



ITEM 13

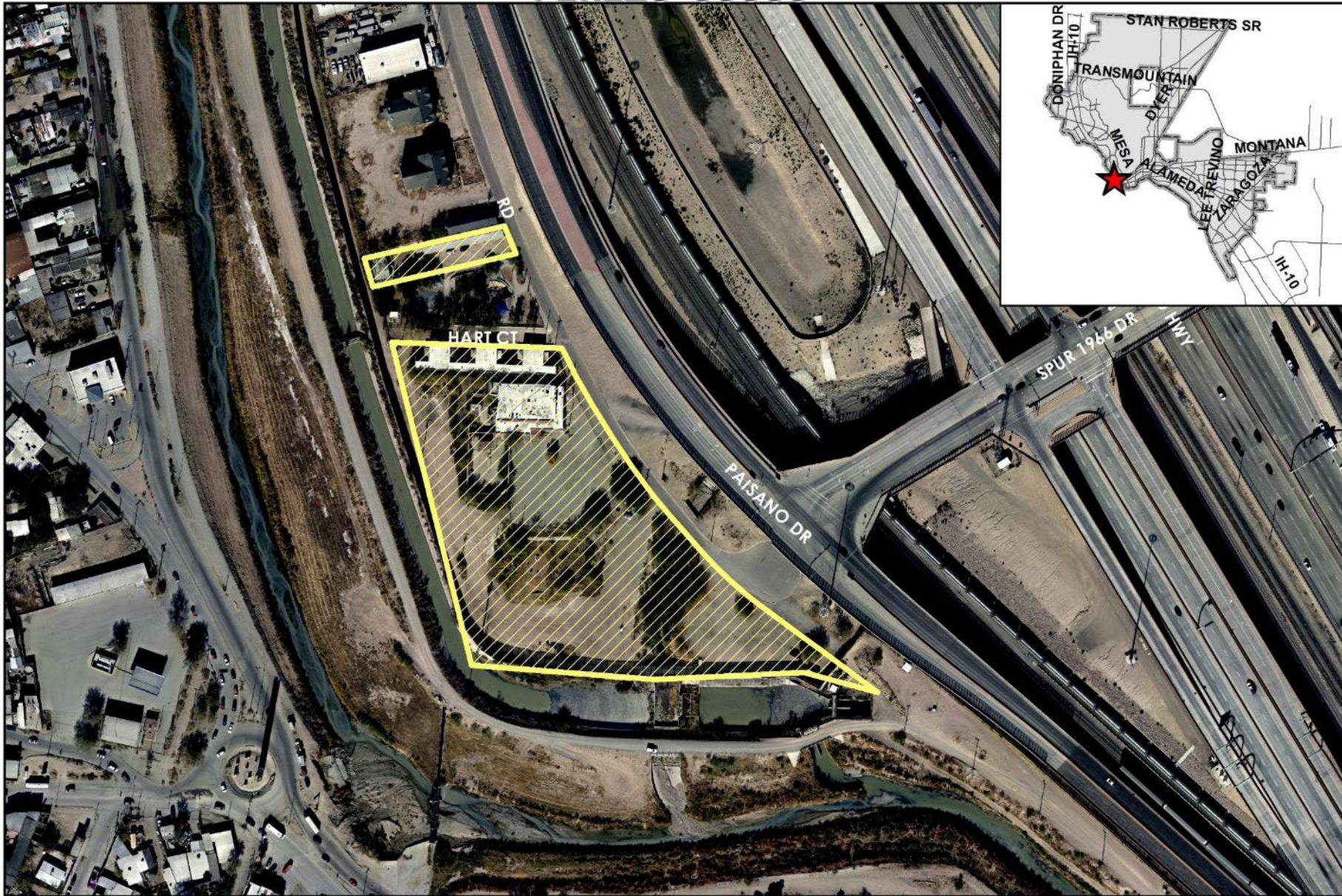
1708, 1720, 1730, and 1820 W. Paisano Dr. Rezoning

PZRZ23-00005



Strategic Goal 3.

Promote the Visual Image of
El Paso

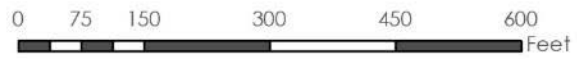


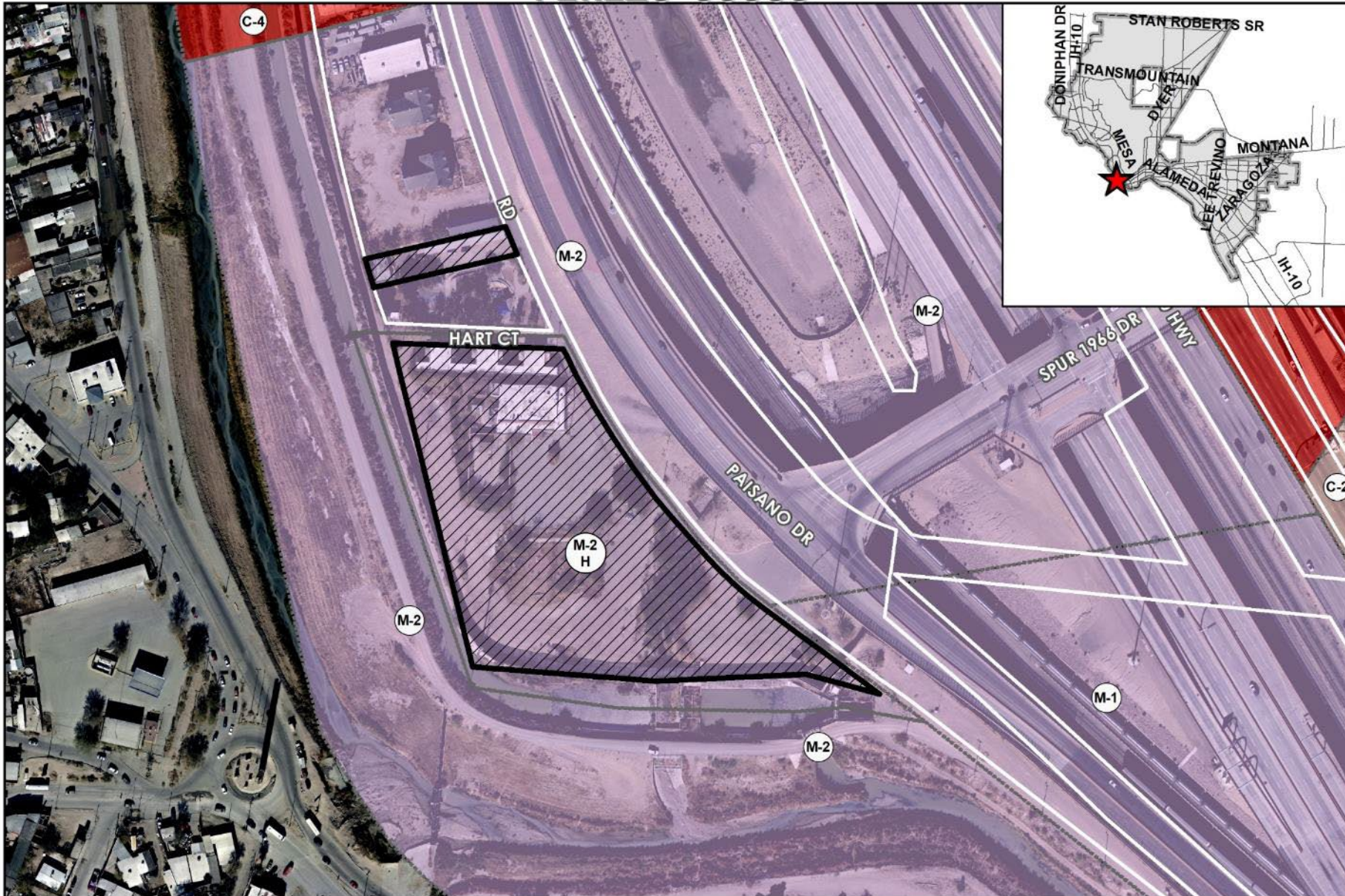
Aerial

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





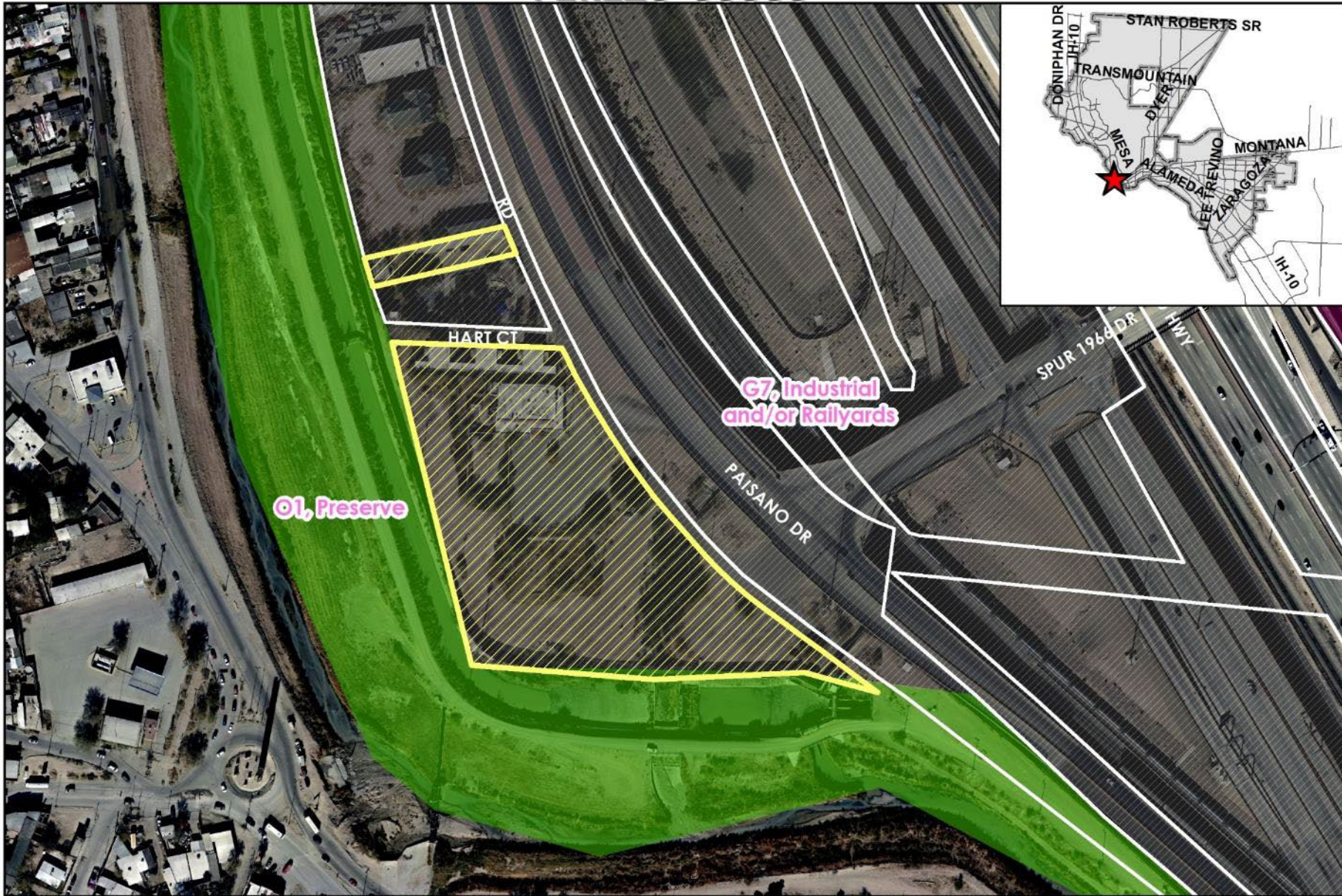
Existing Zoning

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 Subject Property





Future Land Use Map

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Subject Property



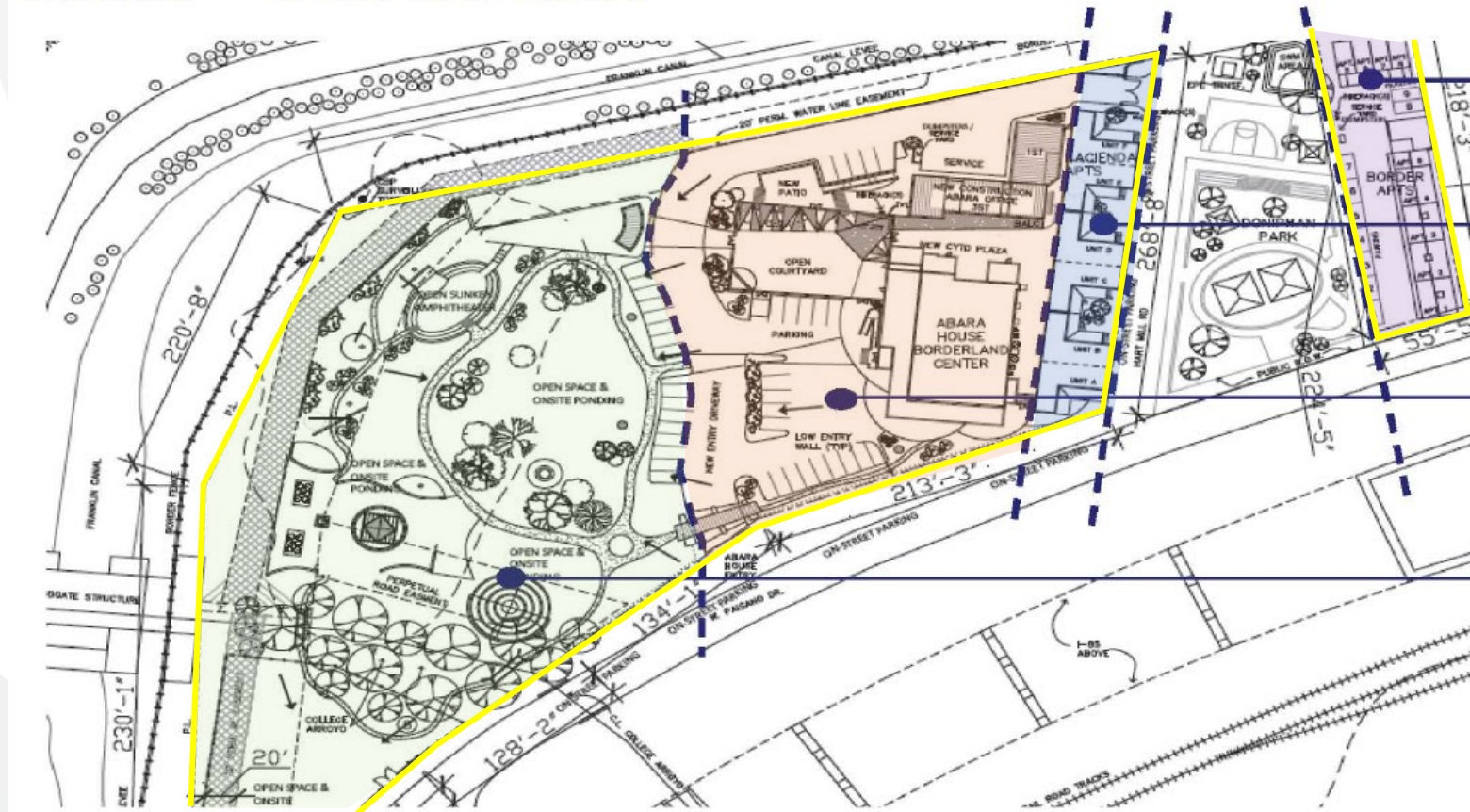
The Abara House contains four Subdistricts:

Subdistrict 1: Border Apartments

Subdistrict 2: Hacienda Apartments

Subdistrict 3: Abara House / Borderland Center
(Includes Abara Offices—
New Construction)

Subdistrict 4: Abara House Gardens



Subdistrict 1 (SD1):
Border Apartments

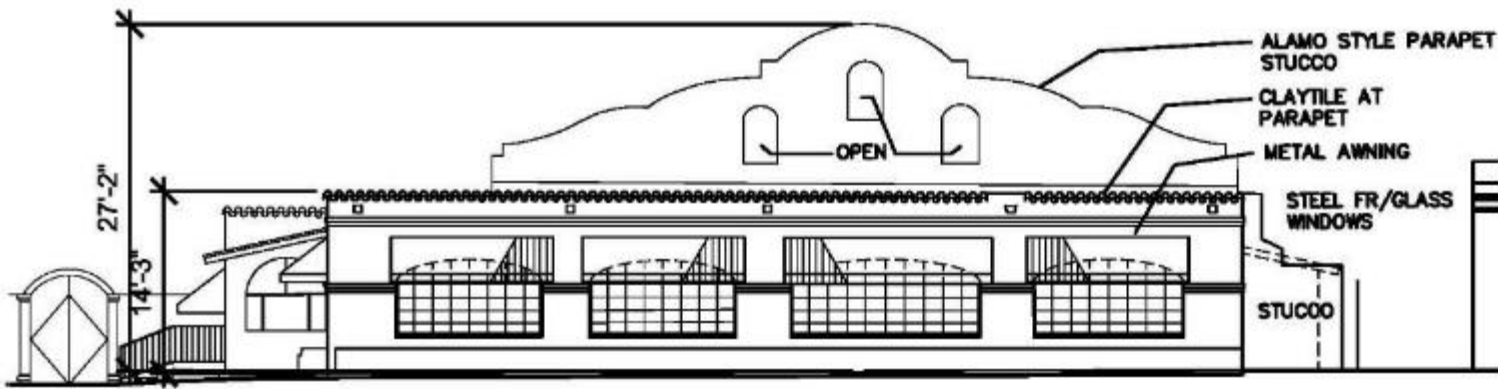
Subdistrict 2 (SD2):
Hacienda
Apartments

Subdistrict 3 (SD3):
Abara House /
Borderland Center /
Abara Offices
(New Construction)

Subdistrict 4 (SD4):
Abara House
Gardens

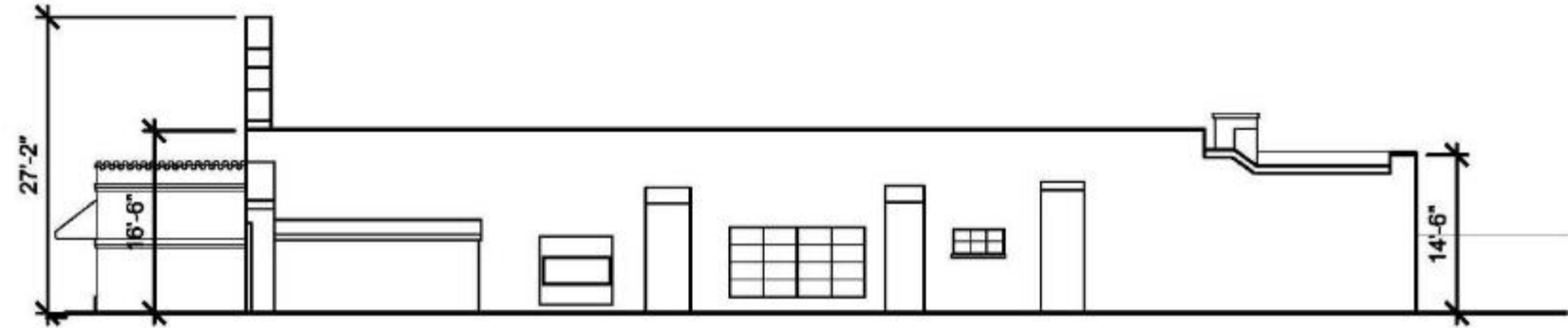
Subdistrict Plan

➔ North



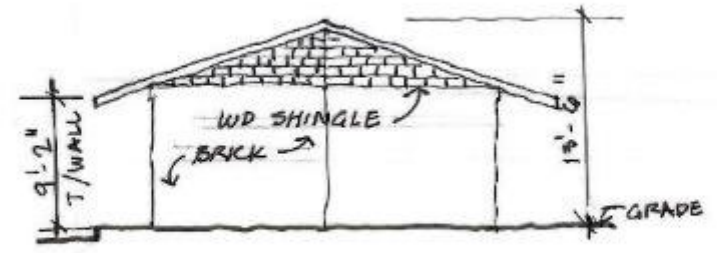
1 EAST ELEVATION (FRONT ON W. PAISANO DR.)
SCALE 1/8" = 1'-0"

Elevations

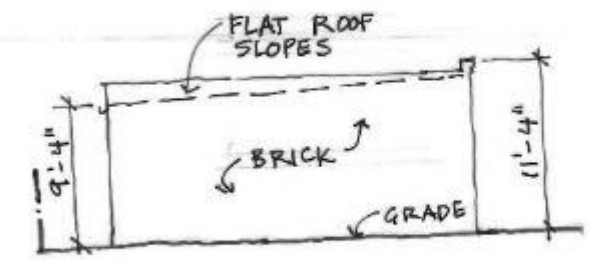


2 NORTH ELEVATION (REAR ALLEY SIDE)
SCALE 1/8" = 1'-0"

Borderland Apartments



FRONT BLDG - 1820 W. PAISANO
1/8" = 1'-0"



REAR BLDG - SIDE ELEV.
1/8" = 1'-0"

TABLE OF PERMISSIBLE USES

USES	SUBDISTRICTS			
	SD1	SD2	SD3	SD4
ACCESSORY DWELLING UNIT	P	P	P	P
APARTMENT (5 OR MORE UNITS)	P	P		
ART GALLERY	P	P	P	P
BAKERY	P	P	P	P
BALLROOM			P	
BANK			P	
BED AND BREAKFAST INN	P	P	P	P
BOOK STORE	P	P	P	P
BREAD MANUFACTURING			P	P
BREWERY			P	
CAFETERIA			P	P
CHURCH	P	P	P	P
CLINIC	P	P	P	
CONVENTION CENTER			P	P
CREDIT UNION	P	P	P	
DUPLEX	P	P		
FARMER'S MARKET	P	P	P	P
FLOWER SHOP	P	P	P	P
HARVESTING			P	P
HOBBY STORE	P	P	P	P
ICE CREAM PARLOR	P	P	P	P
INFILL DEVELOPMENT OVERLAY	P	P	P	P
LIVE WORK FLEX UNIT	P	P		
LOADING SPACES SERVING ANOTHER PROPERTY	P	P	P	P
MUSEUM	P	P	P	P
MUSIC STORE	P	P	P	P

Table of Uses

NIGHTCLUB, BAR, COCKTAIL LOUNGE			P	P
OFFICE, BUSINESS	P	P	P	
OFFICE, PROFESSIONAL	P	P	P	
ONSITE PARKING	P	P	P	P
OPEN SPACE			P	P
OPEN SPACE (COMMON, PUBLIC, OR PRIVATE)			P	P
OTHER RETAIL ESTABLISHMENT (LOW-VOLUME)	P	P	P	P
PARKING REDUCTION	P	P	P	P
PARKING SPACES SERVING ANOTHER PROPERTY	P	P	P	P
PRINT AND COPY SHOP	P	P	P	P
PWSF (FACILITY MOUNTED)	P	P	P	P
PWSF (GROUND MOUNTED)	P	P	P	P
PWSF (ROOF MOUNTED)	P	P	P	P
RECREATION VEHICLE PARK			P	P
RESTAURANT (DRIVE IN OR WALK UP)	P	P	P	P
RESTAURANT (SIT DOWN)	P	P	P	P
SCHOOL (PRE-K-6)	P	P	P	P
SCHOOL SECONDARY	P	P	P	P
SCHOOL, ARTS & CRAFTS	P	P	P	
SOCIAL, FRATERNAL CLUB	P	P	P	P
SPECIALTY SHOP	P	P	P	P
STUDIO, DANCE	P	P	P	
STUDIO, PHOTOGRAPHY	P	P	P	
TEMPLE			P	P
THEATRE, PERFORMING			P	P
UNION HALL			P	
YOUTH ORGANIZATION	P	P	P	P

Table of Uses

Subject Property

1708 W. Paisano Dr.



Subject Property

1720 W. Paisano Dr.

Subject Property

1730 W. Paisano Dr.



Subject Property

1820 W. Paisano Dr.

Surrounding Development



N



W

S

E

14

Public Input

- Notices were mailed to property owners within 300 feet on April 21, 2023.
- The Planning Division has received 1 letter in opposition to the request.





Recommendation

- Staff recommends approval of the rezoning and master zoning plan request with condition.
- CPC recommends approval of the rezoning and master zoning plan request with a condition.

Prior to issuance of any certificates of occupancy, a sidewalk along Paisano Drive abutting the subject property must be provided in accordance with Title 19 of the El Paso City Code



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