



ITEM 20

7800 and 7804 Alameda Rezoning

PZRZ24-00039

Strategic Goal 3.

Promote the Visual Image of
El Paso





Aerial

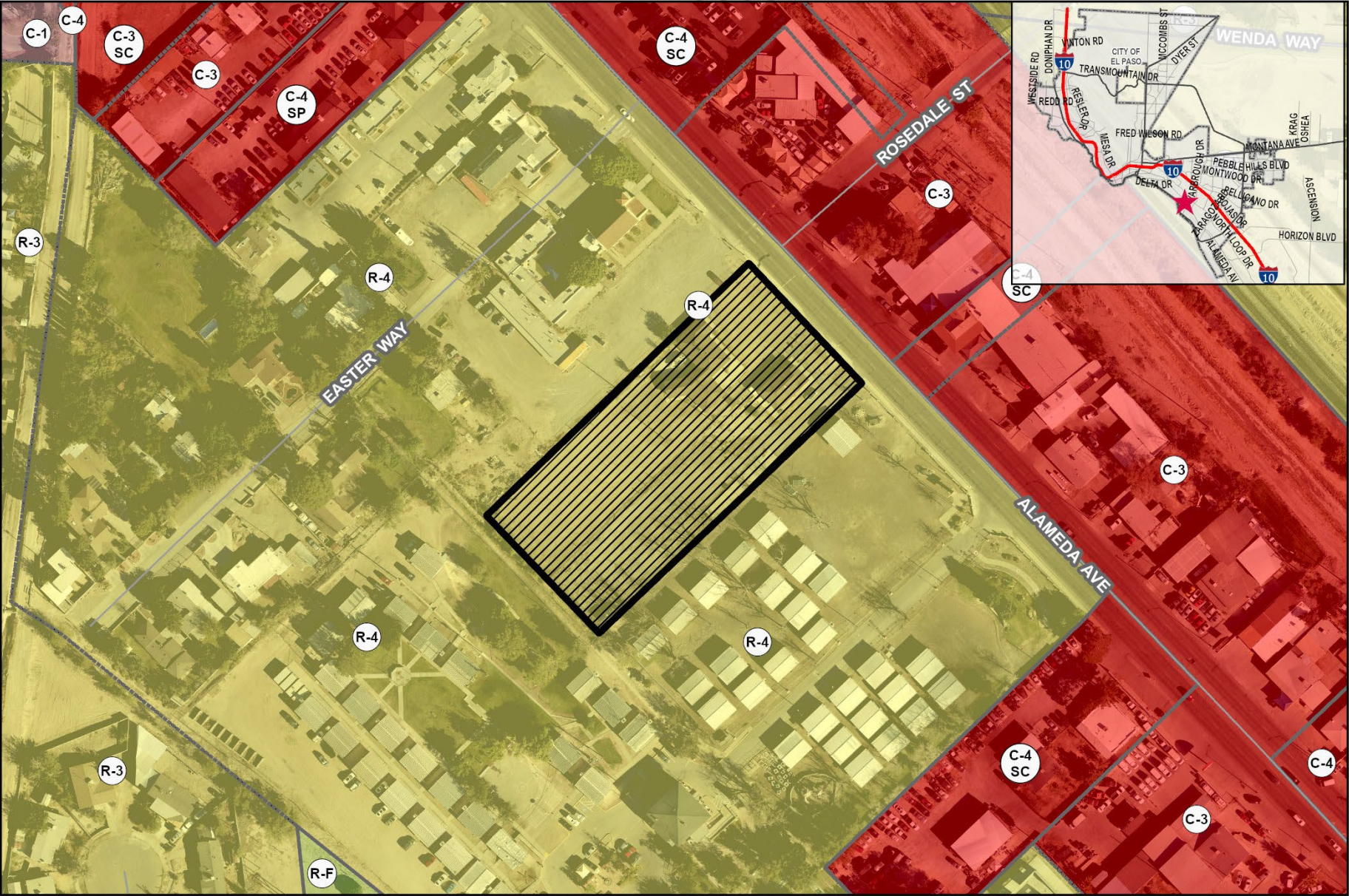
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property

0 35 70 140 210 280
Feet





Existing
Zoning

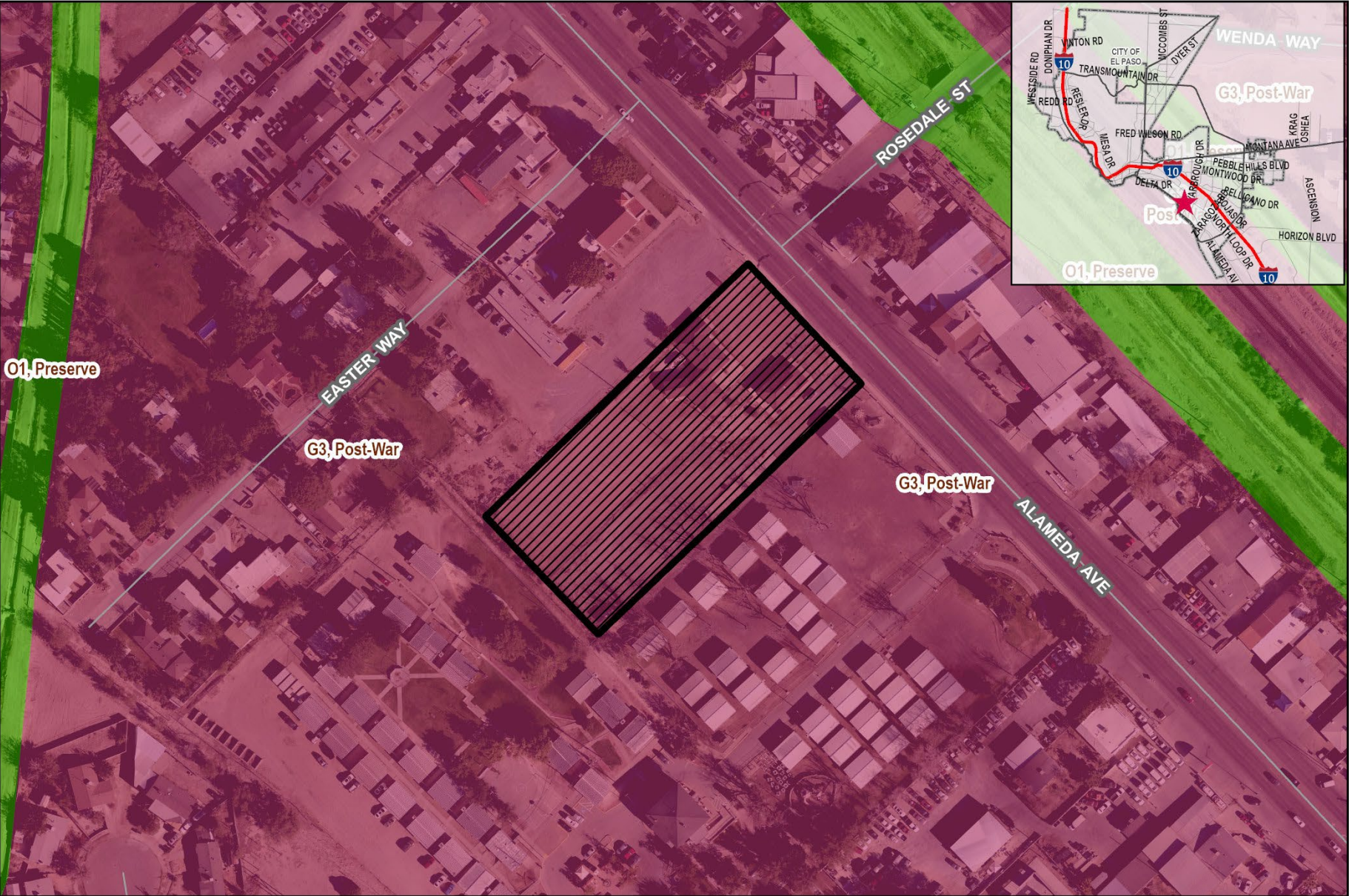
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 Subject Property

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Feet





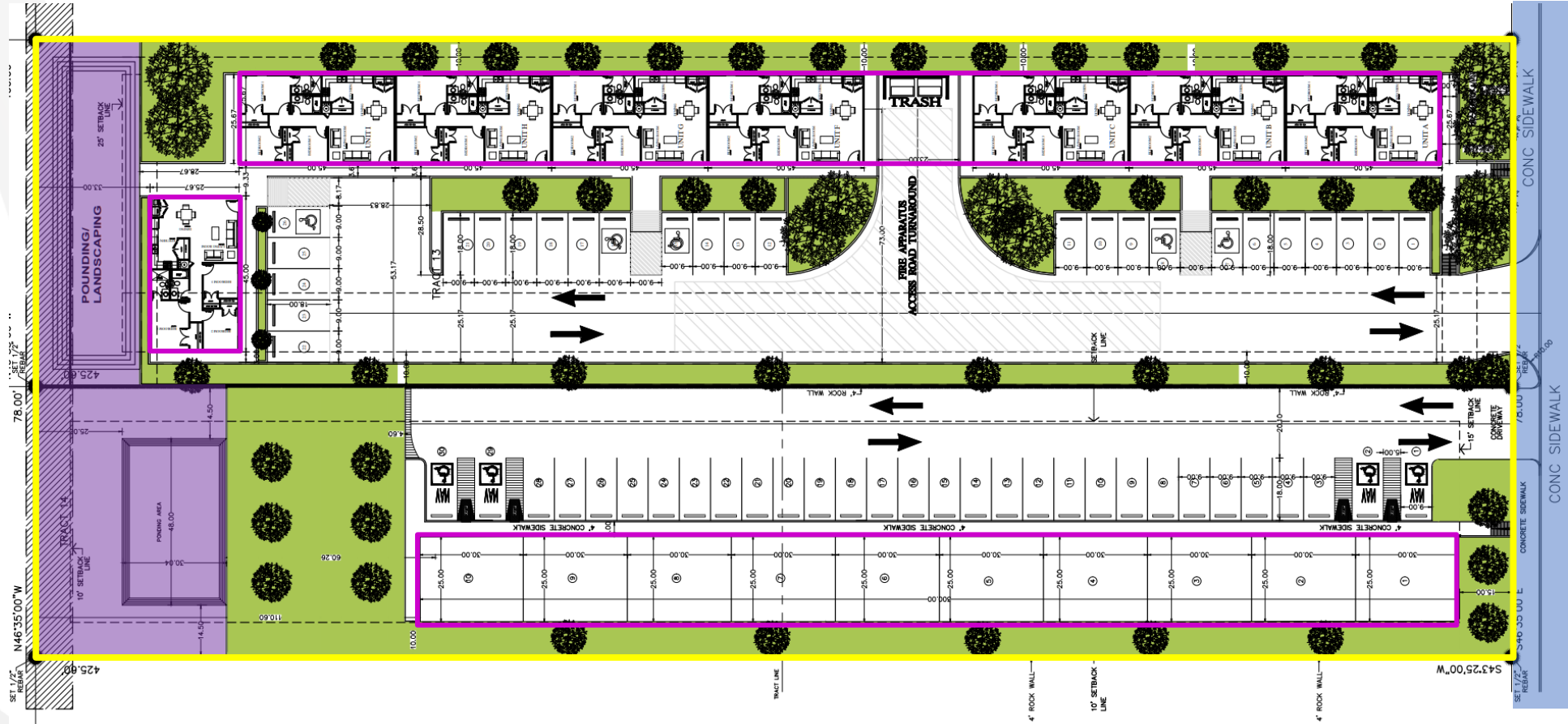
Future Land Use Map

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 Subject Property





Conceptual Plan

Subject Property



Surrounding Development



N



W

S



Public Input

- The applicant notified the nearby neighborhood associations, including Corridor 20, Mission Valley, Sunnyfields, and Thomas Manor, of the proposed rezoning.
- Notices were mailed to property owners within 300 feet on August 1, 2025.
- The Planning Division has not received any communications in support or opposition to the request.



Recommendation

- Staff and CPC recommended **approval with conditions** of the rezoning request:
 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 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.*
 2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
 3. *That a minimum 500-foot distance between property lines 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.*



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