



ITEM 44

2607 Montana Ave.

Rezoning

PZRZ23-00040

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



PZRZ23-00040

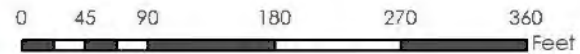


Aerial

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



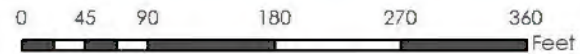


# Existing Zoning

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



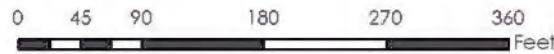


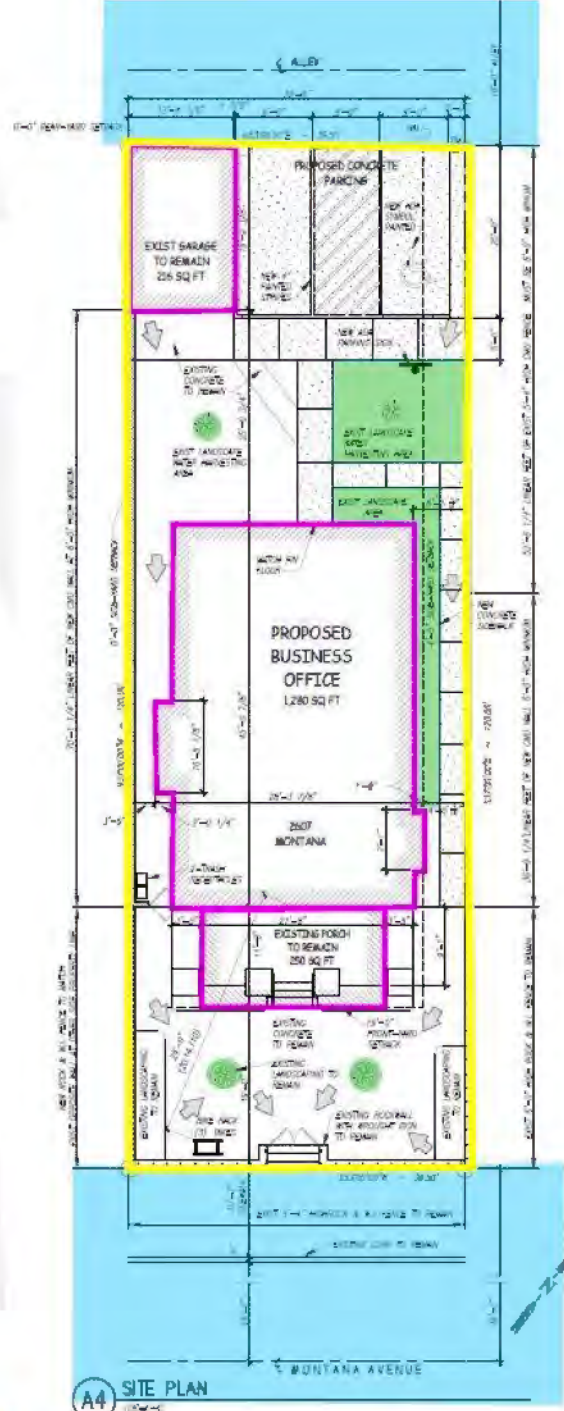
# Future Land Use Map

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





S-D (Special Development) Zone District – Other Permitted Uses		
Density/Dimensional Standard	Required	Proposed
Minimum District Area	1 acre	0.11 acres (approximately)
Front Yard Setback (min.)	20 Feet	19 Feet
Rear Yard Setback (min.)	10 Feet	0 Feet
Side Yard Setback (Left) (min.)	10 Feet Between Structures	0 Feet
Side Yard Setback (Right) (min.)	10 Feet Between Structures	4 Feet 5 Inches

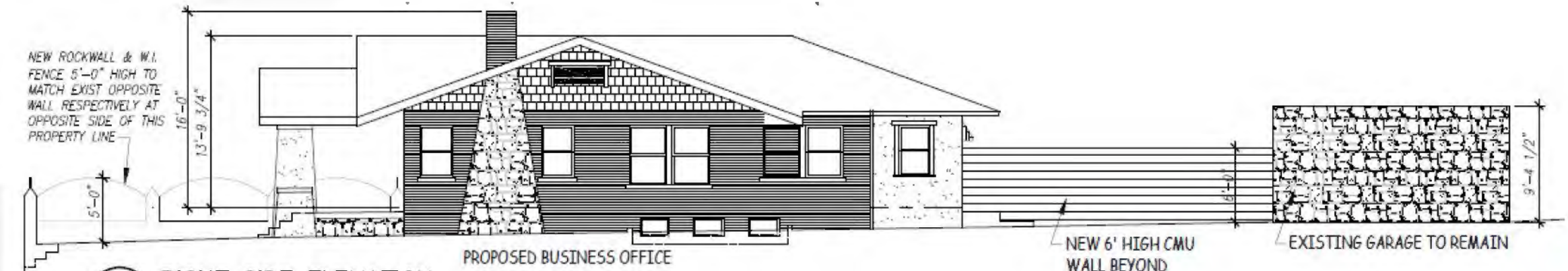
# Detailed Site Development Plan



**A1** EXISTING FRONT ELEVATION TO REMAIN AS IS

N.T.S. EXTERIOR OF EXISTING HOME SHALL BE PATCHED, REPAIR, AND PAINTED AS PER OWNERS SELECTION

# Elevations



**C2** RIGHT SIDE ELEVATION  
1/8"=1'-0"

PZRZ23-00040

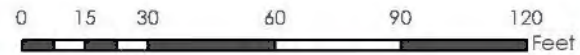


# Aerial with Site Plan

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





Subject  
Property



# Surrounding Development



W



N



S



E



# Public Input

- Notices were mailed to property owners within 300 feet on January 12, 2024.
- As of January 25, 2024, The Planning Division has not received any communication in support or opposition to the request.





## Recommendation

- Staff and CPC (7-0) recommend approval of the rezoning request and the detailed site development plan requests



## 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

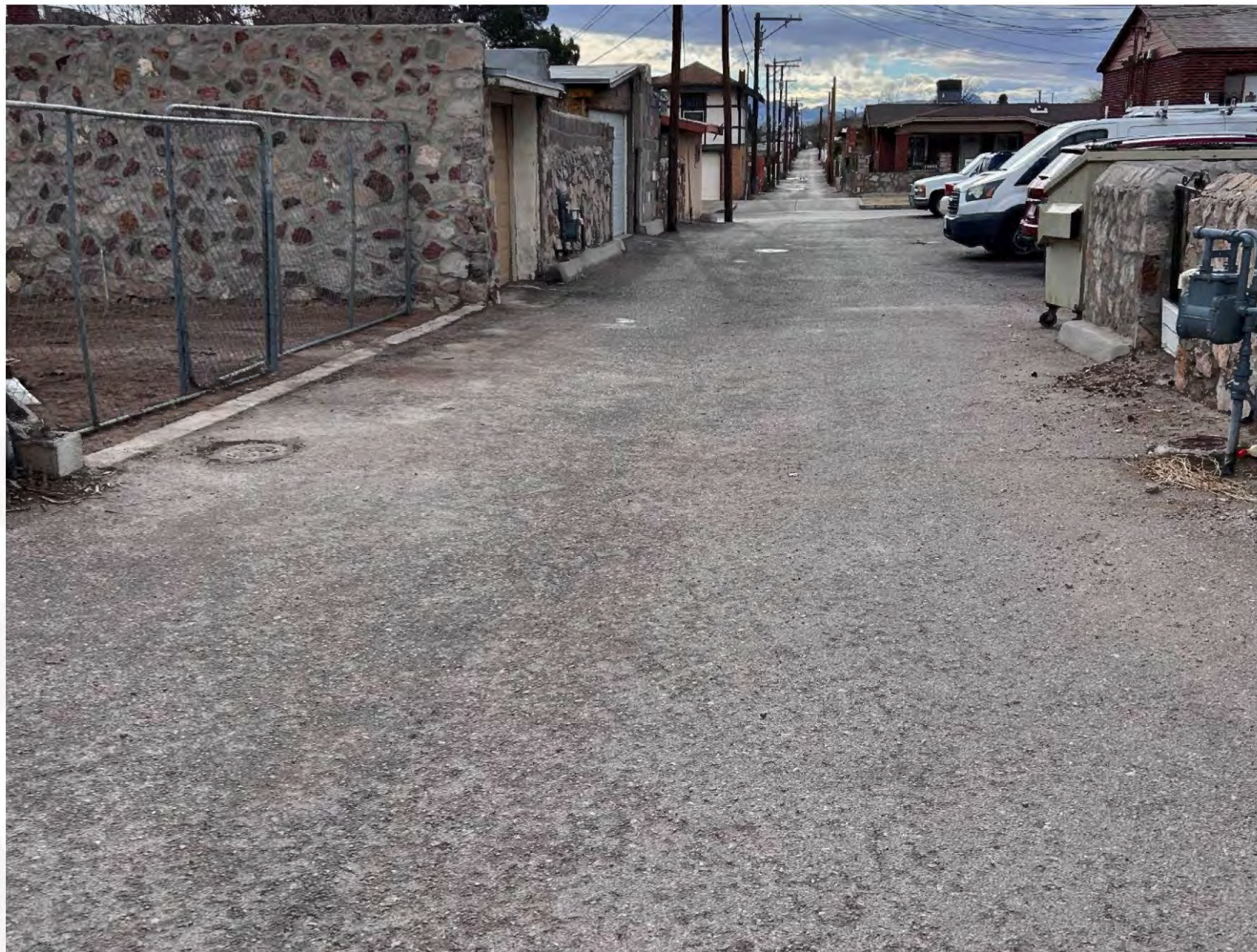


## Values

Integrity, Respect, Excellence, Accountability, People



2607 Montana – Rear alley abutting subject property facing east



2607 Montana – Rear alley abutting subject property facing west