

6375 Montana

City Plan Commission — June 18, 2026

REZONING



CASE NUMBER: PZRZ26-00011
CASE MANAGER: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov
PROPERTY OWNER: River Oaks Properties, Ltd.
REPRESENTATIVE: SLI Engineering Inc. – Georges Halloul
LOCATION: 6375 Montana Ave. (District 3)
PROPERTY AREA: 1.16 acres
REQUEST: Rezone from C-2/sp (Commercial/special permit) to C-4/sp (Commercial/special permit)
RELATED APPLICATIONS: SUSU26-00036 – Montana Market
PUBLIC INPUT: One (1) phone call in support and three (3) phone calls of inquiry received as of June 11, 2026

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-2/sp (commercial/special permit) to C-4/sp (Commercial/special permit) to consolidate the property under the same C-4/sp (Commercial/special permit) zoning district to allow for an existing use of shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial and residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-7, Industrial and/or Railyards Future Land Use designation.

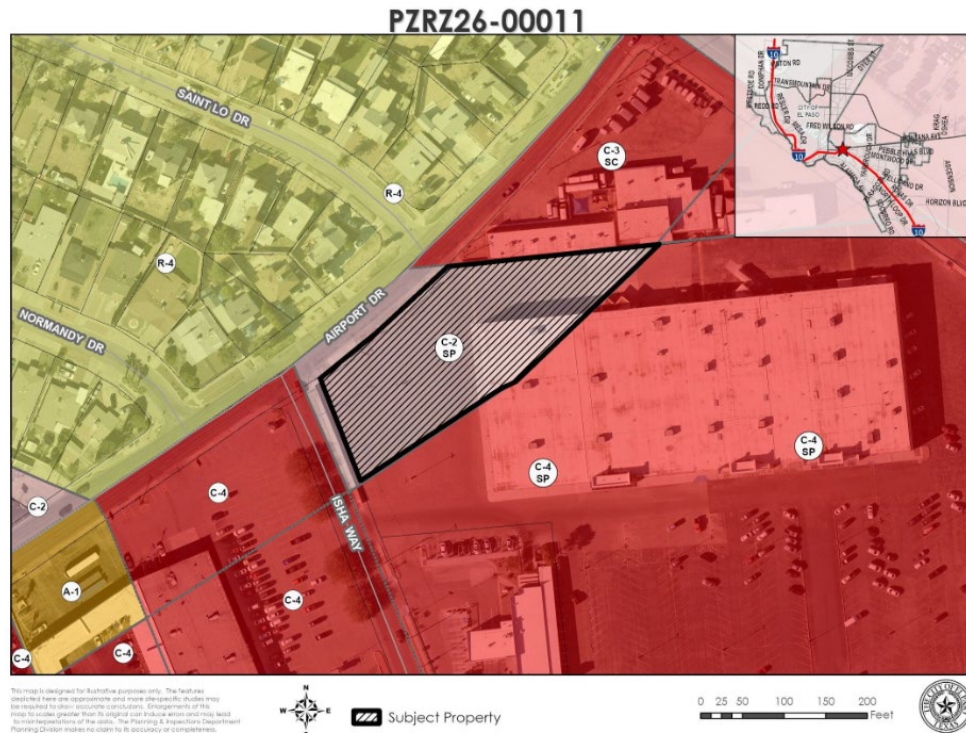


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from C-2/sp (Commercial/special permit) to C-4/sp (Commercial/special permit) to consolidate the property under the same zoning district for an existing use of shopping center. The subject property is approximately 1.16 acres in size. The site plan shows the existing use of shopping center on the adjacent parcel and the subject property. The site plan is not subject to zoning compliance review under Title 20 of the El Paso City Code and is non-binding. Main access to the property is from Airport Drive, with access from the rest of the same property being also from Montana Avenue, Sioux Drive, and Isha Way.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The existing use of shopping center is consistent with adjacent commercial uses in the area. Properties to the west consists of restaurants and are zoned C-4 (Commercial). Properties to the north are zoned R-4 (Residential) and are single-family dwellings. The property to the east is zoned C-3/sc (Commercial/special contract) and include a child care facility and motor vehicle repair, major uses. The property to the south is part of the subject property and is a shopping center zoned C-4/sp (Commercial/special permit). The nearest school is Coach Wally Hartley School PK-8 and is located 0.4 miles away and the nearest park is Normandy Park and is located 0.3 miles away.

COMPLIANCE WITH PLAN EL PASO/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-7, Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes. The subject property meets the intent of the G-7, Industrial and /or Railyard Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the Future Land Use designation to allow for commercial development.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of the district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. The proposed C-4/sp (Commercial/special permit) zoning district will help consolidate the property under the same zoning district and integrate with adjacent C-3/sc (Commercial/ Special contract), C-3 (Commercial), and R-4 (Residential) zoning districts.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property is abutting Airport Drive, a major arterial, as designated in the City of El Paso’s Major Thoroughfare Plan (MTP). Main access to the property is from Airport Drive, designated as a major arterial in the City’s MTP with access from the rest of the same property being from Montana Avenue, Sioux Drive, and Isha Way, designated as a freeway/expressway, collector, and local road</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
	respectively as per the City’s MTP. The rezoning of the property will allow for the consolidation of the property under the same zoning district.
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 subject property is not within any historic districts 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 rezoning is not anticipated to pose adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable and the surrounding properties have not been re-zoned in the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is from Airport Drive, designated as a major arterial in the City’s MTP with access from the rest of the same property being from Montana Avenue, Sioux Drive, and Isha Way, designated as a freeway/expressway, collector, and local road respectively as per the City of El Paso’s Major Thoroughfare Plan (MTP) and are appropriate for the existing commercial development. In addition, sidewalks are currently present along Airport Drive and Isha Way. There are currently ten (10) bus stops located within walking distance (0.25 miles) of the entire property with the closest bus stop located 0.1 miles away on Airport Drive.

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

PUBLIC COMMENT: The subject property lies within the boundaries of Cielo Vista Neighborhood Association, El Paso Central Business Association, and Sunrise Civic Group. Public notices were sent to properties within 300 feet of the subject property on June 4, 2026. As of June 11, 2026, the Planning Division received one (1) phone call in support and three (3) phone calls of inquiry to the request.

RELATED APPLICATIONS: There is a Subdivision application (SUSU26-00036) under Major Combinations basis for Montana Market currently under review.

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:

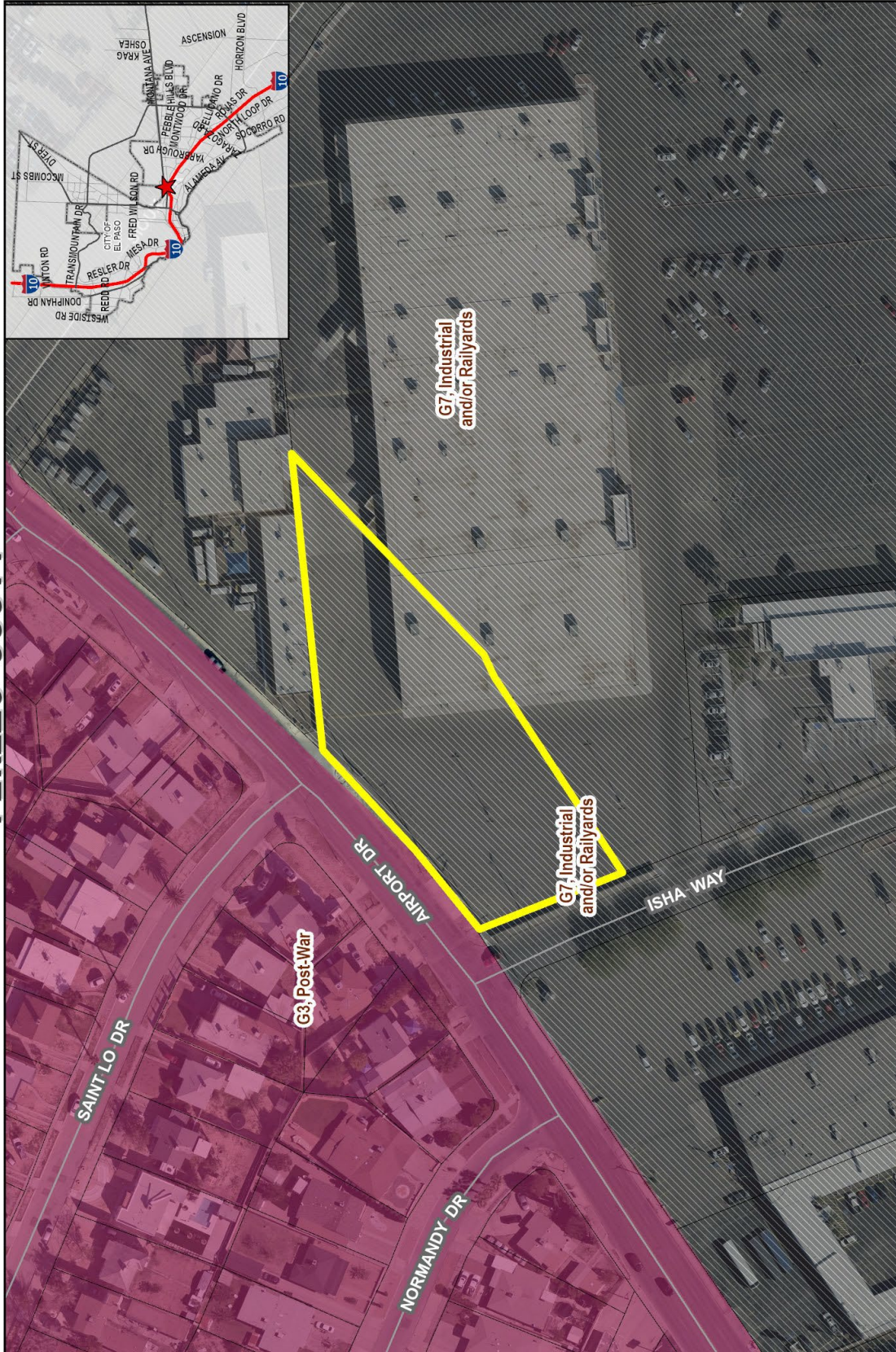
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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 Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ26-00011



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. Engagements of this map to scales greater than its original can induce errors and may lead to misinterpretations of this data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval of the request. This recommendation is based on the proposed zoning district's compatibility with commercial and residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-7, Industrial and/or Railyards Future Land Use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to the proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Recommend approval.

1. Sidewalks around property must be ADA compliant. A proper stormwater flume with steel plate over sidewalk must be provided at the intersection Isha and Airport along the ROW.

Note: Comments will be addressed at permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Streets and Maintenance Department

Traffic and Transportation Engineering

No objection to application. Coordination with the Federal Communications Commission is required.

Note: Comments will be addressed at permitting stage.

Street Lights Department

Street Lights Department does not object to this request.

Montana Ave. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

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.

Street Lights Department requires that all projects that involves a roadway is 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.

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.

Note: Comments will be addressed at permitting stage.

Contract Management Signs & Markings, Signals and Environmental Services Department

No comments.

Sun Metro

No comments received.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along Montana Avenue, located approximately 30-feet south of the property line. This main is available to provide service.

There is an existing 6-inch diameter water main that extends along Sioux Drive, located approximately 72-feet east of the property line. This main dead-ends approximately 100-feet north of Montana Avenue. This main is available to provide service.

There is an existing 20-inch diameter water transmission main that extends along Airport Road, located approximately 5-feet north of the property. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter water main that extends along Airport Road, located on the southside of Airport Road approximately 13-feet of the property line. This main is available to provide service.

Previous water pressure readings from fire hydrant # 02679, last tested on 02/18/2026, located fronting property 6365 Montana Avenue, has yield a static pressure of 89 psi, a residual pressure of 85 psi, and a discharge flow of 1,244 gpm. 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 2-inch water meter, an active 3-inch water meter, an inactive 1.5-inch yard meter, and an inactive 8-inch fire line serving the subject property. The service address for these meters is 6375 Montana Avenue.

Sewer:

There is an existing 10-inch diameter sanitary sewer main that extends along Montana Avenue. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along Sioux Drive, located approximately 65-feet east of the property line. This main dead-ends approximately 100-feet north of Montana Avenue. This main is available to provide service.

There is an existing 10-inch diameter sanitary sewer main that extends along Airport Road, located approximately 60-feet north of the property line. This main is available to provide service.

General:

Each lot shall have a water and sewer connection fronting the limits of each lot.

Montana Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.

EPWater-PSB requires a new service application to provide 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:

EP Water-SW reviewed the property described above and provided the following comments:

- As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
- The project site abuts TxDOT right-of-way; Discharge onto and from TxDOT facilities is subject to their review and approval and is the responsibility of the applicant to coordinate with said agency.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District

No comments received.

Texas Gas Service

Texas Gas Service has 3 existing service lines at 6365 Montana Ave and 6375 Montana Ave

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner's representative should contact TGS to relocate the gas main and/or service at the developer's expense.

9-1-1 District

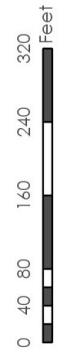
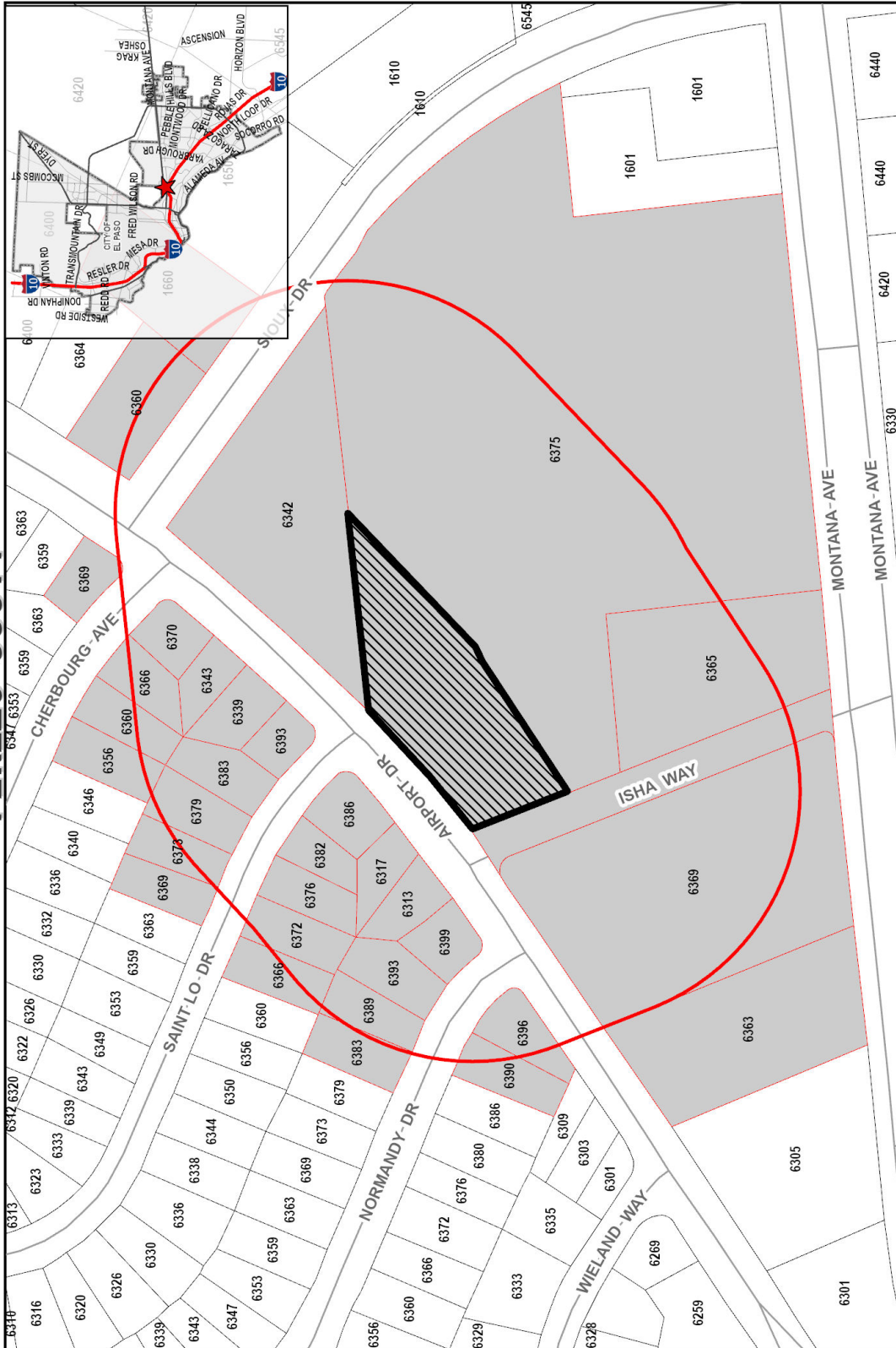
The 9-1-1 District has no comments/concerns regarding this zoning.


El Paso Electric

No comments for 6375 Montana.

ATTACHMENT 4

PZRZ26-00011

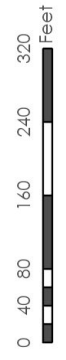
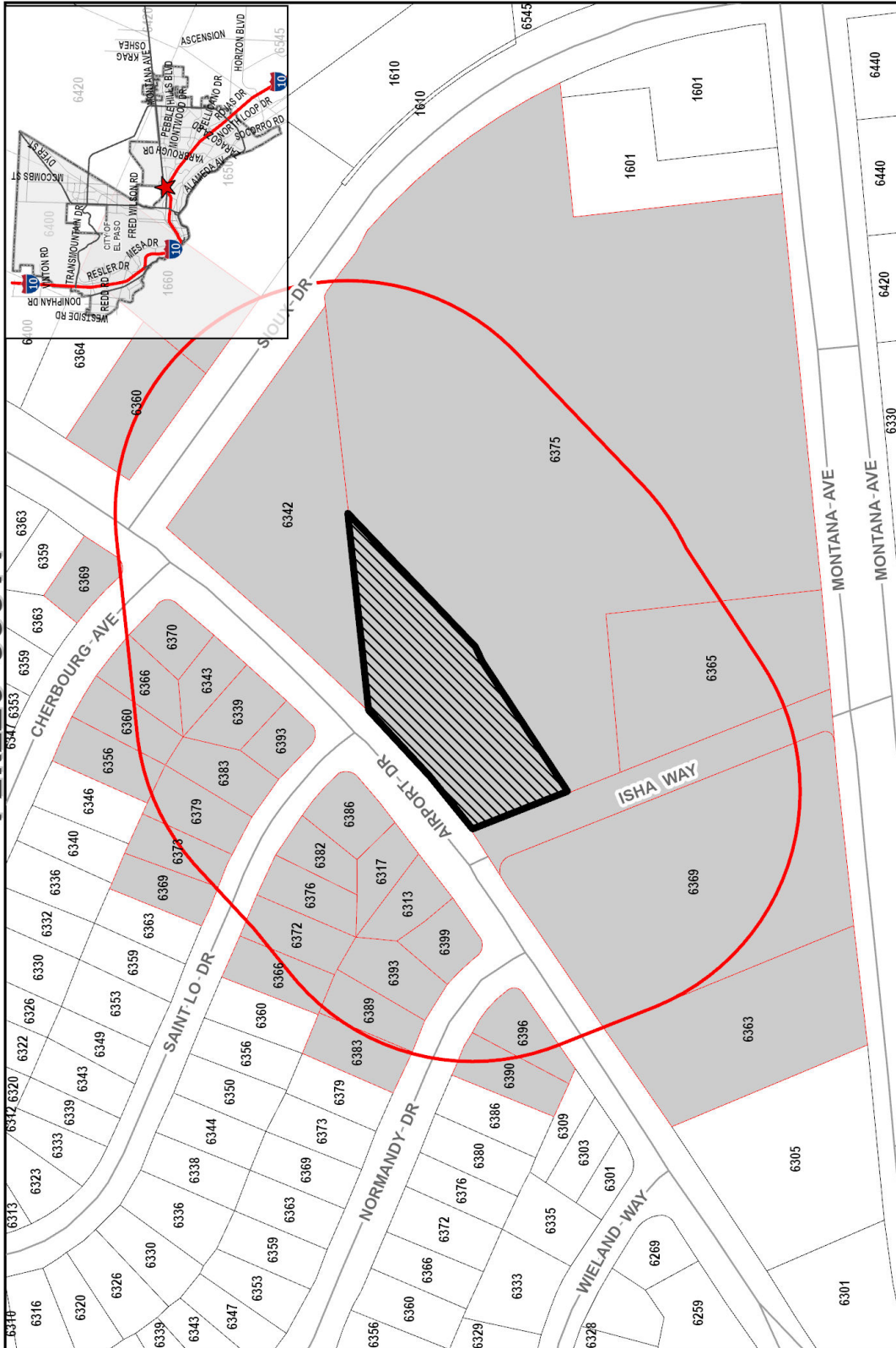


-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

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ATTACHMENT 4

PZRZ26-00011



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

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