

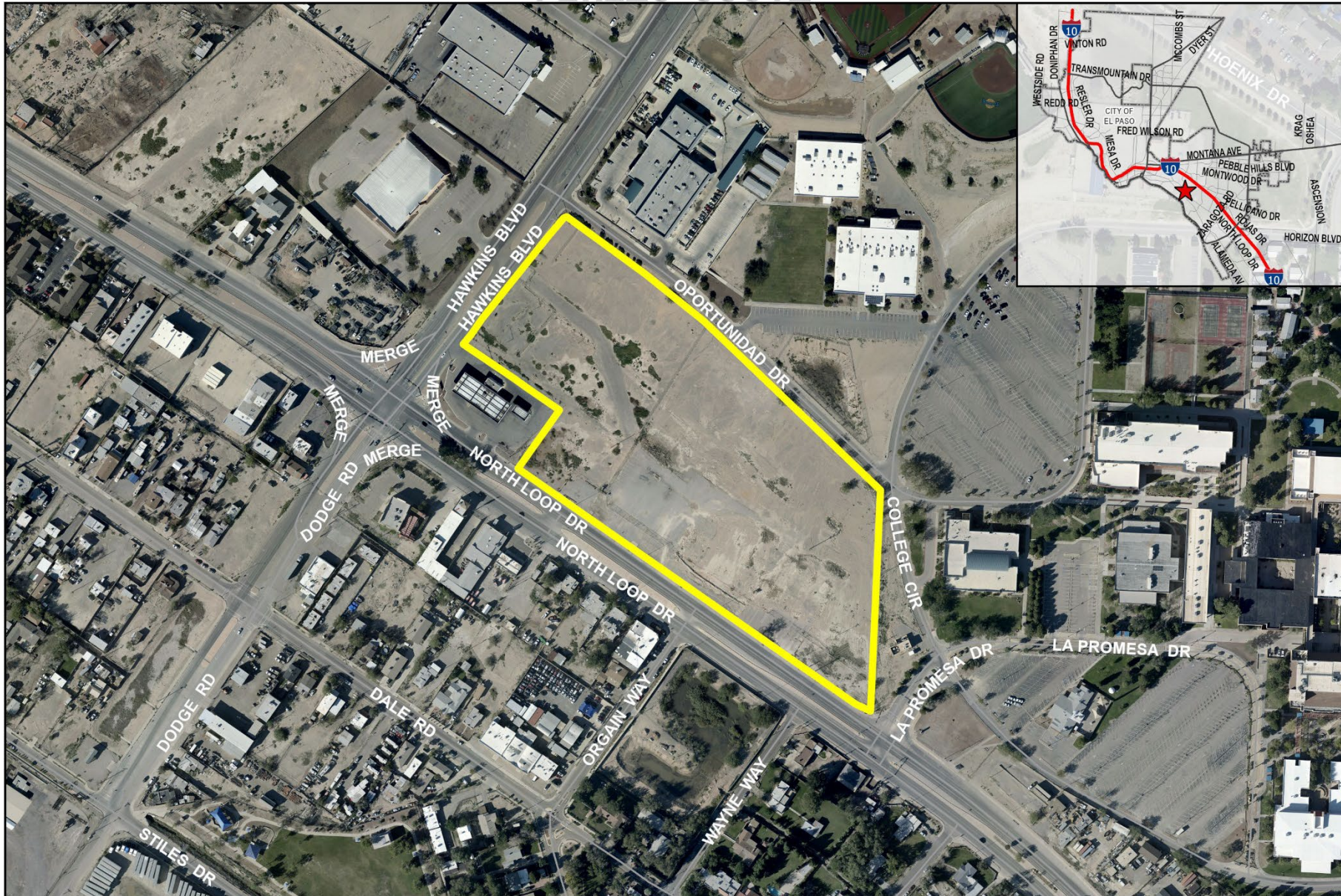


ITEM 27

7321 North Loop Rezoning

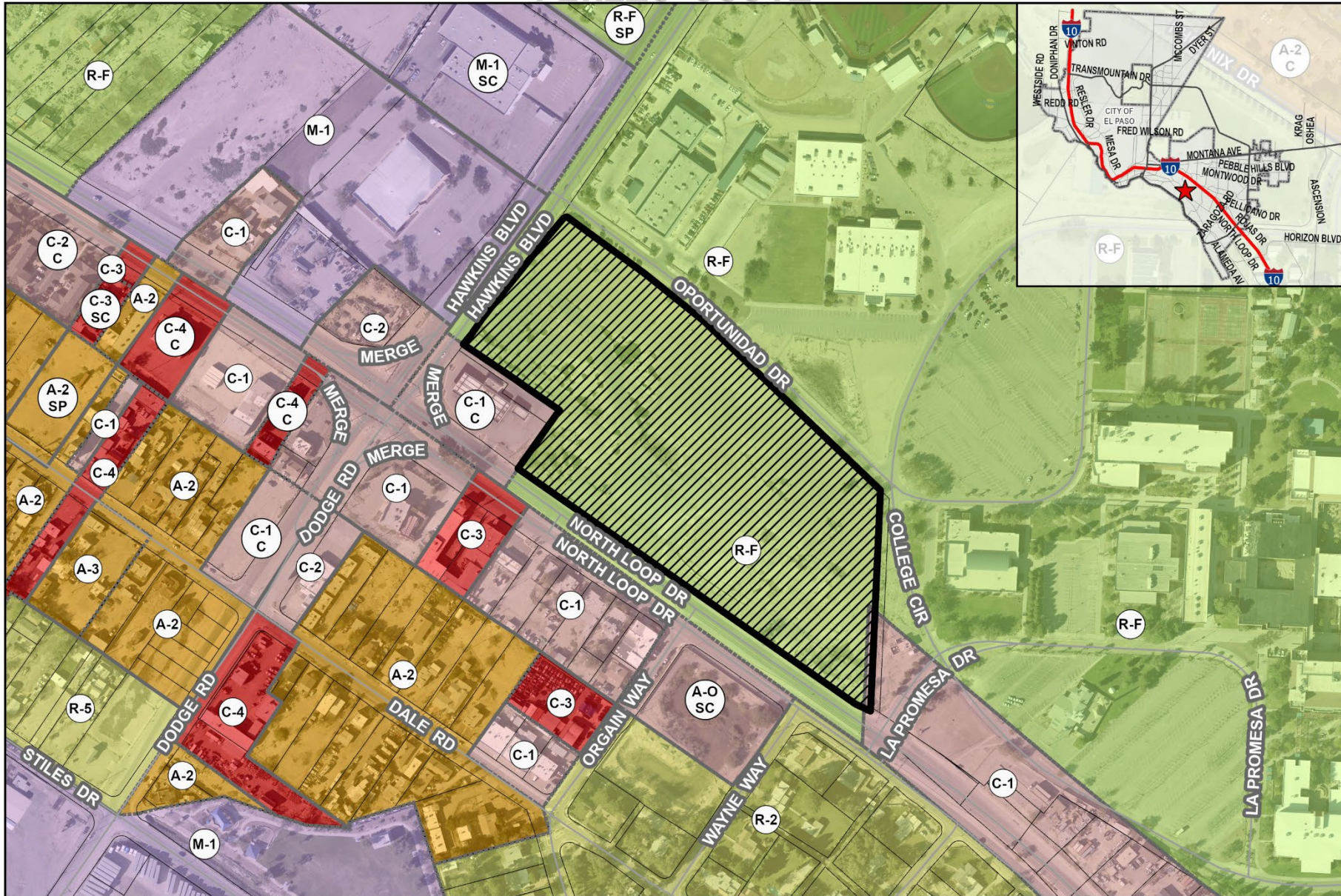
PZRZ25-00012





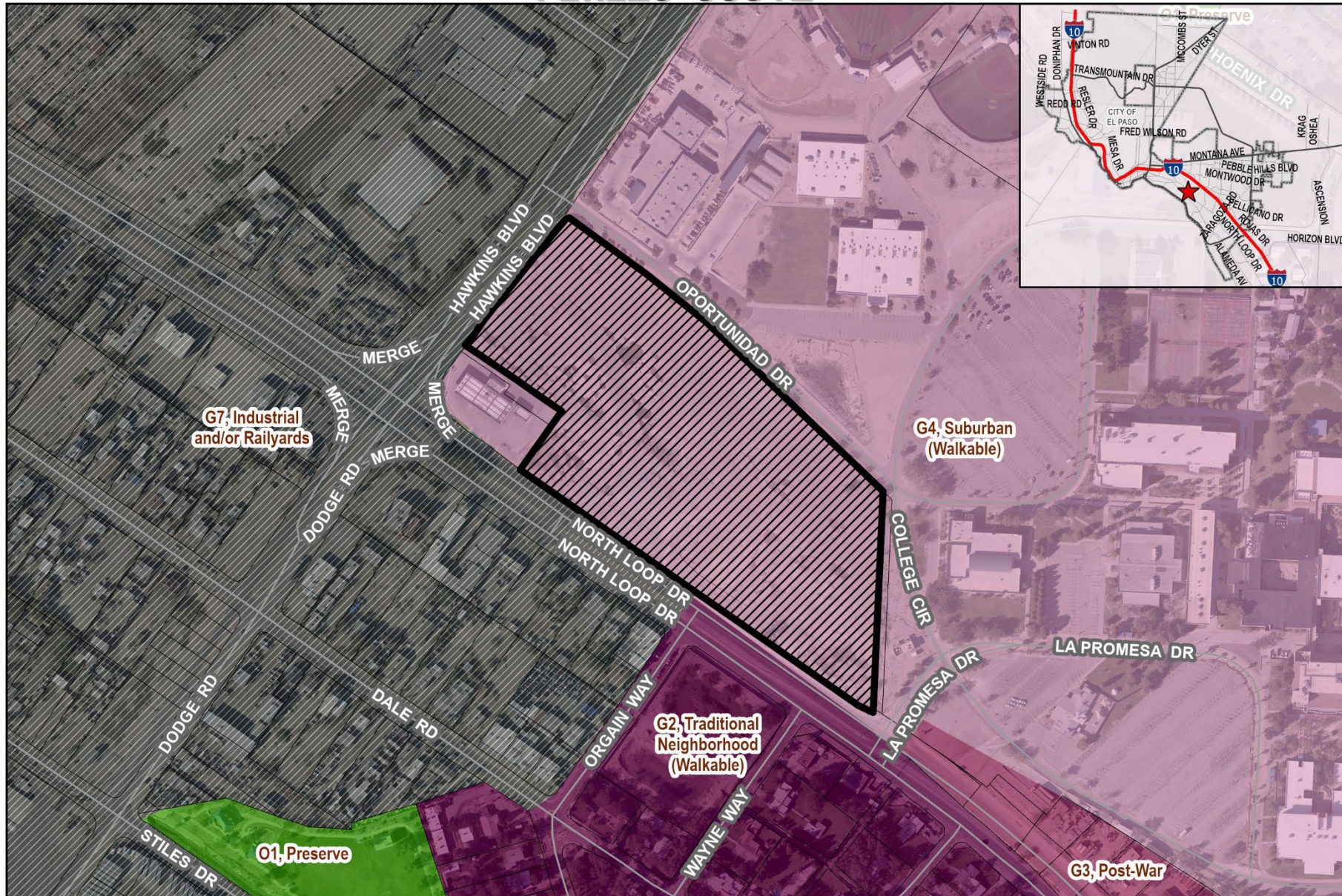
Aerial





Existing Zoning





Future Land Use Map

G-4, Suburban (Walkable):
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.



LOT 1

EL PASO COMMUNITY COLLEGE
VALLE VERDE CAMPUS
200 UNIVERSITY
FORT WORTH, TEXAS

OPORTUNIDAD DRIVE

PROPOSED OFFICE WAREHOUSE
114,000 S.F.

7700 NORTH LOOP DRIVE
100,000 S.F.

NORTH LOOP DRIVE

HAWKINS BOULEVARD



Subject Property

N

Surrounding Development



W



S

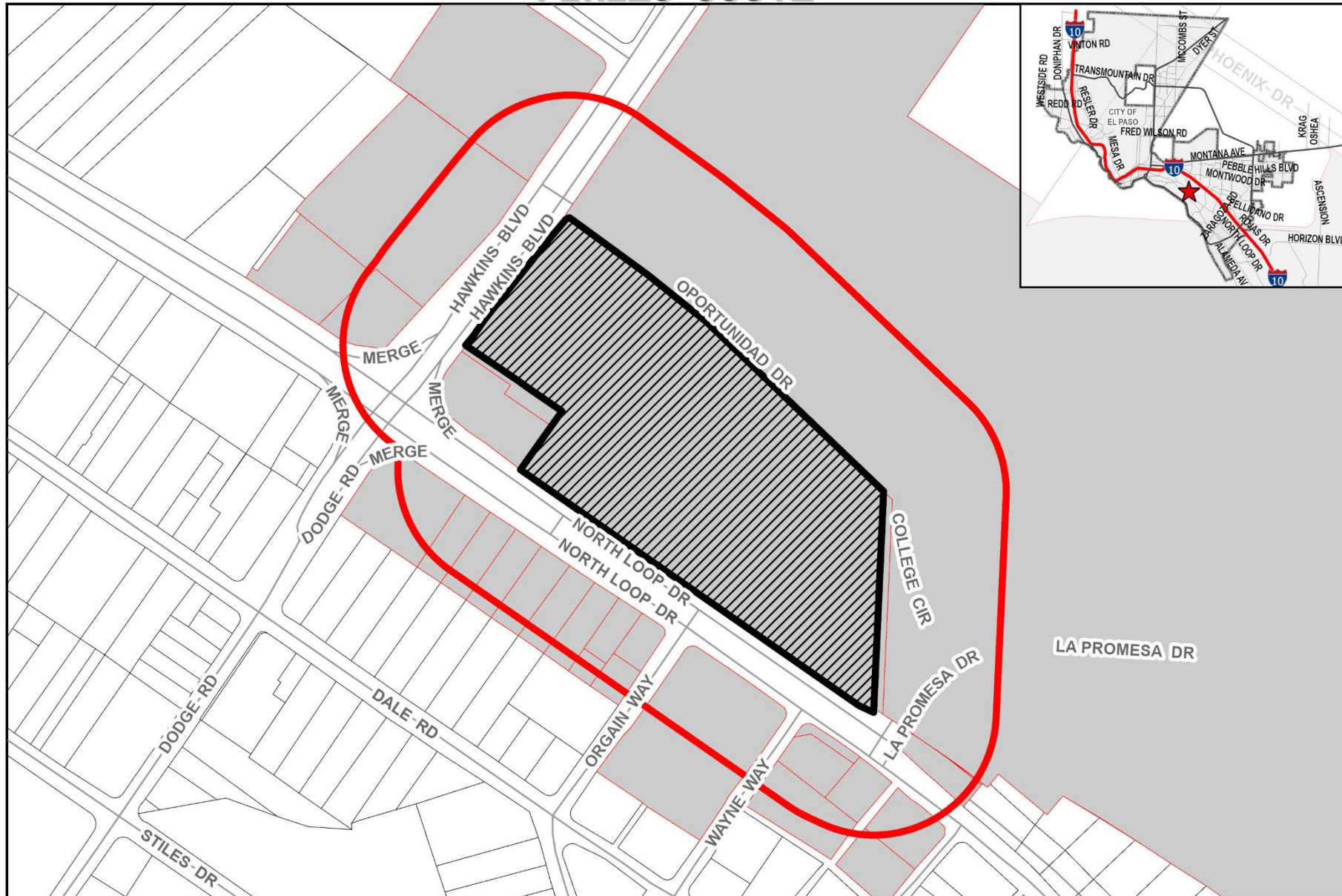


Public Input

- The applicant notified the Rosedale, Mission Valley Civic Association and Corridor 20 Civic Association neighborhood associations.
- Notices were mailed to property owners within 300 feet on March 13, 2026.
- The Planning Division has received two (2) phone calls of inquiry, but no communication in support or opposition to the request.



PZRZ25-00012



Notice Map

23 Notices
23 Properties

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
 300 Feet Notice Area
 Notified Properties



Recommendation

Staff and CPC (7-0) recommend **Approval with Conditions** of the rezoning request. The conditions are as follows:

- 1. That a ten-foot (10') landscaped buffer with large or medium native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along property lines adjacent to Ranch and Farm zone districts.*

Recommendation

2. *That a detailed site development plan shall be approved per City of El Paso Code prior to the issuance of certificates of occupancy or certificates of completion. At the time of the Detailed Site Development Plan review, an approved Traffic Impact Analysis (TIA) may be required by the Traffic Engineer.*

Recommendation

3. *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