



ITEM 23

# 405 Montana Avenue Rezoning

PZRZ21-00001

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso







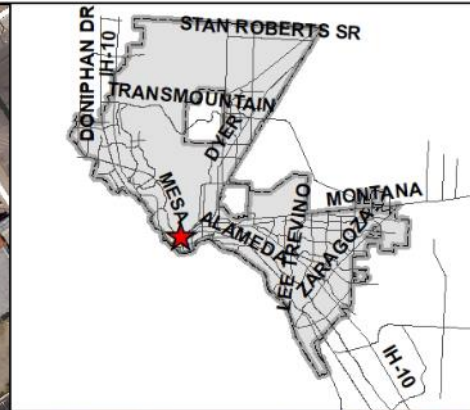
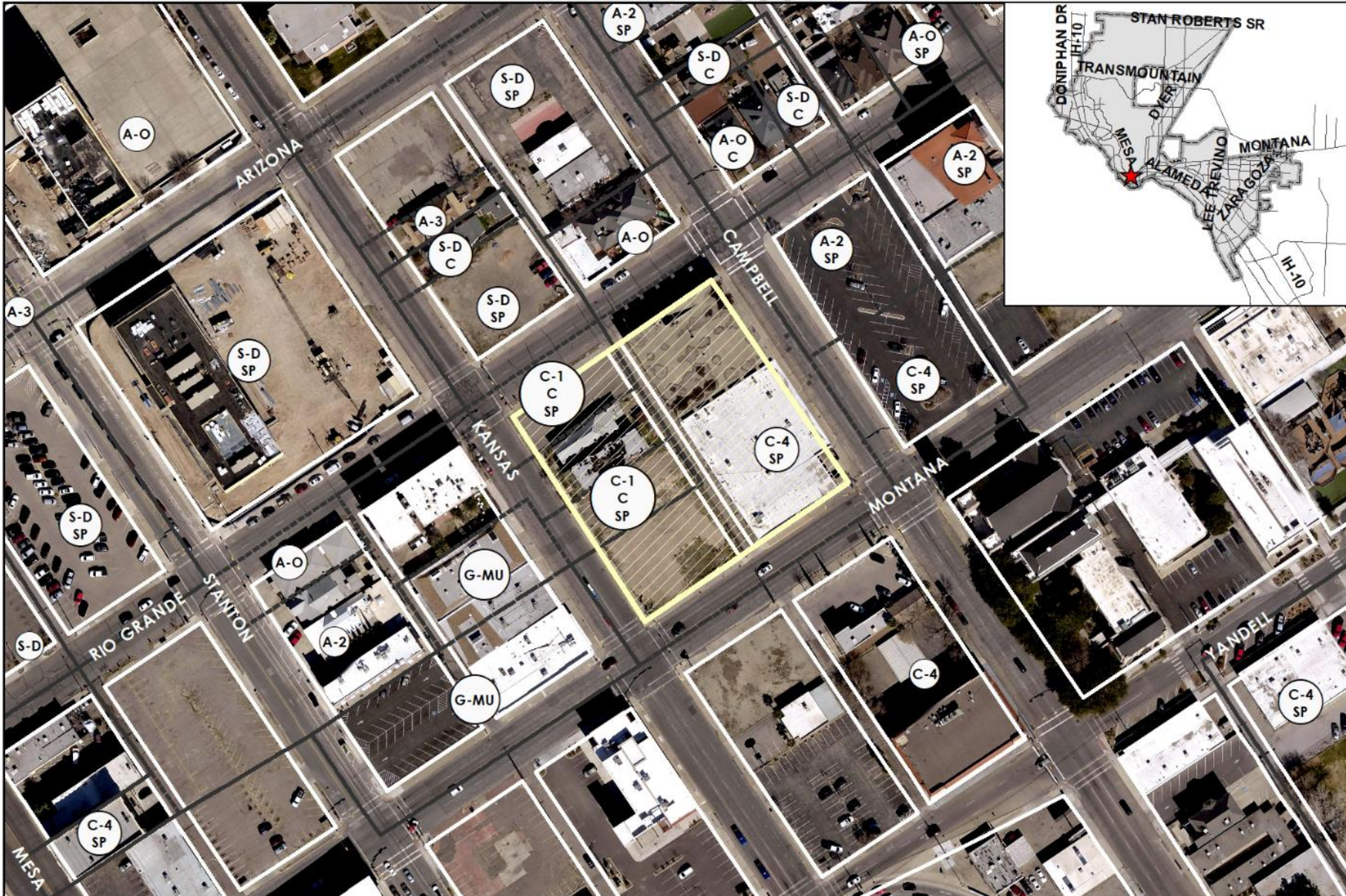
## Recommendation

- Staff recommends approval with condition.
- City Plan Commission recommends approval (9-0) with the following condition:

*That the Montana Alley Vacation (SURW21-00002) be recorded prior to City Council approval*



# PZRZ21-00001



## 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.

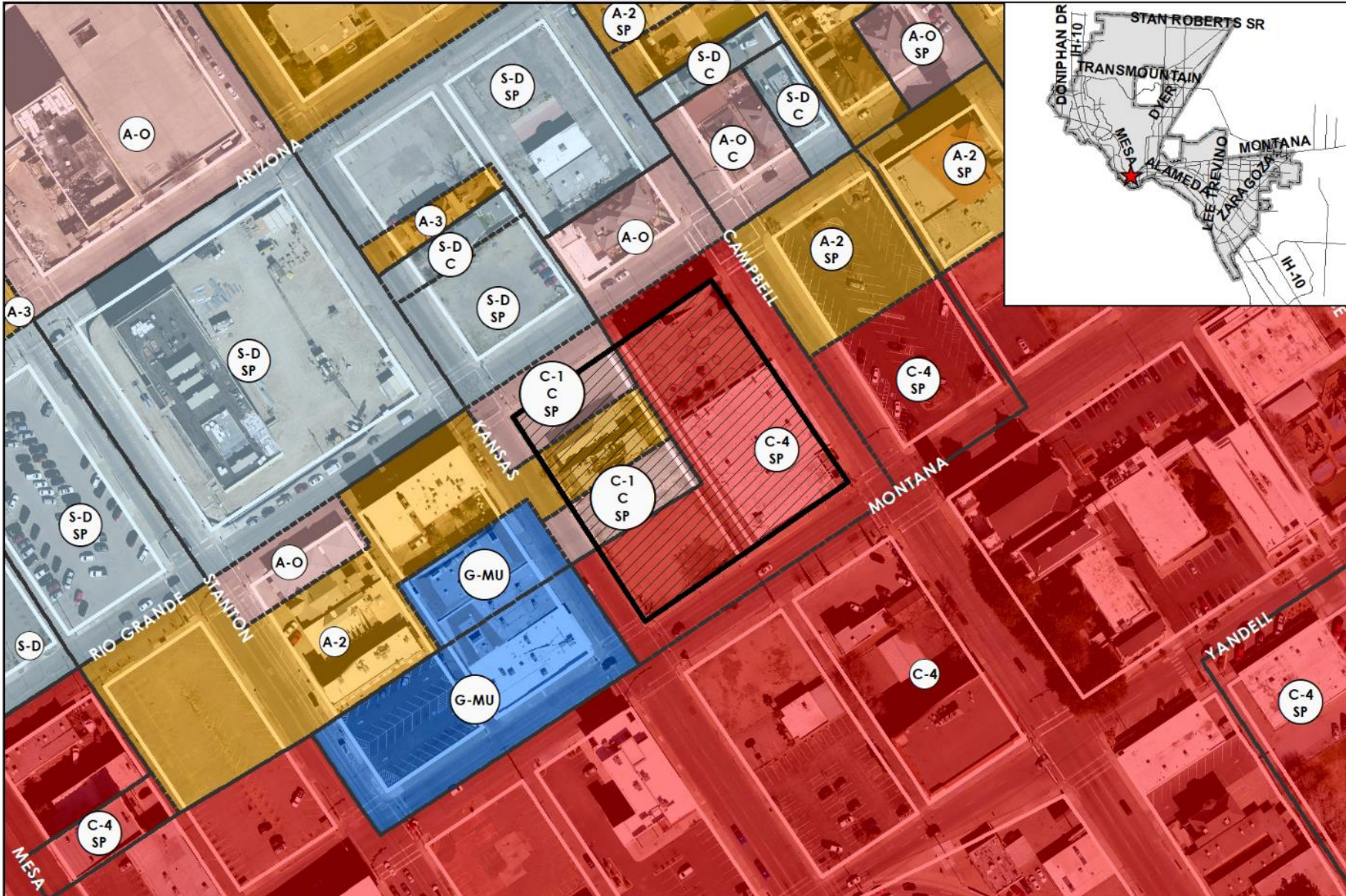


 Subject Property





# PZRZ21-00001



## Existing Zoning

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 Subject Property





# Future Land Use



G2, Traditional Neighborhood (Walkable)

Subject Property



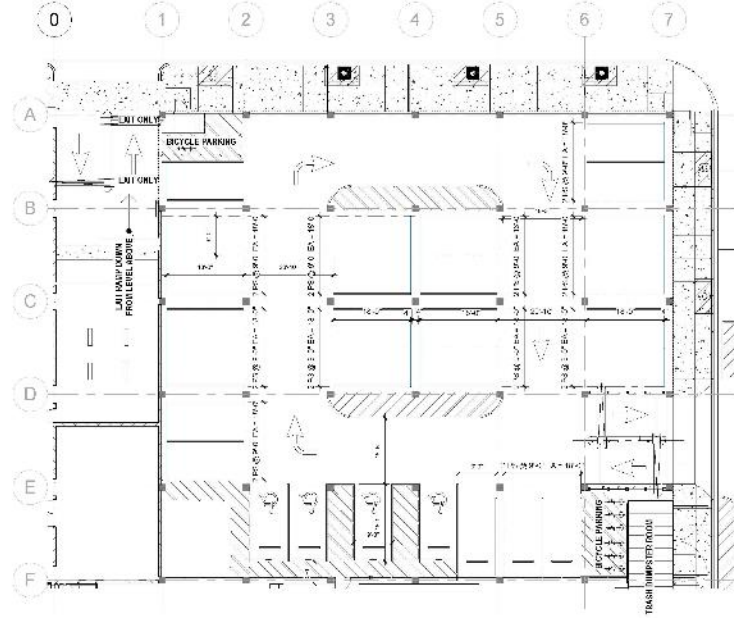
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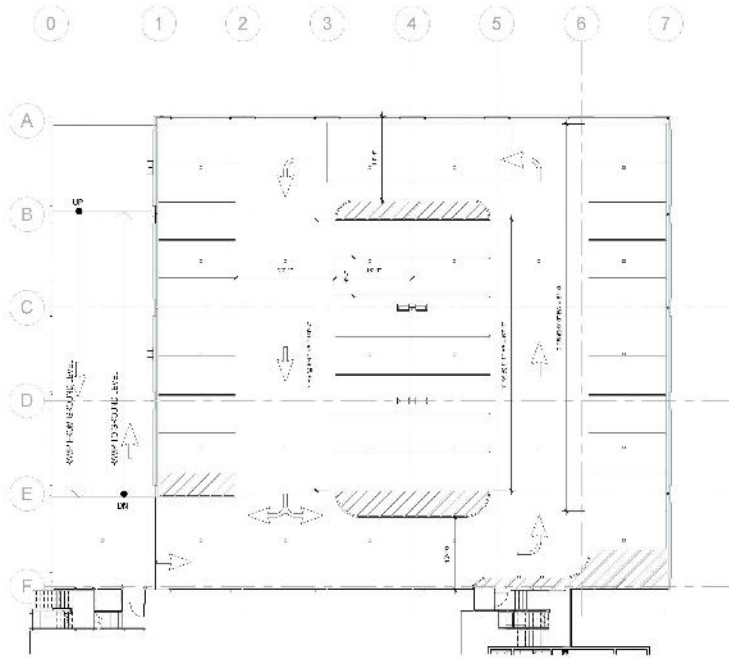


# Master Zoning Plan

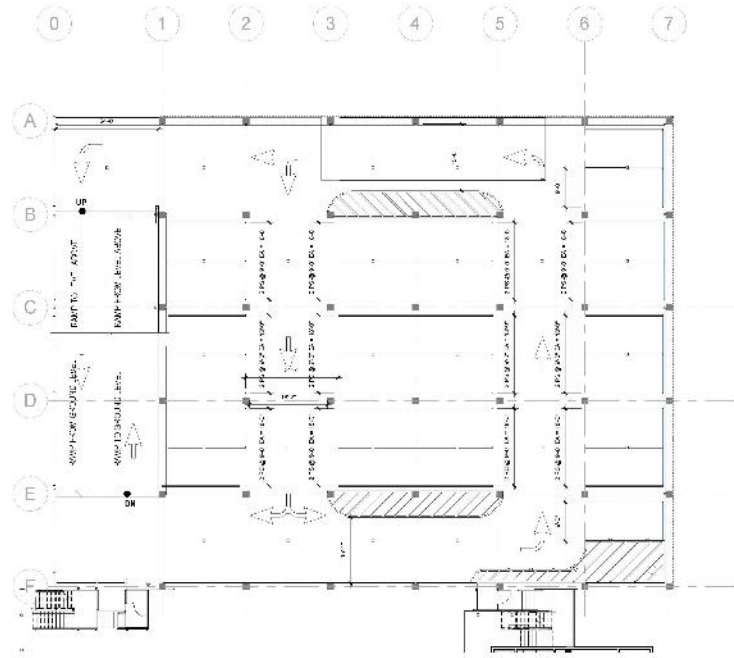
PARKING DATA	
GARAGE GROUND LEVEL:	4005/101 F PARKING SPACES = 4
	PARKING SPACES = 24
	TOTAL = 28
GARAGE SECOND LEVEL:	PARKING SPACES = 27
GARAGE THIRD LEVEL:	PARKING SPACES = 24
	TOTAL = 80 P.S.



① GROUND GARAGE LEVEL  
1/10" = 1'-0"



③ 3RD GARAGE LEVEL  
1/16" = 1'-0"



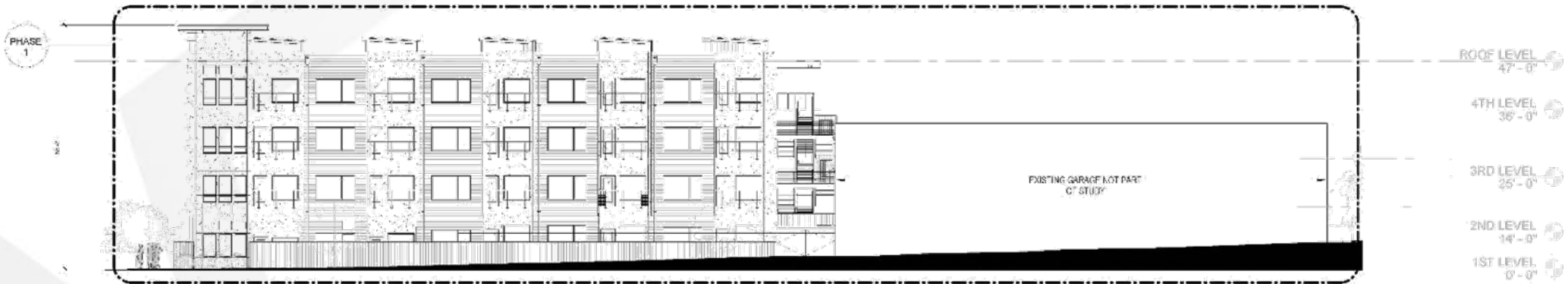
② 2ND GARAGE LEVEL  
1/16" = 1'-0"



# Elevations



2 SOUTH ELEVATION - MONTANA AVE.  
1/16" = 1'-0"



4 EAST ELEVATION - CAMPBELL ST.  
1/16" = 1'-0"





# Subject Property



# Surrounding Development



N



W

E

S



# Public Input

- Notices were mailed to property owners within 300 feet on March 24, 2021.
- The Planning Division has received no communication in favor nor opposition to the rezoning 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