



ITEM 38

8641 Gateway South Blvd. Rezoning

PZRZ22-00019



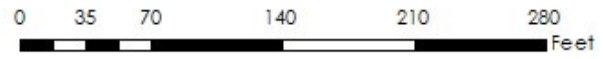
Strategic Goal 3.

Promote the Visual Image of
El Paso

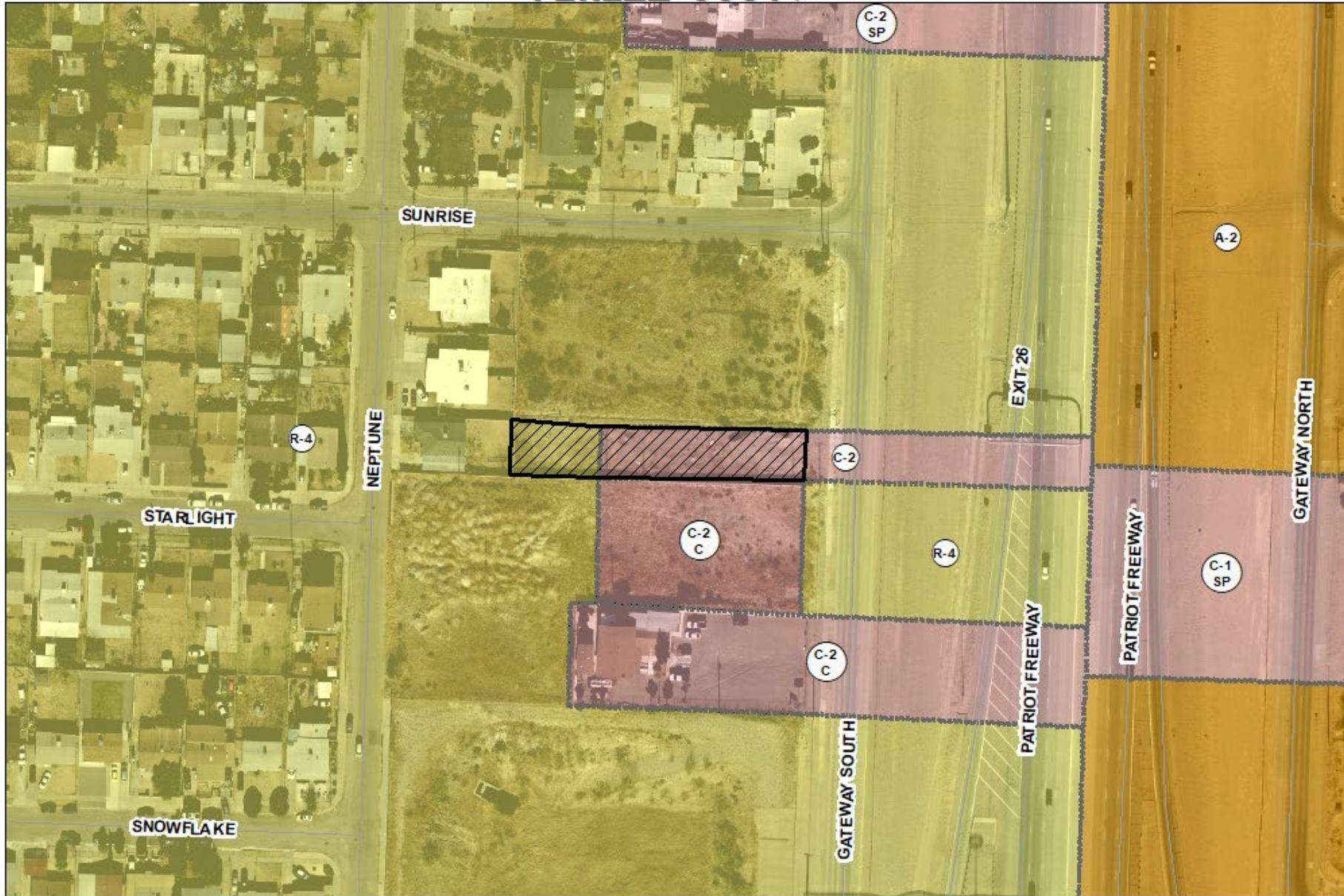
Aerial



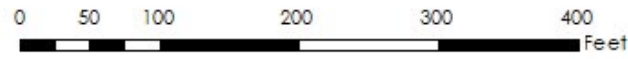
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargement of this map to scales greater than its original construction may lead to misinterpretation of the data. The Planning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



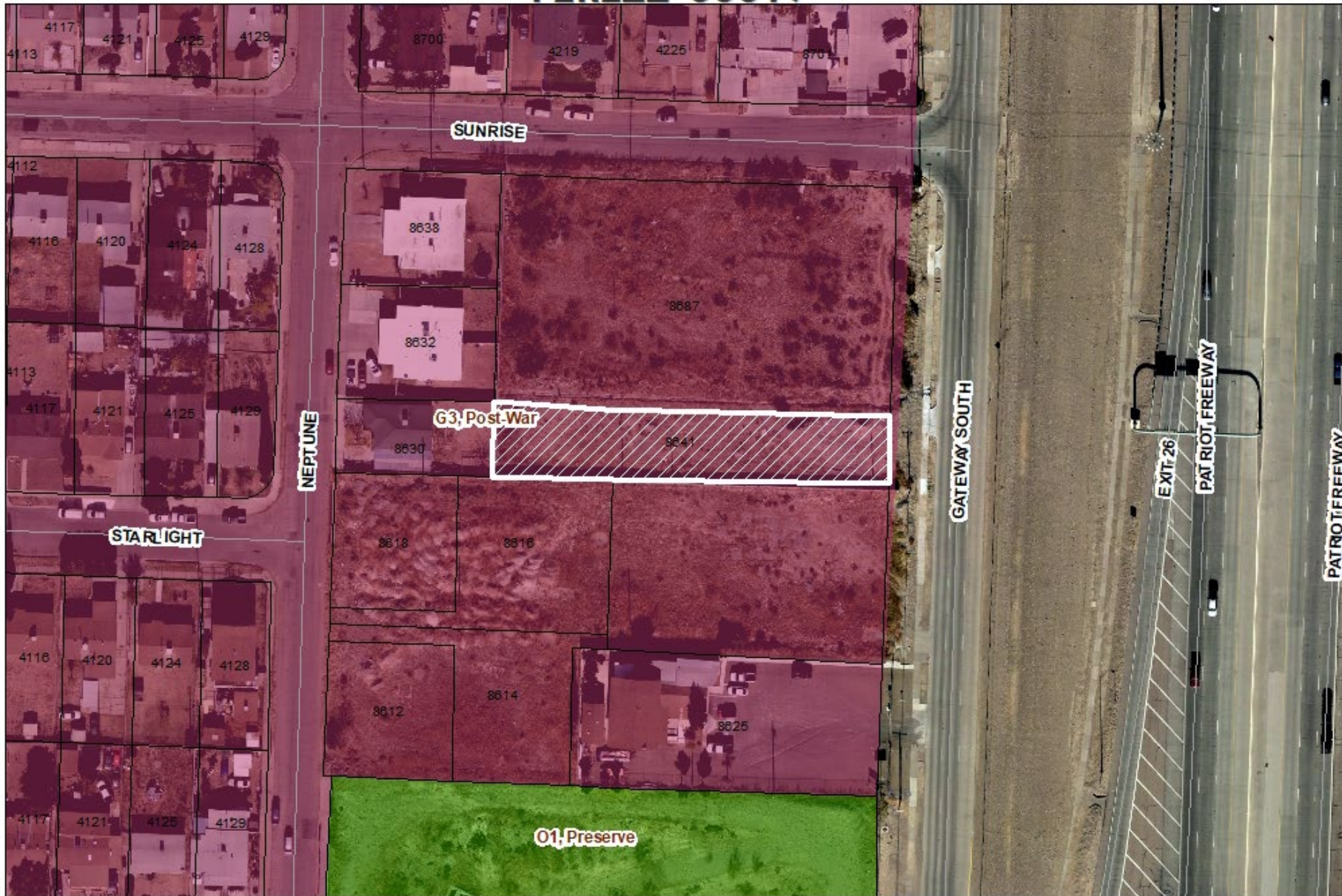
Existing Zoning



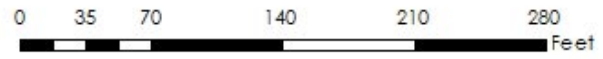
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Future Land Use



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Conceptual Plan



TRACT 167
MAP OF SEVERAL ACRES
VOLUME 1A, PAGE 18
PLAT RECORDS
CL. 1930 COUNTY, TEXAS



Subject Property

Surrounding Development



N



W

S

E



Public Input

- Notices were mailed to property owners within 300 feet on September 8, 2022.
- The Planning Division received one (1) phone call and one (1) email from the Sunrise Neighborhood Association in support of the rezoning request.





Recommendation

- Staff recommends Approval with Conditions of the rezoning request
- CPC unanimously recommends approval with conditions (8-0) of the rezoning request

Conditions

- 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. Prior to issuance of any certificates of occupancy or certificates of completion, property owner must install an eight-foot (8') rock wall along the westerly property line if abutting residential uses or districts.*
- 3. No storage of any motor vehicles shall be located within fifty feet (50') from the rear property line if abutting residential uses or districts.*
- 4. Within twenty feet (20') from the front property line abutting Gateway South Boulevard, no parking or vehicular storage or display shall be allowed.*
- 5. No repair of any type of motor vehicle shall be allowed on the property.*



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