



ITEM 46

11248 and 11254 Montana Avenue, and
3667 George Dieter Drive
Rezoning

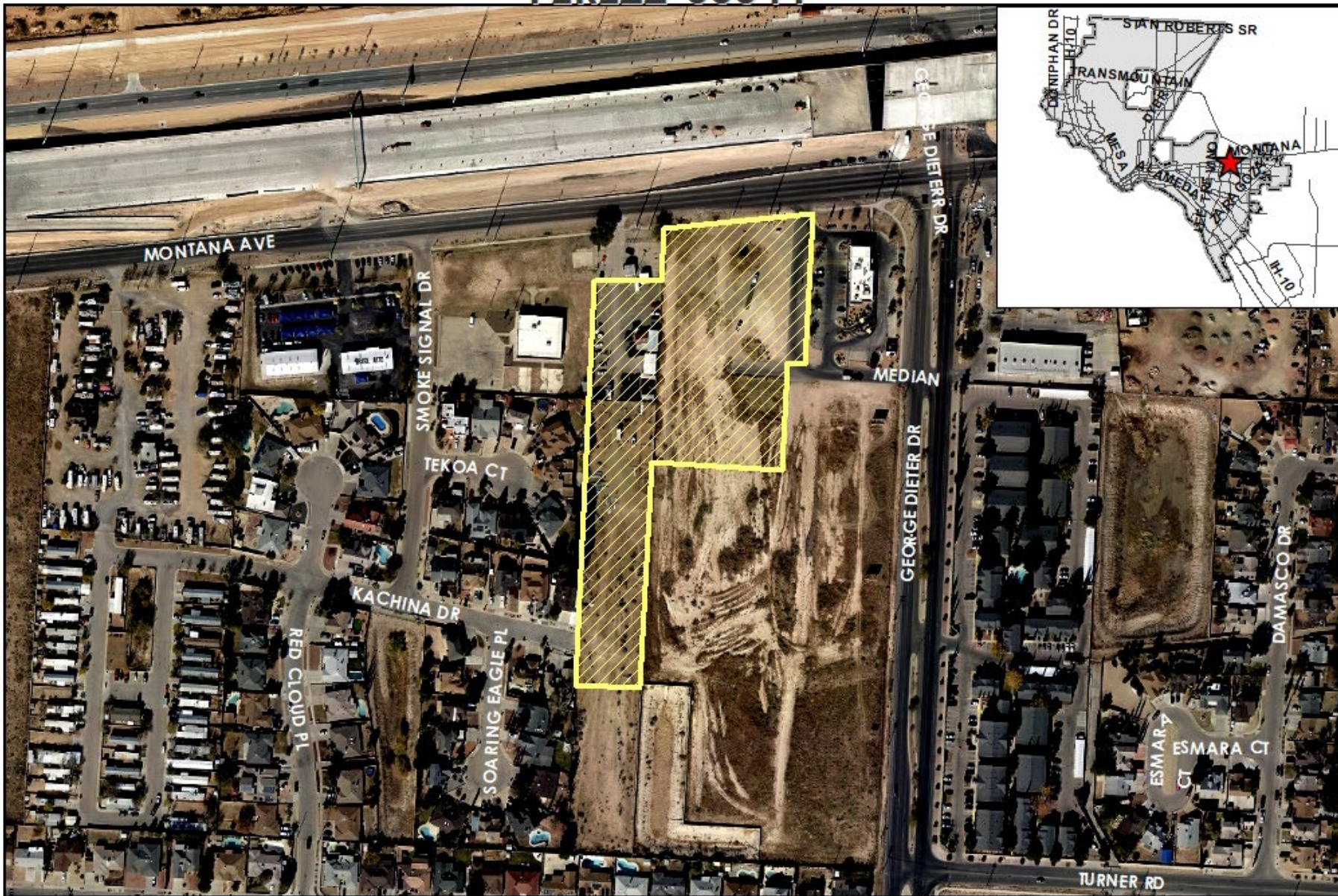
PZRZ22-00044



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZRZ22-00044



Aerial

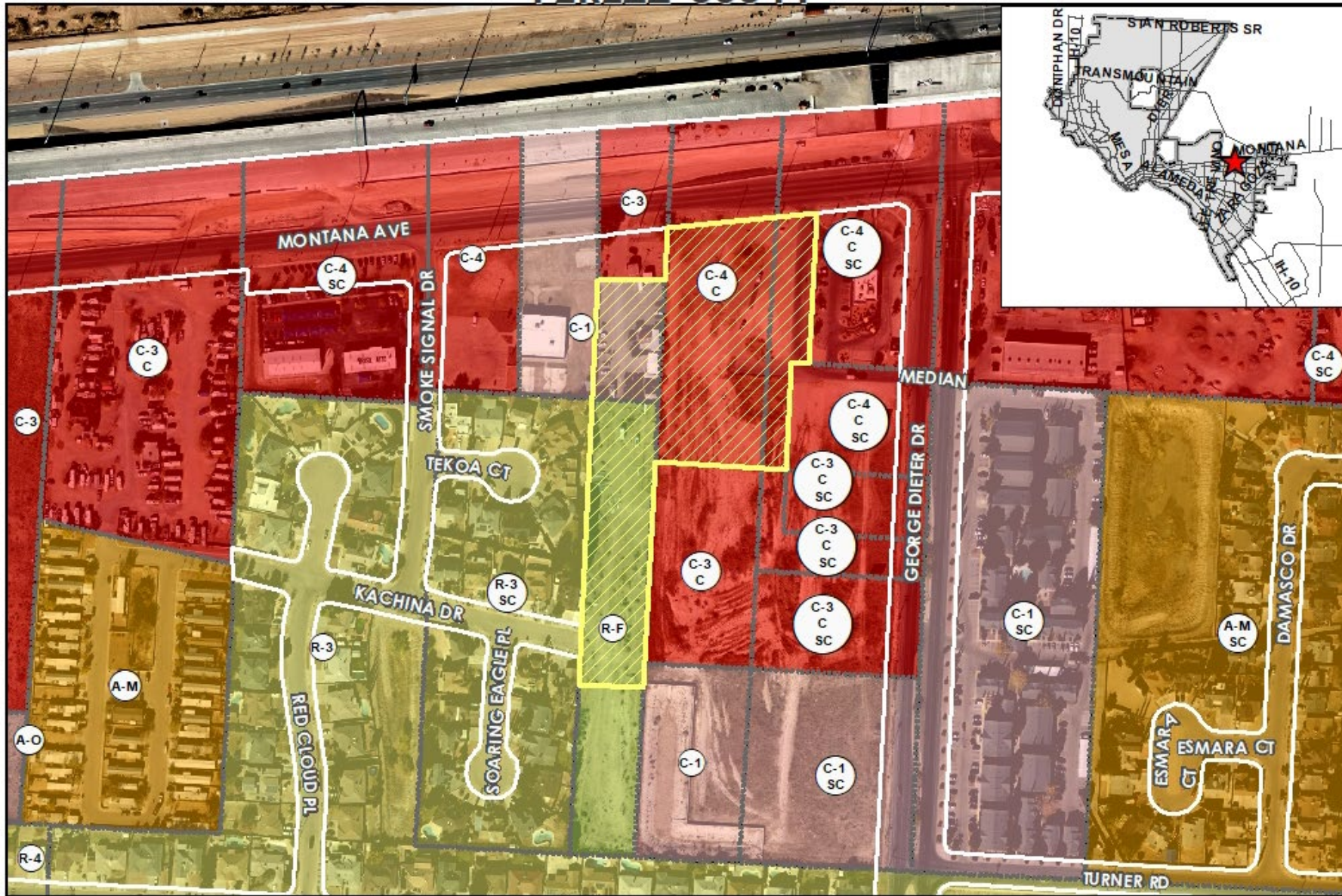
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



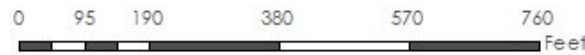
Existing Zoning



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Subject Property

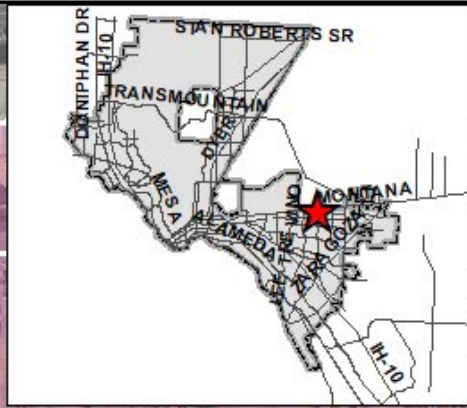


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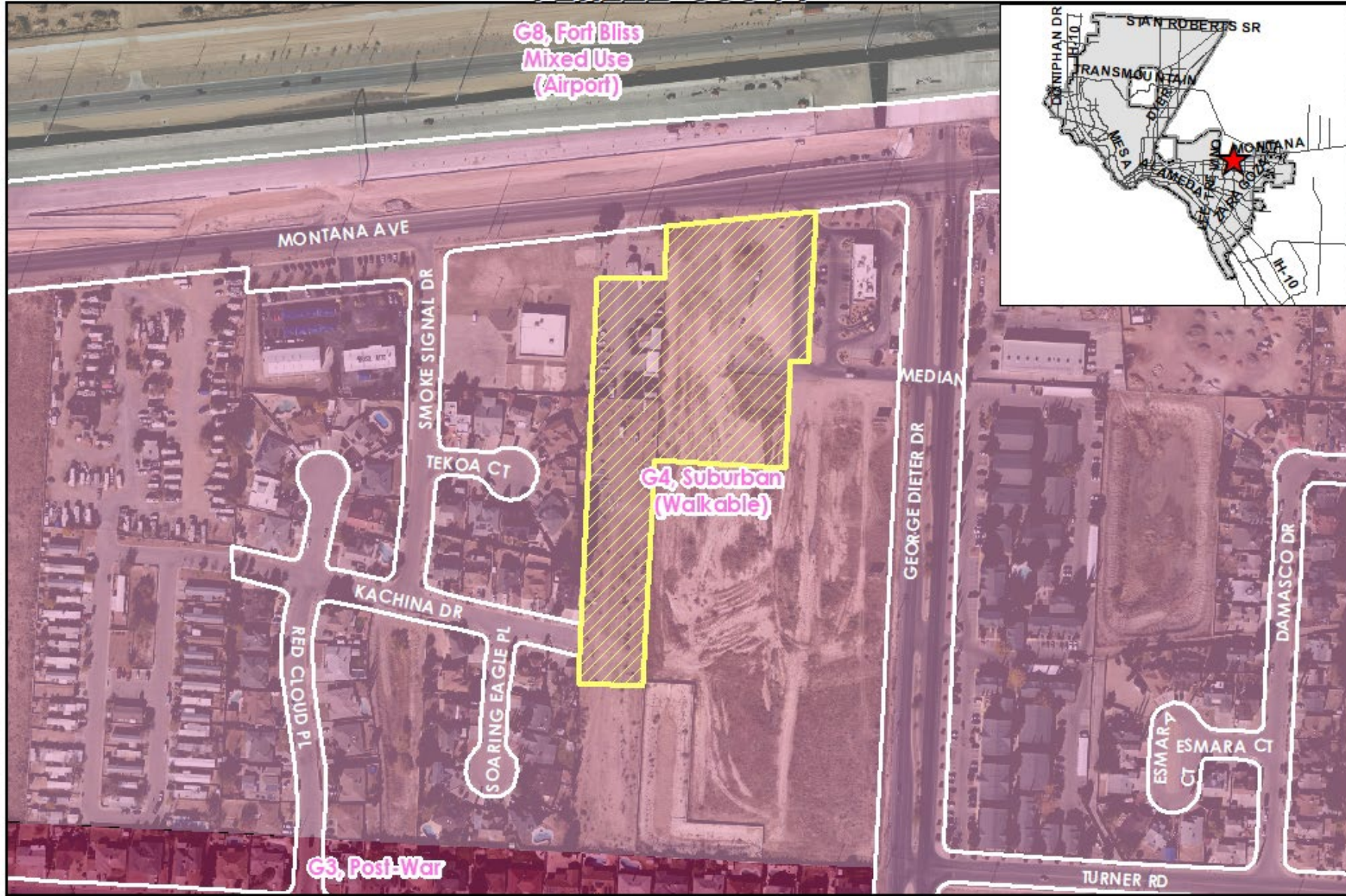
G8, Fort Bliss
Mixed Use
(Airport)

G4, Suburban
(Walkable)

G3, Post-War



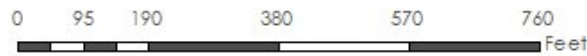
Future Land Use



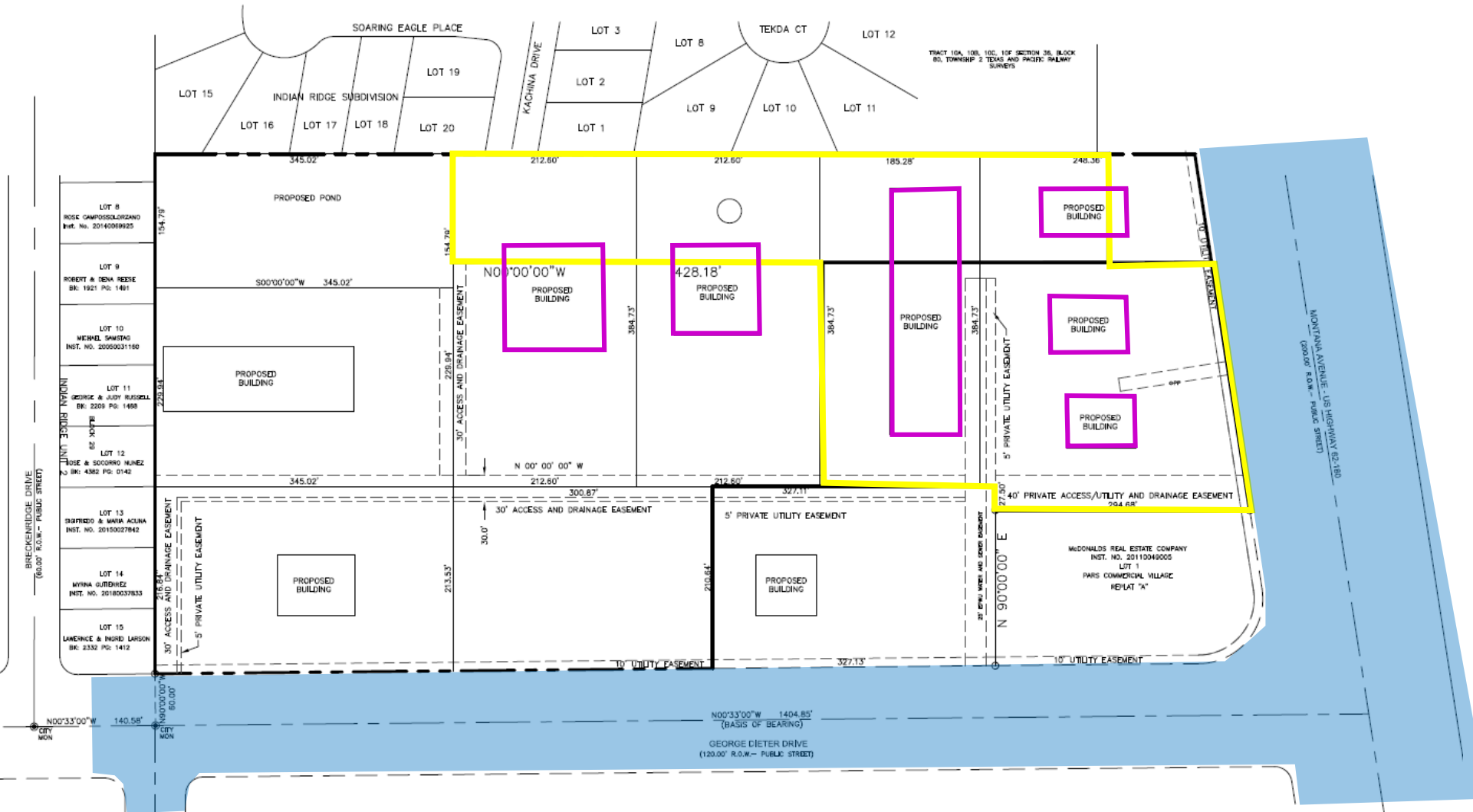
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 Subject Property



Conceptual Site Plan



Subject Property





Subject Property

Surrounding Development



W



N



S

E



Public Input

- Notices were mailed to property owners within 300 feet on March 23, 2023.
- The Planning Division has not received any communications in support or opposition to the request but staff has received 3 phone calls and 2 emails of inquiry.



Recommendation

CPC and Staff recommend approval of the rezoning with the following conditions:

- 1. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits.*
- 2. That a twenty-foot (20') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*
- 3. That no building(s) shall be constructed closer than fifty (50) feet to the property lines adjacent to residential zone districts or uses.*

Recommendation

4. That ingress and egress at Kachina Drive be limited to emergency vehicles through use of a gate.

5. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:

- a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
- b. Providing outdoor amplified sound.*

6. That within twenty feet (20') from the front property line abutting Montana Avenue, no vehicular storage or display shall be allowed.



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