

405 Montana Avenue

City Plan Commission — April 22, 2021 **REVISED JUNE 4, 2021**



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, **twenty-five (25)** emails, and five (5) letters in opposition received as of **06/04/2021**

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.

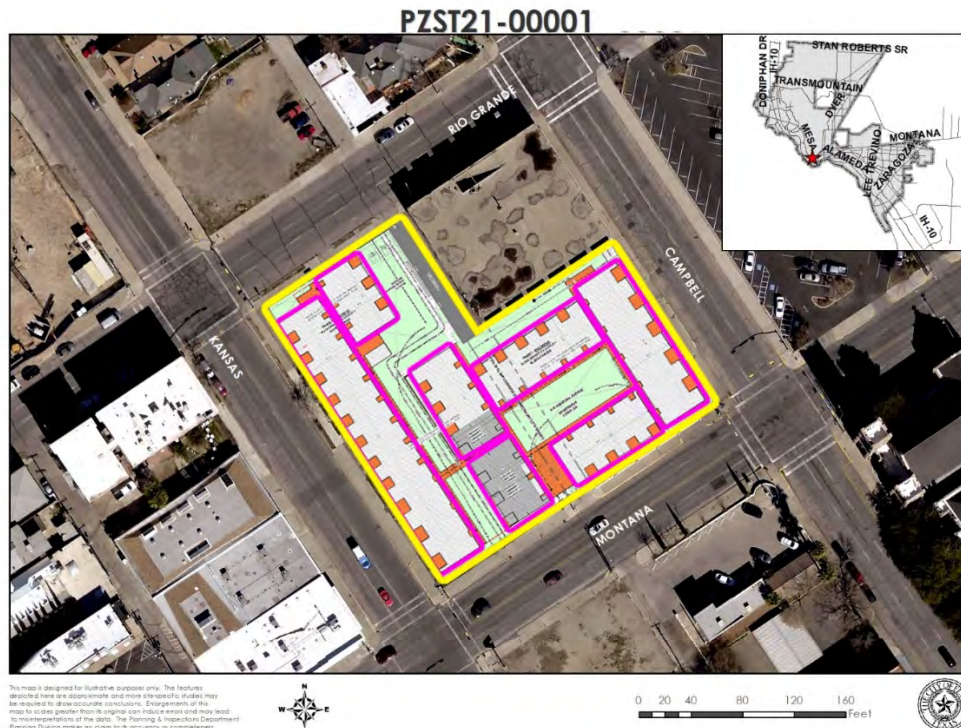


Figure A. Subject Property & Immediate Surroundings

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.

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:	
Criteria	Does the Request Comply?
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.	Yes. 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.	Yes. 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.	Yes. The applicant has demonstrated that no other vacant properties exist within 300 feet of the property to accommodate the off-street parking requirements.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	Does the Request Comply?
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.	No. 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.	Yes. 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.	Yes. 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.	Yes. 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.	N/A. There are no known environmental problems in the area that require mitigation.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. 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.	Yes. 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.	N/A. No impact on adjacent property is anticipated.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit 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>	Yes. 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>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>
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THE PROPOSED PROJECT’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>N/A. The subject property is not located within any historic districts, other special designations, or 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>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, twenty-five (25) emails, and five (5) letters in opposition received as of 06/04/2021 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 emails 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. 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.

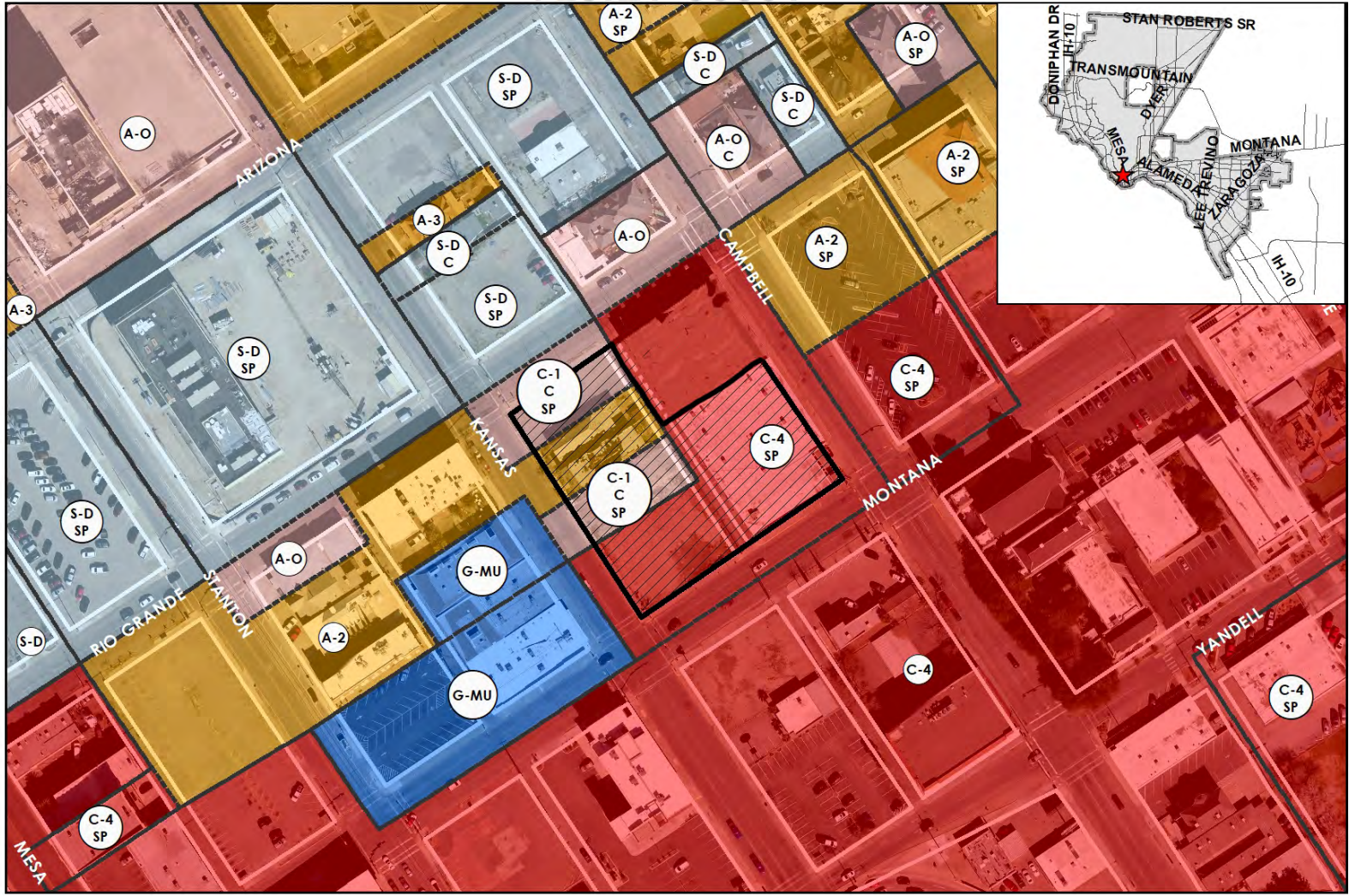


 Subject Property




ATTACHMENT 2

PZST21-00001



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 Subject Property





ATTACHMENT 3

PZST21-00001



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-  Subject Property
-  Parcels within 300 feet



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



Exhibit 2

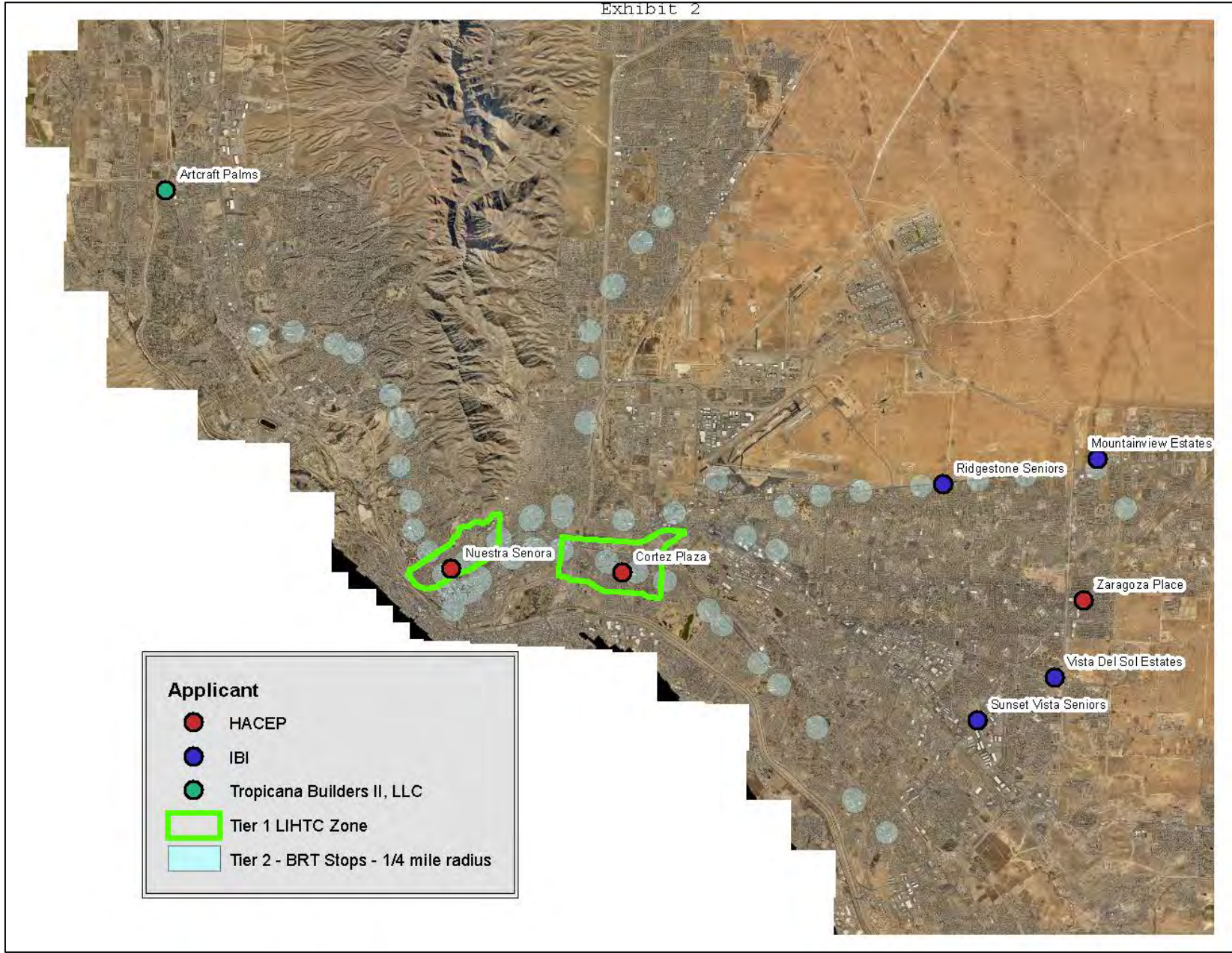


Exhibit 3

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.)
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	35	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). 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. 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. d) 5 points for the development with the greatest number of units produced per amount of tax credit.	Goal 6.1 - Housing Supply (Policies 6.1.1 & 6.1.2)
2. Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services	20	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. 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)	Goal 5.12 - Museum & 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.

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 market rate. (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 & 5.9 - Parks</p> <p>Goal 6.1 - Housing Supply (Policies 6.1.1, 6.1.2 & 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

<p>5. Meets City smart growth Initiative as set out in Plan El Paso</p>	<p>20</p>	<p>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>	<p>Goal 1.1 - Downtown (If proposed project is located downtown) Goal 1.2 - Traditional Neighborhoods (Policy 1.2.3) Goal 1.3 - Neighborhood Retrofits; bus routes and RTS stops (Policies 1.3.1 & 1.3.2) Goal 1.4 - New Neighborhoods Goal 1.5 - Outward Expansion Goal 1.9 - Industrial Lands (Policy 1.9.4) Goal 1.10 - Growth Areas and Overlays (Policies 1.10.3 - 1.10.5) Goal 2.1 - Smart Location Principles Goal 4.1 - Compact Urban Areas (Policy 4.1.2) Goal 4.7 - Air Quality (Policies 4.7.1 & 4.7.3) Goal 4.11 - Public Transportation (Policies 4.11.2, 4.11.3 & 4.11.6) Goal 6.1 - Housing Supply (Policies 6.1.1 - 6.1.3, 6.1.7) Goal 6.2 - Existing Neighborhoods (Policy 6.2.1) Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3) Goal 6.4 - Housing Affordability Goal 7.3 - Dynamic Walkable Neighborhoods (Policy 7.3.3) Goal 7.11 - Complete Streets Goal 9.4 - Exposure to Environmental Risk (Policies 9.4.1a, 9.4.1c, 9.4.1e) Goal 9.5 - Encourage Physical Activity Through Design (Policies 9.5.4 & 9.5.6) Goal 9.6 - Encourage Well-Being (Policy 9.6.6) Goal 10.5 - Stormwater; (Policy 10.5.2, Policy 10.5.7, Policy 10.5.9) Goal 10.6 - Atmosphere; promote both roof and non-roof strategies to mitigate the urban heat island effect (Policy 10.6.9). Goal 10.7 - Energy/Public transit (Policy 10.7.2). Goal 10.8: Protect and enhance ecologically sensitive areas such as aquifer recharge zones, hillsides, bosques, arroyos, wetlands, and plants and wildlife resources. 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. Goal 10.10: Protect the community from risks associated with geologic conditions Goal 10.13: Protect City residents from the effects of excessive noise or vibration. Goal 10.14: Improve public safety by developing appropriate lighting and control standards.</p>
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TOTAL POSSIBLE POINTS 100

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 Smart Growth	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

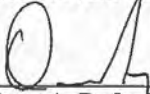
ATTEST:

Laura D. Prine
City Clerk

(Signatures on the following page)

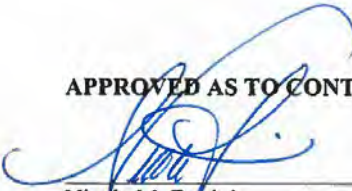
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OAR

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.

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
(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
Executive Director
Progress321
Cynthia S. Prieto, Treasurer
Vice President & Controller
El Paso Electric
Alise Mann, Secretary

Greg Anderson
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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.

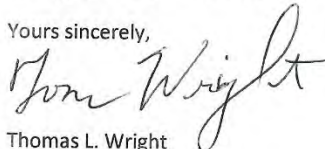
Kelly was organized for the purposes of procuring and distributing food and provisions to the needy and assist or develop programs that benefit the needy and low-income persons of the El Paso, Texas community. A core component of Kelly is the FreshStart Program which through support, education, training 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

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

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

Zamora, Luis F.

From: VIRGINIA SINCLAIR <vpsin@prodigy.net>
Sent: Thursday, June 3, 2021 12:26 PM
To: Zamora, Luis F.
Subject: Nuestra Senora Housing Project Case. PZST21-0001

As a 30 year member of the Church of St. Clement, I join others in questioning the decision to consider granting a 100% parking reduction to the Housing Authority which is building this project on the corner of Montana and Campbell. I don't question the location of the project itself, but there is already very limited street parking available in that area. We are not the only ones who will be adversely affected by the units being built with no concern for including parking spaces: the UTEP Nursing School building on Campbell, the Kelly Memorial Food Bank, EPISD's Offices, Ciudad Nueva Community Outreach, and St.Clement's Parish School all exist in that busy area of downtown El Paso. There is also the the very real possibility that the Imagine 10 TXDOT project will eliminate some existing on-street parking in our area to change traffic flow, adding to the parking problem that already exists.

I urge you and City Council to carefully consider the repercussions of granting approval of this parking reduction.

Sincerely,

Virginia Sinclair

Zamora, Luis F.

From: blythe521@aol.com
Sent: Thursday, June 3, 2021 1:44 PM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8
Cc: Zamora, Luis F.
Subject: Case: PZST21-0001.

City of El Paso Automated System Message | EMAIL SENDER UNVERIFIED:

The email from blythe521@aol.com, sent by blythe521@aol.com, cannot be verified as authentic. Please take caution, do not click on any links or open any attachments unless you trust the sender and know the content is safe. If you believe this to be a phish use the 'Phish Alert' button or forward to SpamReport@elpasotexas.gov.

Dear Mayor Leeser and City Council Members,

I am opposed to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

The parking waiver requested by HACEP is unfair and inequitable to the current residents and business owners in the neighborhood, as well as unfair to those who will be residing in the new Nuestra Señora development. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

We respectfully urge you to reject HACEP's request for a parking reduction as unfair to the residents-to-be, to the present residents, and to the businesses in the area, and to require HACEP to provide adequate on-site parking so as not to exacerbate the current shortage.

Respectfully,
Blythe and Steve Larson

Zamora, Luis F.

From: Diane Tatem <dtatem@elp.rr.com>
Sent: Thursday, June 3, 2021 5:39 PM
To: Mayor
Cc: Zamora, Luis F.; Diane Tatem
Subject: Inconsiderate and Lack of Consideration for current tax-payers and future Residents

Dear Sirs:

I want to express my strongest disapproval of the poor planning and lack of consideration for your current tax-paying El Paso Citizens, Churches, Universities, Businesses and Service Organizations that have been located near the corner of Campbell and Montana for many years, some for over a hundred years.

I have no problem with your building Low Income Housing; I hope it will respect the needs and dignity of its soon to be occupants.

I have a great deal of problem with the selfish and lack of considerate planning for an appropriate amount of parking spaces for the residents of the 135 Units that are being proposed. For once, instead of just considering how cheap public management might get you a vote, think about the degradation of quality of life that the failure to provide fair and adequate parking will produce for everyone using this area.

Please reconsider your decision and seize this opportunity to do something the right way, the gracious and common sense way by providing the 220 spaces the Code requires. You could build a small multilevel parking area at Campbell and Montana with spaces for the residents at reduced or no cost and some open to the public for a fee. Otherwise, you will be creating havoc and multiple other problems.

I sincerely ask you to CONSIDER this request and not just ignore it.

Thank you very much,

Diane w. Tatem, MA, MS, Licensed Professional Counselor-S

Zamora, Luis F.

From: David Hoover <tamaragladk@gmail.com>
Sent: Thursday, June 3, 2021 6:58 PM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8
Cc: Zamora, Luis F.
Subject: Case PZST21-001 Reduction in Parking

Dear Mayor Leeser and City Council Members,

I would like to express my opposition to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

The parking waiver requested by HACEP is unfair and inequitable to the current residents and business owners in the neighborhood, as well as unfair to those who will be residing in the new Nuestra Señora development. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

We respectfully urge you to reject HACEP's request for a parking reduction as unfair to the residents-to-be, to the present residents, and to the businesses in the area, and to require HACEP to provide adequate on-site parking so as not to exacerbate the current shortage.

Respectfully,

Tamara Gladkowski

Zamora, Luis F.

From: Linda Gunter <linda@lindagunter.com>
Sent: Thursday, June 3, 2021 10:04 PM
To: Mayor; Zamora, Luis F.; District #3; District #4; District #1; District #1; District #2; District #5; District #6; District #7; District #8
Cc: Linda Gunter
Subject: Council Member, Please help with HACEP Parking Issue

Dear Council members,

On behalf of myself, a member of the congregation of the Church of St. Clement and a member of the Board of the St. Clement Parish School, I **urgently need your help** regarding HACEP and their new housing project and the parking issue which will have a permanent detrimental effect on parking around our campus and the entire neighborhood.

The Housing Authority of the City of El Paso (HACEP) is building a low-income housing project (Nuestra Señora) across from the church on the corner of Campbell and Montana. I do not have a problem with the project in fact we look forward to the opportunity to share our facilities with the residents. The only problem I have is that they are seeking approval from the City Council for a **100% parking reduction**. The code would require 220 spaces for the 135 units that are proposed. This change will permanently affect the residences and businesses in surrounding blocks, the UTEP Nursing School building on Campbell, the Kelly Memorial Food Bank, EPISD's Offices, Ciudad Nueva Community Outreach, the Church of St. Clement and St. Clement's Parish School. There is also the possibility that the Imagine 10 TXDOT project will eliminate some existing on-street parking in our area to change traffic flow.

The City Council is scheduled to vote on this on June 22. The Case: PZST21-0001,

Thanking you in advance for your consideration on this VERY serious situation,

Linda Gunter
linda@lindagunter.com
915 203 4275

Zamora, Luis F.

From: Linda Gunter <linda@lindagunter.com>
Sent: Thursday, June 3, 2021 10:20 PM
To: Mayor; District #8; District #7; District #6; District #5; district4@elpasotexas.gov; District #3; District #2; District #1; Zamora, Luis F.
Subject: HACEP needs to consider the families they are trying to serve

My opinion, any opposition to the proposed **100% parking reduction** also needs to include the argument that HACEP's proposal **is not fair to the residents they seek to serve**. A majority of those residents are unlikely to work in the neighborhood and will need transportation to/from work and a place to park that transportation at night. It is not only unfair to the Neighborhood to flood the area with cars for 80-160 new families, **it is not fair to the residents**. In a neighborhood that is already at capacity in terms of street parking, **HACEP's proposal does a significant disservice to those families by not providing parking.**

Linda Gunter

Zamora, Luis F.

From: David Yates <davidmichaelyates@gmail.com>
Sent: Friday, June 4, 2021 6:05 AM
To: Mayor; Zamora, Luis F.
Subject: REGARDING PARKING FOR HOUSING PROJECT NEAR ST CLEMENTS CHURCH

Dear Mayor Leeser,

I attend St Clements Church and am part of a community which cares deeply about El Paso and our neighboring city of Juarez. When our church learned that the Housing Authority for the city of El Paso's new Nuestra Señora project at 405 Montana Avenue was coming right next door, we were excited. We help run a food bank and support significant community outreach in the area, therefore a lower income housing opportunity on our back door seemed like a Godsend of an opportunity to help minister to people in need.

However, we learned that the Housing Authority had allocated 0 parking for these new residents (which is against their own rules) and is extremely inconsiderate to the surrounding neighborhood and unfair to the residents of the new Nuestra Señora - when we asked about this we were told that these residents don't have a need for parking secondary to their low income (this smacks of discrimination based on socioeconomic status) and deprives them of a means of elevating themselves. After our complaints a small amount of parking has been allocated but nowhere near the standard requirement. At this point HACEP is determined to move on regardless of what this does to the downtown area. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

We respectfully urge you to reject HACEP's request for a parking reduction as unfair to the residents-to-be, to the present residents, and to the businesses in the area, and to require HACEP to provide adequate on-site parking so as not to exacerbate the current shortage.

Respectfully,

*David M Yates DMD, MD, FACS
Division Chief of Cranial and Facial Surgery
El Paso Children's Hospital
Program Director: EPCH Cleft and Craniofacial Fellowship
Partner: High Desert Oral & Facial Surgery*

Zamora, Luis F.

From: David Yates <davidmichaelyates@gmail.com>
Sent: Friday, June 4, 2021 6:10 AM
To: District #1; Zamora, Luis F.
Subject: Discriminatory Parking Practices of the Housing Authority

Dear Mr Svarzbein,

I attend St Clements Church and am part of a community which cares deeply about El Paso and our neighboring city of Juarez. When our church learned that the Housing Authority for the city of El Paso's new Nuestra Señora project at 405 Montana Avenue was coming right next door, we were excited. We help run a food bank and support significant community outreach in the area, therefore a lower income housing opportunity on our back door seemed like a Godsend of an opportunity to help minister to people in need.

However, we learned that the Housing Authority had allocated 0 parking for these new residents (which is against their own rules) and is extremely inconsiderate to the surrounding neighborhood and unfair to the residents of the new Nuestra Señora. When we asked about this we were told that these residents don't have a need for parking secondary to their low income (this smacks of discrimination based on socioeconomic status) and deprives them of a means of elevating themselves. After our complaints a small amount of parking has been allocated but nowhere near the standard requirement. At this point HACEP is determined to move on regardless of what this does to the downtown area. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

We respectfully urge you to reject HACEP's request for a parking reduction as unfair to the residents-to-be, to the present residents, and to the businesses in the area, and to require HACEP to provide adequate on-site parking so as not to exacerbate the current shortage.

Respectfully,

*David M Yates DMD, MD, FACS
Division Chief of Cranial and Facial Surgery
El Paso Children's Hospital
Program Director: EPCH Cleft and Craniofacial Fellowship
Partner: High Desert Oral & Facial Surgery*

Zamora, Luis F.

From: David Yates <davidmichaelyates@gmail.com>
Sent: Friday, June 4, 2021 6:14 AM
To: Zamora, Luis F.; District #2
Subject: Discriminatory Parking practices of the Housing Authority

Dear Ms Annello,

I attend St Clements Church and am part of a community which cares deeply about El Paso and our neighboring city of Juarez. When our church learned that the Housing Authority for the city of El Paso's new Nuestra Señora project at 405 Montana Avenue was coming right next door, we were excited. We help run a food bank and support significant community outreach in the area, therefore a lower income housing opportunity on our back door seemed like a Godsend of an opportunity to help minister to people in need.

However, we learned that the Housing Authority had allocated 0 parking for these new residents (which is against their own rules) and is extremely inconsiderate to the surrounding neighborhood and unfair to the residents of the new Nuestra Señora. When we asked about this we were told that these residents don't have a need for parking secondary to their low income (this smacks of discrimination based on socioeconomic status) and deprives them of a means of elevating themselves. After our complaints a small amount of parking has been allocated but nowhere near the standard requirement. At this point HACEP is determined to move on regardless of what this does to the downtown area. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

We respectfully urge you to reject HACEP's request for a parking reduction as unfair to the residents-to-be, to the present residents, and to the businesses in the area, and to require HACEP to provide adequate on-site parking so as not to exacerbate the current shortage.

Respectfully,

*David M Yates DMD, MD, FACS
Division Chief of Cranial and Facial Surgery
El Paso Children's Hospital
Program Director: EPCH Cleft and Craniofacial Fellowship
Partner: High Desert Oral & Facial Surgery*

Zamora, Luis F.

From: David Yates <davidmichaelyates@gmail.com>
Sent: Friday, June 4, 2021 6:16 AM
To: Zamora, Luis F.; District #3
Subject: Discriminatory Practices of the Housing Authority

Dear Ms Hernandez,

I attend St Clements Church and am part of a community which cares deeply about El Paso and our neighboring city of Juarez. When our church learned that the Housing Authority for the city of El Paso's new Nuestra Señora project at 405 Montana Avenue was coming right next door, we were excited. We help run a food bank and support significant community outreach in the area, therefore a lower income housing opportunity on our back door seemed like a Godsend of an opportunity to help minister to people in need.

However, we learned that the Housing Authority had allocated 0 parking for these new residents (which is against their own rules) and is extremely inconsiderate to the surrounding neighborhood and unfair to the residents of the new Nuestra Señora. When we asked about this we were told that these residents don't have a need for parking secondary to their low income (this smacks of discrimination based on socioeconomic status) and deprives them of a means of elevating themselves. After our complaints a small amount of parking has been allocated but nowhere near the standard requirement. At this point HACEP is determined to move on regardless of what this does to the downtown area. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

We respectfully urge you to reject HACEP's request for a parking reduction as unfair to the residents-to-be, to the present residents, and to the businesses in the area, and to require HACEP to provide adequate on-site parking so as not to exacerbate the current shortage.

Respectfully,

*David M Yates DMD, MD, FACS
Division Chief of Cranial and Facial Surgery
El Paso Children's Hospital
Program Director: EPCH Cleft and Craniofacial Fellowship
Partner: High Desert Oral & Facial Surgery*

Zamora, Luis F.

From: David Yates <davidmichaelyates@gmail.com>
Sent: Friday, June 4, 2021 6:17 AM
To: District #4; Zamora, Luis F.
Subject: Discriminatory Housing Practices of the Housing Authority

Dear Mr Molinar,

I attend St Clements Church and am part of a community which cares deeply about El Paso and our neighboring city of Juarez. When our church learned that the Housing Authority for the city of El Paso's new Nuestra Señora project at 405 Montana Avenue was coming right next door, we were excited. We help run a food bank and support significant community outreach in the area, therefore a lower income housing opportunity on our back door seemed like a Godsend of an opportunity to help minister to people in need.

However, we learned that the Housing Authority had allocated 0 parking for these new residents (which is against their own rules) and is extremely inconsiderate to the surrounding neighborhood and unfair to the residents of the new Nuestra Senora. When we asked about this we were told that these residents don't have a need for parking secondary to there low income (this smacks of discrimination based on socioeconomic status) and deprives them of a means of elevating themselves. After our complaints a small amount of parking has been allocated but nowhere near the standard requirement. At this point HACEP is determined to move on regardless of what this does to the downtown area. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

We respectfully urge you to reject HACEP's request for a parking reduction as unfair to the residents-to-be, to the present residents, and to the businesses in the area, and to require HACEP to provide adequate on-site parking so as not to exacerbate the current shortage.

Respectfully,

*David M Yates DMD, MD, FACS
Division Chief of Cranial and Facial Surgery
El Paso Children's Hospital
Program Director: EPCH Cleft and Craniofacial Fellowship
Partner: High Desert Oral & Facial Surgery*

Zamora, Luis F.

From: David Yates <davidmichaelyates@gmail.com>
Sent: Friday, June 4, 2021 6:18 AM
To: District #5; Zamora, Luis F.
Subject: Discriminatory Practices of the Housing Authority

Dear Ms Salcido,

I attend St Clements Church and am part of a community which cares deeply about El Paso and our neighboring city of Juarez. When our church learned that the Housing Authority for the city of El Paso's new Nuestra Señora project at 405 Montana Avenue was coming right next door, we were excited. We help run a food bank and support significant community outreach in the area, therefore a lower income housing opportunity on our back door seemed like a Godsend of an opportunity to help minister to people in need.

However, we learned that the Housing Authority had allocated 0 parking for these new residents (which is against their own rules) and is extremely inconsiderate to the surrounding neighborhood and unfair to the residents of the new Nuestra Senora. When we asked about this we were told that these residents don't have a need for parking secondary to there low income (this smacks of discrimination based on socioeconomic status) and deprives them of a means of elevating themselves. After our complaints a small amount of parking has been allocated but nowhere near the standard requirement. At this point HACEP is determined to move on regardless of what this does to the downtown area. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

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Respectfully,

*David M Yates DMD, MD, FACS
Division Chief of Cranial and Facial Surgery
El Paso Children's Hospital
Program Director: EPCH Cleft and Craniofacial Fellowship
Partner: High Desert Oral & Facial Surgery*

Zamora, Luis F.

From: David Yates <davidmichaelyates@gmail.com>
Sent: Friday, June 4, 2021 6:25 AM
To: District #6; Zamora, Luis F.
Subject: Discriminatory Practices of the Housing Authority

Dear Ms Rodriguez ,

I attend St Clements Church and am part of a community which cares deeply about El Paso and our neighboring city of Juarez. When our church learned that the Housing Authority for the city of El Paso's new Nuestra Señora project at 405 Montana Avenue was coming right next door, we were excited. We help run a food bank and support significant community outreach in the area, therefore a lower income housing opportunity on our back door seemed like a Godsend of an opportunity to help minister to people in need.

However, we learned that the Housing Authority had allocated 0 parking for these new residents (which is against their own rules) and is extremely inconsiderate to the surrounding neighborhood and unfair to the residents of the new Nuestra Senora. When we asked about this we were told that these residents don't have a need for parking secondary to there low income (this smacks of discrimination based on socioeconomic status) and deprives them of a means of elevating themselves. After our complaints a small amount of parking has been allocated but nowhere near the standard requirement. At this point HACEP is determined to move on regardless of what this does to the downtown area. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

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Respectfully,

*David M Yates DMD, MD, FACS
Division Chief of Cranial and Facial Surgery
El Paso Children's Hospital
Program Director: EPCH Cleft and Craniofacial Fellowship
Partner: High Desert Oral & Facial Surgery*

Zamora, Luis F.

From: David Yates <davidmichaelyates@gmail.com>
Sent: Friday, June 4, 2021 6:21 AM
To: District #7; Zamora, Luis F.
Subject: Discriminatory Practices of the Housing Authority

Dear Mr Rivera,

I attend St Clements Church and am part of a community which cares deeply about El Paso and our neighboring city of Juarez. When our church learned that the Housing Authority for the city of El Paso's new Nuestra Señora project at 405 Montana Avenue was coming right next door, we were excited. We help run a food bank and support significant community outreach in the area, therefore a lower income housing opportunity on our back door seemed like a Godsend of an opportunity to help minister to people in need.

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Respectfully,

*David M Yates DMD, MD, FACS
Division Chief of Cranial and Facial Surgery
El Paso Children's Hospital
Program Director: EPCH Cleft and Craniofacial Fellowship
Partner: High Desert Oral & Facial Surgery*

Zamora, Luis F.

From: David Yates <davidmichaelyates@gmail.com>
Sent: Friday, June 4, 2021 6:23 AM
To: District #8; Zamora, Luis F.
Subject: Discriminatory Practices of the Housing Authority

Dear Ms Lizarraga,

I attend St Clements Church and am part of a community which cares deeply about El Paso and our neighboring city of Juarez. When our church learned that the Housing Authority for the city of El Paso's new Nuestra Señora project at 405 Montana Avenue was coming right next door, we were excited. We help run a food bank and support significant community outreach in the area, therefore a lower income housing opportunity on our back door seemed like a Godsend of an opportunity to help minister to people in need.

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Respectfully,

*David M Yates DMD, MD, FACS
Division Chief of Cranial and Facial Surgery
El Paso Children's Hospital
Program Director: EPCH Cleft and Craniofacial Fellowship
Partner: High Desert Oral & Facial Surgery*

Zamora, Luis F.

From: David Castle <dscastle52@gmail.com>
Sent: Friday, June 4, 2021 8:00 AM
To: District #1
Cc: Zamora, Luis F.
Subject: Case: PZST21-0001

Re: Case: PZST21-0001

Dear Mayor Leeser and City Council Members,

I am opposed to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

The parking waiver requested by HACEP is unfair and inequitable to the current residents and business owners in the neighborhood, as well as unfair to those who will be residing in the new Nuestra Señora development. Current residents already have difficulty finding parking and many have to park on their lawns. Business owners are adversely affected because their customers already have difficulty finding parking. The new residents of Nuestra Señora will have difficulty finding parking when they arrive and will be walking blocks to and from their cars.

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Respectfully,

David S. Castle
706 Mississippi Ave
El Paso, TX. 79902

Sent from my iPhone

Zamora, Luis F.

From: David Castle <dscastle52@gmail.com>
Sent: Friday, June 4, 2021 8:05 AM
To: District #2
Cc: Zamora, Luis F.
Subject: Case: PZST21-0001

Re: Case: PZST21-0001

Dear Mayor Leeser and City Council Members,

I am opposed to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

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Respectfully,

David S. Castle
706 Mississippi Ave
El Paso, TX. 79902

Zamora, Luis F.

From: David Castle <dscastle52@gmail.com>
Sent: Friday, June 4, 2021 8:09 AM
To: District #3
Cc: Zamora, Luis F.
Subject: Case: PZST21-0001

Re: Case: PZST21-0001

Dear Mayor Leeser and City Council Members,

I am opposed to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

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Respectfully,

David S. Castle
706 Mississippi Ave
El Paso, TX. 79902

Zamora, Luis F.

From: David Castle <dscastle52@gmail.com>
Sent: Friday, June 4, 2021 8:10 AM
To: District #4
Cc: Zamora, Luis F.
Subject: Case: PZST21-0001

Re: Case: PZST21-0001

Dear Mayor Leaser and City Council Members,

I am opposed to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

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Respectfully,

David S. Castle
706 Mississippi Ave
El Paso, TX. 79902

Zamora, Luis F.

From: David Castle <dscastle52@gmail.com>
Sent: Friday, June 4, 2021 8:11 AM
To: District #5
Cc: Zamora, Luis F.
Subject: Case: PZST21-0001

Re: Case: PZST21-0001

Dear Mayor Leeser and City Council Members,

I am opposed to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

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Respectfully,

David S. Castle
706 Mississippi Ave
El Paso, TX. 79902

Zamora, Luis F.

From: David Castle <dscastle52@gmail.com>
Sent: Friday, June 4, 2021 8:12 AM
To: District #6
Cc: Zamora, Luis F.
Subject: Case: PZST21-0001

Re: Case: PZST21-0001

Dear Mayor Leeser and City Council Members,

I am opposed to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

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Respectfully,

David S. Castle
706 Mississippi Ave
El Paso, TX. 79902

Zamora, Luis F.

From: David Castle <dscastle52@gmail.com>
Sent: Friday, June 4, 2021 8:13 AM
To: District #7
Cc: Zamora, Luis F.
Subject: Case: PZST21-0001

Re: Case: PZST21-0001

Dear Mayor Leeser and City Council Members,

I am opposed to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

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Respectfully,

David S. Castle
706 Mississippi Ave
El Paso, TX. 79902

Zamora, Luis F.

From: David Castle <dscastle52@gmail.com>
Sent: Friday, June 4, 2021 8:15 AM
To: District #8
Cc: Zamora, Luis F.
Subject: Case: PZST21-0001

Re: Case: PZST21-0001

Dear Mayor Leaser and City Council Members,

I am opposed to the proposed parking reduction for the Housing Authority of the City of El Paso's new Nuestra Señora project at 405 Montana Avenue. There is not enough parking for the residents and businesses in this area presently, without the more than one hundred new HACEP Nuestra Señora residents. Adjacent or near to the project are the UTEP Nursing School Campbell Building, EPISD'S offices, the Kelly Memorial Food Bank, The Church of St. Clement, St. Clement's Parish School, and Ciudad Nueva Community Outreach.

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Respectfully,

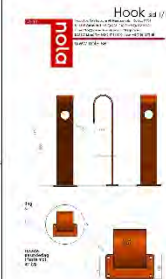
David S. Castle
706 Mississippi Ave
El Paso, TX. 79902

ATTACHMENT 6

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY

SYMBOL	DESCRIPTION
	OPEN PAVES
	OPEN WALKWAYS / OVERWALKS / PATIOS
	MEASURED HARD PAVES
	NONRESIDENTIAL
	RECYCLE PARKING
	BIKE PARKING
	HEAVY TRAILS
	FENCE / BORDER
	GROUP WATER DRAINAGE
	ACCESSIBLE ROUTES

- 18. Notes - 2020 - Revised Series**
- 1. Approved plan
 - 2. All proposed work shall be completed in accordance with the approved plan and any applicable codes, ordinances, rules and regulations, and any applicable laws, rules and regulations. All proposed work shall be completed in accordance with the approved plan and any applicable codes, ordinances, rules and regulations, and any applicable laws, rules and regulations.
 - 3. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 - 4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 - 5. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



1. DETAILED SITE DEVELOPMENT PLAN



PROJECT CALCULATION DATA

APPLICABLE LAWS	
MINIMUM LOT AREA	40,000 SQ FT
MINIMUM LOT AREA	40,000 SQ FT
MINIMUM LOT AREA	40,000 SQ FT
CONSTRUCTION	
DATE	10/18/2020
ALLOWABLE NUMBER OF STORES ABOVE GROUND (TABLE 104.6)	4
ALLOWABLE BUILDING HEIGHT (TABLE 104.6)	18 FT
LAND AREA	48,240 SQ FT (1.10 ACRES)
BUILDING AREA	
PHASE I	15,345 SQ FT (3.51 ACRES)
PHASE II	18,129 SQ FT (4.14 ACRES)
TOTAL PHASE UNITS	148 UNITS
ALLOWABLE PHASE UNITS	148 UNITS
RECOMMENDATION	
APPROVED FOR CONSTRUCTION OF THIS PROJECT.	
CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE APPLICABLE LAWS AND ORDINANCES OF THE CITY OF KANSAS CITY, MISSOURI.	
THE APPLICABLE LAWS AND ORDINANCES OF THE CITY OF KANSAS CITY, MISSOURI, SHALL BE ENFORCED BY THE CITY OF KANSAS CITY, MISSOURI.	
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RESIDENTIAL COUNTY			
PHASE I - BUILDING #1	COUNCIL PERMITS	NO. OF UNITS	GROSS SQ FT
PHASE II - BUILDING #2	COUNCIL PERMITS	NO. OF UNITS	GROSS SQ FT
TOTAL			
TOTAL GROSS SQ FT			
TOTAL GROSS SQ FT			
TOTAL GROSS SQ FT			
TOTAL GROSS SQ FT			
TOTAL GROSS SQ FT			

PROPOSED NONRESIDENTIAL LAND USE	
TYPE	DESCRIPTION
TYPE 1	APARTMENT COMPLEX
TYPE 2	APARTMENT COMPLEX
TYPE 3	APARTMENT COMPLEX
TYPE 4	APARTMENT COMPLEX
TYPE 5	APARTMENT COMPLEX
TYPE 6	APARTMENT COMPLEX
TYPE 7	APARTMENT COMPLEX
TYPE 8	APARTMENT COMPLEX
TYPE 9	APARTMENT COMPLEX
TYPE 10	APARTMENT COMPLEX
TOTAL	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	

PARKING CALCULATIONS	
TYPE	DESCRIPTION
TYPE 1	APARTMENT COMPLEX
TYPE 2	APARTMENT COMPLEX
TYPE 3	APARTMENT COMPLEX
TYPE 4	APARTMENT COMPLEX
TYPE 5	APARTMENT COMPLEX
TYPE 6	APARTMENT COMPLEX
TYPE 7	APARTMENT COMPLEX
TYPE 8	APARTMENT COMPLEX
TYPE 9	APARTMENT COMPLEX
TYPE 10	APARTMENT COMPLEX
TOTAL	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	

BIKE RACK CALCULATIONS	
TYPE	DESCRIPTION
TYPE 1	APARTMENT COMPLEX
TYPE 2	APARTMENT COMPLEX
TYPE 3	APARTMENT COMPLEX
TYPE 4	APARTMENT COMPLEX
TYPE 5	APARTMENT COMPLEX
TYPE 6	APARTMENT COMPLEX
TYPE 7	APARTMENT COMPLEX
TYPE 8	APARTMENT COMPLEX
TYPE 9	APARTMENT COMPLEX
TYPE 10	APARTMENT COMPLEX
TOTAL	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	

LANDSCAPE CALCULATIONS	
TYPE	DESCRIPTION
TYPE 1	APARTMENT COMPLEX
TYPE 2	APARTMENT COMPLEX
TYPE 3	APARTMENT COMPLEX
TYPE 4	APARTMENT COMPLEX
TYPE 5	APARTMENT COMPLEX
TYPE 6	APARTMENT COMPLEX
TYPE 7	APARTMENT COMPLEX
TYPE 8	APARTMENT COMPLEX
TYPE 9	APARTMENT COMPLEX
TYPE 10	APARTMENT COMPLEX
TOTAL	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	
TOTAL GROSS SQ FT	



1010 Olive Springs | Bluffs, MO 64616
 P: 816.252.1233 | F: 816.252.1234
 WWW.IN*SITU.ARCHITECTURE



HACEP - NUESTRA SEÑORA

HACEP

416 Rto Grande Ave
 Bluffs, Missouri 64616

PROJECT NO.: H101
 SHEET NO.: 10/21

PROJECT NO.: H101
 SHEET NO.: 10/21

DETAILED SITE DEVELOPMENT PLAN

A-1.0

10/21/2020

in*situ
ARCHITECTURE

117 West Avenue | Ft. Worth, TX 76201
817.522.2148
www.in*situ.com



HACEP - NUESTRA SEÑORA

HACEP

413 West 20th Ave.
Ft. Worth, Texas 76202

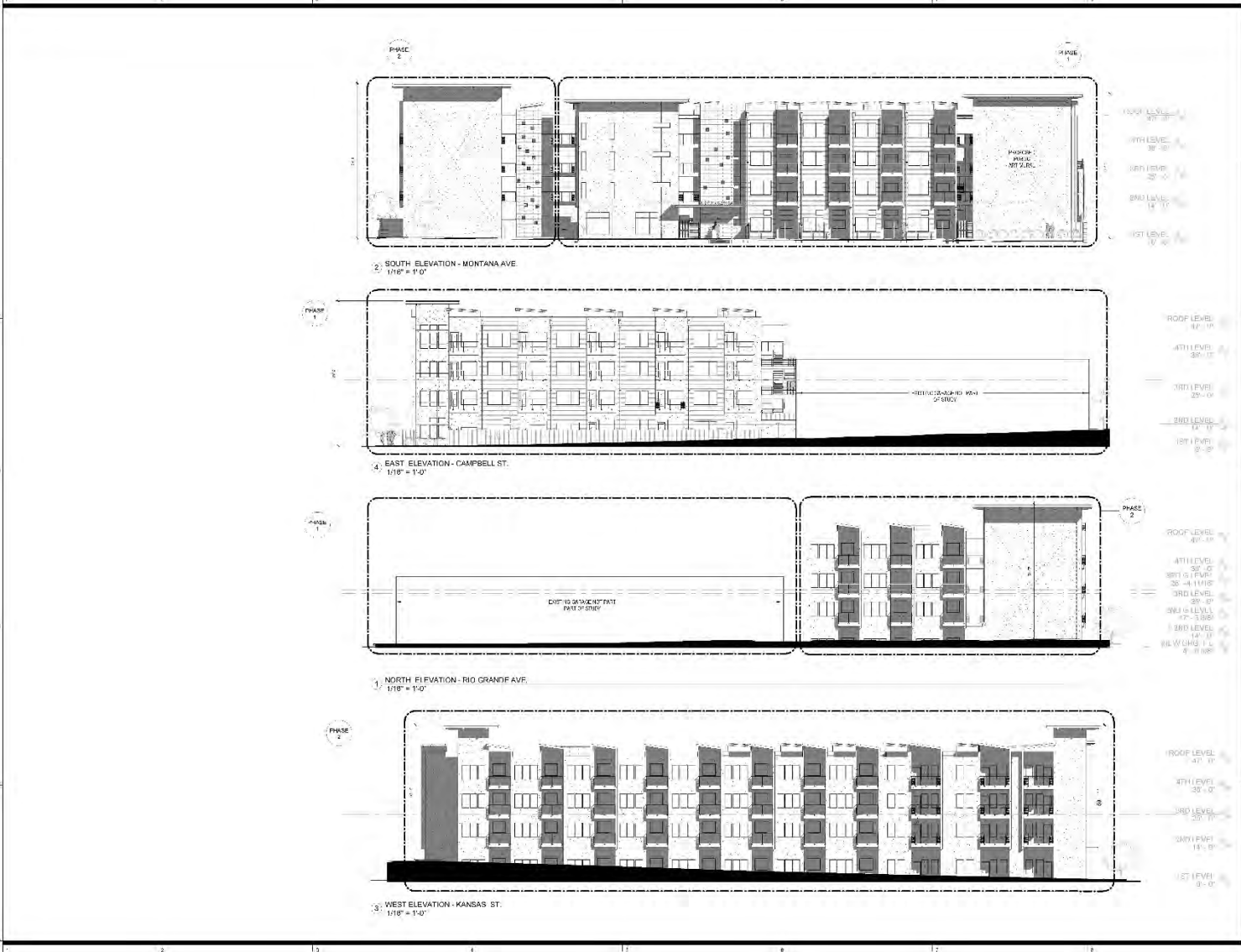
RED & ASSOCIATES
Architects, Inc. - Fort Worth

PROJECT:	100% PERMIT SET
ISSUE DATE:	04.06.2021
PROJECT NO:	20019
CLIENT:	H&S
DATE:	04-25-2021
SCALE:	1/8" = 1'-0"

**DETAILED SITE
DEVELOPMENT
PLAN -
ELEVATIONS**

A-1.1

04/22/2021 14:02:07



ATTACHMENT 7

Planning and Inspections Department - Planning Division

Recommend approval.

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.

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.

If the sewer main is relocated into the streets as SLI proposes, and easement within the alley is no longer required.

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.

6 Data Collection

A field survey was conducted on Monday, Tuesday and Wednesday, January 4-6, 2021, where the vacant parking spaces were counted every 30 minutes.

There is an active construction site to the northwest of the site where the El Paso Independent School District is finalizing their administrative offices. Many of the on-street parking were taken by construction workers who are working on that specific site.

The parking counts were collected on the streets shown on the following exhibit:

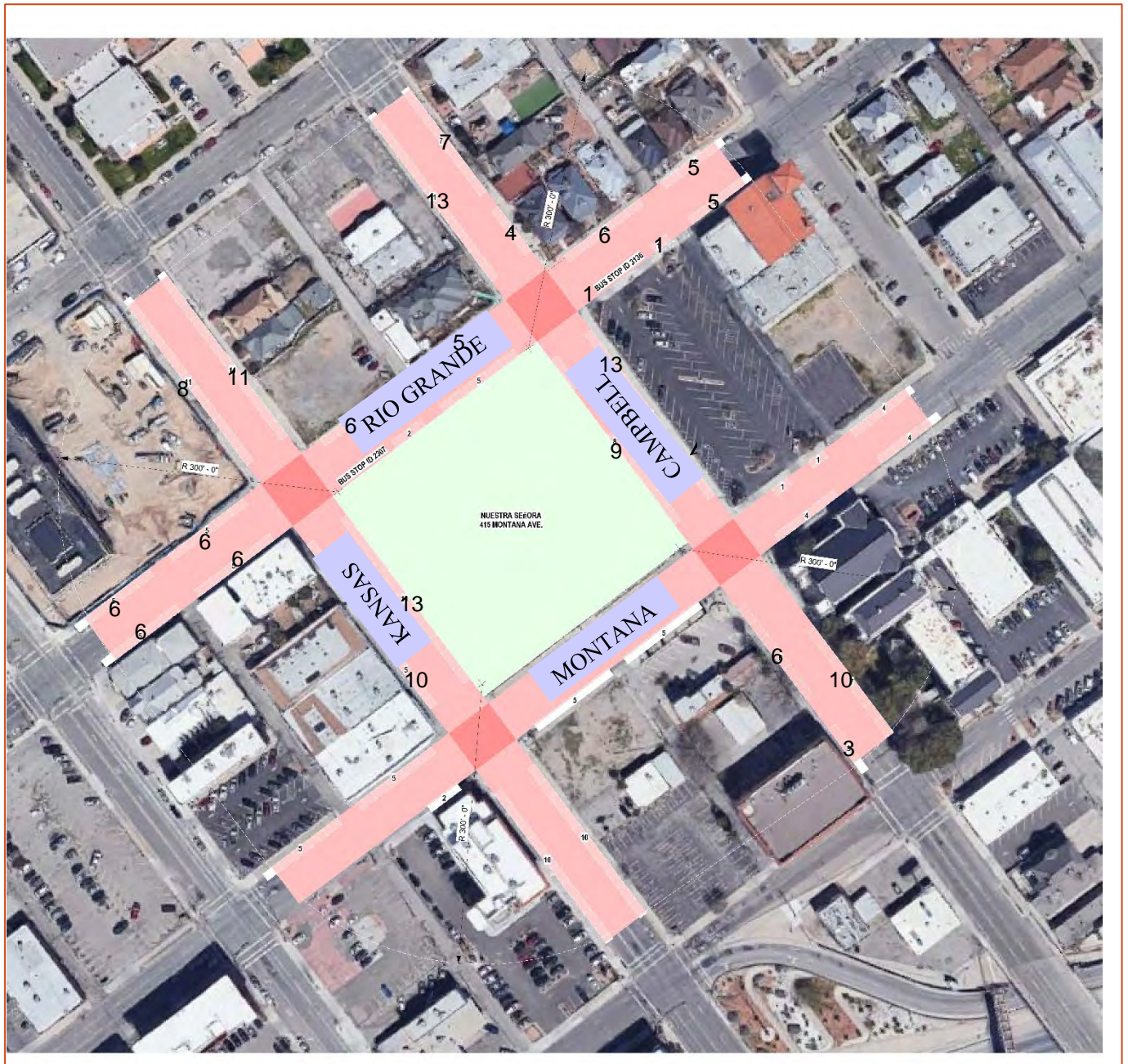


Figure 2: LOCATION OF PARKING COUNTS

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



KANSAS



MONTANA



RIO GRANDE