

2320 Montana

City Plan Commission — July 17, 2025

REZONING



CASE NUMBER:	PZRZ25-00002
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Ana M. Lujan
REPRESENTATIVE:	Vanessa Duran
LOCATION:	2320 Montana Ave. (District 8)
PROPERTY AREA:	0.11 acres
REQUEST:	Rezone from A-2 (Apartment) to S-D (Special Development) and Approval of Detailed Site Development Plan with reduction to minimum district area and side yard setback
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Received one (1) call of inquiry as of July 10, 2025.

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from A-2 (Apartment) to S-D (Special Development) with reduction to minimum district area and side setback to allow for the proposed use of a boutique.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood future land use designation.

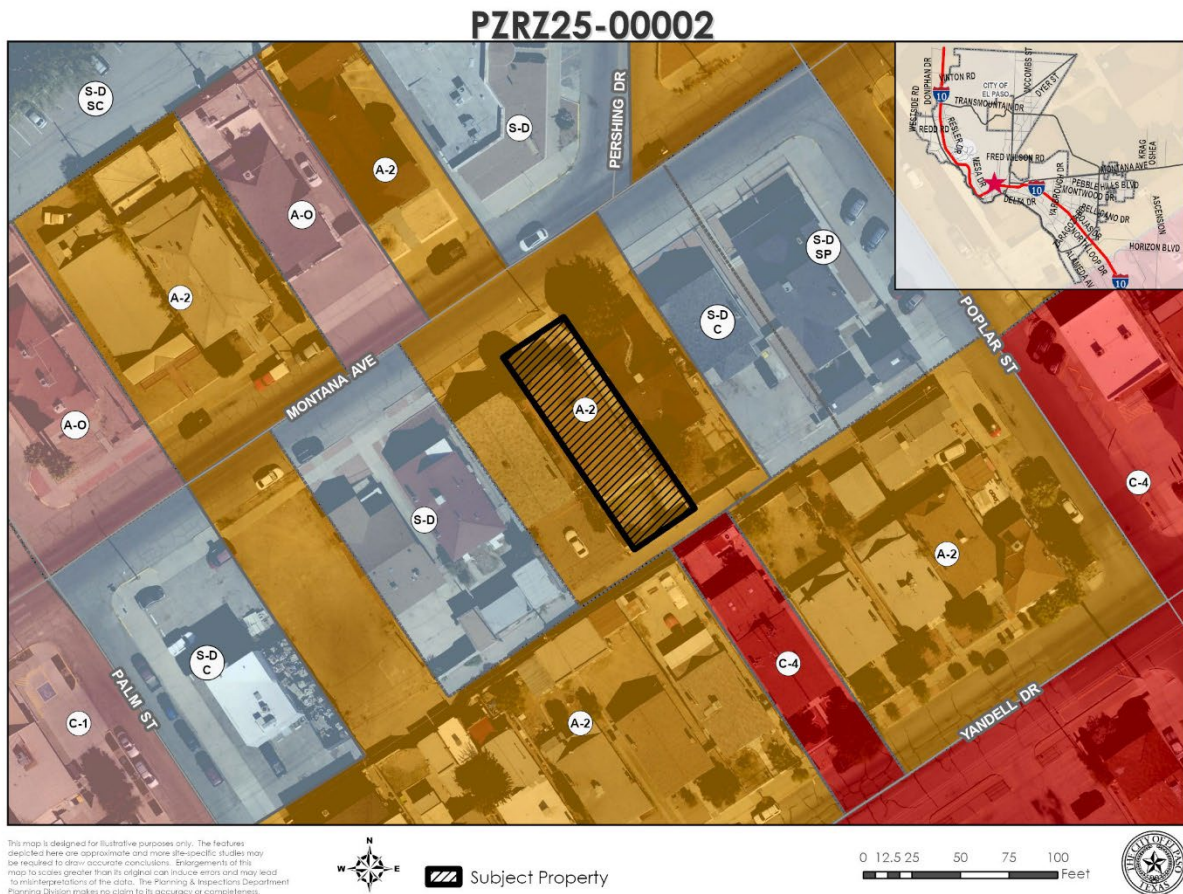


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from A-2 (Apartment) to S-D (Special Development) and approval of a Detailed Site Development Plan with reduction to minimum district area and reduction to side yard setback to allow for the proposed use of a boutique. The subject property is approximately 0.11 acres in size. The Detailed Site Development Plan shows an existing 1,458 square-foot single-family dwelling to be repurposed as a boutique. The site plan is compliant with the minimum required vehicular and bicycle parking spaces, providing four (4) vehicle spaces and three (3) bicycle spaces. Vehicular access to the subject property is proposed from Palm Street and Popular Street via the rear alley while providing pedestrian access from the public sidewalk along Montana Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is compatible with surrounding commercial and residential uses and zoning districts. Properties to the south and east are zoned A-2 (Apartment) and C-4 (Commercial) and are developed with single-family residences. The properties to the north are zoned A-2 (Apartment) and S-D (Special Development) and are developed with multi-family dwellings and an office use, respectively, while the property to the west also contains an office and is zoned A-2 (Apartment). The nearest school, Young Women's Academy, is located approximately 0.7 miles from the subject property, and the closest park, Roger Brown Park, is approximately 0.5 miles away.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is wellsuited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes. The subject property and proposed development align with the intent of the G-2, Traditional Neighborhood Future Land Use designation as outlined in <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>S-D (Special Development) District: The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	<p>Yes. The proposed S-D (Special Development) zoning district is compatible with the surrounding S-D (Special Development), A-2 (Apartment), and C-4 (Commercial) zoning districts and supports the integration of small-scale commercial uses within an established residential context. Rezoning the subject property to S-D (Special Development) contributes to the existing mix of uses in the area while preserving the neighborhood's character.</p>

Preferred Development Locations: Is the property in a preferred development location identified in Plan El Paso?	Yes. The subject property is designated G-2, Traditional Neighborhood per <i>Plan El Paso</i> , which supports a mix of residential and small-scale commercial uses.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The proposed development is not within any historic district or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no rezoning in the past 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The proposed development is located within a stable, established area of the city characterized by a mix of professional offices, business uses, and both single-family and multi-family dwellings. The development is compatible with the existing land use pattern and is not anticipated to negatively impact the surrounding neighborhood.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Montana Avenue, a major arterial as classified in the City's Major Thoroughfare Plan (MTP). Vehicular access is proposed from a rear alley connecting Palm Street and Popular Street, with pedestrian access from the existing public sidewalk along Montana Avenue. Five (5) bus stops are located within a 5-minute walking distance (0.25 miles), the closest being approximately 0.05 miles away at Montana Avenue and Poplar Street. The roadway's existing infrastructure supports walkability and is suitable for the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of the Sunrise Civic Group, El Paso Central Business Association, and Five Points Development Association. The applicant notified these organizations of the proposed rezoning. Public notices were mailed to property owners within 300 feet of the subject property on July 3, 2025. As of July 10, 2025, the Planning Division has received one (1) call of inquiry and has not received any communications in support of or opposition to the rezoning request.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Detailed Site Development Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ25-00002



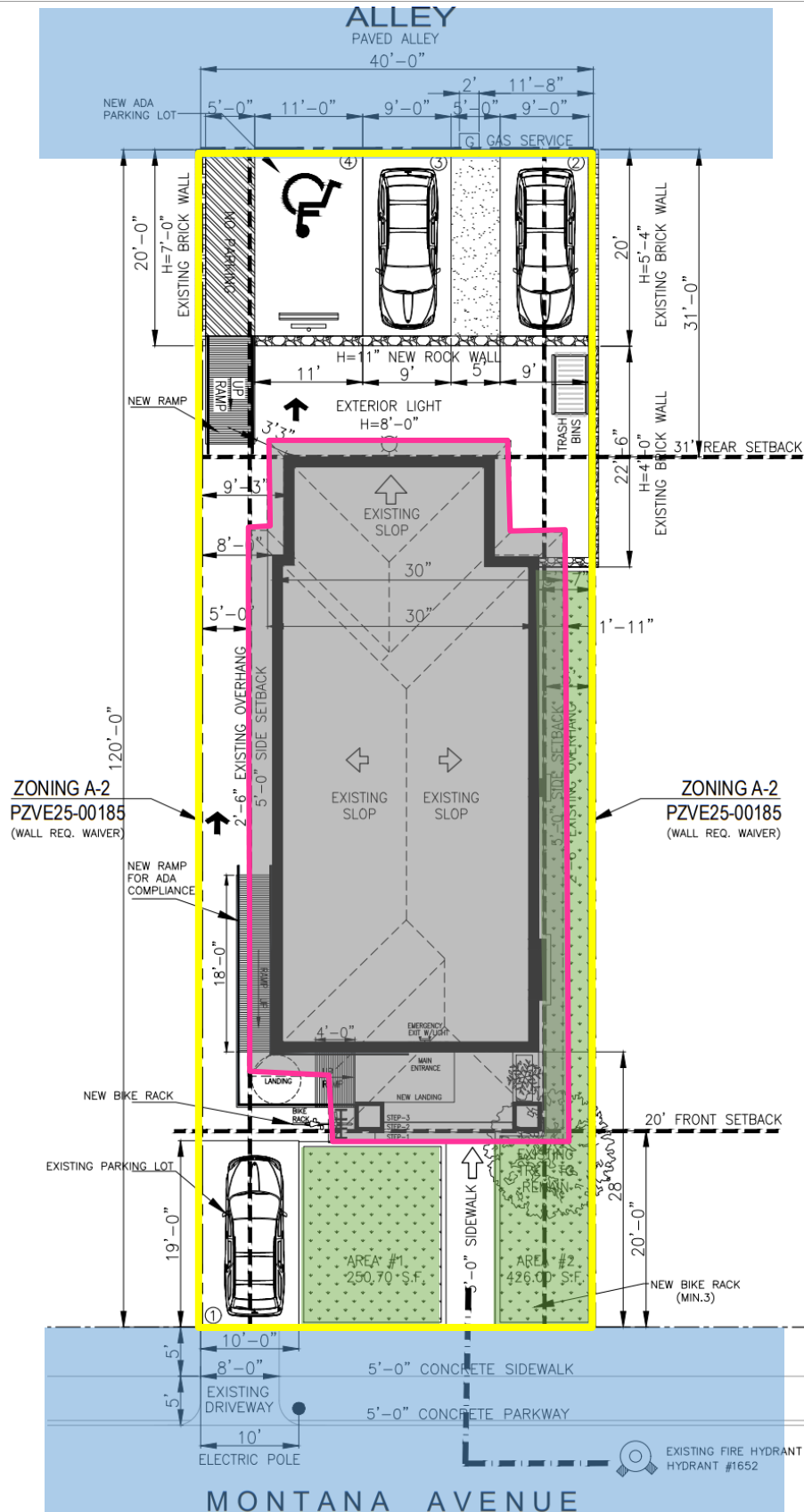
0 12.5 25 50 75 100 Feet

Subject Property

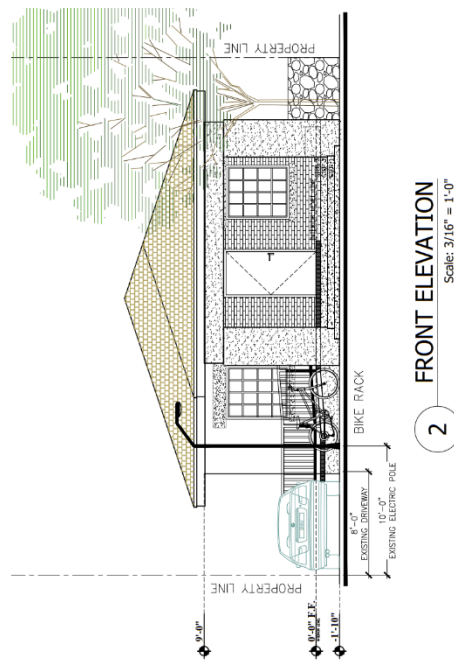
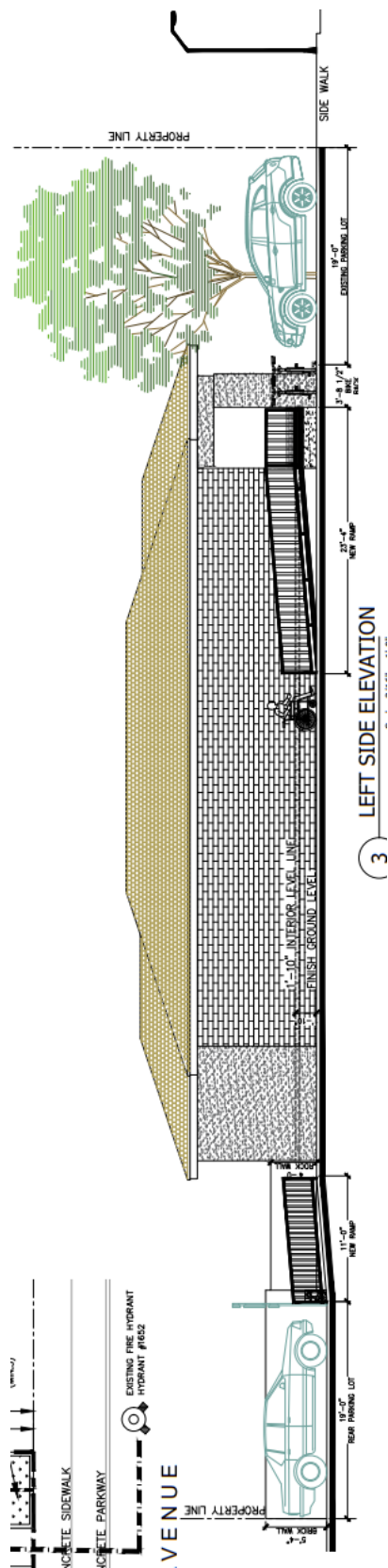


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request. This recommendation is based on the consistency of the request with Plan El Paso, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood future land use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to requested rezoning.

Planning and Inspections Department – Land Development

Comments at the time of Grading Permit: Provide and label note "All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A./T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards".

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

Does not affect Sun Metro transit services and operations.

Streets and Maintenance Department

Traffic & Transportation Engineering:

No TIA is required. No objections to application.

Streets Lighting:

No objections to request.

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management:

No comments provided.

El Paso Water

EPWater-PSB does not object to this request.

EPWU-PSB Comments

There is an existing 6-inch diameter water main that extends along the alley between Montana Avenue and Yandell Street. It is approximately 3 feet south of the property. This water main is available to provide service.

Previous water pressure from fire hydrant #01652, located at the northwest corner of Montana Avenue and Palm Street, has yielded a static pressure of 108 psi, a residual pressure of 100 psi and a discharge of 1,138 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate an active 3/4-inch meter serving the subject property. The service address for this meter is 2320 Montana Avenue.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Montana Avenue and Yandell Street. It is located approximately 6 feet south of the property. This sanitary sewer main is available to provide service.

General

EPWater requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

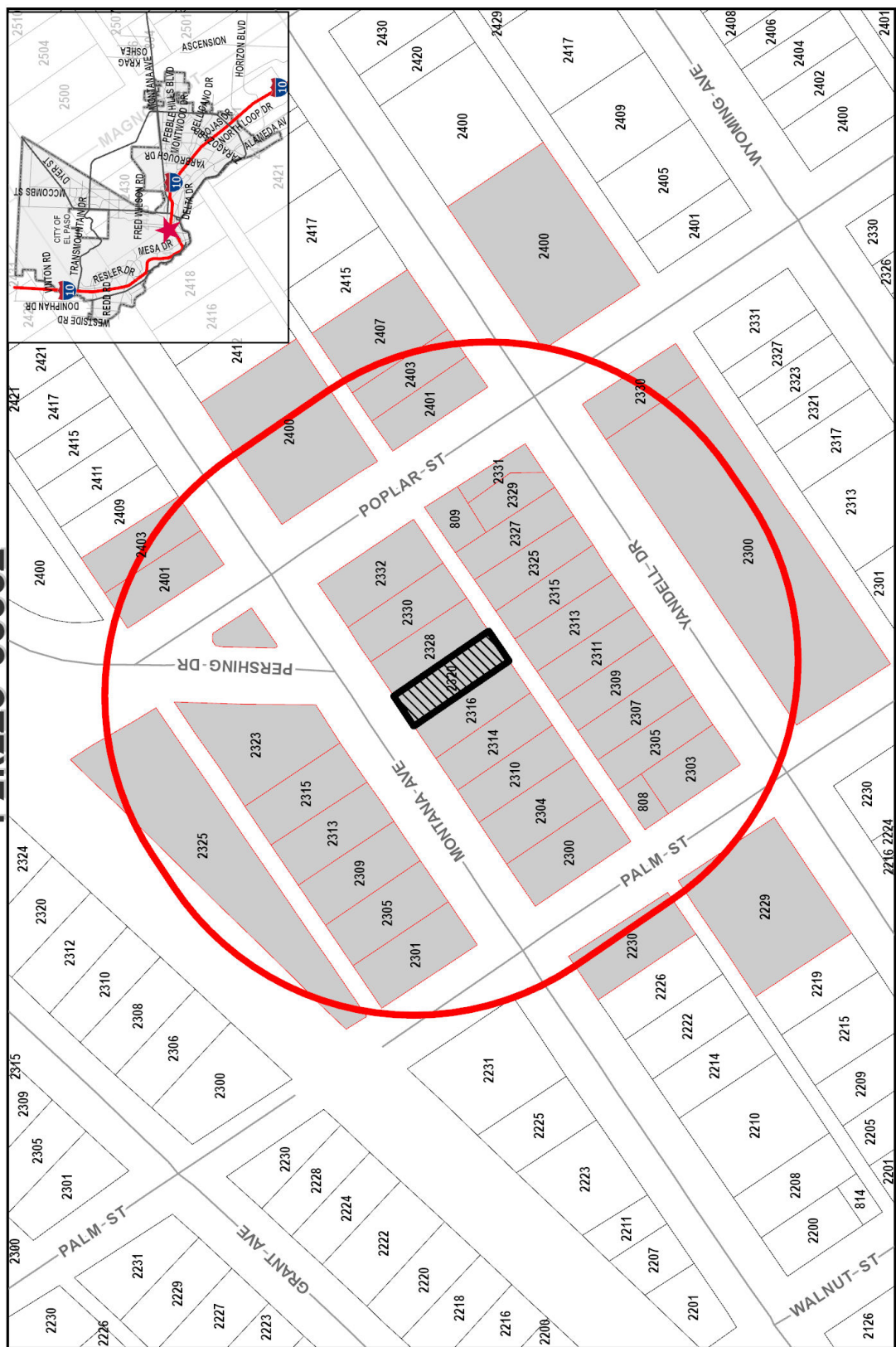
No comments provided.

Texas Gas Service

Texas Gas Service has an active service line in the back, tie into the main located in the alley.

ATTACHMENT 5

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Subject Property
300 Feet Notice Area
Notified Properties



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