



9640 Montwood Drive Rezoning

PZRZ21-00026

Strategic Goal 3.

Promote the Visual Image of
El Paso



Aerial



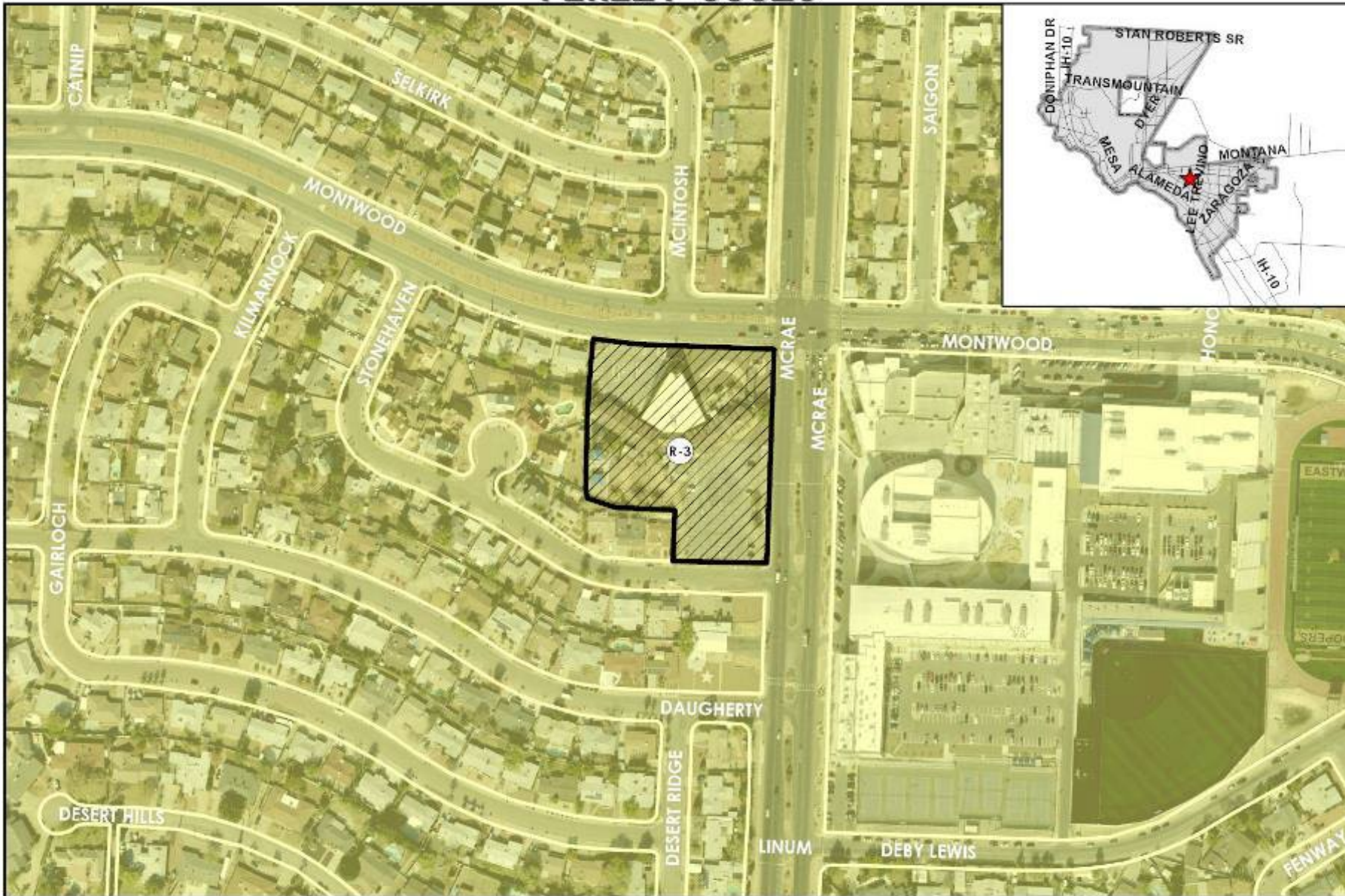
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property



Existing Zoning



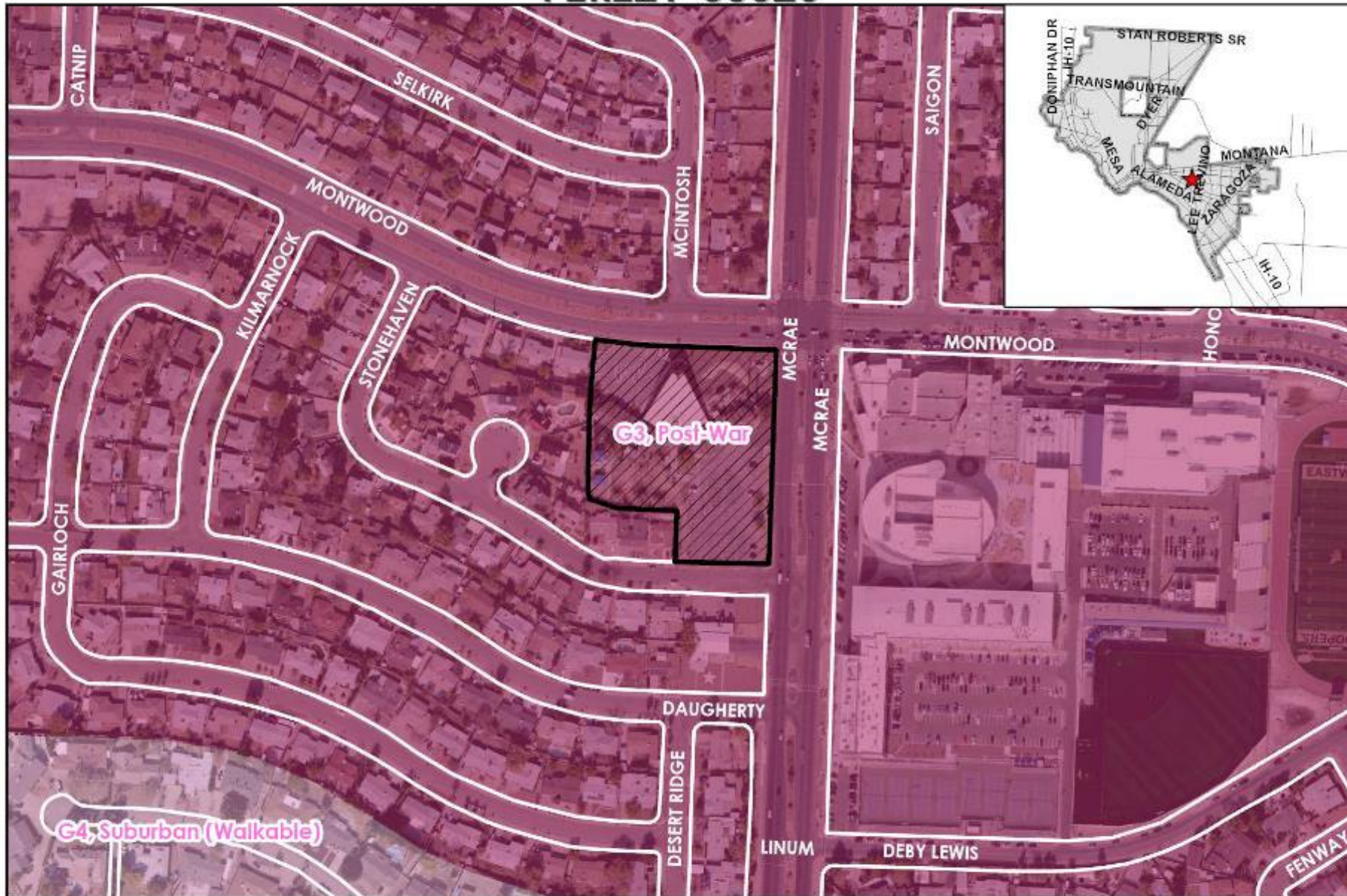
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 Subject Property



Future Land Use



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Subject Property



ARRIVE - MIXED USE CENTER

SITE DATA:

GeoID: M63899902009100
 STREET NUMBER: 9640
 STREET NAME: Montwood Dr
 LEGAL_DESC: A PORTION OF LOT A, BLOCK 20, MONTCLAIR UNIT THREE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 12, PAGE 28, EL PASO COUNTY PLANT RECORDS.

AREA TABLE:

24,200 SF TOTAL

Shell A = 5,000 SF
 Shell B = 7,200 SF
 Shell C = 12,000 SF

PARKING TABLE:

Shopping center, community MIN 1/288 sf GFA
 Restaurant (sit down) MIN 1/144 sf GFA

Retail: 19,200 SF / 288 = 67 STALLS
 Restaurant: 5,000 SF / 144 = 35 STALLS

TOTAL STALLS REQUIRED = 102
TOTAL STALLS PROVIDED = 184

LANDSCAPE CALC.
 (131,029 - 31,750) x .15 = 14,890 SF REQUIRED
14,890 SF PROVIDED

① Site
 1" = 30'-0"



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Conceptual Plan

MIXED USE CENTER	
2210 Trawood Dr, El Paso, T. 79935	
PROJECT #	DATE
	09.01
REVISIONS	
SHEET TITLE	
COVER SHEET	
SHEET NUMBER	
A0.0	





EP
TX
CITY OF PASO

Subject t Property

Surrounding Development



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N



S



E



Public Input

- Notices were mailed to property owners within 300 feet on November 4, 2021.
- The Planning Division has not received any communications in support nor opposition to the request.





Recommendation

- The City Plan Commission recommends approval with conditions of the rezoning request, subject to the following conditions:
 1. That a ten foot (10') landscape buffer be placed along the property lines adjacent to residential zone districts or uses.



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