

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

AGENDA DATE: October 26, 2021
PUBLIC HEARING DATE: November 23, 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: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of all of Lots 1 through 20, Block 266, Campbell Addition, and the vacated 20.00' alley, City of El Paso, El Paso County, Texas from C-1/c/sp (Commercial/conditions/special permit), A-2 (Apartments), and C-4/sp (Commercial/special permit) to G-MU/c/sp (General Mixed Use/conditions/special permit) and approving a Master Zoning Plan. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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

Subject Property: 405 Montana Ave.
Applicant: SLI Engineering c/o Georges Halloul, PZRZ21-00001

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from C-1/c/sp (Commercial/conditions/special permit), A-2 (Apartments), and C-4/sp (Commercial/special permit) to G-MU/c/sp (General Mixed Use/conditions/special permit) and seeks approval of a Master Zoning Plan for a proposed multi-family complex, which consist of eighty (80) apartment units. City Plan Commission recommended approval (7-0) of the rezoning request on October 21, 2021. As of October 25, 2021, staff has received three (3) letters in support with no communication in opposition of the 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

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Kevin Smith for Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOTS 1 THROUGH 20, BLOCK 266, CAMPBELL ADDITION AND THE VACATED 20.00' ALLEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1/C/SP (COMMERCIAL/CONDITIONS/SPECIAL PERMIT), A-2 (APARTMENTS), AND C-4/SP (COMMERCIAL/SPECIAL PERMIT) TO G-MU/C/SP (GENERAL MIXED USE/CONDITIONS/SPECIAL PERMIT) AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of All of Lots 1 through 20, Block 266, Campbell Addition, and the vacated 20.00' alley, City of El Paso, El Paso County, Texas, be changed from C-1/c/sp (Commercial/conditions/special permit), A-2 (Apartments), and C-4/sp (Commercial/special permit) to **G-MU/c/sp (General Mixed Use/conditions/special permit)** and approving a Master Zoning Plan, as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as **Exhibit B** herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly and is incorporated herein by reference for all purposes, more particularly described by the metes and bounds attached as **Exhibit A** and,

The Penalties for violating the standards imposed through this rezoning ordinance are found in Chapter 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2021.

ATTEST:

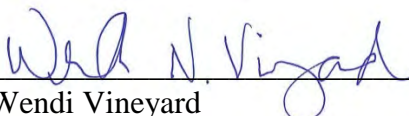
THE CITY OF EL PASO:

Laura D. Prine, City Clerk

Oscar Leeser
Mayor

APPROVED AS TO FORM:

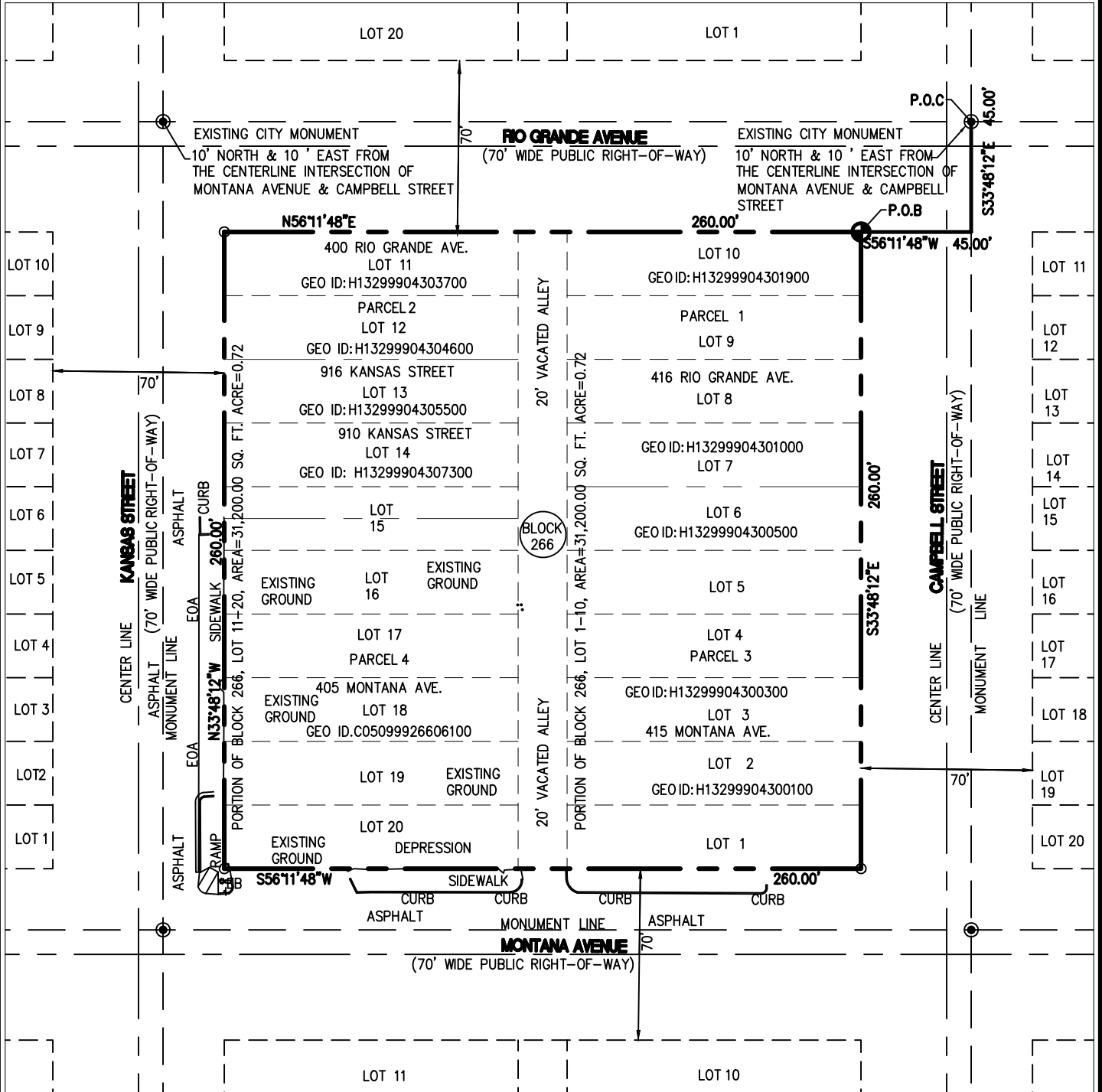
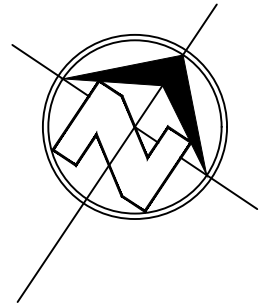
APPROVED AS TO CONTENT:



Wendi Vineyard
Assistant City Attorney

 for

Philip F. Etiwe, Director
Planning & Inspections Department



A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAN.

Copyright 2021 SLI Engineering, Inc.

This map and survey are being provided solely for the use of Housing Authority of The City of El Paso (HACEP) 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 AUGUST 26, 2021.



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

PLAT OF BOUNDARY ON BLOCK 266



PROPERTY DESCRIPTION

All of Lots 1 through 20, Block 266, Campbell Addition, an addition to the City of El Paso, El Paso County, Texas, and the vacated 20.00' alley.

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING PLAT OF BOUNDARY 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

JOB #: 06-20-4435 DR. BY: LCD
SCALE: 1"=60' F.B. #: ***
DATE: 12/30/19

METES AND BOUNDS DESCRIPTION

All of lots 1 through 20, Block 266, Campbell addition, an addition to the City of El Paso, El Paso County, Texas, and the vacated 20.00' alley, 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 Campbell Street and Rio Grande Avenue; Thence, South 33°48'12" East from said city monument and on the monument line of Campbell Street, a distance of 45.00 feet to a point; Thence, South 56° 11' 48" West, away from said monument line, a distance of 45.00 feet to point for a boundary corner lying on the intersection of the southern easterly right-of-way line of Campbell Street and the southerly right-of-way of Rio Grande Avenue, said point being the "TRUE POINT OF BEGINNING" of this boundary description;

THENCE, South 33° 48' 12" East, with said right-of-way line of Campbell Street, a distance of 260.00 feet to a boundary corner lying on the northerly Montana Avenue right-of-way and the westerly right-of-way line of Montana Avenue.

THENCE, South 56° 11' 48" West, with said right-of-way line Montana Avenue a distance of 260.00 feet to a boundary corner lying on the north-easterly right-of-way line of Kansas Street.

THENCE, North 33° 48' 12" West, with said right-of-way line of Kansas Street, a distance of 260.00 feet to a boundary corner lying on the southerly right-of-way line of Rio Grande Avenue;

THENCE, North 56° 11' 48" East, with said right-of-way line of Rio Grande Avenue, a distance of 260.00 feet back to the "TRUE POINT OF BEGINNING" of this boundary description.

Said Parcel of land containing 1.5518 Acres (67,598.30 Sq. Ft.) of land, more or less.



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

Copyright 2021 SLI Engineering, Inc.

This map and survey are being provided solely for the use of Housing Authority of The City of El Paso (HACEP) 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 AUGUST 26, 2021.

PLAT OF BOUNDARY ON BLOCK 266



PROPERTY DESCRIPTION

All of Lots 1 through 20, Block 266, Campbell Addition, an addition to the City of El Paso, El Paso County, Texas, and the vacated 20.00' alley.

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING PLAT OF BOUNDARY 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

JOB #: 06-20-4435 DR. BY: LCD
SCALE: 1"=60' F.B. #: ***
DATE: 08/26/21

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY

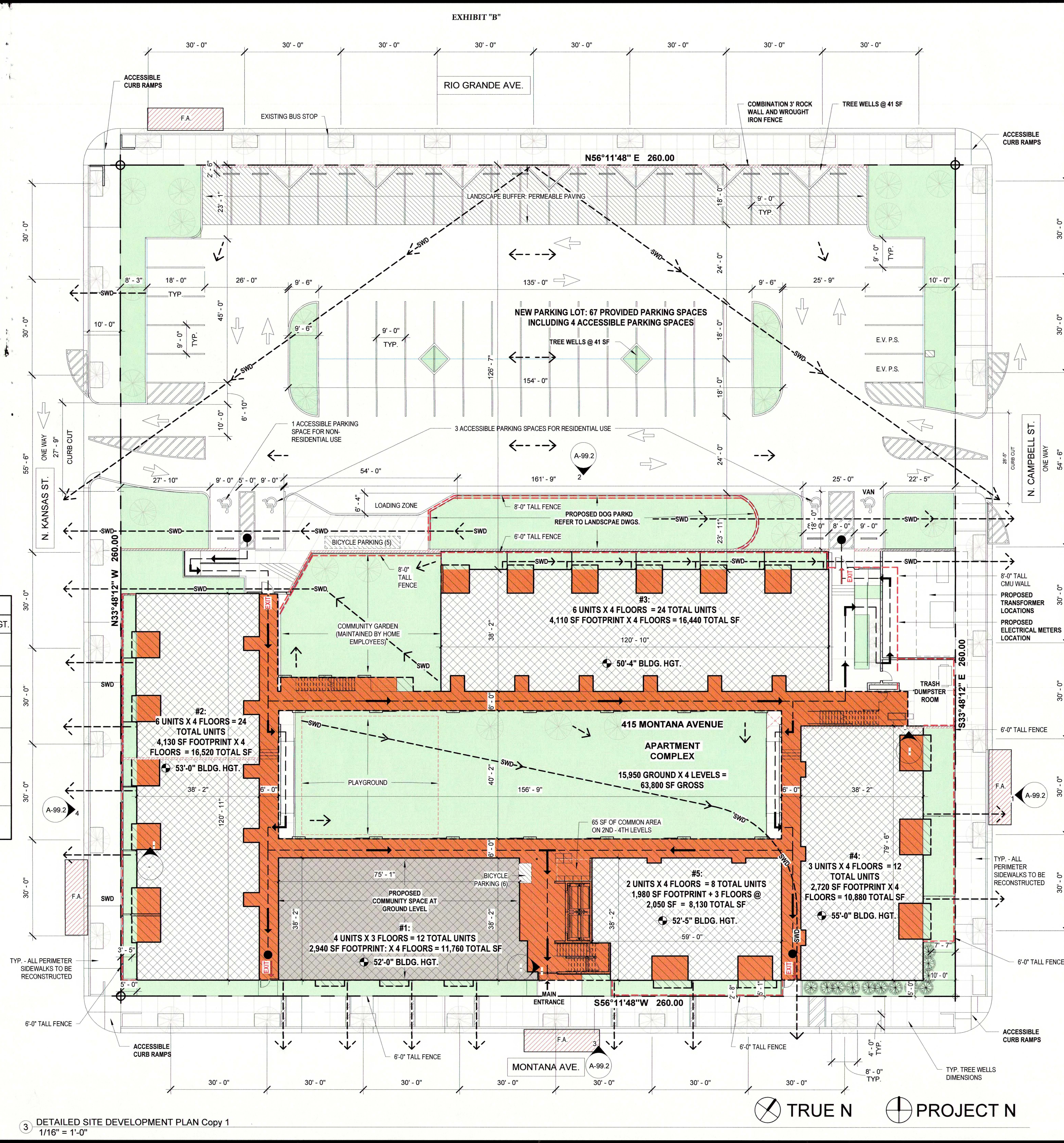
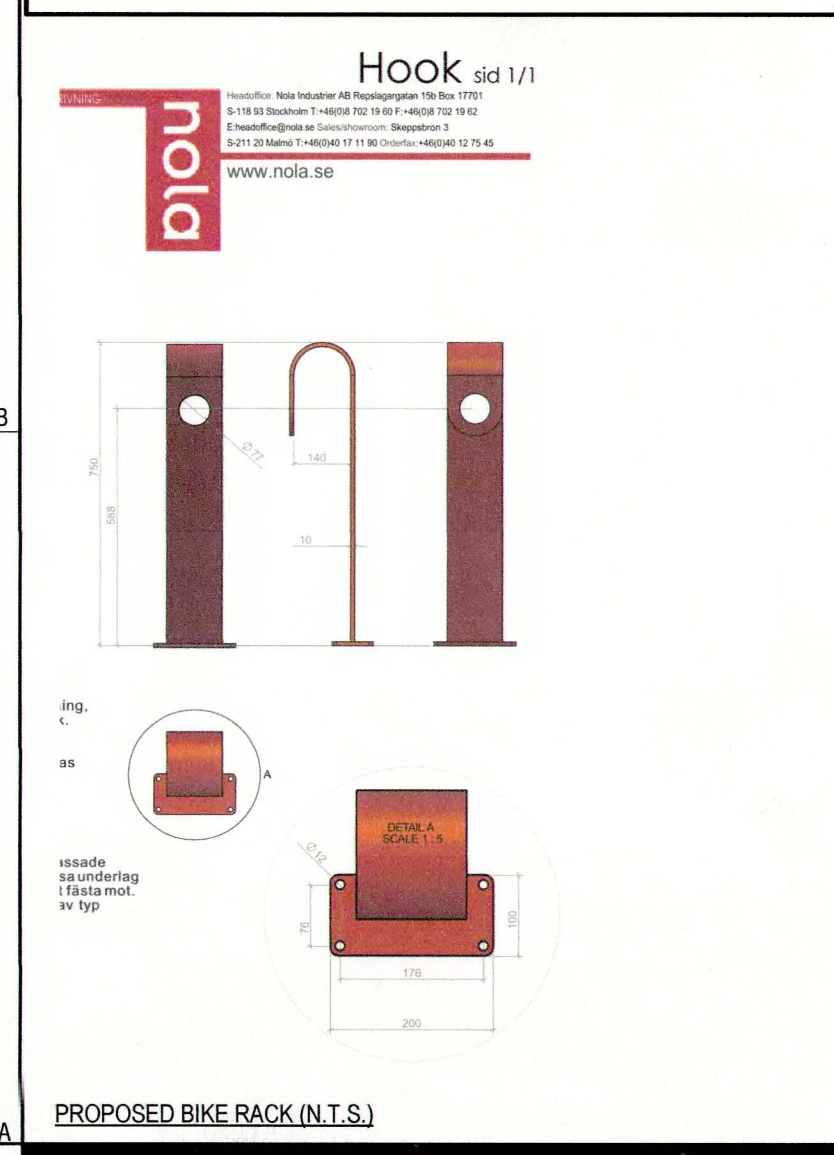
SYMBOL	S.F. / ACRE
[Green hatched]	OPEN SPACES OPEN SPACES = 13,570 SF = 0.311 ACRES
[Orange hatched]	OPEN WALKWAYS / OVERHANGS / PATIOS
[Black hatched]	BUILDING FOOTPRINT #1: 11,760 SF #2: 16,520 SF #3: 16,440 SF #4: 10,880 SF #5: 8,130 SF TOTAL: 63,730 SF
[White box]	NONRESIDENTIAL
[Blue hatched]	BICYCLE PARKING
[Red hatched]	FIRE APPARATUS
[Red box]	RETAINING WALLS N/A
[Red dashed line]	FENCE / SCREEN *HEIGHT OF 6'-0"
[Red solid line]	FENCE / SCREEN *HEIGHT OF 8'-0"
[Arrow]	STORM WATER DRAINAGE N/A
[Dashed arrow]	ACCESSIBLE ROUTES 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 neighboring St. George Church and some of the stucco clad bungalow houses/apartments, creating a contemporary cohesive look.
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 - Program:
 (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.
 New parking lot to comply with current building codes and standards.
 Landscaped areas.

RESIDENTIAL COUNT

BLDG. #	UNIT COUNT & SQUARE FOOTAGE	BLDG. HGT.
#1	1 BEDROOM UNITS 4 UNITS X 3 FLOORS = 12 TOTAL UNITS 2,940 SF FOOTPRINT X 4 FLOORS = 11,760 TOTAL SF	52'-0"
#2	1 BEDROOM UNITS 6 UNITS X 4 FLOORS = 24 TOTAL UNITS 4,130 SF FOOTPRINT X 4 FLOORS = 16,520 TOTAL SF	53'-0"
#3	1 BEDROOM UNITS 6 UNITS X 4 FLOORS = 24 TOTAL UNITS 4,110 SF FOOTPRINT X 4 FLOORS = 16,440 TOTAL SF	50'-4"
#4	2 BEDROOM UNITS 3 UNITS X 4 FLOORS = 12 TOTAL UNITS 2,720 SF FOOTPRINT X 4 FLOORS = 10,880 TOTAL SF	55'-0"
#5	2 BEDROOM UNITS 2 UNITS X 4 FLOORS = 8 TOTAL UNITS 1,980 SF FOOTPRINT + 3 FLOORS @ 2,050 SF = 8,130 TOTAL SF	52'-5"

PROPOSED NONRESIDENTIAL LAND USE
 #1: GROUND FLOOR = 2,940 SF



PROJECT CALCULATION DATA

APPLICABLE CODES
 INTERNATIONAL BUILDING CODE 2015
 NFPA
 ADDAG
 TAS
 FHA

ZONING
 PROPOSED ZONING - G-MU
 YARD STANDARDS (MONTANA AVE. FRONTAGE):
 FY - 0'-0"
 FV - 0'-0"
 SYE - 0'-0"
 SYW - 0'-0"

OCCUPANCY
 GROUP R2

CONSTRUCTION
 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

LAND AREA
 TOTAL LAND AREA = 67,601 SF = 1.55 ACRES

BUILDING AREA
 15,880 SF GROUND X 4 LEVELS = 63,520 SF GROSS
 ALLOWABLE AREA IN SF (TABLE 506.2)
 R-S SM TYPE VA = 39,000 SF PER FLOOR

LEGAL DESCRIPTION
 ALL OF LOTS 1 THROUGH 20, BLOCK 266, AND THE VACATED 20 FOOT ALLEY CAMPBELL ADDITION, THE CITY OF EL PASO, EL PASO COUNTY TEXAS

RESIDENTIAL COUNT

LEVELS	1 BDRM	2 BDRM
GROUND LEVEL	12	5
SECOND LEVEL	16	5
THIRD LEVEL	16	5
FOURTH LEVEL	16	5
TOTAL:	60	20

PROPOSED DENSITY: 60 / 1.55 ACRE = 39 UNITS / ACRE
 20 / 1.55 ACRE = 13 UNITS / ACRE
 1.5 P.S. X 1 BEDROOM = 2 P.S. X 2 BEDROOMS = 90 P.S.
 40 P.S.

PROPOSED NONRESIDENTIAL LAND USE

#1 (2,940 SF): • ASSISTANT OFFICE • MANAGER'S OFFICE • BUSINESS CENTER • STO. / JAN. • UNISEX RESTROOMS (2)	• GROUND STORAGE • OFFICE (2) • LAUNDRY ROOM • LAUNDRY STORAGE
--	---

TOTAL NONRESIDENTIAL: 3,135 SF

MAXIMUM PROPOSED INTENSITY FOR NONRESIDENTIAL LAND USE:
 63,520 SF GROSS / 2,840 NONRESIDENTIAL SF X 100 = 22% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)

PARKING CALCULATIONS

1.5 P.S. X 1 BEDROOM	COMMERCIAL
2 P.S. X 2 BEDROOMS	862 SF / 288 = 862 SF / 200 = MIN 3 P.S. MAX 4 P.S.
60 1BD UNITS X 1.5 P.S. = 90 P.S.	
20 2BD UNITS X 2 P.S. = 40 P.S.	
130 P.S.	3 P.S.
PROVIDED = 67 P.S.	MIN. REQ. = 133 P.S.
	66 P.S. SHORT

BIKE RACK CALCULATIONS

REQUIRED 11 BIKE PARKING SPACE / PROVIDED 11 BIKE PARKING SPACES

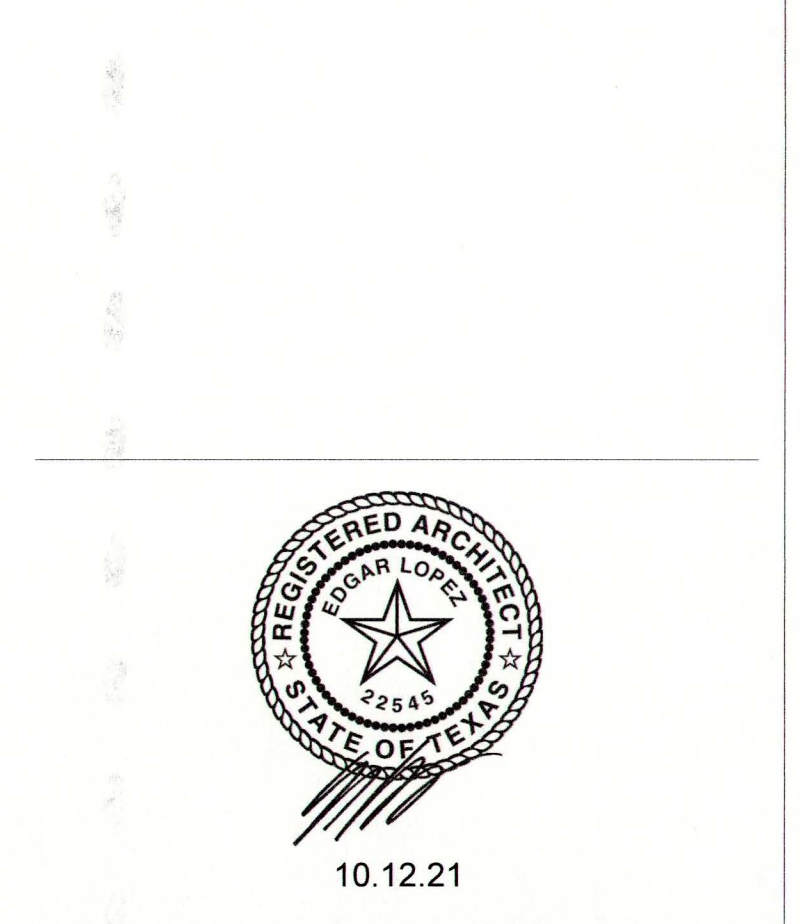
LANDSCAPE CALCULATIONS

LANDSCAPE AREA REQUIRED: 51,795' 15" = 7,770 SQ. FT.
 TOTAL LANDSCAPE AREA PROPOSED IN LANDSCAPE AREA: 16,143 SQ. FT.
 LANDSCAPE UNITS REQUIRED: 7,770 SQ. FT. / 1000 = 7.7 - 8 UNIT

PARKING CANOPY TREES: 67 SPACES / 10 = 6.7 - 7 PARKING CANOPY TREES (CT)

FRONTAGE TREES: 986/30 = 32.8 - 33 FRONTAGE TREES (FT)
 STREET TREES: 455/30 FT. SPACING = 16 STREET TREES (ST)

	REQUIRED	PROPOSED
PROJECT TREES	8	8
FRONTAGE TREES	33	33
PARKING CANOPY TREES	7	8
BUFFER TREES	16	17
5 GALLON PLANTS	360	360



HACEP - NUESTRA SEÑORA

HACEP

415 Montana Ave.
 El Paso, Texas 79902

REVISION SCHEDULE

Number	Date	Description
1	10/19/21	

PLANNING & INSPECTIONS DEPARTMENT
 PLANNING DIVISION
 MASTER ZONING PLAN
 APPROVED BY CITY COUNCIL

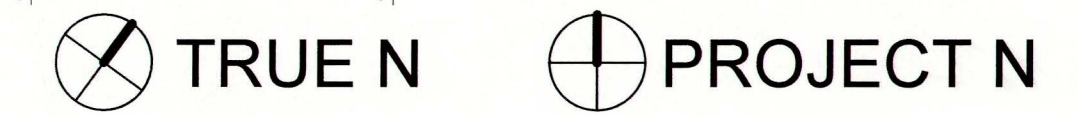
APPLICANT: J. Lopez
 EXECUTIVE SECRETARY, CITY PLAN COMMISSION: J. Lopez
 CITY MANAGER

PROJECT STATUS: DESIGN DEVELOPMENT
 ISSUE DATE: 10.12.21
 PROJECT NO.: 20019
 DRAWN BY: FT / MS
 CHECKED BY: EL / WH
 SPECIAL PERMIT REQUEST FOR PARKING REDUCTION

MASTER ZONING PLAN

A-99.0

3 DETAILED SITE DEVELOPMENT PLAN Copy 1
 1/16" = 1'-0"





10.12.21

HACEP - NUESTRA SEÑORA

HACEP

415 Montana Ave.
El Paso, Texas 79902

REVISION SCHEDULE

Number	Date	Description

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL

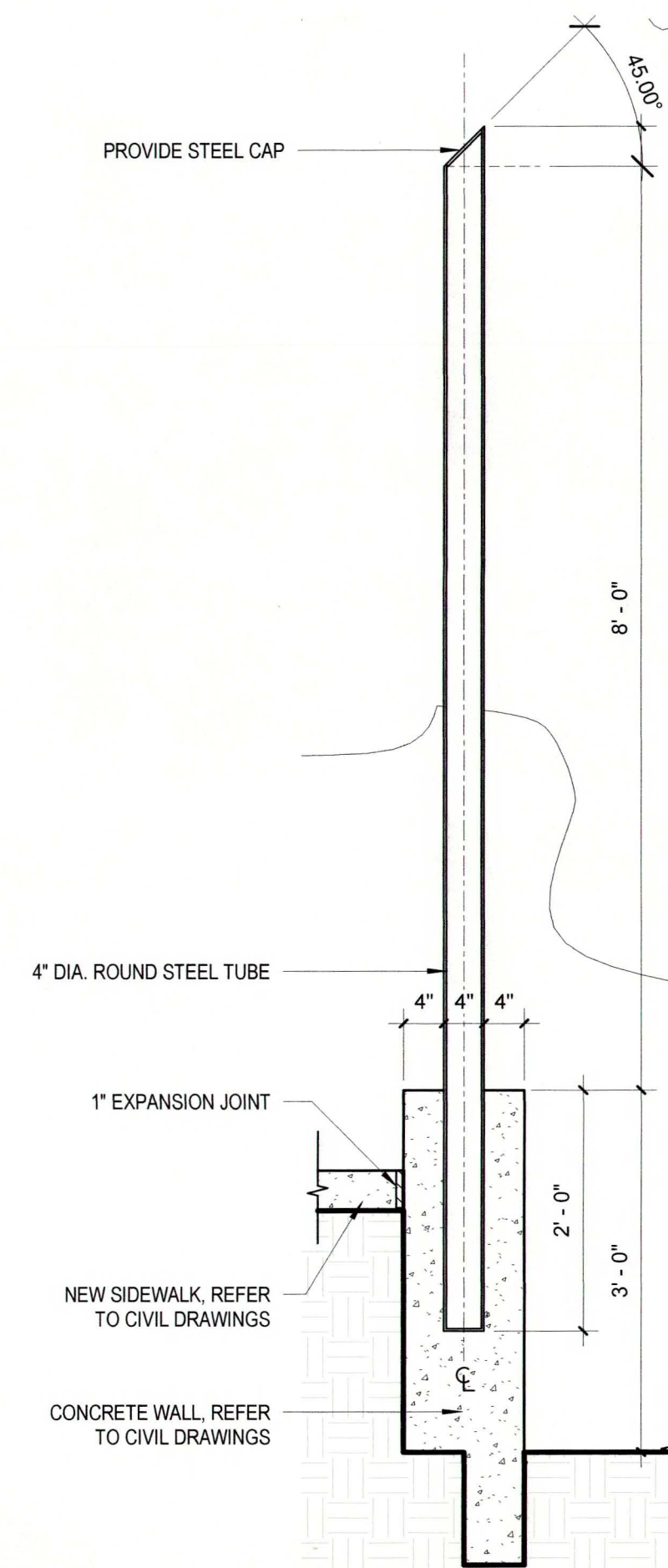
DATE: 10/19/21
APPLICANT: [Signature]
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

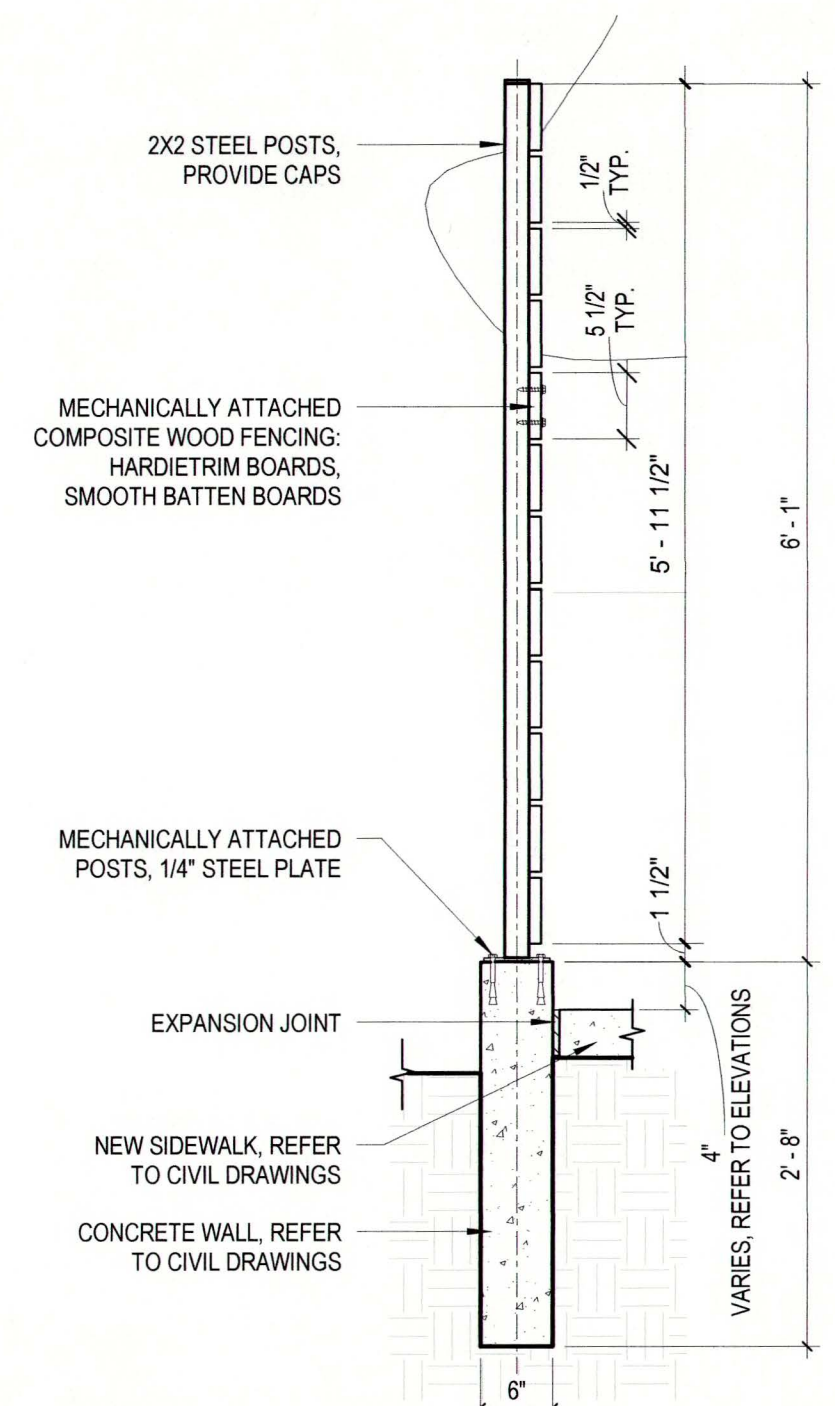
PROJECT STATUS: **DESIGN DEVELOPMENT**
ISSUE DATE: **10.12.21**
PROJECT NO.: **20019**
DRAWN BY: FT
CHECKED BY: WH

**MASTER ZONING -
FENCING DETAILS**

A-99.1



① TUBULAR FENCING SECTION DETAIL - TYP.
3/4" = 1'-0"



② FENCING SECTION DETAIL - TYP.
3/4" = 1'-0"



10.12.21

HACEP - NUESTRA SEÑORA

HACEP

415 Montana Ave.
El Paso, Texas 79902

REVISION SCHEDULE

Number	Date	Description

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL

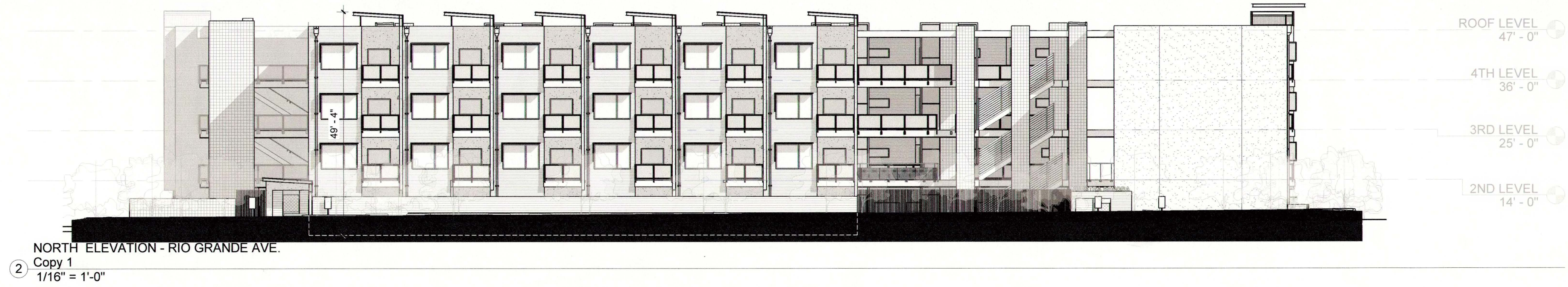
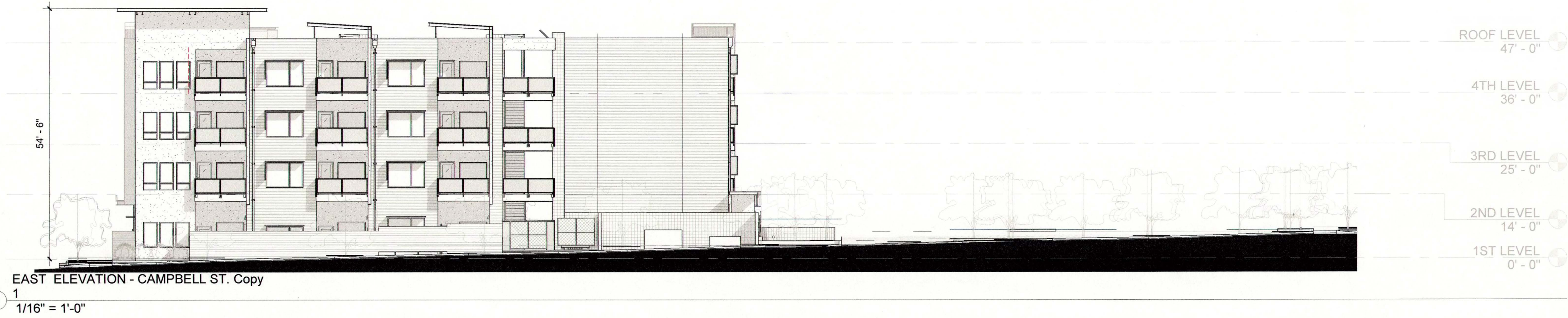
[Signature]
APPLICANT
[Signature]
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

PROJECT STATUS: **DESIGN DEVELOPMENT**
ISSUE DATE: **10.12.21**
PROJECT NO.: **20019**
DRAWN BY: FT
CHECKED BY: EL

**MASTER ZONING PLAN
- EXTERIOR
ELEVATIONS**

A-99.2



General Mixed Use Zoning Report

Nuestra Senora Apartment

Owner: The Housing Authority of the City of El Paso

Prepared by: Georges Halloul, P.E.

August 2021



**PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL**

10/20/2021
DATE

[Signature]
APPLICANT

[Signature]
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

GENERAL MIXED USE ZONING REPORT
Nuestra Senora Apartment

Article I. Contents

ABSTRACT 2

LIMITATIONS 2

INTRODUCTION 2

EXECUTIVE SUMMARY 3

SITE LOCATION 4

SITE DESCRIPTION 5

 EXISTING CONDITIONS: 6

 LEGAL DESCRIPTION 6

 LEGAL ADDRESS 6

 PLATTING DETERMINATION 6

 FUTURE LAND USE 6

PROPOSED CONDITIONS 7

 LAND USE 7

 FLOOR AREA RATIO 8

 PARKING CALCULATION 8

 FIGURE 5: MASTER ZONING PLAN 8

PRINCIPALS AND REQUIREMENTS 9

 DEVELOPMENT PERSPECTIVE 9

 BUILDING PERSPECTIVE 11

 GENERAL DESIGN ELEMENTS 13

 ARCHITECTURAL OBJECTIVES 14

 ROADWAY DESIGN 14

 PARKING 15

 SETBACKS 15

 LOT COVERAGE AND HEIGHTS 15

 LANDSCAPING 15

 PHASING 15

abstract

This study is intended to assist the owner/ developer in meeting the City requirements for rezoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G..

limitations

This report has been prepared for the exclusive use of The City of El Paso, The Housing Authority of the City of El Paso, HACEP, and its consultants for evaluation purposes and does not contain information for other parties or other uses.

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

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. In-Situ Architects.
5. Field data collected during the study

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.

Introduction

HACEP., is in the process of processing a Rezoning Application for existing site located on the block between Montana and Rio Grande in the north south direction and Campbell and Kansas in the east west direction. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, open space and an administrative office for the apartment administrative activities.

Executive summary

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- ✚ **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of multifamily units, community gardens, and playground using types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- ✚ **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development
- ✚ **Neighborhoods:** The proposed development with the 4 story building and the parking garage, provide safe and efficient vehicular and pedestrian circulation systems. The community facilities are located within the development within walking distance from all dwellings. The neighborhood commercial services surround the proposed facility.

Site Location

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

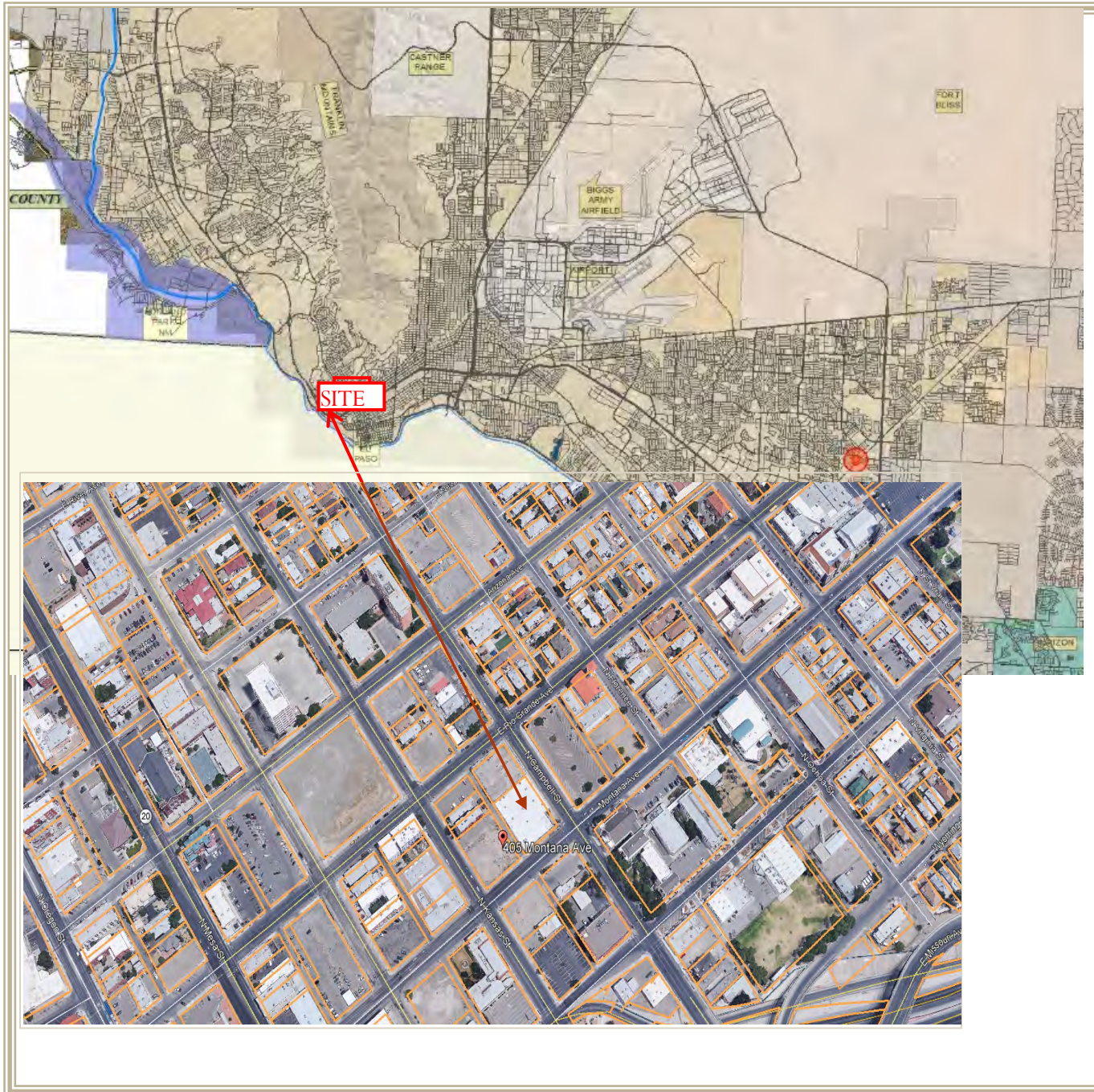


FIGURE 1 : SITE LOCATION

Site Description

The site consists of 1.432 acres to include a 20-foot alley between the two parcels.. The site is occupied by 4 buildings, and vacant land.

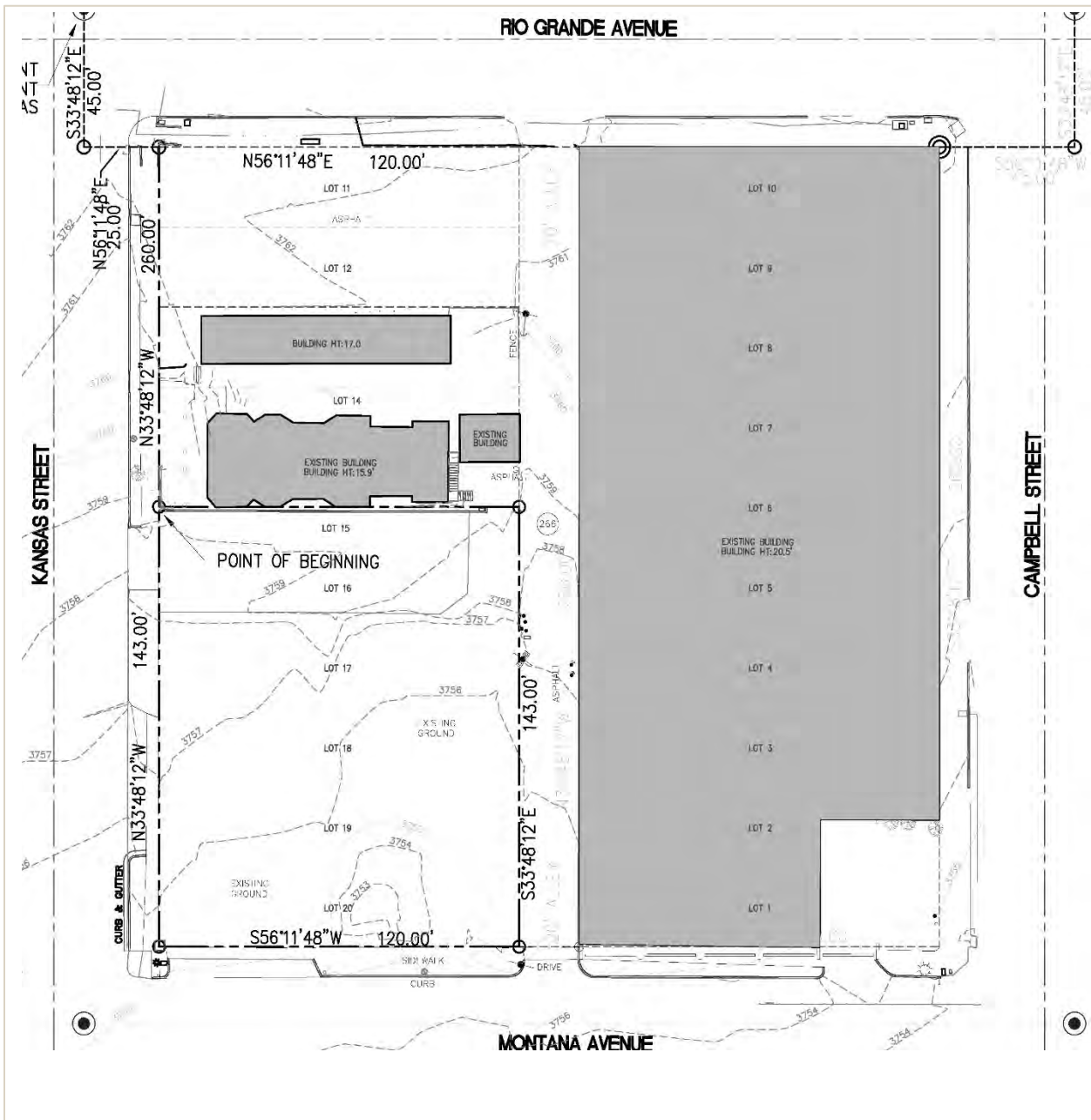


Figure 2: Existing Conditions

Existing Conditions:

Legal Description

The legal description of the site is:

All of lots 1 through 20, Block 266, Campbell Addition, the City of **El Paso, El Paso County Texas.**

The existing alley connecting Montana and Rio Grande between Kansas Street and campbell Street.

Legal Address

There are several addresses on that site:

405 Montana

910 Kansas

916 Kansas

400 Rio Grande

416 Rio Grande

415 Montana

Platting Determination

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

The lots will not be combined and will stay the same.

Future Land Use

The site is located within the boundary identified by the City comprehensive plan as G-2 Traditional Neighborhood.

:

Proposed Conditions

Land use

The site will be zoned to GMU General Mixed Use.

The following table summarizes the proposed uses.

RESIDENTIAL COUNT		
	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
PROPOSED DENSITY:	60 / 1.55 ACRE = 39 UNITS / ACRE	20 / 1.55 ACRE = 13 UNITS / ACRE
	1.5 P.S. X 1 BEDROOM = 90 P.S.	2 P.S. X 2 BEDROOMS = 40 P.S.
PROPOSED NONRESIDENTIAL LAND USE		
#1 (2860 SF): <ul style="list-style-type: none"> • ASSISTANT OFFICE • MANAGER'S OFFICE • BUSINESS CENTER • STO. / JAN. • UNISEX RESTROOMS (2) • GROUND STORAGE • OFFICE (2) • LAUNDRY ROOM • LAUNDRY STORAGE <p style="text-align: right;">TOTAL NONRESIDENTIAL: 2,940 SF</p>		
MAXIMUM PROPOSED INTENSITY FOR NONRESIDENTIAL LAND USE: 63,520 SF GROSS / 2,840 NONRESIDENTIAL SF X 100 = .22% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)		

TABLE 1: TABLE OF RESIDENTIAL COUNTX

The units are spread as follows:

BUILDING #1 Max height 47'

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

Proposed Nonresidential Land Use

Bldg 1a: Ground Floor

2,940 Sf / Floor X 1 = 2,940 Total Sf

Floor Area Ratio

The maximum proposed intensity for nonresidential land use is 63,520 gross sf / 2,940 nonresidential sf x 100. The calculated FAR, (floor area ratio), of nonresidential land use is .22% of the total sf

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:

60 1-Bedroom Units require 90 Parking Spaces

20 2-Bedroom units requires 40 Parking Spaces

Commercial Office 862 SF / 288 = MIN 3 Parking Spaces.

Total requires is 133 Parking Spaces

Total Provided is 67 Parking Spaces

There will be a shortage of 66 Parking Spaces.

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

Principals and Requirements

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only,” and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines”.

Development Perspective.

- i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been vacant and the buildings have been deteriorating. The surrounding areas are developed and occupied. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

- ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of utilizing the existing parking garage building and renovating it to be utilized as the parking garage for the proposed development. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

- iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

- iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by commercial, office development and a church and it will serve as a service center for the surrounding community.

- v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development consists a parking garage, retail and office at the first level and apartment on the other stories of the proposed building..

- vi. That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existent.

- vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The green space within the property is properly located in the center of the project which makes it accessible to all the tenants within the development

- viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

Sun Metro has confirmed that the project located at 405 Montana is situated within 1000 feet of a mass transit system route (s). Sun Metro's Route 34 and 36 travel along Rio Grande Avenue with one stop located adjacent to the subject property at Rio Grande and Kansas.

- ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

- x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

- xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

- xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

The development is existent and the streets are existent too.

- xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

- xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

The project located at 405 Montana is situated within 1000 feet of a mass transit system route (s). Sun Metro's Route 34 and 36 travel along Rio Grande Avenue with one stop located adjacent to the subject property at Rio Grande and Kansas.

- xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.

This item does not apply

- xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The building will extend up to the right of way lines of all streets. There will be some landscaping scattered where feasible and available. Also there will be an open space area within the courtyard that provides playground, sitting area and community gardens.

- xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

The breakdown of the proposed mixed use is shown in table 1.

Building Perspective.

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

- i. That buildings and landscaping contribute to the physical definition of streets as civic places.

The building will enhance the image of the area. The landscaping will be scattered along some of the frontages.

- ii. That the design of streets and buildings reinforce safe environments.

The streets are existing. The sidewalks will be demolished and rebuilt to make them safer and in compliance with ADA for pedestrian traffic. The building will be built in compliance with the 2015 building code and in compliance with the City municipal code. The units adjacent to the street will have window facing the street. The office of the building and the security office is located on the first floor and has windows facing the street.

- iii. That architecture and landscape design grow from local climate, topography, history and building practice.

- *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 neighbored St. George Church and some of the stucco clad bungalow houses/apartments, creating a contemporary cohesive look.*
- *Exiting 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 compliment the residential building complex.

- iv. That the preservation and renewal of historic buildings be facilitated.

The building has been built and it will be remodeled and added upon. The proposed development will enhance the quality of the building as well as the aesthetics of the site.

- v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

This item will be met.

General Design Elements

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.

2. A variety of housing types, jobs, shopping, services, and public facilities.

The development consists of Multifamily Dwellings and office spaces.

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.

The building will only house apartment units ranging from 1 Bedroom one bath to 3 bedroom 2 bath and other offices.

4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

The streets are existent.

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

This item does not apply

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

The site will enhance the visual enjoyment of the neighborhood. Street trees and other landscaping will be part of this development. A landscaped courtyard, playground and community gardens are also part of this development and will all be located within the courtyard.

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

The combination of all the proposed mix uses will be the focal point for community identity.

9. 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.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

Architectural Objectives.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

Roadway Design.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in [Chapter 20.14](#). However, the project will require parking reduction of 66 parking spaces out of 133 required parking spaces. There are approximately 80 spaces plus available along the adjacent streets within 300 feet from the site.

HACEP has also applied for a Special Permit with the City of El Paso Planning Department to obtain 50% Parking reduction. The application is scheduled at the same time as the re-zoning application.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ,” Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan”. Therefore, this development will have a minimum of 0 foot setbacks.

Lot Coverage and Heights

We propose to have 16,393 SF of building which is 24% coverage for the entire lot. The height of the building should not exceed 60 feet.

Landscaping.

According to the General Design Principles as per Title 20.10.360G, “Uses within a mixed-use development shall not be required to conform to the landscaping requirements of [Title 18](#) (Building and Construction) of the El Paso City Code”.

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

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 I should start in December of 2021. The construction schedule is 12 months.

405 Montana Avenue

City Plan Commission — October 21, 2021

REZONING

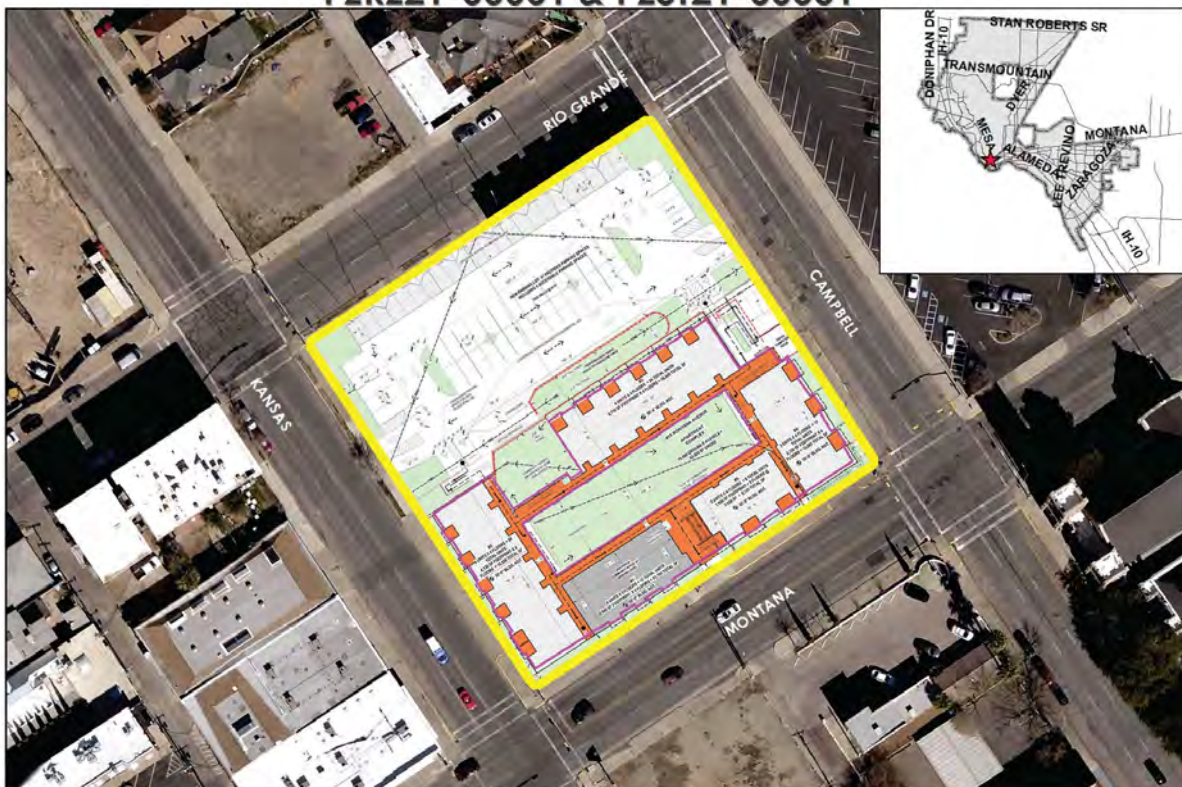


CASE NUMBER: PZRZ21-00001
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Housing Authority of the City of El Paso
REPRESENTATIVE: SLI Engineering, Inc., c/o Georges Halloul
LOCATION: 405 Montana Avenue (District 8)
PROPERTY AREA: 1.55 acres
REQUEST: Rezone from C-1/c/sp (Commercial/conditions/special permit), A-2 (Apartments), and C-4/sp (Commercial/special permit) to G-MU/c/sp (General Mixed Use/conditions/special permit)
RELATED APPLICATIONS: PZST21-00001
PUBLIC INPUT: Three (3) letters in support received as of October 14, 2021

SUMMARY OF REQUEST: The applicant is requesting 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/c/sp (General Mixed Use/conditions/special permit) and approval of a Master Zoning Plan (MZP) for a proposed multifamily development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request as 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

PZRZ21-00001 & 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 show accurate conditions. Discrepancies of this map to scales greater than 1:10,000 may not be shown and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 20 40 80 120 160 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting 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/c/sp (General Mixed Use/conditions/special permit) and approval of a Master Zoning Plan for a proposed multifamily development. The proposed development will consist of five (5) apartment buildings that will include a total of eighty (80) units, with a maximum building height of fifty-five (55) feet. The proposed development requires a total of one hundred thirty-three (133) parking spaces, but is providing sixty-seven (67) parking spaces on-site. Additionally, seven (7) bicycle spaces are required, with the proposed development providing eleven (11) bicycle spaces. A special permit (PZST21-00001) for reduction in parking requirements is being requested concurrently. Proposed access is being shown from Kansas Street and Campbell Street.

PREVIOUS CASE HISTORY: City Plan Commission recommended approval (9-0) on April 22, 2021 on a different proposed plan. Since then, the applicant has significantly altered the proposed design, which requires a new review and approval recommendation prior to City Council. Changes include reducing the number of proposed buildings from seven (7) to five (5), reducing the number of housing units from a total of one hundred thirty-six (136) units to eighty (80) units, and inclusion of a parking lot with sixty-seven (67) parking spaces within the property. A reduction in the request of 100% parking reduction of two hundred twenty-four (224) previously required parking spaces to a request of 50% parking reduction of the current requirement of one hundred thirty-three (133) parking spaces to sixty-seven (67) spaces provided on-site.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed multifamily development is compatible with the surrounding neighborhood and is in character with the Central El Paso neighborhood. Existing sidewalks will be reconstructed and street trees will be provided. The proposed development will have access from Kansas Street and Campbell Street, which are classified as Minor Arterials. The streets’ designations are appropriate to serve the proposed development. Furthermore, the proposed development is located within 1,000 feet of bus and transit routes, including one stop located adjacent to the subject property at Rio Grande Avenue and Kansas Street serviced by Sun Metro’s Routes 34 and 36 and one stop located on Stanton Street serviced by Sun Metro’s Streetcar Route. 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. The closest park is Houston Park (0.28 miles) and the nearest school is El Paso High School (0.65 miles).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: 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>	<p>Yes. The proposed development will be built up close 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.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:

<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: G-MU (General Mixed Use): 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>Yes. 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>
--	--

<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The proposed development is located in close proximity to various public transit facilities. The property has access to Kansas Street and Campbell Street, which are classified as Minor Arterials. The classification of these roads is appropriate for the density of the proposed development.</p>
--	--

THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:

<p>Historic District or Special Designations & Study Area Plans: 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>The subject property is not located within any historic districts, other special designations, or areas with adopted study area plans.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects are anticipated.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>There are no anticipated effects on the natural environment.</p>
<p>Stability: 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>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Existing structures 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. Properties and uses surrounding the proposed development consist of offices, apartments, and surface parking.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The property has access to Kansas Street and Campbell Street, which are classified as Minor Arterials. The classification of these roads is appropriate for the density of the proposed development. Additionally, the proposed development is located in a transit oriented development corridor with public transit facilities located within 1,000 feet to serve the property, including one stop located adjacent to the subject property at Rio Grande Avenue and Kansas Street serviced by Sun Metro’s Route 34 and 36 and one stop located on Stanton Street serviced by Sun Metro’s Streetcar Route.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

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 rezoning request. Notices were provided to all property owners within 300 feet of the subject property on September 24, 2021. As of October 14, 2021, the Planning Division has received three (3) letters in support of the rezoning request.

RELATED APPLICATIONS: A special permit (PZST21-00001) to reduce parking requirements by 50% is being requested concurrently with the rezoning request.

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 (CPC) 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 rezoning 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. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning 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 rezoning 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. Letters in support
5. Master Zoning Plan
6. Department Comments
7. Master Zoning Report

ATTACHMENT 1

PZRZ21-00001 & PZST21-00001



G2, Traditional Neighborhood (Walkable)

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



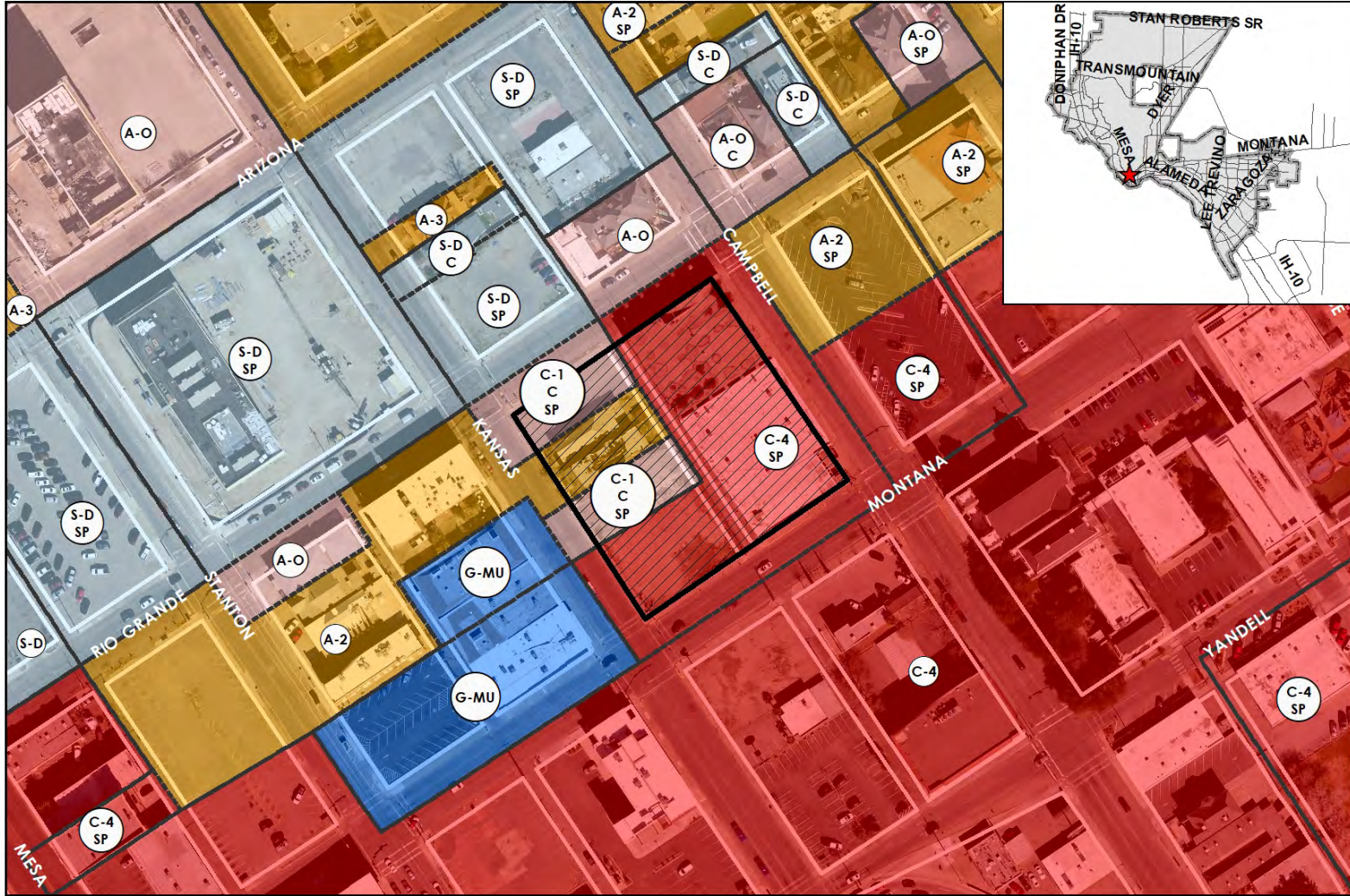
 Subject Property

0 40 80 160 240 320 Feet



ATTACHMENT 2

PZRZ21-00001 & 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. 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




ATTACHMENT 3

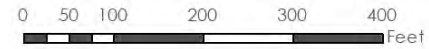
PZRZ21-00001 & PZST21-00001



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. 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
-  Parcels within 300 feet



ATTACHMENT 4

August 23, 2021

The Honorable Oscar Leeser
Mayor, City of El Paso
The City Council of the City of El Paso
300 North Campbell Street
El Paso, Texas 79901

Mr. Gerald Cichon, CEO
Housing Authority of the City of El Paso
Aka, Housing Opportunity Management Enterprises
304 Texas Avenue
El Paso, Texas 79901

RE: Revised/Rezoning and Special Permit Applications
La Nuestra Senora Proposed Development
405 Montana Avenue
El Paso, Texas 79901

Dear Mayor Leeser, City Representatives, Mr. Cichon:

It gives me great pleasure to communicate to you the support of The Church of St. Clement in the matter referenced above. We appreciate the efforts of the Mayor, Representative Lizarraga, and CEO Cichon as well as the numerous neighbors who voiced their views over the past few months. As a result, we have been able promulgate an acceptable plan for development that not only benefits the City of El Paso, HOME, and the neighborhood. This revised application and development proposal also respects the views of neighbors who live and work in this area.

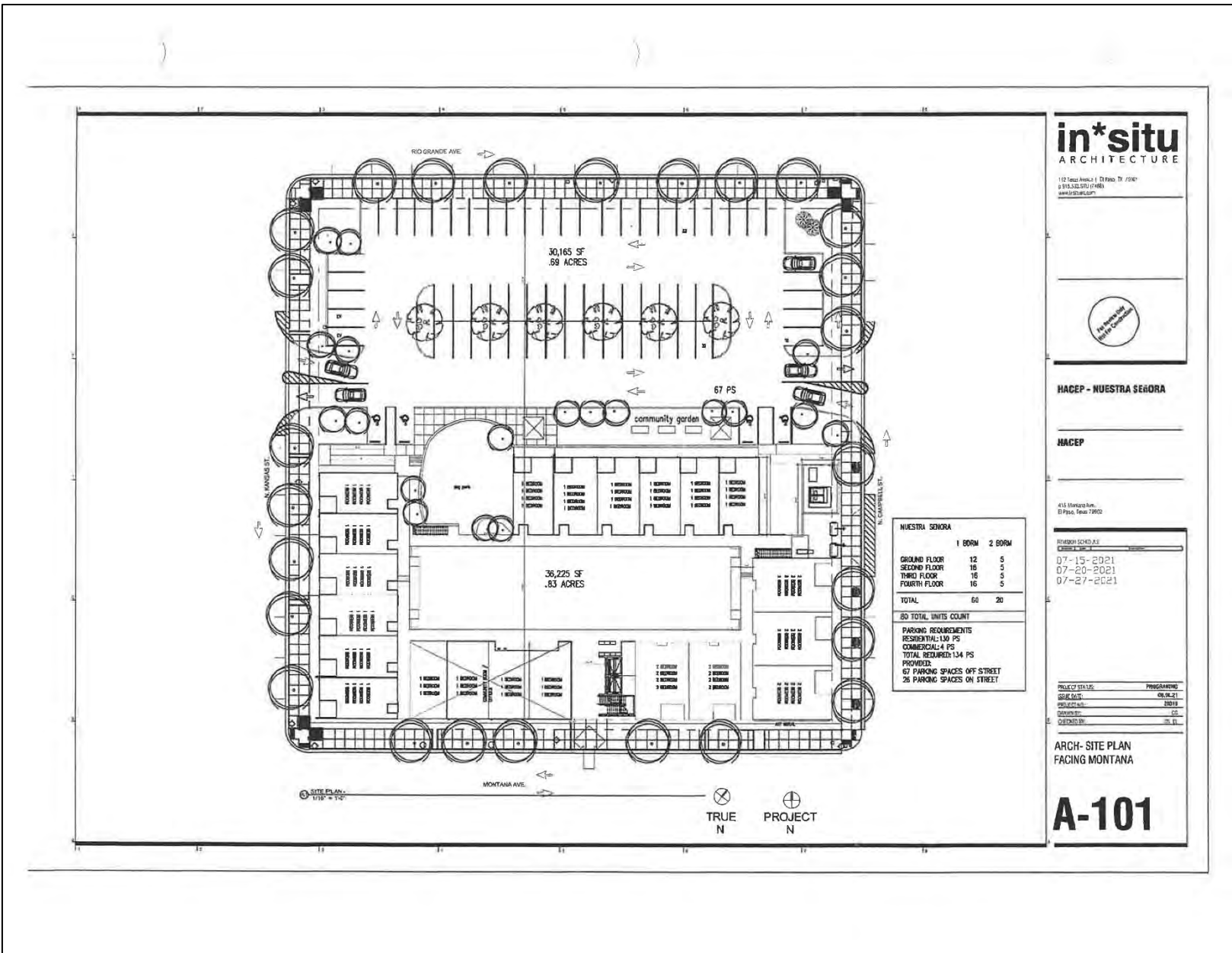
The plan for an adjusted development of 80 apartment units, presented at our meeting on the 5th of August, (attached), and requesting a 50% parking reduction, will result in requiring 26 parking spaces on street, is an excellent advancement of the goals of both HACEP and the Neighborhood.

We wish to commend HOME/HACEP CEO Cichon, Mayor Leeser, Representative Lizarraga and our neighborhood partners for their participation in these discussions.

Thank you for your kind attentions.



Leo Gus Haddad
The Church of St. Clement
Authorized Representative



in*situ
ARCHITECTURE

113 South Avenue 1, Durango, CO 81301
p 970.243.5751 (r488)
www.in*situ.com



HACEP - NUESTRA SEÑORA

HACEP

415 Montana Ave.
El Paso, Texas 79902

NUESTRA SEÑORA

	1 BDRM	2 BDRM
GROUND FLOOR	12	5
SECOND FLOOR	16	5
THIRD FLOOR	16	5
FOURTH FLOOR	16	5
TOTAL	60	20

80 TOTAL UNITS COUNT

PARKING REQUIREMENTS
RESIDENTIAL-130 PS
COMMERCIAL-4 PS
TOTAL REQUIRED-134 PS
PROVIDED
67 PARKING SPACES OFF STREET
26 PARKING SPACES ON STREET

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
01	07-15-2021	ISSUE FOR PERMIT
02	07-20-2021	ISSUE FOR PERMIT
03	07-27-2021	ISSUE FOR PERMIT

PROJECT STATUS:

DATE	STATUS
08.04.21	ISSUED FOR PERMIT
08.04.21	ISSUED FOR PERMIT
08.04.21	ISSUED FOR PERMIT
08.04.21	ISSUED FOR PERMIT

ARCH- SITE PLAN
FACING MONTANA

A-101

Board of Directors

Thomas L. Wright, *President*
Attorney at Law
Tressa Rockwell, *Vice President*
Executive Director
Progress321
Cynthia S. Prieto, *Treasurer*
Vice President & Controller
El Paso Electric
Alise Mann, *Secretary*
Community Advocate

Greg Anderson
Attorney at Law
Ames Davis
Executive Director
American Red Cross
Briana M. Gomez-Valenzuela
Tax Manager
Lauterbach Berchrow
Mary Bell Haney
Educator
Jerald Hobson
Owlier
Jardin de Milagros
Mayela Macias
CEO & Founder
Clear Solutions Consulting
Jason Mallonee
Assistant Professor
New Mexico State Univ.
Eva M. Moya
Associate Professor
University of Texas at El Paso
Matthew Niland
Vice President
The Niland Co.
Casle Pedregon
Development Coordinator
Paso del Norte Com. Foundation
Joseph V. Riccillo
El Paso Director
Sundt
Shari S. Schwartz
Educator
Jimmy Stevens, CPA
Alex M. Wankler
Audit Associate
PricewaterhouseCoopers
Charles Andrew Whatley
Senior Partner
Evolve? Digital Marketing

Warren E. Goodell
Executive Director
wgoodell@kmfp.org

September 10, 2021

The Honorable Oscar Leaser
Mayor, City of El Paso
The City Council of the City of El Paso
300 North Campbell Street
El Paso, Texas 79901

Mr. Gerald Cichon, CEO
Housing Authority of the City of El Paso
Aka, Housing Opportunity Management Enterprise
304 Texas Avenue
El Paso, Texas 79901

Re: Revised/Rezoning and Special Permit Applications
La Nuestra Senora Proposed Development
405 Montana Avenue
El Paso, Texas 79902

Dear Mayor Leaser, City Representatives, Mr. Cichon:

I was delighted to learn of the revised application and proposal for the La Nuestra Senora development plan. The adjusted development plan for 80 apartment units, presented at the meeting on the 5th of August, and requesting a 50% parking reduction requiring 26 parking spaces on street, is an excellent advancement of the goals of both HACP and the neighborhood.

Kelly is grateful to HOME/HACEP CEO Cichon, Mayor Leaser, Representative Lizarraga and our neighborhood partners for the continuing discussions that have resulted in these revised plans.

Yours sincerely,

Warren E. Goodell
Executive Director

Zamora, Luis F.

From: Edward Rodriguez <edward@erodriguezlaw.com>
Sent: Wednesday, October 6, 2021 4:54 PM
To: Zamora, Luis F.
Subject: Letter in the Matter of Case: PZRZ21-00001 and PZST21-00001
Attachments: Letter in the Matter of PZRZ21-00001 and PZST21-00001.pdf

You don't often get email from edward@erodriguezlaw.com. [Learn why this is important](#)

Attach,

Please see our letter in support of the above referenced case.

Sincerely,

Edward Rodriguez, J.D., B.S.
The Law Firm of Edward Rodriguez, P.C.
501 E. Rio Grande, Ave.
El Paso, Texas 79902
Tel.: 915.778-3992
eFax.: 1.888.500.5105
E-mail: edward@erodriguezlaw.com
www.erodriguezlaw.com

Confidentiality Notice: This e-mail is intended to be viewed only by the individual or entity to whom it is addressed. It may contain information privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this communication is strictly prohibited without our prior permission. If the reader of this message is not the intended recipient, or if you have received this communication in error, please notify us immediately by return e-mail and delete the original message and any copies of it from your computer system.



Housing Authority of the City of El Paso
300 N. Campbell, 1st Floor, City Council Chambers
El Paso, Texas 79901

Re: Case: PZRZ21-00001 and PZST21-00001

10/6/2021

To whom it may concern,

This letter is submitted in reference to the abovementioned case/s. We collectively want to make the following comments, concerns, or facts known to the CPC regarding the above case:

1. There is currently a severe parking problems already in existance due in part to the business in the area in quesion.
2. The parking is limited due to the student population who present to classes at the University of Texas at El Paso' facility at the corner of Campbell and Arizona streets.
3. The food bank located at the corner of Campbell and E. Rio Grande, Ave from Tuesday to Saturday also affect available partking.
4. The new offices of the El Paso School District also have come to affect parking in the area.
5. Any structure built without additional parking accomodations will further increase the lack of partking in the area.

This letter is being submitted via e-mail to zamoraLF@elpasotexas.gov which is being sent prior to the scheduled meeting, with the stated case number/s, and my name and adress, and our position.

Sincerely,

/s/ Edward Rodriguez, Attorney

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY

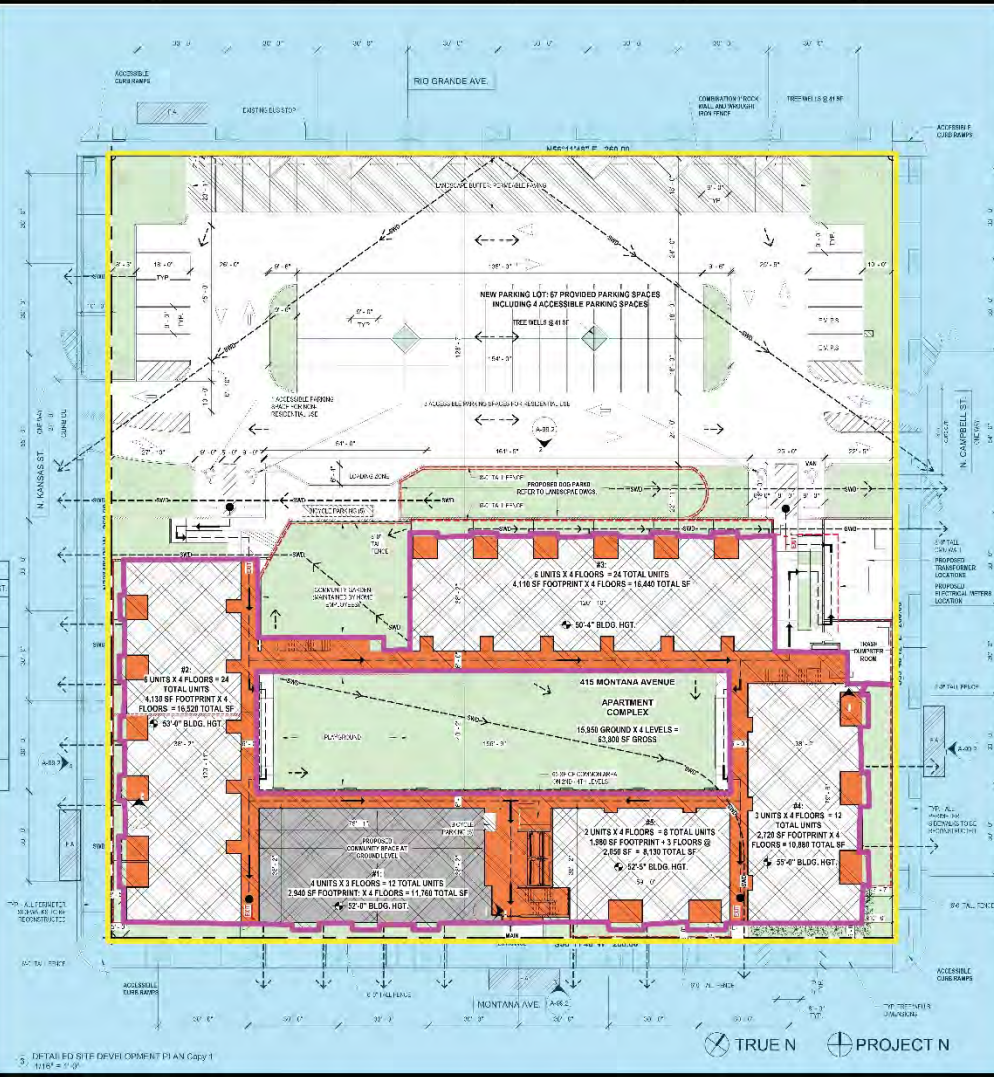
	OPEN SPACES	AREA: 18,247 SF 15.8% OF 115,497 SF GROSS
	OVERHANGS/PATIO	AREA: 2,784 SF 2.4% OF 115,497 SF GROSS
	BUILDING FOOTPRINT	AREA: 94,466 SF 82.0% OF 115,497 SF GROSS
	NON-RESIDENTIAL	AREA: 94,466 SF 82.0% OF 115,497 SF GROSS
	ACCESSIBLE CURB RAMP	AREA: 115 SF 0.1% OF 115,497 SF GROSS

400 Residential - MACP - Nuestra Señora
1-4 Residential Unit Area
2-2000 sq ft per unit
3-1500 sq ft per unit
4-1000 sq ft per unit

RESIDENTIAL COUNT

BLDG #	UNIT COUNT & SQUARE FOOTAGE	BLDG. HGT.
1	1 UNIT X 1 FLOOR = 1 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
2	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
3	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
4	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
5	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
6	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"

PROPOSED NON-RESIDENTIAL LAND USE
41,970-10 TOTAL = 2,048 SF



PROJECT CALCULATION DATA

APPLICABLE ZONING: M-2 (MONTANA AVENUE FRONT YARD)
APPLICABLE ZONING: M-2 (MONTANA AVENUE FRONT YARD)
APPLICABLE ZONING: M-2 (MONTANA AVENUE FRONT YARD)

RESIDENTIAL COUNT

LEVELS	1 FLOOR	2 FLOOR
APARTMENT	2	2
RESIDENTIAL	1	1
TOTAL	3	3

PROPOSED NON-RESIDENTIAL LAND USE

BLDG #	UNIT COUNT & SQUARE FOOTAGE	BLDG. HGT.
1	1 UNIT X 1 FLOOR = 1 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
2	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
3	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
4	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
5	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"
6	12 UNITS X 3 FLOORS = 36 TOTAL UNITS 2,784 SF FOOTPRINT X 4 FLOORS = 11,136 TOTAL SF	50'-0"

in*situ ARCHITECTURE

112 S. 3rd St. | El Paso, TX 79901
958.255.3370 | 958.959.2449
www.in*situ.com

HACPE - NUESTRA SEÑORA

HACPE

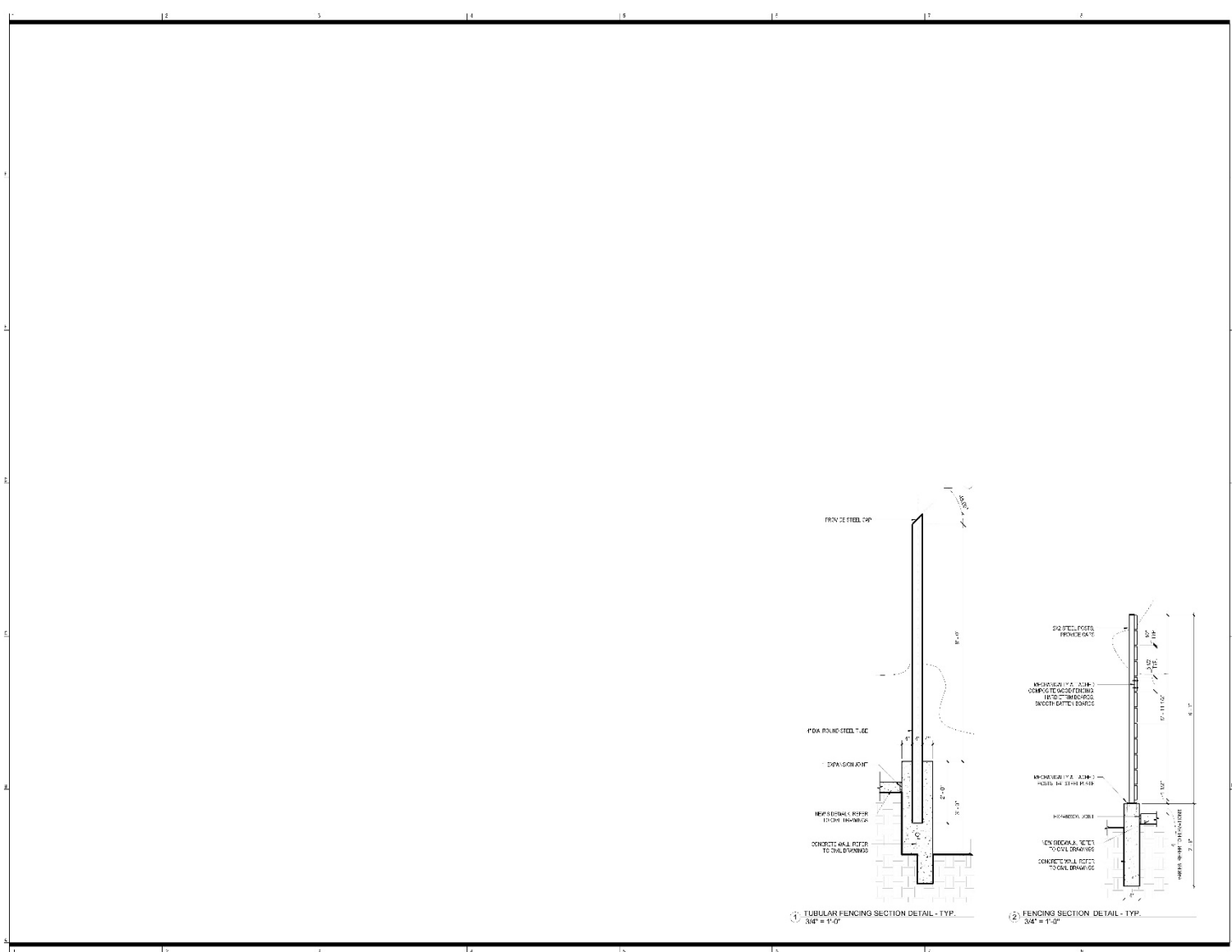
415 Montana Ave.
El Paso, Texas 79902

PROJECT STA.	DESIGN DEVELOPMENT
05.10	10.12.21
05.15	20018
05.20	11.17.21
05.25	01.27.22

MASTER ZONING PLAN

A-99.0

3/20/21 0:00:00



in*situ
ARCHITECTURE

1100 TOLSON AVE. | EL PASO, TX 79907
940.533.9111 | info@in*situ.com



HACEP - NUESTRA SEÑORA

HACEP

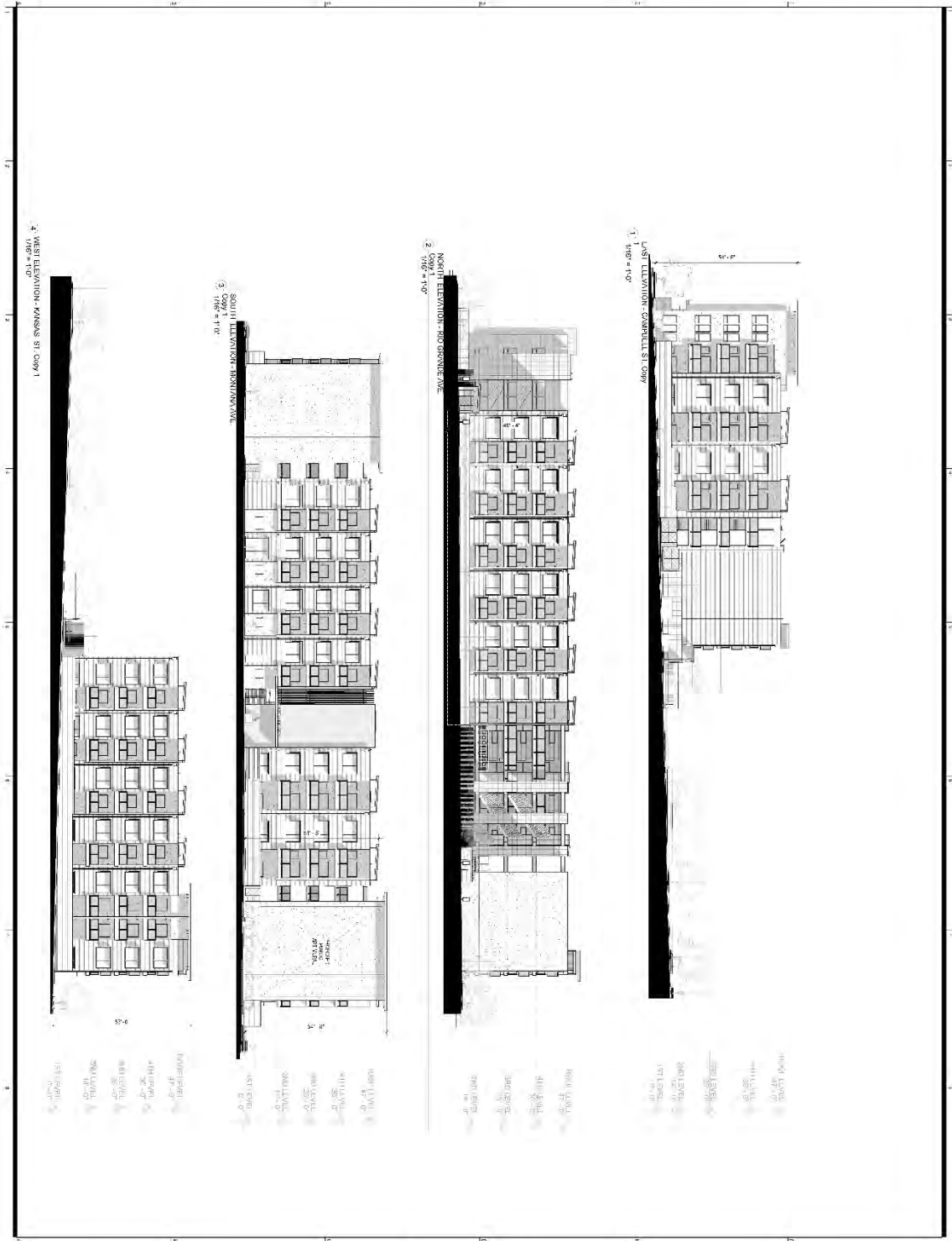
415 HORTON AVE
EL PASO, TEXAS 79902

10/12/21

PROJECT STATUS:	DESIGN DEVELOPMENT
ISSUE DATE:	10.12.21
PROJECT NO:	20010
CLIENT:	ST
DESIGNED BY:	WJL

MASTER ZONING - FENCING DETAILS

A-99.1



in*situ
ARCHITECTURE

1725 W. 11th Ave. X 750
DENVER, CO 80202
303.733.8888



HACFP - NUESTRA SEÑORA

HACFP

415 S. MARIANA AVE
DENVER, COLORADO 80209

PROJECT ARCHITECT

PROJECT NAME: DENVER DEVELOPMENT
PROJECT NO.: 20019
DATE: 10/22/21
SCALE: 1/8" = 1'-0"

MASTER ZONING PLAN - EXTERIOR ELEVATIONS

A-99.2

ATTACHMENT 6

Planning and Inspections Department - Planning Division

1. Provide a Certified Tax Certificate prior to the item's placement on the City Council Agenda.

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.

Fire Department

Recommend approval. No adverse comments.

Police Department

No comments received.

Environment Services

No comments.

Streets and Maintenance Department

No comments received.

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

El Paso Water (EPWU) does not object to this request.

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 Street. and Montana Avenue, 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 Street. This sewer main will be relocated in conjunction with the vacation of the alley.

General

An application for additional water and sanitary sewer services should be submitted 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd

Floor. 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 EPWU – 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.

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 7

(See following pages)

General Mixed Use Zoning Report

Nuestra Senora Apartment

Owner: The Housing Authority of the City of El Paso

Prepared by: Georges Halloul, P.E.

August 2021

GENERAL MIXED USE ZONING REPORT
Nuestra Senora Apartment

Article I. Contents

ABSTRACT 2

LIMITATIONS 2

INTRODUCTION 2

EXECUTIVE SUMMARY 3

SITE LOCATION 4

SITE DESCRIPTION 5

 EXISTING CONDITIONS: 6

 LEGAL DESCRIPTION 6

 LEGAL ADDRESS 6

 PLATTING DETERMINATION 6

 FUTURE LAND USE 6

PROPOSED CONDITIONS 7

 LAND USE 7

 FLOOR AREA RATIO 8

 PARKING CALCULATION 8

 FIGURE 5: MASTER ZONING PLAN 8

PRINCIPALS AND REQUIREMENTS 9

 DEVELOPMENT PERSPECTIVE 9

 BUILDING PERSPECTIVE 11

 GENERAL DESIGN ELEMENTS 13

 ARCHITECTURAL OBJECTIVES 14

 ROADWAY DESIGN 14

 PARKING 15

 SETBACKS 15

 LOT COVERAGE AND HEIGHTS 15

 LANDSCAPING 15

 PHASING 15

abstract

This study is intended to assist the owner/ developer in meeting the City requirements for rezoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G..

limitations

This report has been prepared for the exclusive use of The City of El Paso, The Housing Authority of the City of El Paso, HACEP, and its consultants for evaluation purposes and does not contain information for other parties or other uses.

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

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. In-Situ Architects.
5. Field data collected during the study

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.

Introduction

HACEP., is in the process of processing a Rezoning Application for existing site located on the block between Montana and Rio Grande in the north south direction and Campbell and Kansas in the east west direction. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, open space and an administrative office for the apartment administrative activities.

Executive summary

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- ✚ **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of multifamily units, community gardens, and playground using types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- ✚ **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development
- ✚ **Neighborhoods:** The proposed development with the 4 story building and the parking garage, provide safe and efficient vehicular and pedestrian circulation systems. The community facilities are located within the development within walking distance from all dwellings. The neighborhood commercial services surround the proposed facility.

Site Location

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

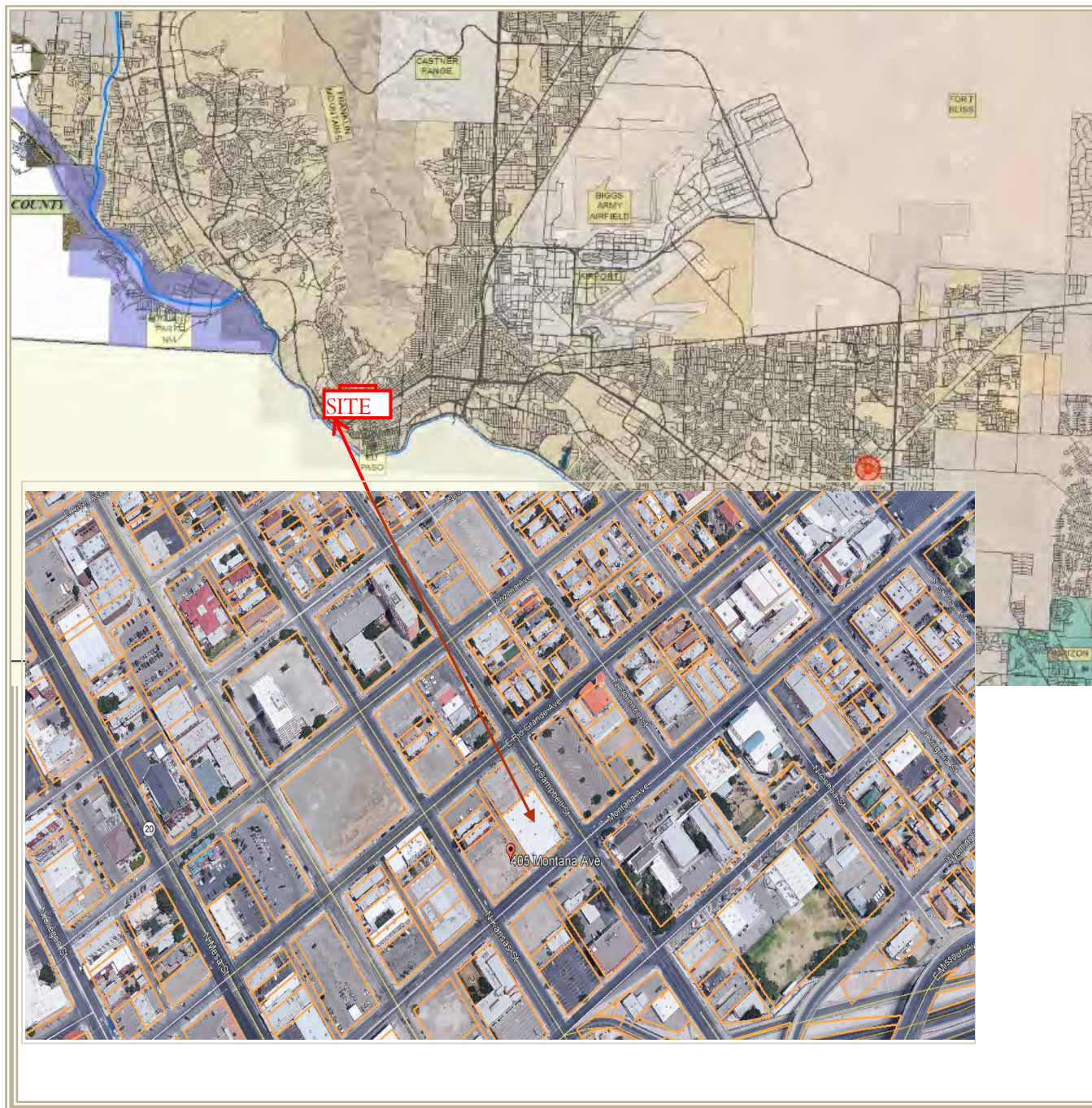


FIGURE 1 : SITE LOCATION

Site Description

The site consists of 1.432 acres to include a 20-foot alley between the two parcels.. The site is occupied by 4 buildings, and vacant land.

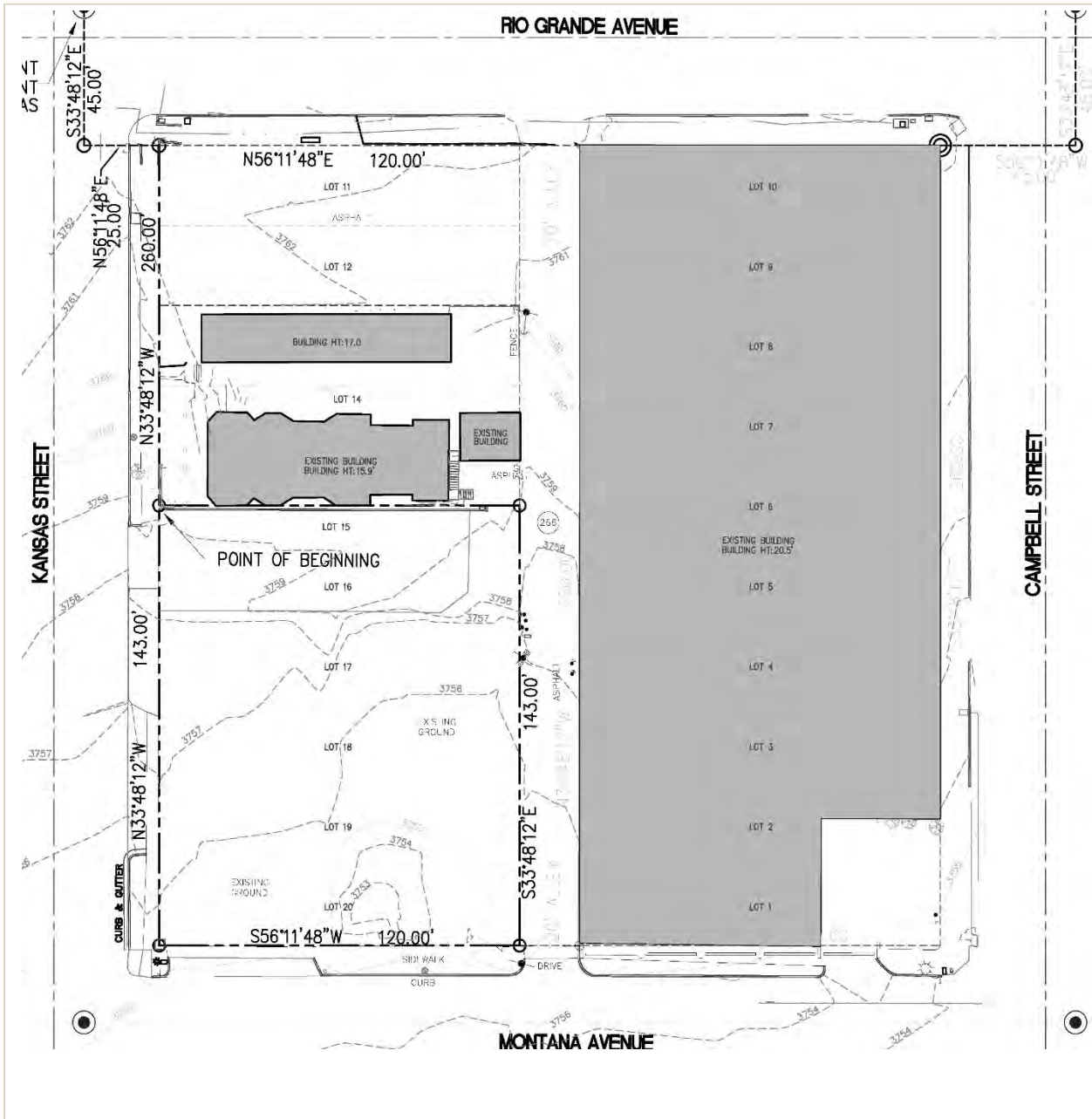


Figure 2: Existing Conditions

Existing Conditions:

Legal Description

The legal description of the site is:

All of lots 1 through 20, Block 266, Campbell Addition, the City of **El Paso, El Paso County Texas.**

The existing alley connecting Montana and Rio Grande between Kansas Street and campbell Street.

Legal Address

There are several addresses on that site:

405 Montana

910 Kansas

916 Kansas

400 Rio Grande

416 Rio Grande

415 Montana

Platting Determination

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

The lots will not be combined and will stay the same.

Future Land Use

The site is located within the boundary identified by the City comprehensive plan as G-2 Traditional Neighborhood.

:

Proposed Conditions

Land use

The site will be zoned to GMU General Mixed Use.

The following table summarizes the proposed uses.

RESIDENTIAL COUNT		
	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
PROPOSED DENSITY:	60 / 1.55 ACRE = 39 UNITS / ACRE	20 / 1.55 ACRE = 13 UNITS / ACRE
	1.5 P.S. X 1 BEDROOM = 90 P.S.	2 P.S. X 2 BEDROOMS = 40 P.S.
PROPOSED NONRESIDENTIAL LAND USE		
#1 (2860 SF): <ul style="list-style-type: none"> • ASSISTANT OFFICE • MANAGER'S OFFICE • BUSINESS CENTER • STO. / JAN. • UNISEX RESTROOMS (2) • GROUND STORAGE • OFFICE (2) • LAUNDRY ROOM • LAUNDRY STORAGE <p style="text-align: right;">TOTAL NONRESIDENTIAL: 2,940 SF</p>		
MAXIMUM PROPOSED INTENSITY FOR NONRESIDENTIAL LAND USE: 63,520 SF GROSS / 2,840 NONRESIDENTIAL SF X 100 = .22% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)		

TABLE 1: TABLE OF RESIDENTIAL COUNTX

The units are spread as follows:

BUILDING #1 Max height 47'

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

Proposed Nonresidential Land Use

Bldg 1a: Ground Floor

2,940 Sf / Floor X 1 = 2,940 Total Sf

Floor Area Ratio

The maximum proposed intensity for nonresidential land use is 63,520 gross sf / 2,940 nonresidential sf x 100. The calculated FAR, (floor area ratio), of nonresidential land use is .22% of the total sf

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:

60 1-Bedroom Units require 90 Parking Spaces

20 2-Bedroom units requires 40 Parking Spaces

Commercial Office 862 SF / 288 = MIN 3 Parking Spaces.

Total requires is 133 Parking Spaces

Total Provided is 67 Parking Spaces

There will be a shortage of 66 Parking Spaces.

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

Principals and Requirements

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only,” and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines”.

Development Perspective.

- i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been vacant and the buildings have been deteriorating. The surrounding areas are developed and occupied. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

- ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of utilizing the existing parking garage building and renovating it to be utilized as the parking garage for the proposed development. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

- iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

- iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by commercial, office development and a church and it will serve as a service center for the surrounding community.

- v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development consists a parking garage, retail and office at the first level and apartment on the other stories of the proposed building..

- vi. That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existent.

- vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The green space within the property is properly located in the center of the project which makes it accessible to all the tenants within the development

- viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

Sun Metro has confirmed that the project located at 405 Montana is situated within 1000 feet of a mass transit system route (s). Sun Metro's Route 34 and 36 travel along Rio Grande Avenue with one stop located adjacent to the subject property at Rio Grande and Kansas.

- ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

- x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

- xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

- xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

The development is existent and the streets are existent too.

- xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

- xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

The project located at 405 Montana is situated within 1000 feet of a mass transit system route (s). Sun Metro's Route 34 and 36 travel along Rio Grande Avenue with one stop located adjacent to the subject property at Rio Grande and Kansas.

- xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.

This item does not apply

- xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The building will extend up to the right of way lines of all streets. There will be some landscaping scattered where feasible and available. Also there will be an open space area within the courtyard that provides playground, sitting area and community gardens.

- xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

The breakdown of the proposed mixed use is shown in table 1.

Building Perspective.

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

- i. That buildings and landscaping contribute to the physical definition of streets as civic places.

The building will enhance the image of the area. The landscaping will be scattered along some of the frontages.

- ii. That the design of streets and buildings reinforce safe environments.

The streets are existing. The sidewalks will be demolished and rebuilt to make them safer and in compliance with ADA for pedestrian traffic. The building will be built in compliance with the 2015 building code and in compliance with the City municipal code. The units adjacent to the street will have window facing the street. The office of the building and the security office is located on the first floor and has windows facing the street.

- iii. That architecture and landscape design grow from local climate, topography, history and building practice.

- *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 neighbored St. George Church and some of the stucco clad bungalow houses/apartments, creating a contemporary cohesive look.*
- *Exiting 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 compliment the residential building complex.

- iv. That the preservation and renewal of historic buildings be facilitated.

The building has been built and it will be remodeled and added upon. The proposed development will enhance the quality of the building as well as the aesthetics of the site.

- v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

This item will be met.

General Design Elements

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.

2. A variety of housing types, jobs, shopping, services, and public facilities.

The development consists of Multifamily Dwellings and office spaces.

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.

The building will only house apartment units ranging from 1 Bedroom one bath to 3 bedroom 2 bath and other offices.

4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

The streets are existent.

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

This item does not apply

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

The site will enhance the visual enjoyment of the neighborhood. Street trees and other landscaping will be part of this development. A landscaped courtyard, playground and community gardens are also part of this development and will all be located within the courtyard.

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

The combination of all the proposed mix uses will be the focal point for community identity.

9. 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.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

Architectural Objectives.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

Roadway Design.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in [Chapter 20.14](#). However, the project will require parking reduction of 66 parking spaces out of 133 required parking spaces. There are approximately 80 spaces plus available along the adjacent streets within 300 feet from the site.

HACEP has also applied for a Special Permit with the City of El Paso Planning Department to obtain 50% Parking reduction. The application is scheduled at the same time as the re-zoning application.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ,” Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan”. Therefore, this development will have a minimum of 0 foot setbacks.

Lot Coverage and Heights

We propose to have 16,393 SF of building which is 24% coverage for the entire lot. The height of the building should not exceed 60 feet.

Landscaping.

According to the General Design Principles as per Title 20.10.360G, “Uses within a mixed-use development shall not be required to conform to the landscaping requirements of [Title 18](#) (Building and Construction) of the El Paso City Code”.

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

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 I should start in December of 2021. The construction schedule is 12 months.