



ITEM 40

1820 Myrtle Avenue Rezoning

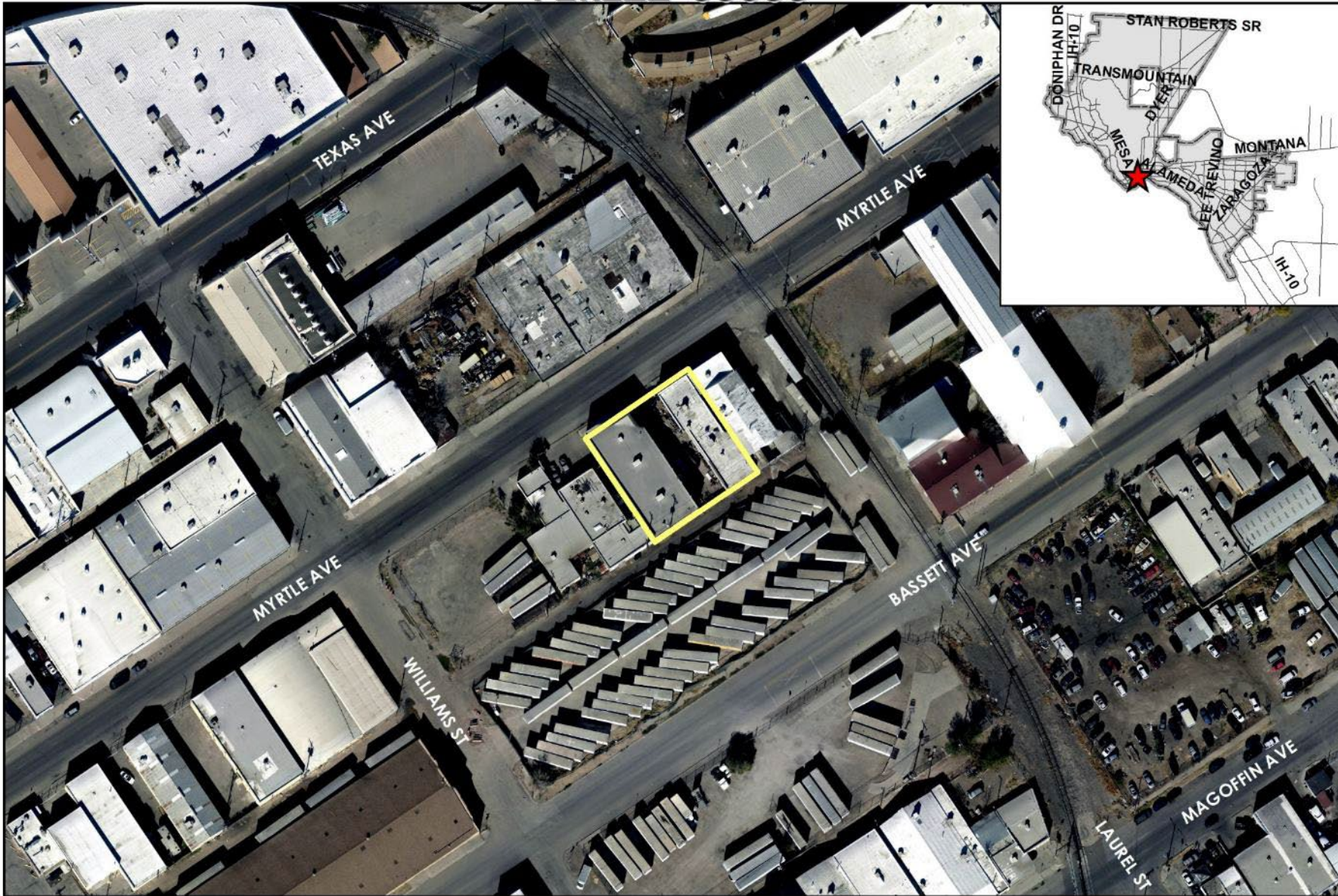
PZRZ22-00033

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ22-00033



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.

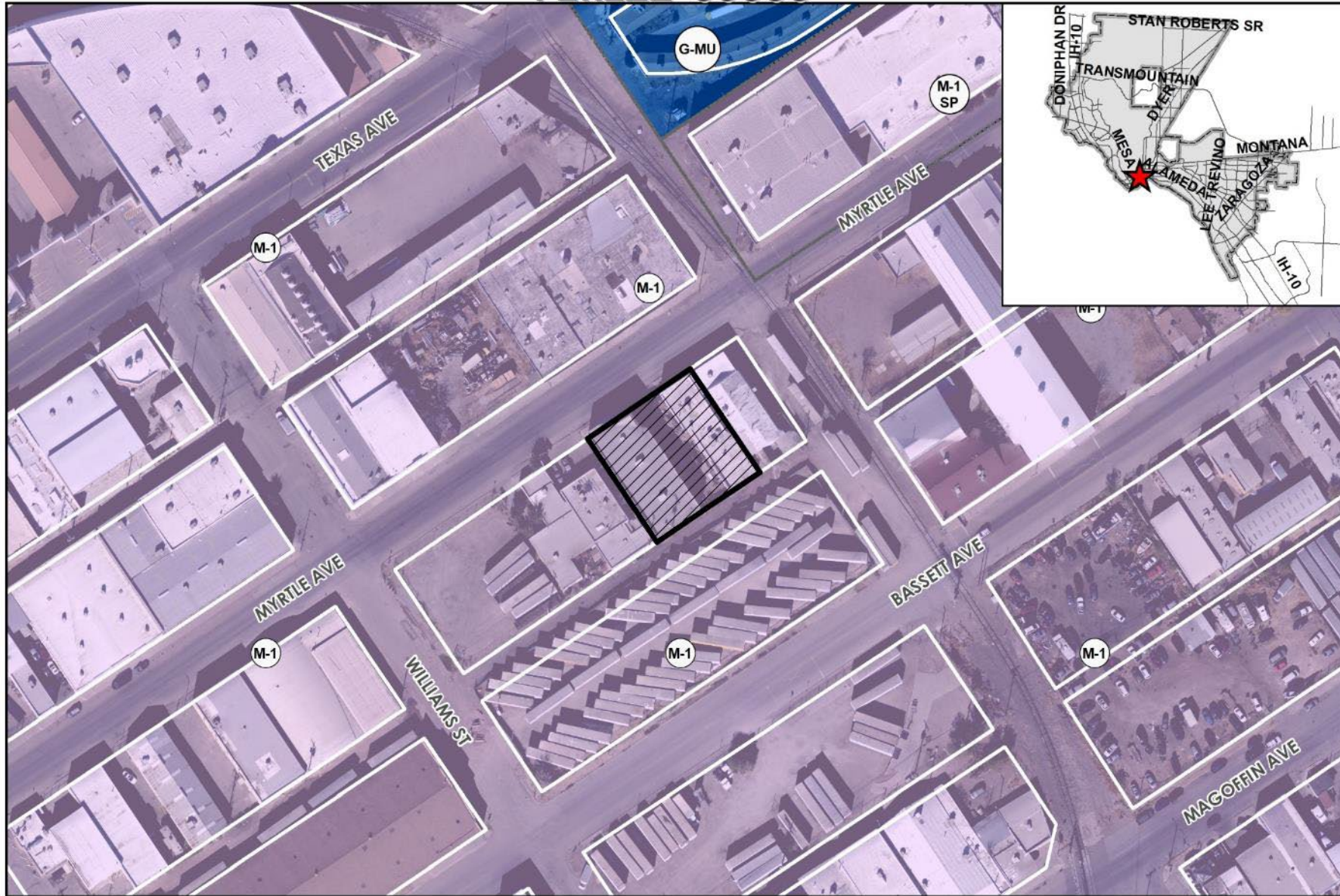


 Subject Property

0 45 90 180 270 360
Feet



PZRZ22-00033



Existing Zoning

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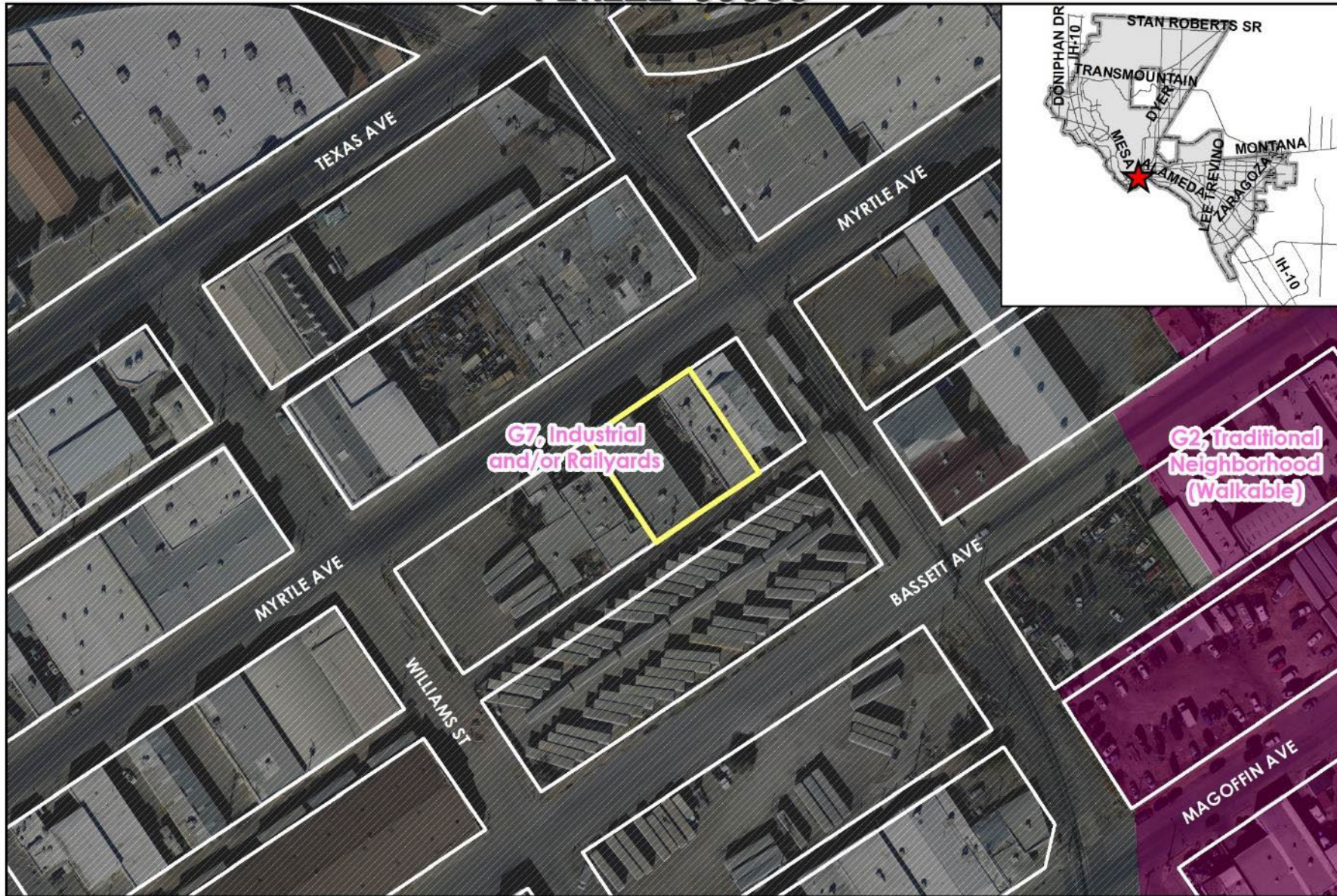


 Subject Property

0 45 90 180 270 360 Feet



PZRZ22-00033



Future Land Use Map

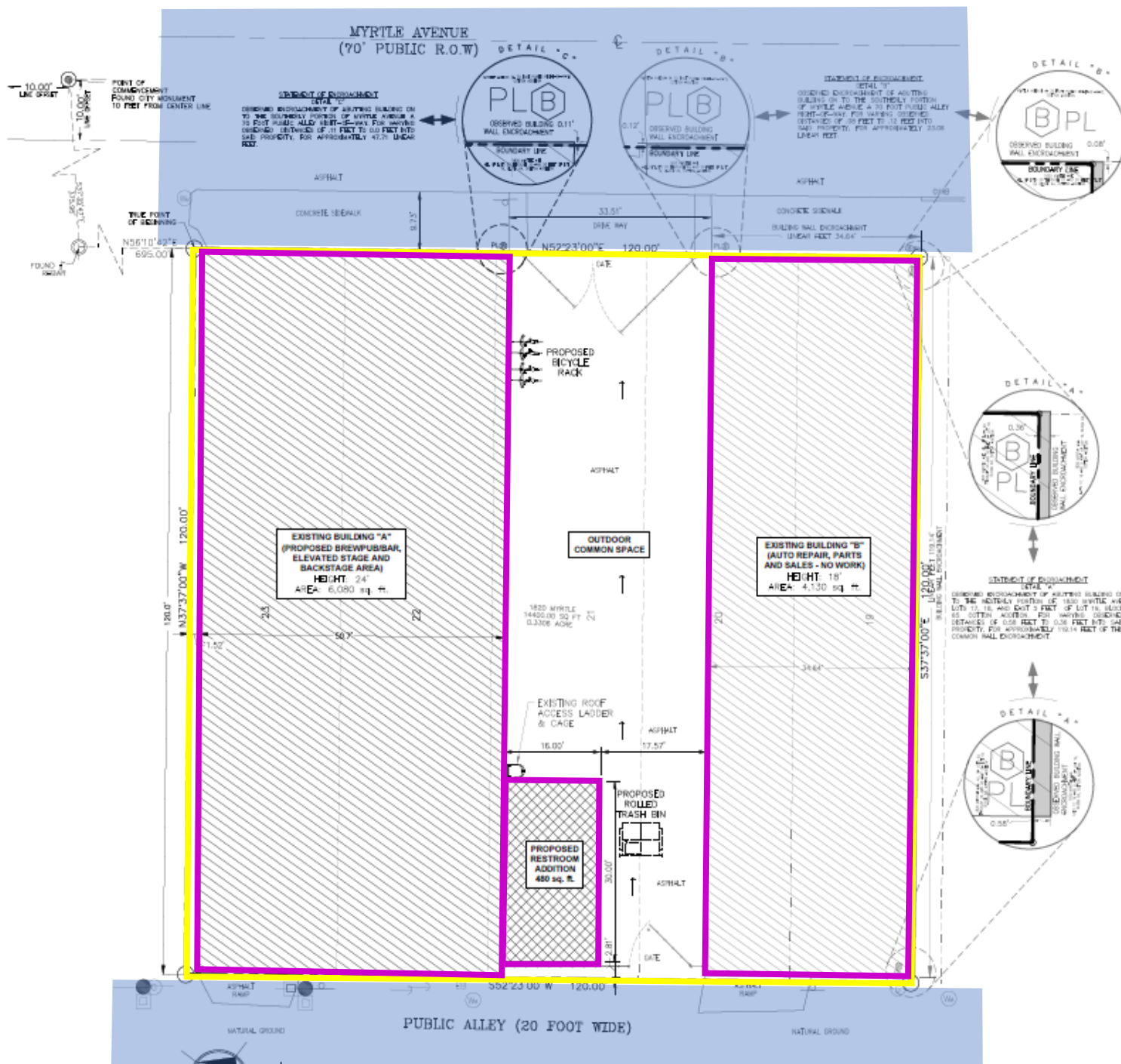
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 Subject Property

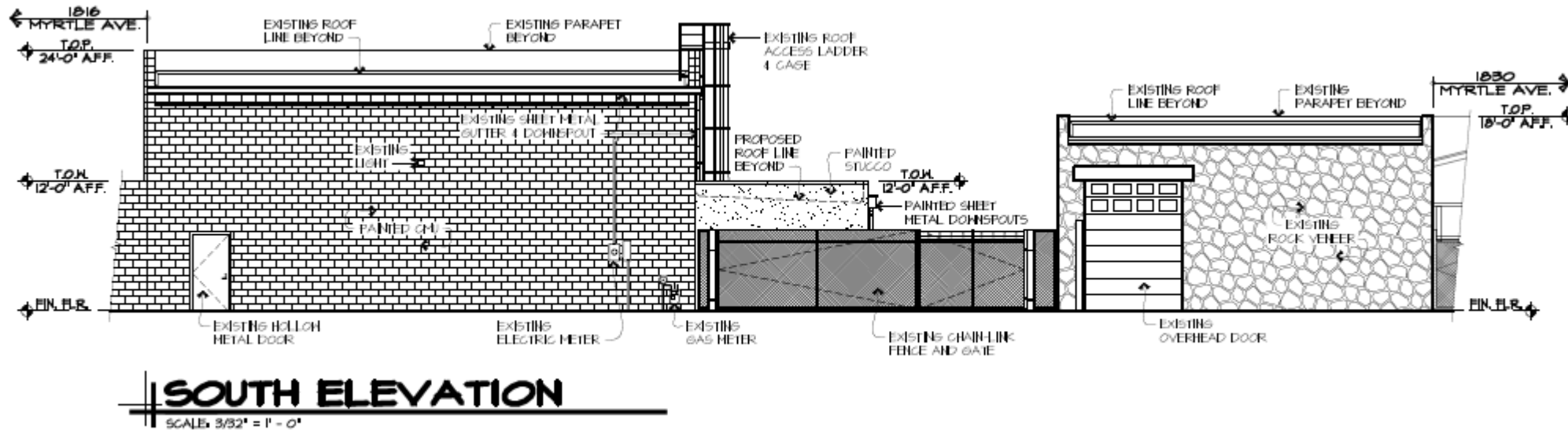
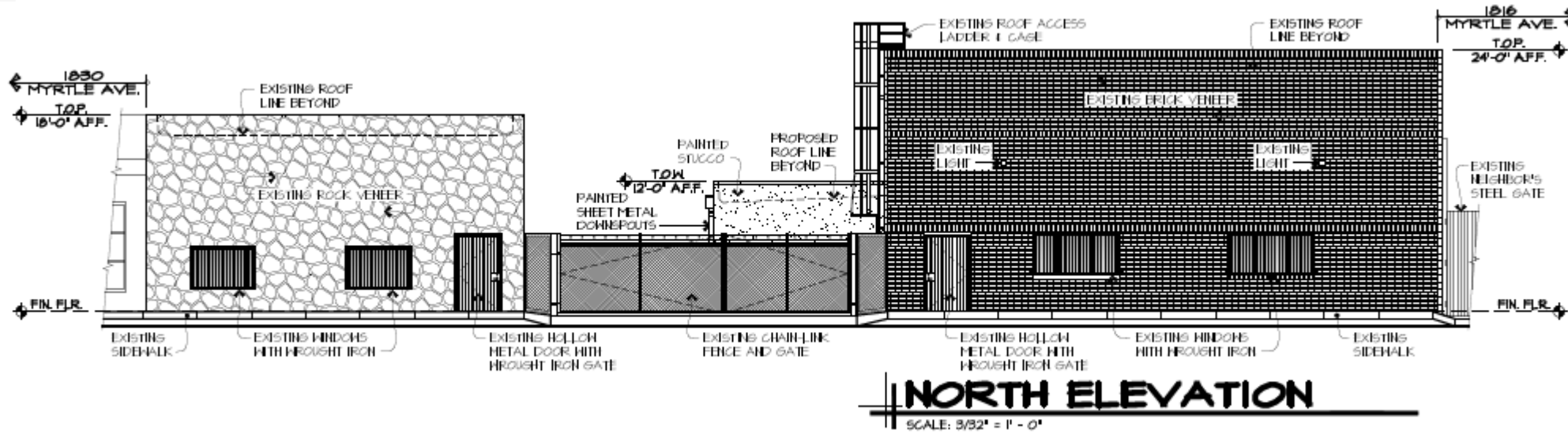
0 45 90 180 270 360 Feet





Master Zoning Plan

Elevations



Parking Study



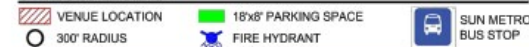
OFF STREET PARKING WITHIN A 300 FOOT RADIUS OF 1820 MYRTLE AVE.

61 TOTAL OFF STREET PARKING SPACES

ONE (1) SUN METRO BUS STOP ±120' OUTSIDE OF THE 300' RADIUS OFF THE NORTH INTERSECTION OF MYRTLE AVE. AND S. WILLIAMS ST. WITH ACCESSIBLE SIDEWALKS AND TWO (2) ADA CURB RAMPS AT BOTH NORTH INTERSECTIONS AND ONE (1) ON THE SOUTHWEST INTERSECTION.

ONE (1) FIRE HYDRANT WITHIN THE 300' RADIUS AT THE SOUTHEAST CORNER OF MYRTLE AVE AND S. WILLIAMS ST.

SYMBOLS LEGEND



1820 MYRTLE AVE. SPECIAL PERMIT PARKING SURVEY 12/09/2022

TIME	MYRTLE 36 AVAILABLE	BASSETT 25 AVAILABLE	ACCESS ROAD 0 AVAILABLE	TOTAL 61 AVAILABLE
	OCCUPIED	OCCUPIED	OCCUPIED	AVAILABLE
6 PM	5	1	0	55
7 PM	3	1	0	57
8 PM	0	0	0	61
9 PM	0	0	0	61
10 PM	0	0	0	61
11 PM	0	0	0	61
12 AM	0	0	0	61
1 AM	0	0	0	61
	AVERAGE AVAILABLE			60



MASTER ZONING PLAN PARKING SURVEY FOR 1820 MYRTLE AVE.

Subject Property



Surrounding Development



N



W

S



Public Input

- Notices were mailed to property owners within 300 feet on January 27, 2023.
- The Planning Division has not received any communications in support nor opposition to the request.





Recommendation

- Staff and CPC recommend approval 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

Permitted Uses

BUILDING "A"		
PROPOSED USE	MAX. AREA	MAX. BLDG. HEIGHT
BREWERY	6,080 sq. ft.	24 ft.
NIGHTCLUB/BAR	6,080 sq. ft.	24 ft.
BALLROOM/DANCEHALL	6,080 sq. ft.	24 ft.
GENERAL WAREHOUSE	6,080 sq. ft.	24 ft.
OFFICE WAREHOUSE	6,080 sq. ft.	24 ft.
AUTO REPAIR, PARTS & SALES	6,080 sq. ft.	24 ft.
RESTAURANT	6,080 sq. ft.	24 ft.

BUILDING "B"		
PROPOSED USE	MAX. AREA	MAX. BLDG. HEIGHT
BREWERY	4,130 sq. ft.	18 ft.
NIGHTCLUB/BAR	4,130 sq. ft.	18 ft.
BALLROOM/DANCEHALL	4,130 sq. ft.	18 ft.
GENERAL WAREHOUSE	4,130 sq. ft.	18 ft.
OFFICE WAREHOUSE	4,130 sq. ft.	18 ft.
AUTO REPAIR, PARTS & SALES	4,130 sq. ft.	18 ft.
RESTAURANT	4,130 sq. ft.	18 ft.