

3200 and 3230 Durazno Avenue Rezoning

PZRZ22-00025

Strategic Goal 3.

Promote the Visual Image of El Paso



PZRZ22-00025





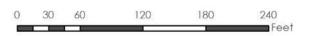
Aerial



this map is designed for illustrative purposes only. The features depicted here are approximate and more after-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.

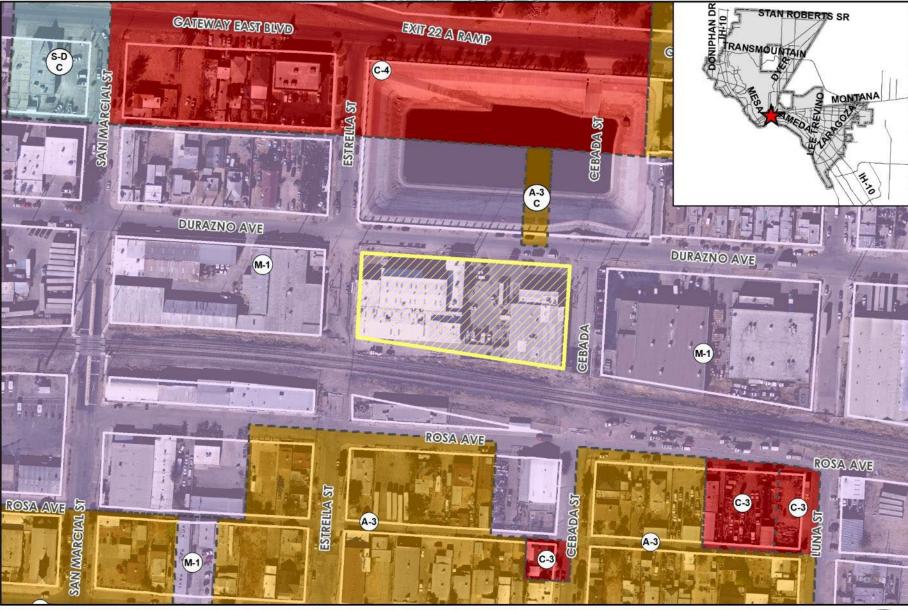








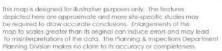
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Existing Zoning



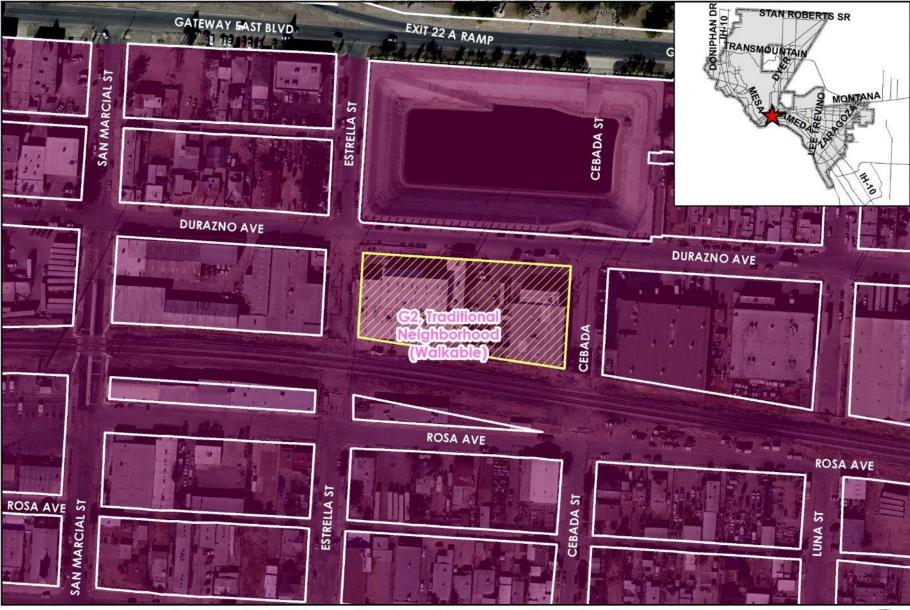








PZRZ22-00025





Future Land Use Map



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e front and rear: Ten (10) feet, 3200 Durozno Ave. and 8'-8" 3230 Durozno Ave. pr: Zero (0) feet t: Zero (0) feet

e Side Setbacks: Zero (0) feet

Building Height: uctures: 30'-0"

structures:26'-0" proposed density for each residential land use type expressed in dwelling units per gross acre of ble land: N/A

proposed intensity for each non-residential land use type expressed in floor area ratio (FAR): ial: 20,000 sq.ft. - .50 FAR

00 sq.ft. - . 16 FAR 5000 sq.ft. - .61 FAR

tilized by the tacility use

raiking Calculation Occupancy: F2/B Brewery (5.06) 21,987 SF/864 SF GFA = 25 Parking spaces required Office, Business (4.09) 3,878 SF/576 SF GFA = 7 Parking spaces required Total Parking Required: 32 parking spaces required 3 bicycle spaces required and provided Total Parking Provided: 41 parking spaces required + 23 on-street parking = 64 total

Landscape

Existing Landscape area provided: 2,486 sq.ft. (not required for this project under 18.46)

Office Warehouse (2.13) Office 2,100 SF/ 400 SF GFA = 5 Parking spaces required Warehouse 11,200 SF / 5,000 SF GFA = 2 Parking spaces required

Total Parking Required: 7 parking spaces required

3 bicycle spaces required and provided

Parking for 3200 Durazno is provided at 3230 Durazno Shared Parking Agreement PSHP21-00001

Landscape

Existing Landscape area provided: 420 sq.ft. (not required for this project under 18.46)

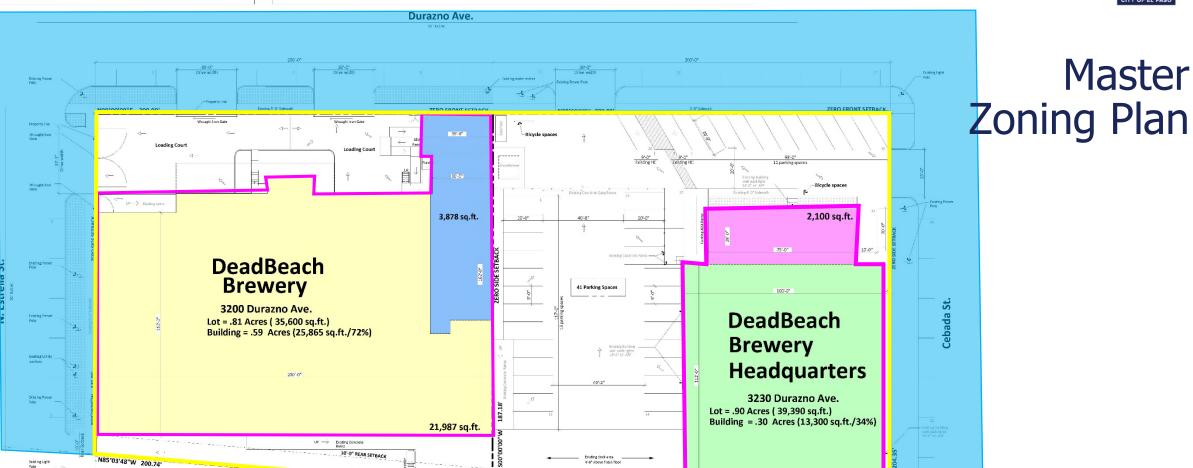


11.200 sa.ft.

Sidewalk alor provided if re



Master





Existing dock area 4'-0" above finish floor









Elevations



Building Height: 30'-0" +/- highest point



Fence and Gate Height: 8'-0" and 13'-0" +/- highest point

Building Height: 30'-0" +/- highest point







Subject Property



Surrounding Development

















Public Input

- Notices were mailed to property owners within 300 feet on August, 25, 2022.
- The Planning Division has not received any communications in support nor opposition to the request.







Recommendation

- Staff recommends approval of the rezoning request
- City Plan Commission unanimously recommends approval (5-0) of the rezoning 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



Dead Beach Brewery Mix-Use Table					
Uses	Minimum Area	Front Setback	Side Setback	Rear Setback	Maximum Building Height
Office, Warehouse	576 sq. ft.	O Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.
Warehouse	7,200 sq.ft.	O Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.
Storage of supplies, equipment, goods	7,200 sq. ft.	O Ft.	O Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Business	576 sq. ft.	O Ft.	O Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Professional	576 sq. ft.	O Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.
Office, Administrative/Manager's	576 sq. ft.	O Ft.	0 Ft.	10'-0" and 8'-8"	30 Ft.
Beverage product manufacturing	960 sq. ft.	O Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.
Brewery	864 sq. ft.	O Ft.	0 Ft.	10'-0" and 8'-8"	30 Ft.
Night club, bar, cocktail lounge, tavern	144 sq. ft.	O Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.
Other retail establishments (high-volume)	360 sq. ft.	O Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.
Other retail establishments (low-volume)	360 sq. ft.	O Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.
Other wholesale establishment (high-volume)	2,700 sq. ft.	O Ft.	O Ft.	10'-0" and 8'- 8"	30 Ft.
Other wholesale establishment (low-volume)	2,700 sq. ft.	O Ft.	O Ft.	10'-0" and 8'- 8"	30 Ft.
Restaurant (drive-in or walk- up)	144 sq. ft.	O Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.
Restaurant (sit down)	144 sq. ft.	0 Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.
Specialty shop	360 sq. ft.	O Ft.	O Ft.	10'-0" and 8'-8"	30 Ft.



Permitted Uses

