



ITEM 47 & 48

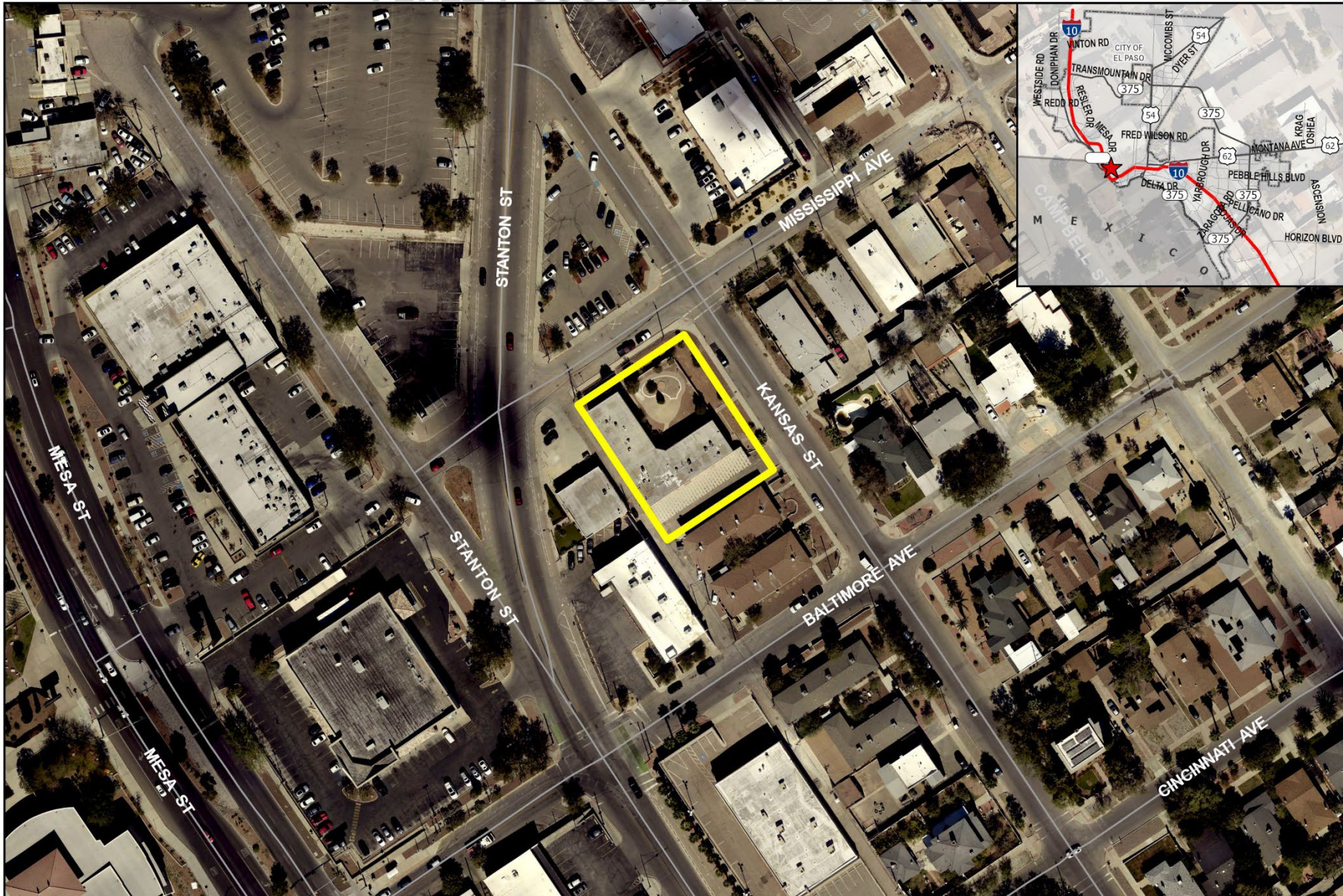
2821 N. Kansas St. Rezoning and Special Permit

PZRZ24-00034 & PZST24-00017

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.

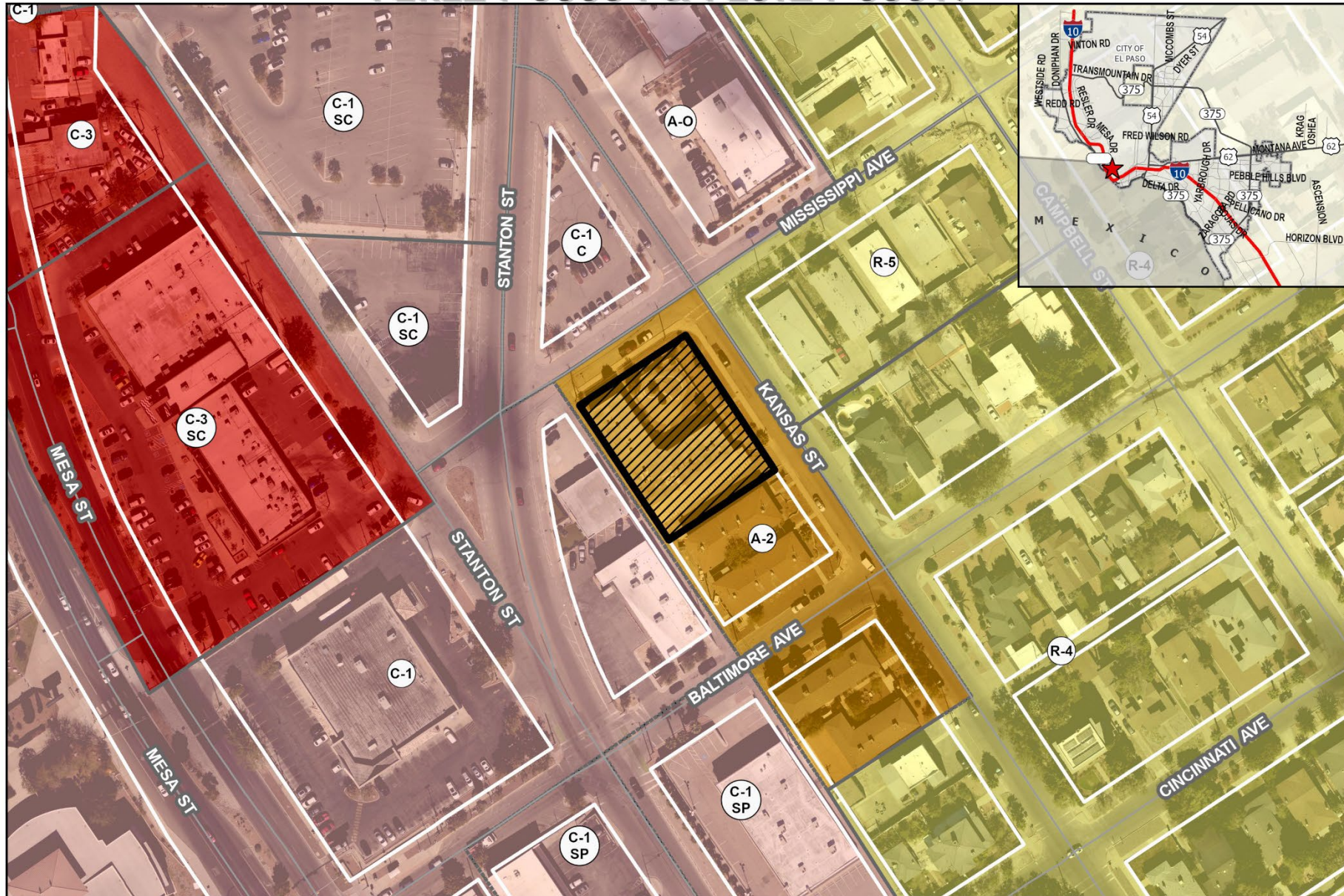


 Subject Property

0 30 60 120 180 240
Feet



PZRZ24-00034 & PZST24-00017



Existing Zoning

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 Subject Property

0 30 60 120 180 240 Feet





Future Land Use Map

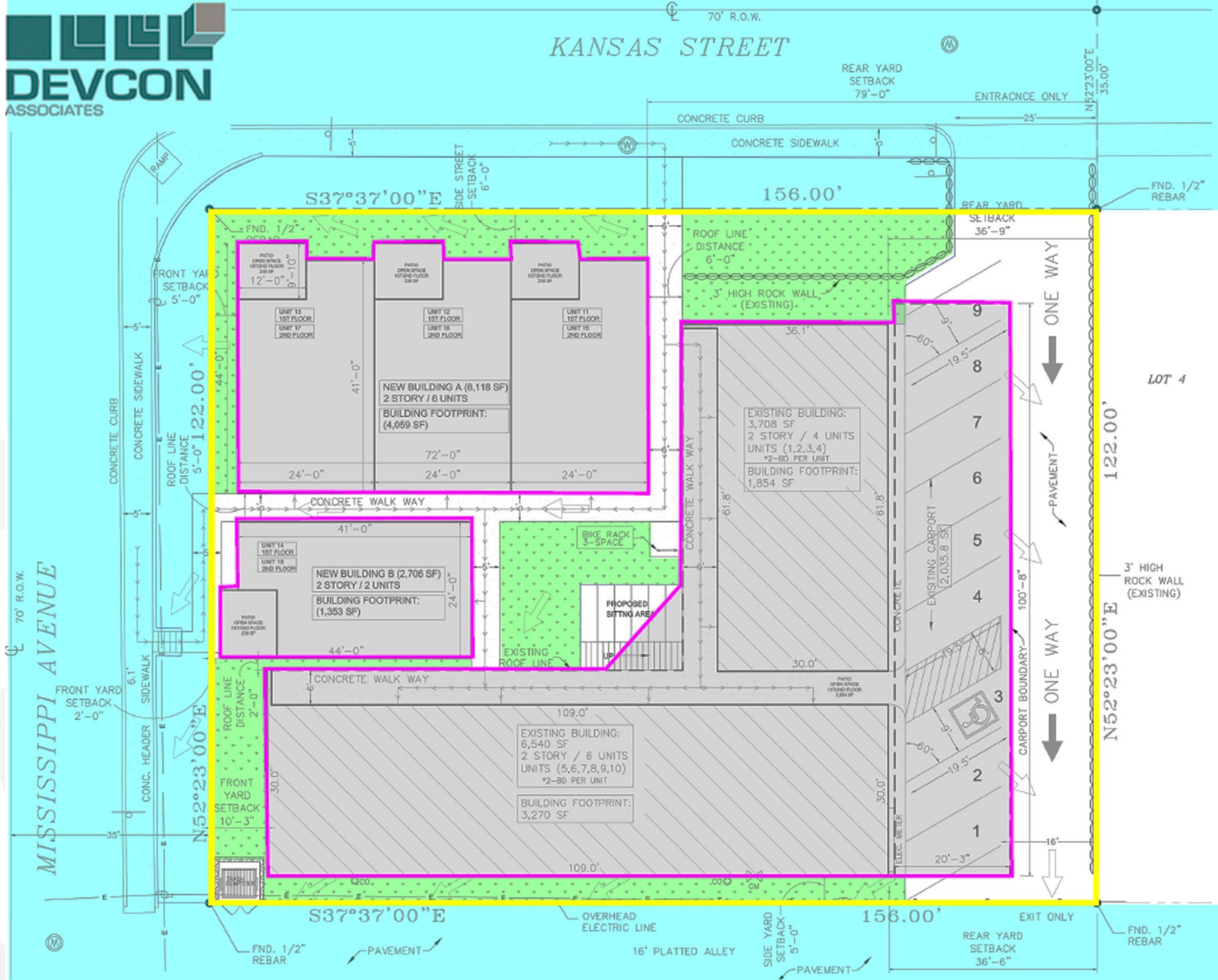
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 Subject Property

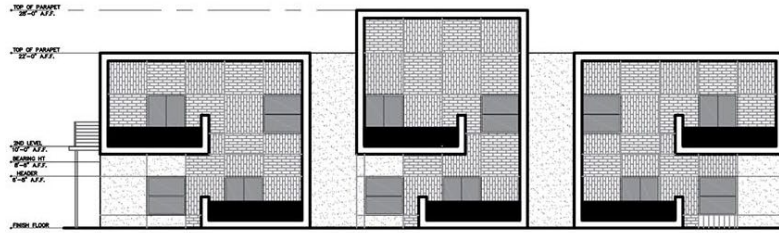


Detailed Site Development Plan



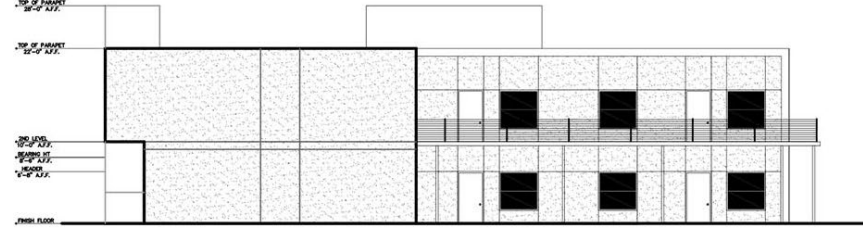
SITE PLAN

SCALE: 3/32" = 1' - 0"



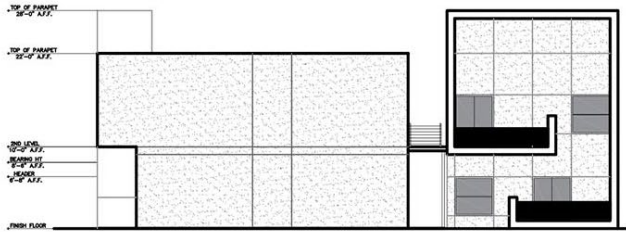
FRONT FACADE (PROPOSED) FACING N. KANSAS ST.

SCALE: 1/16" = 1' - 0"

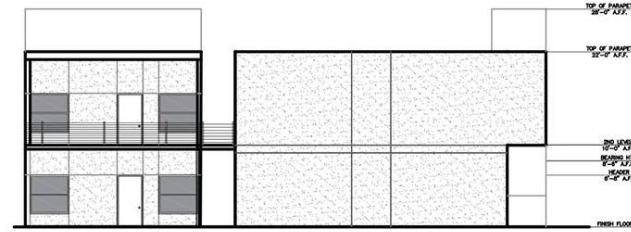


REAR FACADE (PROPOSED) FACING REAR ALLEY

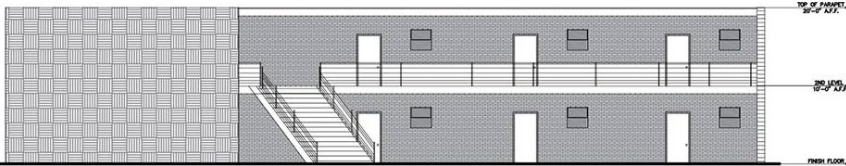
SCALE: 1/16" = 1' - 0"



RIGHT FACADE (PROPOSED) FACING MISSISSIPPI AVE.

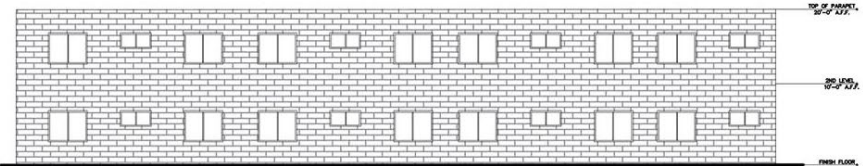


LEFT FACADE (PROPOSED) FACING SIDE DRIVE



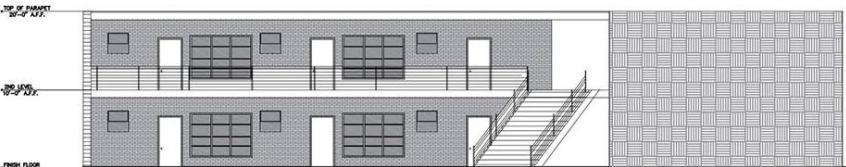
FRONT FACADE (EXISTING) FACING N. KANSAS ST.

SCALE: 1/16" = 1' - 0"



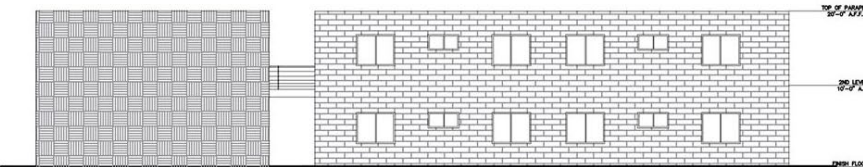
REAR FACADE (EXISTING) FACING REAR ALLEY

SCALE: 1/16" = 1' - 0"



RIGHT FACADE (EXISTING) FACING MISSISSIPPI AVE.

SCALE: 1/16" = 1' - 0"



LEFT FACADE (EXISTING) FACING SIDE DRIVE

SCALE: 1/16" = 1' - 0"

Elevations

2821 N Kansas Parking Study

A study of the parking spaces available within a 300-foot radius from the Subject Property; parking assessed on the hour 8:00am to 8:00pm Monday - Friday; no Holidays - schools in session.

Legend

STUDY ZONE	VACANT	OCCUPIED
(9) 1		
(20) 2		
(14) 3		
(7) 4		
(5) 5		
(4) 6		
(4) 7		
(6) 8		
(8) 9		
(5) 10		
(5) 11		
(10) 12		
(8) 13		
(5) 14		
(7) 15		
(9) 16		
(126 TOTAL)		

SUMMARY REPORT	AVERAGE DAILY VACANT SPACES AVAILABLE					WEEKLY AVERAGE VACANT SPACES BY ZONE
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
	10/21/24	10/22/24	10/23/24	10/24/24	10/25/24	
STUDY ZONES						
1	8.7	8.5	8.2	8.5	8.5	8.5
2	19.8	19.8	19.5	19.8	20.0	19.8
3	14.0	14.0	14.0	14.0	14.0	14.0
4	6.9	7.0	7.0	7.0	7.0	7.0
5	4.9	5.0	5.0	4.9	4.9	5.0
6	3.5	3.5	3.6	3.8	4.0	3.7
7	4.0	4.0	4.0	3.8	3.9	4.0
8	2.5	2.4	2.2	2.4	3.2	2.5
9	8.0	8.0	8.0	8.0	8.0	8.0
10	5.0	5.0	5.0	5.0	5.0	5.0
11	5.0	5.0	5.0	4.9	4.5	4.9
12	6.1	6.1	5.6	5.8	5.4	5.8
13	8.0	8.0	7.8	8.0	8.0	8.0
14	4.3	4.2	4.4	4.5	4.5	4.4
15	4.7	4.8	4.5	4.6	4.9	4.7
16	4.9	6.5	5.6	6.0	6.2	5.8
TOTAL AVERAGE VACANT SPACES:	110.2	111.8	109.4	111.2	112.1	110.9

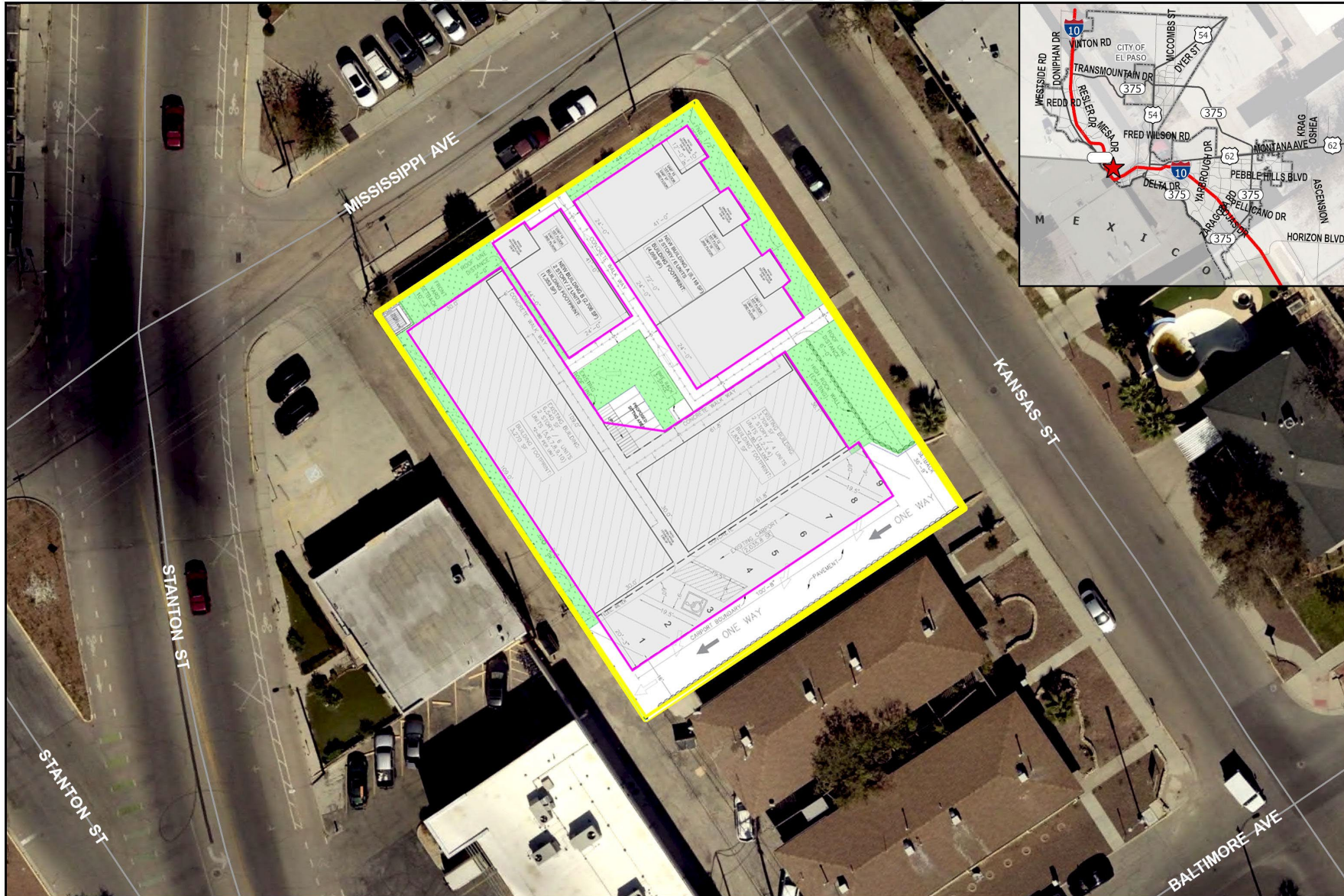
Parking
Study



Google Earth



PZRZ24-00034 & PZST24-00017



Site Plan over Aerial

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 Subject Property

0 10 20 40 60 80 Feet



Subject Property



Surrounding Development



W



N



S

Public Input

- Notices were mailed to property owners within 300 feet on March, 11, 2025.
- The Planning Division has not received any communications in support or opposition to the request.





Recommendation

- Staff recommends **approval** of the rezoning request and **approval** of the special permit request
- CPC recommends **approval** (7-0) of the rezoning request and **approval** (7-0) of the special permit request



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