



ITEM 30

1401 N. Mesa

PZRZ25-00031





## 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 25 50 100 150 200  
 Feet





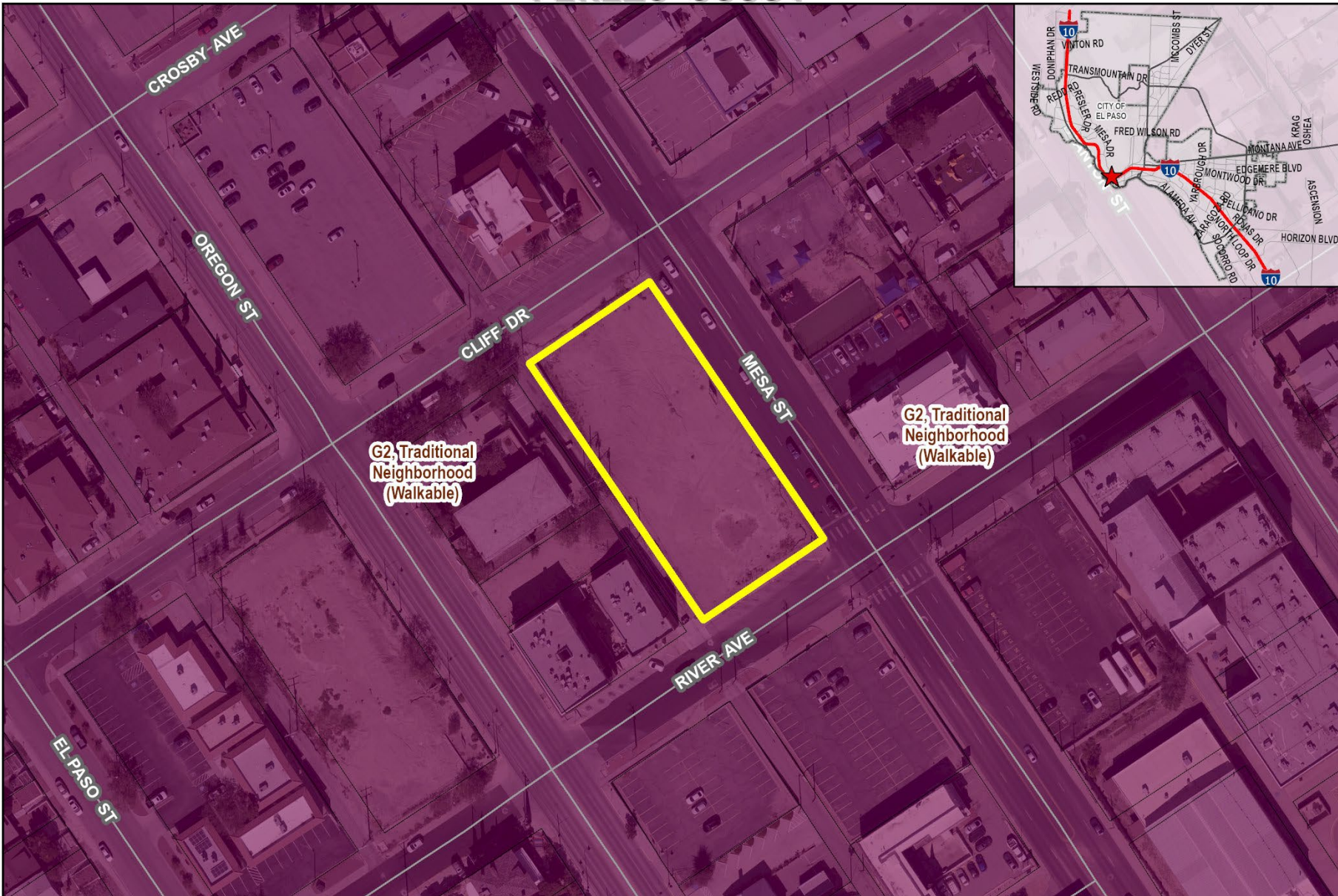
# Existing Zoning

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Subject Property





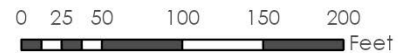
# Future Land Use Map

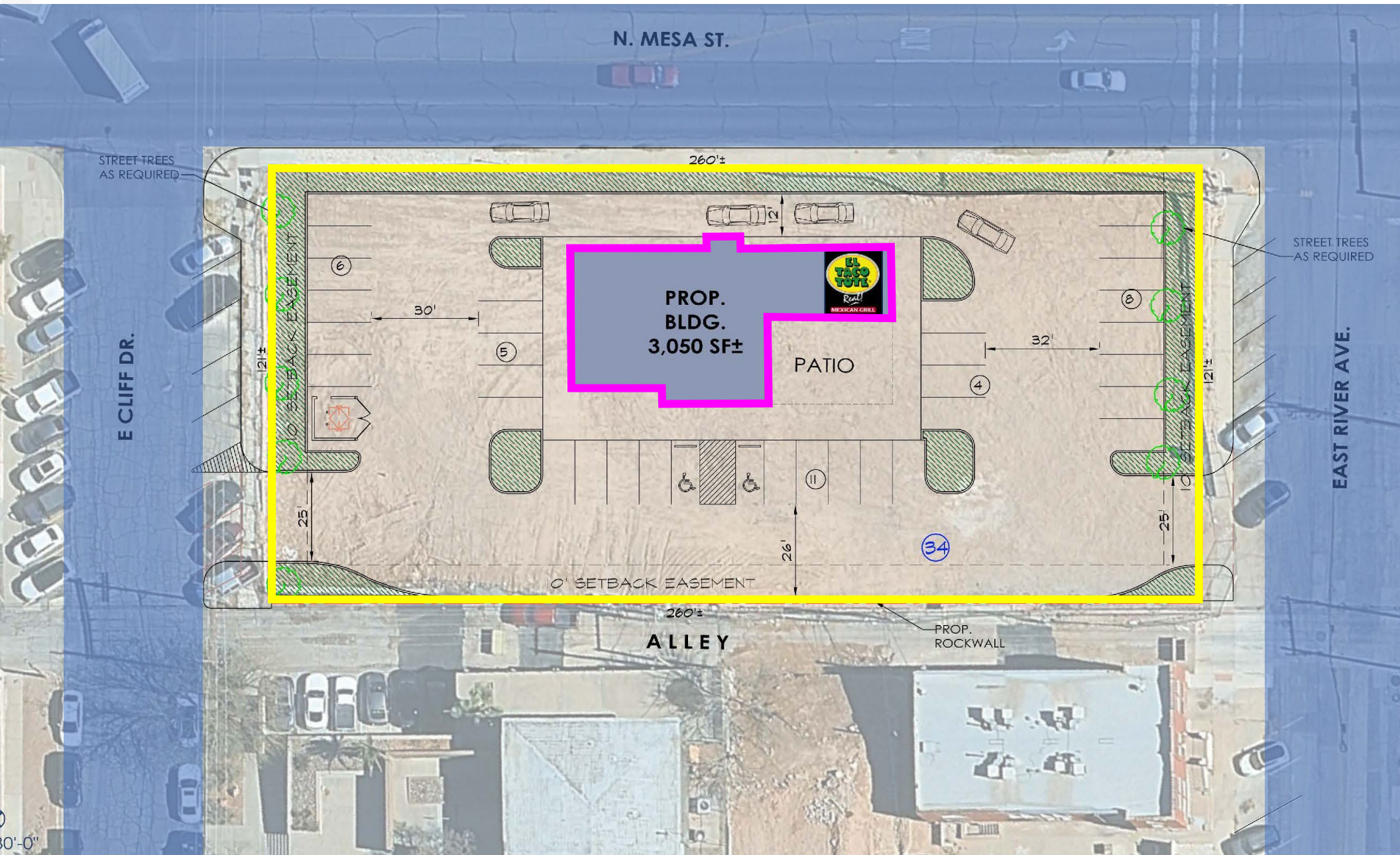
**G-2, Traditional Neighborhood:** Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas.

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Subject Property





# Conceptual Plan



# Subject Property

N

# Surrounding Development



W



S

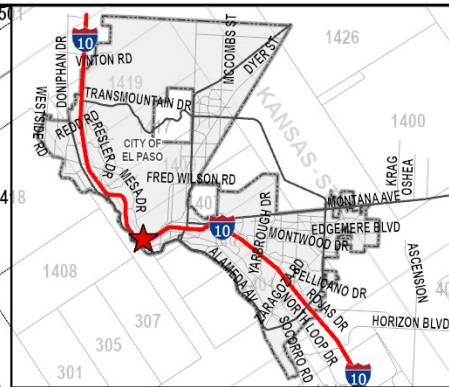


# Public Input

- The applicant notified the El Paso Central Business Association and the Sunrise Civic Group.
- Notices were mailed to property owners within 300 feet on March 13, 2026.
- The Planning Division has not received any communications in support or opposition to the request.



# PZRZ25-00031



**Notice Map**  
 29 Notices  
 34 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



# Recommendation

Staff and City Plan Commission (6-1)

recommend **APPROVAL WITH CONDITIONS**

of the rezoning request. Conditions are as follows:

1. That no vehicular ingress or egress be permitted along Mesa Street.
2. That no less than 80% of the building facade shall be set back no more than twenty feet (20') from the property line along Mesa Street.
3. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.



## 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

