

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

**AGENDA DATE:** May 25, 2021  
**PUBLIC HEARING DATE:** June 22, 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:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

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

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

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

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from C-1/c/sp (Commercial/conditions/special permit), A-2 (Apartments), and C-4/sp (Commercial/special permit) to G-MU (General Mixed Use) and seeks approval of a Master Zoning Plan for a proposed multi-family complex, which consists of one hundred thirty-six (136) apartment units. City Plan Commission recommended 9-0 to approve the proposed rezoning on April 22, 2021. As of May 18, 2021, staff has received no communication in support nor opposition of the request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  X  YES \_\_\_ NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

*Kevin Smith* for

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(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

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

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

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

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

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

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

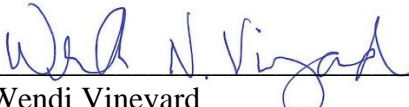
THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
Oscar Leoser  
Mayor

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Wendi Vineyard

Assistant City Attorney

21-1007-2705 / 1066613 | WV

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

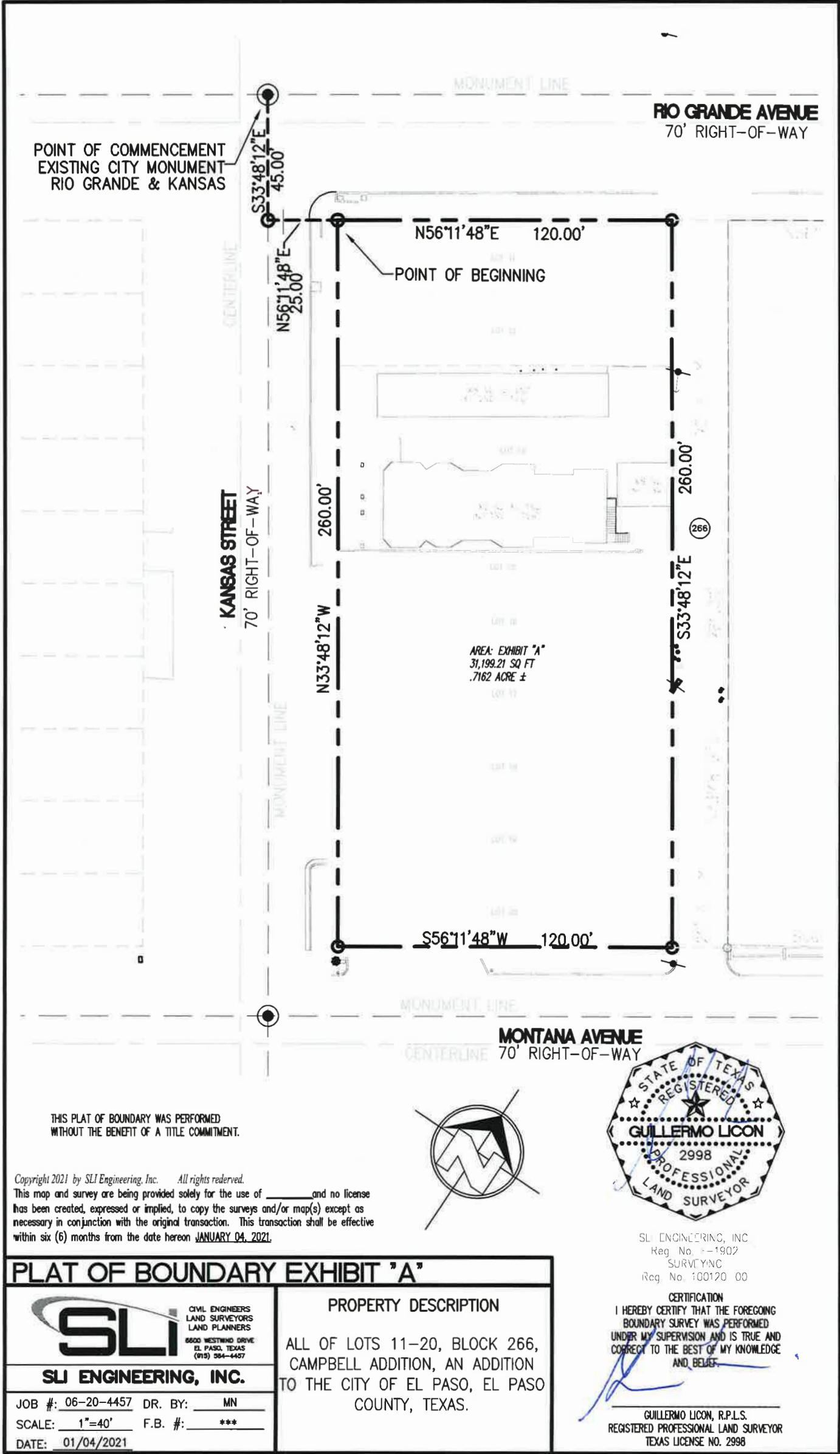
APPROVED AS TO CONTENT:

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

405 Montana

PZRZ21-00001

EXHIBIT A



METES AND BOUNDS DESCRIPTION

LOTS 11-20  
EXHIBIT "A"

All of lots 11 through 20, Block 266, CAMPBELL ADDITION, an addition to the City of El Paso, El Paso County, Texas, and is 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 Kansas Street (a 70' right-of-way) and Rio Grande Avenue (a 70' right-of-way) respectively; Thence, South 33° 48' 12" East from said city monument and on the monument line of Kansas Street, a distance of 45.00 feet to a point; Thence, North 56° 11' 48" East, away from said monument line, a distance of 25.00 feet to point for a boundary corner lying on the intersection of the northerly right-of-way line of Kansas Street and the southerly right-of-way of Rio Grande Avenue, said point being the TRUE POINT OF BEGINNING of this boundary description;

THENCE, North 56° 11' 48" East, with said right-of-way line of Rio Grande Avenue (70' right-of-way), a distance of 120.00 feet to a boundary corner lying on the intersection of said right-of-way line and the southerly boundary line of a 20 foot alley;

THENCE, South 33° 48' 12" East, with said boundary line of a 20 foot alley, a distance of 260.00 feet to a boundary corner lying on the southerly right-of-way line of Montana Avenue (70' right-of-way);

THENCE, South 56° 11' 48" West, with said right-of-way line Montana Avenue (70' right-of-way) a distance of 120.00 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 (70' right-of-way), a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this boundary description.

Said Parcel of land containing 0.7162 of an acre (31,199.21 s.f.) of land, more or less.

THIS PLAT OF BOUNDARY WAS PERFORMED  
WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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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 maps except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon, JANUARY 04, 2021.



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

PLAT OF BOUNDARY EXHIBIT "A"



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

8800 WESTWIND DRIVE  
EL PASO, TEXAS  
(910) 584-4457

**SLI ENGINEERING, INC.**

PROPERTY DESCRIPTION

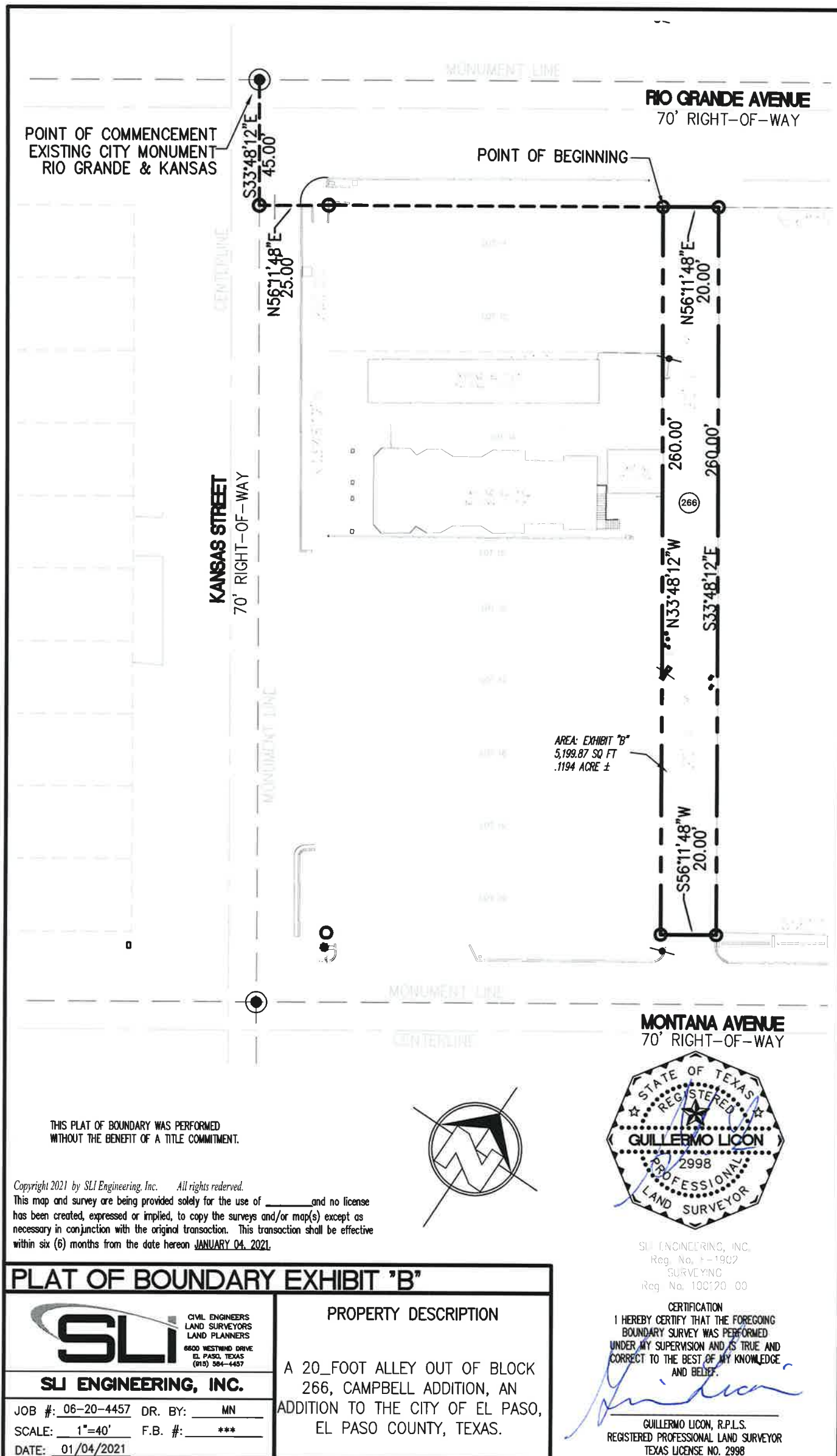
ALL OF LOTS 11-20, BLOCK 266,  
CAMPBELL ADDITION, AN ADDITION  
TO THE CITY OF EL PASO, EL PASO  
COUNTY, TEXAS.

JOB #: 06-20-4457 DR. BY: MN  
SCALE: 1"=40' F.B. #: \*\*\*  
DATE: 01/04/21

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





METES AND BOUNDS DESCRIPTION

20' (ALLEY) EASEMENT  
EXHIBIT "B"

A 20 foot alley out of Block 266, CAMPBELL ADDITION, an addition to the City of El Paso, El Paso County, Texas, and is 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 Kansas Street (a 70' right-of-way) and Rio Grande Avenue (a 70' right-of-way) respectively; Thence, South 33° 48' 12" East from said city monument and on the monument line of Kansas Street, a distance of 45.00 feet to a point; Thence, North 56° 11' 48" East, away from said monument line, a distance of 25.00 feet to point lying on the intersection of the northerly right-of-way line of Kansas Street and the southerly right-of-way of Rio Grande Avenue; Thence, North 56° 11' 48" East, a distance of 120.00 feet to a point for a boundary corner, said point being the TRUE POINT OF BEGINNING of this boundary description;

THENCE, North 56° 11' 48" East, with said right-of-way line of Rio Grande Avenue (70' right-of-way), a distance of 20.00 feet to a boundary corner;

THENCE, South 33° 48' 12" East, a distance of 260.00 feet to a boundary corner lying on the northerly right-of-way line of Montana Avenue (70' right-of-way);

THENCE, South 56° 11' 48" West, with said right-of-way line Montana Avenue (70' right-of-way) a distance of 20.00 feet to a boundary corner lying on the North-easterly right-of-way line of Kansas Street (70' right-of-way);

THENCE, North 33° 48' 12" West, with said right-of-way line of Kansas Street (70' right-of-way), a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this boundary description;

Said Parcel of land containing 0.1194 of an acre (5,199.87 s.f.) of land, more or less.

THIS PLAT OF BOUNDARY WAS PERFORMED  
WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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

PLAT OF BOUNDARY EXHIBIT "B"



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS  
6800 WESTWIND DRIVE  
EL PASO, TEXAS  
(915) 554-4457

SLI ENGINEERING, INC.

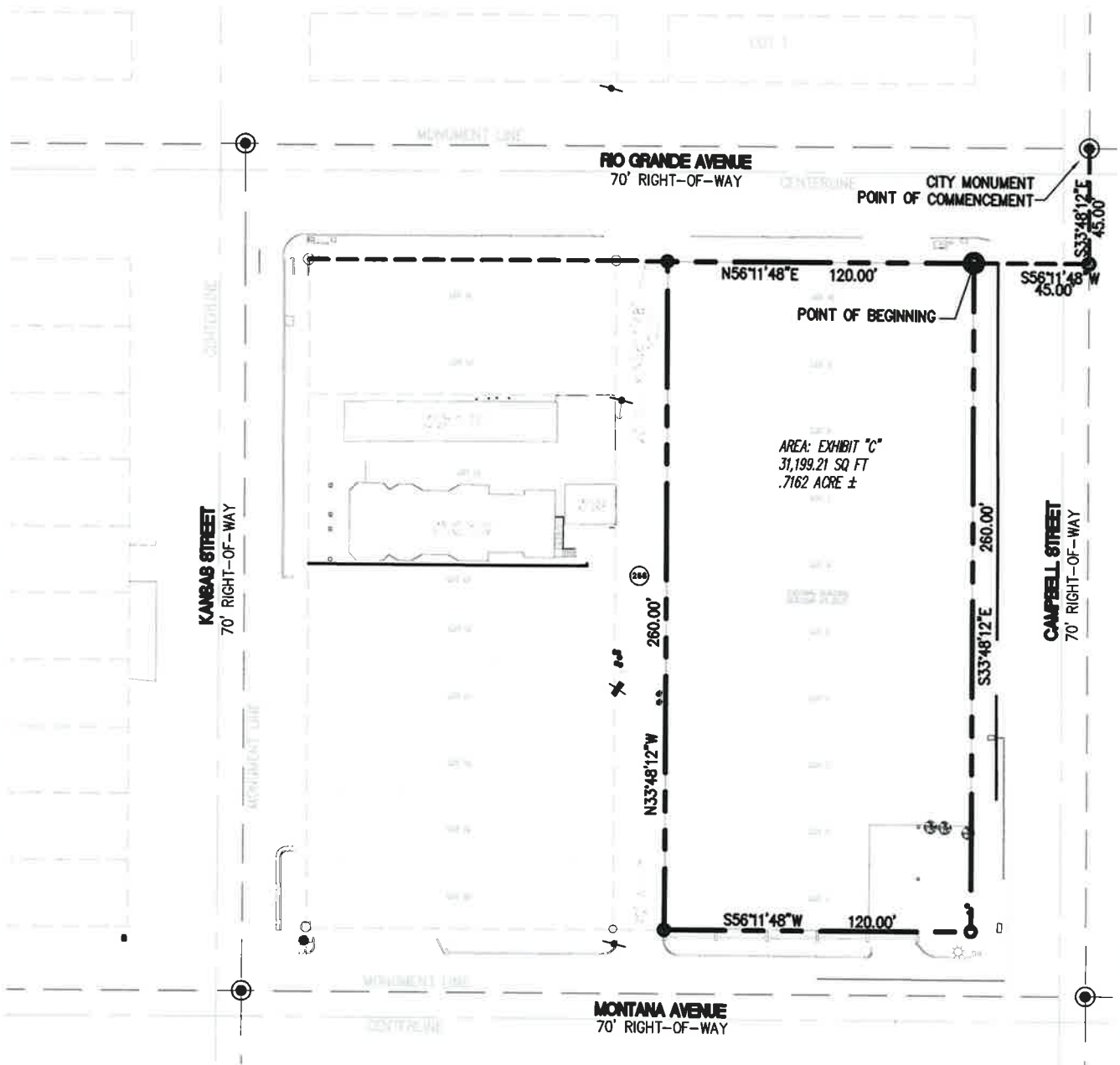
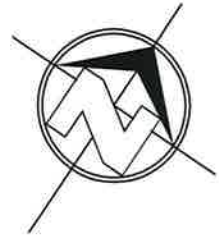
JOB #: 06-20-4457 DR. BY: MN  
SCALE: 1"=40' F.B. #: \*\*\*  
DATE: 01/04/21

PROPERTY DESCRIPTION

A 20 FOOT ALLEY OUT OF BLOCK  
266, CAMPBELL ADDITION, AN  
ADDITION TO THE CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.

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



THIS PLAT OF BOUNDARY WAS PERFORMED  
WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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within six (6) months from the date hereon JANUARY 04, 2021.



SLI ENGINEERING, INC.  
Reg. No. 1-1902  
SURVEYING  
Reg. No. 100120 00

## PLAT OF BOUNDARY EXHIBIT "C"



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS  
6800 WESTWIND DRIVE  
EL PASO, TEXAS  
(915) 564-4457

**SLI ENGINEERING, INC.**

JOB #: 06-20-4457 DR. BY: MN  
SCALE: 1"=60' F.B. #: \*\*\*  
DATE: 01/04/2021

### PROPERTY DESCRIPTION

ALL OF LOTS 1-10, BLOCK 266,  
CAMPBELL ADDITION, AN ADDITION  
TO THE CITY OF EL PASO, EL PASO  
COUNTY, TEXAS.

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

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

METES AND BOUNDS DESCRIPTION

LOTS 1-10  
EXHIBIT "C"

All of lots 1 through 10, Block 266, CAMPBELL ADDITION, an addition to the City of El Paso, El Paso County, Texas, and is 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 (a 70' right-of-way) and Rio Grande Avenue (a 70' right-of-way); 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 (70' right-of-way), 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 (70' right-of-way);

THENCE, South 56° 11' 48" West, with said right-of-way line Montana Avenue (70' right-of-way) a distance of 120.00 feet to a boundary corner lying on the intersection of said right-of-way line and the northerly boundary line of a 20 foot alley;

THENCE, North 33° 48' 12" West, with said boundary line of a 20 foot alley, a distance of 260.00 feet to a boundary corner lying on the southerly right-of-way line of Rio Grande Avenue (70' right-of-way);

THENCE, North 56° 11' 48" E, with said right-of-way line, a distance of 120.00 feet back to the TRUE POINT OF BEGINNING of this boundary description;

Said Parcel of land containing 0.7162 of an acre (31,199.21 sq. ft.) of land, more or less.

THIS PLAT OF BOUNDARY WAS PERFORMED  
WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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

PLAT OF BOUNDARY EXHIBIT "C"



PROPERTY DESCRIPTION

ALL OF LOTS 1-10, BLOCK 266,  
CAMPBELL ADDITION, AN ADDITION  
TO THE CITY OF EL PASO, EL PASO  
COUNTY, TEXAS.


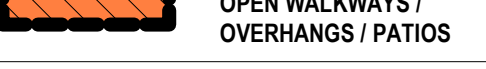
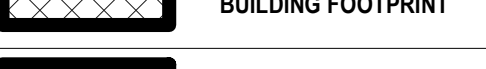
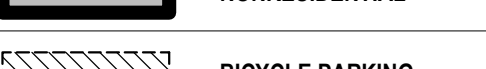






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GUILLERMO LICON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 2998

JOB #: 06-20-4457 DR. BY: MN  
SCALE: 1"=60' F.B. #: \*\*\*  
DATE: 01/04/21



# EXHIBIT B

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY	
SYMBOL	S.F. / ACRE
	OPEN SPACES OPEN SPACES = 25,978 SF = 0.596 ACRES
	OPEN WALKWAYS / OVERHANGS / PATIOS
	BUILDING FOOTPRINT SEE BUILDING #1 AND #2 IN SITE
	NONRESIDENTIAL
	BICYCLE PARKING
	FIRE APPARATUS
	RETAINING WALLS N/A
	FENCE / SCREEN N/A
	STORM WATER DRAINAGE N/A
	ACCESSIBLE ROUTES N/A

415 Montana - HACEP - Nuestra Señora  
1 - Architectural style  
Transitional style as a midpoint between traditional and modern, building to be in harmony with the surrounding architecture styles, stucco and metal clad exteriors that will be taking some elements of neighboring St. George Church and some of the stucco clad bungalow houses/apartments, creating a contemporary cohesive look.

Existing abandoned parking garage will be rehabilitated to be improved up to current building codes and standards.  
The exterior will be screen and modernize to harmonized and complement the residential building complex.

2 - Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

Low maintained landscaping elements including planting material, ground covering, irrigation and shading devices native to this region will complement the architectural style that take elements from the neighboring buildings to a contemporary look.

### 3 - Phasing

- Phase I:
- (1) 4 story apartment building complex to house 80 units total.
  - (60) 1-bedroom units.
  - (20) 2-bedroom units.
  - This complex will include few amenities like community spaces, laundry room, playground, community garden, among others.
  - Rehabilitated parking garage to comply with current building codes and standards.
  - Landscaped areas.
- Phase II:
- (1) 4 story apartment building complex to house 56 units total.
  - (44) 1-bedroom units.
  - (12) 2-bedroom units.
  - Landscaped areas.

### RESIDENTIAL COUNT

#### PHASE I - BUILDING #1

BLDG 1A: 1 BEDROOM  
3 UNITS / FLOOR X 3 = 9 TOTAL UNITS  
2075 SF / FLOOR X 3 = 6,225 TOTAL SF

BLDG 1B: 1 BEDROOM  
4 UNITS / FLOOR X 3 + 3 GROUND = 15 TOTAL UNITS  
2760 SF / FLOOR X 4 = 11,040 TOTAL SF

BLDG 1C: 1 BEDROOM  
5 UNITS / FLOOR X 4 = 20 TOTAL UNITS  
3200 SF / FLOOR X 4 = 12,800 TOTAL SF

BLDG 1D: 2 BEDROOMS  
5 UNITS / FLOOR X 4 = 20 TOTAL UNITS  
4500 SF / FLOOR X 4 = 18,000 TOTAL SF

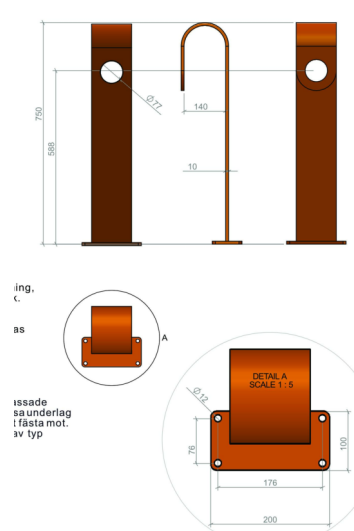
BLDG 1E: 1 BEDROOM  
4 UNITS / FLOOR X 4 = 16 TOTAL UNITS  
2770 SF / FLOOR X 4 = 11,080 TOTAL SF

PROPOSED NONRESIDENTIAL LAND USE  
BLDG 1A: GROUND FLOOR  
2,965 SF / FLOOR X 1 = 2,965 TOTAL SF

#### PHASE II - BUILDING #2

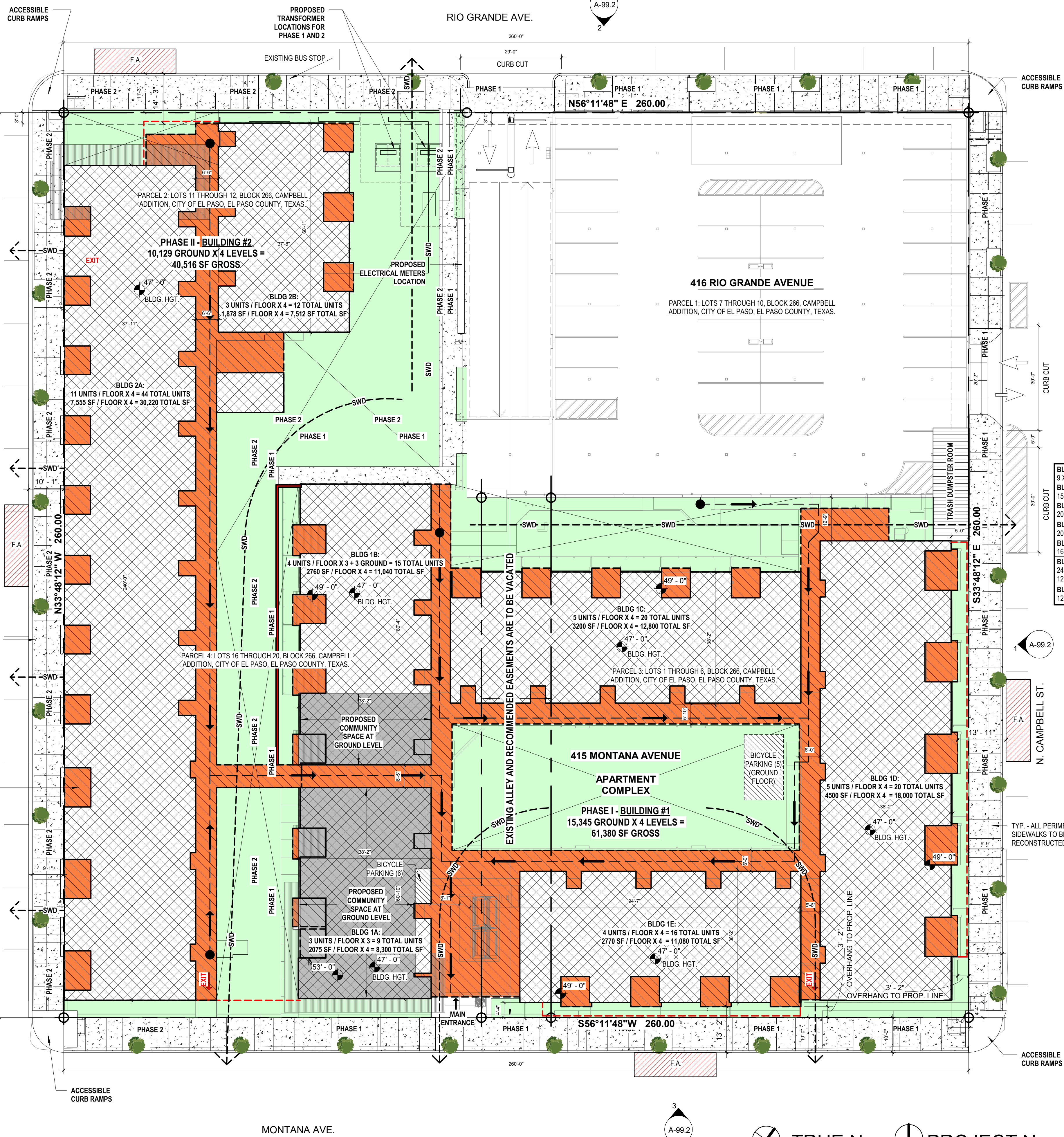
BLDG 2A:  
11 UNITS / FLOOR X 4 = 44 TOTAL UNITS  
7,555 SF / FLOOR X 4 = 30,220 TOTAL SF

BLDG 2B:  
3 UNITS / FLOOR X 4 = 12 TOTAL UNITS  
1,878 SF / FLOOR X 4 = 7,512 SF TOTAL SF



PROPOSED BIKE RACK

MASTER ZONING PLAN  
1/16" = 1'-0"



### PROJECT CALCULATION DATA

#### APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2015  
NFPA  
ADG  
TAS  
FHA

#### ZONING

PROPOSED ZONING - GMU  
YARD STANDARDS (MONTANA AVE. FRONTAGE):  
FY - 0'-0"  
RY - 0'-0"  
SYE - 0'-0"  
SYW - 0'-0"

#### OCCUPANCY

GROUP R2

#### CONSTRUCTION

TYPE VA

ALLOWABLE NUMBER OF STORIES ABOVE GRADE (TABLE 504.4)

TYPE VA S = 4 STORIES

ALLOWABLE BUILDING HEIGHT (TABLE 504.3)

TYPE VA S = 70

#### LAND AREA

TOTAL LAND AREA = 67,601 SF = 1.55 ACRES

#### BUILDING AREA

PHASE I  
15,345 GROUND X 4 LEVELS = 61,380 SF GROSS

PHASE II  
10,129 GROUND X 4 LEVELS = 40,516 SF GROSS

TOTAL PHASE I AND II  
15,345 + 10,129 = 35,474 GROUND X 4 LEVELS = 141,896 SF GROSS

ALLOWABLE AREA IN SF (TABLE 506.2)  
R-S SM TYPE VA = 36,000 SF PER FLOOR

#### LEGAL DESCRIPTION

- PARCEL 1: LOTS 7 THROUGH 10, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
- PARCEL 2: LOTS 11 THROUGH 12, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
- PARCEL 3: LOTS 1 THROUGH 6, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
- PARCEL 4: LOTS 16 THROUGH 20, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
- LOT 13, 14, AND 15 CAMPBELL ADDITION CITY OF EL PASO, EL PASO COUNTY, TEXAS.
- TO BE VACATED
- LOT COVERAGE 100% (ENTIRETY OF BLOCK 266)

#### RESIDENTIAL COUNT

PHASE I - BUILDING #1	1 BDRM	2 BDRM
GROUND LEVEL	12	5
SECOND LEVEL	16	5
THIRD LEVEL	16	5
FOURTH LEVEL	16	5
TOTAL	60	20

PHASE II - BUILDING #2	1 BDRM	2 BDRM
GROUND LEVEL	11	3
SECOND LEVEL	11	3
THIRD LEVEL	11	3
FOURTH LEVEL	11	3
TOTAL	44	12

PHASE I & II = 136 TOTAL UNITS	104	32
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PROPOSED DENSITY:	104 / 1.55 ACRE = 67 UNITS / ACRE	32 / 1.55 ACRE = 20.64 UNITS / ACRE
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#### PROPOSED NONRESIDENTIAL LAND USE

- BLDG 1A (1,080 SF):
- ASSISTANT OFFICE
  - MANAGER'S OFFICE
  - BUSINESS CENTER
  - STO. / JAN.
  - UNISEX RESTROOMS (2)
- BLDG 1B (592 SF):
- GROUND STORAGE
  - OFFICE (2)
  - LAUNDRY ROOM
  - LAUNDRY STORAGE
- TOTAL NONRESIDENTIAL: 2,667 SF

MAXIMUM PROPOSED INTENSITY FOR NONRESIDENTIAL LAND USE:  
141,896 GROSS SF / 2,667 NONRESIDENTIAL SF X 100 =  
53% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)

#### PARKING CALCULATIONS

1.5 P.S. - 1 BEDROOM 2 P.S. - 2 BEDROOMS	COMMERCIAL	GARAGE GROUND LEVEL: ACCESSIBLE PARKING SPACES = 4 PARKING SPACES = 24 TOTAL = 28 GARAGE SECOND LEVEL: PARKING SPACES = 27 GARAGE THIRD LEVEL: PARKING SPACES = 34 GARAGE TOTAL = 89 P.S.
PHASE I: 130 P.S. REQUIRED 52 PROVIDED	862 SF / 288 = MIN 3 P.S. 862 SF / 200 = MAX 4 P.S.	
PHASE II: 90 P.S. REQUIRED 37 PROVIDED		
PHASE I AND II 224 P.S. REQUIRED 89 PROVIDED = 135 P.S. SHORT		

#### BIKE RACK CALCULATIONS

REQUIRED 11 BIKE PARKING SPACE / PROVIDED 11 BIKE PARKING SPACES

#### LANDSCAPE CALCULATIONS

LOT AREA = 67,601 SF (1.55 ACRES) FOOTPRINT OF PROPOSED BUILDINGS = 35,718 SF FOOTPRINT OF EXISTING GARAGE STRUCTURE = 13,136 SF <b>TOTAL FOOTPRINT OF BUILDINGS = 48,854 SF</b> REQUIRED LANDSCAPE AREA = 7,328 SF (48,854 X .15 = 7,328) LANDSCAPE AREA PROVIDED = 15,199 SF REQUIRED UNITS OF PLANT MATERIAL = 6 (5,358 SF OF REQUIRED LANDSCAPE AREA)			OPEN SPACES = 25,978 SF 0.596 ACRES
REQ.	PROV.	NOTES	
STREET TREES 0	34	BUILDING EXPANSION PROJECTS DO NOT REQUIRE NEW STREET TREES	
BUFFER TREES 0	0	BUILDING EXPANSION PROJECTS DO NOT REQUIRE NEW BUFFER TREES	
CANOPY TREES 10	10	96 PARKING SPACES / 10 = 9.6	
PROJECT TREES 6	6	6 REQUIRED UNITS OF PLANT MATERIAL	
TOTAL TREES 16	50		
PROJECT SHRUBS 270	270	6 X 45 = 270	

NOTE: SINCE ONE EXISTING STRUCTURE WILL REMAIN WITHIN  
THE PARCEL, THIS PROJECT IS CLASSIFIED AS A BUILDING  
EXPANSION PROJECT AND THIS NO NEW STREET TREES OR  
BUFFER TREES ARE REQUIRED

in\*situ  
ARCHITECTURE

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



05.10.2021

HACEP - NUESTRA SEÑORA

HACEP

415 Montana Ave.  
El Paso, Texas 79902

#### REVISION SCHEDULE

Number	Date	Description
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PROJECT STATUS: MASTER ZONING

ISSUE DATE: 05.10.2021

PROJECT NO.: 20019

DRAWN BY: FT / MS

CHECKED BY: EL / WH

MASTER ZONING  
PLAN

A-99.0





## HACEP - NUESTRA SEÑORA

## HACEP

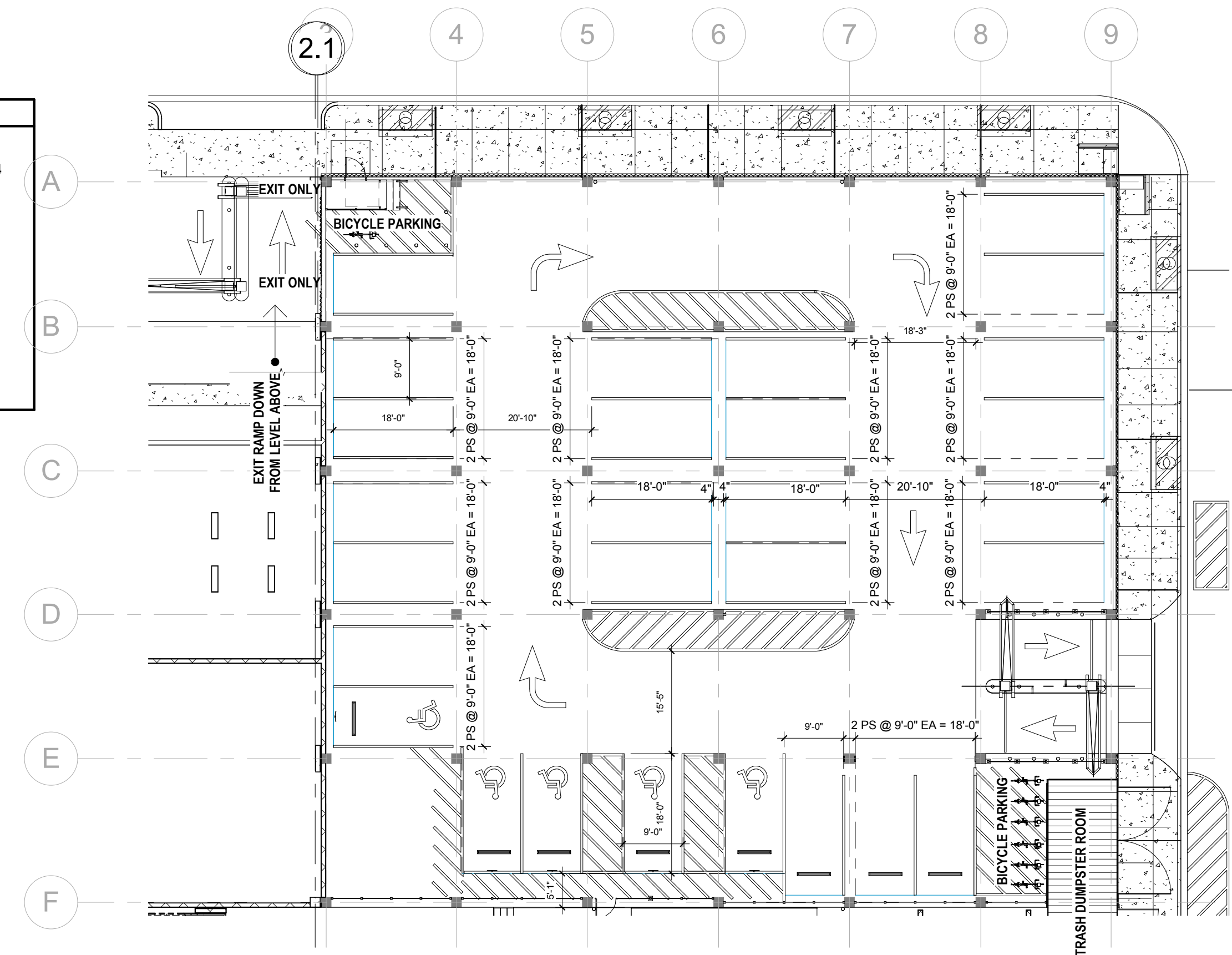
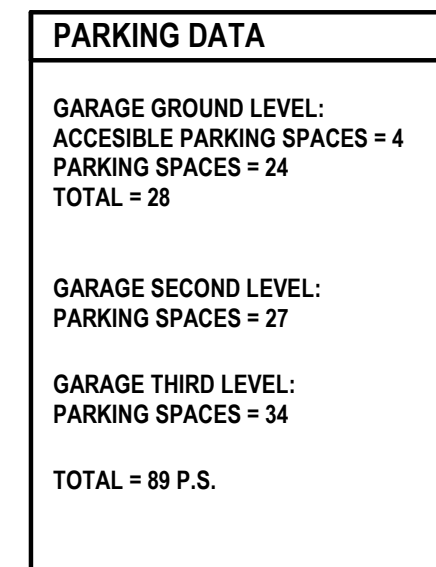
415 Montana Ave.  
El Paso, Texas 79902

REVISION SCHEDULE		
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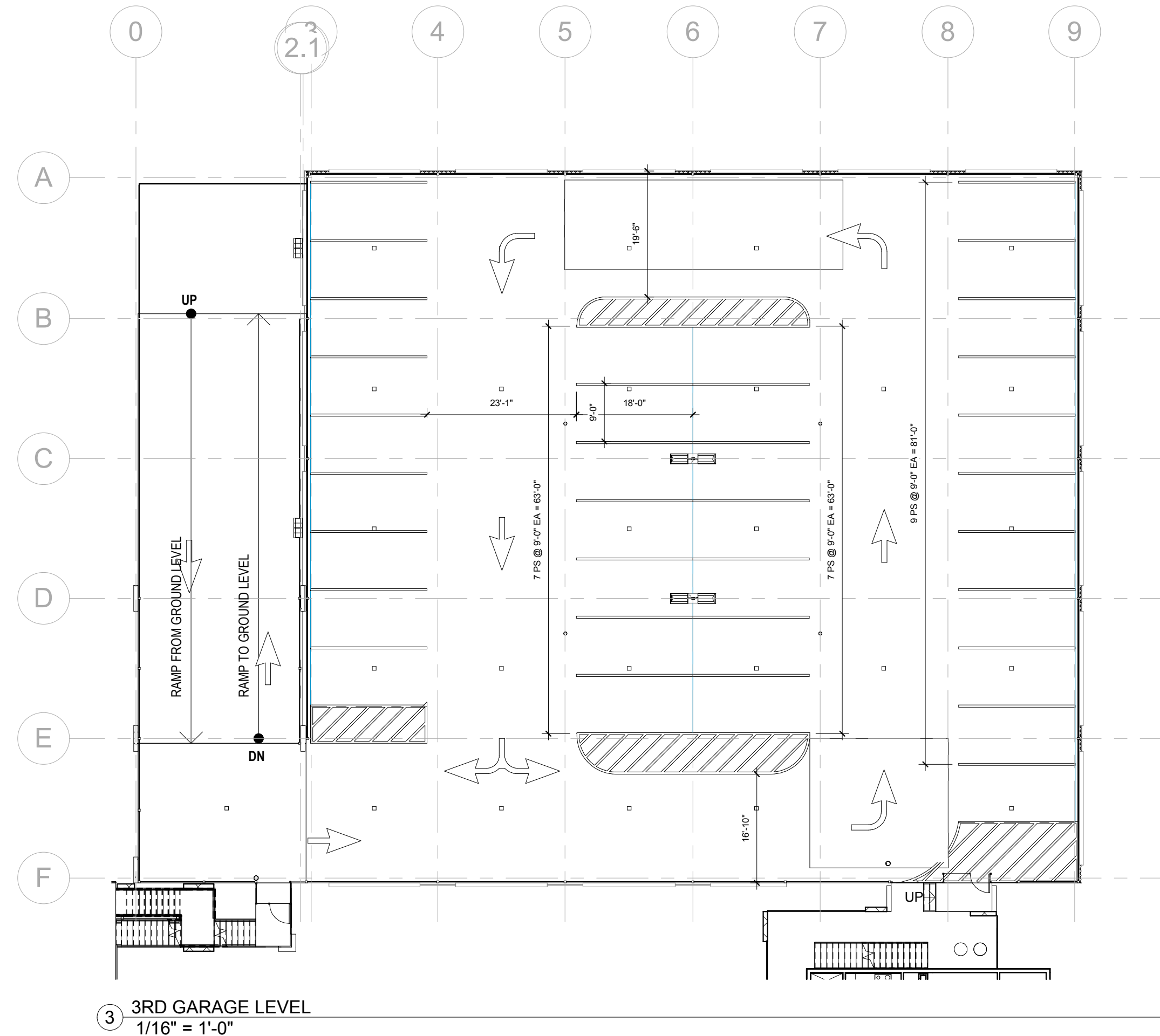
PROJECT STATUS:	<b>MASTER ZONING</b>
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DRAWN BY:	MS
CHECKED BY:	MS

# MASTER ZONING PLAN - PARKING GARAGE

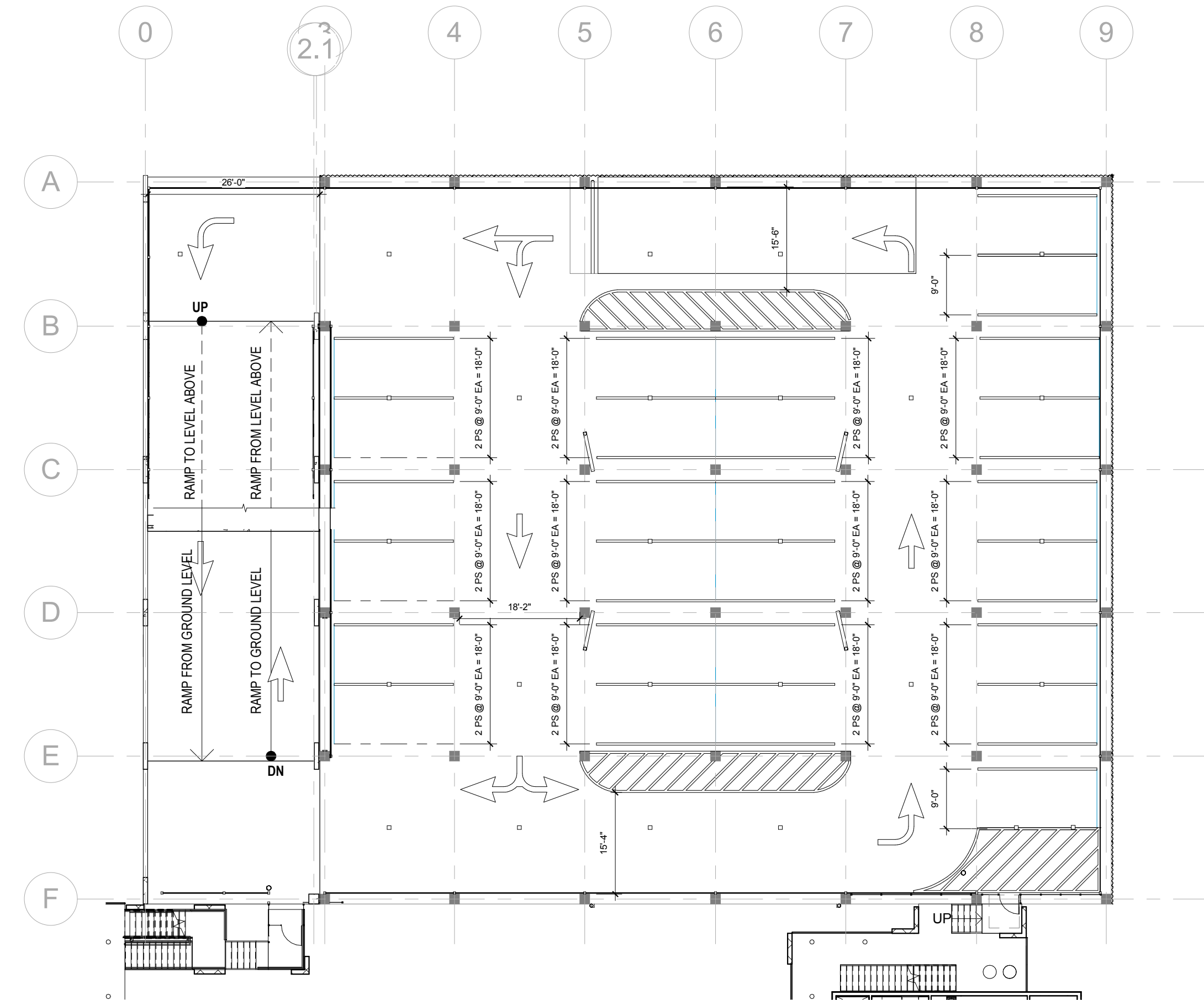
# A-99.1



① GROUND GARAGE LEVEL  
1/16" = 1'-0"

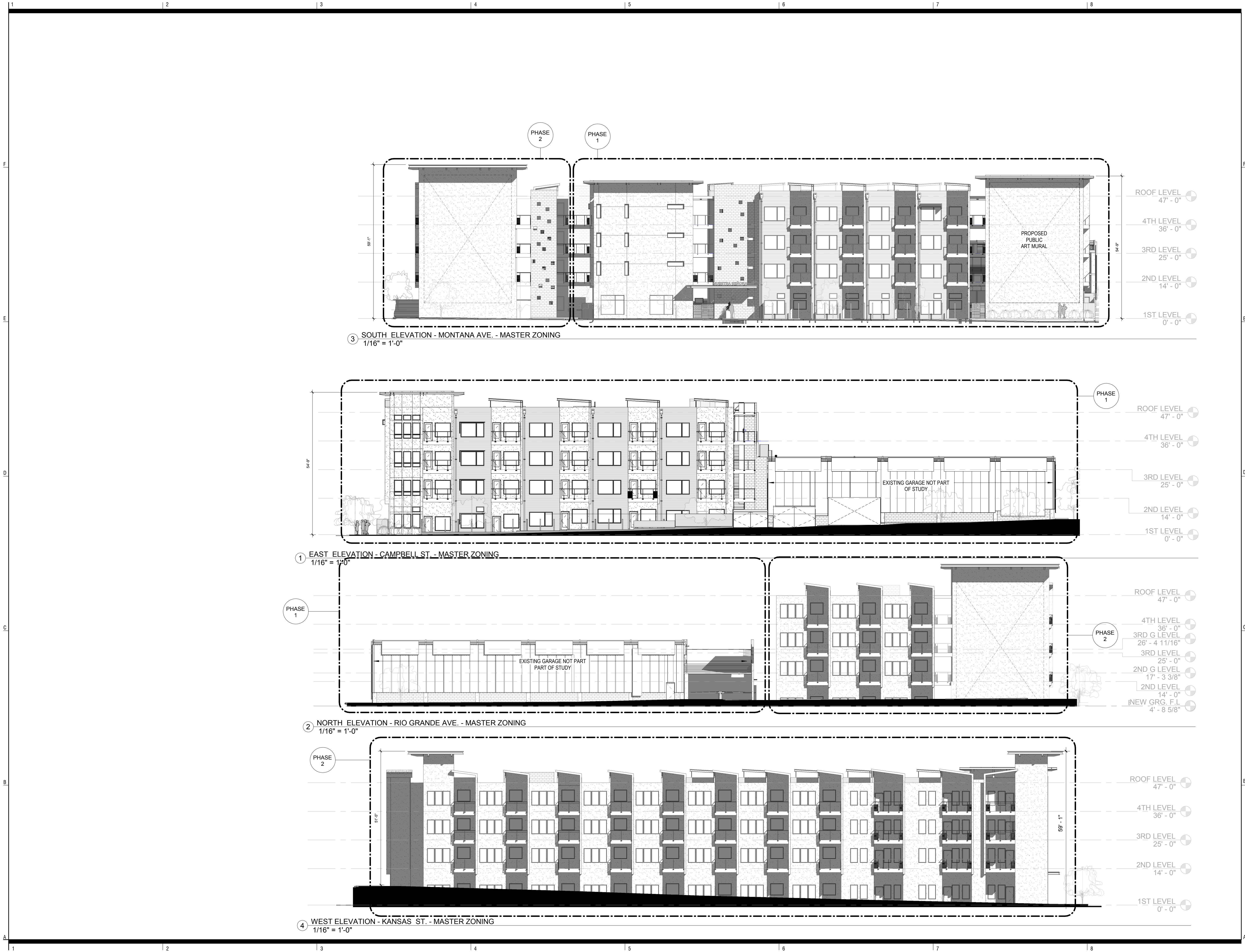


3 3RD GARAGE LEVEL  
1/16" = 1'-0"



② 2ND GARAGE LEVEL  
1/16" = 1'-0"





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ARCHITECTURE

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05.10.2021

HACEP - NUESTRA SEÑORA

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MASTER ZONING  
PLAN -  
ELEVATIONS

A-99.2

# General Mixed Use Zoning Report

Nuestra Senora Apartment

Owner: The Housing Authority of the City of El Paso

Prepared by: Georges Halloul, P.E.

April 2021

**GENERAL MIXED USE ZONING REPORT**  
Nuestra Senora Apartment

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## abstract

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

## limitations

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

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

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

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.




## Introduction

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

## Executive summary

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

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

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



## Site Location

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

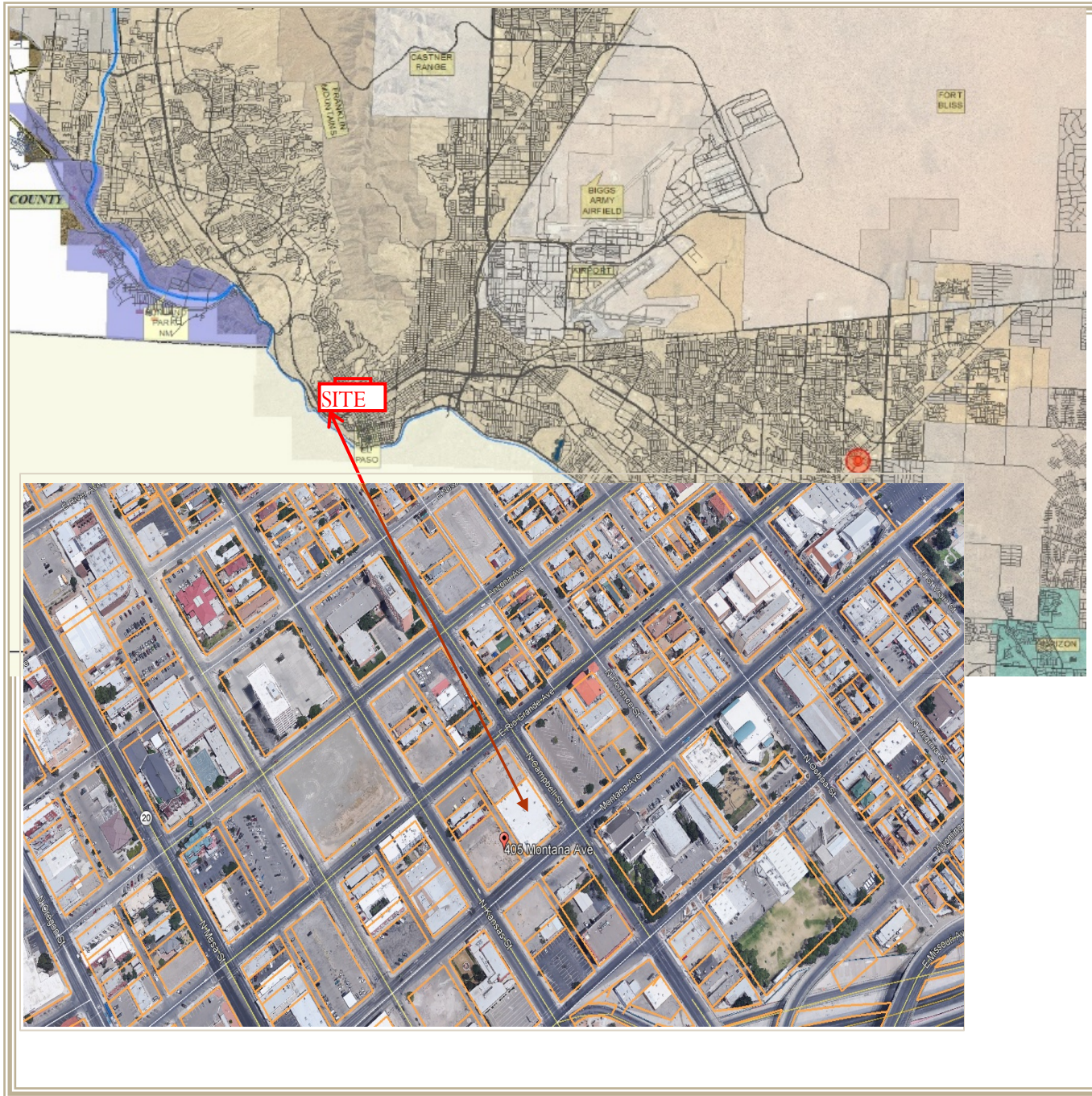


FIGURE 1 : SITE LOCATION



## Site Description

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

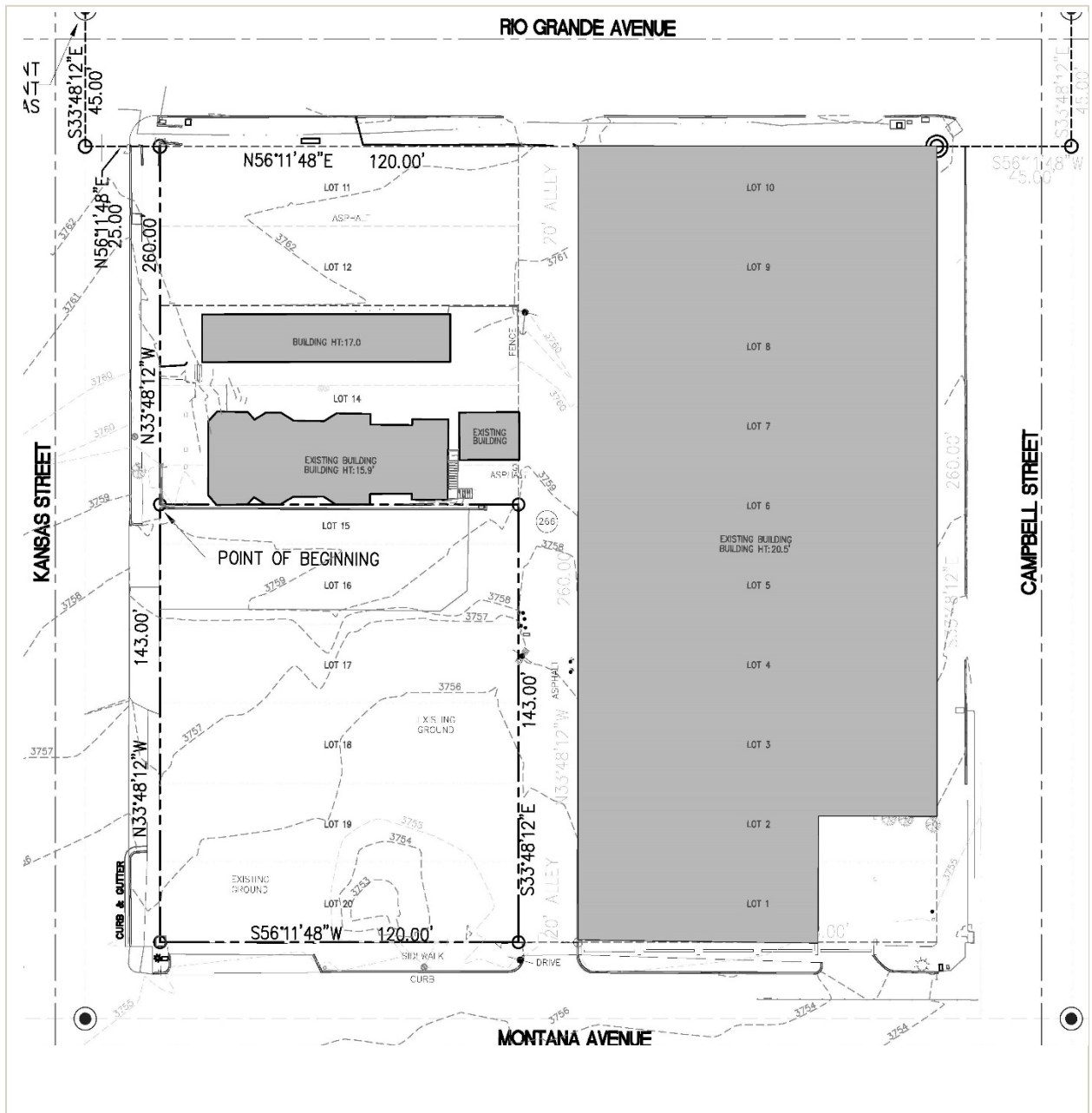


Figure 2: Existing Conditions

## Existing Conditions:

### Legal Description

The legal description of the site is:

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

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

### Legal Address

There are several addresses on that site:

405 Montana

910 Kansas

916 Kansas

400 Rio Grande

416 Rio Grande

415 Montana

### Platting Determination

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

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

### Future Land Use

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

:

## Proposed Conditions

### Land use

The site will be zoned to GMU General Mixed Use.

The following table summarizes the proposed uses.

RESIDENTIAL COUNT		
	1 BDRM	2 BDRM
<b>PHASE I - BUILDING #1</b>		
GROUND LEVEL	12	5
SECOND LEVEL	16	5
THIRD LEVEL	16	5
FOURTH LEVEL	16	5
TOTAL	60	20
<b>PHASE II - BUILDING #2</b>		
GROUND LEVEL	11	3
SECOND LEVEL	11	3
THIRD LEVEL	11	3
FOURTH LEVEL	11	3
TOTAL	44	12
<b>PHASE I &amp; II = 136 TOTAL UNITS</b>	104	32
<b>PROPOSED DENSITY:</b>	104 / 1.55 ACRE = 67 UNITS / ACRE	32 / 1.55 ACRE = 20.64 UNITS / ACRE
PROPOSED NONRESIDENTIAL LAND USE		
<div> <div> <b>BLDG 1A (1,080 SF):</b> <ul style="list-style-type: none"> <li>• ASSISTANT OFFICE</li> <li>• MANAGER'S OFFICE</li> <li>• BUSINESS CENTER</li> <li>• STO. / JAN.</li> <li>• UNISEX RESTROOMS (2)</li> </ul> </div> <div> <b>BLDG 1B (592SF):</b> <ul style="list-style-type: none"> <li>• GROUND STORAGE</li> <li>• OFFICE (2)</li> <li>• LAUNDRY ROOM</li> <li>• LAUNDRY STORAGE</li> </ul> </div> </div>		
<b>TOTAL NONRESIDENTIAL: 2,667 SF</b>		

Table 1: proposed Mixed Use

The units are spread as follows:

#### **PHASE I - BUILDING #1 Max height 47'**

Bldg 1a: 1 Bedroom

3 Units / Floor X 3 = 9 Total Units

2075 Sf / Floor X 3 = 6,225 Total Sf

Bldg 1b: 1 Bedroom

4 Units / Floor X 3 + 3 Ground = 15 Total Units

2760 Sf / Floor X 4 = 11,040 Total Sf

Bldg 1c: 1 Bedroom  
5 Units / Floor X 4 = 20 Total Units  
3200 Sf / Floor X 4 = 12,800 Total Sf

Bldg 1d: 2 Bedrooms  
5 Units / Floor X 4 = 20 Total Units  
4500 Sf / Floor X 4 = 18,000 Total Sf

Bldg 1e: 1 Bedroom  
4 Units / Floor X 4 = 16 Total Units  
2770 Sf / Floor X 4 = 11,080 Total Sf

**Phase II - Building #2, Max height 47'**

Bldg 2a:  
11 Units / Floor X 4 = 44 Total Units  
7,555 Sf / Floor X 4 = 30,220 Total Sf

Bldg 2b:  
3 Units / Floor X 4 = 12 Total Units  
1,878 Sf / Floor X 4 = 7,512 Sf Total Sf

**Proposed Nonresidential Land Use**

Bldg 1a: Ground Floor  
2,965 Sf / Floor X 1 = 2,965 Total Sf

**Floor Area Ratio**

The maximum proposed intensity for nonresidential land use is 141,896 gross sf / 2,667 nonresidential sf x 100. The calculated FAR, (floor area ratio), of nonresidential land use is .53% of the total sf

**Parking calculation**

The parking was calculated based on the different types of proposed uses. The code required 1.5 parking spaces per 1 bedroom unit and 2 parking spaces per 2 bedroom and more. The following table is the summary of the required parking per phase:

**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.

## Principals and Requirements

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

### Development Perspective.

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

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

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

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

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

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

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

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

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

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

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

*The corridors are existent.*

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

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

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

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

.

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

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



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

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

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

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

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

*The development is existent and the streets are existent too.*

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

*This item does not apply*

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

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

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

*This item does not apply*

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

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

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

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

#### Building Perspective.

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

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

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

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

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

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

- *Transitional style as a midpoint between traditional and modern, building to be in harmony with the surrounding architecture styles, stucco and metal clad exteriors that will be taking some elements of neighbored St. George Church and some of the stucco clad bungalow houses/apartments, creating a contemporary cohesive look.*
- *Exiting abandoned parking garage will be rehabilitated to be improved up to current building codes and standards.*

*The exterior will be screen and modernize to harmonized and compliment the residential building complex.*

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

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

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

*This item will be met.*

#### General Design Elements

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

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

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

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

*The development consists of Multifamily Dwellings and office spaces.*

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

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

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

*The streets are existent.*

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

*This item does not apply*

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

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

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

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

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

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

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

*Low maintained landscaping elements including planting material, ground covering, irrigation and shading devises native to this region will complement the architectural style that take elements from the neighboring buildings to a contemporary look.*

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

*This item does not apply.*

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

#### Architectural Objectives.

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

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

#### Roadway Design.

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

#### Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in [Chapter 20.14](#). However, the project will require parking reduction of 124 parking spaces out of 220 required parking spaces. There are approximately 80 spaces plus available along the adjacent streets within 300 feet from the site.

#### Setbacks.

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

#### Lot Coverage and Heights

We propose to have a 100% coverage for the entire lot. The height of the building should not exceed 60 feet.

#### |Landscaping.

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

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

#### |phasing

- **Phase I:**

- (1) 4 story apartment building complex to house 80 units total.
  - (60) 1-bedroom units.
  - (20) 2-bedroom units.
- This complex will include few amenities like community spaces, laundry room, playground, community garden, among others.
- Rehabilitated parking garage to comply with current building codes and standards.
- Landscaped areas.

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

- **Phase II:**

- (1) 4 story apartment building complex to house 56 units total.
  - (44) 1-bedroom units.
  - (12) 2-bedroom units.
- Landscaped areas.

Phase II might start in 2025 and the duration is 12 months also.



# 405 Montana Avenue

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



**CASE NUMBER:** PZRZ21-00001  
**CASE MANAGER:** Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov  
**PROPERTY OWNER:** Housing Authority of the City of El Paso  
**REPRESENTATIVE:** SLI Engineering, Inc., c/o Georges Halloul  
**LOCATION:** 405 Montana Avenue (District 8)  
**PROPERTY AREA:** 1.55 acres  
**REQUEST:** Rezone from C-1/c/sp (Commercial/conditions/special permit), A-2 (Apartments), and C-4/sp (Commercial/special permit) to G-MU (General Mixed Use)  
**RELATED APPLICATIONS:** PZST21-00001  
SURW21-00002  
**PUBLIC INPUT:** None received as of 04/15/2021

**SUMMARY OF REQUEST:** The applicant is requesting to rezone six (6) lots from C-1/c/sp (Commercial/conditions/special permit), A-2 (Apartments), and C-4/sp (Commercial/special permit) to G-MU (General Mixed Use) and approval of a Master Zoning Plan (MZP) for a proposed multifamily development.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL W/CONDITIONS** of the rezoning request subject to all comments provided in Attachment 5, as the proposed development is in keeping with the policies of the G-2, Traditional Neighborhood (Walkable) Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan, and subject to the following condition:

**That the Montana Alley Vacation (SURW21-00002) be recorded prior to City Council approval.**

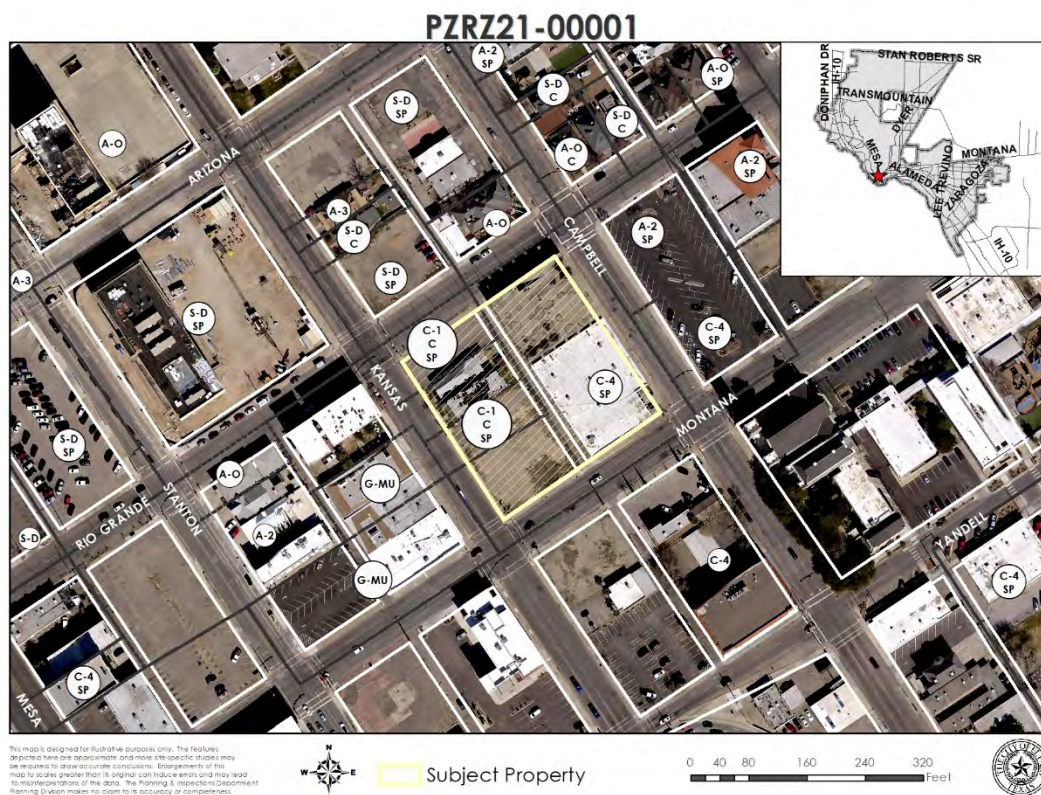


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting 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) and approval of a Master Zoning Plan for a proposed multifamily development. The Master Zoning Plan for the proposed development provides zero (0) foot setbacks all around the subject properties, with a maximum building height of 59'-1". The proposed development will consist of seven (7) buildings that will include one hundred four (104) one-bedroom units, thirty (32) two-bedroom units, and will require two hundred twenty-four (224) parking spaces. Also included, is a parking garage that will provide eighty-nine (89) parking spaces. A special permit for reduction in parking requirements is being requested concurrently. The proposed development will have access from Montana Avenue, Kansas Street, Rio Grande Avenue, and Campbell Street.

**PREVIOUS CASE HISTORY:** None.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed multifamily development is compatible with the surrounding neighborhood and is in character with the Central El Paso neighborhood. The property is proposed to be built up to the property line. Existing sidewalks will be reconstructed and street trees will be provided. The proposed development will have access from Montana Avenue, classified as a Major Arterial, and from Kansas Street, Rio Grande Avenue, and Campbell Street, which are considered Minor Arterials. The streets designations are appropriate to serve the proposed development. Furthermore, the proposed development is located in a transit oriented development corridor with public transit facilities located within 1,000 feet to serve the property, including one stop located adjacent to the subject property at Rio Grande Avenue and Kansas Street serviced by Sun Metro's Route 34 and 36 and one stop located on Stanton Street serviced by Sun Metro's Streetcar Route. Also, there are transit facilities for Sun Metro's Brio Route located on Oregon Street within walking distance (0.25 miles) from the proposed development. The closest park is Houston Park (0.28 miles) and the nearest school is El Paso High School (0.65 miles).

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

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><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>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p><b>Yes.</b> The proposed development is located in close proximity to various public transit facilities. The property has access to Montana Avenue, classified as a Major Arterial, and to Kansas Street, Rio Grande Avenue, and Campbell Street, which are considered Minor Arterials. The classification of these roads is appropriate for the density of the proposed development.</p>
<b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<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>The subject property is not located within any historic districts, other special designations, or 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>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. Properties and uses</p>

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
	surrounding the proposed development consist of offices, apartments, and surface parking.

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

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** 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), that they are providing approved aerial fire apparatus access roads and that at least one side of the building will have aerial access. El Paso Water Utilities has 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 rezoning 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 no communication in favor or in opposition to the rezoning request.

**RELATED APPLICATIONS:** A special permit (PZST21-00001) to reduce parking requirements by 100% is being requested concurrently with the rezoning request. The 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 has not been scheduled and is pending.

**CITY PLAN COMMISSION OPTIONS:**

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

**ATTACHMENTS:**

1. Future Land Use Map
2. Zoning Map
3. Neighborhood Notification Boundary Map
4. Master Zoning Plan
5. Department Comments
6. Master Zoning Report



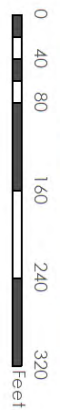
# ATTACHMENT 1

PZR21-00001

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 1:10,000 can induce errors and may lead to misinterpretation of the data. Planning Division makes no claim to its accuracy or completeness.

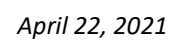


Subject Property





**PZRZ21-00001**





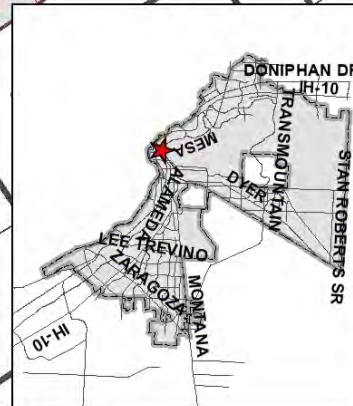
# ATTACHMENT 3

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. Engagements of this map to other data or information can induce errors and may lead to misinterpretation of the data. Planning & Engineering Department Planning Division makes no claim to its accuracy or completeness.

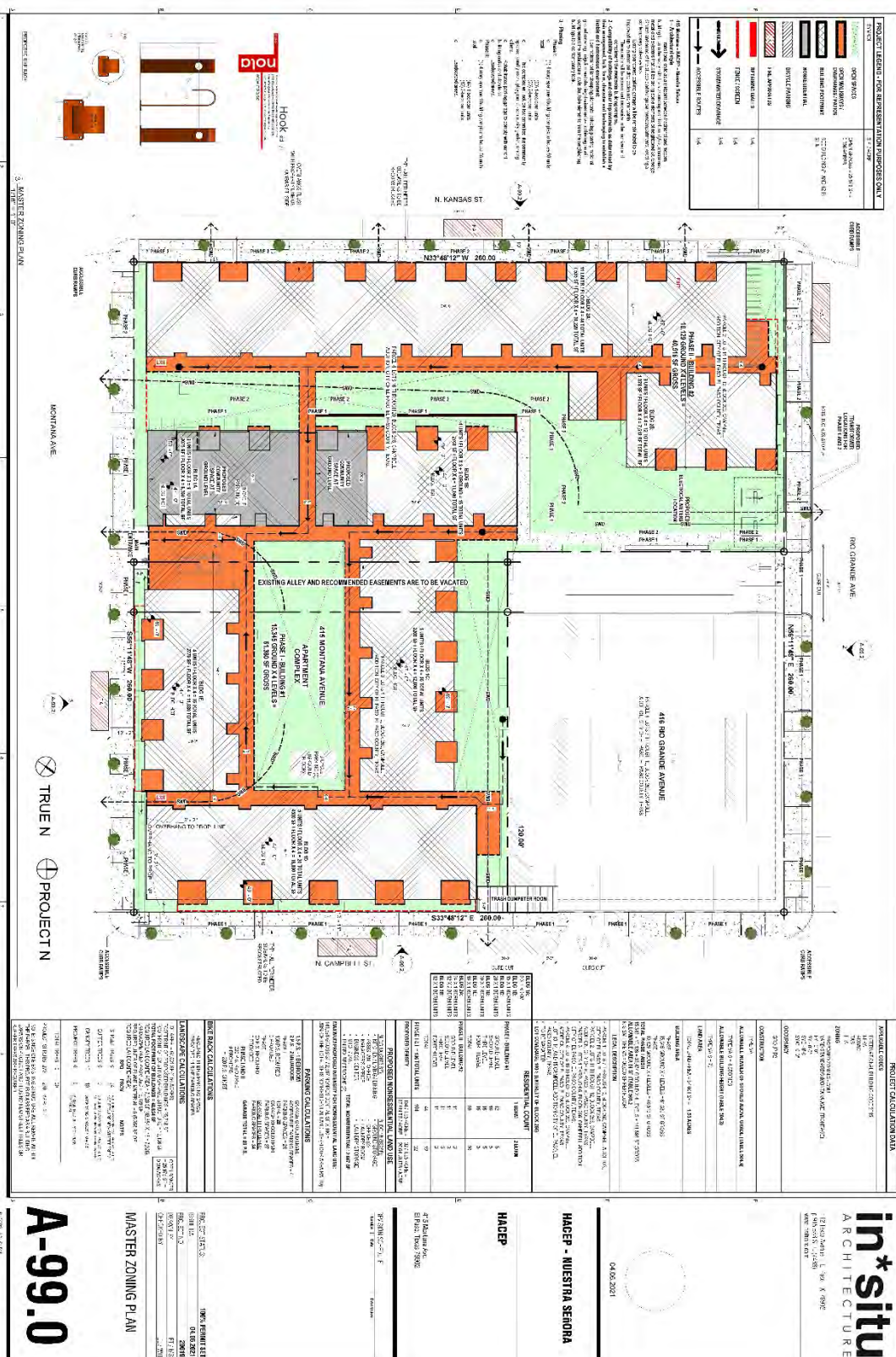


 Subject Property  
 Parcels within 300 feet

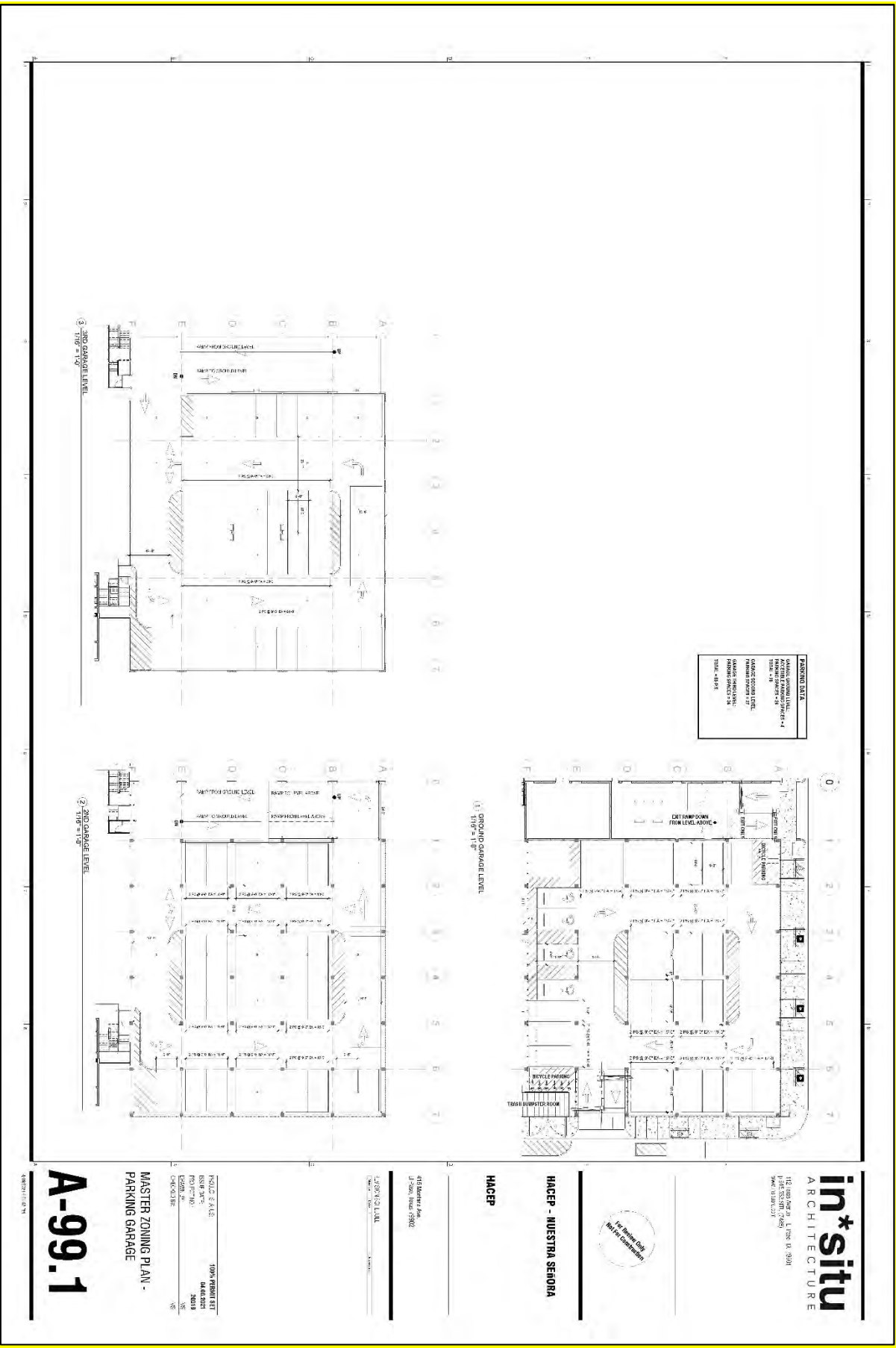
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PZR21-00001









**HACER - NUESTRA SENORA**

**HACER**

472 BROADWAY  
DENVER, CO 80202

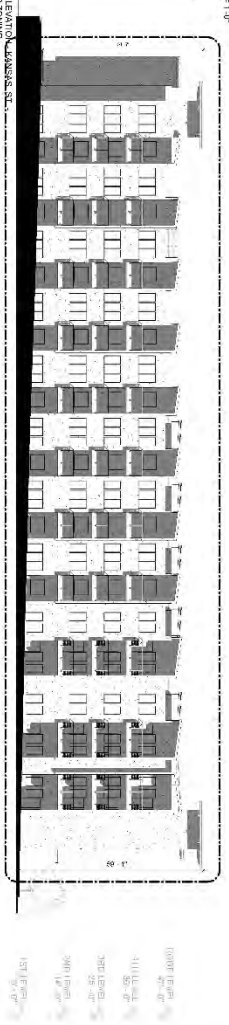
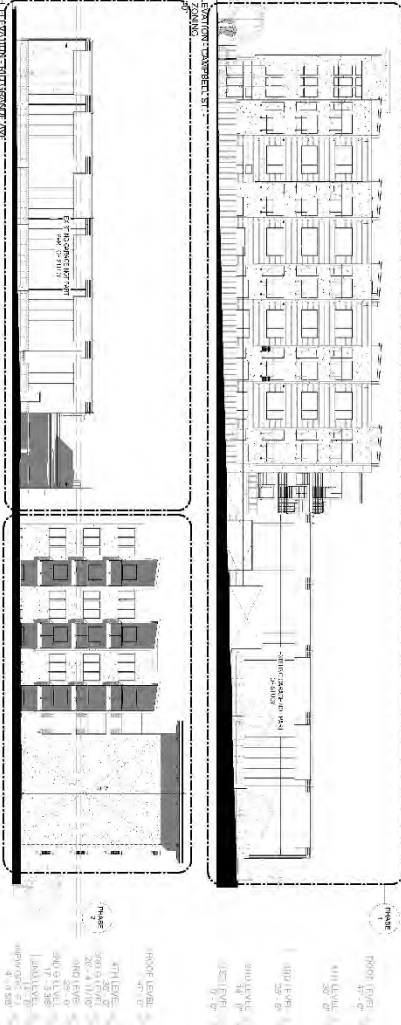
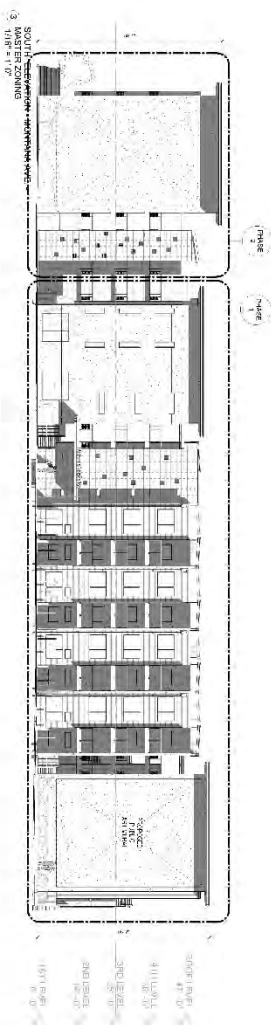
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REVISION: 01.11.2021

**MASTER ZONING  
PLAN -  
ELEVATIONS**

**A-99.2**

01.11.2021



# **ATTACHMENT 5**

## **Planning and Inspections Department - Planning Division**

1. The Montana Alley Right-of-Way vacation has to be recorded prior to the Item being heard by City Council.
2. Coordinate with El Paso Fire Department for further compliance providing Aerial Fire Apparatus Access Roads D105.1 (2015 IFC).
3. Provide proof of ownership for all properties.
4. Provide a Certified Tax Certificate prior to the item's placement on the City Council Agenda.
5. Master Zoning Report shall provide information for the phasing schedule that indicates the proposed phasing of the development, the approximate timeframe for construction and development. (estimated time for phase 2 development)
6. Provide table/list on Master Zoning Report depicting the proposed acreage for each land use and open space.
7. Show required bicycle parking on parking calculations in the Master Zoning Plan report.
8. Provide square footage for each separate building on Master Zoning Report.
9. Provide number of units per each separate building on Master Zoning Report.
10. Provide minimum and maximum lot coverages, minimum lot width, depth, setbacks, and maximum building height for primary and accessory structures on Master Zoning Report.
11. Provide information for maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land on Master Zoning Report.
12. Provide the maximum proposed total Floor Area for all nonresidential land uses combined, expressed in square feet on Master Zoning Report.
13. Provide maximum proposed intensity for each nonresidential land use type expressed in floor area ratio (FAR) on Master Zoning Report.
14. Provide acreage for open space areas on Master Zoning Report
15. Total parking required is 224 parking spaces to match the special permit. Match counts/tables on both Master Zoning Plan and Master Zoning Report.
16. Bicycle parking shall comply with Section 20.14.110.
  - a. 50% of required parking shall be within 15' of an entrance
  - b. Bicycle parking racks shall be visible from the right-of-way
17. Show property lines only along the block. Remove lines shown along the west and south portions of the garage.
18. Match the proposed uses table/units counts with those on the Master Zoning Plan.
19. Include offices uses on the Master Zoning Report (last page under Phase I).

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

Recommend Approval

## **Planning and Inspections Department – Land Development**

1. No objections to proposed rezoning plan.
2. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscaping areas, 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**

Aerial Fire Apparatus Access Roads D105.1 (2015 IFC). Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. In addition, at least one side of the bldg. should have aerial access. D105.2 Width; D105.3 Proximity to building & D105.4 Obstructions also apply.

## **Police Department**

No comments received.

## **Environment Services**

No comments.

**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**

EPWater does not object to this request.

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.

**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 6**

(See following pages)

# General Mixed Use Zoning Report

Nuestra Senora Apartment

Owner: The Housing Authority of the City of El Paso

Prepared by: Georges Halloul, P.E.

April 2021

**GENERAL MIXED USE ZONING REPORT**  
Nuestra Senora Apartment

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## abstract

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

## limitations

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

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

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

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.




## Introduction

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

## Executive summary

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

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

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

## Site Location

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

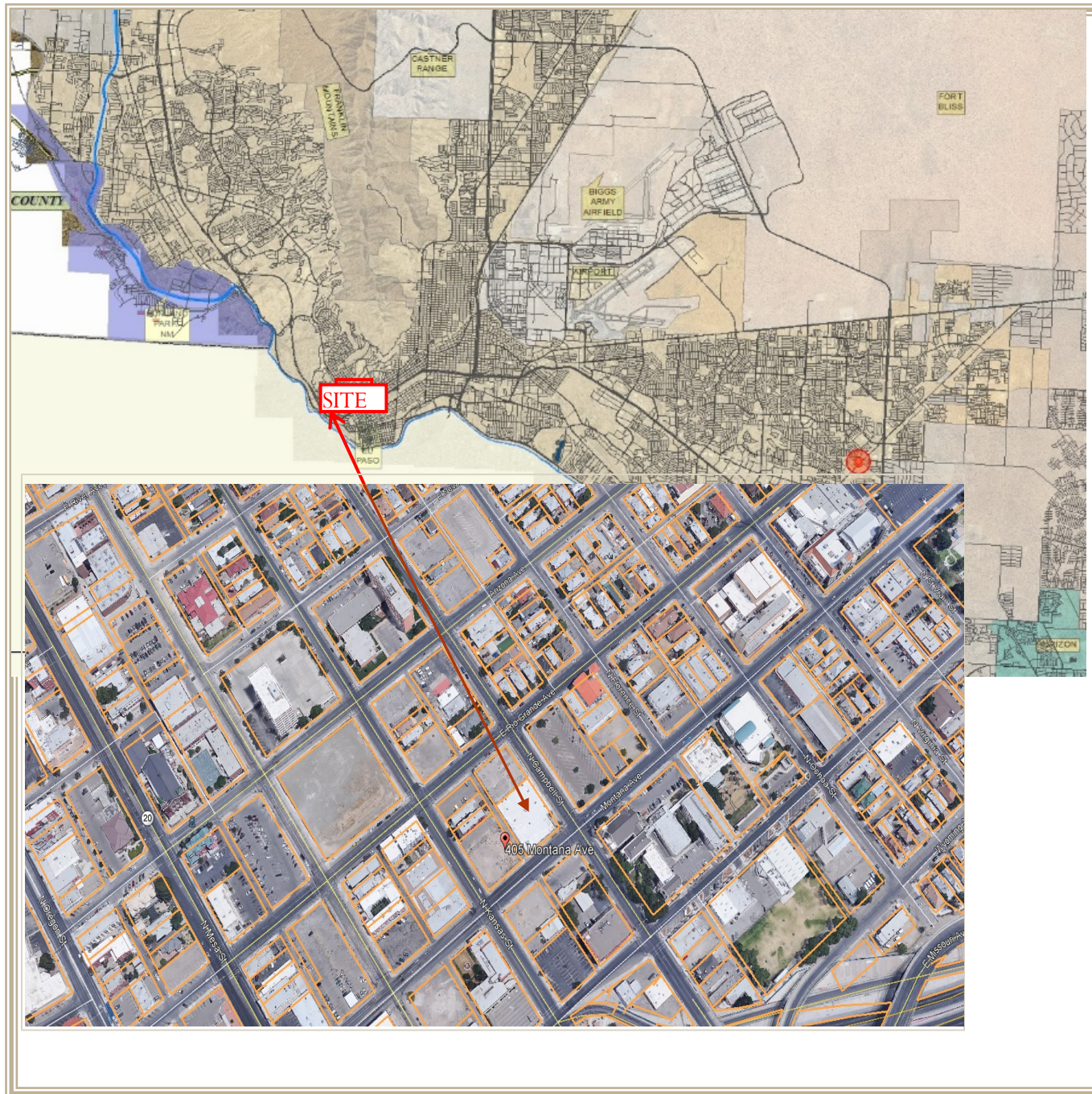


FIGURE 1 : SITE LOCATION



## Site Description

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

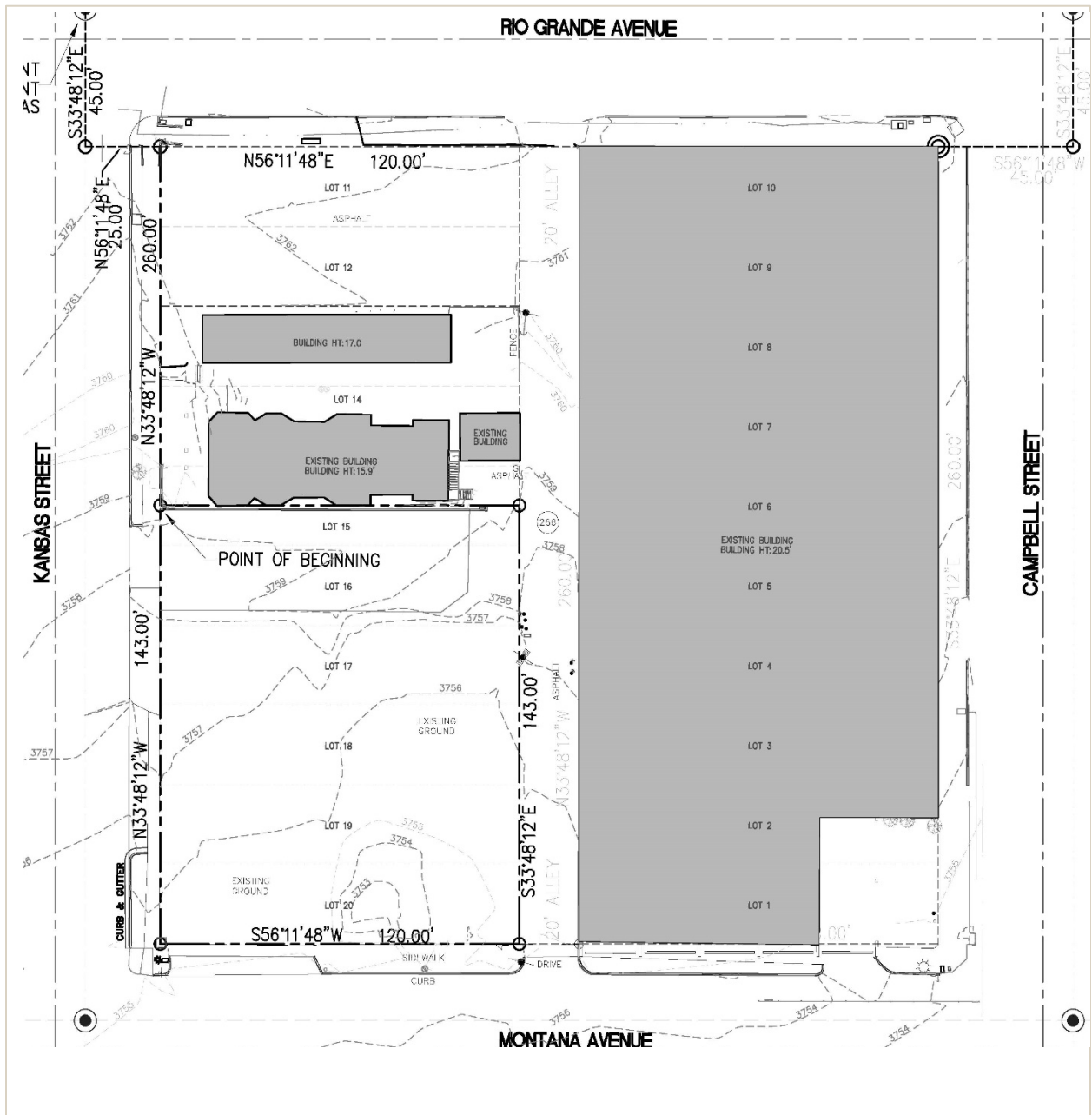


Figure 2: Existing Conditions

## Existing Conditions:

### Legal Description

The legal description of the site is:

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

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

### Legal Address

There are several addresses on that site:

405 Montana

910 Kansas

916 Kansas

400 Rio Grande

416 Rio Grande

415 Montana

### Platting Determination

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

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

### Future Land Use

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

:

## Proposed Conditions

### Land use

The site will be zoned to GMU General Mixed Use.

The following table summarizes the proposed uses.

RESIDENTIAL COUNT		
	1 BDRM	2 BDRM
<b>PHASE I - BUILDING #1</b>		
GROUND LEVEL	12	5
SECOND LEVEL	16	5
THIRD LEVEL	16	5
FOURTH LEVEL	16	5
TOTAL	60	20
<b>PHASE II - BUILDING #2</b>		
GROUND LEVEL	11	3
SECOND LEVEL	11	3
THIRD LEVEL	11	3
FOURTH LEVEL	11	3
TOTAL	44	12
<b>PHASE I &amp; II = 136 TOTAL UNITS</b>	104	32
<b>PROPOSED DENSITY:</b>	104 / 1.55 ACRE = 67 UNITS / ACRE	32 / 1.55 ACRE = 20.64 UNITS / ACRE
PROPOSED NONRESIDENTIAL LAND USE		
<div> <div> <b>BLDG 1A (1,080 SF):</b> <ul style="list-style-type: none"> <li>• ASSISTANT OFFICE</li> <li>• MANAGER'S OFFICE</li> <li>• BUSINESS CENTER</li> <li>• STO. / JAN.</li> <li>• UNISEX RESTROOMS (2)</li> </ul> </div> <div> <b>BLDG 1B (592SF):</b> <ul style="list-style-type: none"> <li>• GROUND STORAGE</li> <li>• OFFICE (2)</li> <li>• LAUNDRY ROOM</li> <li>• LAUNDRY STORAGE</li> </ul> </div> </div>		
<b>TOTAL NONRESIDENTIAL: 2,667 SF</b>		

Table 1: proposed Mixed Use

The units are spread as follows:

#### **PHASE I - BUILDING #1 Max height 47'**

Bldg 1a: 1 Bedroom

3 Units / Floor X 3 = 9 Total Units

2075 Sf / Floor X 3 = 6,225 Total Sf

Bldg 1b: 1 Bedroom

4 Units / Floor X 3 + 3 Ground = 15 Total Units

2760 Sf / Floor X 4 = 11,040 Total Sf

Bldg 1c: 1 Bedroom  
5 Units / Floor X 4 = 20 Total Units  
3200 Sf / Floor X 4 = 12,800 Total Sf

Bldg 1d: 2 Bedrooms  
5 Units / Floor X 4 = 20 Total Units  
4500 Sf / Floor X 4 = 18,000 Total Sf

Bldg 1e: 1 Bedroom  
4 Units / Floor X 4 = 16 Total Units  
2770 Sf / Floor X 4 = 11,080 Total Sf

**Phase II - Building #2, Max height 47'**

Bldg 2a:  
11 Units / Floor X 4 = 44 Total Units  
7,555 Sf / Floor X 4 = 30,220 Total Sf

Bldg 2b:  
3 Units / Floor X 4 = 12 Total Units  
1,878 Sf / Floor X 4 = 7,512 Sf Total Sf

**Proposed Nonresidential Land Use**

Bldg 1a: Ground Floor  
2,965 Sf / Floor X 1 = 2,965 Total Sf

**Floor Area Ratio**

The maximum proposed intensity for nonresidential land use is 141,896 gross sf / 2,667 nonresidential sf x 100. The calculated FAR, (floor area ratio), of nonresidential land use is .53% of the total sf

**Parking calculation**

The parking was calculated based on the different types of proposed uses. The code required 1.5 parking spaces per 1 bedroom unit and 2 parking spaces per 2 bedroom and more. The following table is the summary of the required parking per phase:

**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.

## Principals and Requirements

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

### Development Perspective.

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

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

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

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

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



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

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

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

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

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

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

*The corridors are existent.*

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

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

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

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

.

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

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

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

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

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

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

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

*The development is existent and the streets are existent too.*

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

*This item does not apply*

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

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

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

*This item does not apply*

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

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

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

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

#### Building Perspective.

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

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

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

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

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

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

- *Transitional style as a midpoint between traditional and modern, building to be in harmony with the surrounding architecture styles, stucco and metal clad exteriors that will be taking some elements of neighbored St. George Church and some of the stucco clad bungalow houses/apartments, creating a contemporary cohesive look.*
- *Exiting abandoned parking garage will be rehabilitated to be improved up to current building codes and standards.*

*The exterior will be screen and modernize to harmonized and compliment the residential building complex.*

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

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

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

*This item will be met.*

#### General Design Elements

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

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

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

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

*The development consists of Multifamily Dwellings and office spaces.*

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

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

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

*The streets are existent.*

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

*This item does not apply*

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

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

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

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

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

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

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

*Low maintained landscaping elements including planting material, ground covering, irrigation and shading devises native to this region will complement the architectural style that take elements from the neighboring buildings to a contemporary look.*

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

*This item does not apply.*

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

#### Architectural Objectives.

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

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



#### Roadway Design.

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

#### Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in [Chapter 20.14](#). However, the project will require parking reduction of 124 parking spaces out of 220 required parking spaces. There are approximately 80 spaces plus available along the adjacent streets within 300 feet from the site.

#### Setbacks.

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

#### Lot Coverage and Heights

We propose to have a 100% coverage for the entire lot. The height of the building should not exceed 60 feet.

#### |Landscaping.

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

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

#### |phasing

- **Phase I:**

- (1) 4 story apartment building complex to house 80 units total.
  - (60) 1-bedroom units.
  - (20) 2-bedroom units.
- This complex will include few amenities like community spaces, laundry room, playground, community garden, among others.
- Rehabilitated parking garage to comply with current building codes and standards.
- Landscaped areas.

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

- **Phase II:**

- (1) 4 story apartment building complex to house 56 units total.
  - (44) 1-bedroom units.
  - (12) 2-bedroom units.
- Landscaped areas.

Phase II might start in 2025 and the duration is 12 months also.



ITEM

# 405 Montana Avenue Rezoning

PZRZ21-00001

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso







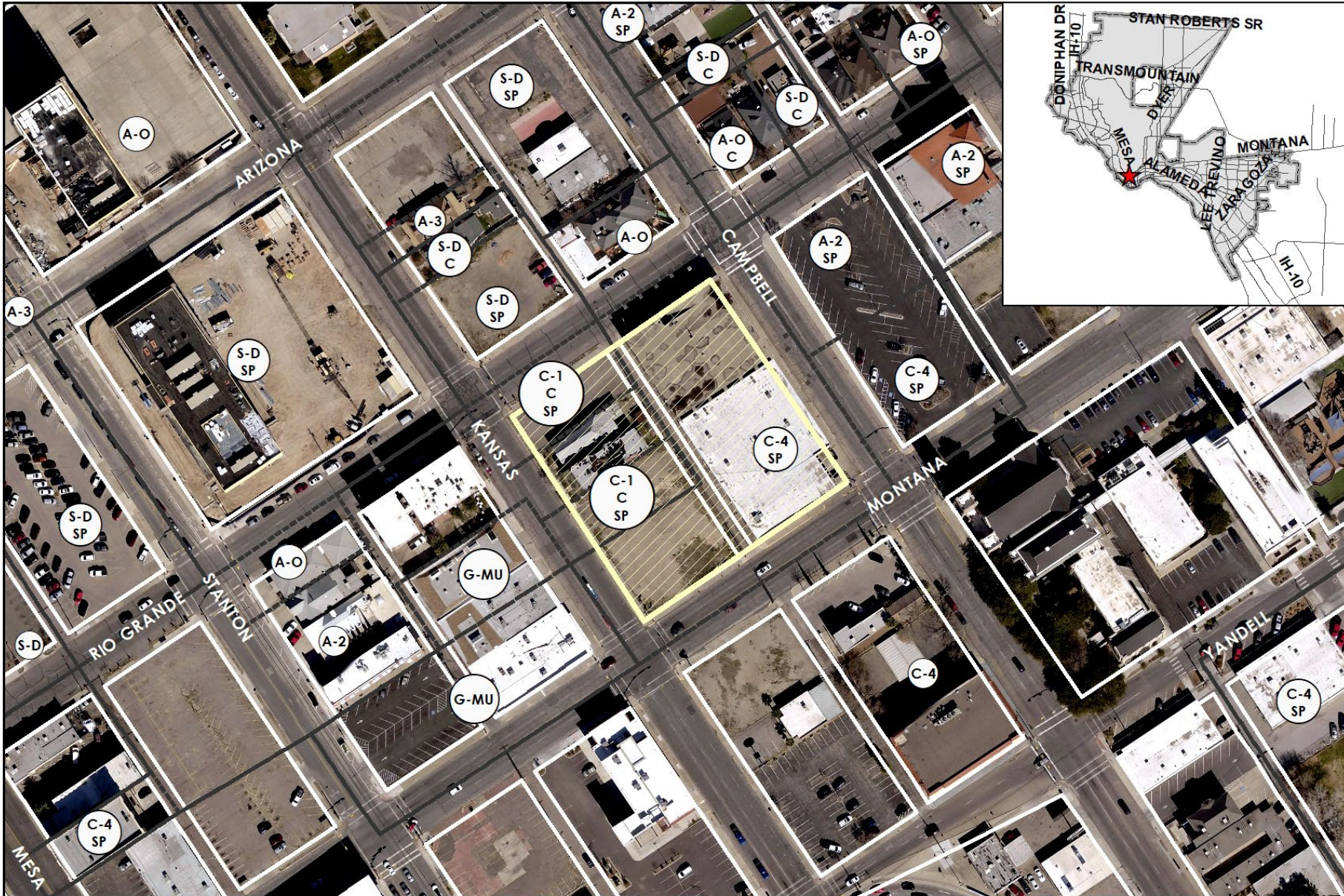
# Recommendation

- Staff recommends approval with condition.
- City Plan Commission recommends approval (9-0) with the following condition:

*That the Montana Alley Vacation (SURW21-00002) be recorded prior to City Council approval*



PZRZ21-00001



Aerial

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



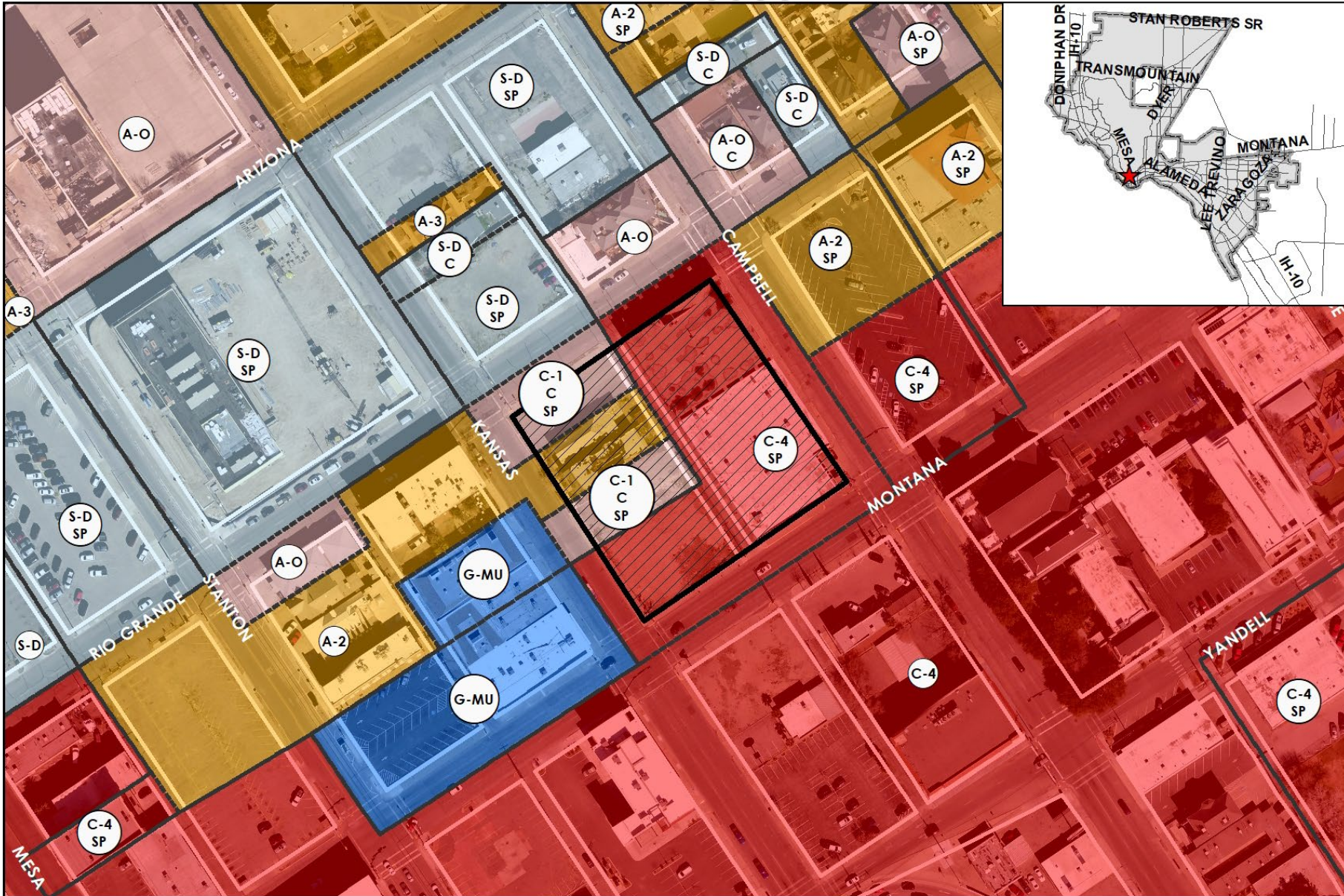
 Subject Property

0 40 80 160 240 320 Feet





PZRZ21-00001



# Existing Zoning

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





PZRZ21-00001



# Future Land Use



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



Subject Property

0 40 80 160 240 320 Feet





**PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY**

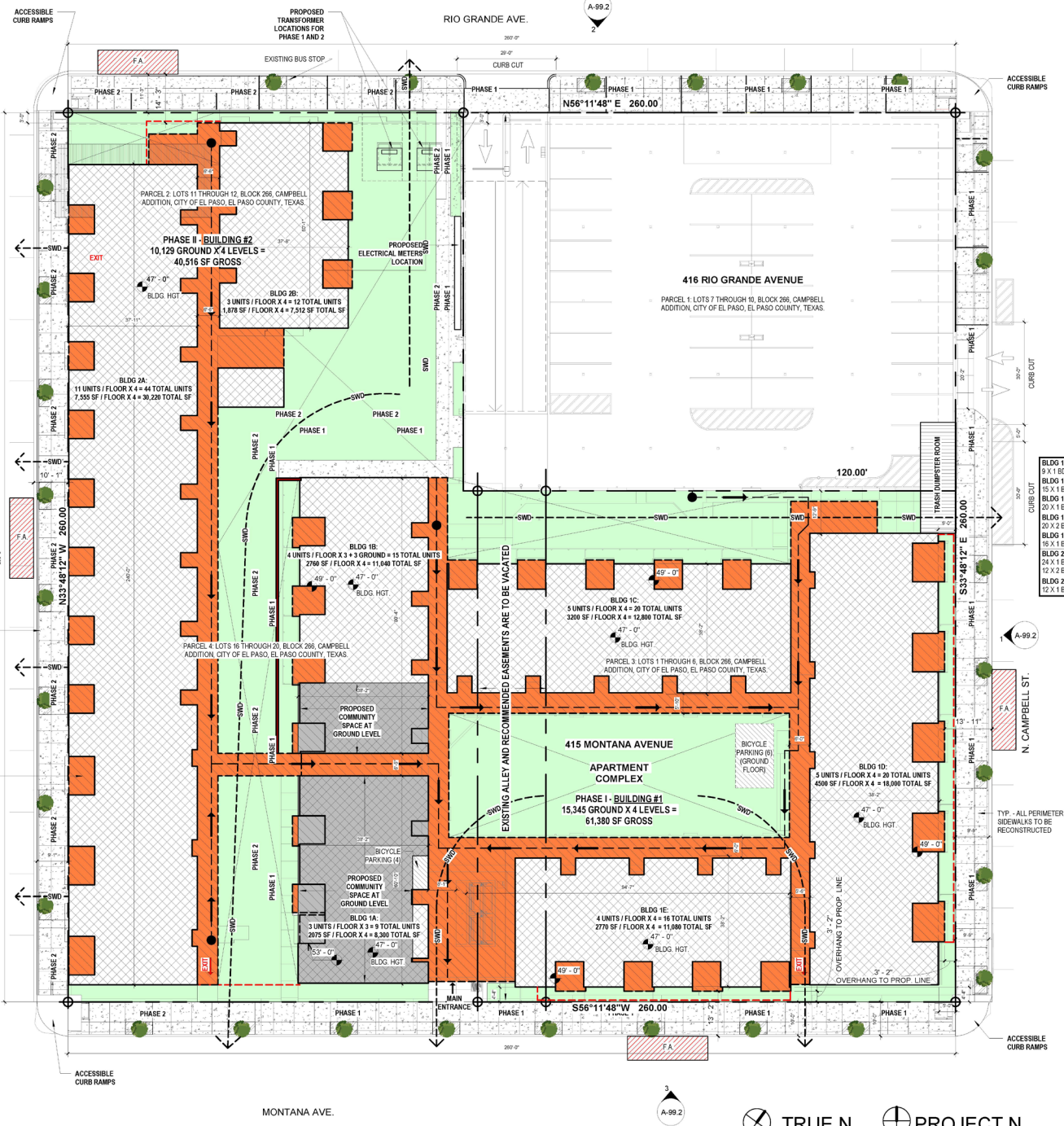
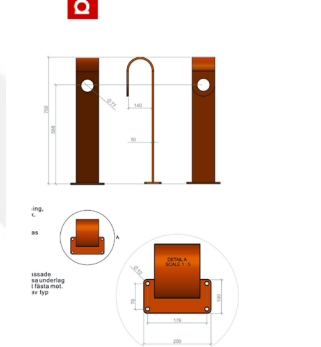
SYMBOL	S.F. / ACRE
	OPEN SPACES
	OPEN WALKWAYS / OVERHANGS / PATIOS
	BUILDING FOOTPRINT
	NONRESIDENTIAL
	BICYCLE PARKING
	FIRE APPARATUS
	RETAINING WALLS
	FENCE / SCREEN
	STORM WATER DRAINAGE
	ACCESSIBLE ROUTES

- 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 architectural styles, stucco and metal clad exteriors that will take some elements of neighborhood St. George Church and some of the stucco clad bungalow houses/apartments, creating a contemporary cohesive look.  
Existing abandoned parking garage will be rehabilitated to be improved up to current building codes and standards.  
The exterior will be screen and modernized to harmonized and complement the residential building complex.
- 2 - Competitiveness of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment**  
Low maintained landscaping elements including planting material, ground covering, irrigation and shading devices native to this region will complement the architectural style that take elements from the neighboring buildings to a contemporary look.
- 3 - Phasing**  
Phase I:  
o (1) 4 story apartment building complex to house 80 units  
o total:  
o (60) 1-bedroom units,  
o (20) 2-bedroom units.  
o This complex will include low amenities like community spaces, laundry room, playground, community garden, among others  
o Rehabilitated parking garage to comply with current building codes and standards.  
o Landscaped areas.  
Phase II:  
o (1) 4 story apartment building complex to house 56 units  
o total:  
o (44) 1-bedroom units,  
o (12) 2-bedroom units.  
o Landscaped areas.

TYP - ALL PERIMETER SIDEWALKS TO BE RECONSTRUCTED

OVERHANGS FLUSH WITH PROPERTY LINE ON KANSAS ST. SIDE

**Hook** sld 1/1  
www.hook.se



<b>APPLICABLE CODES</b>	
INTERNATIONAL BUILDING CODE 2015	
NPPA	
ADDDG	
TAS	
FHA	
<b>ZONING</b>	
PROPOSED ZONING - GNMU	
1700 STANDARD (MONTANA AVE. FRONTAGE)	
FY - 0'-0"	
SV - 0'-0"	
SVH - 0'-0"	
<b>OCCUPANCY</b>	
GROUP R2	
<b>CONSTRUCTION</b>	
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	
<b>LAND AREA</b>	
TOTAL LAND AREA = 67,601 SF = 1.55 ACRES	
<b>BUILDING AREA</b>	
PHASE I	
15,346 GROUND X 4 LEVELS = 61,380 SF GROSS	
PHASE II	
10,129 GROUND X 4 LEVELS = 40,516 SF GROSS	
<b>TOTAL PHASE I AND II</b>	
15,346 + 10,129 = 25,474 GROUND X 4 LEVELS = 141,896 SF GROSS	
<b>ALLOWABLE AREA IN SF (TABLE 506.2)</b>	
R 3 SM TYPE VA = 38,000 SF PER FLOOR	
<b>LEGAL DESCRIPTION</b>	
• PARCEL 1, LOTS 7 THROUGH 10, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.	
• PARCEL 2, LOTS 11 THROUGH 12, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.	
• PARCEL 3, LOTS 1 THROUGH 6, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.	
• PARCEL 4, LOTS 16 THROUGH 20, BLOCK 266, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.	
• LOT 13, 14, AND 15 CAMPBELL ADDITION CITY OF EL PASO, EL PASO COUNTY, TEXAS.	
• TO BE VACATED	
• LOT COVERAGE 100% (ENTIRETY OF BLOCK 266)	
<b>RESIDENTIAL COUNT</b>	
	1 BDRM
PHASE I - BUILDING #1	2 BDRM
GROUND LEVEL	12
SECOND LEVEL	16
THIRD LEVEL	16
FOURTH LEVEL	16
TOTAL	60
PHASE II - BUILDING #2	
GROUND LEVEL	11
SECOND LEVEL	11
THIRD LEVEL	11
FOURTH LEVEL	11
TOTAL	44
PHASE I & II = 104 TOTAL UNITS	32
<b>PROPOSED DENSITY:</b>	
104 / 1.55 ACRE = 67 UNITS / ACRE	
32 / 1.55 ACRE = 20.64 UNITS / ACRE	
<b>PROPOSED NONRESIDENTIAL LAND USE</b>	
BUILDING 1A (2025 SF)	BUILDING 1B (2025 SF)
• KITCHEN / LIVING / DINING	• GROUND STORAGE
• ASSISTANT OFFICE	• OFFICE (2)
• MANAGER'S OFFICE	• LAUNDRY ROOM
• BUSINESS CENTER	• LAUNDRY STORAGE
• STO / JAN	• UNDER RESTROOMS (2)
<b>TOTAL NONRESIDENTIAL: 2,667 SF</b>	
<b>MAXIMUM PROPOSED INTENSITY FOR NONRESIDENTIAL LAND USE:</b>	
141,896 GROSS SF / 2,667 NONRESIDENTIAL SF X 100 =	
5.3% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)	
<b>PARKING CALCULATIONS</b>	
1.5 P.S. - 1 BEDROOM	GARAGE GROUND LEVEL
2 P.S. - 2 BEDROOMS	ACCESSIBLE PARKING SPACES = 4
PHASE I	PARKING SPACES = 24
130 P.S. REQUIRED	TOTAL = 28
0 PROVIDED	GARAGE SECOND LEVEL
PHASE II	PARKING SPACES = 27
90 P.S. REQUIRED	GARAGE THIRD LEVEL
0 PROVIDED	PARKING SPACES = 34
PHASE I AND II	GARAGE TOTAL = 89 P.S.
220 P.S. REQUIRED	
0 PROVIDED	
• 220 P.S. SHORT	
<b>BIKE RACK CALCULATIONS</b>	
REQUIRED 11 BIKE PARKING SPACE	
PROVIDED 11 BIKE PARKING SPACES	
<b>LANDSCAPE CALCULATIONS</b>	
LOT AREA = 67,601 SF (1.55 ACRES)	
FOOTPRINT OF PROPOSED BUILDINGS = 35,718 SF	
FOOTPRINT OF EXISTING GARAGE STRUCTURE = 13,136 SF	
TOTAL FOOTPRINT OF BUILDINGS = 48,854 SF	
REQUIRED LANDSCAPE AREA = 7,328 SF (48,854 X .15 = 7,328)	
LANDSCAPE AREA PROVIDED = 15,190 SF	
REQUIRED UNITS OF PLANT MATERIAL = 8 (5,358 SF OF REQUIRED LANDSCAPE AREA)	
REQ.	PROV.
STREET TREES 0	34 BUILDING EXPANSION PROJECTS DO NOT REQUIRE NEW STREET TREES
BUFFER TREES 0	0 BUILDING EXPANSION PROJECTS DO NOT REQUIRE NEW BUFFER TREES
CANOPY TREES 10	10 50' PARKING SPACES / 10' = 50'
PROJECT TREES 6	6 6' REQUIRED UNITS OF PLANT MATERIAL
TOTAL TREES 16	50
PROJECT SHRUBS 270	6 X 45' = 270
NOTE: SINCE ONE EXISTING STRUCTURE WILL REMAIN WITHIN	

# Master Zoning Plan



Architectural floor plan of the second floor of a building. The plan shows a central corridor and several rooms. Key features include:

- Top Section:** A large room with a "BICYCLE PARKING" area. Dimensions include 18'-0" and 20'-10".
- Central Corridor:** A horizontal corridor with multiple door openings. Dimensions include 18'-0", 4'-0", 18'-0", 20'-10", and 18'-0".
- Bottom Section:** A "TRASH JUMPER ROOM" and another "BICYCLE PARKING" area. Dimensions include 18'-0", 9'-0", and 2 PS @ 9'-0" EA = 18'-0".
- Exit Paths:** Marked with arrows and "EXIT ONLY" signs. One path leads "UP FROM LEVEL ABOVE" and another leads "DOWN TO LEVEL BELOW".
- Room Labels:** "BICYCLE PARKING", "TRASH JUMPER ROOM", and "EXIT ONLY".
- Dimensions:** Various measurements are provided for door openings (e.g., 2 PS @ 9'-0" EA = 18'-0") and room widths (e.g., 18'-0", 20'-10").

3RD GARAGE LEVEL  
1/16" = 1'-0"

# Elevations



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



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



# Subject Property





# Surrounding Development



W



N



E

S



# Public Input

- Notices were mailed to property owners within 300 feet on March 24, 2021.
- The Planning Division has received no communication in favor nor opposition to the rezoning request.





## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People