



ITEM 21

Arizona and N. Oregon Rezoning

PZRZ24-00035

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ24-00035



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.

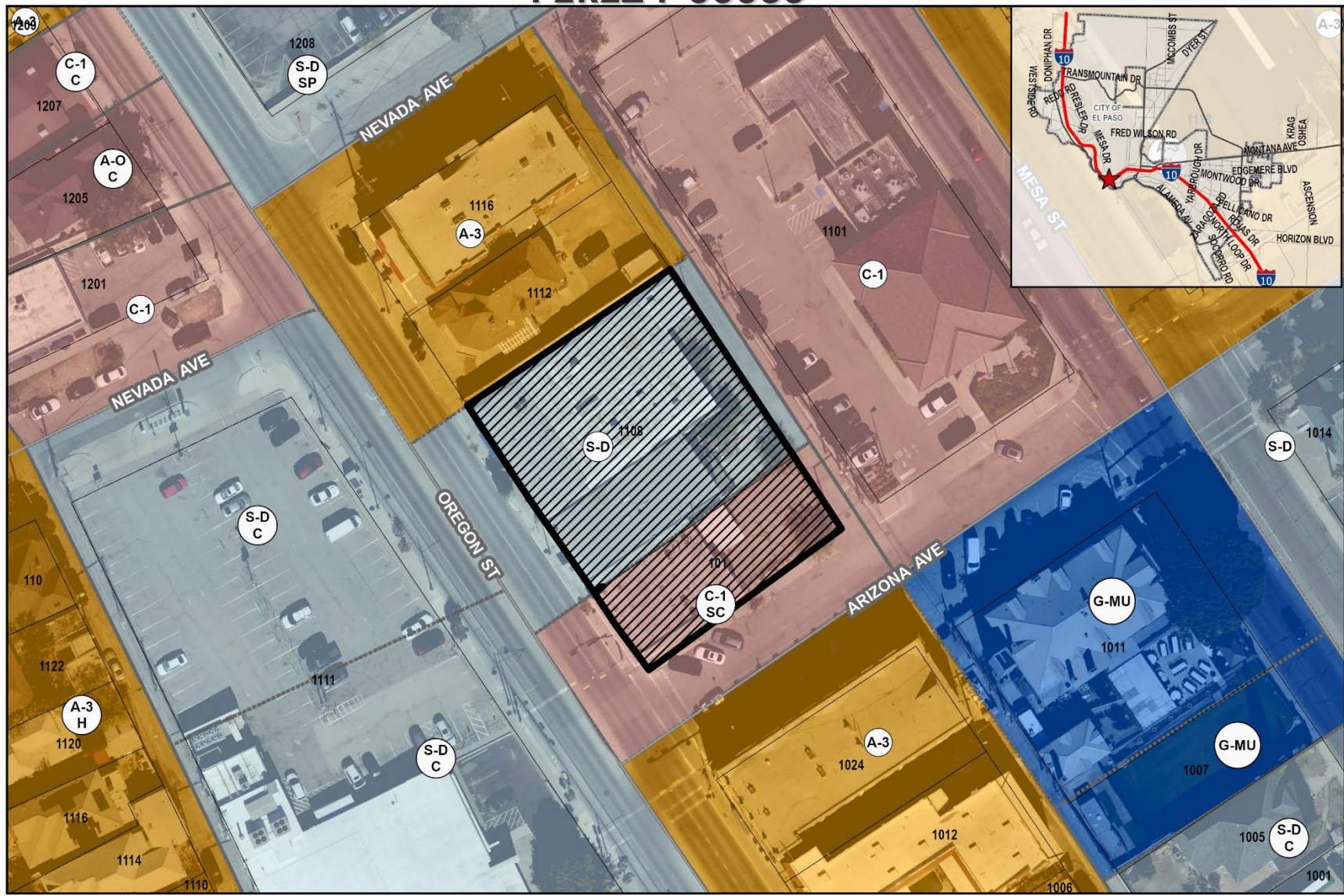


 Subject Property

0 15 30 60 90 120
Feet



PZRZ24-00035



Existing Zoning

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 Subject Property



PZRZ24-00035



Future Land Use Map

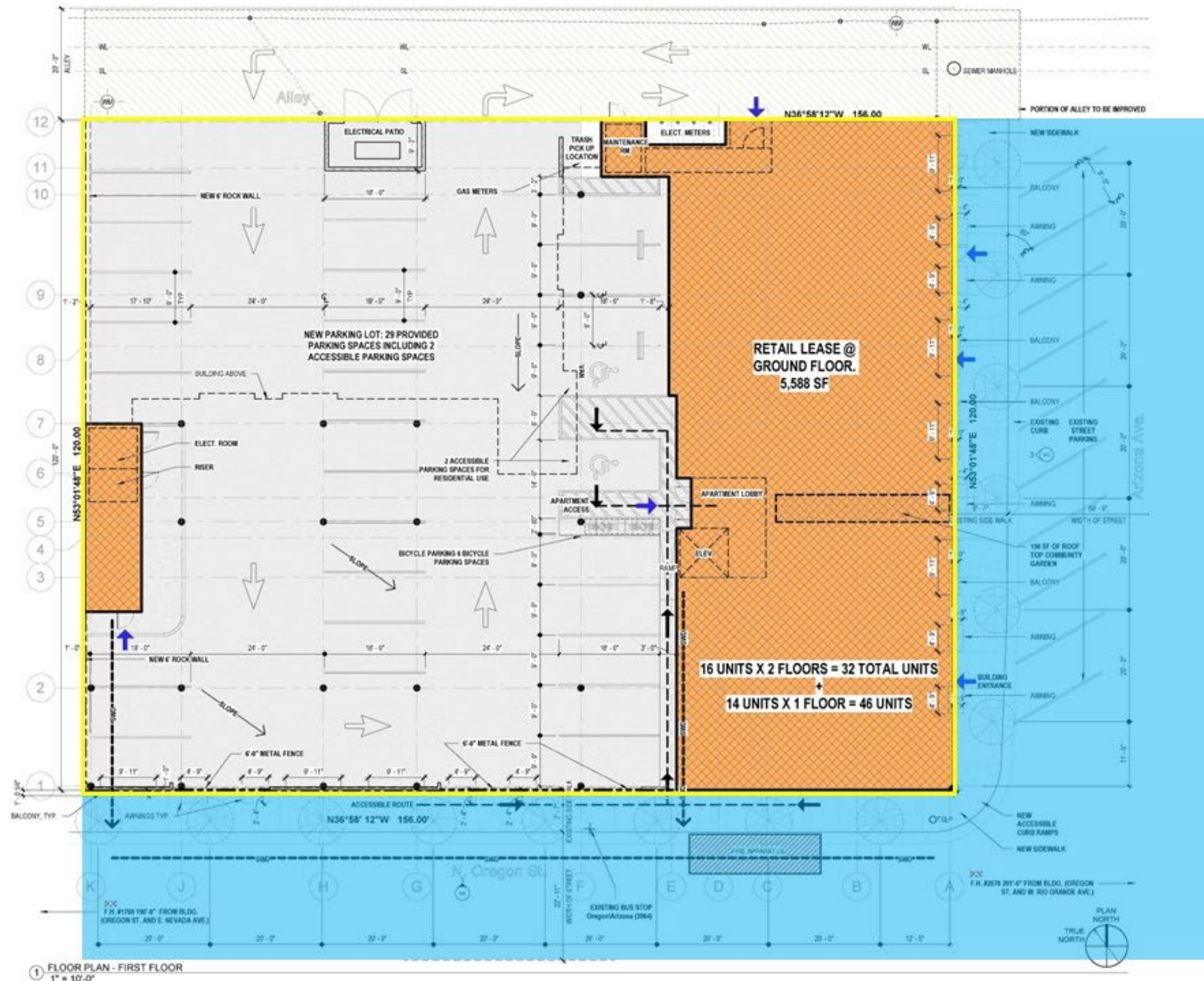
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 Subject Property



Master Zoning Plan





③ ELEV @ OREGON ST.
1" = 20'-0"



④ ELEV @ ARIZONA ST.
1" = 20'-0"

Elevations

MAX HEIGHT: 57'-5"



TOTAL AVERAGE PER WEEK: 19

		ARIZONA ST	W. NEVADA	E. NEVADA	TOTAL	AVERAGE
DAY	TIME	25 P SPACES	3 P SPACES	15 P SPACES	43 P SPACES	SPACES
MONDAY	7:00AM- 9:00AM	12	1	6	19	19
	9:00AM- 11:00AM	8	1	9	18	
	11:00 AM- 1:00PM	3	2	9	14	
	1:00PM- 3:00PM	10	3	9	22	
	3:00PM- 5:00PM	10	3	7	20	
TUESDAY	7:00AM- 9:00AM	7	1	7	15	19
	9:00AM- 11:00AM	8	2	8	18	
	11:00 AM- 1:00PM	8	1	10	19	
	1:00PM- 3:00PM	13	2	8	23	
	3:00PM- 5:00PM	12	3	5	20	
WEDNESDAY	7:00AM- 9:00AM	9	2	5	16	18
	9:00AM- 11:00AM	8	1	6	15	
	11:00 AM- 1:00PM	12	1	5	18	
	1:00PM- 3:00PM	10	2	9	21	
	3:00PM- 5:00PM	12	3	5	20	
THURSDAY	7:00AM- 9:00AM	4	1	6	11	17
	9:00AM- 11:00AM	8	2	9	19	
	11:00 AM- 1:00PM	8	0	6	14	
	1:00PM- 3:00PM	9	2	7	18	
	3:00PM- 5:00PM	11	3	7	21	
FRIDAY	7:00AM- 9:00AM	9	1	7	17	18
	9:00AM- 11:00AM	5	2	4	11	
	11:00 AM- 1:00PM	8	1	9	18	
	1:00PM- 3:00PM	8	2	8	18	
	3:00PM- 5:00PM	12	3	12	27	
SATURDAY	7:00AM- 9:00AM	10	0	10	20	19
	9:00AM- 11:00AM	8	1	7	16	
	11:00 AM- 1:00PM	9	1	8	18	
	1:00PM- 3:00PM	7	2	9	18	
	3:00PM- 5:00PM	9	2	10	21	
SUNDAY	7:00AM- 9:00AM	12	0	14	26	22
	9:00AM- 11:00AM	10	1	12	23	
	11:00 AM- 1:00PM	8	1	8	17	
	1:00PM- 3:00PM	8	2	12	22	
	3:00PM- 5:00PM	9	3	12	24	

Table 2: NUMBER OF AVAILABLE PARKING SPACES

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Aerial with Master Zoning Plan

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 Subject Property

0 15 30 60 90 120
Feet





Subject
Property
(Arizona)

Subject Property (N. Oregon)



Surrounding Development



N



W

S

E
11

Public Input

- The applicant provided notification of the proposed rezoning to all respective neighborhood associations within the area.
- Notices were mailed to property owners within 300 feet on July 18, 2025.
- The Planning Division has not received any communication in support or opposition to the request.





Recommendation

- Staff recommended **Approval** of the rezoning, 32% parking reduction, and master zoning plan requests.
- CPC recommended **Approval (6-0)** of the rezoning, 32% parking reduction, and master zoning plan requests.



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