



ITEM 28 and 29

8701 Gateway South Rezoning and Special Permit

PZRZ24-00016

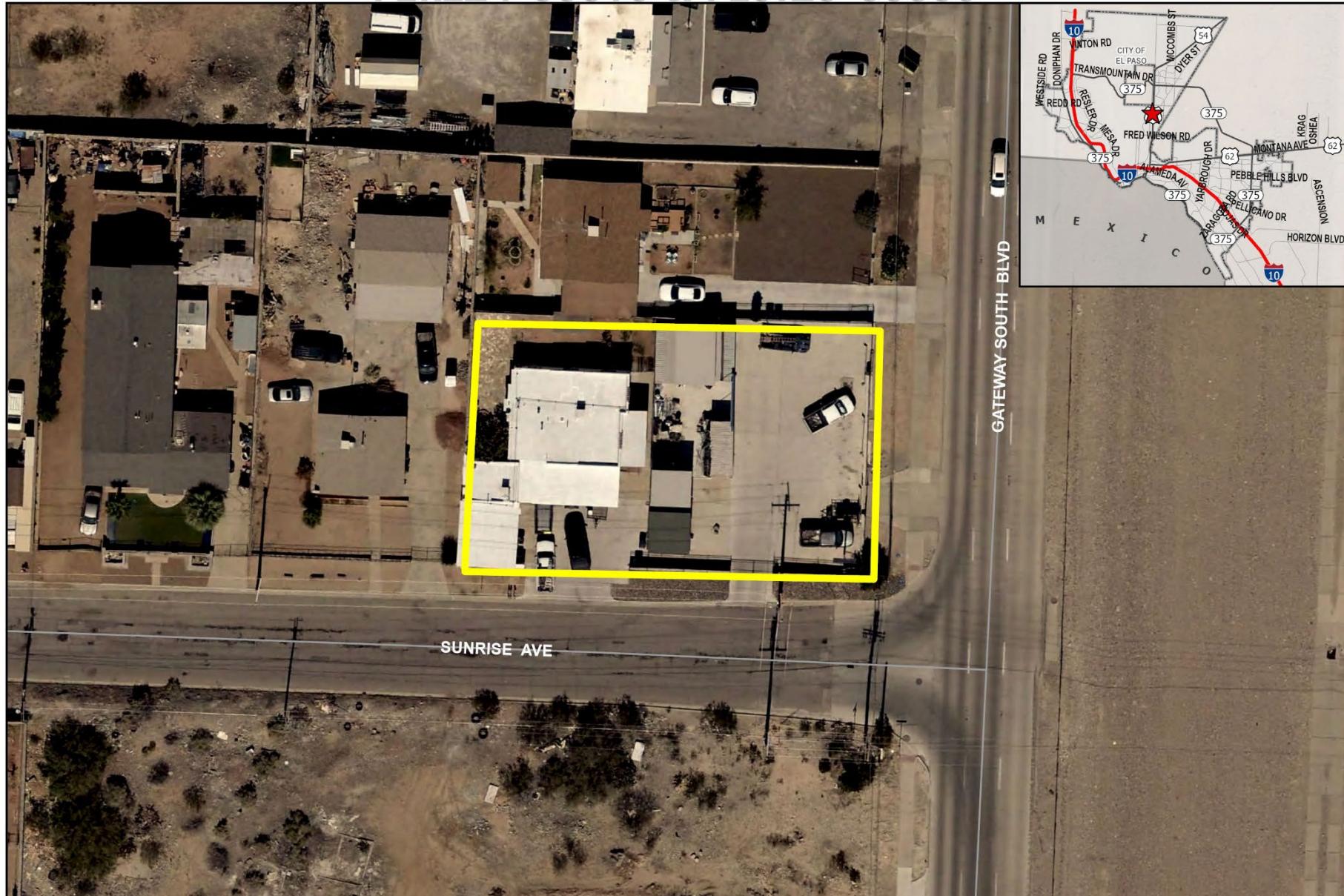
PZST25-00006

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.

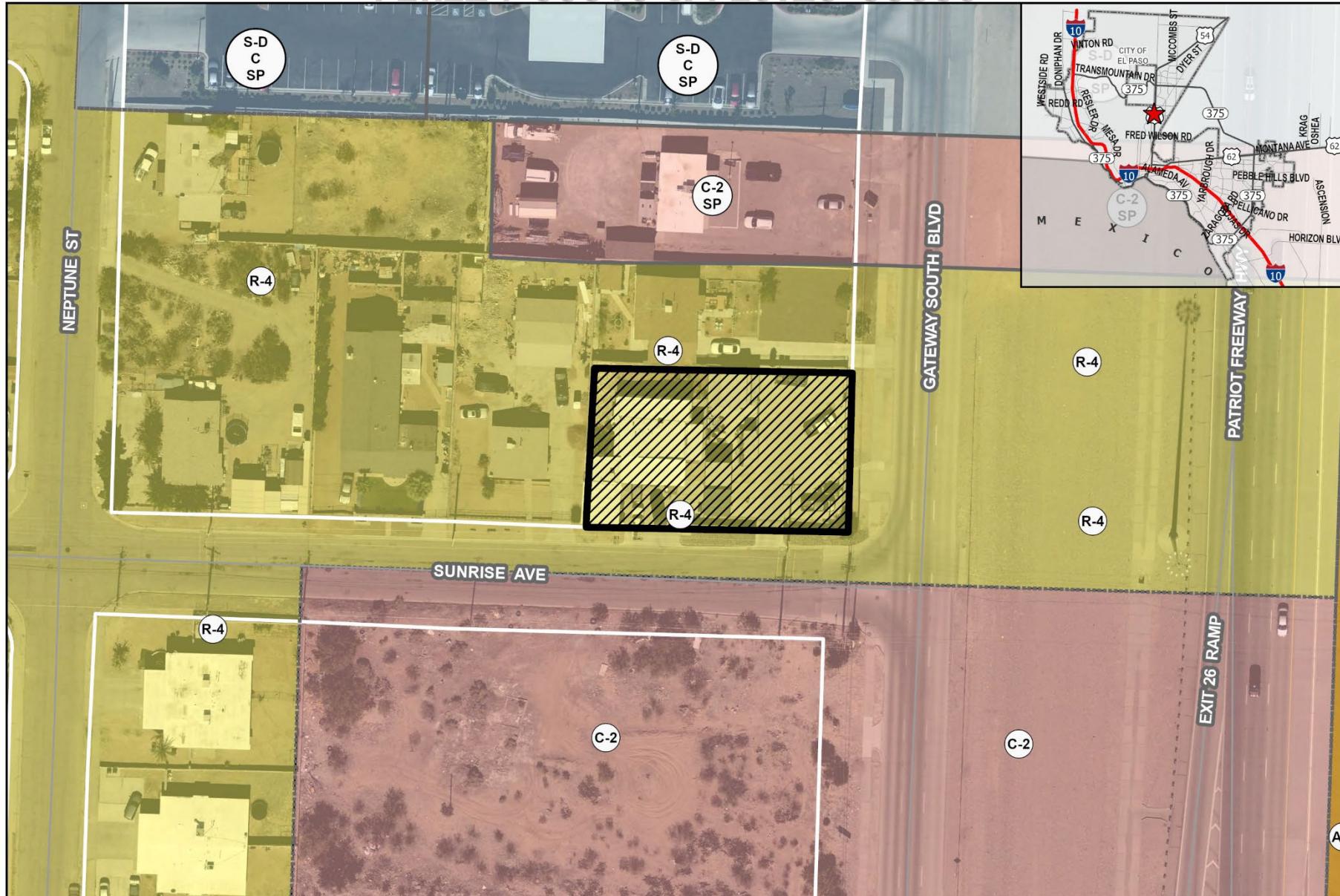


Subject Property



2

PZRZ24-00016 & PZST25-00006



Existing Zoning

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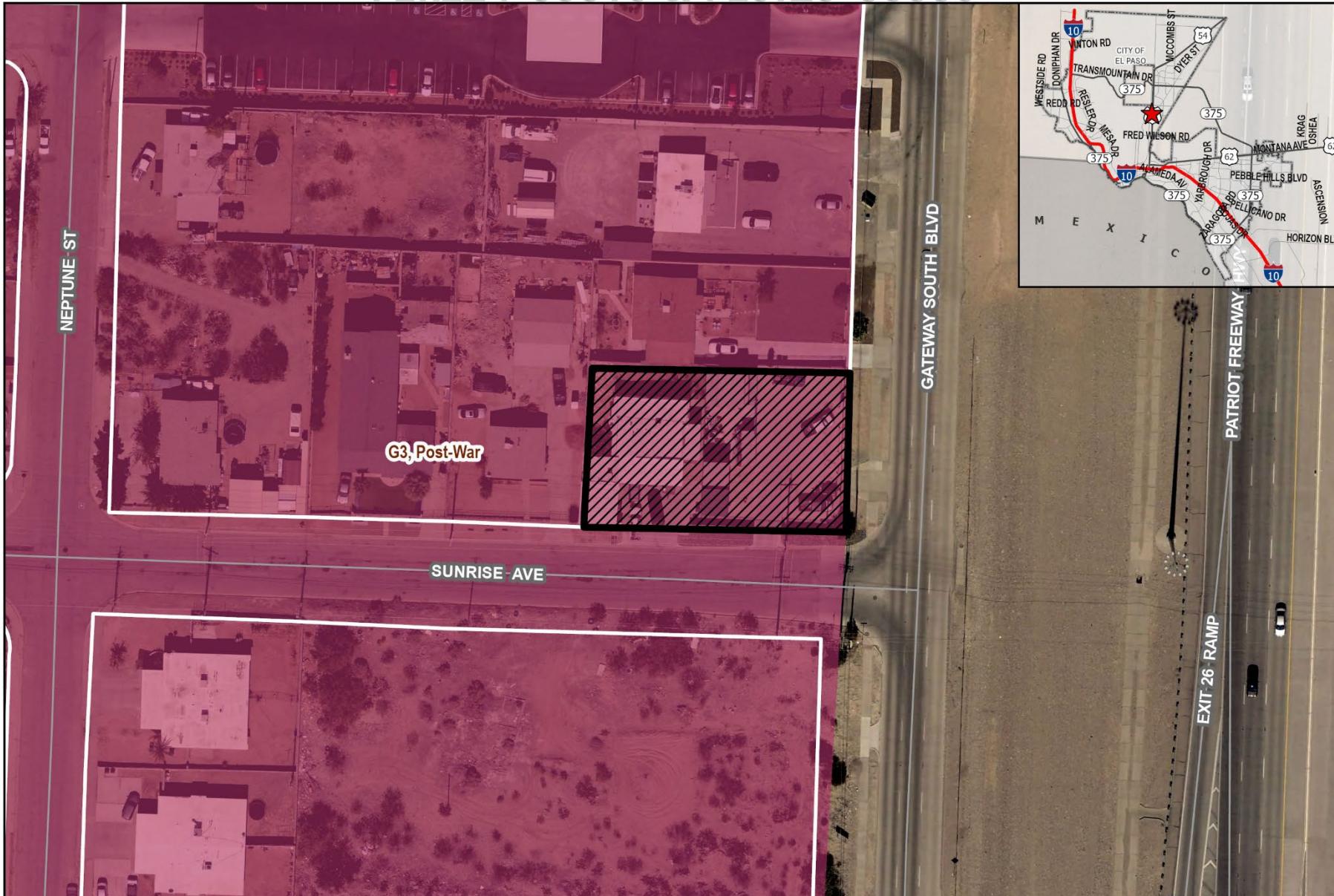
Subject Property

0 15 30 60 90 120 Feet



3

PZRZ24-00016 & PZST25-00006



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.



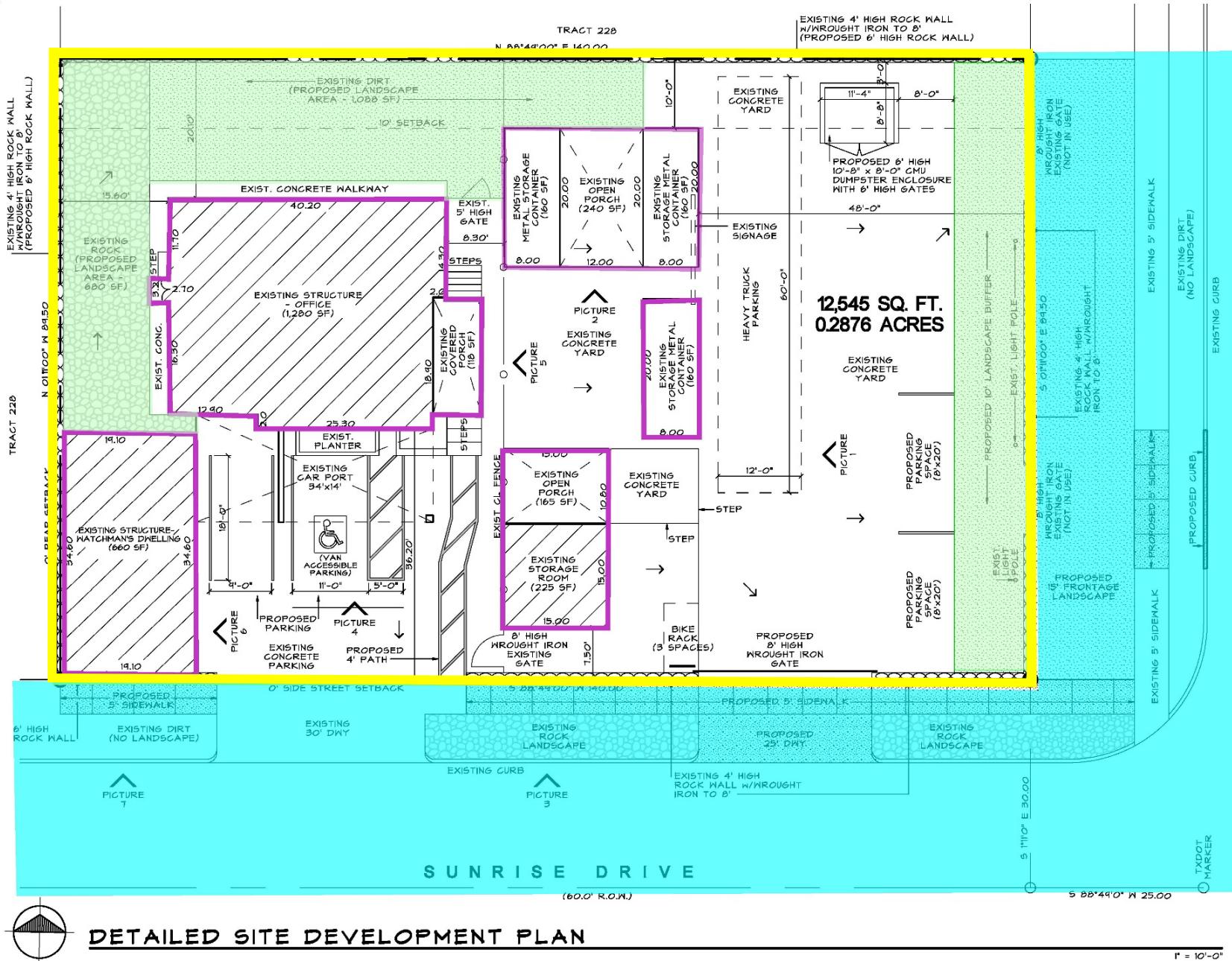
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Subject Property

4

Detailed Site Plan





PICTURE 3 - STREET FACING



PICTURE 2 - YARD FACING



PICTURE 5 - EXISTING STRUCTURE (OFFICE)



PICTURE 4 - EXISTING STRUCTURE (OFFICE)



PICTURE 7 - EXISTING STRUCTURE (WATCHMAN'S DWELLING)

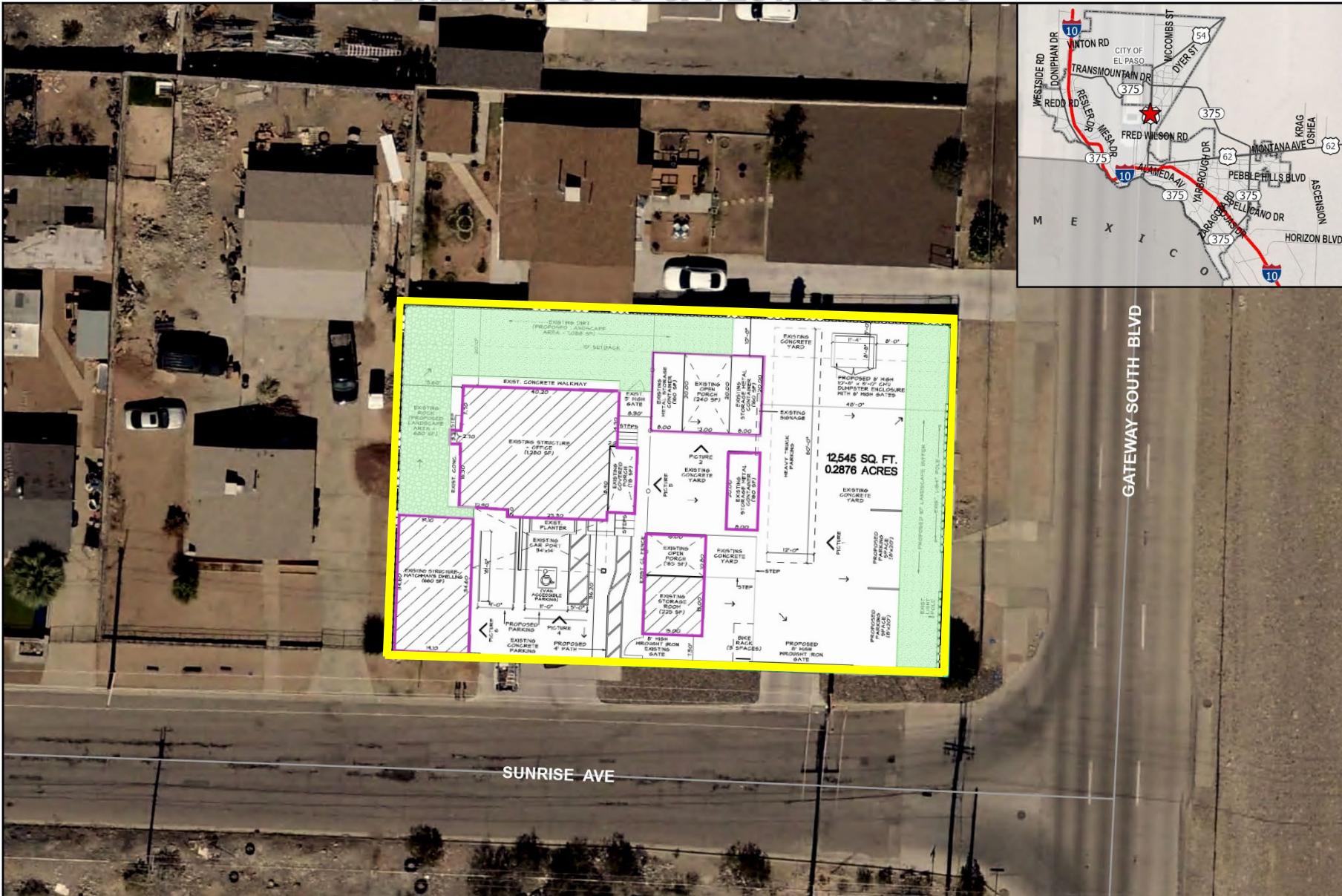


PICTURE 6 - EXISTING STRUCTURE (WATCHMAN'S DWELLING)

Elevations

(Maximum Height: 15'-0")

PZRZ24-00016 & PZST25-00006



Detailed Site Plan

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Subject Property



Surrounding Development



W



N



S



E
9

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.



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Subject Property
300 Feet Notice Area
Notified Properties

0 25 50 100 150 200 Feet



Notice Map
13 Notices Sent
15 Properties

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