



ITEM 28

Generally North of Talbot Ave. and West of South Desert Boulevard Rezoning

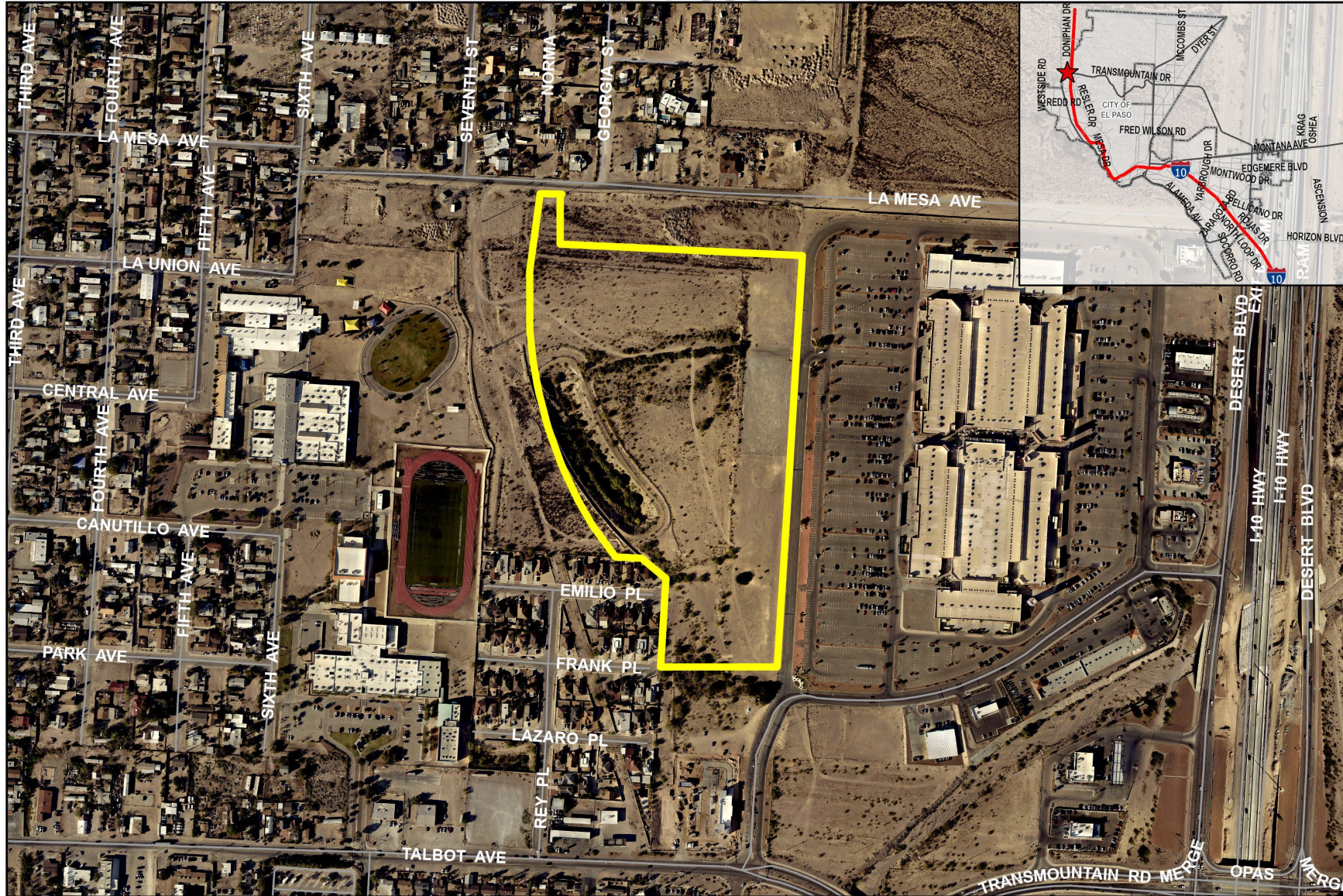
PZRZ24-00021

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ24-00021



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.

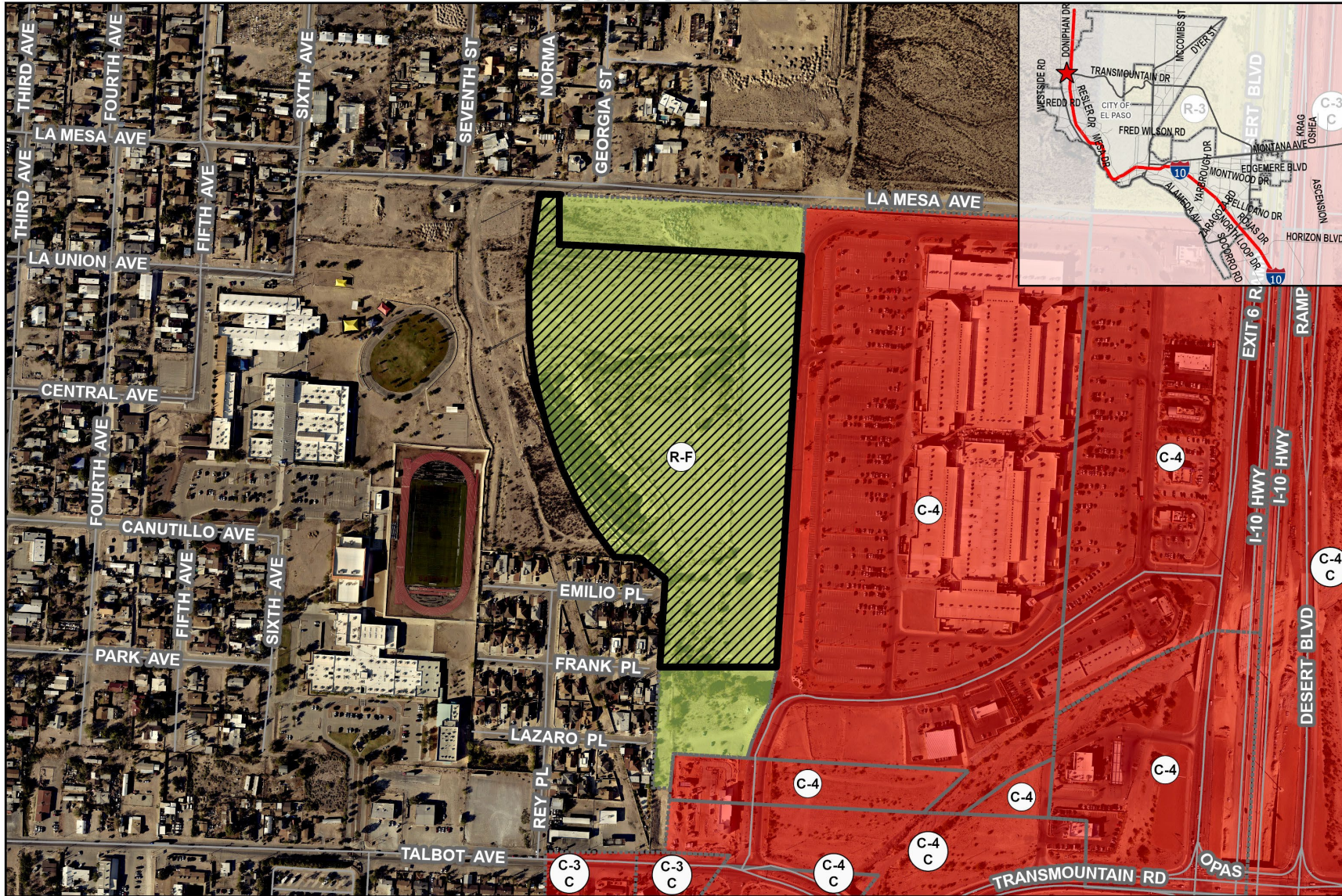


 Subject Property

0 115 230 460 690 920 Feet



PZRZ24-00021



Zoning Map

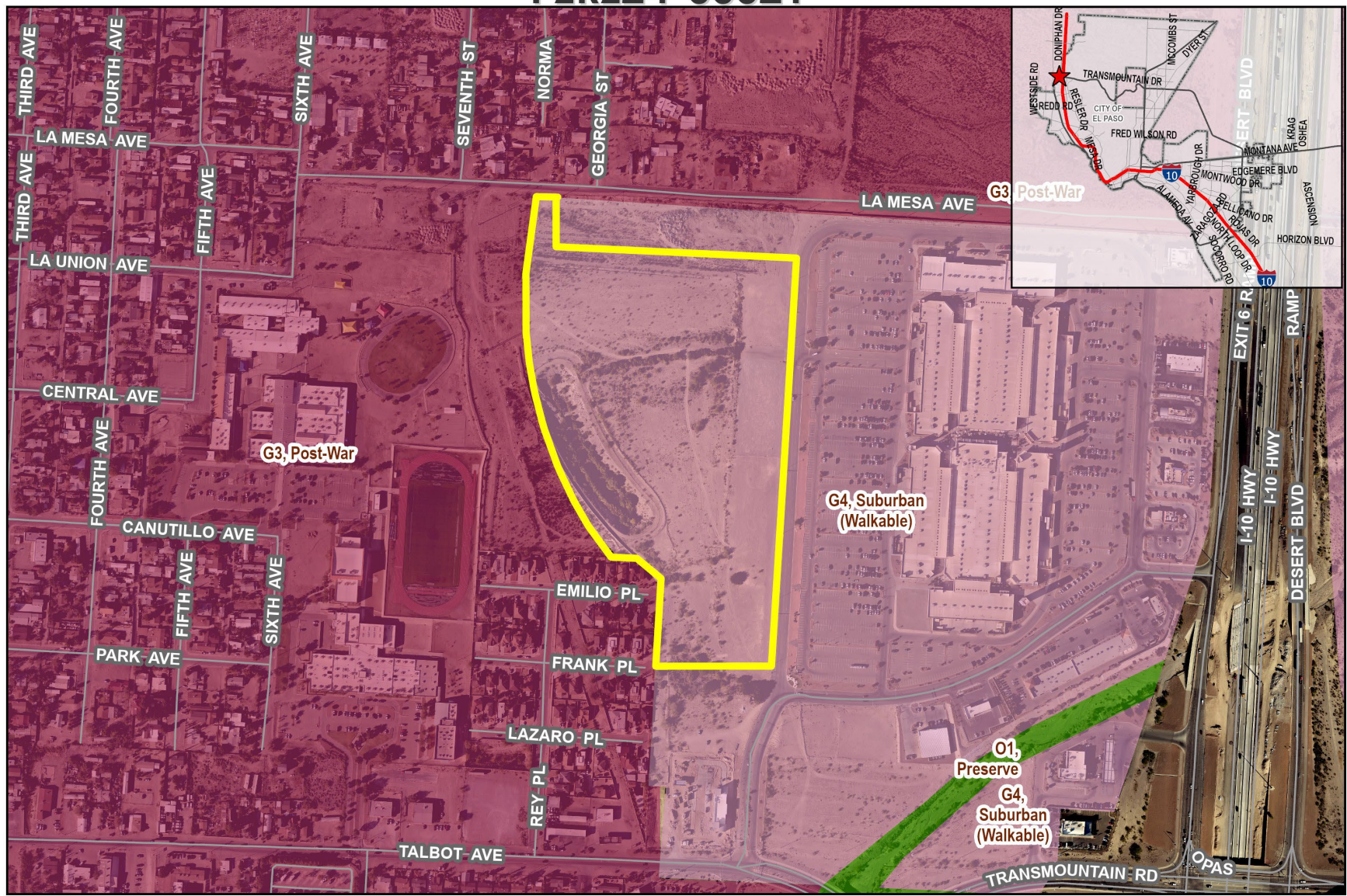
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Subject Property

0 115 230 460 690 920 Feet





Future Land Use Map

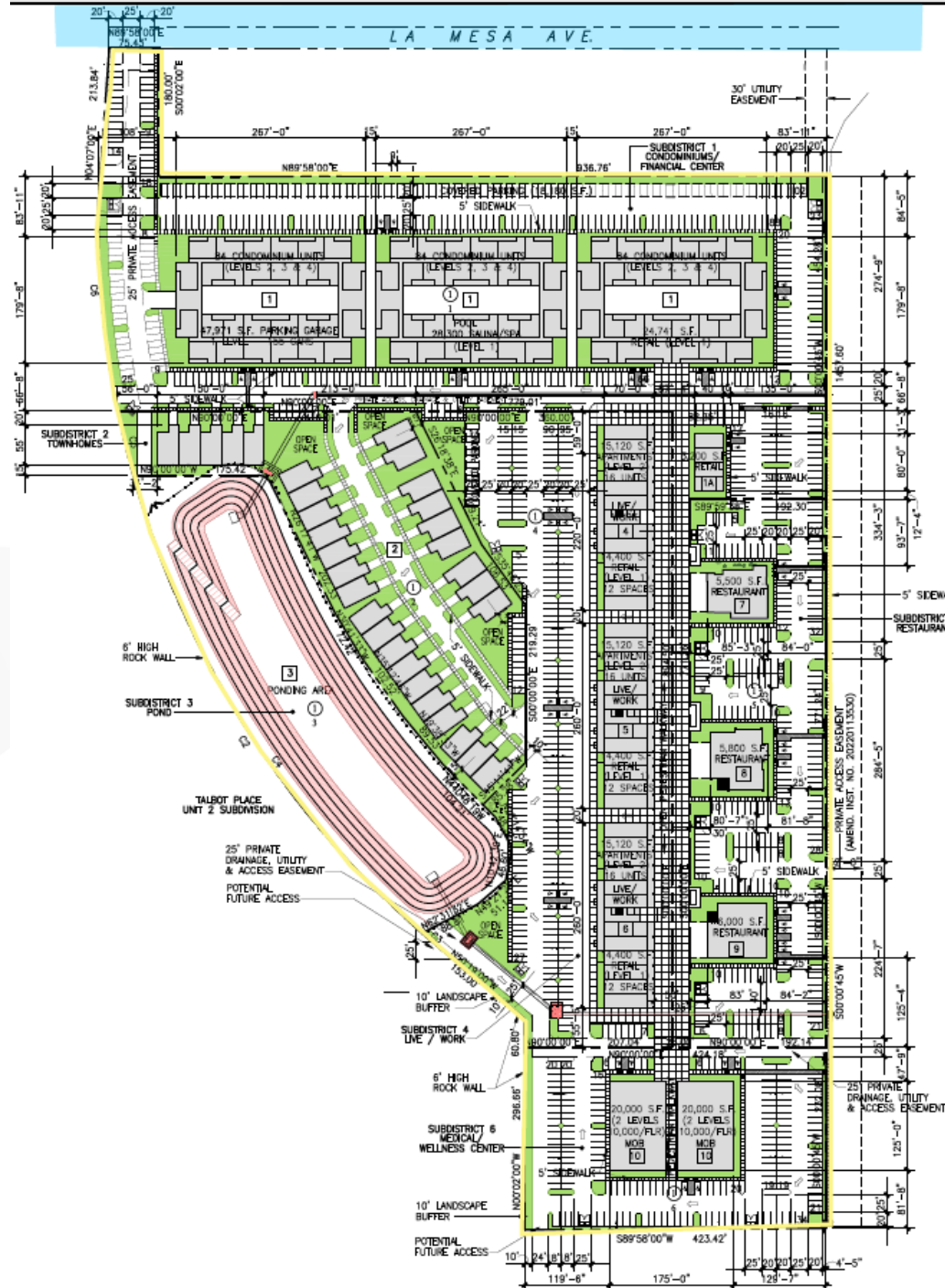
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 Subject Property



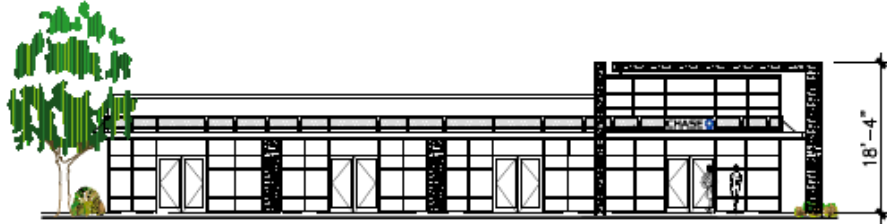
C-1





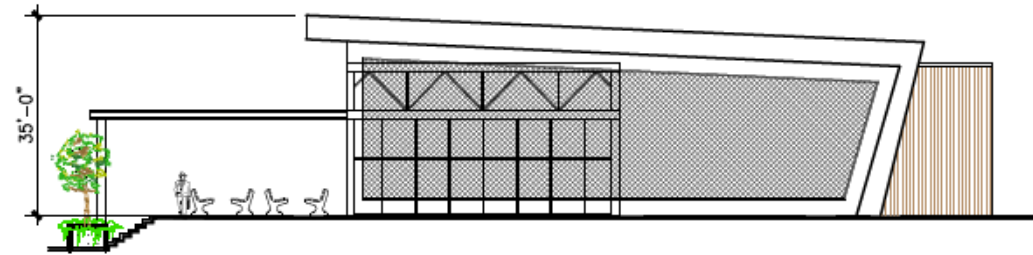
FRONT ELEVATION - MOB

SCALE: 1/16" = 1'-0"



FRONT ELEVATION - FINANCIAL CENTER

SCALE: 1/16" = 1'-0"



SIDE ELEVATION - RESTAURANT

SCALE: 1/16" = 1'-0"



**FRONT ELEVATION
TOWNHOMES**

SCALE: 1/16" = 1'-0"

Elevations



FRONT ELEVATION - LIVE/WORK

SCALE: 1/16" = 1'-0"

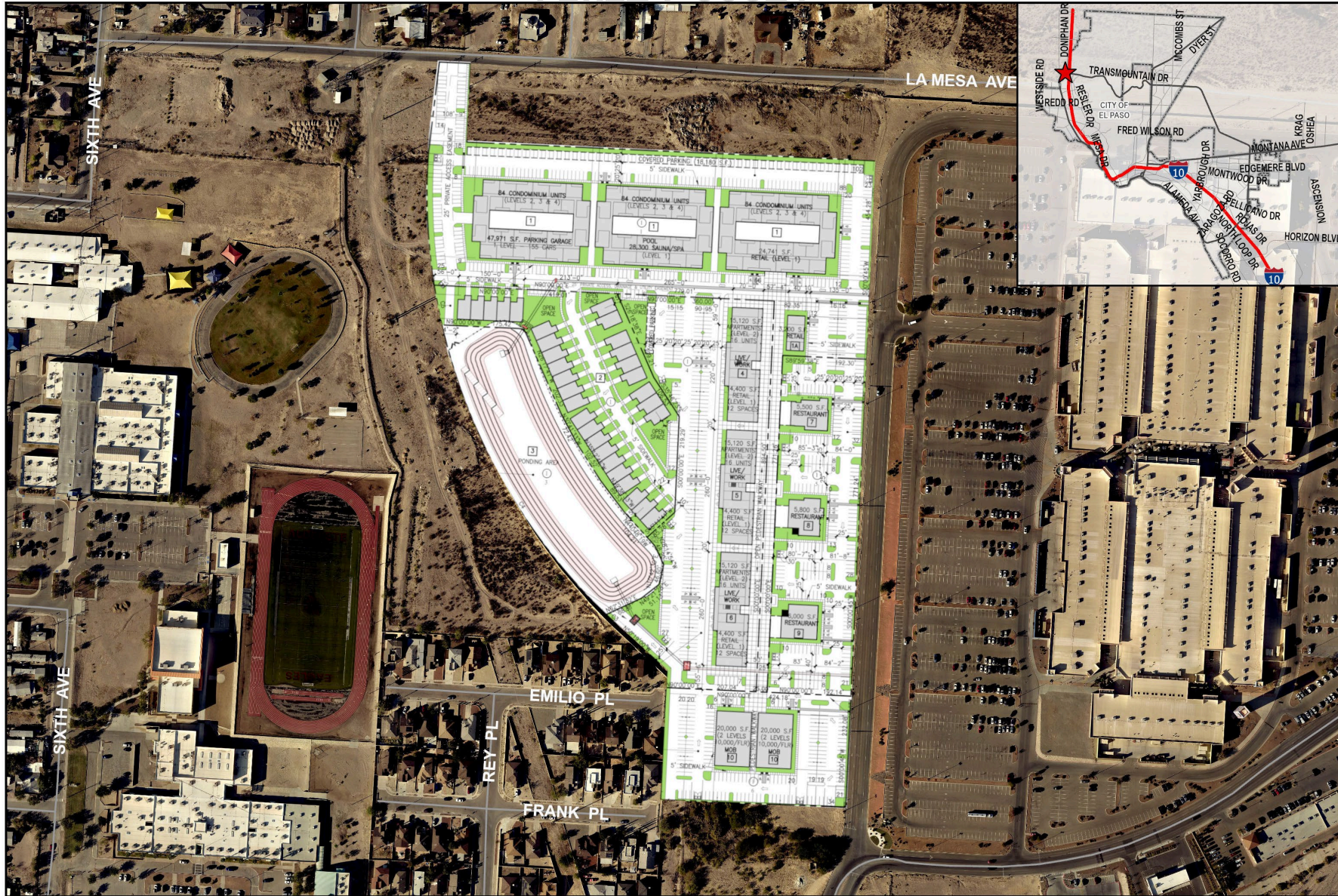


FRONT ELEVATION - CONDOMINIUMS

SCALE: 1/16" = 1'-0"

Elevations

PZRZ24-00021



Aerial with Master Zoning Plan

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0 75 150 300 450 600 Feet



Subject Property



Surrounding Development



W



N



S



Public Input

- Notices were mailed to property owners within 300 feet on June 5, 2025.
- The Planning Division has not received any communication in support or opposition to the request.



Recommendation

Staff and CPC recommended **APPROVAL WITH CONDITIONS** of the rezoning request and master zoning plan:

1. *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 fifteen feet (15') on center along the property line abutting residential 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.*
2. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*
3. *A six-foot (6') high masonry wall shall be erected along the western property line abutting Talbot Place Unit 2 Subdivision.*



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