



ITEM 28 and 29

8701 Gateway South Rezoning and Special Permit

PZRZ24-00016

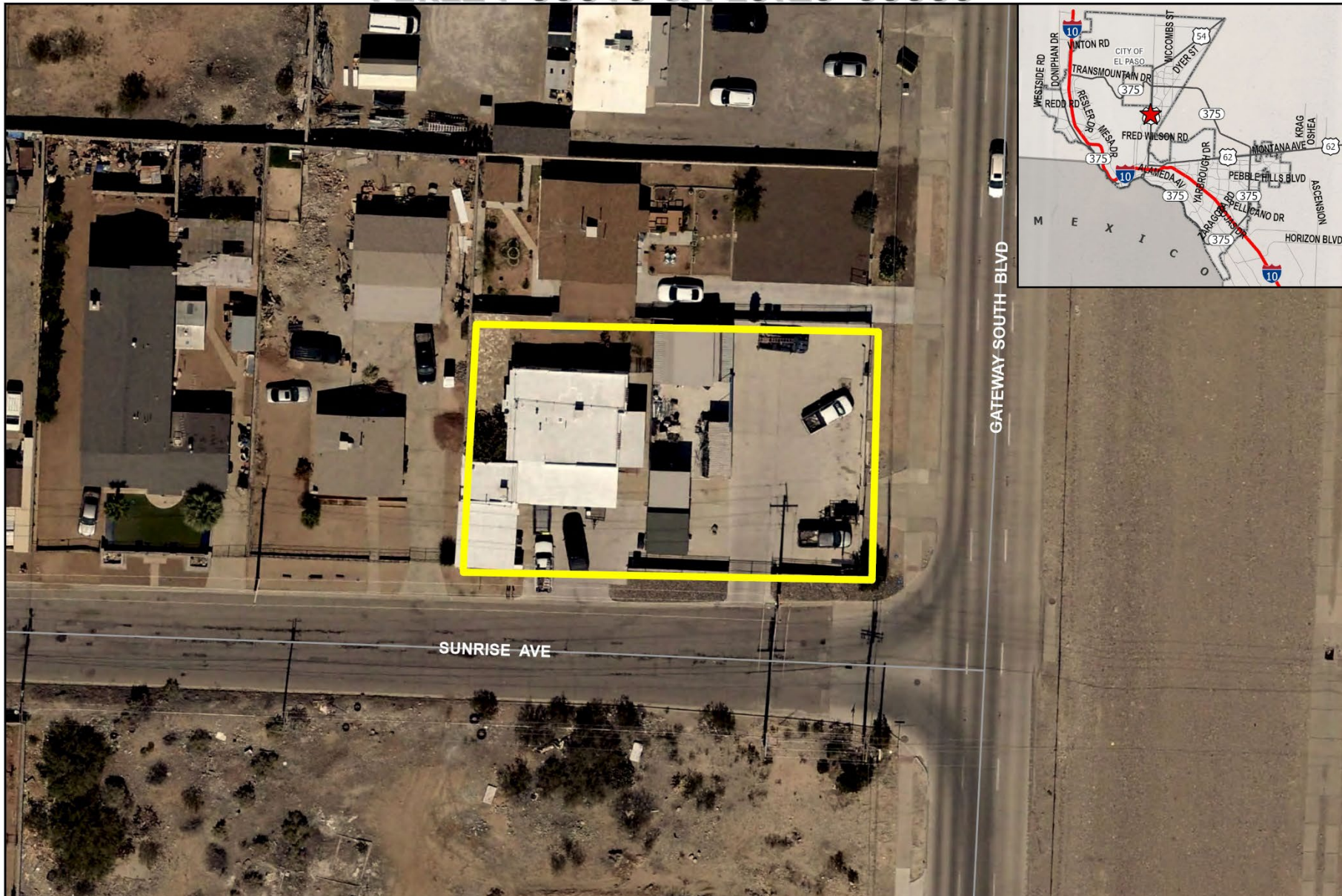
PZST25-00006

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ24-00016 & PZST25-00006



Aerial

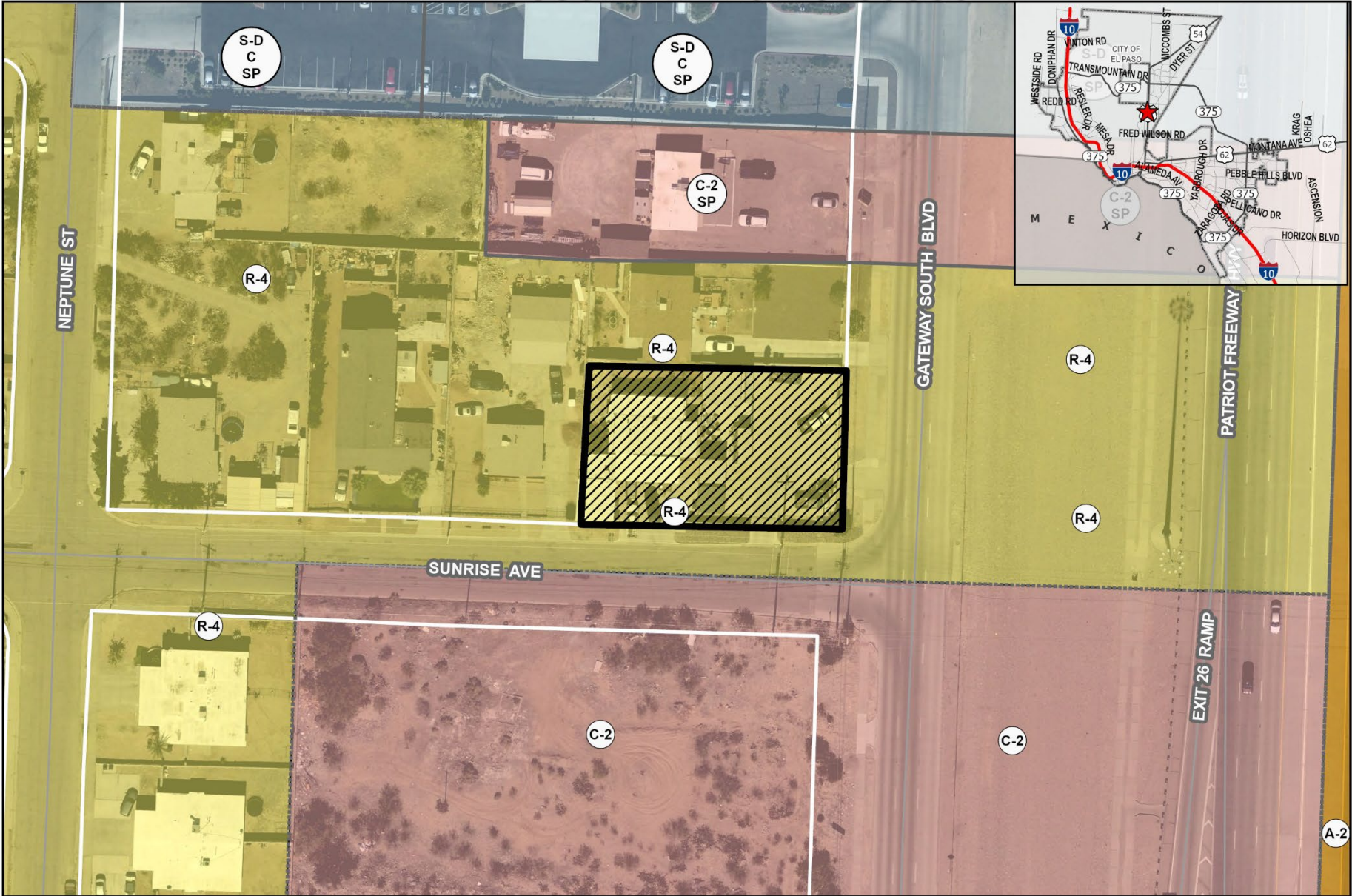
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property

0 10 20 40 60 80
Feet





Existing Zoning

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 Subject Property

0 15 30 60 90 120 Feet





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.





Detailed Site Plan



PICTURE 3 - STREET FACING



PICTURE 5 - EXISTING STRUCTURE (OFFICE)



PICTURE 7 - EXISTING STRUCTURE (WATCHMAN'S DWELLING)



PICTURE 2 - YARD FACING



PICTURE 4 - EXISTING STRUCTURE (OFFICE)



PICTURE 6 - EXISTING STRUCTURE (WATCHMAN'S DWELLING)

Elevations

(Maximum Height: 15'-0")

**12,545 SQ. FT.
0.2876 ACRES**

SUNRISE AVE

GATEWAY SOUTH BLVD

CITY OF EL PASO

INTERSTATE 10

INTERSTATE 375

WESTSIDE RD

CONIPHAN DR

WINTON RD

TRANSMOUNTAIN DR

RESER DR

FRED WILSON RD

MCCOMBS ST

DYER ST

YARBROUGH DR

PEBBLE HILLS BLVD

MONTANA AVE

KRAG OSHEA

ASCENSION

HORIZON BLVD

MEXICO



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0 5 10 20 30 40 Feet



Subject Property



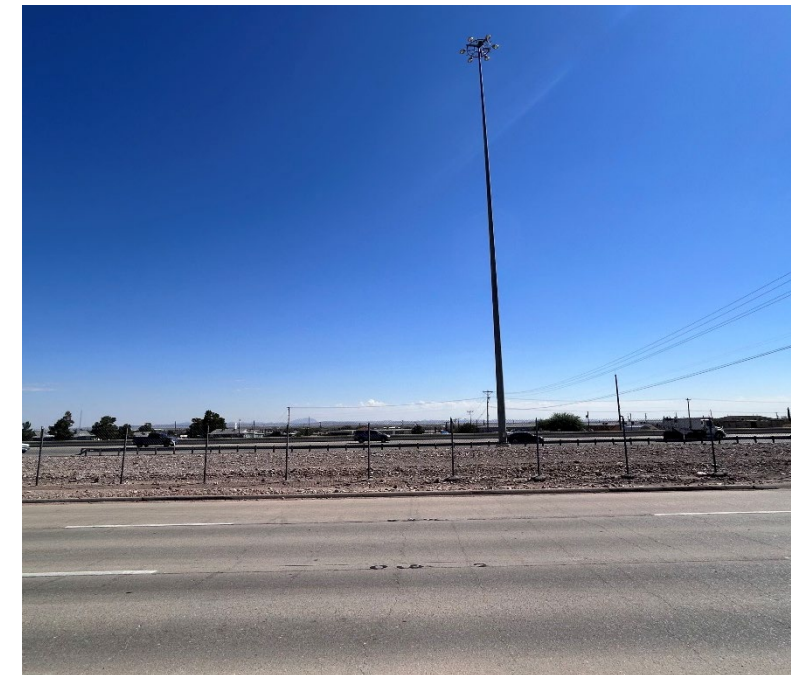
Surrounding Development



W



N



S

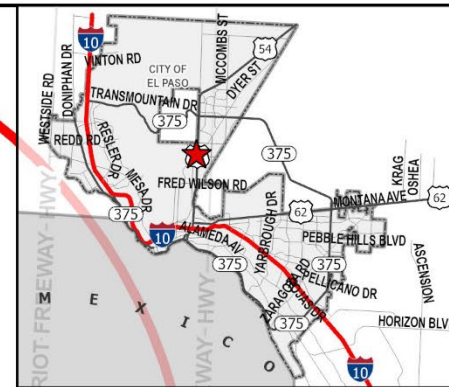


Public Input

- The Sunrise Neighborhood Association was notified by the applicant of the request.
- Notices were mailed to property owners within 300 feet on September 26, 2025.
- The Planning Division has received one (1) letter in support of the request.



PZRZ24-00016 & PZST25-00006



Notice Map
13 Notices Sent
15 Properties

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- Subject Property
- 300 Feet Notice Area
- Notified Properties

0 25 50 100 150 200
Feet



Recommendation

Staff and CPC (8-0) recommend **Approval with Conditions** of the rezoning request. The conditions are as follows:

- 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 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. Existing structures or pavement located within such buffer, shall not be required to be removed to comply with this requirement until such structure or pavement is removed.*

Recommendation

2. *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.*

Recommendation

Staff and CPC (8-0) recommend **Approval** of the Special Permit and Detailed Site Development Plan 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