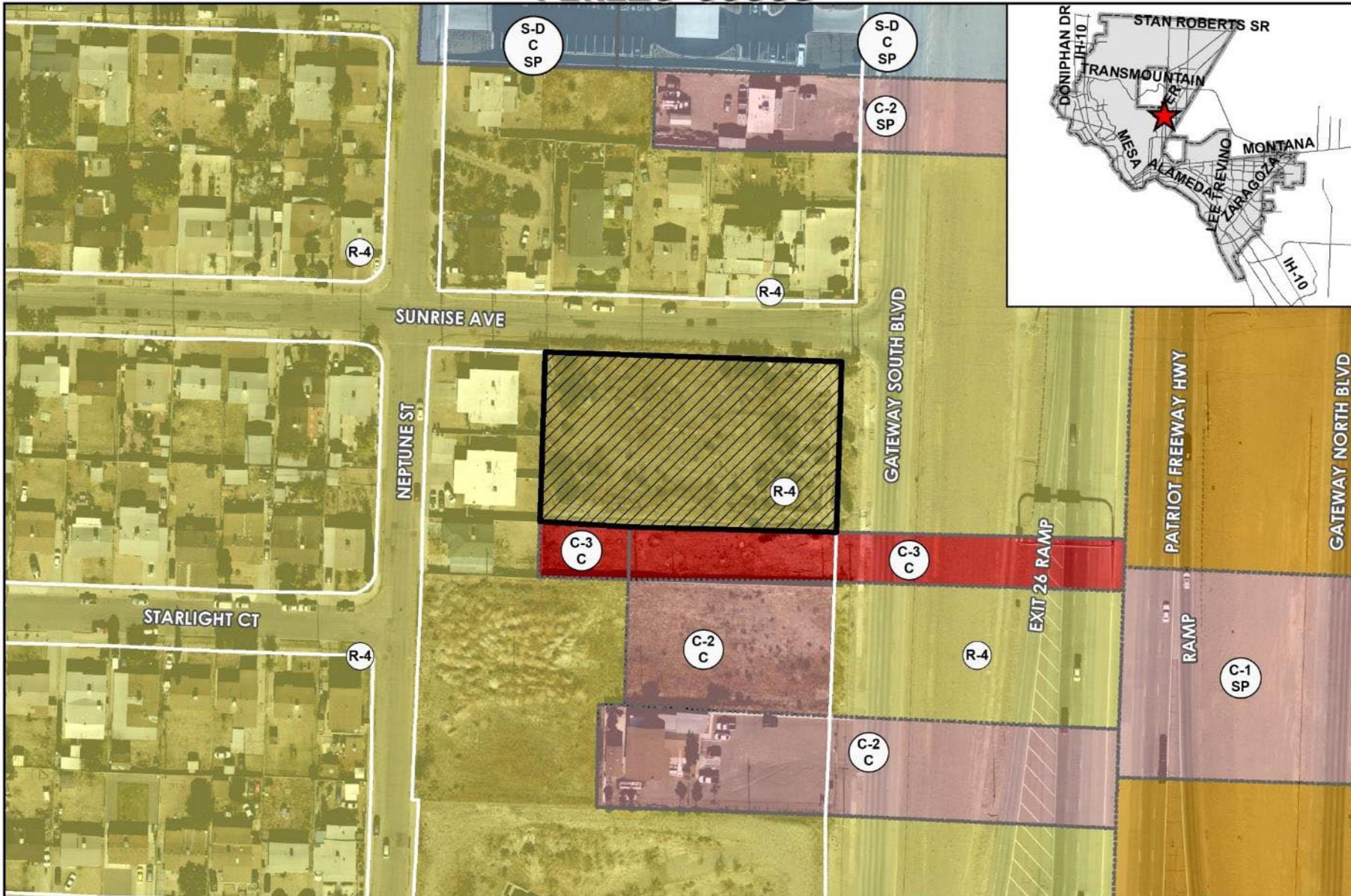
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



# PZRZ23-00008

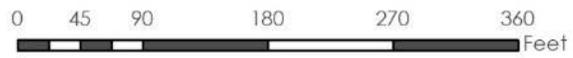


## Existing Zoning

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Subject Property





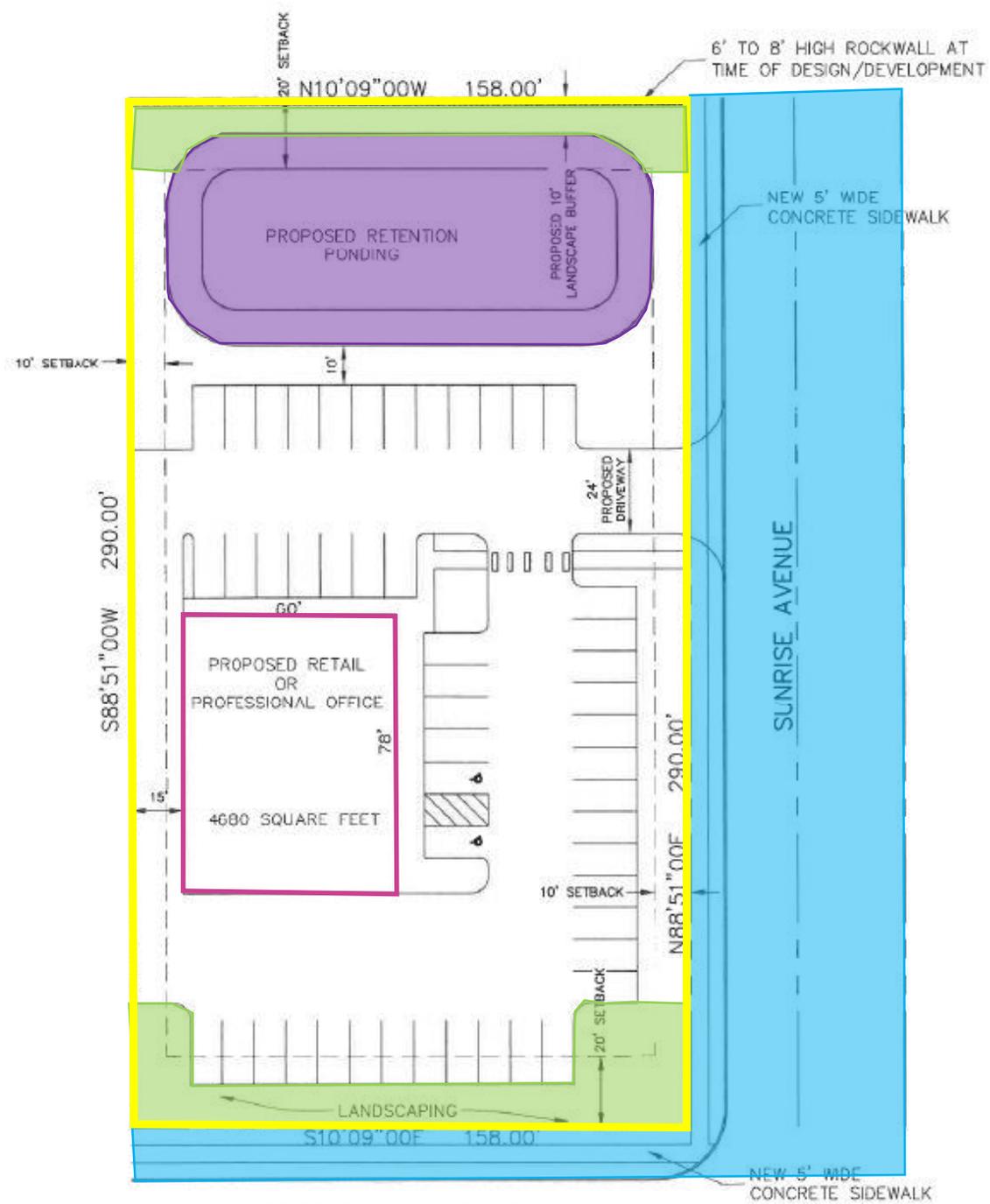
# Future Land Use

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Subject Property





# Conceptual Plan

8687 S. GATEWAY BLVD.  
(45,820 SQ FT OR 1,0519 ACRES)



# Subject Property

# Surrounding Development



W



N



S



# Public Input

- Notices were mailed to property owners within 300 feet on July 27, 2023.
- The Planning Division has not received any communications in support nor opposition to the request.





## Recommendation

Staff and CPC (5-0) recommend Approval with Conditions of the rezoning request:

- *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
- *Prior to issuance of a certificates of occupancy or certificates of completion, property owner must install an eight-foot (8') rock wall along the westerly property line if abutting residential uses or districts.*



## 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