

11520 Montana

Zoning Board of Adjustment — December 9, 2024



CASE NUMBER: PZBA24-00091
CASE MANAGER: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
PROPERTY OWNER: Fred and Eddie Marcus
REPRESENTATIVE: Robert Correa
LOCATION: 11520 Montana Ave. (District 6)
ZONING: C-4 (Commercial)
REQUEST: Special Exception I (Reduction in Off-Street Parking Requirements)
PUBLIC INPUT: One (1) email in opposition received as of December 5, 2024

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 I (Reduction in Off-Street Parking Requirements) for a reduction of required off-street parking for proposed apartments in a C-4 (Commercial) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception request as the reduction of off-street parking is not more than fifteen percent (15%).

PZBA24-00091



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



Subject Property

0 45 90 180 270 360 Feet



Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to reduce the number of required off-street parking spaces by 3.8% for the proposed use of apartments. The proposed apartments will consist of eighty (80) units and one (1) administrative office.

BACKGROUND: The minimum number of required off-street parking spaces for apartments in the C-4 (Commercial) zone district is 162 parking spaces. The applicant is proposing to provide 156 parking spaces and is requesting a reduction of 6 spaces (3.8% reduction) to meet the parking requirements for the new proposed development.

CALCULATIONS:

	TOTAL	CALCULATION
Required Parking Spaces for 80 apartment units and 1 administrative office	162	2 per 80 units + 1/576 (1,035 square feet)
ZBA Parking Reduction Request	3.8%	3.8% [6 (missing spaces) / 156 (required spaces)]

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.I CRITERIA	
The Zoning Board of Adjustment is empowered under Section 2.16.050.I to: <i>Authorize the reduction of off-street parking requirements, provided the following criteria is met:</i>	
Criteria	Does the Request Comply?
1. The owner shall demonstrate through testimony or documentation that the required number of off-street parking spaces cannot be reasonably accommodated on the property involved;	Yes. Due to the proposed building configuration and amenities, the applicant is requesting a 4% parking reduction, which does not affect the overall layout of the process.
2. The zoning board of adjustment has received the written approval of the city traffic engineer who shall review the request to determine the impact on the surrounding properties. The city traffic engineer may request a parking study in order to determine the impact on the surrounding properties;	Yes. The Traffic Engineer has reviewed the request and concluded no parking study is to be required.
3. The reduction authorized shall not modify the number of required off-street parking spaces by more than fifteen percent.	Yes. The requested reduction is for 6 spaces, which is less than fifteen percent (15%).

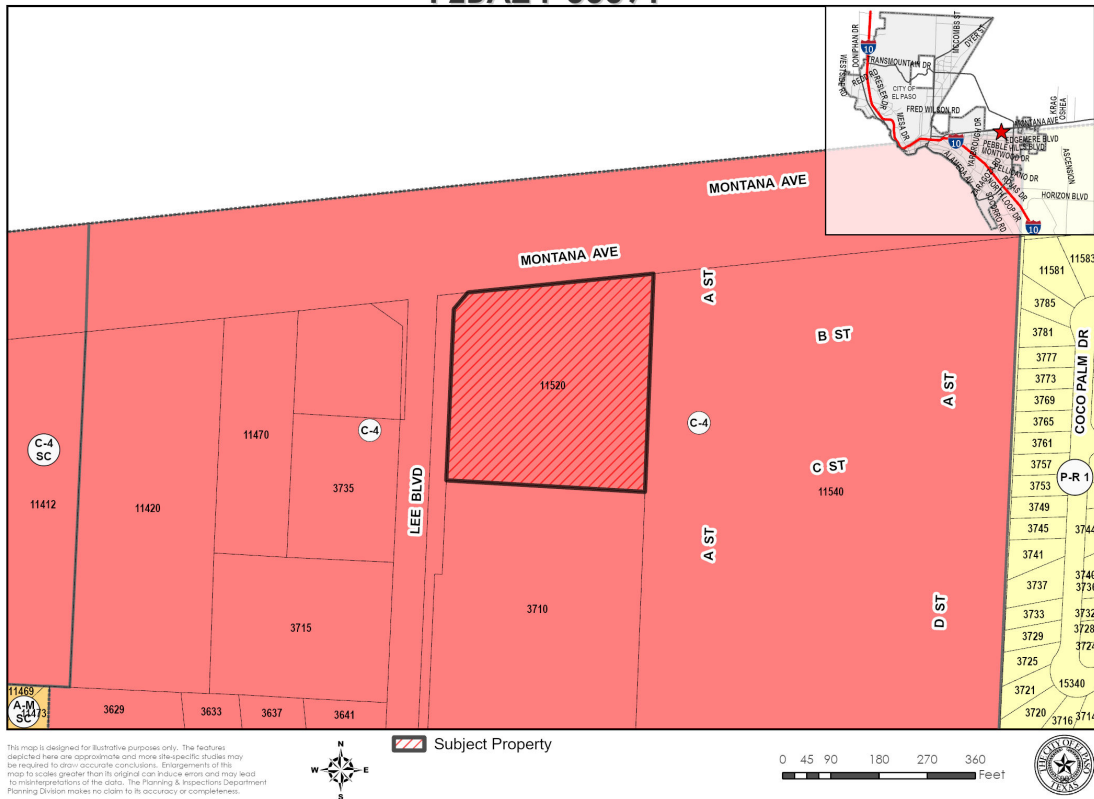
PUBLIC COMMENT: Public notice was sent on November 27, 2024 to all property owners within 300 feet of subject property. The Planning Division received one (1) email in opposition to the exception request.

ZONING BOARD OF ADJUSTMENT OPTIONS:

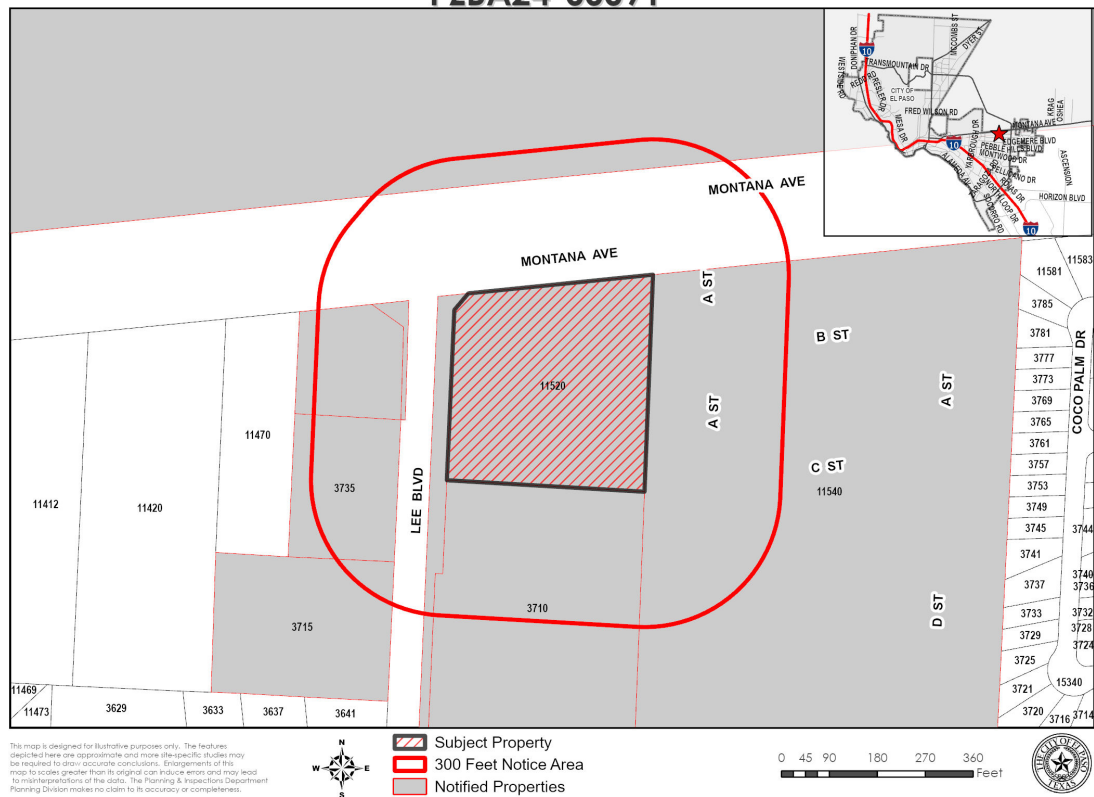
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

- Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured. **(Staff Recommendation)**
- Approval with Modifications** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate.
- Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

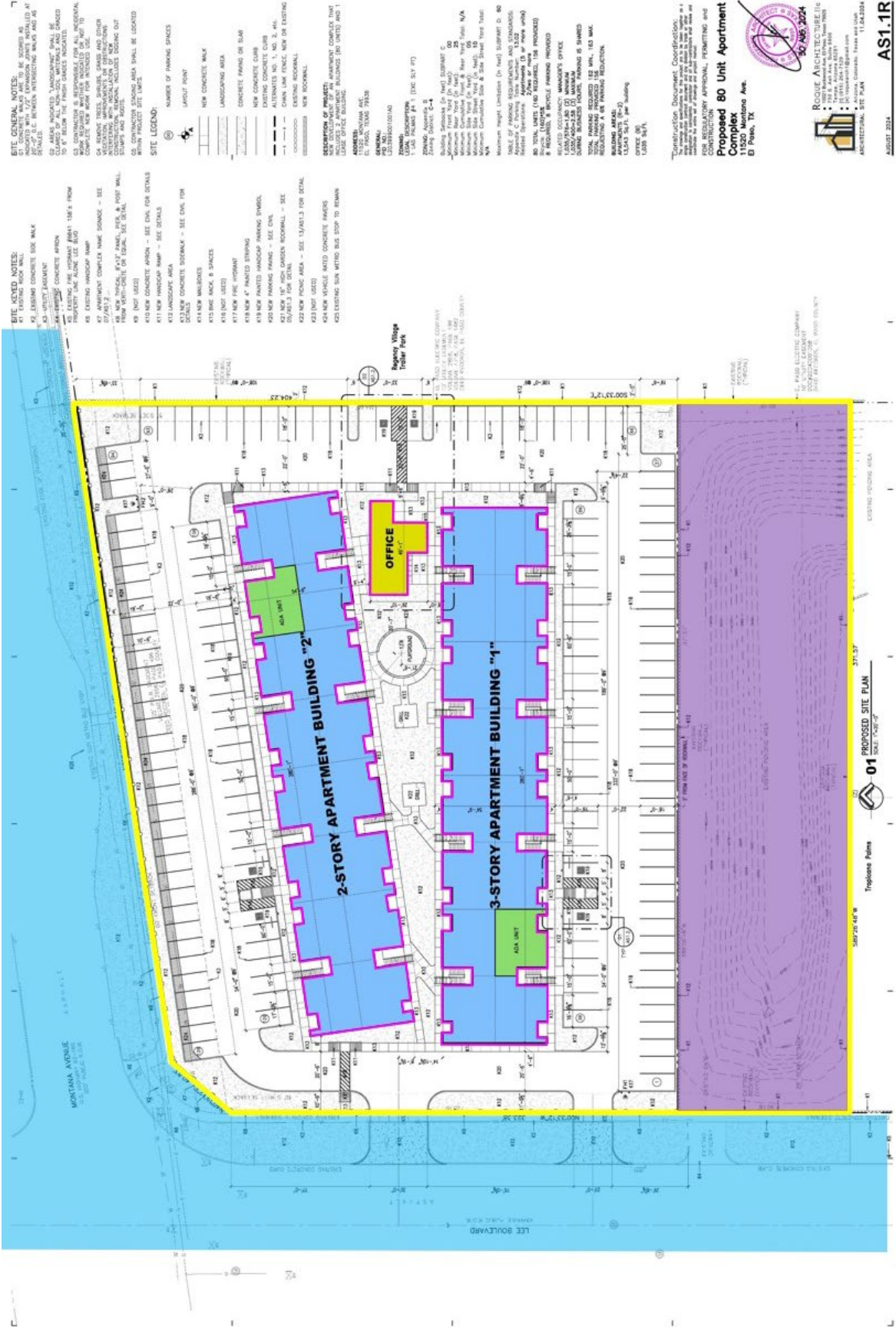
ZONING MAP PZBA24-00091



NEIGHBORHOOD NOTIFICATION MAP PZBA24-00091



SITE PLAN



GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HANDBOOKS.
 2. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE MICHIGAN CONSTRUCTION CODES.
 3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER.
 4. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE MICHIGAN CONSTRUCTION CODES.

LEGEND:
 NEW CONCRETE
 NEW CONCRETE ON SLAB
 NEW CONCRETE CURB
 EXISTING CONCRETE CURB
 CHAIN LINK FENCE, NEW OR EXISTING
 EASEMENT
 UNIMPROVED
 NEW FOOTING

DESCRIPTION OF PROJECT:
 80 NEW APARTMENT UNITS
 1 OFFICE UNIT
 2 GARAGES
 1000 S.F. OF DECKING

ZONING:
 RESIDENTIAL MEDIUM DENSITY (RM-2)
 SETBACKS:
 FRONT: 10'-0" (MIN)
 SIDE: 5'-0" (MIN)
 REAR: 10'-0" (MIN)
 HEIGHT: 35'-0" (MAX)

TABLE OF FINISHES:
 FLOORING: CARPET, HARDWOOD, TILE
 WALLS: DRYWALL, PAINT
 CEILING: DRYWALL, POP
 ROOFING: ASPH/FLT, MEMBRANE
 EXTERIOR FINISHES: BRICK, STUCCO, SIDING
 INTERIOR FINISHES: CARPET, PAINT
 HARDWARE: BRASS, STAINLESS STEEL
 LIGHTING: RECESSED CAN LIGHTS, PENDULUM LIGHTS
 MECHANICAL: RADIANT HEATING/COOLING, VENTILATION, EXHAUST FANS
 ELECTRICAL: PANTRY LIGHTING, UNDER CABINET LIGHTING
 PLUMBING: SINK, SHOWER, TUB, TOILET, BATH
 FIRE: SMOKE ALARMS, SMOKE EXHAUST FANS
 SAFETY: FIRST AID KIT, FIRE EXTINGUISHERS
 SECURITY: VIDEO SURVEILLANCE, INTERCOM SYSTEM
 ACCESSIBILITY: RAMP, LIFT, TACTILE PAVING
 SCHEDULING: MEETING ROOMS, CONFERENCE ROOMS
 STORAGE: LOCKER ROOMS, BICYCLE RACKS
 MAINTENANCE: TOOL ROOM, SUPPLY ROOM
 OFFICE: OFFICE SPACE, RECEPTION AREA
 GARAGES: GARAGE SPACE, STORAGE
 DECKING: DECKING SPACE, RAILINGS
 PAVING: DRIVEWAY, SIDEWALKS
 CONCRETING: FOUNDATION, SLABS
 EXCAVATION: EXCAVATION SPACE
 GEOTECHNICAL: GEOTECHNICAL TESTS
 SURVEYING: SURVEY POINTS
 ASPIRATION: ASPIRATION POINTS
 ELECTRICAL: ELECTRICAL PANELS
 MECHANICAL: MECHANICAL EQUIPMENT
 PLUMBING: PLUMBING EQUIPMENT
 FIRE: FIRE EQUIPMENT
 SAFETY: SAFETY EQUIPMENT
 ACCESSIBILITY: ACCESSIBILITY EQUIPMENT

Proposed 80 Unit Apartment Complex
 11520 Montana Ave.
 El Paso, TX

ROQUE ARCHITECTURE LLC
 501 N. GILBERT ST.
 SUITE 200
 EL PASO, TX 79901
 PHONE: (972) 592-1000
 FAX: (972) 592-1001
 WWW.ROQUEARCHITECTURE.COM

ARCHITECTURAL SITE PLAN
 11.04.2024
 AS1.1R

PUBLIC INPUT

From: [Bob Bowling4](#)
To: [Pina, Saul J.](#)
Cc: [Randy Bowling](#); [Demetrio Jimenez](#)
Subject: Objection to parking waiver Case #PZBA24-0091
Date: Wednesday, December 4, 2024 9:22:50 AM

You don't often get email from bbowling4@tropicanahomes.com. [Learn why this is important](#)

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To Whom it May Concern:

As the owner of the Tropicana Palms Apartments at 3710 Lee Blvd., we object to the waiver of off-street parking requirements for Case Number: PZBA24-00091 at 11520 Montana Ave.

The main reason we object is that we believe customers/clients of this proposed business will try and park their cars in OUR parking lot if they are not provided with parking for this proposed new business. It is not fair to the low-income families living in our rental community at Tropicana Palms to have to battle for parking spaces that we provide for them exclusively on our property, and it will only cause havoc if we have to start policing our parking lot and towing unauthorized vehicles from our private property.

Further, it is poor planning to have development rules published that we all follow, but then to waive them for no good reason. This waiver will hand a business owner an advantage to the detriment of those of us who have followed the rules and provided off-street parking for our clients/customers.

Please deny the request from this applicant, for the reasons stated above.

R. L. "Bobby" Bowling IV
President

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