

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

**AGENDA DATE:** October 26, 2021  
**PUBLIC HEARING DATE:** November 23, 2021

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

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

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

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance granting Special Permit No. PZST21-00001, to allow for a 50% reduction in parking on the property described as all of Lots 1 through 20, Block 266, Campbell Addition, and the Vacated 20.00' Alley, City of El Paso, El Paso County, Texas, pursuant to Section 20.14.070.B of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit and detailed site development plan meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 405 Montana Ave.  
Applicant: SLI Engineering, c/o Georges Halloul, PZST21-00001

**BACKGROUND / DISCUSSION:**

The applicant is requesting approval of a special permit and detailed site development plan to allow for a 50% reduction in parking for a proposed multi-family complex, which consist of eighty (80) apartment units and requires one hundred thirty-three (133) parking spaces. City Plan Commission recommended approval (7-0) of the special permit and detailed site development plan request on October 21, 2021. As of October 25, 2021, staff has received three (3) letters in support with no communication in opposition to the special permit request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division  
**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:** *Kevin Smith* for Philip Etiwe

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00001, TO ALLOW FOR A 50% REDUCTION IN PARKING ON THE PROPERTY DESCRIBED AS ALL OF LOTS 1 THROUGH 20, BLOCK 266, CAMPBELL ADDITION, AND THE VACATED 20.00' ALLEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.070.B OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the Housing Authority of the City of El Paso, has applied for a Special Permit under Section 20.14.070.B of the El Paso City Code to allow for a 50% parking reduction; and

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

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

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

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

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

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

**All of Lots 1 Through 20, Block 266, Campbell Addition**, and the vacated 20.00' alley, City of El Paso, El Paso County, Texas; and,

2. That the City Council hereby grants a Special Permit under Section 20.14.070.B of the El Paso City Code to allow for 50% Parking Reduction on the property described in Paragraph 1 of this Ordinance; and,

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

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

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

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

**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

*Wendi N. Vineyard*  
\_\_\_\_\_  
Wendi N. Vineyard  
Assistant Attorney

**APPROVED AS TO CONTENT:**

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

*(Agreement on following page)*

**AGREEMENT**

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

EXECUTED this 20 day of OCT, 2021.

Housing Authority of the City of El Paso

[Signature]  
(Signature)

Gerald W. Cichon  
(Name/Title)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

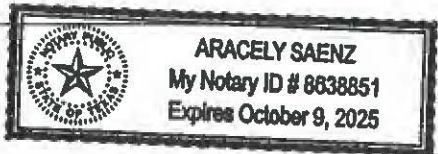
This instrument is acknowledged before me on this 20 day of OCTOBER, 2021, by GERALD CICHON for Housing Authority of the City of El Paso as Applicant.

(Seal)

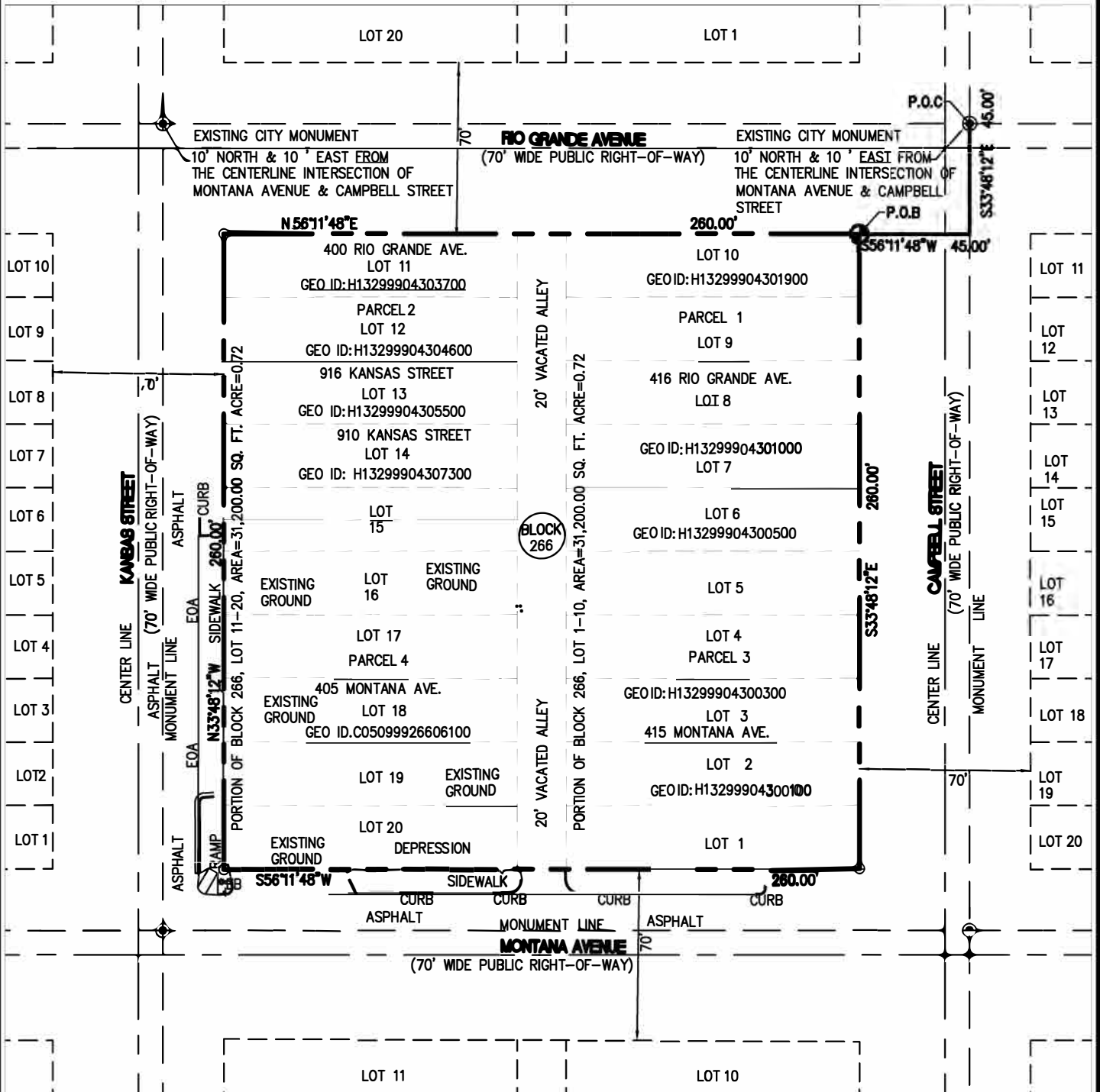
[Signature]  
Notary Public, State of Texas  
Signature

ARACELY SAENZ  
Printed or Typed Name

My Commission Expires:



*(Exhibits on next page)*



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

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 This map and survey are being provided solely for the use of Housing Authority of The City of El Paso (HACEP) and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon AUGUST 26, 2021.



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

**PLAT OF BOUNDARY ON BLOCK 266**

**SLI ENGINEERING, INC.**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 8800 WESTWIND DRIVE  
 EL PASO, TEXAS  
 (915) 584-4457

**PROPERTY DESCRIPTION**

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

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

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

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

**METES AND BOUNDS DESCRIPTION**

All of lots 1 through 20, Block 266, Campbell addition, an addition to the City of El Paso, El Paso County, Texas, and the vacated 20.00' alley, more particularly described by metes and bounds as follows:

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

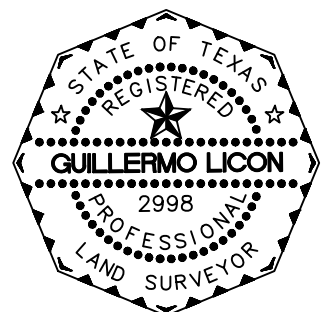
THENCE, South 33° 48' 12" East, with said right-of-way line of Campbell Street, a distance of 260.00 feet to a boundary corner lying on the northerly Montana Avenue right-of-way and the westerly right-of-way line of Montana Avenue.

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

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

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

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



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

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**PLAT OF BOUNDARY ON BLOCK 266**



**PROPERTY DESCRIPTION**

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

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

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

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

**PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY**

SYMBOL	S.F. / ACRE
[Green Hatched]	OPEN SPACES OPEN SPACES = 13,570 SF = 0.311 ACRES
[Red Hatched]	OPEN WALKWAYS / OVERHANGS / PATIOS
[Black Hatched]	BUILDING FOOTPRINT #1: 11,760 SF #2: 16,520 SF #3: 16,440 SF #4: 10,880 SF #5: 8,130 SF TOTAL 63,730 SF
[White]	NONRESIDENTIAL
[Blue Hatched]	BICYCLE PARKING
[Red Hatched]	FIRE APPARATUS
[Red Hatched]	RETAINING WALLS N/A
[Red Hatched]	FENCE / SCREEN "HEIGHT OF 6'-0"
[Red Hatched]	FENCE / SCREEN "HEIGHT OF 8'-0"
[Arrow]	STORM WATER DRAINAGE N/A
[Dashed Arrow]	ACCESSIBLE ROUTES N/A

**415 Montana - HACEP - Nuestra Señora**  
**1 - Architectural style**  
 Transitional style as a midpoint between traditional and modern, building to be in harmony with the surrounding architecture styles, stucco and metal clad exteriors that will be taking some elements of neighborhood St. George Church and some of the stucco clad bungalow houses/apartments, creating a contemporary cohesive look.  
**2 - Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment**  
 Low water consumption landscaping elements including planting material, ground covering, drip irrigation and shading devices native to this region will complement the architectural style that take elements from the neighboring buildings to a contemporary look.

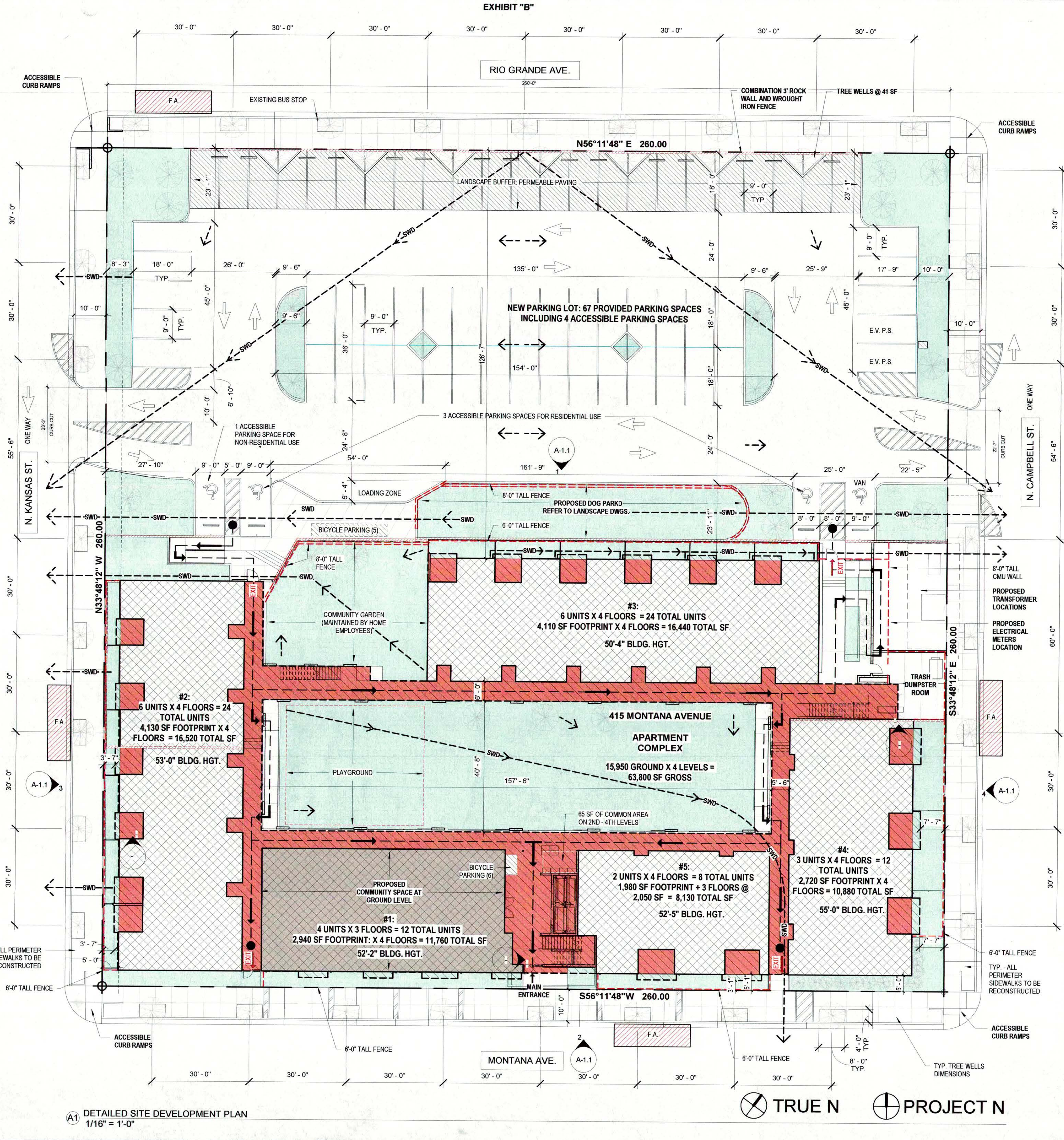
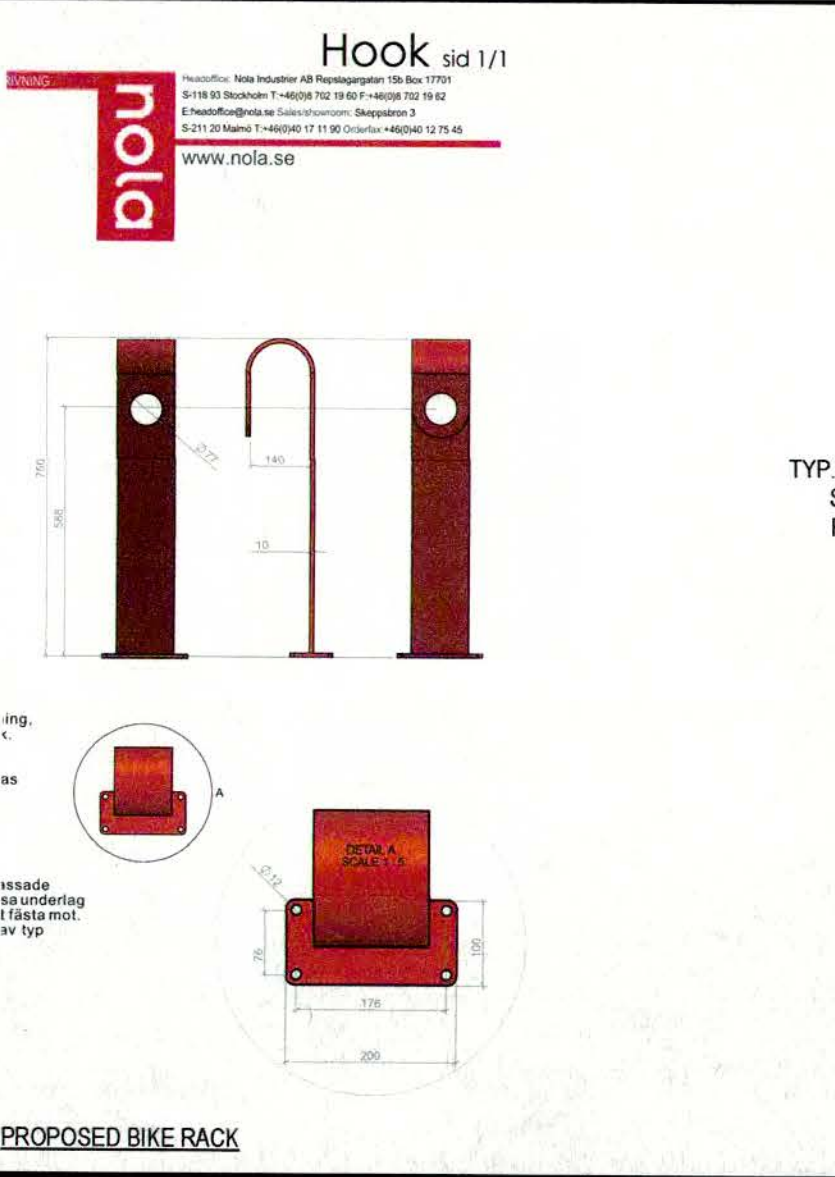
**3 - Program:**

- (1) 4 story apartment building complex to house 60 units total.
  - (60) 1-bedroom units.
  - (20) 2-bedroom units.
- This complex will include few amenities like community spaces, laundry room, playground, community garden, among others.
- Now parking lot to comply with current building codes and standards.
- Landscaped areas.

**RESIDENTIAL COUNT**

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

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



**PROJECT CALCULATION DATA**

**APPLICABLE CODES**  
 INTERNATIONAL BUILDING CODE 2015  
 NFPA  
 ADDAG  
 TAS  
 FHA

**ZONING**  
 PROPOSED ZONING - G-MU  
 YARD STANDARDS (MONTANA AVE. FRONTAGE):  
 FY - 0'-0"  
 RY - 0'-0"  
 SYE - 0'-0"  
 SWM - 0'-0"

**OCCUPANCY**  
 GROUP R2

**CONSTRUCTION**  
 TYPE VA  
 ALLOWABLE NUMBER OF STORIES ABOVE GRADE (TABLE 504.4)  
 TYPE VA S = 4 STORIES  
 ALLOWABLE BUILDING HEIGHT (TABLE 504.3)  
 TYPE VA S = 70

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

**BUILDING AREA**  
 15,880 SF GROUND X 4 LEVELS = 63,520 SF GROSS  
 ALLOWABLE AREA IN SF (TABLE 506.2)  
 R-S SM TYPE VA = 36,000 SF PER FLOOR

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

**RESIDENTIAL COUNT**

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

PROPOSED DENSITY: 60 / 1.55 ACRE = 38 UNITS / ACRE  
 20 / 1.55 ACRE = 13 UNITS / ACRE  
 1.5 P.S. X 1 BEDROOM = 2 P.S. X 2 BEDROOMS = 90 P.S. / 40 P.S.

**PROPOSED NONRESIDENTIAL LAND USE**

#1 (2,940 SF)  
 • ASSISTANT OFFICE  
 • MANAGER'S OFFICE  
 • BUSINESS CENTER  
 • STO. / JAN.  
 • UNISEX RESTROOMS (2)

• GROUND STORAGE  
 • OFFICE (2)  
 • LAUNDRY ROOM  
 • LAUNDRY STORAGE

TOTAL NONRESIDENTIAL: 3,135 SF

#1 (195 SF)  
 65 SF LAUNDRY ROOMS:  
 2ND-4TH FLOORS

**MAXIMUM PROPOSED INTENSITY FOR NONRESIDENTIAL LAND USE:**  
 63,520 SF GROSS / 2,840 NONRESIDENTIAL SF X 100 = 2.2% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)

**PARKING CALCULATIONS**

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

**BIKE RACK CALCULATIONS**  
 REQUIRED 11 BIKE PARKING SPACE / PROVIDED 11 BIKE PARKING SPACES

**LANDSCAPE CALCULATIONS**

LANDSCAPE AREA REQUIRED: 51,795' x 15 = 7,770 SQ. FT.  
 TOTAL LANDSCAPE AREA PROPOSED IN LANDSCAPE AREA: 16,143 SQ. FT.  
 LANDSCAPE UNITS REQUIRED: 7,770 SQ. FT. / 1,000 = 7.7 - 8 UNIT

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

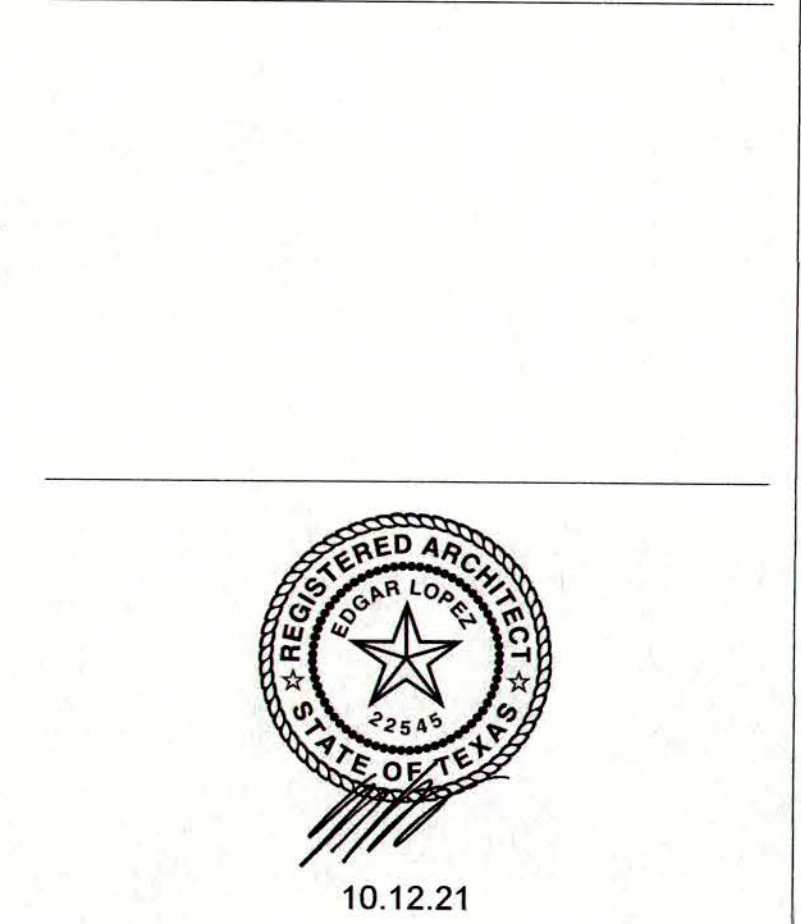
FRONTAGE TREES: 986/30 = 32.8 - 33 FRONTAGE TREES (FT)  
 STREET TREES: 455/30 FT. SPACING = 16 STREET TREES (ST)

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

NOTE: THIS IS A ZERO LOT LINE PROPERTY, NOT ALL LANDSCAPE ORDINANCE REQUIREMENTS ARE APPLICABLE.

**in\*situ**  
 ARCHITECTURE

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



**HACEP - NUESTRA SEÑORA**

**HACEP**

415 Montana Ave.  
 El Paso, Texas 79902

**REVISION SCHEDULE**

Number	Date	Description
1	10/19/21	

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

APPLICANT: *gac*  
 DATE: 10/19/21  
 EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

**PROJECT STATUS: DESIGN DEVELOPMENT**

ISSUE DATE: 10.12.21  
 PROJECT NO.: 20019  
 DRAWN BY: FT / MS / EL  
 CHECKED BY: EL, WH

**SPECIAL PERMIT**

**DETAILED SITE DEVELOPMENT PLAN**

**A-1.0**

10/12/2021 3:50:36 PM



10.12.21

**HACEP - NUESTRA SEÑORA**

**HACEP**

415 Montana Ave.  
El Paso, Texas 79902

REVISION SCHEDULE

Number	Date	Description



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

*[Signature]*  
DATE: 10/12/21  
APPLICANT

*[Signature]*  
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

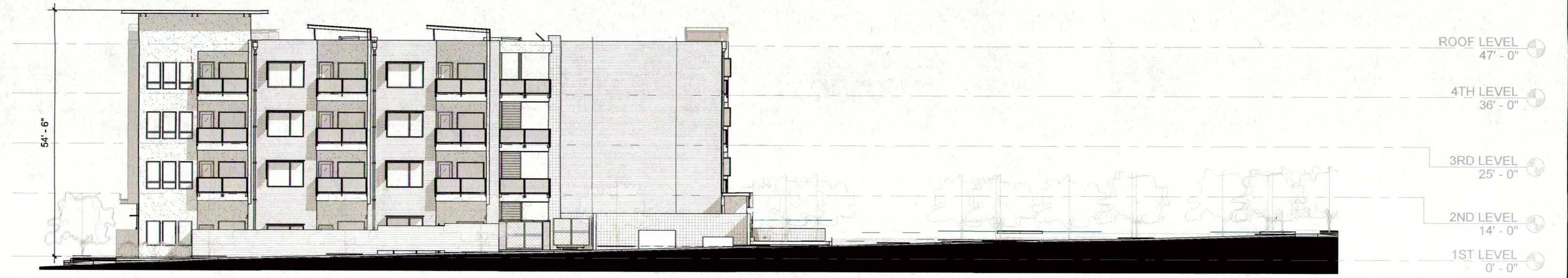
PROJECT STATUS:	DESIGN DEVELOPMENT
ISSUE DATE:	10.12.21
PROJECT NO.:	20019
DRAWN BY:	MS
CHECKED BY:	EL, WH

**DETAILED SITE  
DEVELOPMENT PLAN -  
ELEVATIONS**

**A-1.1**



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



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



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



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



# 405 Montana Avenue

City Plan Commission — October 21, 2021

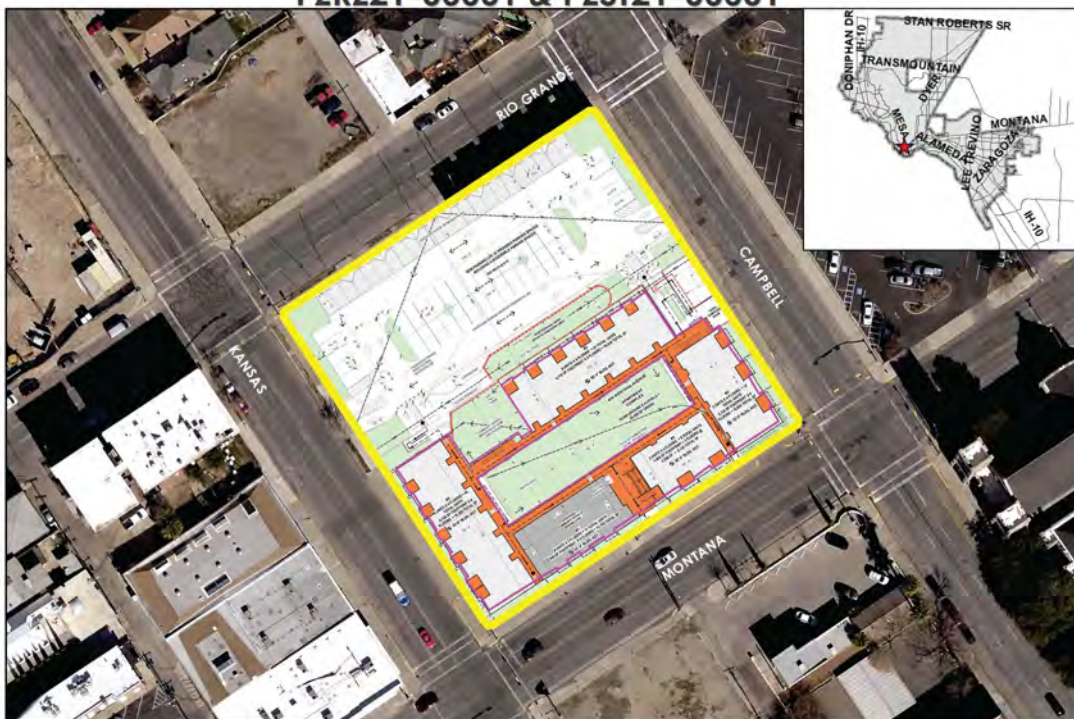


**CASE NUMBER:** PZST21-00001  
**CASE MANAGER:** Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov  
**PROPERTY OWNER:** Housing Authority of the City of El Paso  
**REPRESENTATIVE:** SLI Engineering, Inc, c/o Georges Halloul  
**LOCATION:** 405 Montana Avenue (District 8)  
**PROPERTY AREA:** 1.55 acres  
**EXISTING ZONING:** C-1/c/sp (Commercial/conditions/special permit)  
 A-2 (Apartments)  
 C-4/sp (Commercial/special permit)  
**REQUEST:** Special Permit for 50% Parking Reduction  
**RELATED APPLICATIONS:** PZR21-00001  
**PUBLIC INPUT:** Three (3) letters in favor received as of October 14, 2021

**SUMMARY OF REQUEST:** The applicant is requesting a Special Permit to allow for a 50% reduction from the required one hundred thirty-three (133) parking spaces to sixty-seven (67) parking spaces provided onsite for a proposed multifamily development.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Special Permit to allow a 50% parking reduction 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.

## PZR21-00001 & PZST21-00001



This map is designed for report purposes only. The features depicted here are approximate and more detailed studies may be required to show accurate conditions. Arrangements of this map for scales greater than its original can induce errors and may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 20 40 80 120 160 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting approval of a Special Permit to allow for a 50% reduction from the required one hundred thirty-three (133) parking spaces to sixty-seven (67) required parking spaces provided onsite. The proposed multifamily development will consist of five (5) buildings that will include sixty (60) one-bedroom units and twenty (20) two-bedroom units for a total of eighty (80) units. The proposed development requires a total of one hundred thirty-three (133) parking spaces, but is requesting to provide sixty-seven (67) parking spaces on-site.

The applicant has conducted a parking study that shows a total of one hundred twenty-five (125) parking spaces available on-street within 300 feet from the subject property. There are one hundred four (104) parking spaces available during a 7:00 am thru 7:00 pm week days. The number of available parking spaces on-street is adequate to serve this development, in addition to the 67 spaces provided onsite. 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. The proposed development will have access from Kansas Street and Campbell Street.

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

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

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	<b>Yes.</b> The special permit request is for 50% reduction of parking. Also, the property is being rezoned to G-MU (General Mixed Use) and the proposed development meets all the requirements of the proposed zoning district.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	<b>Yes.</b> The proposed development will be built up to the property line and is in character with Central El Paso. The proposed development's density is appropriate for a transit-oriented development.
3. Adequately served by and will not impose an undue burden upon public improvements.	<b>Yes.</b> The proposed development is adjacent to Montana Avenue, classified as a Major Arterial, and adjacent to Kansas Street, Rio Grande Avenue, and Campbell Street, which are classified as Minor Arterials. Additionally, the proposed development will be served by public transit.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	<b>Yes.</b> A Parking Study was conducted that demonstrated sufficient availability of on-street parking spaces within 300 feet to accommodate the sixty-six (66) parking spaces that cannot be accommodated on the subject property.
5. The design of the proposed development mitigates substantial environmental problems.	<b>N/A.</b> There are no known environmental problems in the area that require mitigation.
6. The proposed development provides adequate landscaping and/or screening where needed.	<b>Yes.</b> The proposed development does comply with the El Paso City Code Chapter 18.46 (Landscape).
7. The proposed development is compatible with adjacent structures and uses.	<b>Yes.</b> The subject property is located in Central El Paso and the proposed development and uses are compatible with the surrounding properties.
8. The proposed development is not materially detrimental to the property adjacent to the site.	<b>N/A.</b> No impact on adjacent property is anticipated.

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

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

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

**THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:**

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

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

**PUBLIC COMMENT:** The subject property lies within the boundaries of Houston Park Neighborhood Association, El Paso Central Business Association, and Sunrise Civic Group, who were notified by the applicant of the special permit request. Notices were provided to all property owners within 300 feet of the subject property on September 24, 2021. As of October 14, 2021, the Planning Division has received three (3) letters in support of the 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/c/sp (General Mixed Use/conditions/special permit), along with Master Zoning Plan approval.

**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 (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the 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. **(Staff Recommendation)**
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. Letters in support
5. Detailed Site Plan
6. Department Comments
7. Parking Study

# ATTACHMENT 1

## PZRZ21-00001 & PZST21-00001



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

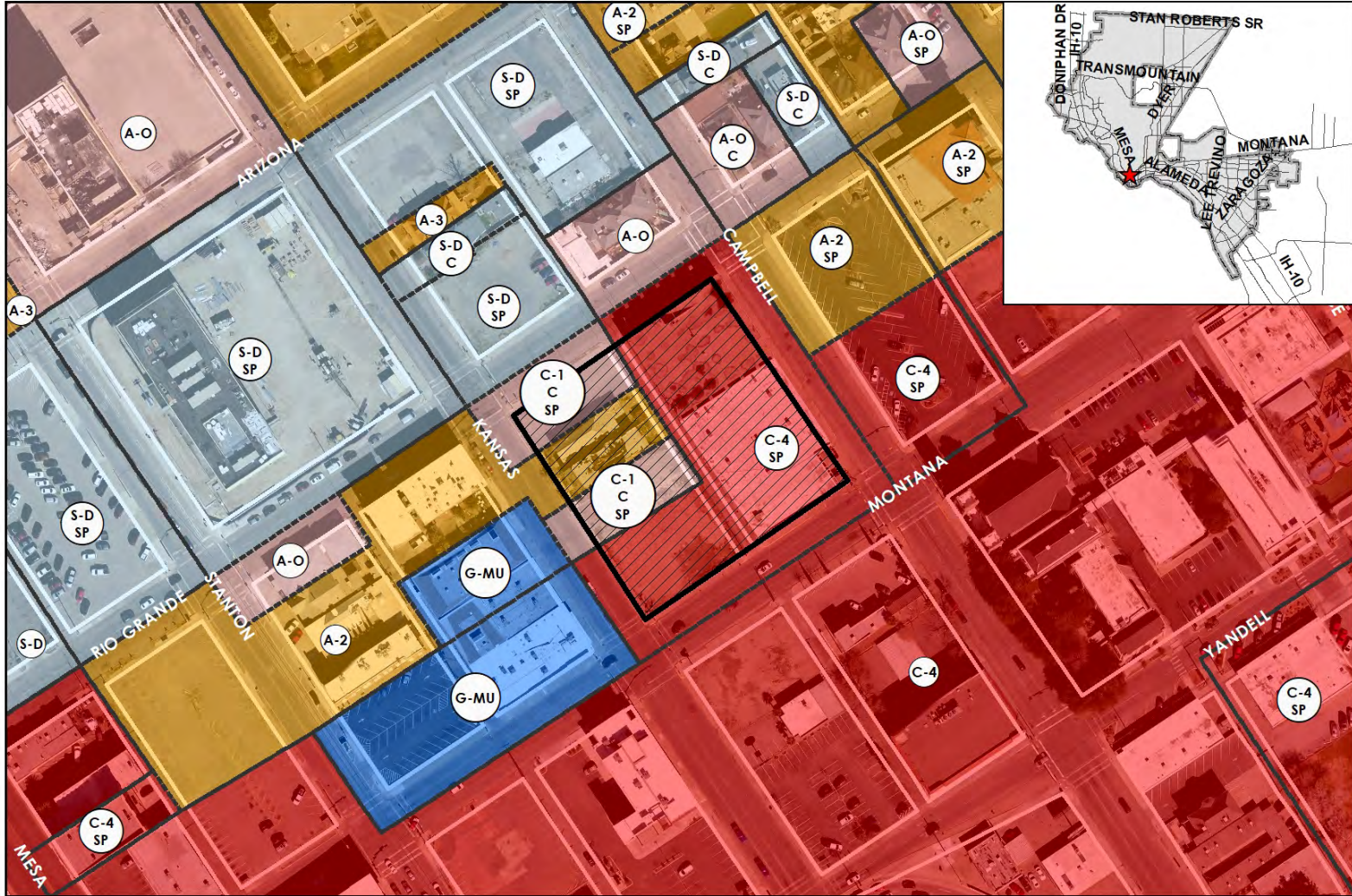


 Subject Property




# ATTACHMENT 2

## PZRZ21-00001 & PZST21-00001



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

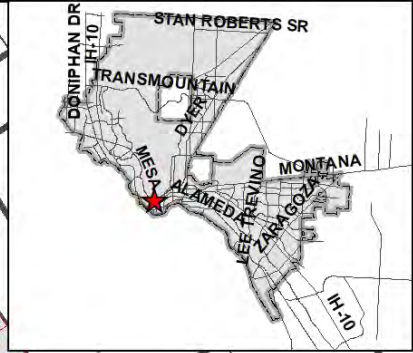


 Subject Property





# ATTACHMENT 3

## PZRZ21-00001 & PZST21-00001



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



-  Subject Property
-  Parcels within 300 feet





# ATTACHMENT 4

August 23, 2021

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

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

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

Dear Mayor Leeser, City Representatives, Mr. Cichon:

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

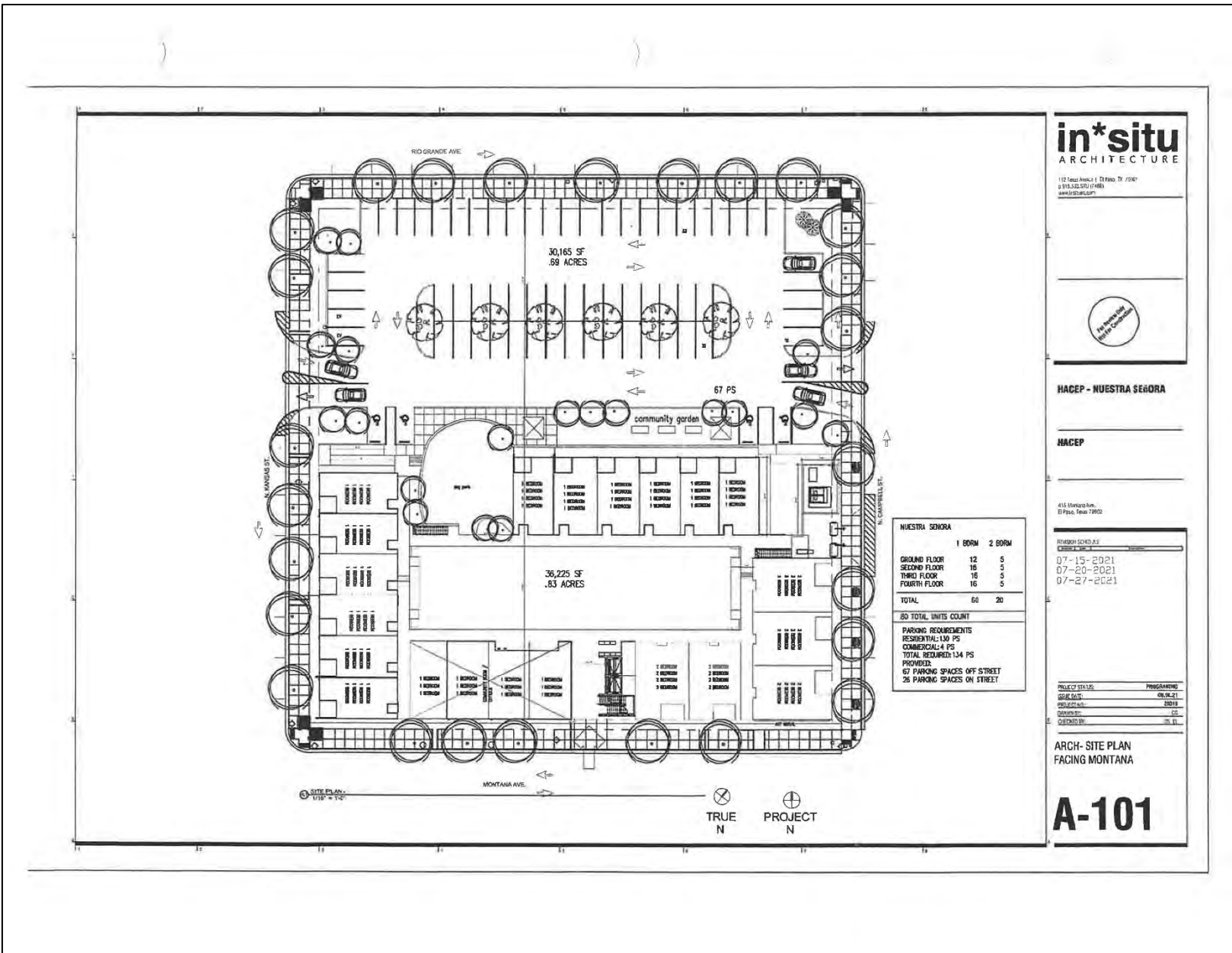
The plan for an adjusted development of 80 apartment units, presented at our meeting on the 5<sup>th</sup> of August, (attached), and requesting a 50% parking reduction, will result in requiring 26 parking spaces on street, is an excellent advancement of the goals of both HACEP and the Neighborhood.

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

Thank you for your kind attentions.



Leo Gus Haddad  
The Church of St. Clement  
Authorized Representative



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p 970.243.5751 (r488)  
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HACEP - NUESTRA SEÑORA

HACEP

415 Montana Ave.  
El Paso, Texas 79902

**NUESTRA SEÑORA**

	1 BDRM	2 BDRM
GROUND FLOOR	12	5
SECOND FLOOR	16	5
THIRD FLOOR	16	5
FOURTH FLOOR	16	5
<b>TOTAL</b>	<b>60</b>	<b>20</b>

**80 TOTAL UNITS COUNT**

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

**REVISION SCHEDULE**

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

PROJECT STATUS:	PROGRAMMED
DATE:	08.04.21
PROJECT NO.:	20018
OWNER:	— GC —
CREATED BY:	TS, EJ

ARCH- SITE PLAN  
FACING MONTANA

**A-101**

Board of Directors

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*Attorney at Law*  
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*Educator*  
Jimmy Stevens, CPA  
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*PricewaterhouseCoopers*  
Charles Andrew Whatley  
*Senior Partner*  
*Evolve! Digital Marketing*

Warren E. Goodell  
*Executive Director*  
[wgoodell@kmfp.org](mailto:wgoodell@kmfp.org)

September 10, 2021

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

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

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

Dear Mayor Leeser, City Representatives, Mr. Cichon:

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

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

Yours sincerely,

Warren E. Goodell  
Executive Director

**Zamora, Luis F.**

---

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

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

Attach,

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

Sincerely,

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

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

**Re: Case: PZRZ21-00001 and PZST21-00001**

10/6/2021

To whom it may concern,

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

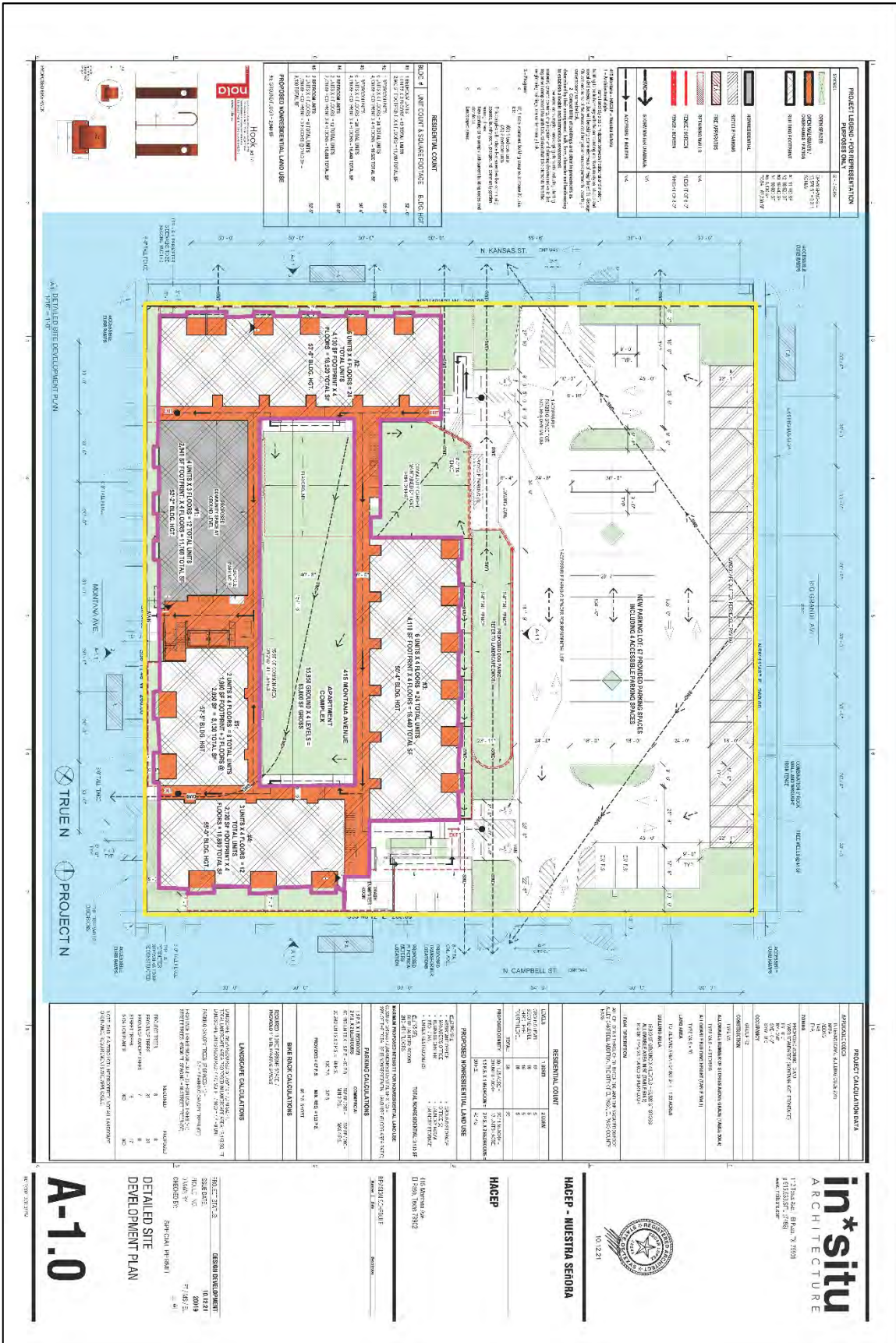
1. There is currently a severe parking problems already in existance due in part to the business in the area in quesiton.
2. The parking is limited due to the student population who present to classes at the University of Texas at El Paso' facility at the corner of Campbell and Arizona streets.
3. The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

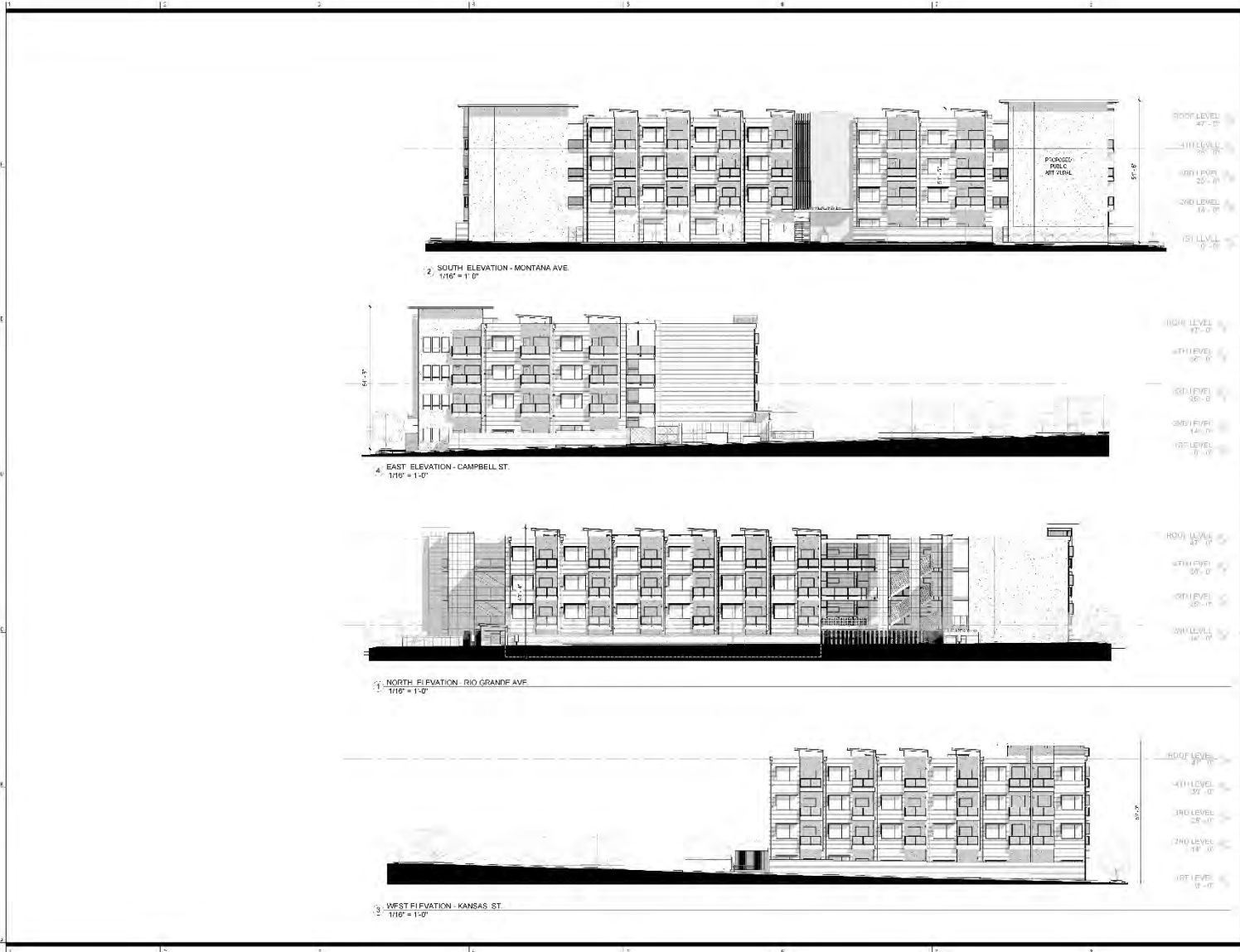
This letter is being submitted via e-mail to [zamoraLF@elpasotexas.gov](mailto:zamoraLF@elpasotexas.gov) which is being sent prior to the scheduled meeting, with the stated case number/s, and my name and adress, and our position.

Sincerely,

/s/ Edward Rodriguez, Attorney

# ATTACHMENT 5





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956.522.5272 / 798.0000  
www.in\*situ.com



**HACEP - NUESTRA SEÑORA**

**HACEP**

416 Franklin Ave.  
El Paso, Texas 79902

PROJ. NO. 20019

PROJECT STATUS:	DESIGN DEVELOPMENT
ISSUE DATE:	10.12.21
PROJECT NO.:	20019
CLIENT:	MS
CHECKED BY:	LLW

DETAILED SITE  
DEVELOPMENT PLAN -  
ELEVATIONS

**A-1.1**

# ATTACHMENT 6

## Planning and Inspections Department - Planning Division

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

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

1. Recommend approval.

## Planning and Inspections Department – Land Development

1. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

## Fire Department

Recommend approval. No adverse comments.

## Police Department

No comments received.

## Environment Services

No comments to request.

## Streets and Maintenance Department

No comments received.

## Sun Metro

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

## El Paso Water Utilities

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

## **Water**

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

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

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

## **Sanitary Sewer**

There is an existing 8-inch diameter sewer main that extends along the east side of the alley east of Kansas Street. This sewer main will be relocated in conjunction with the vacation of the alley.

## **General**

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



Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property, and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Texas Department of Transportation**

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

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

Not within the boundaries of EPCWID.

# ATTACHMENT 7

(See following pages)

# NUESTRA SENORA

Montana and Campbell, El Paso Texas

## PARKING ANALYSIS



**AUGUST 2021**

# Parking Analysis

---

## Montana and Campbell, El Paso Texas

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  - 5.2 LEGAL DESCRIPTION..... 5
  - 5.3 LEGAL ADDRESS ..... 5
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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 is for the entire site.**

All of lots 1 through 20, Block 266, and the vacated 20 foot alley, Campbell Addition, the City of **El Paso, El Paso County Texas**

**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:

- 60 1-Bedroom Units require 90 Parking Spaces
- 20 2-Bedroom units requires 40 Parking Spaces
- Commercial Office 862 SF / 288 = MIN 3 Parking Spaces.

Total requires is 133 Parking Spaces  
 Total Provided is 67 Parking Spaces

There will be a shortage of 66 Parking Spaces.

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

## 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:

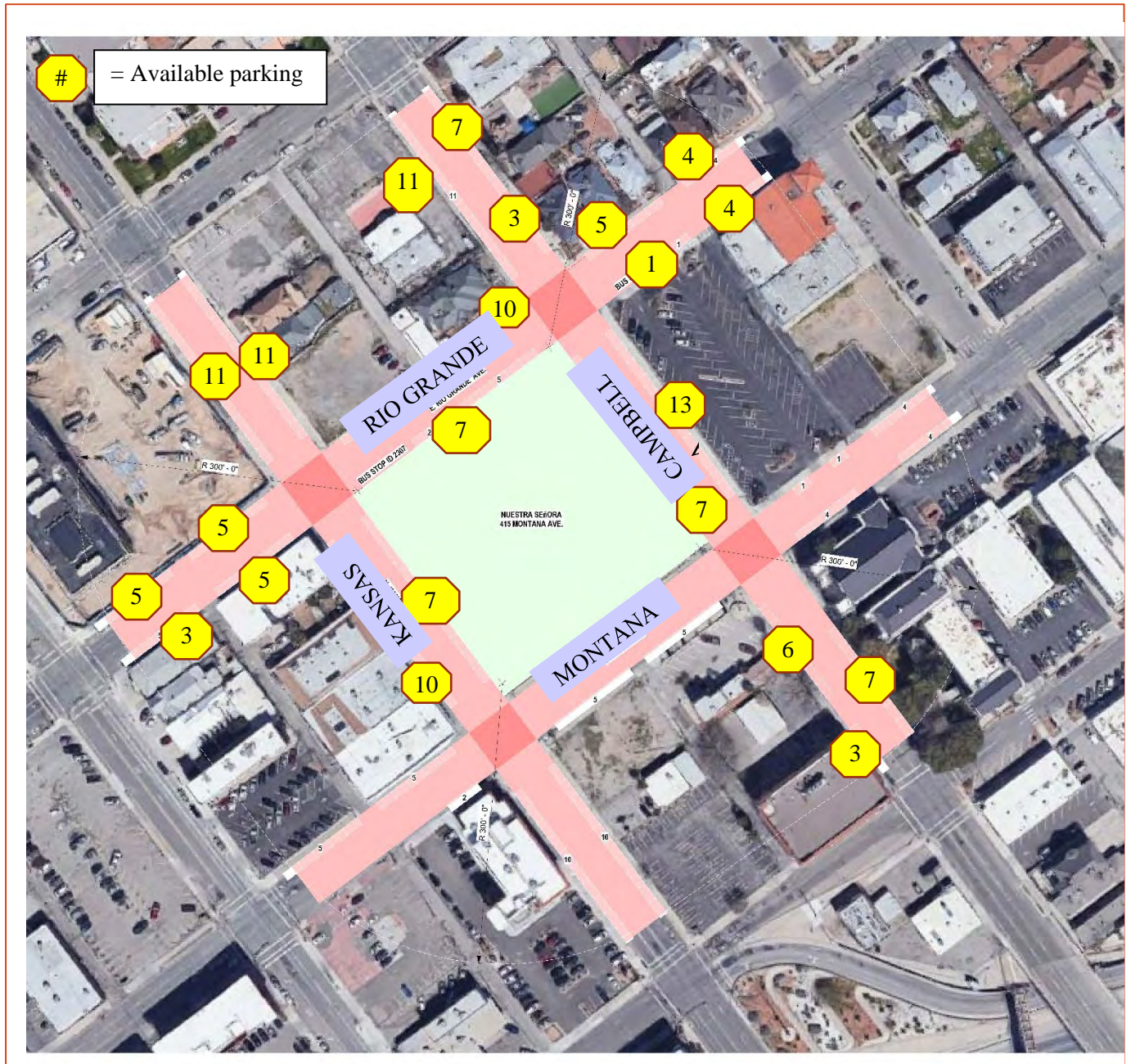


Figure 2: LOCATION OF PARKING COUNTS



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 133 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.

We are requesting a 50% Parking requirement reduction 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 50% reduction of the required parking .

9 **APPENDIX SECTION**

**9.1 APPENDIX A**  
Site Photos



**CAMPBELL**



**CAMPBELL**



**KANSAS**



**RIO GRANDE**



**KANSAS**



**MONTANA**



**RIO GRANDE**