

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

AGENDA DATE: March 26, 2024

PUBLIC HEARING DATE: April 23, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Nina Rodriguez, (915) 212-1561

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of the property described as a portion of Lots 20 and 21, Block 92, Bassett Addition, 2607 Montana Avenue, City of El Paso, El Paso County, Texas from A-2 (Apartment) to S-D (Special Development), pursuant to section 20.04.360, and approving a detailed site development plan pursuant to section 20.04.150 and 20.10.360 of the El Paso City Code to allow for a business office as permitted in the S-D (Special Development) Zone District. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning and detailed site development plan meet the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 2607 Montana Ave.

Applicant: Carlos Estrello Jr., PZRZ23-00040

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from A-2 (Apartment) to S-D (Special Development) with reductions to the minimum district area, required setbacks, and approval of a Detailed Site Development Plan to allow for a proposed business office. City Plan Commission recommended 7-0 to approve the proposed rezoning and detailed site development plan on January 25, 2024. As of March 12, 2024, the Planning Division has not received any communication in support or opposition to the rezoning and detailed site development plan request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD: *Kevin Smith* for Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS A PORTION OF LOTS 20 AND 21, BLOCK 92, BASSETT ADDITION, 2607 MONTANA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR A BUSINESS OFFICE AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Carlos Estrello Jr., (Owner) has applied for a rezoning of property from **A-2 (Apartment)** to **S-D (Special Development)** per Section 20.04.360 of the El Paso City Code; and,

WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for reductions to the minimum district area and setback requirements, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

WHEREAS, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

WHEREAS, the rezoning and detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of the El Paso City Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of a portion of Lots 20 and 21, Block 92, Bassett Addition, 2607 Montana Avenue, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached **Exhibit “A”**, be changed from **A-2 (Apartment)** to **S-D (Special Development)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

2. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit “B”** and incorporated herein by reference for all purposes.
3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development)** District regulations.
4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development)** district. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.
5. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan **Exhibit “B”** within four (4) years from the date hereof.
6. The penalties for violating the standards imposed through this ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2024.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln

Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Kevin Smith for

Philip F. Etiwe, Director

Planning & Inspections Department

AGREEMENT

By execution hereof, Carlos Estrello, Jr. ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the S-D (Special Development) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 2nd day of February, 2024.

OWNER: Carlos Estrello, Jr.

By: *Carlos Estrello*
CARLOS Estrello Owner
(Print name & Title)

ACKNOWLEDGEMENT

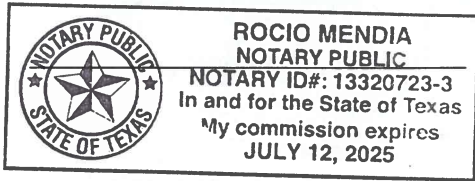
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 2nd day of February, 2024, by Carlos Estrello, in his legal capacity on behalf of Carlos Estrello, Jr.

Rocio Mendia

My Commission Expires:

Notary Public, State of Texas



Calderon Engineering

3031 Trawood Drive
El Paso, Texas 79936
(915) 855-7552
Fax: 855-8350
calderonengineering@elpbizclass.com

June 14, 2023

2607 MONTANA METES & BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lots 20 and 21, Block 92, Bassett Addition, City of El Paso, El Paso County, Texas, as filed and recorded in Volume 5, Page 21 and 21A, Deed Records of El Paso County, Texas; and being more particularly described by metes and bounds as follows:

Commencing at a found nail marking the Southwest corner of Lot 17 and being on intersection of the North R.O.W. of Montana Avenue and the East R.O.W. line of Rosewood Street, all in Block 92, Bassett Addition, City of El Paso, El Paso County, Texas; Thence North 53°00'00" East along the North R.O.W. line of Montana Avenue a distance of 81.50 feet to a found nail marking the "Point of Beginning."


Thence North 37°00'00" West a distance of 120.00 feet to a found iron pin;

Thence North 53°00'00" East along the South R.O.W. line of an 18 foot alley and along the North boundary line of Lots 20 and 21 a distance of 39.50 feet to a found nail;

Thence South 37°00'00" East a distance of 120.00 feet to a found nail;

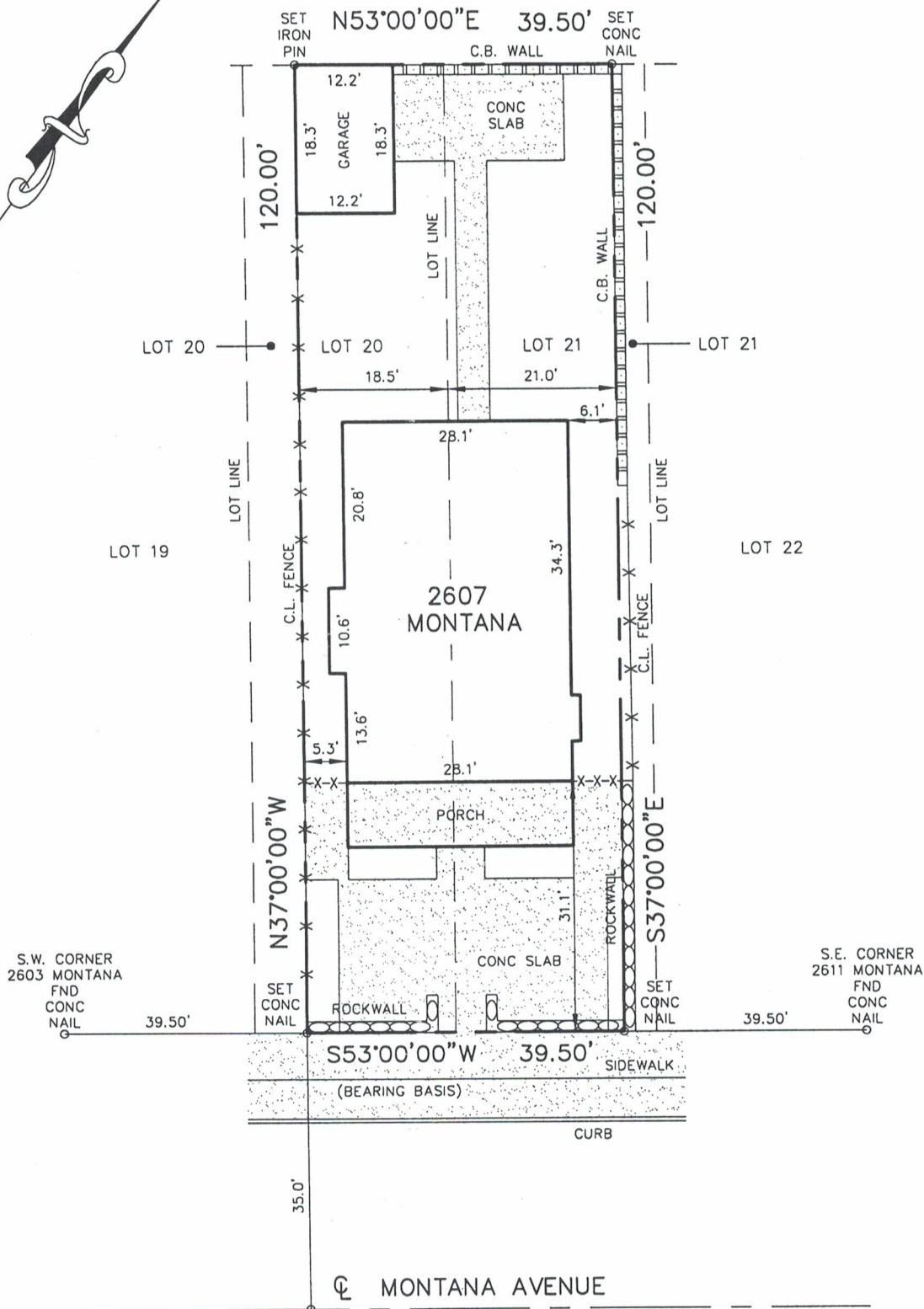
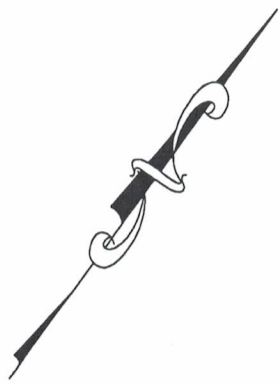
Thence South 53°00'00" West along the South boundary line of Lots 21 and 20 and along the North Right of Way line of Montana Avenue a distance of 39.50 feet to the "Point of Beginning" and containing in all 4,740.00 square feet or 0.109 acres of land more or less. A plat of survey dated June 14, 2023 is a part of this description and is attached hereto.




Manuel Calderon
Calderon Engineering
Registered Professional Land Surveyor No. 2564
Registered Professional Engineer No. 42333
Texas Registered Engineering Firm No. F-3788
Texas Licensed Surveying Firm No. 100200-00

VP-C1
2607 Montana

18' ALLEY



CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Manuel Calderon

Manuel Calderon

Registered Professional Land Surveyor No. 2564

Texas Surveying Firm Reg. No. 100200-00

Texas Registered Engineering Firm No. F-3788

E-Mail: Calderonengineering@elpbizclass.com

Book 5 Page 21 & 21A Job No. 623-101

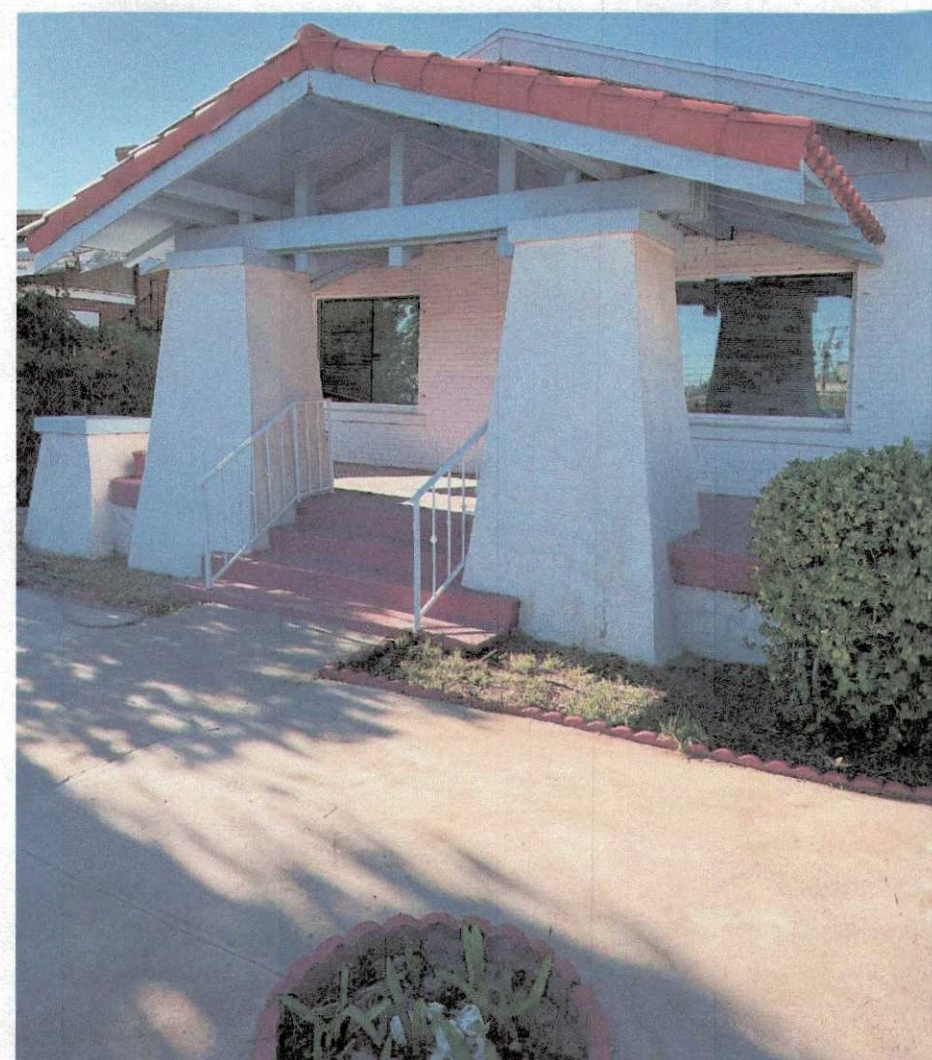
2607 MONTANA AVENUE,
THE EAST 18.5 FEET OF LOT 20, AND THE
WEST 21 FEET OF LOT 21, BLOCK 92,
BASSETT ADDITION,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

Field RC Office RM-C7 Date 06/14/23 Scale 1"=20'

CALDERON ENGINEERING

3031 TRAWOOD DR.
EL PASO, TEXAS 79936 (915) 855-7552
E-Mail: CalderonEngineering@elpbizclass.com

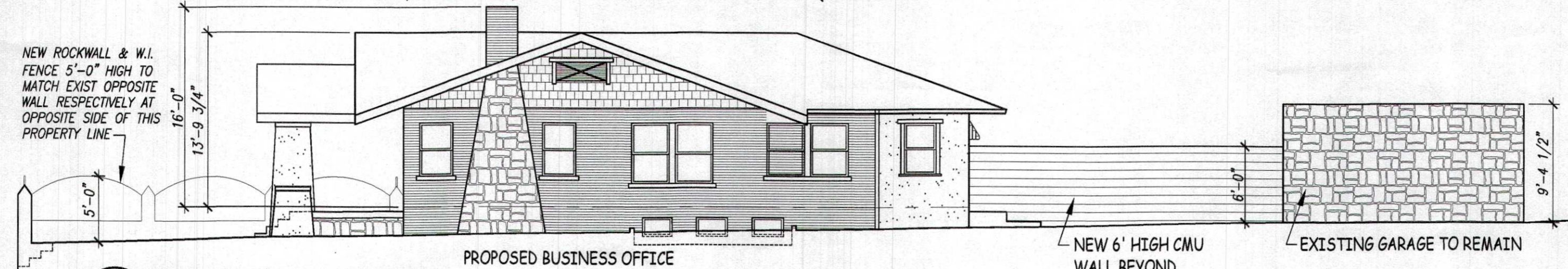
EXHIBIT "B"



C1 EXISTING PORCH ELEVATION TO REMAIN
N.T.S.

	MINIMUM DISTRICT AREA	PERMITTED USE (AS ESTABLISHED IN CHAPTER 20.08)	MINIMUM FRONT YARD (IN FEET)	MINIMUM REAR YARD (IN FEET)	MINIMUM SIDE YARD TOTAL (IN FEET)
S-D (SPECIAL DEVELOPMENT) MUNICIPAL CODE STANDARDS	1 ACRE (CITY COUNCIL MAY DESIGNATE SITES OF LESS THAN ONE ACRE)	OTHER PERMITTED USES EXCEPT AS OTHERWISE SPECIFIED IN THIS TITLE	20	10	10 FEET BETWEEN STRUCTURES
OWNER REQUESTED STANDARDS	0.108 ACRES 4,740 SQ FT	BUSINESS OFFICE	19	0 FEET	0'-0" (LEFT) 4'-5" (RIGHT)

THE OWNER IS REQUESTING S-D (SPECIAL DEVELOPMENT) FOR THE REDUCTION OF THE REQUIRED MINIMUM DISTRICT AREA, AND FRONT, REAR AND SIDE YARDS SETBACK REQUIREMENTS



C2 RIGHT SIDE ELEVATION
1/8"=1'-0"

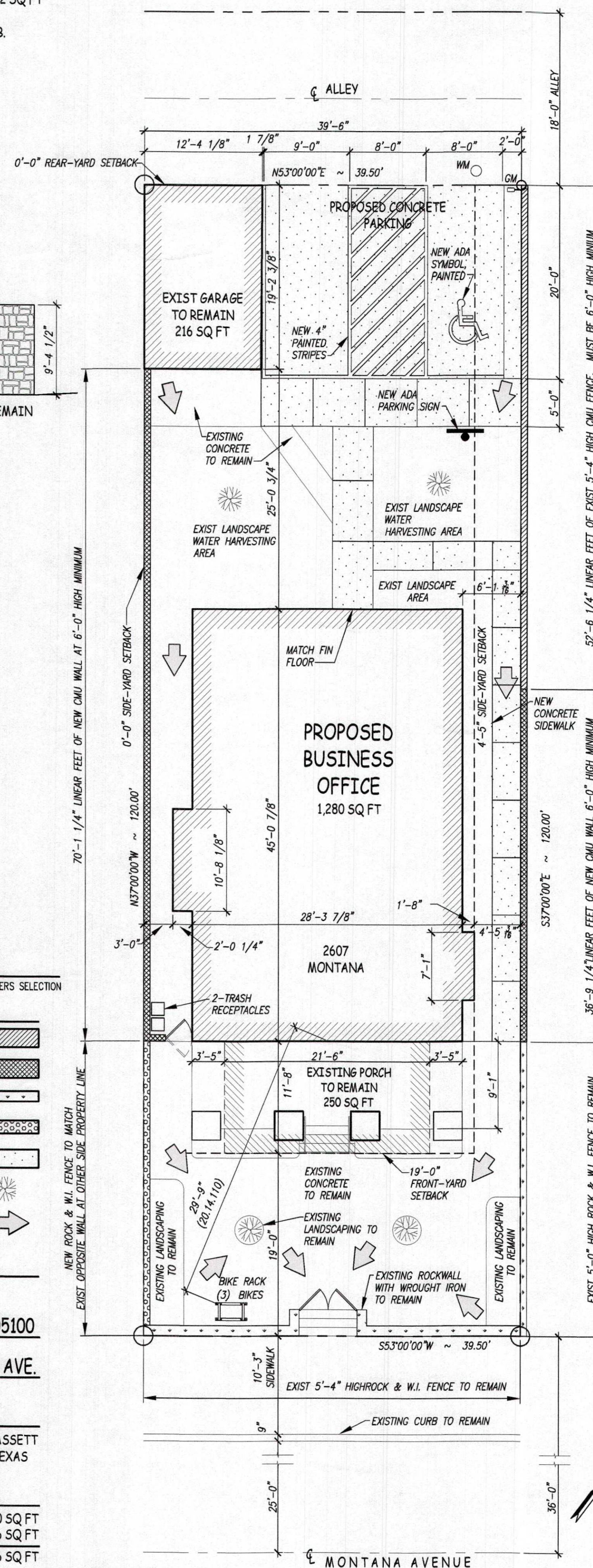
LANDSCAPING REQUIREMENTS

LANDSCAPE PLANTING AREA CALCULATIONS 1,022 SQ FT

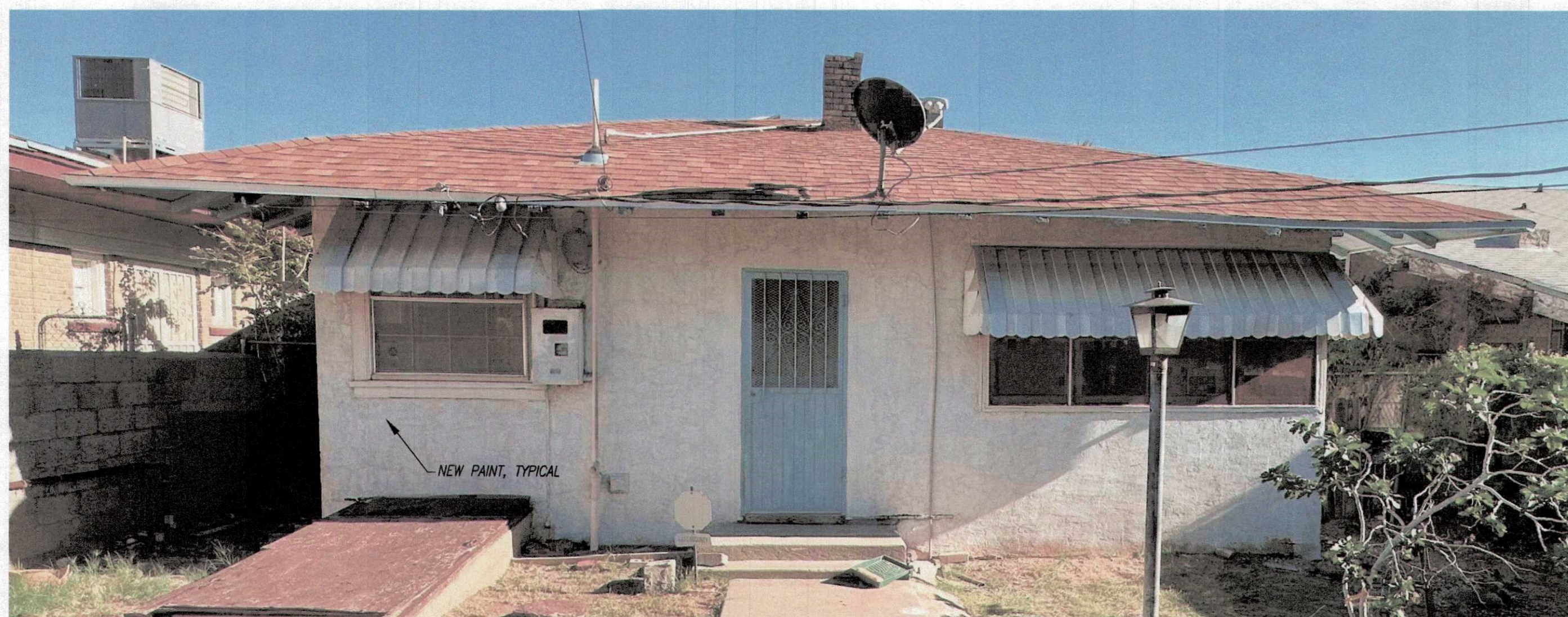
SECTION 18.46.060 - APPLICATION, SUB-PARAGRAPH B. EXEMPTIONS

PARKING REQUIREMENTS

BUSINESS OFFICE
1/576 (MIN) SF GFA 2.59 REQ 3 PROVIDED
1/400 (MAX) SF GFA 3.74 REQ
BIKE RACK SPACES 3 REQ 3 PROVIDED

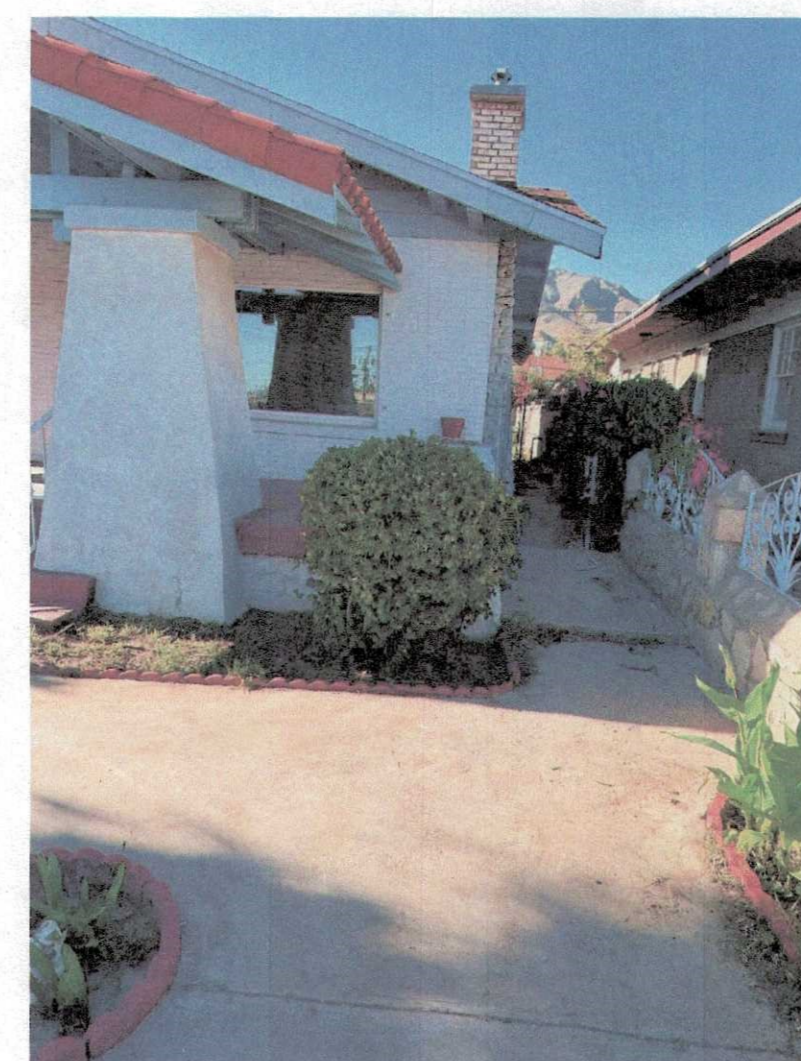


A4 SITE PLAN
1/8"=1'-0"



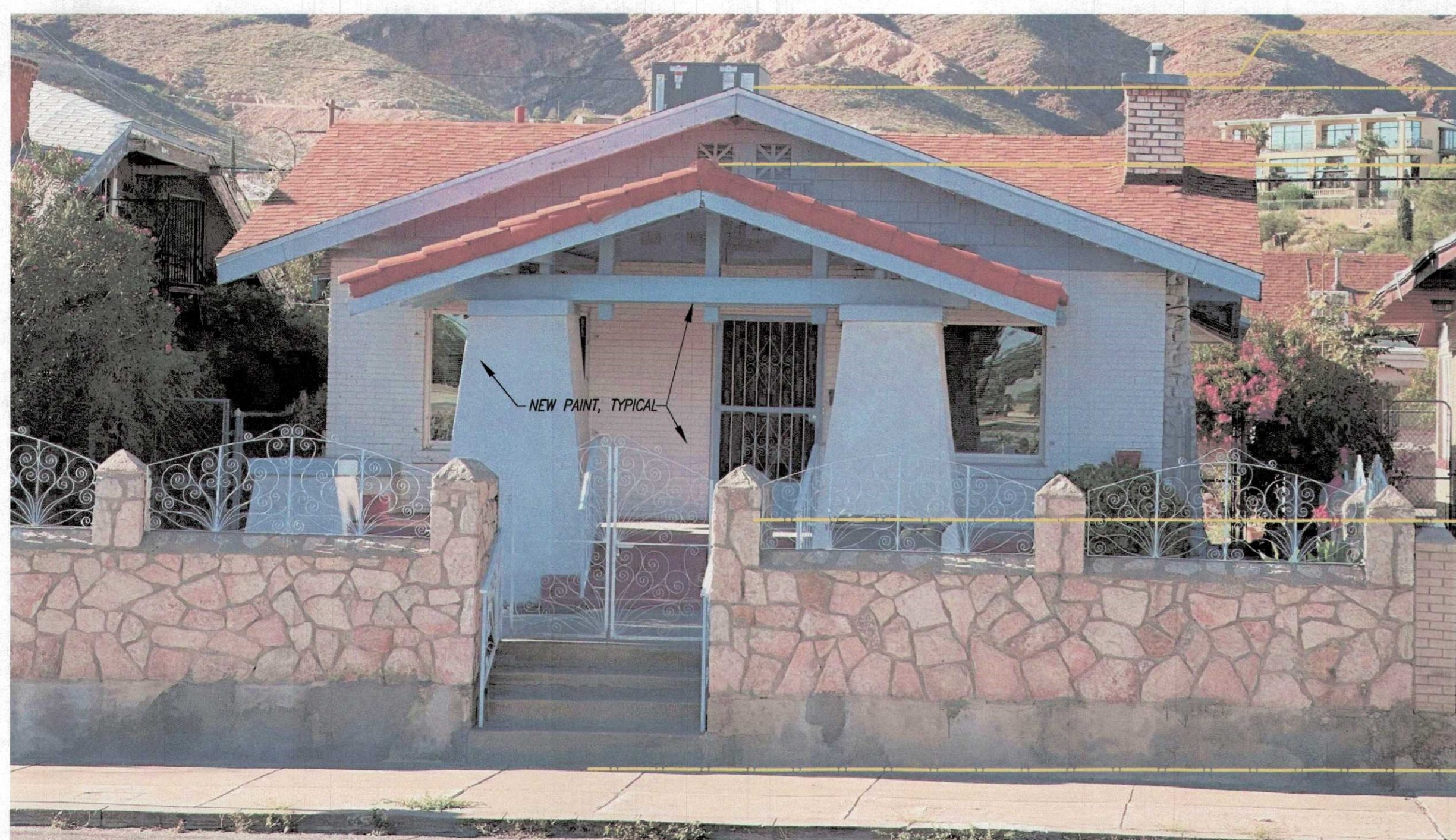
B1 EXISTING REAR ELEVATION TO REMAIN
N.T.S.

EXTERIOR OF EXISTING HOME SHALL BE PATCHED, REPAIR, AND PAINTED AS PER OWNERS SELECTION



B3 EXISTING PORCH & SIDE ELEV TO REMAIN
N.T.S.

EXTERIOR OF EXISTING HOME SHALL BE PATCHED, REPAIR, AND PAINTED AS PER OWNERS SELECTION



A1 EXISTING FRONT ELEVATION TO REMAIN AS IS
N.T.S.

EXTERIOR OF EXISTING HOME SHALL BE PATCHED, REPAIR, AND PAINTED AS PER OWNERS SELECTION

- (±) 16'-0" TOP OF CHIMNEY ABOVE FINISH FLOOR LEVEL
- (±) 13'-9 3/4" TOP OF RIDGE ABOVE FINISH FLOOR LEVEL
- (±) 10'-10 3/4" TOP OF RIDGE PORCH ABOVE FINISH FLOOR LEVEL
- 0'-0" FINISH FLOOR
- (±) -4'-8 1/8" BELOW FINISH FLOOR CITY SIDEWALK LEVEL

LEGEND

- EXIST CMU FENCE TO BE BUILT UPWARD UP TO 6'-0" HIGH MINIMUM
- NEW 6'-0" HIGH MINIMUM CMU FENCE
- EXISTING ROCK WALL & W.I. FENCE TO REMAIN AS IS
- NEW ROCK WALL & W.I. FENCE TO BE BUILT TO MATCH EXISTING OPPOSITE ON OTHER SIDE PROPERTY
- NEW CONCRETE
- EXISTING TREE TO REMAIN
- STORM WATER FLOW DIRECTION

ABBREVIATIONS

- WM WATER METER (EXISTING)
- GS GAS METER (EXISTING)

PID NUMBER: B20299909205100

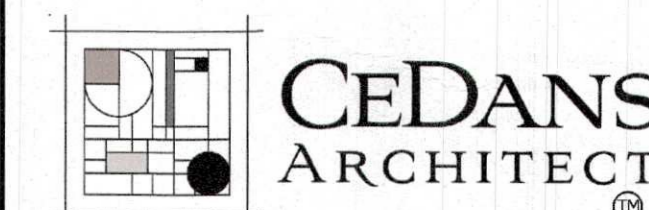
ADDRESS 2607 MONTANA AVE.

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 20 AND 21, BLOCK 92, BASSETT ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS

EXISTING BUILDING STATISTICS

MAIN AREA	1,280 SQ FT
DETACHED GARAGE	216 SQ FT
GROSS FLOOR AREA	1,496 SQ FT
OPEN PORCH	250 SQ FT
TOTAL BUILT AREA	1,746 SQ FT
BASEMENT (UNFINISHED)	200 SQ FT
TOTAL BUILT AREA INCLUDING BASEMENT	1,946 SQ FT



Designs for Living

1404 Lost Pines Lane
El Paso, Texas 79936
915.590.5683



PROPOSED BUSINESS OFFICE FOR:
DR. ESTRELLA, MSW
MASTER OF SOCIAL WORKER

DETAILED SITE DEVELOPEMENT PLAN

2607 MONTANA
EL PASO, TEXAS

KEY PLAN
PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPEMENT PLAN
APPROVED BY CITY COUNCIL
February 2, 2024
DATE
Cecilia Estrella
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

NO DATE DESCRIPTION
PROJECT NO:

DETAILED SITE DEVELOPEMENT PLAN

DSD-101

2607 Montana

City Plan Commission — January 25, 2024

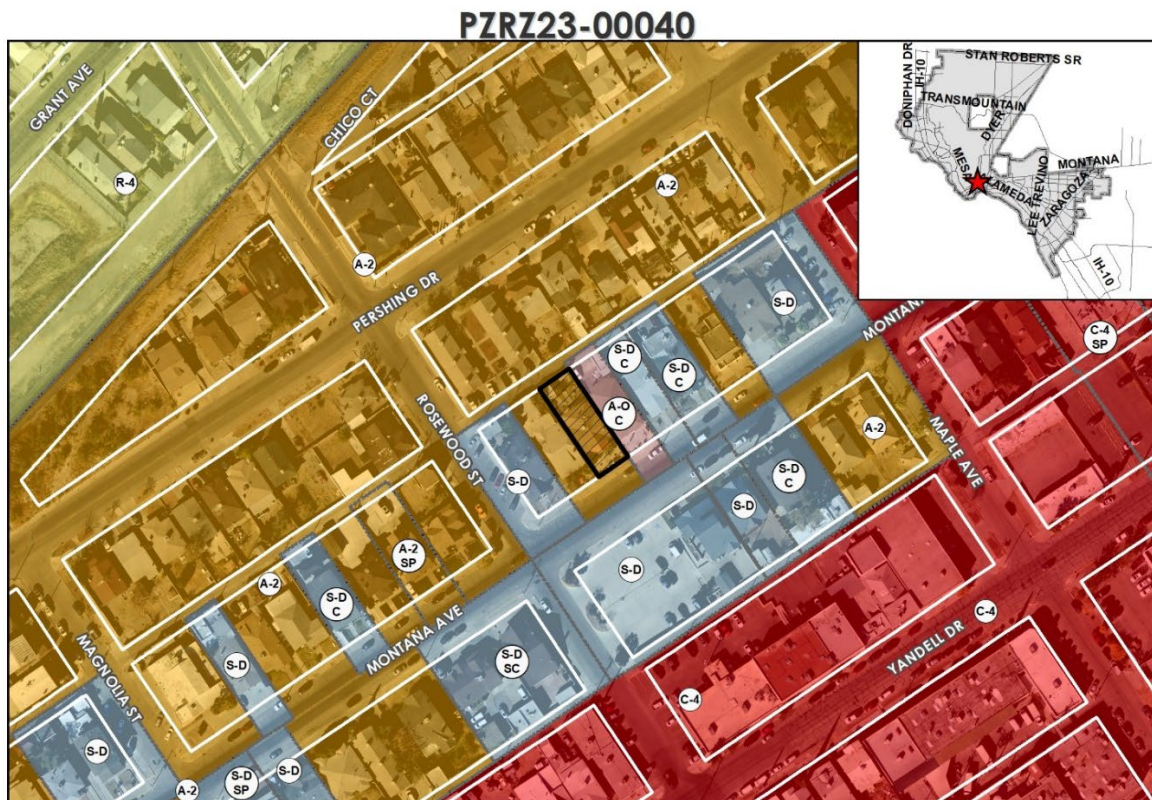
REZONING



CASE NUMBER: PZRZ23-00040
CASE MANAGER: Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov
PROPERTY OWNER: Carlos Estrello
REPRESENTATIVE: Carlos Estrello
LOCATION: 2607 Montana Ave. (District 8)
PROPERTY AREA: 0.11 acres
REQUEST: Rezone from A-2 (Apartment) to S-D (Special Development) with reductions to minimum district area and setbacks, and approval of a Detailed Site Development Plan
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of January 18, 2024

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from A-2 (Apartment) to S-D (Special Development) with reductions to the minimum district area and required setbacks and approval of a detailed site development plan to allow for business office use.

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the request as the proposed rezone and use is in keeping with the policies of the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation of Plan El Paso, the City’s adopted Comprehensive Plan. Furthermore, the proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.



The 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 & Inspectors Department Planning Division makes no claim to its accuracy or completeness.

■ Subject Property
0 45 90 180 270 360 Feet

Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from A-2 (Apartment) to S-D (Special Development) with reductions to the minimum district area and required front, rear, and side yard setbacks to allow for a business office. Approval of a Detailed Site Development Plan by City Council is required as per proposed zoning district, requested reductions, and proposed use. The size of the property is approximately 0.11 acres. The applicant is proposing to convert an existing single-family dwelling into a business office. The detailed site development plan shows a 1,280 square foot building with a maximum height of sixteen (16) feet and a two-hundred and sixteen (216) square foot detached garage. The table below provides a detailed summary of the requested minimum district area and setback reductions as allowed by provisions in the El Paso City Code Section 20.10.360. The site plan is compliant with required vehicular and bicycle parking spaces, with three (3) and three (3) respectively. The proposed site plan is also compliant with landscape and drainage requirements per City Code. Vehicular access to the subject property is proposed from Rosewood Street and Maple Street via the rear alley, while providing pedestrian access from the public sidewalk along Montana Avenue.

The following table summarizes the reduction requests:

S-D (Special Development) Zone District – Other Permitted Uses		
Density/Dimensional Standard	Required	Proposed
Minimum District Area	1 acre	0.11 acres (approximately)
Front Yard Setback (min.)	20 Feet	19 Feet
Rear Yard Setback (min.)	10 Feet	0 Feet
Side Yard Setback (Left) (min.)	10 Feet Between Structures	0 Feet
Side Yard Setback (Right) (min.)	10 Feet Between Structures	4 Feet 5 Inches

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development and use is permitted with approval of a detailed site development plan in the S-D (Special Development) zoning district and will contribute to a mix of uses already present in the surrounding area. Adjacent properties to the north and west are zoned A-2 (Apartment) and consist of apartments and single-family dwellings. The property to the east is zoned A-O/c (Apartment/Office/Conditions) and consists of a business office, while the property to the south is zoned S-D (Special Development) and also includes a business office. The closest school is the Young Women’s STEAM Research and Preparatory Academy located 0.49 miles away and the closest park is Roger Brown Ballfield Park located 0.49 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-2, Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes. The subject property is proposed to be converted into a business office, which is in character with the future land use designation of <i>Plan El Paso</i>.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:

<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>S-D (Special Development) District: The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	<p>Yes. The proposed S-D (Special Development) district is compatible with the adjacent S-D (Special Development), A-2 (Apartment), and A-O/c (Apartment/Office/condition) zoning districts. Changing the zoning district of the subject property to S-D (Special Development) contribute to the mix of uses already present in the area. Converting the use of the existing single-family dwelling in to a business office use will maintain the established residential appearance and landscaping of the area of the older residential area as called in the S-D (Special Development) district.</p>
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<p>Preferred Development Locations: Property is designated G-1, G-2, O-7 or identified as being within a "Local Transfer Center", "RTS Stops" or "Future Compact Neighborhood". (Pages 1.33-.34).</p>	<p>Yes. The property is designated G-2, Traditional Neighborhood and is a preferred location for a mix of uses.</p>
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THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:

<p>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.</p>	<p>The subject property does not lie within an historic district, study area plan, or overlay district.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>There are no anticipated adverse impacts.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>There has been little transition in the area in the last 10 years. The last rezoning in the nearby area happened a property approximately 3 blocks southwest of the subject property, with the property being rezoned from A-2 (Apartment) to S-D (Special Development) in 2014.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Several properties to the east, west and south of the subject property are zoned S-D (Special Development). Rezoning the subject property from A-2 (Apartment) to S-D (Special Development) will allow for more of a mix of uses along Montana Avenue.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Montana Avenue, a major arterial as designated in the City of El Paso’s Major Thoroughfare Plan (MTP). Vehicular access to the subject property is proposed from Rosewood Street and Maple Street via the rear alley, while providing pedestrian access from the public sidewalk along Montana Avenue. The closest bus stop is approximately one hundred (100) feet away from the subject property located across the street from the subject property. The existing infrastructure and services are adequate to serve the proposed development.

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

PUBLIC COMMENT: The subject property lies within the boundaries of the El Paso Central Business Association, the Sunrise Civic Group, and the Five Points Development Association all of which were notified of the rezoning request and the request for reductions the minimum district area and setback requirements. Property owners within 300 feet of the subject property were notified of the rezone request on January 12, 2024. As of January 18, 2024, the Planning Division has not received communication in support or opposition to the request.

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:

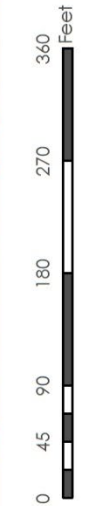
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

PZR23-00040



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.

ATTACHMENT 2

CEDANS ARCHITECT
 Designers for Living
 1404 East First Street, Suite 79936
 Billings, MT 59102-5683

PROPOSED BUSINESS OFFICE FOR:
DR. ESTRELO, MSW
 MASTER OF SOCIAL WORKER

DETAILED SITE DEVELOPMENT PLAN

2607 MONTANA
 BILLINGS, MONTANA

DATE: 12/18/2023
 SHEET: 1 OF 2

DETAILED SITE DEVELOPMENT PLAN

DSD-101

LANDSCAPING REQUIREMENTS

LANDSCAPING AREA CALCULATIONS: 1,028 SQ FT

SECTION 16.04.03 - APPLICATION, SUBPARAGRAPH 11

LANDSCAPING AREAS TO BE REMOVED: 0 SQ FT

LANDSCAPING AREAS TO BE INSTALLED: 1,028 SQ FT

LANDSCAPING AREAS TO BE MAINTAINED: 0 SQ FT

LANDSCAPING AREAS TO BE REINSTALLED: 0 SQ FT

LANDSCAPING AREAS TO BE REVEALED: 0 SQ FT

LANDSCAPING AREAS TO BE RESTORED: 0 SQ FT

LANDSCAPING AREAS TO BE REPLACED: 0 SQ FT

LANDSCAPING AREAS TO BE REPLANTED: 0 SQ FT

LANDSCAPING AREAS TO BE REPAIRED: 0 SQ FT

LANDSCAPING AREAS TO BE REWORKED: 0 SQ FT

LANDSCAPING AREAS TO BE REFINISHED: 0 SQ FT

LANDSCAPING AREAS TO BE REFINISHED AND REPAIRED: 0 SQ FT

LANDSCAPING AREAS TO BE REFINISHED AND REPLANTED: 0 SQ FT

LANDSCAPING AREAS TO BE REFINISHED AND REVEALED: 0 SQ FT

LANDSCAPING AREAS TO BE REFINISHED AND RESTORED: 0 SQ FT

LANDSCAPING AREAS TO BE REFINISHED AND REPLACED: 0 SQ FT

LANDSCAPING AREAS TO BE REFINISHED AND REPLANTED AND REVEALED: 0 SQ FT

LANDSCAPING AREAS TO BE REFINISHED AND RESTORED AND REVEALED: 0 SQ FT

LANDSCAPING AREAS TO BE REFINISHED AND REPLACED AND REVEALED: 0 SQ FT

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PARKING REQUIREMENTS

MINIMUM: 100 SQ FT

PROPOSED: 100 SQ FT

LANDSCAPING REQUIREMENTS

MINIMUM: 1,028 SQ FT

PROPOSED: 1,028 SQ FT

DETAILED SITE DEVELOPMENT PLAN

2607 MONTANA

EXISTING PORCH ELEVATION TO REMAIN (C1)

EXISTING BEAR ELEVATION TO REMAIN (B1)

EXISTING FRONT ELEVATION TO REMAIN AS IS (A1)

RIGHT SIDE ELEVATION (C2)

EXISTING PORCH & SIDE ELEV. TO REMAIN (B3)

NEW EXTERIOR WALL ELEVATION

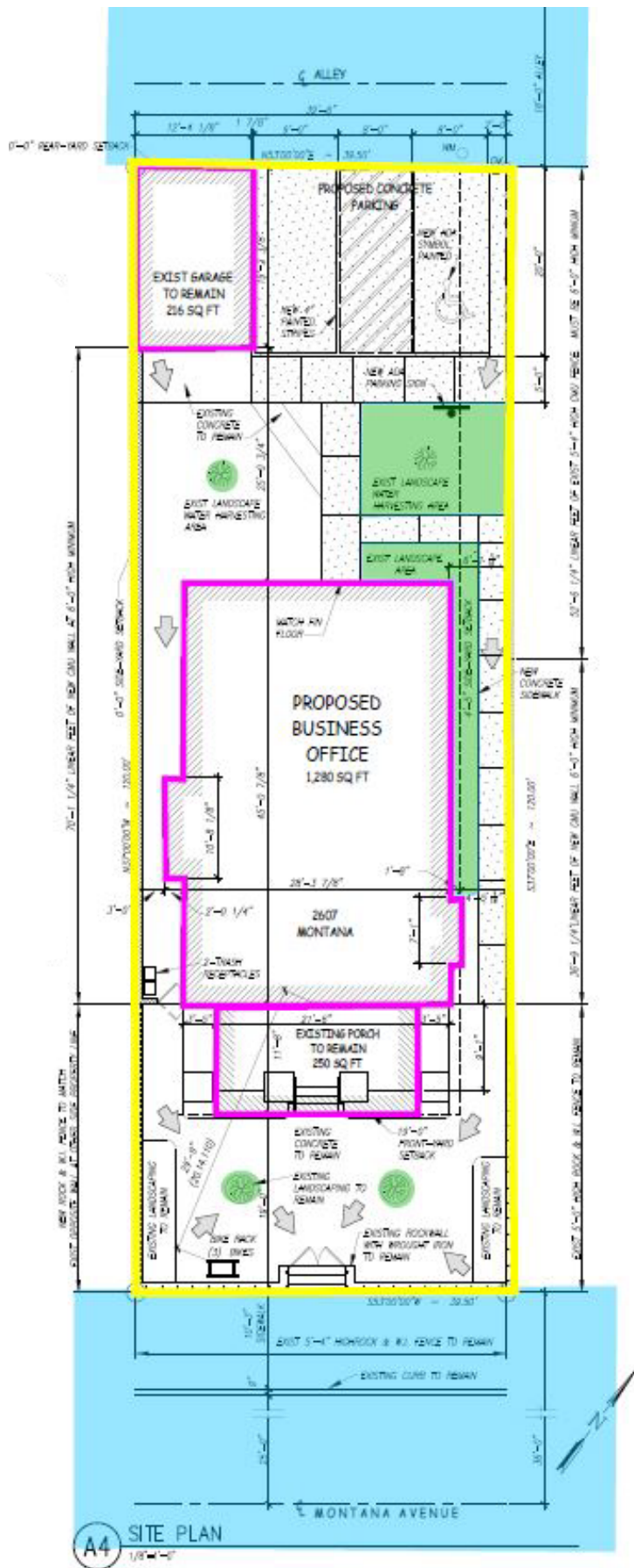
LEGAL DESCRIPTION: BEING A PORTION OF LOTS 30 AND 32 BLOCK 46, BARRETT ADDITION, CITY OF BILLINGS, BILLINGS COUNTY, MONTANA

EXISTING BUILDING STATISTICS:

LAND AREA	1,028 SQ FT
DEFINABLE GARAGE	0 SQ FT
GROSS FLOOR AREA	1,028 SQ FT
OPEN PORCH	0 SQ FT
TOTAL BUILT AREA	1,028 SQ FT
BASEMENT (ENCLOSURE WITH FINISH FLOOR)	0 SQ FT
TOTAL BUILT AREA INCLUDING BASEMENT	1,028 SQ FT

ABBREVIATIONS:

- PROPOSED: [Symbol] PROPOSED
- EXISTING: [Symbol] EXISTING
- TO BE REMOVED: [Symbol] TO BE REMOVED
- TO BE MAINTAINED: [Symbol] TO BE MAINTAINED
- TO BE REINSTALLED: [Symbol] TO BE REINSTALLED
- TO BE REVEALED: [Symbol] TO BE REVEALED
- TO BE RESTORED: [Symbol] TO BE RESTORED
- TO BE REPLACED: [Symbol] TO BE REPLACED
- TO BE REPLANTED: [Symbol] TO BE REPLANTED
- TO BE REPAIRED: [Symbol] TO BE REPAIRED
- TO BE REWORKED: [Symbol] TO BE REWORKED
- TO BE REFINISHED: [Symbol] TO BE REFINISHED
- TO BE REFINISHED AND REPAIRED: [Symbol] TO BE REFINISHED AND REPAIRED
- TO BE REFINISHED AND REPLANTED: [Symbol] TO BE REFINISHED AND REPLANTED
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- (±) 16'-0" TOP OF CHIMNEY ABOVE FINISH FLOOR LEVEL
- (±) 13'-9 3/4" TOP OF RIDGE ABOVE FINISH FLOOR LEVEL
- (±) 10'-10 3/4" TOP OF RIDGE @ PORCH ABOVE FINISH FLOOR LEVEL
- 0'-0" FINISH FLOOR
- (±) - 4'-8 1/8" BELOW FINISH FLOOR CITY SIDEWALK LEVEL

A1 EXISTING FRONT ELEVATION TO REMAIN AS IS
N.T.S.

EXTERIOR OF EXISTING HOME SHALL BE PATCHED, REPAIR, AND PAINTED AS PER OWNERS SELECTION



C2 RIGHT SIDE ELEVATION
1/8"=1'-0"

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site and re-zoning application. 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

No objection to the proposed Rezoning/ Detailed site plan.

Fire Department

Recommend approval, no adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

No objections.

Sun Metro

No comments received.

El Paso Water

EPWater does not object to this request.

EPWU-PSB Comments

There is an existing 6-inch diameter water main that extends along the alley between Montana Avenue and Pershing Drive. This water main is available for service.

Previous water pressure from fire hydrant #1944 located at the southeast corner of Pershing Drive and Rosewood Street, has yielded a static pressure of 68 psi, a residual pressure of 64 psi, and a discharge of 1,210 gallons per minute.

EPWU records indicate one (1) ¾-inch active water service serving the subject property. The address of this service is 2607 Montana Avenue.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Montana Avenue and Pershing Drive. This main is available for service.

General

EPWater requires a new service application to provide additional 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:

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

ATTACHMENT 4

