



ITEM 37

3200 and 3230 Durazno Avenue Rezoning

PZRZ22-00025



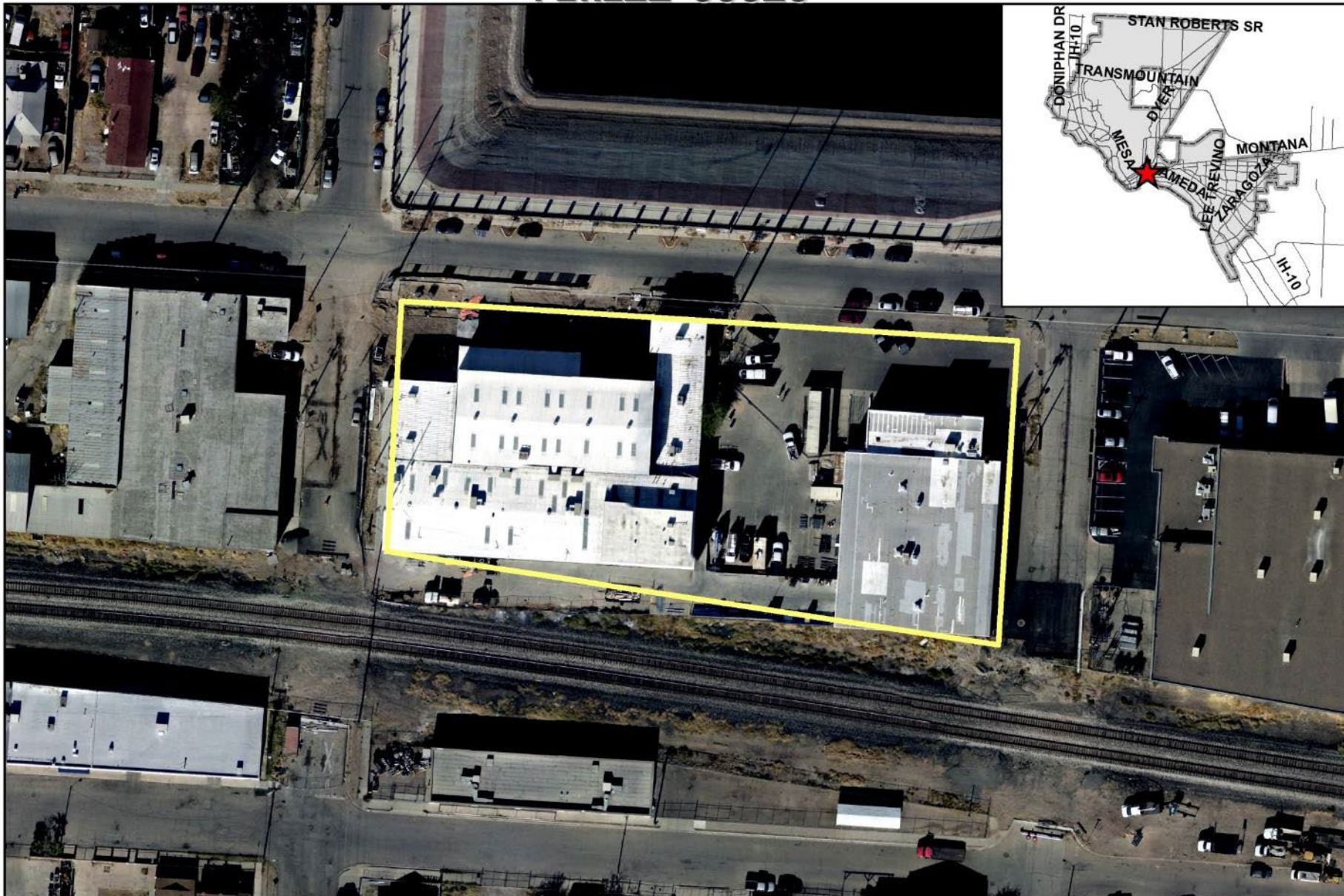
Strategic Goal 3.

Promote the Visual Image of
El Paso

PZRZ22-00025



Aerial



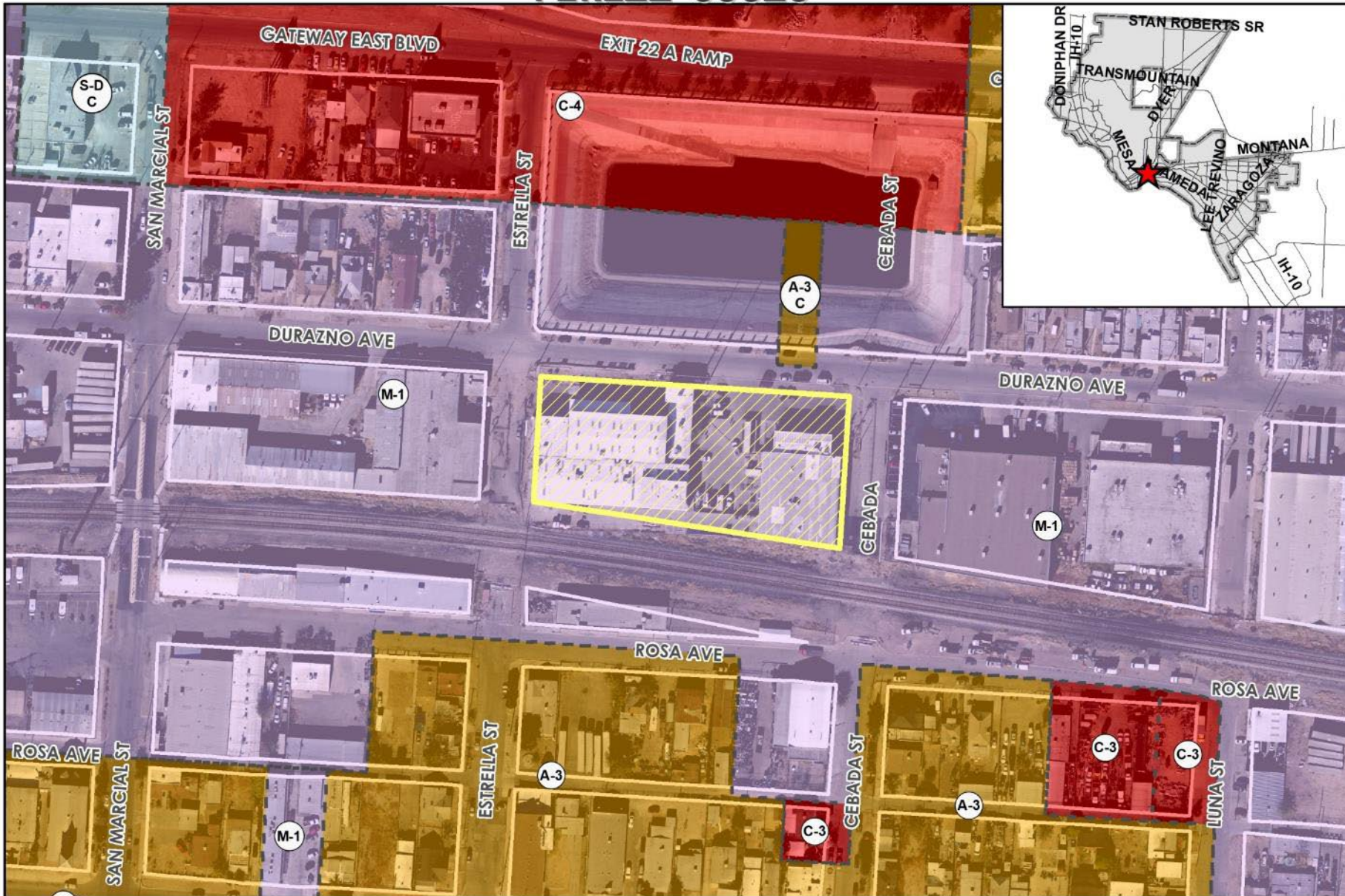
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



Subject Property



Existing Zoning



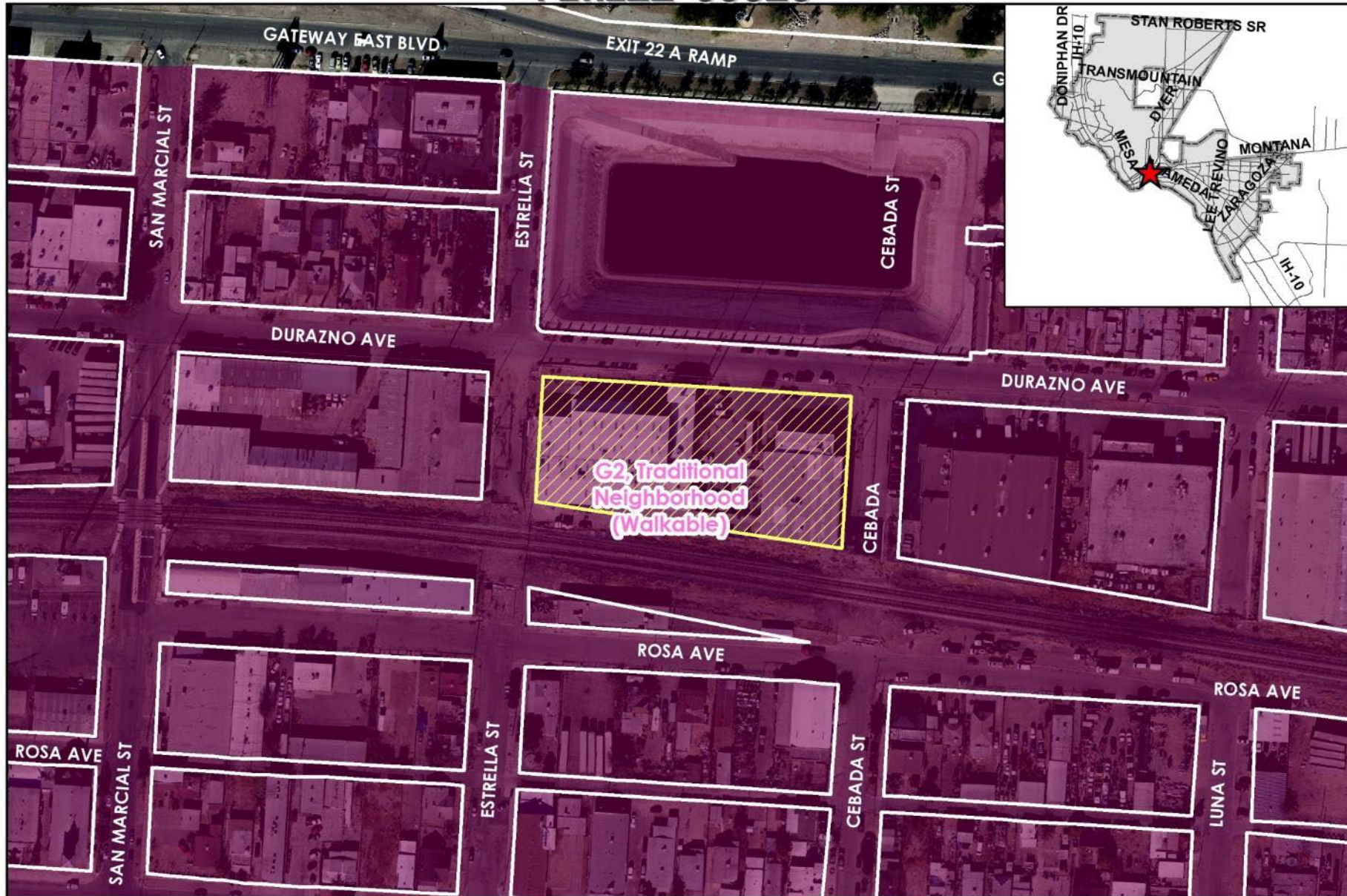
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 Subject Property



Future Land Use Map



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 Subject Property





West Elevation (N. Estrella St.) - 3200 Durazno Ave. N.T.S.

Elevations



Building Height: 30'-0" +/- highest point



Fence and Gate Height: 8'-0" and 13'-0" +/- highest point

Building Height: 30'-0" +/- highest point

Subject Property



Surrounding Development



N



W

S



Public Input

- Notices were mailed to property owners within 300 feet on August, 25, 2022.
- The Planning Division has not received any communications in support nor opposition to the request.





Recommendation

- Staff recommends approval of the rezoning request
- City Plan Commission unanimously recommends approval (5-0) of 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

Dead Beach Brewery Mix-Use Table					
Uses	Minimum Area	Front Setback	Side Setback	Rear Setback	Maximum Building Height
Office, Warehouse	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Warehouse	7,200 sq.ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Storage of supplies, equipment, goods	7,200 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Business	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Professional	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Administrative/Manager's	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Beverage product manufacturing	960 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Brewery	864 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Night club, bar, cocktail lounge, tavern	144 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other retail establishments (high-volume)	360 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other retail establishments (low-volume)	360 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other wholesale establishment (high-volume)	2,700 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other wholesale establishment (low-volume)	2,700 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Restaurant (drive-in or walk-up)	144 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Restaurant (sit down)	144 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Specialty shop	360 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.

Permitted Uses