

June 23, 2025

Mayor Renard U. Johnson and
Members of City Council
El Paso City Hall
300 N. Campbell
El Paso, Texas 79901

Re: Support for Expansion of Chapter 20.14.070 – Parking Reductions Ordinance

Dear Mayor Renard U. Johnson and Members of City Council:

On behalf of MIMCO, LLC (“MIMCO”), I write to express our strong support for expanding the scope of Chapter 20.14.070 – Parking Reductions, and in particular, for amending Section 20.14.070(B)(1) to include additional areas within the City of El Paso.

Founded in 1972 to provide real estate investment opportunities in El Paso, MIMCO brings over 50 years of experience in the commercial real estate industry. Today, MIMCO’s managed portfolio includes more than 350 properties across Texas, New Mexico, and Arizona, comprising over 8.5 million square feet. Our retail properties range in size from 1,200 to 276,000 square feet, and our office and warehouse projects reach up to 196,000 square feet.

MIMCO currently manages approximately 1,900 active leases, many of which involve tenants with multiple locations. We have overseen construction projects ranging from small, single-user spaces to complex, multi-million-dollar, multi-tenant developments, including both ground-up construction and complete renovations of existing properties. Importantly, MIMCO only manages properties in which its ownership holds a direct financial interest, which ensures that our developments are built and maintained to the highest standards and that tenant needs remain a top priority. This ownership-driven approach has been integral to our long-standing success and strong tenant relationships.

As a regional developer with deep expertise in commercial real estate, we understand that adequate parking is essential to the success of our retail tenants. While we are committed to providing practical and accessible parking solutions, we have encountered several instances where the City’s current parking ordinance has been overly restrictive, limiting our ability to lease to otherwise qualified businesses—particularly in areas undergoing revitalization and increased commercial demand.

We respectfully recommend that the ordinance be revised to allow for greater flexibility, especially in high-demand districts such as Kern Place and Five Points, where robust infrastructure and alternative transportation options justify a reduction in conventional parking requirements.

By way of example, we are actively seeking to bring a restaurant tenant to 2700 N. Stanton, El Paso, Texas 79902, a location that is well-positioned to support new commercial activity. Despite the availability of ample parking at the UTEP Parking Garage, and the site’s strong connectivity via the Brio system, El Paso Streetcar, and bike-friendly infrastructure, we are unable to move forward due to the constraints of current parking requirements under Chapter 20.

We believe expanding the applicability of the Parking Reductions ordinance will encourage responsible infill development, foster small business growth, and align with the City's goals of promoting urban vitality and multimodal accessibility. Furthermore, it reflects a modern approach to planning that takes into account evolving transportation trends, including ridesharing, micromobility, and a reduced reliance on personal vehicles in dense urban environments.

We respectfully urge the City Council to adopt the proposed amendments and modernize the ordinance to better serve the City's economic development and community planning goals.

Thank you for your time and thoughtful consideration.

Sincerely,



Scott Walker
President
MIMCO LLC

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