

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**AGENDA DATE:** May 25, 2021  
**PUBLIC HEARING DATE:** June 22, 2021

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Luis Zamora, (915) 212-1552

**DISTRICT(S) AFFECTED:** District 8

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

An Ordinance granting Special Permit No. PZST21-00001, to allow for a 100% reduction in parking on the property described as All of Lots 1-6 & 11-20, Block 266, Campbell Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.14.070.B of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit and detailed site development plan 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: 405 Montana Ave.  
Applicant: SLI Engineering, c/o Georges Halloul, PZST21-00001

**BACKGROUND / DISCUSSION:**

The applicant is requesting approval of a special permit and detailed site development plan to allow for a 100% reduction in parking for a proposed multi-family complex, which consist of one hundred thirty-six (136) apartment units and requires two hundred four (204) parking spaces. City Plan Commission recommended 9-0 to approve the special permit and detailed site development plan on April 22, 2021. As of May 18, 2021, staff has received one (1) letter in favor; three (3) calls, two (2) emails, and five (5) letters in opposition to the special permit request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

*Kevin Smith* for

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(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00001, TO ALLOW FOR A 100% REDUCTION IN PARKING ON THE PROPERTY DESCRIBED AS ALL OF LOTS 1-6 & 11-20, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.070.B OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the Housing Authority of the City of El Paso, has applied for a Special Permit under Section 20.14.070.B of the El Paso City Code to allow for a 100% parking reduction; and

**WHEREAS**, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

**WHEREAS**, the City Plan Commission has recommended approval of the subject Special Permit; and

**WHEREAS**, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

**WHEREAS**, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the property described as follows, is in a G-MU (General Mixed Use) District:

**All of Lots 1-6 & 11 -20, Block 266, Campbell Addition, City of El Paso, El Paso County, Texas; and,**

2. That the City Council hereby grants a Special Permit under Section 20.14.070.B of the El Paso City Code to allow for 100% Parking Reduction on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the G-MU (General Mixed Use) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "A"** and is incorporated herein by reference for all purposes, more particularly described by the metes and bounds attached as **Exhibit "B"** and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. PZST21-00001**, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this \_\_\_ day of \_\_\_\_\_, 2021.

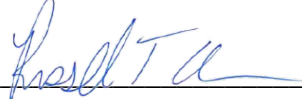
**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell Abeln  
Assistant Attorney

**APPROVED AS TO CONTENT:**

 for  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

*(Agreement on following page)*

**AGREEMENT**

Housing Authority of the City of El Paso, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the G-MU (General Mixed Use) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Housing Authority of the City of El Paso

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS    )  
  )  
COUNTY OF EL PASO    )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_ for Housing Authority of the City of El Paso as Applicant.

(Seal)

\_\_\_\_\_  
Notary Public, State of Texas  
Signature

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:  
  
\_\_\_\_\_

*(Exhibits on next page)*



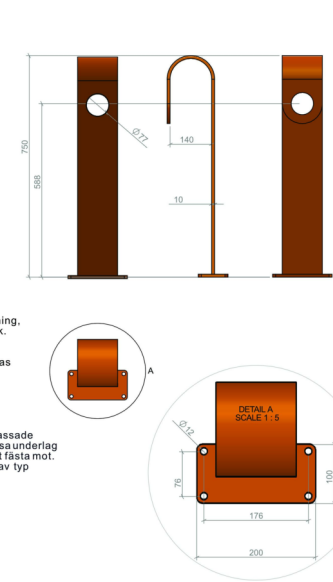
# EXHIBIT A

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY	
SYMBOL	S.F. / ACRE
	OPEN SPACES = 25,978 SF = 0.596 ACRES
	SEE BUILDING #1 AND #2 IN SITE
	SEE BUILDING #1 AND #2 IN SITE
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A

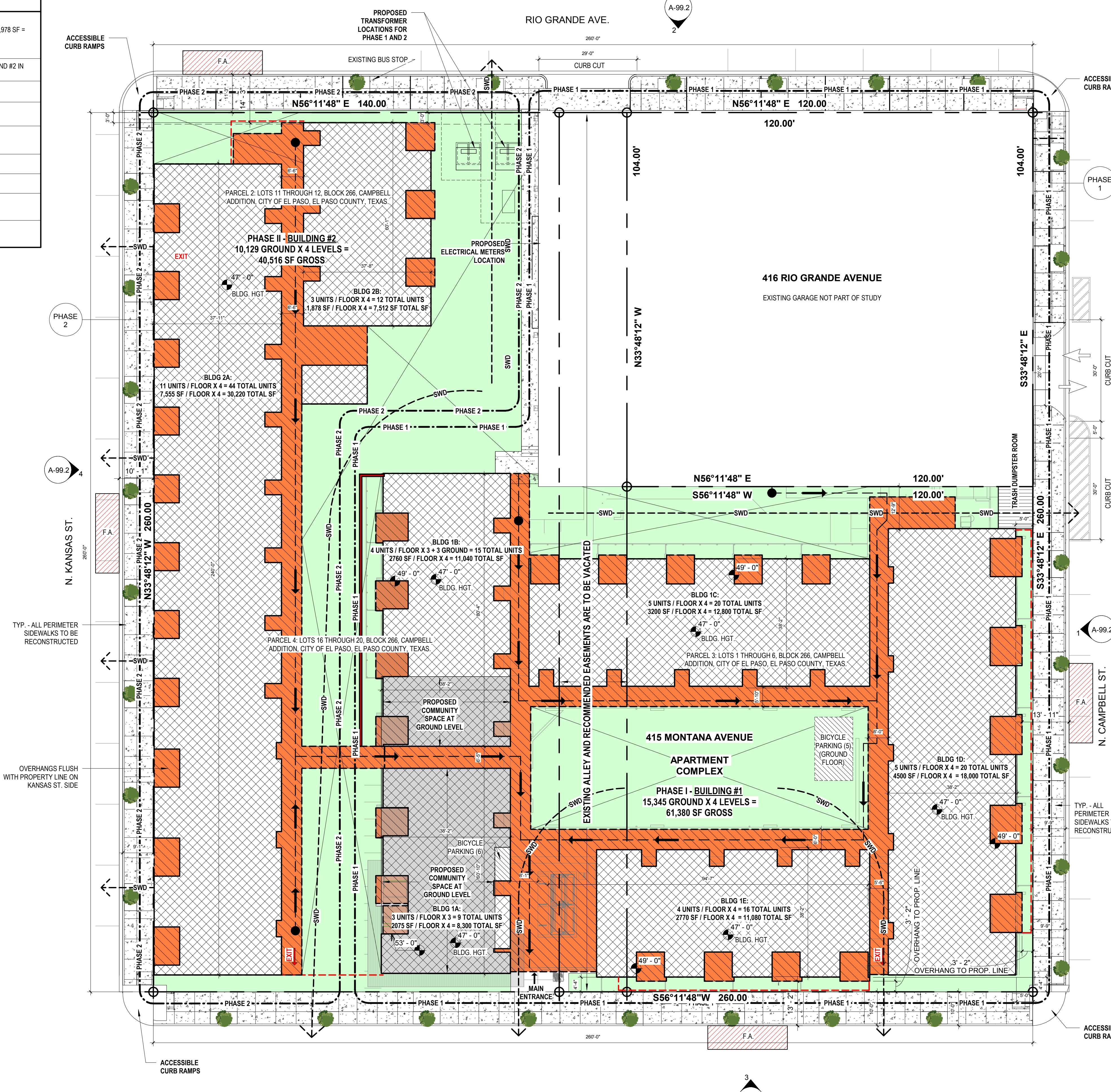
**415 Montana - HACEP - Nuestra Señora**  
**1 - Architectural style**  
 Transitional style as a midpoint between traditional and modern building to be in harmony with the surrounding architecture styles, stucco and metal clad exteriors that will be taking some elements of neighborhood St. George Church and some of the stucco clad bungalow houses/apartments, creating a contemporary cohesive look.  
 Existing abandoned parking garage will be rehabilitated to be improved up to current building codes and standards.  
 The exterior will be screen and modernize to harmonized and complement the residential building complex.  
**2 - Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment**  
 Low maintained landscaping elements including planting material, ground covering, irrigation and shading devices native to this region will complement the architectural style that take elements from the neighboring buildings to a contemporary look.  
**3 - Phasing**  
**Phase I:**  
 (1) 4 story apartment building complex to house 80 units total.  
 (60) 1-bedroom units.  
 (20) 2-bedroom units.  
 This complex will include few amenities like community spaces, laundry room, playground, community garden, among others.  
 Rehabilitated parking garage to comply with current building codes and standards.  
 Landscaped areas.  
**Phase II:**  
 (1) 4 story apartment building complex to house 56 units total.  
 (44) 1-bedroom units.  
 (12) 2-bedroom units.  
 Landscaped areas.

## RESIDENTIAL COUNT

PHASE I - BUILDING #1
BLDG 1A: 1 BEDROOM 3 UNITS / FLOOR X 3 = 9 TOTAL UNITS 2075 SF / FLOOR X 3 = 6,225 TOTAL SF
BLDG 1B: 1 BEDROOM 4 UNITS / FLOOR X 3 + 3 GROUND = 15 TOTAL UNITS 2760 SF / FLOOR X 4 = 11,040 TOTAL SF
BLDG 1C: 1 BEDROOM 5 UNITS / FLOOR X 4 = 20 TOTAL UNITS 3200 SF / FLOOR X 4 = 12,800 TOTAL SF
BLDG 1D: 2 BEDROOMS 5 UNITS / FLOOR X 4 = 20 TOTAL UNITS 4500 SF / FLOOR X 4 = 18,000 TOTAL SF
BLDG 1E: 1 BEDROOM 4 UNITS / FLOOR X 4 = 16 TOTAL UNITS 2770 SF / FLOOR X 4 = 11,080 TOTAL SF
<b>PROPOSED NONRESIDENTIAL LAND USE</b>
BLDG 1A: GROUND FLOOR 2,965 SF / FLOOR X 1 = 2,965 TOTAL SF
PHASE II - BUILDING #2
BLDG 2A: 11 UNITS / FLOOR X 4 = 44 TOTAL UNITS 7,555 SF / FLOOR X 4 = 30,220 TOTAL SF
BLDG 2B: 3 UNITS / FLOOR X 4 = 12 TOTAL UNITS 1,878 SF / FLOOR X 4 = 7,512 TOTAL SF



PROPOSED BIKE RACK



PROJECT CALCULATION DATA		
<b>APPLICABLE CODES</b>		
INTERNATIONAL BUILDING CODE 2015 NFPA ADDAG TAS FHA		
<b>ZONING</b>		
PROPOSED ZONING - GMU YARD STANDARDS (MONTANA AVE. FRONTAGE): FY - 0'-0" RY - 0'-0" SYE - 0'-0" SYW - 0'-0"		
<b>OCCUPANCY</b>		
GROUP R2		
<b>CONSTRUCTION</b>		
TYPE VA		
ALLOWABLE NUMBER OF STORIES ABOVE GRADE (TABLE 504.4)		
TYPE VA S = 4 STORIES		
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)		
TYPE VA S = 70		
<b>LAND AREA</b>		
TOTAL LAND AREA = 54,327.28 SF = 1.2472 ACRES		
<b>BUILDING AREA</b>		
PHASE I 15,345 GROUND X 4 LEVELS = 61,380 SF GROSS		
PHASE II 10,129 GROUND X 4 LEVELS = 40,516 SF GROSS		
<b>TOTAL PHASE I AND II</b>		
15,345 + 10,129 = 35,474 GROUND X 4 LEVELS = 141,896 SF GROSS		
<b>ALLOWABLE AREA IN SF (TABLE 506.2)</b>		
R-S SM TYPE VA = 36,000 SF PER FLOOR		
<b>LEGAL DESCRIPTION</b>		
<ul style="list-style-type: none"> <li>PARCEL 2: LOTS 11 THROUGH 12, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.</li> <li>PARCEL 3: LOTS 1 THROUGH 6, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.</li> <li>PARCEL 4: LOTS 16 THROUGH 20, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.</li> <li>LOT 13, 14, AND 15 CAMPBELL ADDITION CITY OF EL PASO, EL PASO COUNTY, TEXAS.</li> <li>ALLEY TO BE VACATED</li> <li>LOT COVERAGE 100% (ENTIRETY OF BLOCK 266)</li> </ul>		
<b>RESIDENTIAL COUNT</b>		
	1 BDRM	2 BDRM
PHASE I - BUILDING #1		
GROUND LEVEL	12	5
SECOND LEVEL	16	5
THIRD LEVEL	16	5
FOURTH LEVEL	16	5
TOTAL	60	20
PHASE II - BUILDING #2		
GROUND LEVEL	11	3
SECOND LEVEL	11	3
THIRD LEVEL	11	3
FOURTH LEVEL	11	3
TOTAL	44	12
PHASE I & II = 136 TOTAL UNITS	104	32
<b>PROPOSED DENSITY:</b>	104 / 1.55 ACRE = 67 UNITS / ACRE	32 / 1.55 ACRE = 20.64 UNITS / ACRE
<b>PROPOSED NONRESIDENTIAL LAND USE</b>		
BLDG 1A (1,080 SF):	BLDG 1B (592 SF):	
<ul style="list-style-type: none"> <li>ASSISTANT OFFICE</li> <li>MANAGER'S OFFICE</li> <li>BUSINESS CENTER</li> <li>STO. / JAN.</li> <li>UNISEX RESTROOMS (2)</li> </ul>	<ul style="list-style-type: none"> <li>GROUND STORAGE</li> <li>OFFICE (2)</li> <li>LAUNDRY ROOM</li> <li>LAUNDRY STORAGE</li> </ul>	
<b>TOTAL NONRESIDENTIAL: 2,667 SF</b>		
<b>MAXIMUM PROPOSED INTENSITY FOR NONRESIDENTIAL LAND USE:</b>		
141,896 GROSS SF / 2,667 NONRESIDENTIAL SF X 100 = 53% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)		
<b>PARKING CALCULATIONS</b>		
1.5 P.S. - 1 BEDROOM	COMMERCIAL	GARAGE GROUND LEVEL:
2 P.S. - 2 BEDROOMS		ACCESSIBLE PARKING SPACES = 4
PHASE I:	862 SF / 288 =	PARKING SPACES = 24
130 P.S. REQUIRED	MIN 3 P.S.	TOTAL = 28
0 PROVIDED	862 SF / 200 =	GARAGE SECOND LEVEL:
PHASE II:	MAX 4 P.S.	PARKING SPACES = 27
90 P.S. REQUIRED		GARAGE THIRD LEVEL:
0 PROVIDED		PARKING SPACES = 34
PHASE I AND II		<b>GARAGE TOTAL = 99 P.S.</b>
224 P.S. REQUIRED		
0 PROVIDED		
= 224 P.S. SHORT		
<b>BIKE RACK CALCULATIONS</b>		
REQUIRED 11 BIKE PARKING SPACE		
PROVIDED 11 BIKE PARKING SPACES		
<b>LANDSCAPE CALCULATIONS</b>		
LOT AREA = 67,601 SF (1.55 ACRES)		
FOOTPRINT OF PROPOSED BUILDINGS = 35,718 SF		
FOOTPRINT OF EXISTING GARAGE STRUCTURE = 13,136 SF		
<b>TOTAL FOOTPRINT OF BUILDINGS = 48,854 SF</b>		
REQUIRED LANDSCAPE AREA = 7,328 SF (48,854 X .15 = 7,328)		
LANDSCAPE AREA PROVIDED = 15,199 SF		
REQUIRED UNITS OF PLANT MATERIAL = 6 (5,358 SF OF REQUIRED LANDSCAPE AREA)		
REQ.	PROV.	NOTES
STREET TREES 0	34	BUILDING EXPANSION PROJECTS DO NOT REQUIRE NEW STREET TREES
BUFFER TREES 0	0	BUILDING EXPANSION PROJECTS DO NOT REQUIRE NEW BUFFER TREES
CANOPY TREES 10	10	96 PARKING SPACES / 10 = 9.6
PROJECT TREES 6	6	6 REQUIRED UNITS OF PLANT MATERIAL
TOTAL TREES 16	50	
PROJECT SHRUBS 270	270	6 X 45 = 270
NOTE: SINCE ONE EXISTING STRUCTURE WILL REMAIN WITHIN THE PARCEL, THIS PROJECT IS CLASSIFIED AS A BUILDING EXPANSION PROJECT AND THUS NO NEW STREET TREES OR BUFFER TREES ARE REQUIRED		

**in\*situ**  
ARCHITECTURE

112 Texas Avenue | El Paso, TX 79901  
p 915.533.SITU (7488)  
www.insituarc.com

05.10.2021

**HACEP - NUESTRA SEÑORA**

**HACEP**

415 Montana Ave.  
El Paso, Texas 79902

REVISION SCHEDULE		
Number	Date	Description

PROJECT STATUS: **MASTER ZONING**

ISSUE DATE: **05.10.2021**

PROJECT NO.: **20019**

DRAWN BY: **FT/MS/EL**

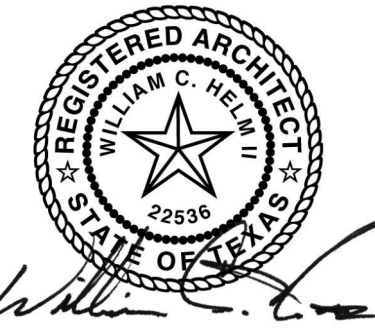
CHECKED BY: **EL, WH**

SPECIAL PERMIT

# DETAILED SITE DEVELOPMENT PLAN

## A-1.0





05.10.2021

**HACEP - NUESTRA SEÑORA**

**HACEP**

415 Montana Ave.  
El Paso, Texas 79902

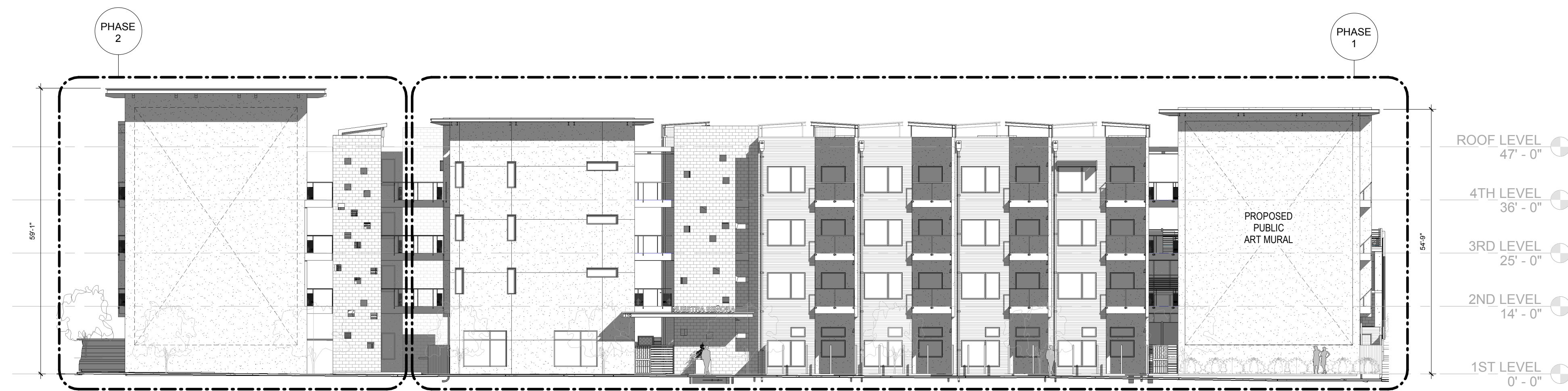
REVISION SCHEDULE

Number	Date	Description

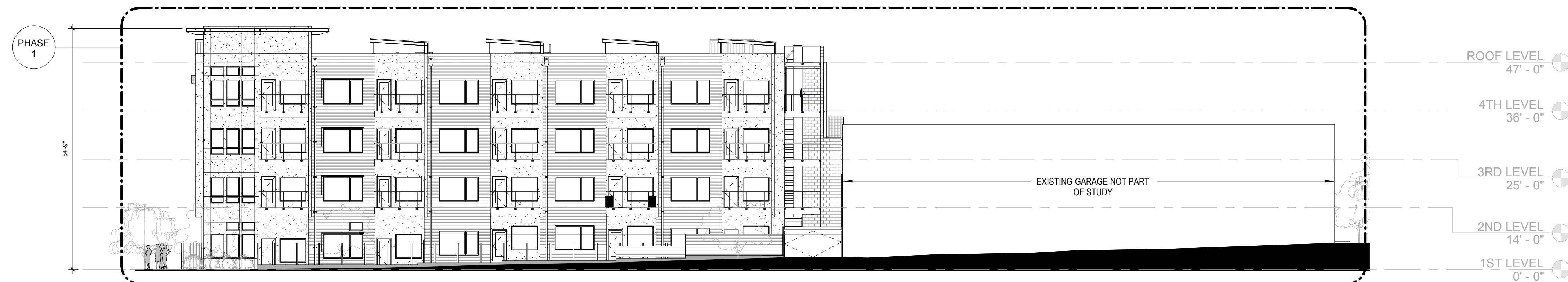
PROJECT STATUS:	MASTER ZONING
ISSUE DATE:	05.10.2021
PROJECT NO.:	20019
DRAWN BY:	MS
CHECKED BY:	EL, WH

**DETAILED SITE  
DEVELOPMENT  
PLAN -  
ELEVATIONS**

**A-1.1**



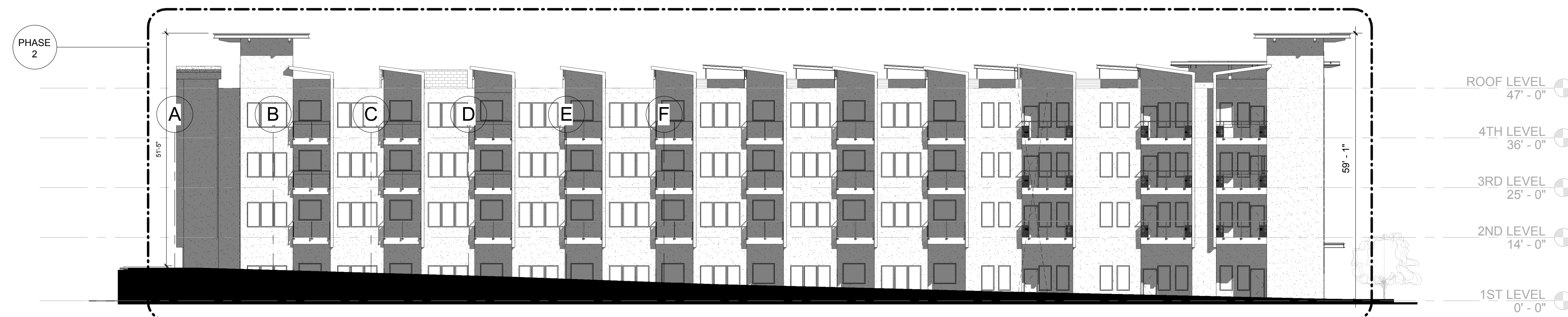
② SOUTH ELEVATION - MONTANA AVE.  
1/16" = 1'-0"



④ EAST ELEVATION - CAMPBELL ST.  
1/16" = 1'-0"



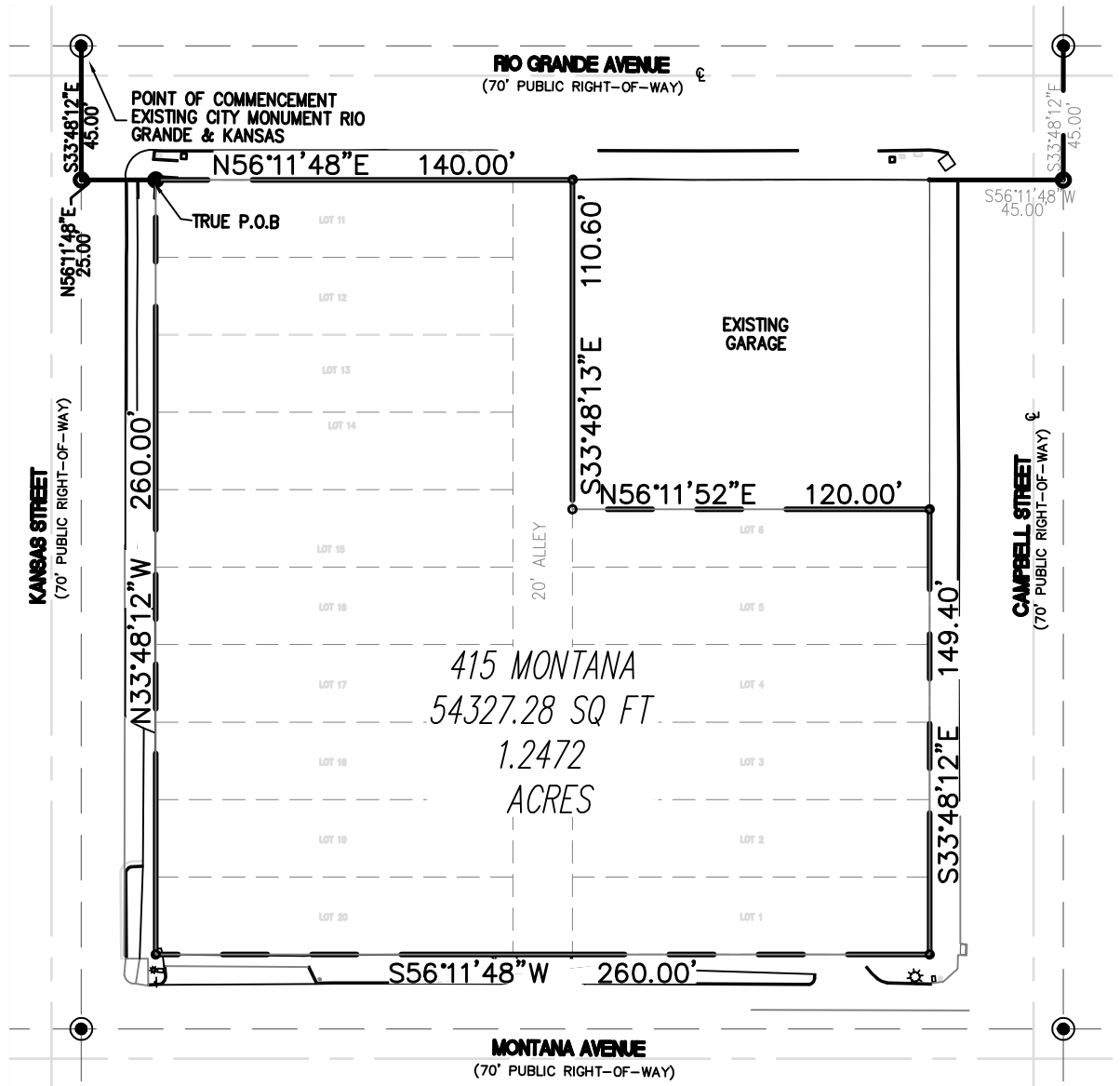
① NORTH ELEVATION - RIO GRANDE AVE.  
1/16" = 1'-0"



③ WEST ELEVATION - KANSAS ST.  
1/16" = 1'-0"

# EXHIBIT B

## PARKING REDUCTION APPLICATION



**NOTES:**

1. SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
2. BASIS OF BEARING: HARTS SURVEY NO.9
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THERE WERE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

**FLOOD INSURANCE INFORMATION**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 480214 0039 B, DATED OCTOBER 15, 1982. THIS PROPERTY LIES IN FLOOD ZONE "C"

ZONE "C", AREAS OF MINIMAL FLOODING

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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SLI ENGINEERING, INC.  
 Reg. No. F-1902  
 SURVEYING  
 Reg. No. 100120-00

**PLAT OF SURVEY: EXHIBIT "B"**

**SLI ENGINEERING, INC.**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 6600 WESTWIND DRIVE  
 EL PASO, TEXAS  
 (915) 584-4457

JOB #: 09-20-4457  
 DRAWN BY: LCD CK BY: GH  
 DATE: 04/22/2021 SCALE: 1"=40'

**PROPERTY DESCRIPTION**  
 ALL OF LOTS 1-6, & 11-20, BLOCK 266, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
 GUILLERMO LICON, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS LICENSE NO. 2998

DATE: \_\_\_\_\_

**PARKING REDUCTION APPLICATION**

METES AND BOUNDS DESCRIPTION

EXHIBIT "B"

ALL OF LOTS 1-6 & 11-20, BLOCK 266, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument, 10 foot north and 10 foot east of the centerline intersection of Kansas Street (a 70' right-of-way) and Rio Grande Avenue (a 70' right-of-way) respectively; Thence, South 33° 48' 12" East from said city monument and on the monument line of Kansas Street, a distance of 45.00 feet to a point; Thence, North 56° 11' 48" East, away from said monument line, a distance of 25.00 feet to point for a boundary corner lying on the intersection of the northerly right-of-way line of Kansas Street and the southerly right-of-way of Rio Grande Avenue, said point being the TRUE POINT OF BEGINNING of this boundary description;

THENCE, North 56° 11' 48" East, with said right-of-way line of Rio Grande Avenue (a 70.00' right-of-way), a distance of 140.00 feet to a boundary corner;

THENCE, South 33° 48' 12" East abandoning said right-of-way line a distance of 110.60 feet to a boundary corner lying on the easterly right-of-way line of a 20.00 foot Alley;

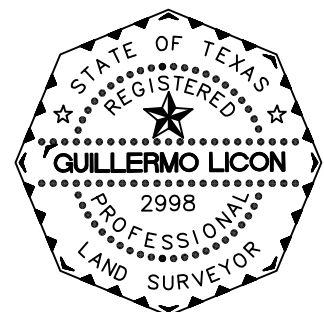
THENCE, North 56° 11' 52" East, abandoning said right-of-way, along the northern boundary line of Lot 6, a distance of 120.00 feet to a boundary corner lying on the westerly right-of-way line of Campbell Street (a 70.00 foot Public right of-way);

THENCE, South 33° 48' 12" East, along said westerly right-of-way line, a distance of 149.40 feet to a point, for the southeast corner of this boundary;

THENCE, South 56° 11' 48" West, abandoning said right-of-way, along the northerly right-of-way line of Montana Avenue (a 70.00 foot right-of-way) a distance of 260.00 feet to a point for the southwest corner of this boundary;

THENCE, North 33° 48' 12" West, abandoning said right-of-way along the easterly right-of-way line of Kansas Street (a 70.00' Public Right-of-Way) a distance of 260.00 feet to a point for the northwest corner of this boundary, said point also being the TRUE POINT OF BEGINNING of this boundary description.

Said Parcel of land containing 1.2472 acres (54,327.28 s.f.) of land, more or less.



SLI ENGINEERING, INC.  
Reg. No. F-1902  
SURVEYING  
Reg. No. 100120-00

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This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon APRIL 22, 2021.

**METES AND BOUNDS**

 <p><b>SLI ENGINEERING, INC.</b></p> <p>CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 6600 WESTWIND DRIVE EL PASO, TEXAS (915) 584-4457</p>	<p align="center"><b>PROPERTY DESCRIPTION</b></p> <p>ALL OF LOTS 1-6, &amp; 11-20, BLOCK 266, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.</p>
	<p>JOB #: 09-20-4457</p> <p>DRAWN BY: LCD      CK BY: GH</p> <p>DATE: 04/22/2021      SCALE: 1"=40'</p>

**CERTIFICATION**  
I HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
GUILLERMO LICON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 2998

DATE: \_\_\_\_\_



# 405 Montana Avenue



City Plan Commission — April 22, 2021 **REVISED**

**CASE NUMBER:** PZST21-00001  
**CASE MANAGER:** Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov  
**PROPERTY OWNER:** Housing Authority of the City of El Paso  
**REPRESENTATIVE:** SLI Engineering, Inc, c/o Georges Halloul  
**LOCATION:** 405 Montana Avenue (District 8)  
**PROPERTY AREA:** 1.55 acres  
**EXISTING ZONING:** C-1/c/sp (Commercial/conditions/special permit)  
 A-2 (Apartments)  
 C-4/sp (Commercial/special permit)  
**REQUEST:** Special Permit for Parking Reduction  
**RELATED APPLICATIONS:** PZRZ21-00001  
 SURW21-00002  
**PUBLIC INPUT:** One (1) letter in favor; three (3) calls, **two (2)** emails, and **five (5)** letters in opposition received as of **04/21/2021**

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow for a 100% reduction of the required parking for a proposed multifamily development.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL W/CONDITIONS** of the Special Permit to allow a 100% parking reduction subject to all comments provided in Attachment 7, as the proposed development meets the requirements of El Paso City Code Sections 20.14.070 Parking Reductions, 20.04.320 Special Permit, and 20.04.150 Detailed Site Development Plan. Furthermore, the proposed development is in keeping with the policies of the G-2, Traditional Neighborhood (Walkable) Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan and is subject to the following condition:

***That the Montana Alley Vacation (SURW21-00002) be recorded prior to City Council approval.***

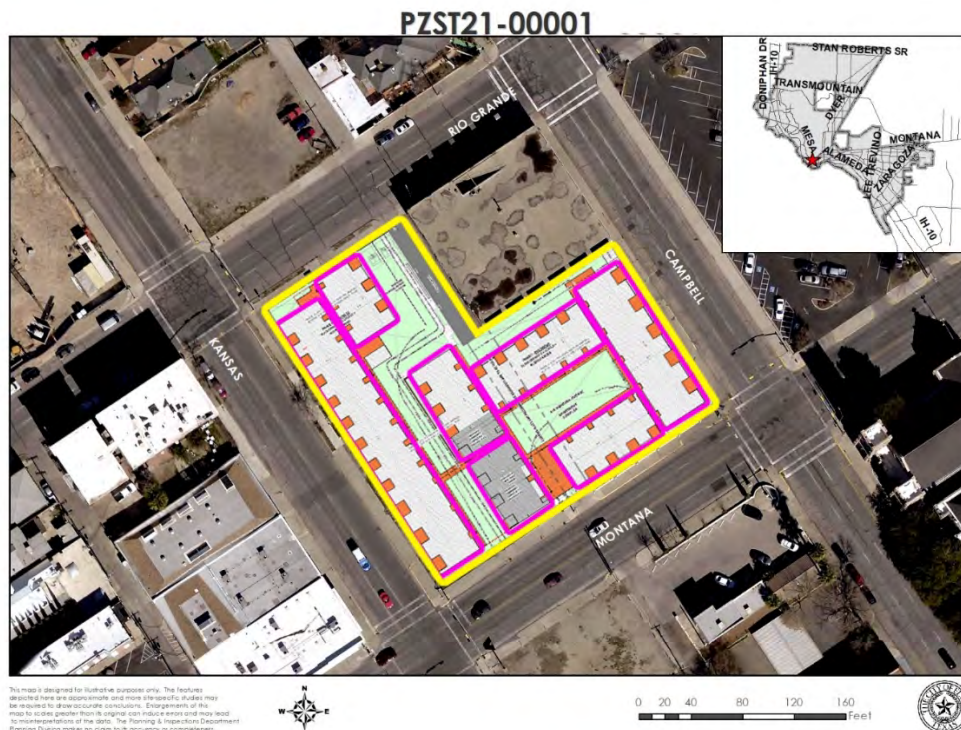


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting approval of a special permit to allow for a 100% reduction in required parking. The proposed multifamily development will consist of seven (7) buildings that will include one hundred four (104) one-bedroom units and thirty-two (32) two-bedroom units for a total of one hundred thirty-six (136) units. Additionally, it includes four (4) offices, a business center, storage rooms, restrooms, and laundry room facilities. The proposed development requires a total of two hundred twenty-four (224) parking spaces.

The applicant has conducted a parking study that shows a total of one hundred twenty-five (125) parking spaces available within 300 feet from the subject property with an average of one hundred four (104) parking spaces available during a 7:00 am thru 7:00 pm week day to serve the proposed use. The applicant has provided a letter from the Director of Sun Metro indicating that there are existing transit facilities within 1,000 feet of the subject property including one fixed route stop located adjacent to the subject property at Rio Grande Avenue and Kansas Street and one streetcar stop located on Stanton Street. Also, there are transit facilities for Sun Metro’s Brio Route located on Oregon Street within walking distance (0.25 miles) from the proposed development. Additionally, the owner is proposing to rehabilitate an existing building into a parking garage that will provide eighty-nine (89) parking spaces. A total of one hundred ninety-three (193) parking spaces, that include the parking garage and on-street parking spaces, will be available to the proposed development. The proposed development will have access from Montana Avenue, Kansas Street, Rio Grande Avenue, and Campbell Street.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.14.070.B) – NEW DEVELOPMENT IN REDEVELOPMENT AREAS: Up to 100% parking reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or transit oriented development corridor of the City. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. That the structure(s) is located within one of the following redevelopment areas: the Downtown area (defined as the area between the Union Depot, Paisano Drive, St. Vrain Street, Olive Street, St. Vrain Street, the southern boundary of the Southern Pacific RR Reservation, Campbell Street and Interstate 10), the South El Paso area (defined as the area south of Paisano Drive, and lying between Santa Fe Street and Cotton Street), and any other redevelopment area of transit oriented development corridor as may be recommended by the City Plan Commission and approved by City Council.	<b>Yes.</b> The proposed development is adjacent to Montana Street, which is a transit corridor and is serviced by Sun Metro’s Rapid Transit System (RTS) route.
2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction.	<b>Yes.</b> The proposed development’s density is appropriate for the area with the development built up to the streets and covering most of the property.
3. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.	<b>Yes.</b> The applicant has demonstrated that no other vacant properties exist within 300 feet of the property to accommodate the off-street parking requirements.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	<b>No.</b> The special permit request is for 100% reduction of parking. Also, the property is being rezoned to G-MU (General Mixed Use) and the proposed development meets all the requirements of the proposed zoning district.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	<b>Yes.</b> The proposed development will be built up to the street and is in character with Central El Paso. The proposed development's density is appropriate for a transit oriented development.
3. Adequately served by and will not impose an undue burden upon public improvements.	<b>Yes.</b> The proposed development is adjacent to Montana Avenue, considered a Major Arterial, and adjacent to Kansas Street, Rio Grande Avenue, and Campbell Street, which are considered Minor Arterials. Additionally, the proposed development will be served by public transit.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	<b>Yes.</b> A Parking Study was conducted providing the amount of on-street parking spaces available within 300 feet. Furthermore, the proposed development will be additionally served by an adjacent parking garage and is being built in two phases.
5. The design of the proposed development mitigates substantial environmental problems.	<b>N/A.</b> There are no known environmental problems in the area that require mitigation.
6. The proposed development provides adequate landscaping and/or screening where needed.	<b>Yes.</b> The proposed development complies with the El Paso City Code Chapter 18.46 (Landscape).
7. The proposed development is compatible with adjacent structures and uses.	<b>Yes.</b> The subject property is located in Central El Paso and the proposed development and uses are compatible with the surrounding properties.
8. The proposed development is not materially detrimental to the property adjacent to the site.	<b>N/A.</b> No impact on adjacent property is anticipated.

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-2, Traditional Neighborhood:</b> This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	<b>Yes.</b> The proposed development will be built up to the property line and is in character with Central El Paso. The proposed development's density is appropriate for a transit oriented development and will provide a mixture of residential uses to the area.

**COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:**

<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>G-MU (General Mixed Use):</b> The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.</p>	<p><b>Yes.</b> The proposed zoning district is compatible with other zoning districts surrounding the property. Properties around the proposed development are zoned A-O (Apartment/Office), S-D (Special District), C-4 (Commercial), A-2 (Apartment), and G-MU (General Mixed Use) consisting of offices, surface parking, and apartments.</p>
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**THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:**

<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p><b>N/A.</b> The subject property is not located within any historic districts, other special designations, or study area plans.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects are anticipated.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>There are no anticipated effects on the natural environment.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is in transition with new developments providing a greater mixture of uses for the neighborhood.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Developments existing on the subject property are being demolished. Moreover, the subject property is comprised of many different zoning districts. The proposed rezoning will apply a single zoning standard to the proposed development.</p>

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** El Paso Fire Department recommends conditional approval asking the applicant to demonstrate that where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), they are providing approved aerial fire apparatus access roads and that at least one side of the building should have aerial access. El Paso Water Utilities have asked for a full width easement along the 20’ wide alley being vacated. Further coordination shall be made with the utility companies to remove or relocate all existing infrastructure.



**PUBLIC COMMENT:** The subject property lies within the boundaries of Houston Park Neighborhood Association, El Paso Central Business Association, and Sunrise Civic Group, who were notified by the applicant of the special permit request. Notices were provided to all property owners within 300 feet of the subject property on March 24, 2021. As of April 15, 2021, the Planning Division has received one (1) letter in favor; three (3) calls, two (2) emails, and five (5) letters in opposition received as of 04/21/2021 to the special permit request.

**RELATED APPLICATIONS:** A rezoning (PZRZ21-00001) is being requested for the property concurrently with the special permit application to rezone six (6) lots from C-1/c/sp (Commercial/conditions/special permit), A-2 (Apartments), and C-4/sp (Commercial/special permit) to G-MU (General Mixed Use), along with Master Zoning Plan approval. Montana Alley Right-of-Way Vacation (SURW21-00002) is proposing to vacate the 20-foot wide alley within Block 266, Campbell Addition. City Plan Commission (CPC) approved the right-of-way vacation request on February 25, 2021. The City Council public hearing is pending.

**OTHER CONSIDERATIONS:** The proposed multifamily development will be located within walking distance (0.25 miles) of Pat O'Rourke Recreation Center (0.20 miles), Houston Park (0.25 miles), and El Paso Community College (0.20 miles). Furthermore, there are several Sun Metro's fixed route stops, that include regular bus, streetcar, and Brio service. The proposed development is also in close proximity to two (2) parochial schools and two (2) daycares, and a medical provider. Additionally, there are numerous employers in the area including main offices for major employers such as El Paso Independent School District and City of El Paso.

#### **CITY PLAN COMMISSION OPTIONS:**

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

#### **ATTACHMENTS:**

1. Future Land Use Map
2. Zoning Map
3. Neighborhood Notification Boundary Map
4. Letter in support
5. Letters and email in opposition
6. Detailed Site Plan
7. Department Comments
8. Parking Study

# ATTACHMENT 1

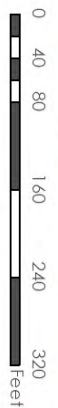
PZST21-00001



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. Enhancements of this map to scales greater than 1:50,000 can induce errors and may lead to misinterpretation. Planning Division makes no claim to its accuracy or completeness.

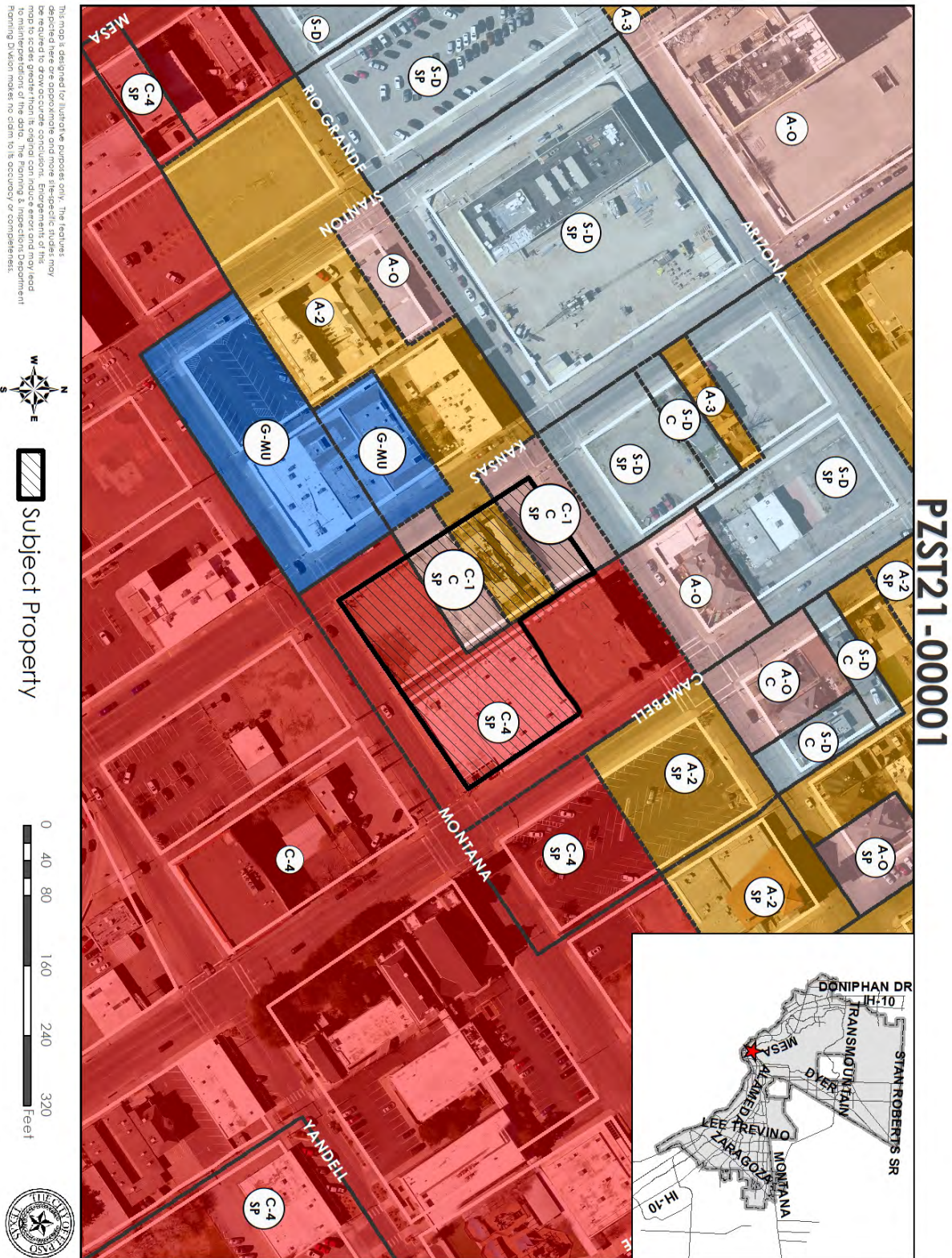


 Subject Property





# ATTACHMENT 2



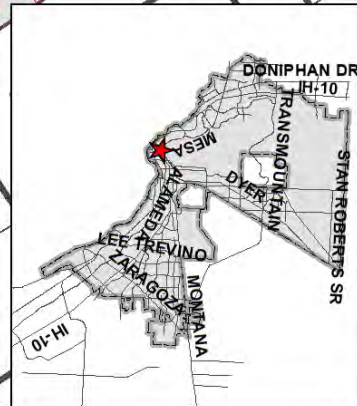
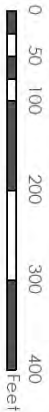


# ATTACHMENT 3

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. Evidences of this map to scales greater than 1:10000 can induce errors and may lead to misinterpretations of the data. The content & appearance of this map is subject to change without notice and is not intended to constitute a warranty or representation.



 Subject Property  
 Parcels within 300 feet



PZST21-00001

# ATTACHMENT 4



April 7, 2021

City Plan Commission  
City of El Paso

Re: Nuestra Senora, a Tier 1 Infill Development

We are writing to urge the CPC to support Nuestra Senora's request for a parking reduction. Nuestra Senora is an 80-unit mixed income development located within a City of El Paso designated Tier 1 urban infill zone. The property is located at the SW corner of Campbell St. and E. Rio Grande. Please see attached Exhibit 1 which outlines the Tier 1 boundaries and includes the Nuestra Senora property. The development site was purposely selected by HACEP to fulfill City's Tier 1 in-fill objectives. It was submitted to, evaluated and supported by the City of El Paso and subsequently acquired by HACEP. Other proposed developments were not located in Tier 1 urban zones. Please see attached Exhibit 2. The Nuestra Senora development scored the highest on City of El Paso criteria and was subsequently fully supported by the City of El Paso through resolution by Council in early 2020 and continues in support by City staff. Please see attached Exhibits 3, 4 and 5. Additionally, all 80 units will be available at affordable rents, with units being offered at 60%, 50% and even 30% of Area Median Income.

The development is one of the very few developments in the downtown area to provide affordable housing to El Paso families. We realize and appreciate the support provided to the development by the City and City staff.

We do not make this parking reduction request lightly, and we know the City is attentive to, aware and supportive of the challenges associated with in-fill development, including providing required assistance to in-fill development projects.

Our Nuestra Senora development is unique for several reasons. Consider that our development is strictly residential, and our residents typically do not own automobiles. For example, at Blue Flame, another HACEP downtown development, we have 120 apartments and fewer than 50% of the residents/tenants have automobiles. Our residents continue to use public transportation as their primary source of transportation, which is another reason we selected this location with its proximity to public transportation. A bus stop is located less than 100' away and a trolley stop less than a block away from our Nuestra Senora development. Our affordable housing experience shows our residents will continue to utilize the existing public transportation system.

Our residents primarily use on-site parking ("off-street") and off-site ("on-street") parking in the evenings during off peak hours. We believe this will be true with Nuestra Senora. The residents drive to their jobs during work hours and will return to their apartment in the evening. By comparison, other commercial developments' employees, including those around Nuestra Senora, will use on-street

21260 Gathering Oaks ♦ Suite 101 ♦ San Antonio, Texas 78260 ♦ 210-694-2223 fax 210-694-2225





parking during the day to commute home after work. Therefore, we believe the competition for on-street parking at Nuestra Senora is counter to and does not conflict with daily peak parking demand resulting from adjacent commercial employers.

Finally, the Nuestra Senora development includes the rehabilitation of the existing parking garage located at the SWC of Rio Grande and Campbell. As a result of the parking garage, Nuestra Senora will be providing a structured off-street parking to its residents. Therefore, the development does not solely rely upon on-street parking. Residents will park in the parking garage at no charge. City ordinance requires 220 parking stalls for Nuestra Senora. The parking garage will include a total of 89 parking spaces. However, based on our tenant profile, we believe Nuestra Senora will require only 50 parking spaces. This represents a parking reduction request to the Plan Commission of 60%. Given HACEP's history of similar projects, we feel we can accommodate most the Nuestra Senora's parking needs within this parking garage. In brief, we feel there will be little need for any on-street parking by our residents and if there is an unmet resident parking requirement, it will be after daily business hours.

For these reasons, we feel our parking reduction request makes sense for this residential development and will not increase the current on-street peak parking demands in any meaningful way. Therefore, for the reasons presented in this memorandum, we feel that a reduction in total required spaces is warranted and should be supported in recommendation by the CPC.

Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Wilson".

Ryan Wilson  
Senior Partner  
Franklin Companies

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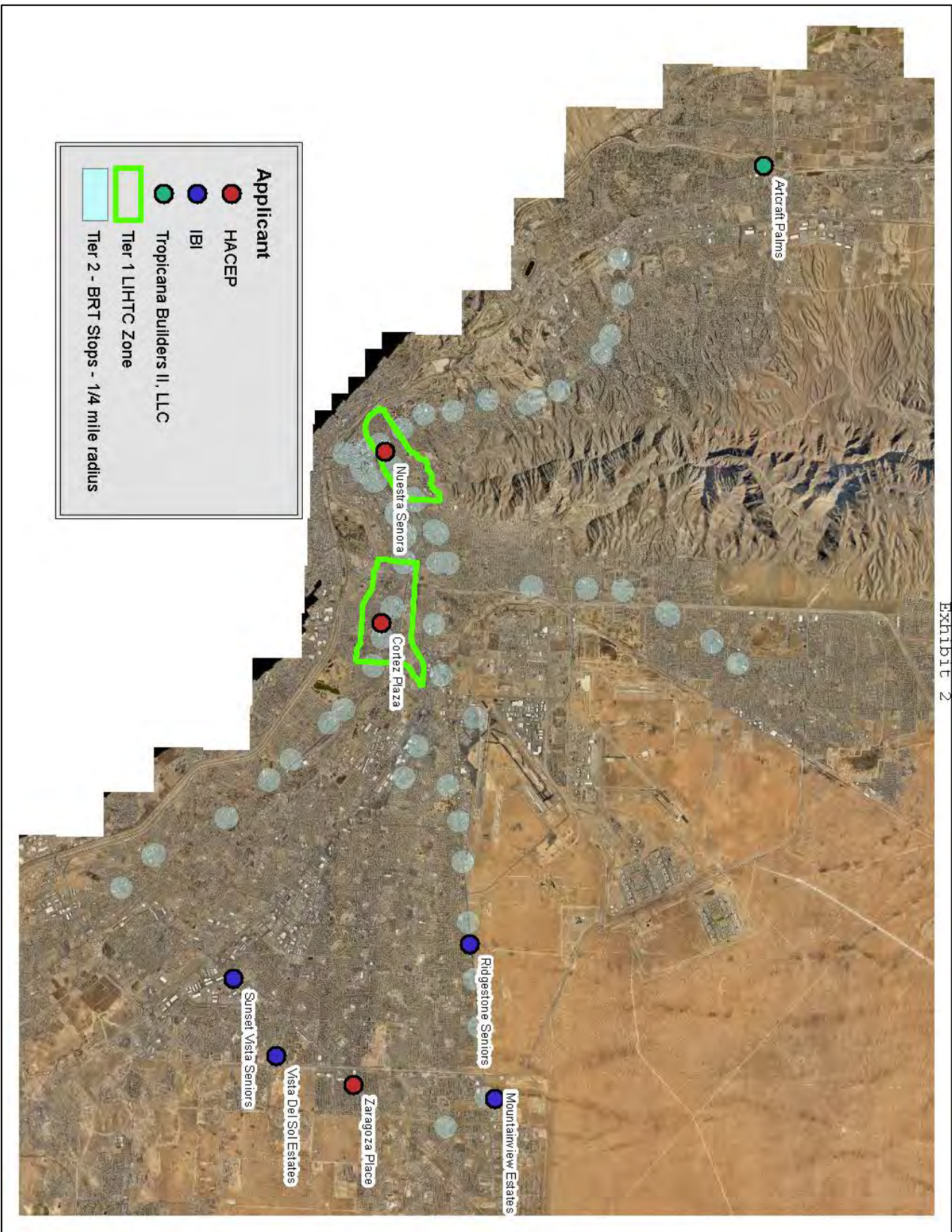


EXHIBIT 2



Exhibit 3

Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals

Value Statement	Total Points	Evaluation Criteria and/or Scoring Breakdown (points)	Plan El Paso Reference (These goals and policies are to be referenced to ensure proposed projects comply with Plan El Paso. Proposals need not address all goals and policies referenced below; rather, listed goals and policies should be used to inform the scoring of proposals against the Evaluation Criteria.)
<p>1. Maximize affordable housing units within the City of El Paso with whatever combination of projects produces the most affordable housing units given allocation of funds for the region</p>	<p>35</p>	<p>a) 15 points for the proposal with the greatest number of units. All other proposals receive a point value equal to 15 multiplied by the percentage of units proposed as compared to the development with the greatest number of units. (ex. Development X proposes 50% of the total units that the development with the greatest number of units proposes. Points for Development X = 15 points x 50% = 10 points).</p> <p>b) 8 points for the development with the most units for households at or below 30% AMI. All other proposals receive a point total equal to 8 multiplied by the percentage of 30% AMI units compared to the development with the greatest number of 30% AMI units.</p> <p>c) 7 points for the development with the most units for households between 31% and 60% AMI. All other proposals receive a point total equal to 7 multiplied by the percentage of 31%-60% AMI units compared to the development with the greatest number of 31%-60% AMI units.</p> <p>d) 5 points for the development with the greatest number of units produced per amount of tax credit.</p>	<p>Goal 6.1 - Housing Supply (Policies 6.1.1 &amp; 6.1.2)</p>
<p>2. Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services</p>	<p>20</p>	<p>Actively supporting residents of the project through provision of staffing, investments in programs/services, MOUs with other providers, and/or in house staff providing services.</p> <p>Categories of Services:                      a) Education (5 pts)                      b) Economic development/workforce and entrepreneurial development (including homeownership programs) (10 pts)                      c) Supportive/social services (5 pts)</p>	<p>Goal 5.12 - Museum &amp; Cultural Affairs                      Goal 5.14 - Schools                      Goal 5.17 - Civic Buildings                      Goal 7.12 - Educational Opportunities                      Goal 9.3 - Access to Healthcare (Policy 9.3.1)                      Goal 6.1 Housing Supply; supportive housing (Policy 6.1.3)                      Policy 10.7.6: Promote behavioral changes and consumption patterns that conserve energy                      Goal 10.16: Reduce "Food Miles" or the distance that food must travel to El Paso, and the associated pollution and fuel consumption associated with long-distance food transport.</p>

The City of El Paso, Texas

Approved 10/15/2019

3. Residents given an opportunity for inclusiveness and afforded an opportunity to access public services	10	<p>Categories:</p> <p>a) No physical barriers separating the development from the neighborhood and commercial/public services. (4 pts)</p> <p>b) Gathering points/areas that bring together residents of the project and residents of the neighborhood at large. (3 pts)</p> <p>c) Development has a mix of units at various income levels to include 80% AMI and/or marketrate. (3 pts)</p>	<p>Goal 2.1 - Smart Location Principles</p> <p>Goal 2.2 - Neighborhood Patterns</p> <p>Goal 4.2 - Complete Streets (Policy 4.2.8)</p> <p>Goal 4.5 - Network Principles; minimize isolating communities (Policy 4.5.8)</p> <p>Goals 5.8 &amp; 5.9 - Parks</p> <p>Goal 6.1 - Housing Supply (Policies 6.1.1, 6.1.2 &amp; 6.1.7)</p> <p>Goal 6.2 - Existing Neighborhoods (Policy 6.2.1)</p> <p>Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3)</p> <p>Goal 9.3 - Access to Healthcare</p> <p>Goal 10.6 - Atmosphere; promote new development that encourages a sustainable lifestyle such as walking, cycling, the use of public transit, and reducing dependence upon automobiles (Policy 10.6.3).</p>
4. Local presence and long-term accountability in El Paso	15	<p>Applicant has:</p> <p>a) Past experience involved in a development team constructing, operating and/or providing affordable housing for residents who fit the demographic profile to be served in El Paso (4 pts)</p> <p>b) A staff presence in El Paso of at least 5 employees (4 pts)</p> <p>c) 5 or more years experience as part of a development team financing, building, operating or managing affordable housing in El Paso (4 pts)</p> <p>d) Commitment to extended affordability beyond 30 years. (1 point for every 5 years of extended affordability beyond 30 years) (up to 3 pts)</p>	N/A

The City of El Paso, Texas

Approved 10/25/2019

5. Meets City smart growth Initiative as set out in Plan El Paso	20	Each project will be evaluated and scored by City of El Paso staff. Tier 1 projects can score up to 20 points under this category. Tier 2 projects can score up to 10 points under this category. (This is intended to prioritize Tier 1 projects while not ruling out creative, impactful projects in Tier 2.)	<p>Goal 1.1 - Downtown (If proposed project is located downtown)</p> <p>Goal 1.2 - Traditional Neighborhoods (Policy 1.2.3)</p> <p>Goal 1.3 - Neighborhood Retrofits; bus routes and RTS stops (Policies 1.3.1 &amp; 1.3.2)</p> <p>Goal 1.4 - New Neighborhoods</p> <p>Goal 1.5 - Outward Expansion</p> <p>Goal 1.9 - Industrial Lands (Policy 1.9.4)</p> <p>Goal 1.10 - Growth Areas and Overlays (Policies 1.10.3 - 1.10.5)</p> <p>Goal 2.1 - Smart Location Principles</p> <p>Goal 4.1 - Compact Urban Areas (Policy 4.1.2)</p> <p>Goal 4.7 - Air Quality (Policies 4.7.1 &amp; 4.7.3)</p> <p>Goal 4.11 - Public Transportation (Policies 4.11.2, 4.11.3 &amp; 4.11.6)</p> <p>Goal 6.1 - Housing Supply (Policies 6.1.1 - 6.1.3, 6.1.7)</p> <p>Goal 6.2 - Existing Neighborhoods (Policy 6.2.1)</p> <p>Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3)</p> <p>Goal 6.4 - Housing Affordability</p> <p>Goal 7.3 - Dynamic Walkable Neighborhoods (Policy 7.3.3)</p> <p>Goal 7.11 - Complete Streets</p> <p>Goal 9.4 - Exposure to Environmental Risk (Policies 9.4.1a, 9.4.1c, 9.4.1e)</p> <p>Goal 9.5 - Encourage Physical Activity Through Design (Policies 9.5.4 &amp; 9.5.6)</p> <p>Goal 9.6 - Encourage Well-Being (Policy 9.6.6)</p> <p>Goal 10.5 - Stormwater; (Policy 10.5.2, Policy 10.5.7, Policy 10.5.9)</p> <p>Goal 10.6 - Atmosphere; promote both roof and non-roof strategies to mitigate the urban heat island effect (Policy 10.6.9).</p> <p>Goal 10.7 - Energy/Public transit (Policy 10.7.2).</p> <p>Goal 10.8: Protect and enhance ecologically sensitive areas such as aquifer recharge zones, hillsides, bosques, arroyos, wetlands, and plants and wildlife resources.</p> <p>Goal 10.9: Preserve the valuable natural resources of the mountain and hillside areas and minimize the exposure of potential environmental hazards associated with their development.</p> <p>Goal 10.10: Protect the community from risks associated with geologic conditions.</p> <p>Goal 10.13: Protect City residents from the effects of excessive noise or vibration.</p> <p>Goal 10.14: Improve public safety by developing appropriate lighting and control standards.</p>
<b>TOTAL POSSIBLE POINTS 100</b>			

The City of El Paso, Texas

Approved 10/15/2019

**Compiled Detail Scoring by Request**

Requests were scored by staff from the Capital Improvement Department, Community & Human Development Department, and Planning & Inspections Department using the Council approved Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals.

Development Name	Score Value 1	Score Value 2			Score Value 3			Score Value 4				Score Value 5	TOTAL SCORE
		2a. Education	2b. Economic Dev.	2c. Social Services	3a. barriers	3b. gathering areas	3c. Mix of income levels	4a.	4b.	4c.	4d.		
Artcraft Palms	27.4	3.8	8	4.2	2.2	2.8	2.4	3.4	3	3.2	3	0.0	63.4
Vista Del Sol Estates	21.8	3.8	7	3.6	2.2	2.6	1.6	3	2.8	2.8	0	0.0	51.2
Sunset Vista Seniors	11.3	3.8	7.8	3.4	2.4	2.6	1.6	3	2.8	2.8	0	0.0	41.5
Ridgestone Seniors	12.5	3.8	7.6	3.6	2.2	2.6	2	3.2	2.8	2.8	0	0.0	43.1
Mountainview Estates	21.8	4	7.4	3.6	2	2.4	1.6	3.2	3	3	0	6.5	58.5
Nuestra Senora	29.8	4.6	9.4	4.6	3.8	2.8	3	3.8	3.4	3.4	3	18.0	89.6
Cortez Plaza	32.0	4.6	9	4.6	3.2	2.6	2.2	3.6	3.4	3.2	3	14.2	85.6
Zaragoza Place	33.8	4.2	7.6	4.2	2.4	2.6	1.8	3.6	3.2	3.2	3	0.0	69.6

**RESOLUTION**

**WHEREAS**, the Housing Authority of the City of El Paso (HACEP) has proposed a development for affordable rental housing at 405 Montana Ave., El Paso, Texas 79902, named Nuestra Senora, in the City of El Paso, Texas; and

**WHEREAS**, HACEP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Competitive 9% Housing Tax Credits for Nuestra Senora; and

**WHEREAS**, HACEP has requested a waiver of permit fees in the amount of \$500 from the City of El Paso.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Nuestra Senora** located at 405 Montana Ave., El Paso, Texas 79902 (TDHCA Application number 20190) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 3, 2020.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to HACEP, a waiver of \$500.00 in permit fees; these funds shall be used in developing **Nuestra Senora** located at 405 Montana Ave., El Paso, Texas 79902 (TDHCA Application number 20190).
3. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo, Mayor

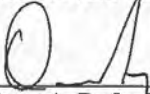
**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

(Signatures on the following page)

20-1039-1867 | 965241  
HACEP- Nuestra Senora  
OAR

**APPROVED AS TO FORM:**



---

Omar A. De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**



---

Nicole M. Ferrini  
Director, Community & Human Development  
Department

20-1039-1867 | 965241  
HACEP- Nuestra Senora  
OAR

Page 2 of 2



# ATTACHMENT 5



ANCHORED IN CHRIST, LIVING IN COMMUNITY, SERVING IN THE SPIRIT

April 8, 2021

Mayor Oscar Leeser  
Members of the El Paso City Council  
City of El Paso Plan Commission  
City of El Paso Planning and Inspections Department

City Plan Commission  
Planning Division  
P.O. Box 1890  
El Paso, Texas 79950-1890

RE: Cases: PZR221-00001 and Pzst21-00001

Dear City of El Paso Officials,

The Vestry (Board) of the Church of St. Clement, voted on March 30, 2021, to object to the special permit for parking proposed for the Public Housing Project at 405 Montana Avenue (Block 266, Campbell Addition, City of El Paso, El Paso, County, TX). While we have no objection to the multi-use housing plan that is proposed, we are concerned that the reduction in parking will put an undue burden on adjacent neighborhoods, businesses, and our Church and School.

The Church of St. Clement, the oldest Protestant Church in El Paso, has been in our present location since construction on the church began in October 1906. Our campus includes St. Clement's Parish School, an elite Blue Ribbon educational institution that accommodates over four hundred students. In addition, the Kelly Memorial Food Bank is using our buildings and parking lot on the corner of Montana and Campbell, and which serves hundreds of needy families daily. We are also aware that some of the Imagine 10 proposals involve diverting more traffic to Montana and Rio Grande Streets, which may also impact parking.

We would welcome a meeting to discuss our concerns. We would like to see a detailed plan that shows the number of spaces dedicated to the Nuestra Senora housing facility, including numbers of spaces for handicapped and guest spaces. Since our parking lot is adjacent to the proposed facility, we would like to know how the Housing Authority and City of El Paso will ensure that our parking lot is not used by residents and guests.

Regards,

A handwritten signature in black ink, appearing to read "William Cox Cobb", with a small cross symbol at the end of the signature.

William Cox Cobb, Rector

810 N. CAMPBELL AT MONTANA · EL PASO, TEXAS 79902-5203 · (915) 533-4915 · FAX (915) 533-1958  
OFFICE@STCLEMENTS.COM · WWW.STCLEMENTS.COM

April 8, 2021

**Javier Jay Reyes & Associates**  
**EM: [Javrey@aol.com](mailto:Javrey@aol.com)**  
**(915)542-0550**

Owner of: 1122 Montana, 1127 Montana, 1001 Montana, 1112 Montana, 813 N. Kansas, and other surrounding properties

Re: Case # PZST21-00001

Luis Zamora,

It is easy just to approve this projects for the sake of progress; however, lets be realistic, you are approving a monster of a problem.

Downtown is overbuilt with not enough parking and congestion. We do not want uptown to have the same problems.

Housing Authority of the City of El Paso operates with our tax dollars and can afford to cut back the building area. Just imagine all the employees, visitors, and tenants looking for parking everyday, re-think your approval.

Uptown is already over built, with not enough parking.

Thank you

  
Javier Jay Reyes



Board of Directors

**Thomas L. Wright, President**  
*Attorney at Law*  
**Tresa Rockwell, Vice President**  
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**Matthew Niland**  
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*Educator*  
**Jimmy Stevens, CPA**  
**Alex M. Wankier**  
*Audit Associate*  
*PriceWaterhouseCoopers*  
**Charles Andrew Whatley**  
*Senior Partner*  
*Evolve7 Digital Marketing*

**Jerald Hobson, ex officio**  
*Jardin de Milagros*

**Warren E. Goodell**  
*Executive Director*  
915-261-7499  
wgoodell@kmfp.org

April 13, 2021

**Mayor Oscar Leeser**  
**El Paso City Council**  
**El Paso Plan Commission**  
P.O. Box 1890  
El Paso, Texas 79950-1890

**Regarding Cases PZR221-00001 and Pzst21-00001**

Dear Mayor Leeser, City Officials and members of the City Plan Commission:

Kelly Center for Hunger Relief has learned that the Public Housing Authority will be building a multi-use housing project at 405 Montana Avenue, El Paso, Texas. In keeping with our mission, we look forward to serving the City and the housing residents should there be any food challenges faced by the residents. However, we are concerned about the impact posed by the potential parking availability.

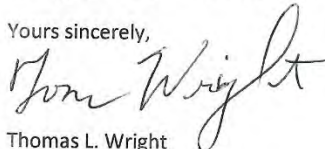
Kelly was organized for the purposes of procuring and distributing food and provisions to the needy and assist or develop programs that benefit the needy and low-income persons of the El Paso, Texas community. A core component of Kelly is the FreshStart Program which through support, education, training and partnering, assists families to overcome food insecurity and develop self-sufficiency. The Covid-19 pandemic has increased the need for this program and has also resulted in the need to significantly expand Kelly's food pantry distribution from 2,700 families per month to 18,000 per month.

We lease our building from St. Clements Church and St. Clements has permitted us to use the parking lot adjacent to our building. Any disruption of the parking lot or parking areas surrounding Kelly would make it difficult for Kelly to fulfill its mission in addressing food insecurity in the El Paso Community.

The normal parking requirements to approve a project such as this were developed for a reason, to avoid parking problems. They should be adhered to. Kelly Center for Hunger Relief wishes to express its opposition to any variance being given to the Housing Authority regarding parking requirements.

We appreciate your consideration in this matter.

Yours sincerely,



Thomas L. Wright  
President

---

600 MONTANA AVE. • EL PASO, TEXAS 79902



915-533-4248 • [www.stclements.org](http://www.stclements.org)

April 18, 2021

To Whom It May Concern:

I am writing to express our school's concern to the proposed Public Housing Project that will be located at 405 Montana Avenue. Our school currently uses the parking lot for our hundreds of students not only during the day, but for special events, activities, fundraisers, programs, and ceremonies. We would like to ask to be included in the planning, particularly for the parking spaces that will be need to serve residents.

Our campus, for example, has events during a non-pandemic-year that utilize parking along Montana, Florence, Ochoa, St. Vrain, and Yandell streets to name a few. I am currently concerned with traffic and safety problems in our existing neighborhood. The bus stop on Montana has been moved twice in the past three years to allow for traffic to be within line of sight for our crossing guards to allow the children to cross Montana safely. Traffic and spacing are my areas of concern. We have been asked by local families to find alternate routes for our carpool lanes that extend for many blocks. With more traffic and limited parking, our vast carpool routines are sure to be affected.

Our school and church are already limited in the parking capacity for the area. May we meet with planners to detail the current plans for the new housing development so that we have an accurate picture of how our zone will be impacted? For these reasons, I would wholeheartedly recommend communicating with St. Clement's Church and School so that we may work together to support our city's planning efforts.

Respectfully,

Sara McCleskey

Head of School

April 21, 2021

City Plan Commission  
Planning Division  
P.O. Box 1890  
El Paso, Texas 79950-1890

Re: PZST21-00001 – Special Permit for Parking Reduction at 405 Montana Ave

Dear City Plan Commission,

This letter serves as a follow-up to our original letter of opposition to PZST21-00001 dated April 8, 2021. As previously noted, the Vestry (Board) of the Church of St. Clement voted on March 30, 2021 to object to the special permit for a parking reduction at 405 Montana Avenue. While we have no objection to the multi-use housing plan that is proposed by the Housing Authority of the City of El Paso (HACEP), we are concerned that the reduction on parking will put an undue burden on adjacent neighborhoods, businesses, and our Church and School.

During the last year, our Board has spent a considerable amount of time in dialogue with the Texas Department of Transportation (TxDOT) regarding future alternatives for the expansion of I-10 through Downtown. Based on TxDOT's top three alternatives, each alternative would have a significant impact on the circulation of traffic and the availability of on-street parking along Campbell, Rio Grande, and other adjacent streets within the neighborhood. Since TxDOT has not released the final plans for the expansion of I-10, we can't make an informed decision on what the actual impact will be to the parking situation within the neighborhood. There could be large section of on-street parking removed, particularly along Campbell, in order to accommodate the plans being proposed by TxDOT.

The Church of St. Clement, the oldest Protestant Church in El Paso, has been at its present site since 1906. St. Clement's Parish School has been located in the neighborhood since the 1950s and has worked throughout the years to meet our parking requirements for teachers, staff, parents, and visitors. We have four surface parking lots that accommodate our required parking and partnered with the City of El Paso several years ago to reimagine and transform Yandell into a pedestrian friendly street with angled parking and abundant landscaping. We have demonstrated our commitment to meeting our parking requirements and through partnerships with the City of El Paso to ensure that our campus does not negatively impact parking within the neighborhood.

Again, we are not opposed to the multi-use housing plan that is proposed but ask that HACEP, as a quasi-public agency, meet their required parking. HACEP's proposal development will be constructed on an ENTIRE city block, which is more than enough acreage to meet their required parking. Please note that the requested parking reduction is for 131 parking spaces, which will undoubtedly force residents of this new development to park along adjacent roadways that will impact the existing single-family residences on Rio Grande and the parking within the St. Clement's Parish School campus.

In our previous letter, we asked for the opportunity to have a meeting regarding this project. We did not receive a response to our request. We would still like the have a meeting so that we can discuss our concerns with the City of El Paso and HACEP.

Regards.

*Gus Haddad*

L. Gus Haddad  
Representative



**Zamora, Luis F.**

---

**From:** David Etzold <etzoldco@att.net>  
**Sent:** Tuesday, March 30, 2021 5:30 PM  
**To:** Etzold, Philip F.  
**Cc:** Zamora, Luis F.  
**Subject:** Cases PZRZ21-00001 and PZST21-00001 (405 Montana)

Philip and Luis,

I have been asked to represent St Clements Church at the hearing on the above cases for HACEP's Nuestra Senora Project at 405 Montana. The church is specifically concerned about the direct impact of the **50% parking waiver** being requested, as our neighborhood has limited street parking. The church formally objects to granting said waiver. The Housing Authority should provide adequate code-compliant off-street parking for this project, as are most private developers.

We welcome the new residents of this project to our neighborhood. The church hopes that every one of them will feel welcomed, as so many generations have, within the walls of the Church of St Clement. By granting the waiver, though, the City of El Paso and HACEP will be placing an undue burden on the residents to seek (and compete for) the limited street parking spots available. The temptation to park illegally on our (and other's) private property (because of the lack of proper on-site parking) could create tensions in the neighborhood which are not conducive to building good neighborly relationships. Help us avoid that disaster. We ask the CPC and City Council to require the Housing Authority, on this nearly \$18 million project, to provide adequate, code-compliant on-site parking for their residents.

Should the CPC deem such a waiver is necessary for the safety, health and welfare of the public, the Church of St Clement stands to suffer direct negative economic impact from this waiver. We own parking lots serving our several church services, school, day care and English language classes immediately across Campbell Street from the subject project and along Montana Avenue, in the 500 Block. If any nearby property owner were at risk of having to monitor and control the proper use of their parking lots, and incur new, undue expense to do so, it would be this one.

In my experience, when such waivers are requested, the City will usually require a Parking Study of the surrounding area. I would appreciate a copy of said Study before the hearing Thursday. I would also request a copy of Staff Comments generated for said hearing.

I will be on the video conference hearing, and will attempt my call-in comments at the appropriate time.

Thank you,

David Etzold

**ETZOLD & CO**  
*Commercial Real Estate Brokers and Consultants*  
The Cortez Building, Suite 824  
310 North Mesa Street  
El Paso, TX 79901  
(915) 845-6006 Office  
(915) 351-9255 Fax

Email to: [etzoldco@att.net](mailto:etzoldco@att.net)

**Zamora, Luis F.**

---

**From:** Marilyn Jay <marilyn@stclements.com>  
**Sent:** Tuesday, April 20, 2021 4:12 PM  
**To:** Zamora, Luis F.  
**Cc:** marilynajay@icloud.com  
**Subject:** Case number: PZST21-00001

I want to express my opposition to the proposed Special Permit for Parking Reduction related to the property at 405 Montana Avenue.

I am a member and an employee of the Church of St. Clement.  
The Church owns the property on the east side of N. Campbell St., directly across from the proposed development. That property is a paved and striped parking lot for our parishioners.

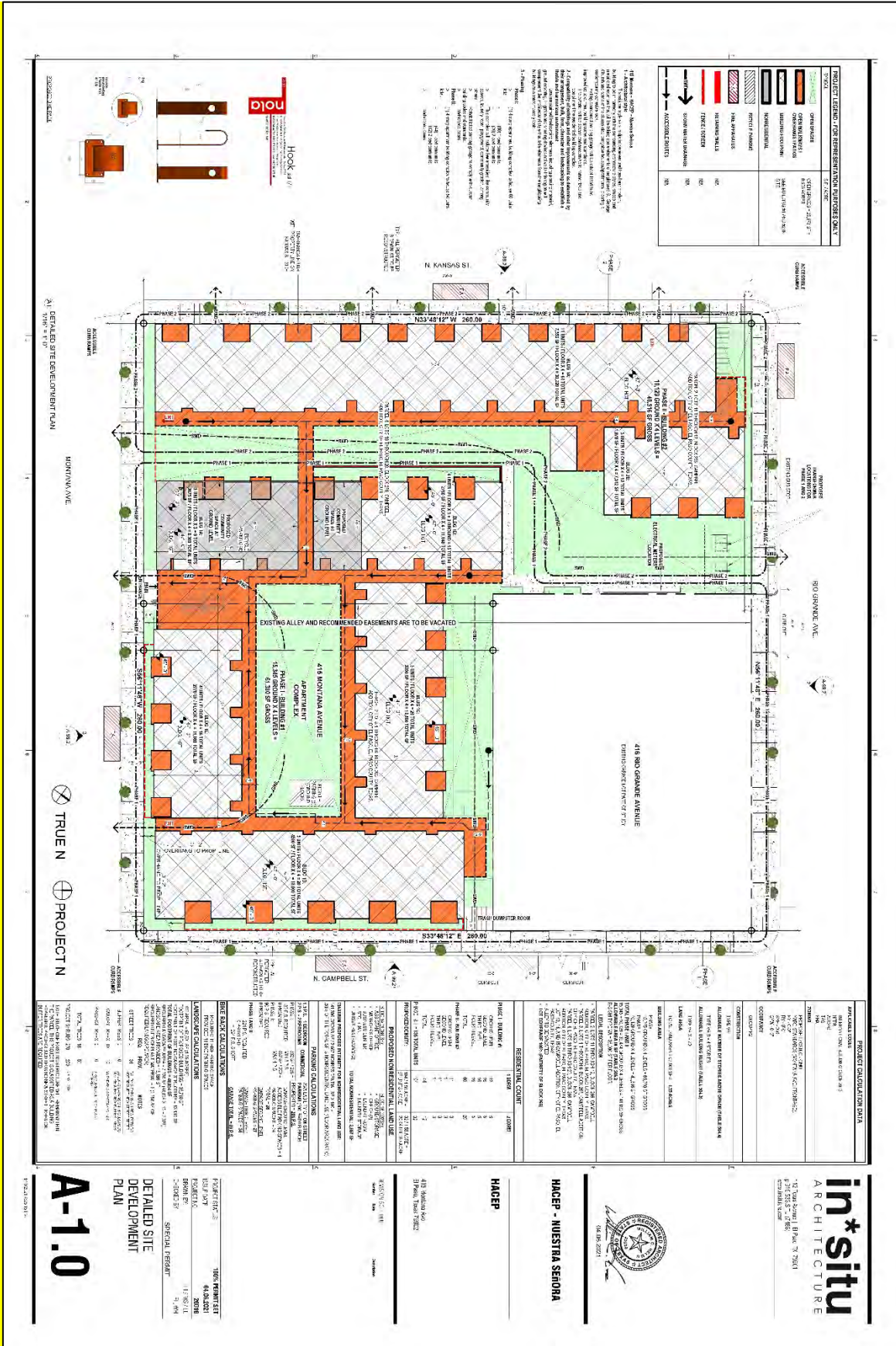
I notice that the parking studies for the reduction permit were done on Monday, Tuesday and Wednesday in early January, and on a Thursday in February. Considering that the closest neighbor to the new development IS A CHURCH, it seems like a parking study done on a Sunday might have been more relevant.

Thank you for your time.

Marilyn Jay  
Financial Secretary  
Church of St. Clement  
810 N. Campbell St.  
El Paso, TX 79902

915-533-4915 Church  
915-521-8043 Direct  
915-227-4229 Cell/Text

# ATTACHMENT 6



PROJECT LEGEND FOR RESIDENTIAL PROJECTS ONLY	
	CONCRETE
	ASPHALT
	PARKING
	NON-RESIDENTIAL
	EXTERIOR FINISH
	RETAINING WALLS
	FIRE-RATED DOORS
	STORM DRAIN INLETS
	ACCESS/EASEMENT

RECOMMENDED COUNT	
UNIT TYPE	COUNT
1-BED	10
2-BED	10
3-BED	10
TOTAL	30

**in\*situ**  
ARCHITECTURE

11111 1/2 Street, Suite 100  
Portland, OR 97201  
503.255.1111  
www.insituarch.com

**HAGER - NUESTRA SEÑORA**

**HAGER**

418 Granite Ave  
Portland, OR 97201

**A-1.0**

DETAILED SITE DEVELOPMENT PLAN

DATE: 10/15/2018

PROJECT: 1000 FRONTIER

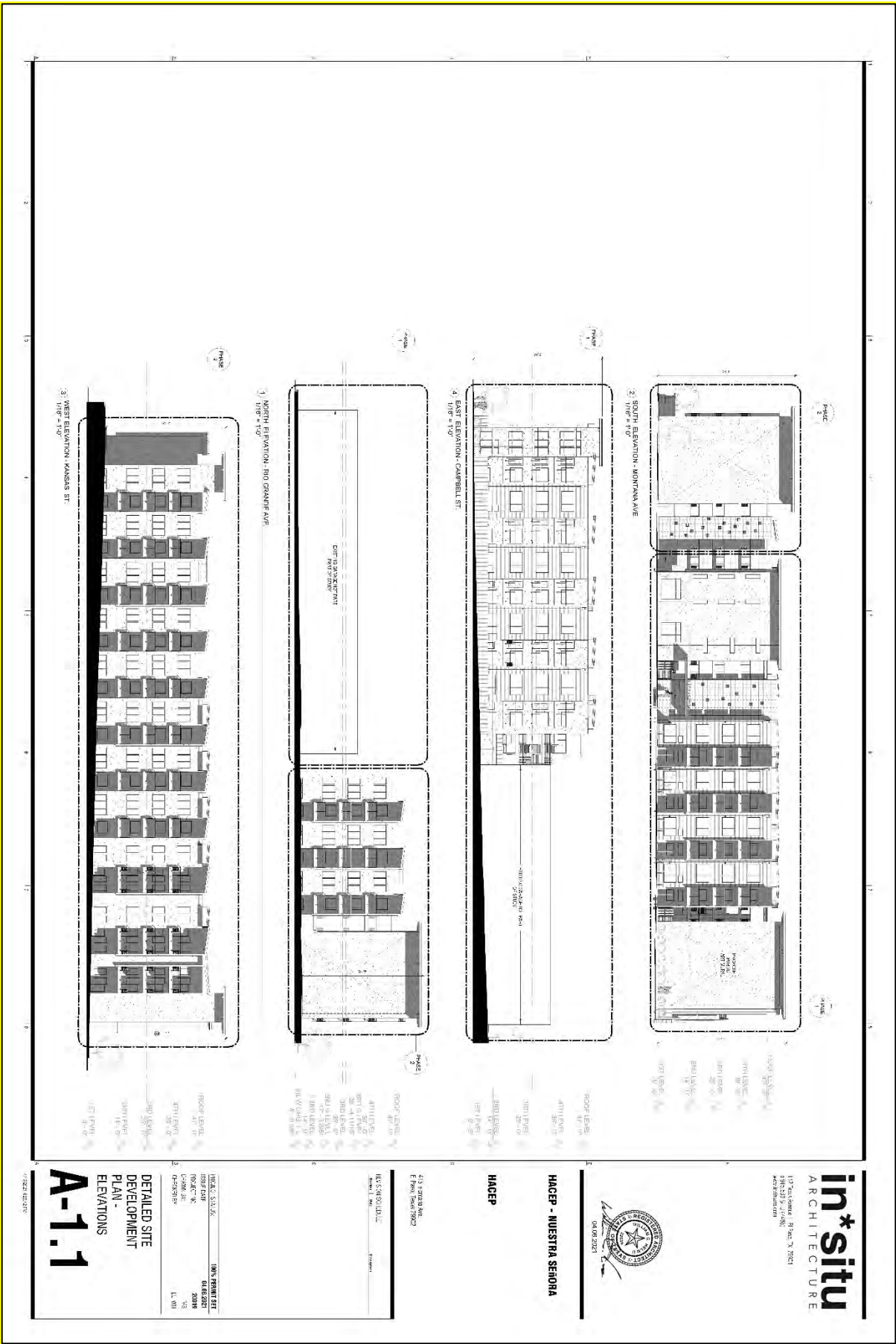
CLIENT: HAGER

DRAWN BY: J. HAGER

CHECKED BY: J. HAGER

SCALE: AS SHOWN





**in\*situ**  
ARCHITECTURE

11755 S. Santa Fe, Suite 300  
Austin, Texas 78748  
www.in-situarch.com



**HACCP - NUESTRA SENORA**

**HACCP**

413 YARALA AVENUE  
E. PEARL, TEXAS 78252

DESIGN/SCALE  
SHEET NO. 1

PROJECT NO.	100% PERMIT SET
DATE	04.08.2021
SCALE	AS SHOWN
PROJECT NAME	HACCP
PROJECT ADDRESS	413 YARALA AVENUE, E. PEARL, TEXAS 78252
PROJECT OWNER	HACCP
PROJECT ARCHITECT	in*situ ARCHITECTURE
PROJECT ENGINEER	DAVID J. HARRIS, P.E.

**DETAILED SITE DEVELOPMENT PLAN - ELEVATIONS**

**A-1.1**



# **ATTACHMENT 7**

## **Planning and Inspections Department - Planning Division**

1. The Montana Alley Right-of-Way vacation has to be recorded, prior to the Item being heard by City Council.
2. Coordinate with El Paso Fire Department for further compliance providing Aerial Fire Apparatus Access Roads D105.1 (2015 IFC).
3. Provide proof of ownership for all properties.
4. Provide a Certified Tax Certificate prior to the item's placement on the City Council Agenda.
5. Provide number of units and type for each separate building on table.
6. Report mentions offices in addition to dwelling units. Provide list of proposed nonresidential land uses on report.
7. Parking study references 220 parking spaces required. Total parking required per site plan is 224 parking spaces.
  - a. Match counts on both site plan and parking study.
  - b. Match available on-street parking counts on both site plan and parking study (or remove available on-street parking reference from site plan).
  - c. Verify that all numbers being referenced in the parking study match tables.
8. Bicycle parking shall comply with Section 20.14.110.
  - a. 50% of required parking shall be within 15' of an entrance
  - b. Bicycle parking racks shall be visible from the right-of-way
9. Provide number of units and type for each separate building on table.
10. Show property lines along with bearings and dimensions. Property line along garage and along the alley are not shown.
11. Verify acreage for property as the project does not include the proposed garage.
12. Recommend providing an exhibit in the parking study clearly showing the availability of on-street parking spaces denoting location of driveways, no parking signs, and delineating the 20' deep parking spaces and the applicable 300' radius from the property.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

Recommend Approval.

## **Planning and Inspections Department – Land Development**

1. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
2. Show and verify all ROW improvements are in compliance, i.e. ADA ramps at all abutting street intersections are provided. Dimension proposed driveway effective width(s). Street curb and gutters in good working order.
3. Coordinate with Sun Metro for abutting bus stops along Street ROW.

## **Fire Department**

Recommend approval with the following condition:

Aerial Fire Apparatus Access Roads D105.1 (2015 IFC). Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. In addition, at least one side of the bldg. should have aerial access. D105.2 Width; D105.3 Proximity to building & D105.4 Obstructions also apply.

## **Police Department**

No comments received.

## **Environment Services**

No comments to request.

**Streets and Maintenance Department**

Recommend additional on-site parking spaces to allow nearby future developments to have available off-site street parking. The on-site to off-site ratio of parking spaces for the new development is 96:124.

**Sun Metro**

Applicant has been sent the Sun Metro Director letter as required by this application. There is an existing bus stop adjacent to the subject property along Rio Grande Avenue. Please coordinate with Sun Metro if any work is proposed within the bus stop area.

**El Paso Water Utilities**

We have reviewed the request described above and provide the following comments:

The full width of the alley described as “A 20-foot alley out of block 266, Campbell Addition to the City of El Paso, El Paso County Texas” shall be retained as a Utility Easement. EPWater-PSB requires access to the sanitary sewer facilities and appurtenances, within the proposed easement 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced easement without EPWater’s written consent.

**Water:**

There is an existing 6-inch diameter water main that extends along the eastside of Kansas Street.

There is an existing 4-inch diameter water main that extends along the north side of Montana Avenue.

Previous water pressure readings from fire hydrant #1641 located at the southeast corner of Kansas St. and Montana Ave., have yielded a static pressure of 70 psi, a residual pressure of 67 psi, and a discharge flow of 993 gallons per minute.

**Sanitary Sewer:**

There is an existing 8-inch diameter sewer main that extends along the east side of the alley east of Kansas St.

**General:**

EPWater requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater:**

We have reviewed the property described above and provide the following comments:

1. It seems the alley is carrying flows from Rio Grande Ave.; accommodations may need to be made for this runoff.
2. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

**Texas Department of Transportation**

Proposed development is not abutting TxDOT right of way. This section of Montana is under City jurisdiction.

**El Paso County Water Improvement District #1**

Not within the boundaries of EPCWID.

# **ATTACHMENT 8**

**(See following pages)**

# NUESTRA SENORA

Montana and Campbell, El Paso Texas

## PARKING ANALYSIS



# Parking Analysis

---

## Montana and Campbell, El Paso Texas

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## 2 Introduction

### A. Purpose

The purpose of the report is to perform a Parking Analysis for a proposed development at the Central region of the City of El Paso

The Housing Authority of the City of EL Paso, HACEP is in the process of building a new facility consisting of general mixed use. The analysis will examine the existing parking for the site and analyze the need for additional parking.

## 3 Limitations

This report has been prepared for the exclusive use of HACEP and its consultants for evaluation purposes and does not contain information for other parties or other uses. Mr. William Helm, In-Situ Architectural authorized this study in an email dated January 5, 2021.

The results submitted in this report are based on data obtained from the following sources:

- ✚ The City of El Paso
- ✚ In-Situ Architectural
- ✚ Field data collected during the study.
- ✚ SLI Engineering, Inc.

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

## 4 Methodology

The methodology was discussed and approved by Mr. Helm during a conference call.

The required parking for the facility will be calculated using the El Paso Municipal Code.



## 5 Property General Information

### 5.1 Site Location

The site is located on the Central side of El Paso occupying the block between Campbell St and Kansas in the east and west direction, and Montana and Rio Grande in the north south direction.



Figure 1 : Site Location



**5.2 Legal Description**

The legal description of the site is:

**The portion of the Special Permit excludes the parking garage:**

All of lots 1 through 6, and Lots 11 through 20, Block 266, and the alley to be vacated ,Campbell Addition, the City of **El Paso, El Paso County Texas**

**5.3 Legal Address**

There are several addresses on that site:

- 405 Montana
- 910 Kansas
- 916 Kansas
- 400 Rio Grande
- 415 Montana

**5.4 Platting Determination**

The site is legally subdivided in the City of El Paso, the subdivision name is Campbell Addition.

**5.5 Zoning Determination**

According to the City of El Paso Zoning Index map, is zoned, C1, C-4, SC Commercial and A-2 Commercial..

The site will be rezoned to GMU, General Mix Use.

The designation, SC refer to a Special Zoning Condition.

**5.6 Parking calculation**

The parking was calculated based on the different types of proposed uses. The code required 1.5 parking spaces per 1 bedroom unit and 2 parking spaces per 2 bedroom and more. The following table is the summary of the required parking per phase:

**PHASE I**

130 P.S. REQUIRED

52 PROVIDED

**COMMERCIAL**

862 SF / 288 = MIN 3 P.S.

862 SF / 200 = MAX 4 P.S.

**PHASE II**

90 P.S. REQUIRED

37 PROVIDED

**PHASE I & II**

224 P.S. REQUIRED

89 PROVIDED

There will be a shortage of 135 Parking spaces.

The bike parking spaces provided are 11 spaces which matches the required spaces by code.



The results of the survey are tabulated as follows:

		NUMBER OF VACANT PARKING SPACES				
DESCRIPTION		CAMPBELL	MONTANA	KANSAS	RIO GRANDE	TOTAL
DAY	TIME					
M O N	9:00-9:30	60	0	7	29	96
	9:30-10:00	59	0	8	27	94
	10:00-10:30	58	0	10	29	97
	10:30-11:00	60	0	11	30	101
T U E S	9:00-9:30	58	0	8	28	94
	9:30-10:00	59	0	8	30	97
	10:00-10:30	58	0	10	29	97
	10:30-11:00	57	0	11	29	97
W E D	9:00-9:30	58	0	7	28	93
	9:30-10:00	60	0	8	27	95
	10:00-10:30	56	0	9	30	95
	10:30-11:00	57	0	10	29	96
	2:00-2:30	55	0	12	30	97
	2:30-3:00	54	0	14	32	100
	3:00-3:30	62	0	15	34	111

Table 1 : 2-HOURS / 3-DAYS PARKING COUNTS

## 7 Data Processing

### 7.1 2-HOURS/3 DAYS COUNT

The proposed development requires 224 parking spaces.

The number of vacant spaces varied throughout the period of the survey. The results show a *maximum* of 111 spaces, a *minimum* of 93 spaces, and a *mean* value of 98. The results were calculated for the regular parking spaces. The vacant parking spaces showed consistency during the study.

## 7.2 12-HOURS/1-DAY COUNT

Another count was prepared on Tuesday 2-9-2021. The results were tabulated as follows:

		NUMBER OF VACANT PARKING SPACES				
DESCRIPTION		CAMPBELL	MONTANA	KANSAS	RIO GRANDE	TOTAL
DAY	TIME					
TUESDAY	7:00 AM	62	0	15	48	125
	8:00 AM	58	0	12	38	108
	9:00 AM	58	0	10	29	97
	10:00 AM	57	0	11	30	98
	11:00 AM	57	0	12	29	98
	12:00 PM	56	0	15	28	99
	1:00 PM	58	0	10	29	97
	2:00 PM	57	0	11	30	98
	3:00 PM	60	0	9	28	97
	4:00 PM	58	0	9	27	94
	5:00 PM	59	0	10	38	107
	6:00 PM	59	0	12	41	112
7:00 PM	59	0	15	42	116	

Table 2: 12-HOURS/1-DAY PARKING COUNT

The number of vacant spaces varied throughout the period of the survey. The results show a *maximum* of 125 spaces, a *minimum* of 94 spaces, and a *mean* value of 104. The results were calculated for the regular parking spaces. The vacant parking spaces showed consistency during the study.

## 8 **Executive Summary**

The study was conducted during the construction phase of the El Paso Independent School District Administration Offices. Many of the construction workers would park their cars on the streets adjacent to the project.

Even with this condition, there is an average of 104 parking spaces available on all streets. Under normal conditions, we assume that there will more parking available on Rio Grande as well as Kansas.

Also, a large number of our tenants do not own vehicles. They rely on using the Public Transportation such as Sun Metro, which has a bus stop located less than 100' away and a trolley stop less than a block away from our Nuestra Senora development. This is one of the reasons we selected this location with its proximity to public transportation.

Our request is based on the following municipal codes:

El Paso Municipal Code No. **20.14.070 - Parking reductions.**

**B. *New Development in Redevelopment Areas.*** Up to a one hundred percent reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or transit oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located within one of the following redevelopment areas: the downtown area (defined as the area between the Union Depot, Paisano Drive, St. Vrain Street, Olive Street, St. Vrain Street, the southern boundary of the Southern Pacific RR Reservation, Campbell Street and Interstate 10), the South El Paso area (defined as the area south of Paisano Drive, and lying between Santa Fe Street and Cotton Street), and any other redevelopment area or transit oriented development corridor as may be recommended by the city plan commission and approved by the city council; ***The structure is located within this area***
2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction; ***The building will cover the entire block which necessitate the reduction***
3. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirement. ***All the adjacent parcels of land within 300 feet are developed and occupied. There is an empty lot at 400 Montana. There***



*is no for sale sign posted on the property and the property is not listed on MLS for sale. Several attempts were made to contact the owners for no avail.*

Based on criteria ***B New Development in Redevelopment Areas.***, we cordially request a 100% reduction of the required parking .

9 **APPENDIX SECTION**

**9.1 APPENDIX A**  
Site Photos





**CAMPBELL**



**CAMPBELL**



**KANSAS**



**RIO GRANDE**









ITEM

# 405 Montana Avenue Special Permit

PZST21-00001

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso







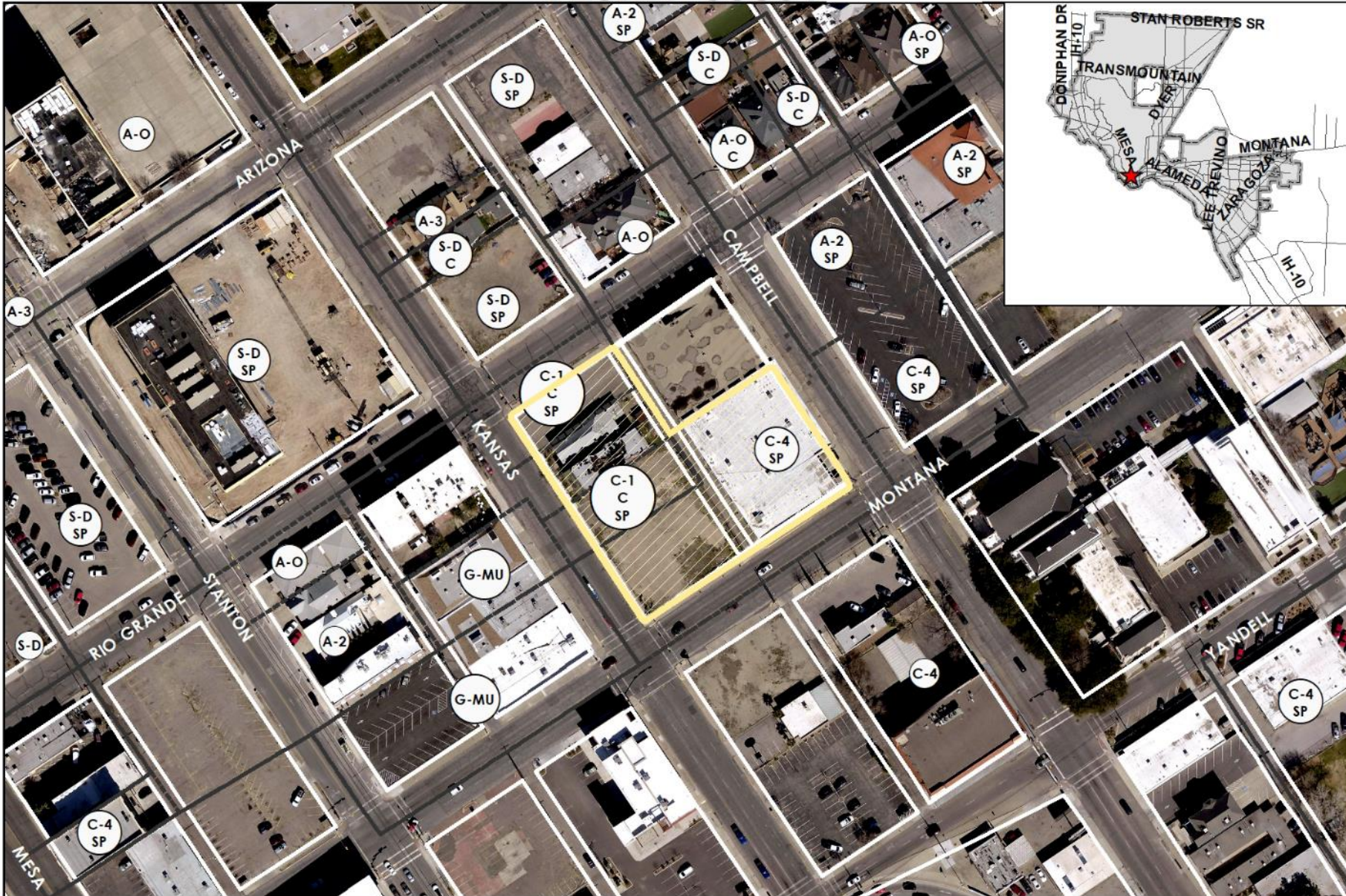
# Recommendation

- Staff recommends approval with condition.
- City Plan Commission recommends approval (9-0) with the following condition:

*That the Montana Alley Vacation (SURW21-00002) be recorded prior to City Council approval*



# PZST21-00001



# 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.

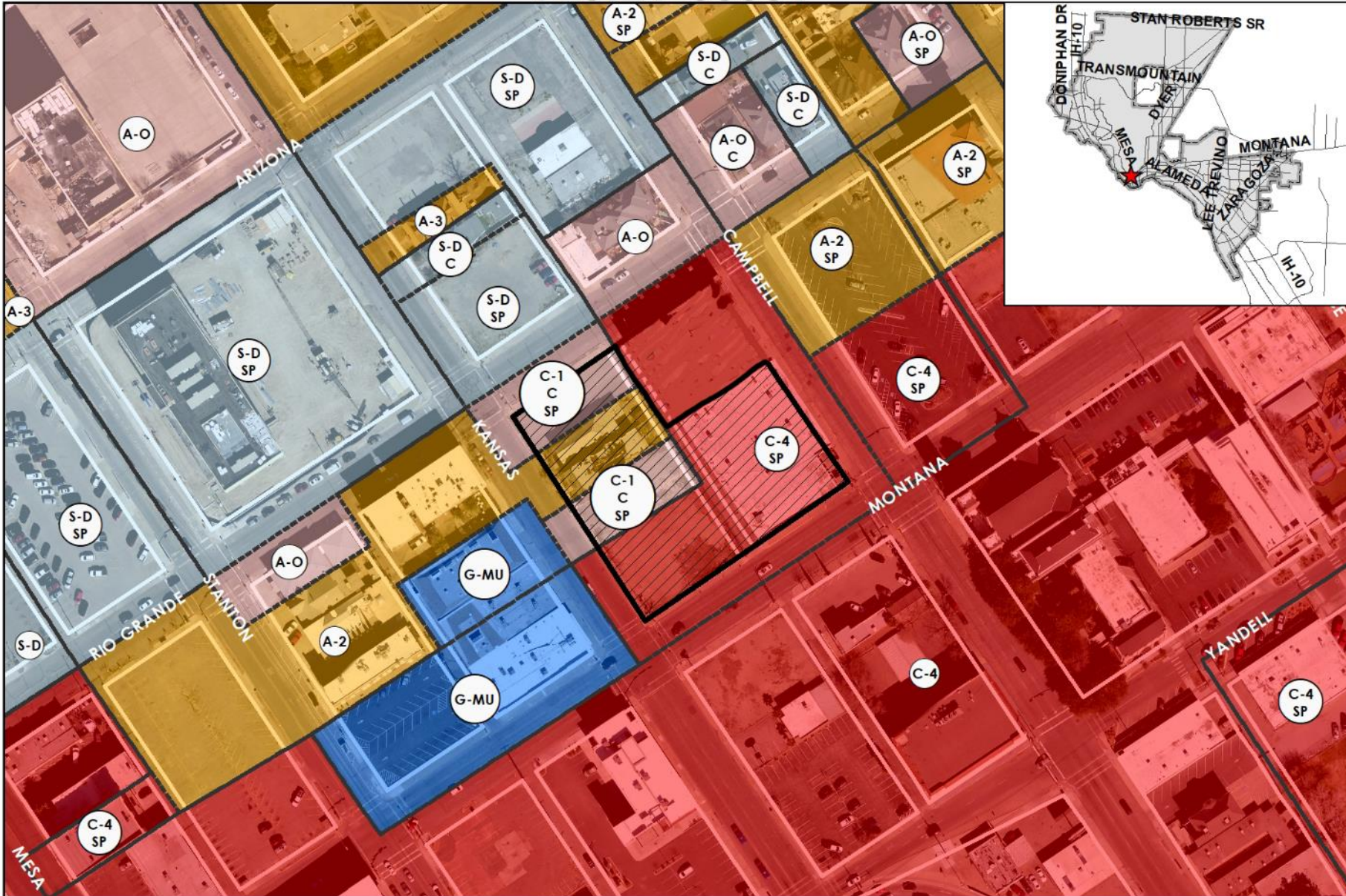


 Subject Property





# PZST21-00001



## 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



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

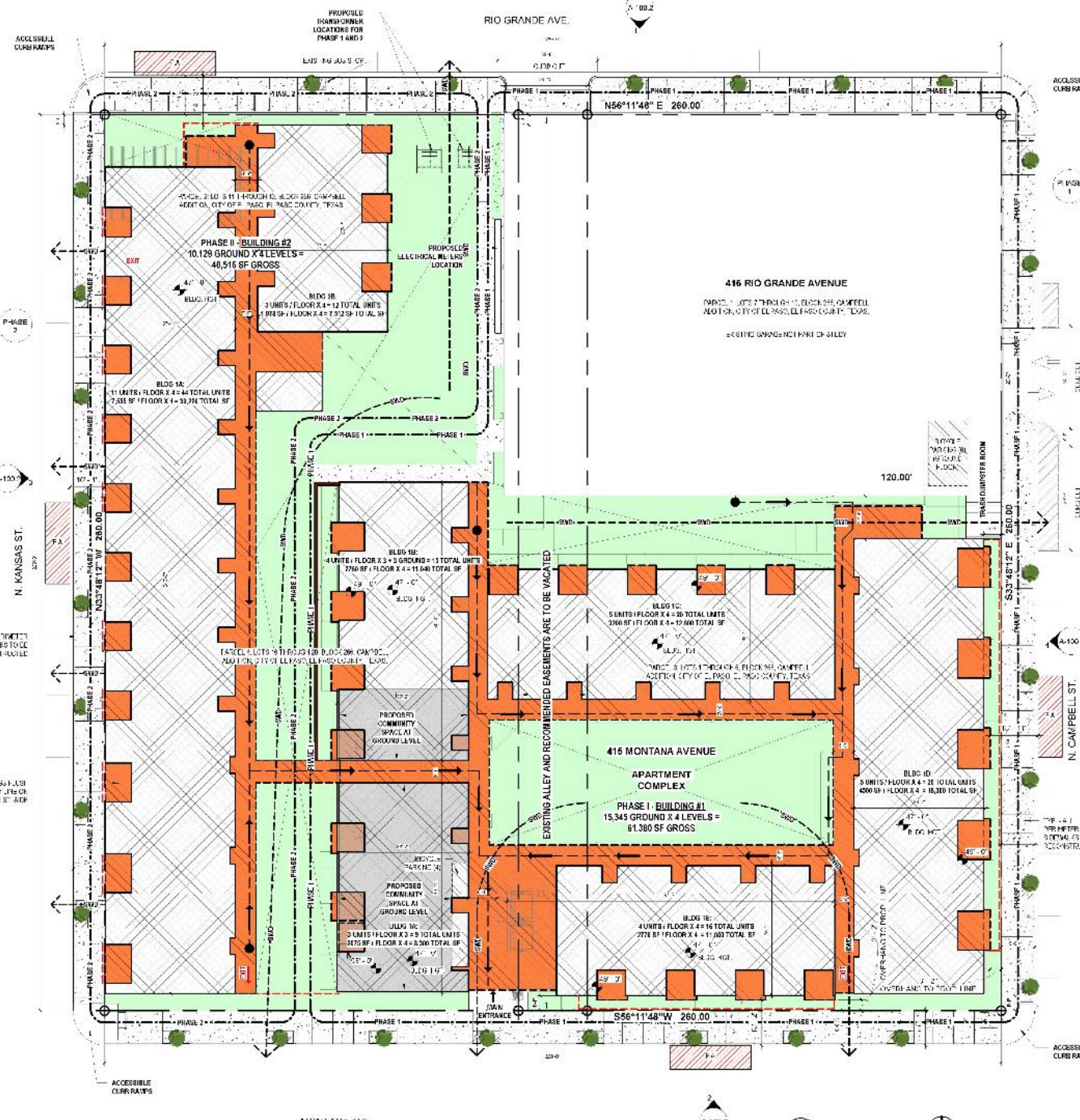




PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY

	OPEN SPACES	3' - 1'25"
	OPEN BUILDINGS / OUTBUILDINGS / PATIOS	3' - 1'25"
	BUILDING FOOTPRINT	3' - 1'25"
	NON-RESIDENTIAL	3' - 1'25"
	BIKEWAY PARKING	3' - 1'25"
	FIRE APPARATUS	3' - 1'25"
	RETAINING WALLS	3' - 1'25"
	FLOOD SCROLLIN	3' - 1'25"
	STORM WATER DRAINAGE	3' - 1'25"
	ACCESSIBLE ROUTES	3' - 1'25"

- 415 Montana - RACFP - Missouri Section
- 1 - Additional notes:  
 - Proposed site is to be located between the existing building and the existing parking lot. The site is to be developed in accordance with the applicable zoning ordinance and the applicable subdivision ordinance. The site is to be developed in accordance with the applicable zoning ordinance and the applicable subdivision ordinance. The site is to be developed in accordance with the applicable zoning ordinance and the applicable subdivision ordinance.
- 2 - Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a desirable and harmonious environment.
- 3 - Phasing:  
 Phase 1:  
 a. 10,129 ground x 4 levels = 40,516 SF GROSS  
 b. 11 units / floor x 4 = 44 total units  
 c. 2,535 SF / floor x 4 = 10,140 total SF
- Phase 2:  
 a. 15,345 ground x 4 levels = 61,380 SF GROSS  
 b. 16 units / floor x 4 = 64 total units  
 c. 3,836 SF / floor x 4 = 15,344 total SF



INTERNATIONAL DUBOIS CODE 2018

1115  
 1115  
 1115  
 1115

ZONING  
 FACTORY INDUSTRIAL (FI-1)  
 1,000 SF PER 1,000 SF OF GROUND AREA  
 11' - 0" MIN. HEIGHT  
 11' - 0" MIN. SETBACK  
 11' - 0" MIN. FRONT YARD SETBACK  
 11' - 0" MIN. SIDE YARD SETBACK  
 11' - 0" MIN. REAR YARD SETBACK

OCCUPANCY  
 C-2 (COMMERCIAL)

CURVE INFORMATION  
 11' - 0" MIN. RADIUS  
 11' - 0" MIN. CLEARANCE

ALLOWABLE BUILDING HEIGHT (TABLE 204.2)  
 11' - 0" MIN. TO 11' - 0" MAX.

LAND AREA  
 TOTAL 44,645 SF = 0.101 ACRES = 1.51 ACRES

BUILDING AREA  
 PHASE I  
 10,129 SF GROUND X 4 LEVELS = 40,516 SF GROSS  
 PHASE II  
 15,345 SF GROUND X 4 LEVELS = 61,380 SF GROSS

TOTAL PHASE I AND II  
 25,474 SF GROUND X 8 LEVELS = 101,896 SF GROSS  
 25,474 SF GROUND X 8 LEVELS = 101,896 SF GROSS  
 25,474 SF GROUND X 8 LEVELS = 101,896 SF GROSS

LEGAL DESCRIPTION  
 PHASE I - 10,129 SF GROUND X 4 LEVELS = 40,516 SF GROSS  
 PHASE II - 15,345 SF GROUND X 4 LEVELS = 61,380 SF GROSS

TO BE VACATED  
 LOT COVERAGE WITH IDENTIFY OF BLOCK 200

RESIDENTIAL COUNT		
PHASE I - BUILDING #1	1 BDRM	3 BDRM
GROUND LEVEL	10	5
FIRST LEVEL	10	5
SECOND LEVEL	10	5
THIRD LEVEL	10	5
TOTAL	40	20

PHASE II - BUILDING #2		
GROUND LEVEL	1 BDRM	3 BDRM
GROUND LEVEL	11	3
FIRST LEVEL	11	3
SECOND LEVEL	11	3
THIRD LEVEL	11	3
TOTAL	44	12

PROPOSED DENSITY: 101,896 SF / 25,474 SF = 4.00 UNITS / 1,000 SF  
 25,474 SF GROUND X 8 LEVELS = 101,896 SF GROSS

PROPOSED NONRESIDENTIAL LAND USE  
 BLDG 1 (PHASE I): APARTMENT COMPLEX  
 BLDG 2 (PHASE II): APARTMENT COMPLEX  
 TOTAL NONRESIDENTIAL: 2,000 SF

MAXIMUM PROPOSED DENSITY FOR NONRESIDENTIAL LAND USE  
 101,896 SF GROUND X 8 LEVELS = 101,896 SF GROSS  
 101,896 SF GROUND X 8 LEVELS = 101,896 SF GROSS

PARKING CALCULATIONS	
1.5 P.S. 1 BEDROOM	100
2 P.S. 2 BEDROOMS	200
PHASE I	100
PHASE II	200
TOTAL	300

BIKE RACK CALCULATIONS  
 REQUIRED: 100 BIKE RACKS  
 PROVIDED: 100 BIKE RACKS

LANDSCAPE CALCULATIONS  
 100 BIKE RACKS  
 100 BIKE RACKS  
 100 BIKE RACKS

# Detailed Site Development Plan

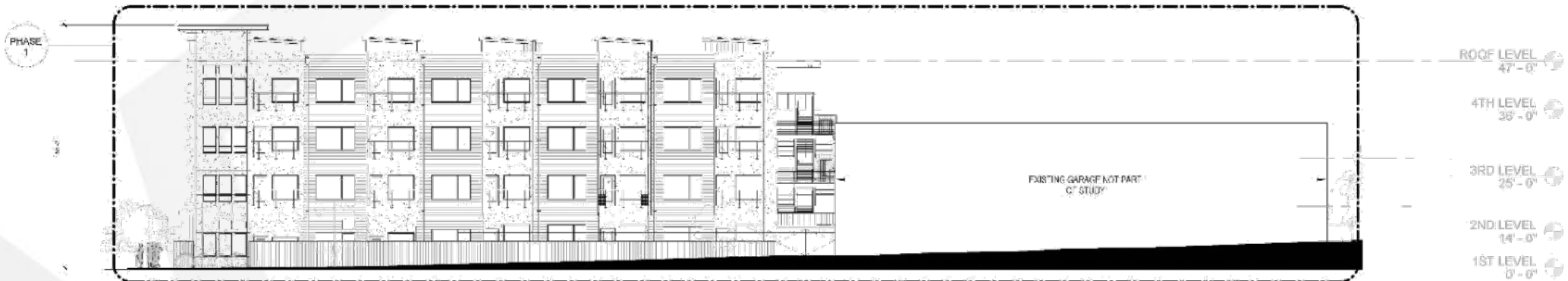




# Elevations



2 SOUTH ELEVATION - MONTANA AVE.  
1/16" = 1'-0"



4 EAST ELEVATION - CAMPBELL ST.  
1/16" = 1'-0"

# Parking Study



## 7.2 12-HOURS/1-DAY COUNT

Another count was prepared on Tuesday 2-9-2021. The results were tabulated as follows:

		NUMBER OF VACANT PARKING SPACES				
DESCRIPTION		CAMPBELL	MONTANA	KANSAS	RIO GRANDE	TOTAL
DAY	TIME					
TUESDAY	7:00 AM	62	0	15	48	125
	8:00 AM	58	0	12	38	108
	9:00 AM	58	0	10	29	97
	10:00 AM	57	0	11	30	98
	11:00 AM	57	0	12	29	98
	12:00 PM	56	0	15	28	99
	1:00 PM	58	0	10	29	97
	2:00 PM	57	0	11	30	98
	3:00 PM	60	0	9	28	97
	4:00 PM	58	0	9	27	94
	5:00 PM	59	0	10	38	107
	6:00 PM	59	0	12	41	112
7:00 PM	59	0	15	42	116	

Table 2: 12-HOURS/1-DAY PARKING COUNT





# Subject Property



# Surrounding Development



W



N



E

S





# Public Input

- Notices were mailed to property owners within 300 feet on March 24, 2021.
- The Planning Division has received 1 letter in favor; 3 calls, 2 emails, and 5 letters in opposition to the special permit 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