



Legislation Details (With Text)

**File #:** 25-1076      **Version:** 1      **Name:**  
**Type:** Ordinances      **Status:** Second Reading  
**File created:** 8/18/2025      **In control:** City Council  
**On agenda:** 9/30/2025      **Final action:**

**Title:** An Ordinance changing the zoning of the property described as the West 10 feet of Lot 22, all of Lot 23, and the East 5 feet of Lot 24, Block 17, Cotton Addition, 2320 Montana Avenue, City of El Paso, El Paso County, Texas from A-2 (Apartment) to S-D (Special Development), pursuant to Section 20.04.360, and approving a Detailed Site Development Plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for a boutique as permitted in the S-D (Special Development) zone district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 2320 Montana Avenue  
Applicant: Ana Lujan, PZRZ25-00002

**Sponsors:**

**Indexes:** Goal 3

**Code sections:**

**Attachments:** 1. Rezoning of 2320 Montana PZRZ25-00002.pdf, 2. PZRZ25-00002 - 2320 Montana Disclosure of Campaign, 3. CC 30 - PZRZ25-00002 - 2320 Montana

Date	Ver.	Action By	Action	Result
9/30/2025	1	City Council	Adopted	Pass

**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**DISTRICT, DEPARTMENT, CONTACT INFORMATION:**

*Please choose District and Department from drop down menu. Please post exactly as example below.  
No Title's, No emails. Please use ARIAL 10 Font.*

**District 8**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Blanca Perez, (915) 212-1561

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance changing the zoning of the property described as the West 10 feet of Lot 22, all of Lot 23, and the East 5 feet of Lot 24, Block 17, Cotton Addition, 2320 Montana Avenue, City of El Paso, El Paso County, Texas from A-2 (Apartment) to S-D (Special Development), pursuant to Section 20.04.360, and approving a Detailed Site Development Plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for a boutique as permitted in the S-D (Special Development) zone district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 2320 Montana Avenue  
Applicant: Ana Lujan, PZRZ25-00002