



ITEM 33

Montoya and Desert Rezoning

PZRZ25-00005

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ25-00005



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.

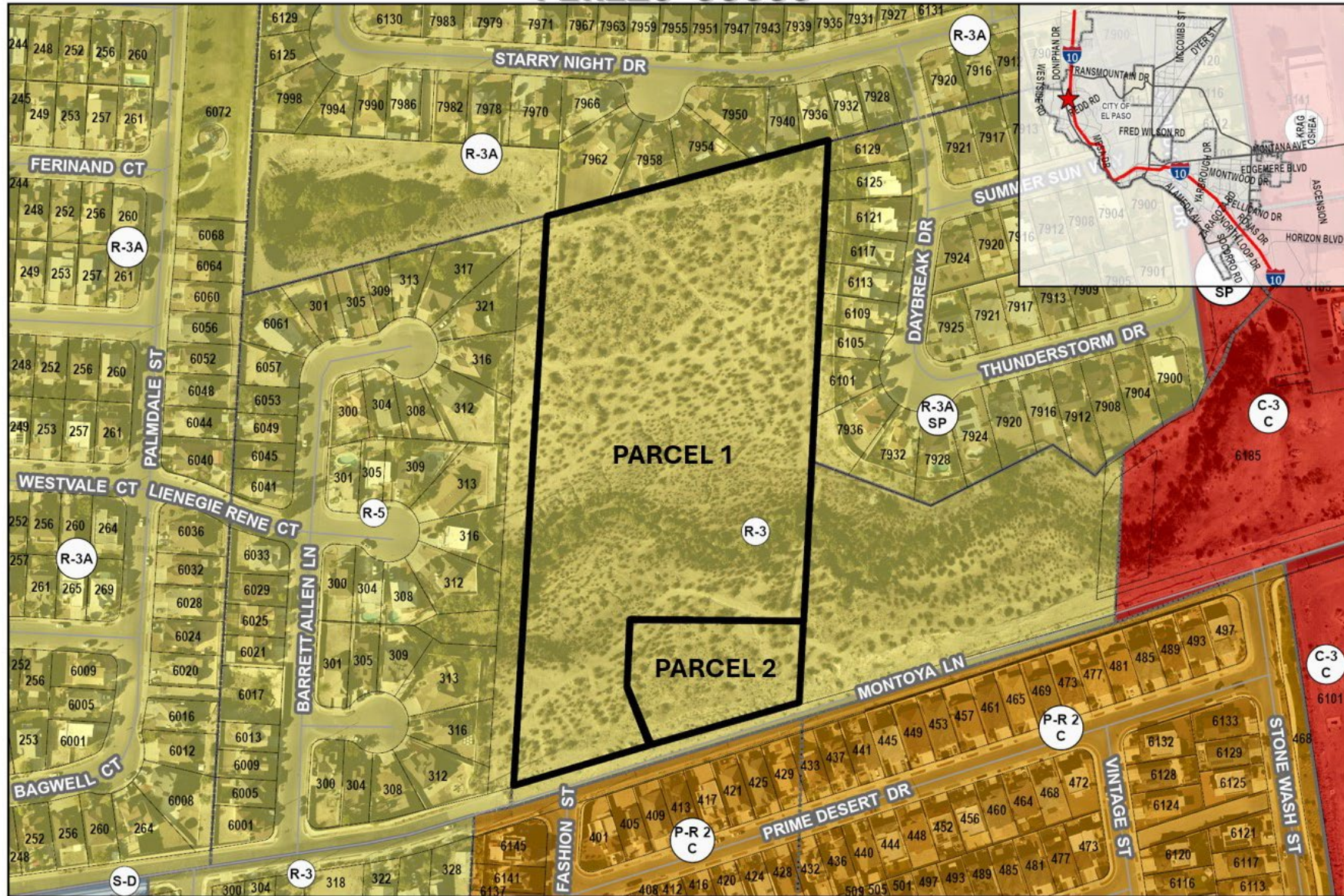


 Subject Property

0 50 100 200 300 400
Feet



PZRZ25-00005



Existing
Zoning

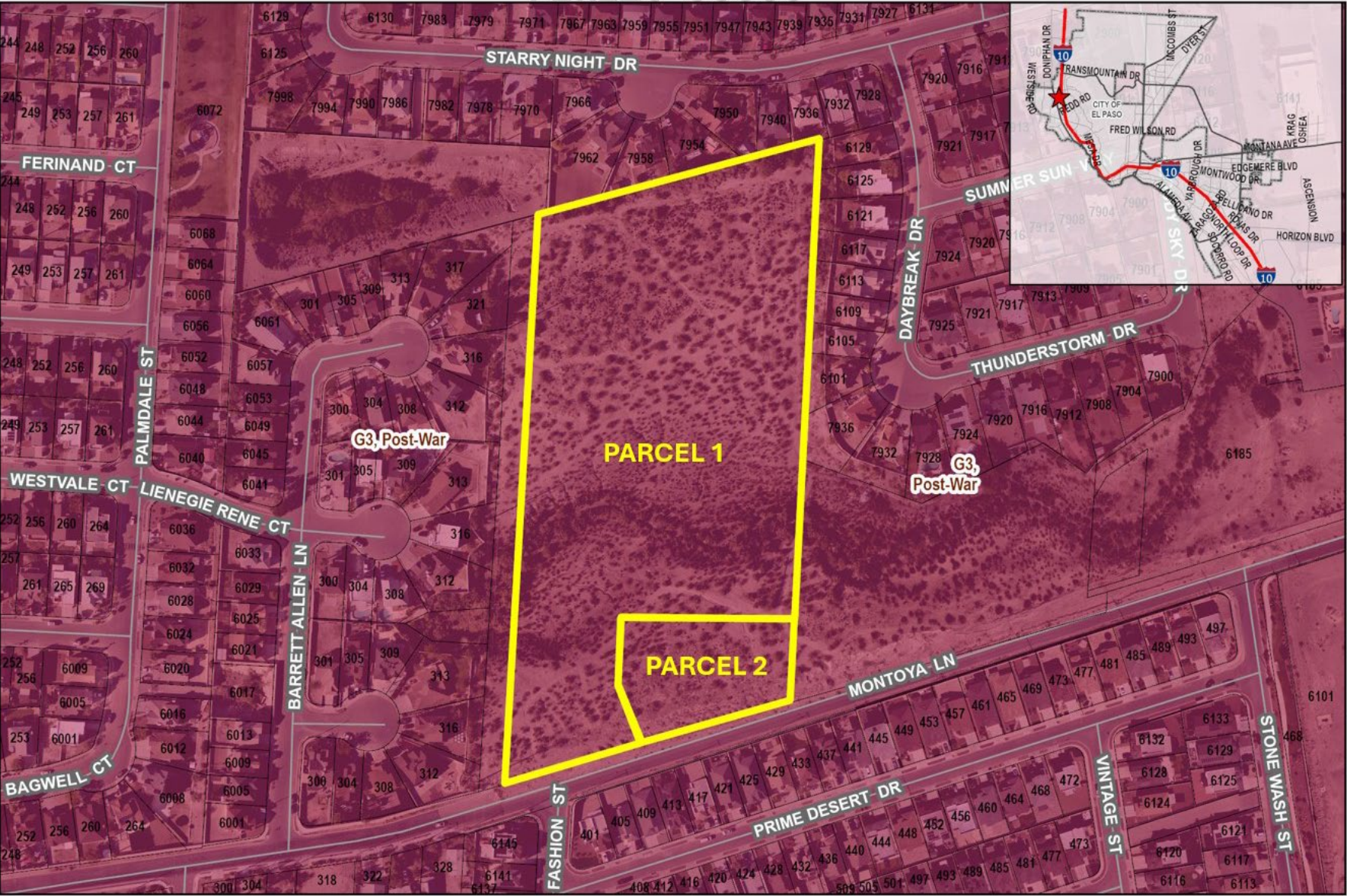
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 Subject Property

0 50 100 200 300 400
Feet





Future Land Use Map

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 Subject Property

0 50 100 200 300 400 Feet



Conceptual Plan





Subject
Property

Surrounding Development



W



N



S



Public Input

- Notices were mailed to property owners within 300 feet on April 25, 2025.
- The Planning Division received 1 call in opposition as well as 3 in-person comments in opposition at CPC to the rezoning request.
- In addition, the President of the Montoya Neighborhood Association provided an email in support of the rezoning request on August 25, 2025.



Recommendation

Staff recommends **Approval with Conditions** of the rezoning request.

The following conditions are applicable to Parcel 2 only:

1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.

Recommendation (Cont.)

2. A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.

3. That no outdoor amplified sound be permitted within the property.

4. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.

Recommendation (Cont.)

On May 8, 2025, CPC recommended **Denial (7-0)** of the rezoning request.

Applicant submitted an **Appeal to Council** on May 15, 2025 for final consideration.



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