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

DEPARTMENT: **City Development Department**

AGENDA DATE: **Introduction: November 12, 2013**
Public Hearing: December 3, 2013

CONTACT PERSON/PHONE: Michael McElroy, (915) 541-4239, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:
An Ordinance granting Special Permit No. PZST13-00008, to allow for infill development with a 50 percent parking reduction on the property described as Tract 4-C, Section 11, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 5000 Riley. Property Owner: RNR Properties. PZST13-00008 **(District 2)**

BACKGROUND / DISCUSSION:
Staff report attached.

PRIOR COUNCIL ACTION:
Postponed two weeks on October 15, 2013
Deleted October 29, 2013

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
City Plan Commission (CPC) – Approval (8-0)

********************REQUIRED AUTHORIZATION**********************

LEGAL: (if required) N/A **FINANCE:** (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Director, City Development Department

_____

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST13-00008, TO ALLOW FOR INFILL DEVELOPMENT WITH A 50 PERCENT PARKING REDUCTION ON THE PROPERTY DESCRIBED AS TRACT 4-C, SECTION 11, BLOCK 81, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, RNR Properties**,** has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a 50 percent parking reduction; and,

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

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

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

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

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

1. That the property described as follows is in a C-1 (Commercial) Zone District:

   Tract 4-C, Section 11, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; and,

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a 50% parking reduction; and,

3. That this Special Permit is issued subject to the development standards in the C-1 (Commercial) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and,

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST13-00008 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

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

PASSED AND APPROVED this _____ day of _____, 2013.

THE CITY OF EL PASO

_____
Oscar Leeser
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Mathew S. McElroy, Director
City Development Department

AGREEMENT

RNR Properties, referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the C-1 (Commercial) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2013.

RNR Properties:

By: _____
(name/title)

_____
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of

_____, 2013, by _____, for **RNR Properties**, as Owner.

My Commission Expires:

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

Exhibit "A"

Tract 4-C, Section 11, Block 81, Township 2,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas

March 28, 2013

METES AND BOUNDS DESCRIPTION

Exhibit "A"

FIELD NOTE DESCRIPTION of a Tract 4-C, Section 11, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the common boundary line of Tract 4-A and Tract 4-C, same being the southerly right-of-way line of Riley Court (60' R.O.W.), and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said southerly right-of-way line, along said common boundary line, South 01°11'00" East, a distance of 179.00 feet to a point;

THENCE, leaving said common boundary line, South 88°49'00" West, a distance of 90.96 feet to a point;

THENCE, North 01°11'00" West, a distance of 1.89 feet to a point;

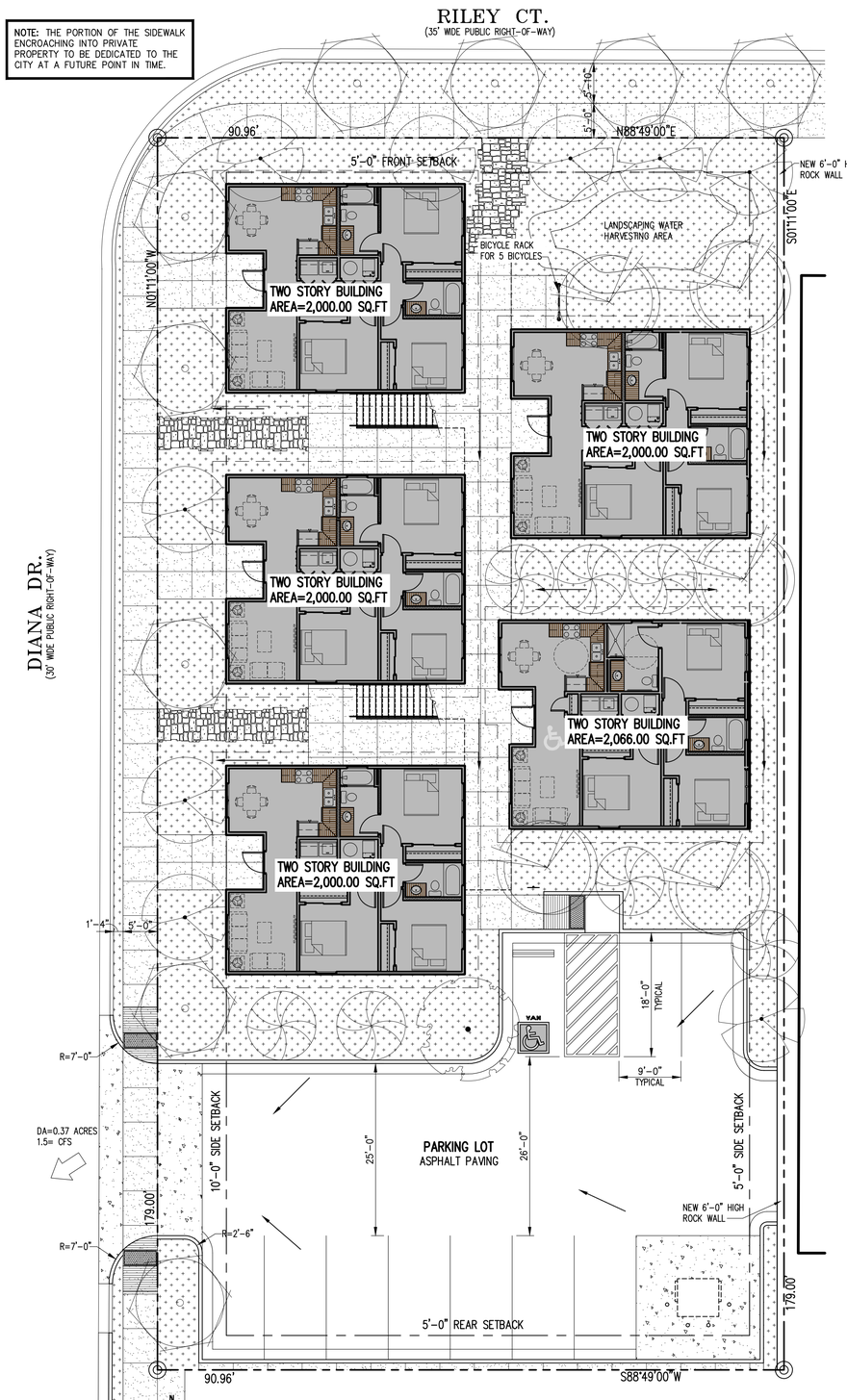
THENCE, North 88°49'00" East, a distance of 90.96 feet to the **POINT OF BEGINNING** of the herein described lot and containing 16,281.84 square feet or 0.3738 Acres of land more or less.

STATE OF TEXAS
REGISTERED
CARLOS M. JIMENEZ
3950
PROFESSIONAL
LAND SURVEYOR

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite # 503
El Paso, Texas 79936
(915) 633-6422
.wpd

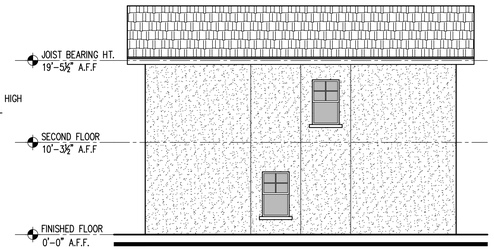
NOTE: THE PORTION OF THE SIDEWALK ENCROACHING INTO PRIVATE PROPERTY TO BE DEDICATED TO THE CITY AT A FUTURE POINT IN TIME.



DETAILED SITE DEVELOPMENT PLAN

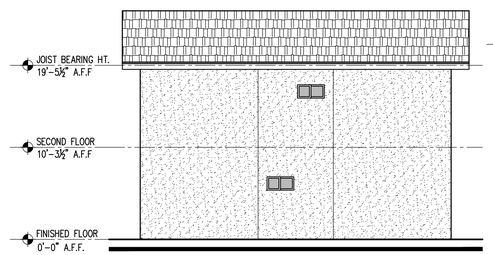
SCALE: 1" = 10'-0"

LEGAL DESCRIPTION
TRACT 4C, SEC.11, BL.81, TSP 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



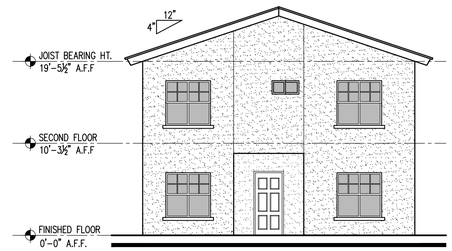
1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



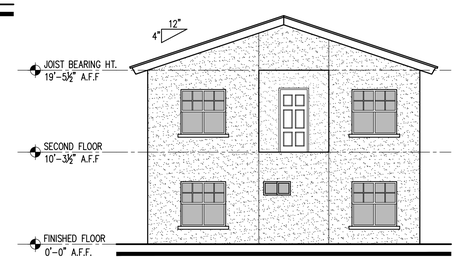
3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION

SCALE: 1/8" = 1'-0"

THIS PROPERTY IS IN FLOOD HAZARD ZONE "A-3" (AREAS OF 100-YR FLOOD) ACCORDING TO THE FEMA FIRM MAP COMMUNITY PLAN No. 480214 0024 B DATED OCTOBER 15, 1982. BASE FLOOD ELEVATION = 3,877.50 FT NGVD 1929 DATUM

5 WEST ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT DATA

ADDRESS: ..... 5000 RILEY COURT
EL PASO TEXAS, 79904

BUILDING CODE: ..... **2009 I.B.C.**
BUILDING OCCUPANCY: ..... **RESIDENTIAL A-4**
SQUARE FOOTAGE:

BUILDING No. 1
(2) TYPE "A" UNITS (3 BEDROOM) @ 1,000 S.F. EA. = ... 2,000 Sq. Ft.
BUILDING No. 1 TOTAL LIVING AREA = ... 2,000 Sq. Ft.

BUILDING No. 2
(2) TYPE "A" UNITS (3 BEDROOM) @ 1,000 S.F. EA. = ... 2,000 Sq. Ft.
BUILDING No. 2 TOTAL LIVING AREA = ... 2,000 Sq. Ft.

BUILDING No. 3
(2) TYPE "A" UNITS (3 BEDROOM) @ 1,000 S.F. EA. = ... 2,000 Sq. Ft.
BUILDING No. 3 TOTAL LIVING AREA = ... 2,000 Sq. Ft.

BUILDING No. 4
(2) TYPE "A" UNITS (3 BEDROOM) @ 1,000 S.F. EA. = ... 2,000 Sq. Ft.
BUILDING No. 4 TOTAL LIVING AREA = ... 2,000 Sq. Ft.

BUILDING No. 5
(1) TYPE "B" UNIT (3 BEDROOM) @ 1,033 S.F. EA. = ... 1,033 Sq. Ft.
(1) TYPE "B" ADA UNIT (3 BEDROOM) @ 1,033 S.F. EA. = ... 1,033 Sq. Ft.
BUILDING No. 5 TOTAL LIVING AREA = ... 2,066 Sq. Ft.

PROJECT GRAND TOTAL LIVING AREA ..... 10,066 Sq. Ft.

OCCUPANCY LOAD: ..... **50 PEOPLE**
1 OCCUPANT PER EACH 200 GROSS SQ. FT.
10,000 / 200 = 40.10 ≐ 40
TOTAL = 50 PEOPLE

CONSTRUCTION TYPE: ..... **V-B**
SPRINKLERED: ..... **YES**
ZONING: **C-1**

PARKING REQUIREMENTS:
10 UNITS = 3 BEDROOMS/ 2 BATHROOM = 20 PARKING SPACES
ADMINISTRATIVE PARKING REDUCTION BY ZONING
PARKING SPACES PROVIDED = 10 SPACES

PLUMBING FIXTURE REQUIREMENTS:
1 WATER CLOSET PER DWELLING UNIT
WATER CLOSETS REQUIRED = 1 WATER CLOSET
WATER CLOSETS PROVIDED = 1 WATER CLOSET
1 LAVATORY PER DWELLING UNIT
LAVATORIES REQUIRED = 1 LAVATORY
LAVATORIES PROVIDED = 2 LAVATORY
1 BATHROOM TUB OR SHOWER PER DWELLING UNIT
BATHTUB/ SHOWER REQUIRED = 1
BATHTUB/ SHOWER PROVIDED = 2
1 KITCHEN SINK PER DWELLING UNIT
KITCHEN SINKS REQUIRED = 1
KITCHEN SINKS PROVIDED = 2

LANDSCAPE CALCULATIONS

NEW BUILDING SITE AREA
16,282 X 0.15 = 2,442 SQ.FT.

TOTAL REQUIRED = 2,442 SQ.FT.
TOTAL NEW PROVIDED = 5,518 SQ.FT.

PLANT QUANTITIES	REQUIRED	PROPOSED
F – PARKWAY TREES (1/30 L.F.) = 270/30	9	9
B – BUFFER TREES (1/30 L.F.) = 270/30	9	9
P – PROJECT TREES (2/1,000 S.F.) = 5,518/1000 x 2	12	12
C – CANOPIES TREES (1/10 MAX.) = 10/10	1	1
QTY. OF 5 GAL. SHRUBS (5.5 X 40 = 220)	220	220
QTY. OF 1 GAL. GROUND COVER (5.5 X 10 = 55)	55	55

LANDSCAPE AREA PROVIDED

ASPHALT PAVING AREA

NEW REPUBLIC ARCHITECTURE
7100 Westwind Dr.
Suite 150
El Paso TX, 79912
Ph: (915) 585-7028
angel-ramos@sbcglobal.net
Members of the American Institute of Architects

New Apartments for:
Rail Road Apartments
5000 Riley Ct. El Paso TX, 79904

5/14/2013
REGISTERED ARCHITECT ANGEL RAMOS-TAMAYO 1966 STATE OF TEXAS

Design Development
Issue Date: April 25, 2013

Revisions		
No.	Date	Description

Project Number: 1303
Drawn By: IEE, MAS
Designed By:
Checked By: ART

Sheet Title: Detailed Site Development Plan

Sheet Number:
CA-1
SHEET 1 OF 1

THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED IN ANY WAY WITHOUT HIS WRITTEN PERMISSION. ARCHITECTURAL AND ENGINEERING DESIGNS ARE FOR CONDITIONS OF SAID LOCATION ONLY.

Exhibit "B"

M E M O R A N D U M

DATE: November 14, 2013

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Michael McElroy, Planner

SUBJECT: **PZST13-00008**

The City Plan Commission (CPC) on November 14, 2013 recommended **APPROVAL** 8-0 to allow for infill development and a 50% parking reduction in the C-1 (Commercial) zoning district.

The CPC, in their recommendation approval, also recommended that the El Paso Department of Transportation examine traffic calming measures along Diana Drive.

This item originally was approved 5-0 at the May 16, 2013 CPC Hearing. It was subsequently postponed for two weeks at the October 15, 2013 City Council meeting and deleted from the agenda at the October 29, 2013 City Council meeting. It is being reintroduced so as to comply with a platting waiver for infill development.

There was one (1) phone call and two (2) speakers in **OPPOSITION** to this request. Additionally a petition was received containing 22 signatures in opposition to the request.

Attachments: Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	PZST13-00008
Application Type	Special Permit
CPC Hearing Date	November 14, 2013
Staff Planner	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov
Location	5000 Riley
Legal Description	Tract 4-C, Section 11, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Acreage	0.374 acres
Rep District	2
Current Zoning	C-1 (Commercial)
Existing Use	Vacant
C/SC/SP/ZBA/LNC	No
Request	Infill Development (Section 20.10.280) / 50% parking reduction (Section 20.10.280 D)
Proposed Use	Apartments
Property Owner	RNR Properties
Representative	Angel Ramos

SURROUNDING ZONING AND LAND USE
North: R-4 (Residential) / Single Family Homes
South: C-4/sc (Commercial/Special contract) / Retail-Manufacturing
East: A-2 (Apartment) / Apartments
West: R-4 (Residential) / Single Family Homes

PLAN EL PASO DESIGNATION: G-3, Post-War (Northeast)
NEAREST PARK: Mountain View Park (2,759 feet)
NEAREST SCHOOL: Lee Elementary (1,425 feet)

NEIGHBORHOOD ASSOCIATIONS
Mountainview Neighborhood Association

NEIGHBORHOOD INPUT
Notices of the November 14, 2013 public hearing were mailed to all property owners within 300 feet of the subject property on November 1, 2013.

The Planning Division received one phone call in opposition to the request for the May 16, 2013 CPC hearing. Hector Chapparo, property owner of the adjacent apartment complex, who registered his opposition via telephone, additionally spoke in opposition to the request at the original City Plan Commission hearing. Furthermore, at the October 15, 2013 City Council meeting, a petition was delivered containing 22 signatures in opposition. Planning staff verified that this case constituted a 211 (see attachment 4).

CASE HISTORY
This case was originally heard and approved by the CPC on May 16, 2013. The application requires the reconsideration of the CPC as it did not comply with a platting waiver when it was originally considered.

APPLICATION DESCRIPTION
The applicant is requesting a special permit for infill development to allow for the construction of an apartment complex and a parking reduction from 20 spaces to 10 spaces, as permitted in Section 20.10.280 D. Access is from Diana Drive. This project is receiving funding through the Community Development Block Grant to provide affordable housing to low and moderate income residents.

The detailed site development plan depicts ten 3-bedroom apartments totaling nearly 1,000 s.f each. Each structure is two stories, containing two units per structure with 5 total structures. The entire development consists of approximately 10,000 sq. ft.

The special permit is being requested so as to best utilize the property's buildable area. The reduced parking as requested occupies a quarter of the usable lot space. To provide the amount of parking necessary without the reduction would necessitate the use of at least half of the property and thereby reduce the developer's yield.

ANALYSIS

To grant the special permit to allow for infill development, the applicant must comply with the following applicable standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

The applicant meets only one of the two required criteria (location within a state enterprise zone). A waiver has been requested by City Council for the criteria requiring a legally recorded and developed subdivision of at least thirty years.

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

Apartments are permitted in the C-1 zoning district. The applicant complies with this requirement.

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

Two parking spaces are required per dwelling unit using the standard apartment parking calculation. The proposed development features ten dwelling units, resulting in twenty required spaces. Infill development automatically reduces the required parking by 50%. As such, the applicant is proposing ten on-site parking spaces. The project exceeds the required bicycle parking, providing five bicycle parking spaces instead of the minimum of three. The project complies with all requirements for handicapped parking.

The project proposes both on and off-site parking consistent with the adjacent apartment complex. Parking for nearby single family homes is provided on-site. Both Diana Drive and Riley Court permit on-street parking. A field survey suggests that ample on-street parking exists to accommodate this request.

The ROW length abutting the property along Diana is measured at approximately 156 feet. The ROW length along both sides of Riley is 1,086 feet. The ROW along Diana and Riley available for parking totals approximately 1,240 feet. Averaging each parking space at 20 feet, the immediate neighborhood is estimated to accommodate a maximum of 62 vehicles, and adjusted for maximum potential existing use, a minimum of 23

vehicles. This minimum figure is derived primarily from the 323 feet of vacant land immediately to the east of the subject property, as well as the 156 feet of ROW adjacent to the subject property along Diana.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development as the applicant proposes the best use of an underutilized parcel of land and complies with the requirements of 20.04.150 Detailed Site Development Plan and 20.10.280 Infill Development.

Plan El Paso- Future Land Use Map Designation

All applications for special permits shall demonstrate compliance with the following criteria:

G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-1 (Neighborhood Commercial District) district is to provide compatible neighborhood convenience goods and services that serve day-to-day needs. Permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

City Development Department - Planning Division - Transportation

No objections

City Development Department – Planning Division - Land Development

Recommend approval

We have reviewed revised detail site development plan and recommend the Developer/Engineer address the following comments.

1. Due to the property being within an area in a Special Flood Hazard Area (A3), applicant shall coordinate with Floodplain Coordinator for the requirements and compliance of Special Flood Hazard Area.

City Development Department – Building Permits & Inspections Division

Recommend approval

El Paso Fire Department

Recommend "APPROVAL" of "Detailed Site Plan" as presented. ******NOTE ******* PZST 13-00008 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted "Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. "When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments". The Fire Planning Division has reviewed the submitted "Detailed Site Plan" as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

El Paso Water Utilities

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

Water:

2. There is an existing 4-inch diameter water main that is available for service along Riley Ct. The water main is located approximately 40-ft north from the northern property line.

3. There is an existing 12-inch diameter water main that is available for service along Diana Dr. The main is located approximately 14 feet west of west property line.

4. There is an existing 24-inch diameter low flow water main along Diana Dr. This main is located approximately 11 east of the right of way center line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5 Previous water pressures reading from fire hydrant # 8292 located at the northwest corner of the intersection of Diana Dr. and Apollo, have yielded a static pressure of 116 (psi) pounds per square inch, a residual pressure of 102 (psi) pounds per square inch and a discharge of 1321 (gpm) gallons per minute.

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:
7. There is an existing 8-inch diameter sanitary sewer main along Riley Ct. that is sewer main is available for service, the sewer main is located approximately 25-ft north of the northern property line.

General:
8. EPWU requires a new service application to provide 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 EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

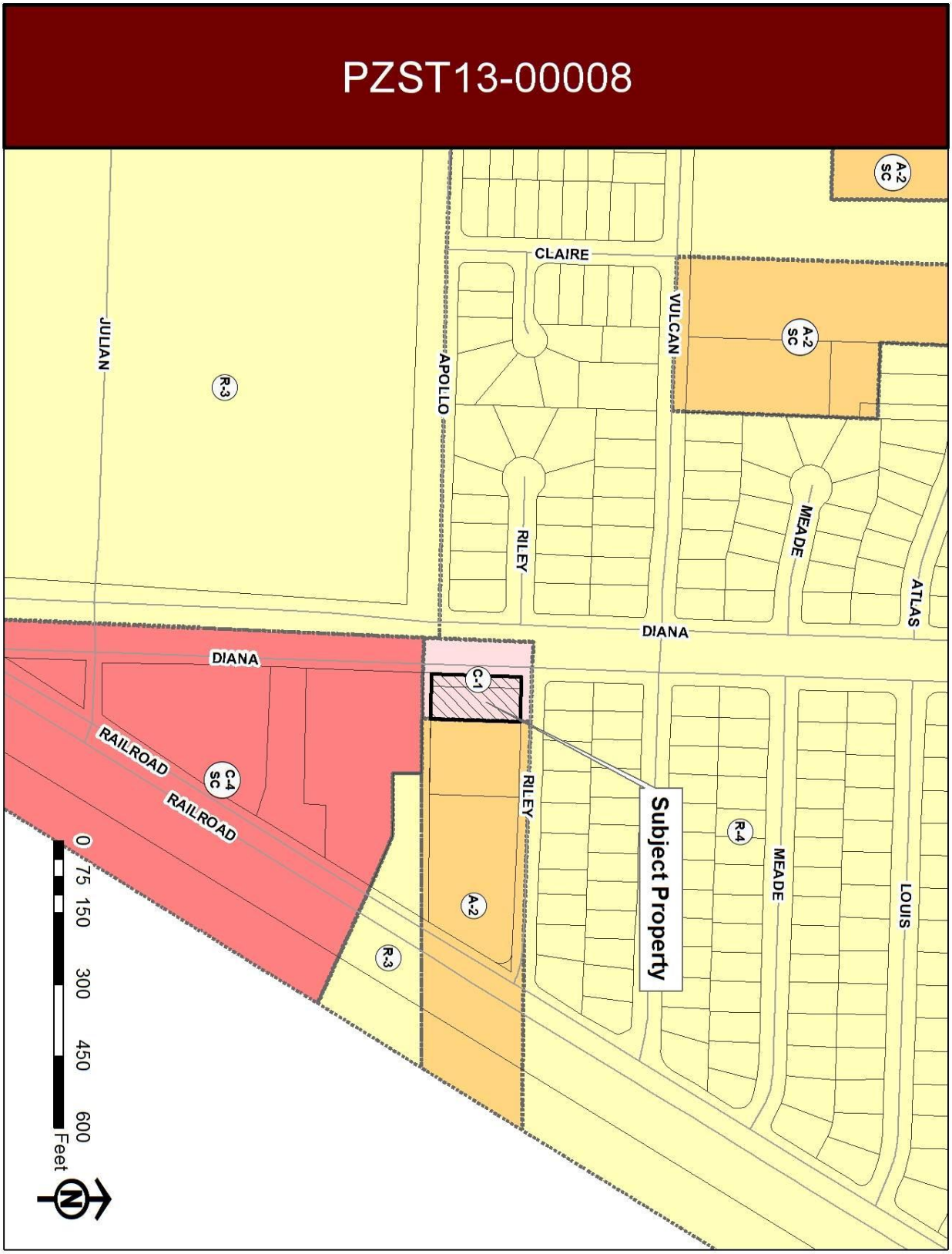
CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

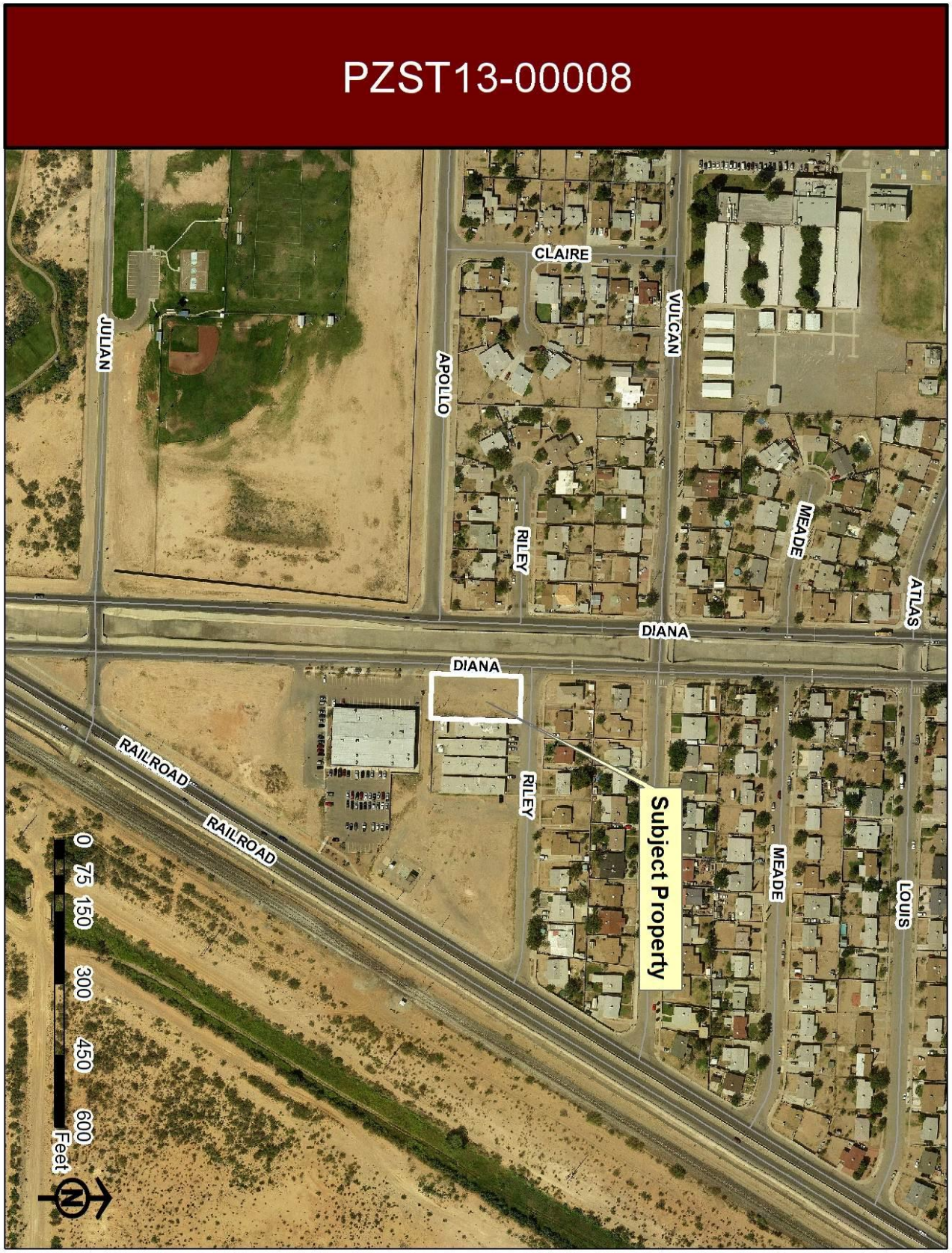
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments:
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detailed Site Development Plan
Attachment 4: 211 Map
Attachment 5: Petition
Attachment 6: Parking Study

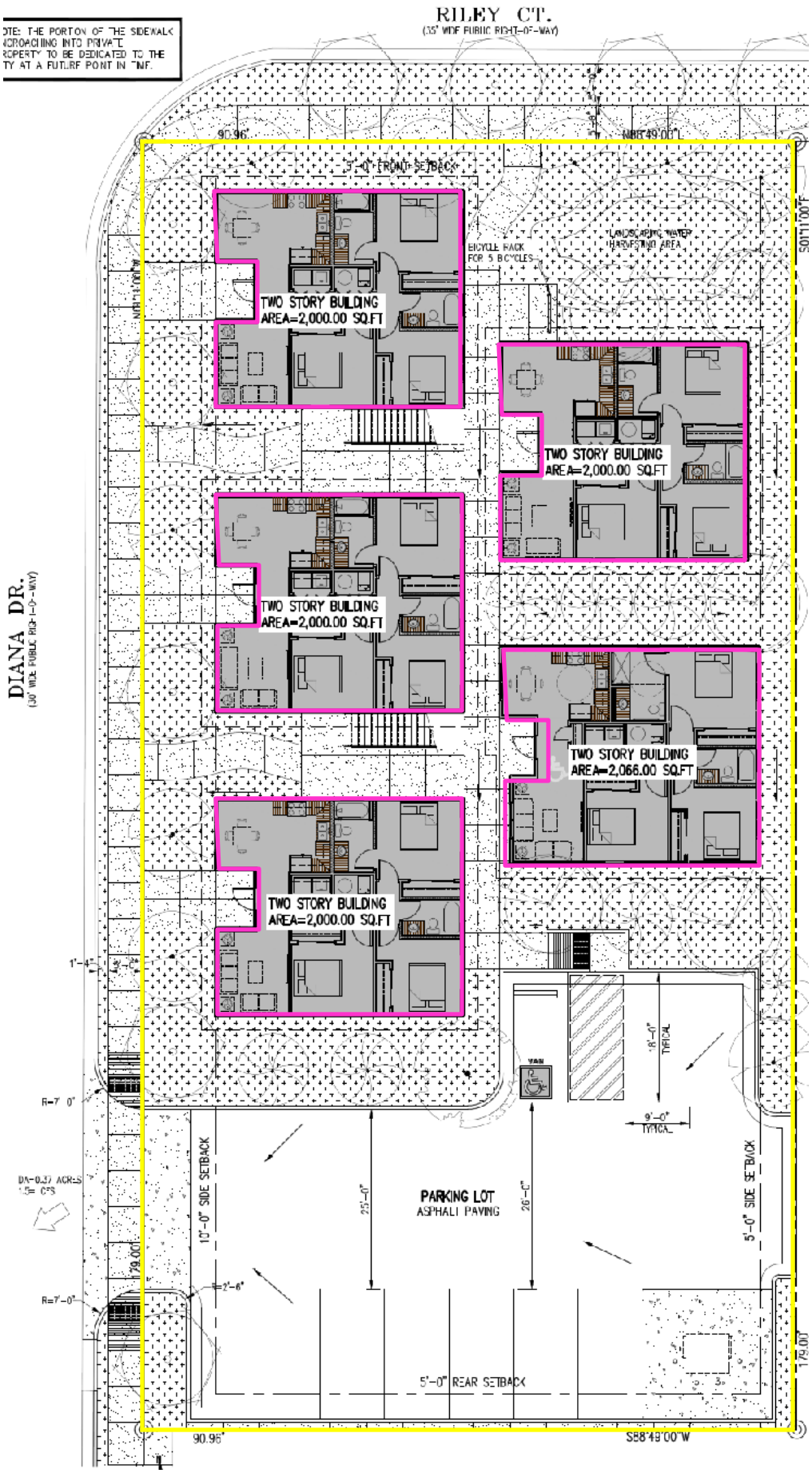
ATTACHMENT 1: LOCATION MAP



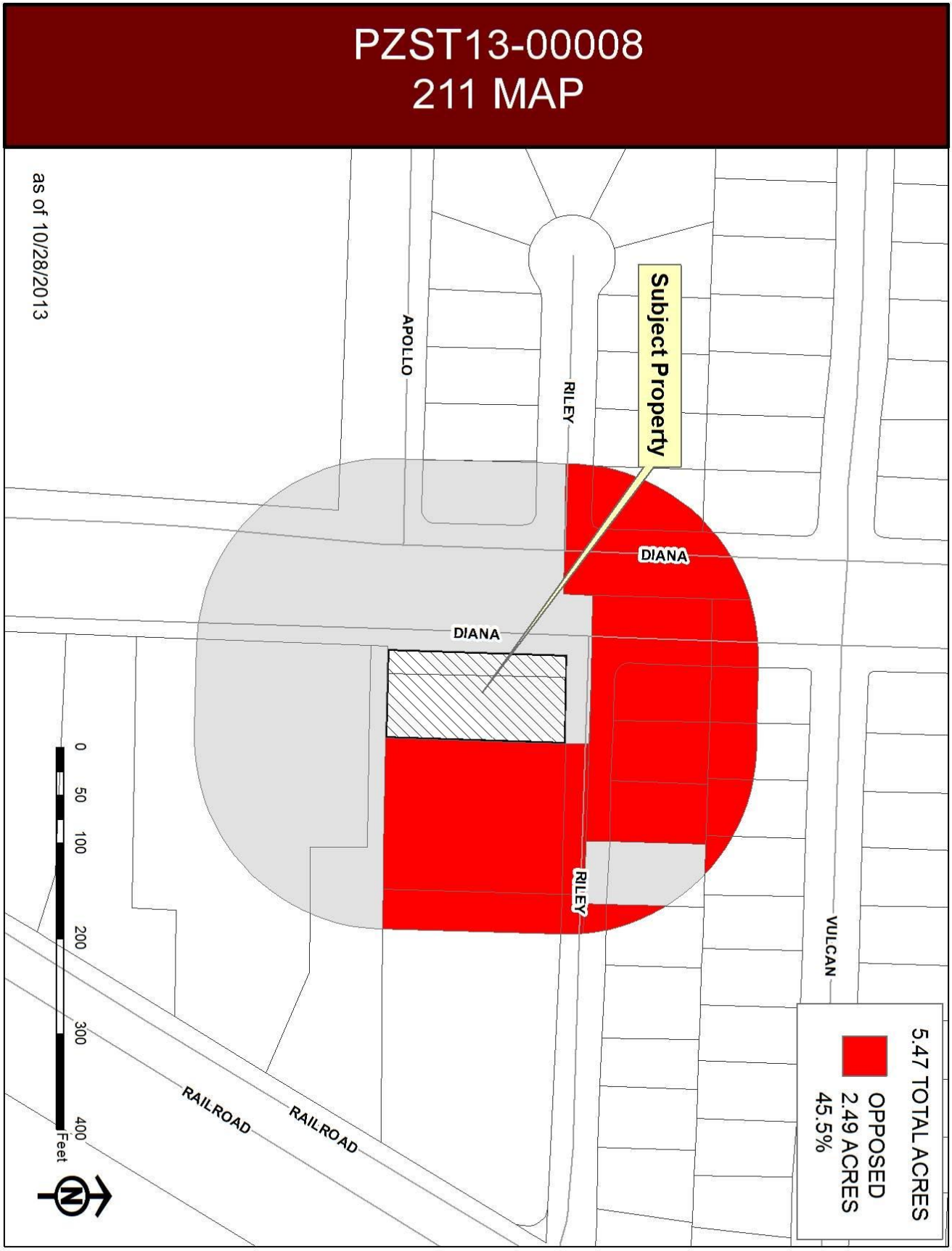
ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: 211 MAP



ATTACHMENT 5: PETITION

PETITION

On Tuesday, October 15, 2013, at 8:30a.m. in the City Council Chambers, 300 N. Campbell St. 1st Floor, El Paso, Texas, a public hearing will be held regarding an Ordinance granting Special Permit No. PZST13-00008, to allow for infill development with a 50 percent parking reduction on the property described as Tract 4-C, Section 11, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. This hearing is to allow a development of New Apartment Development on the corner of Riley Ct. and Diana. The development company is asking for a special permit to allow them to reduce their parking spaces by 50%. This means that if the tenants have extra vehicles and/or visitors over, these vehicles will without a doubt be finding spaces to park. The problem is that they will most likely be parking in front of our properties. I am asking you that if you are against this special permit to please sign this form to let City Council know that we do not agree for this special permit to go through.

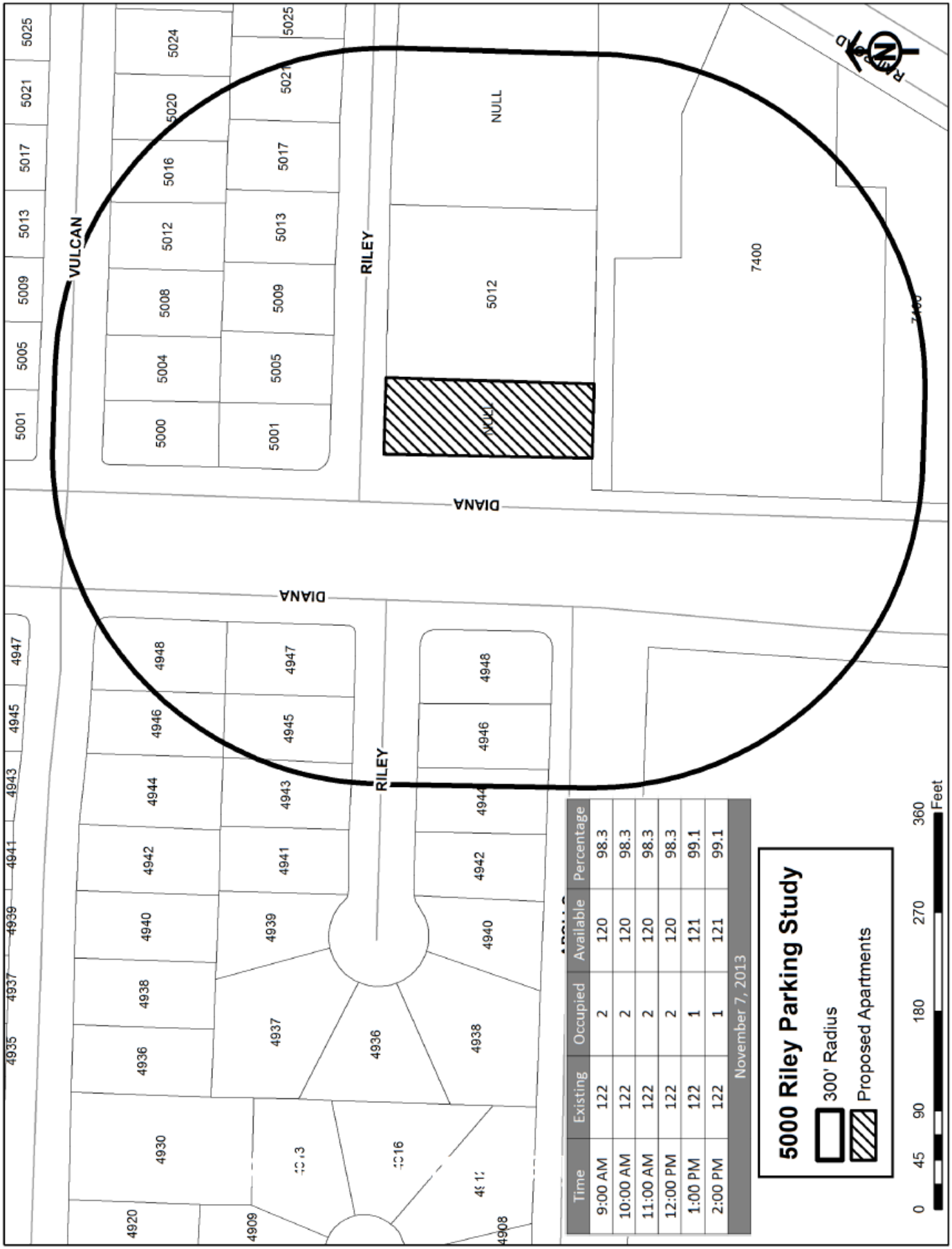
NAME	ADDRESS	PHONE#
Ray Gomez	5005 Riley CT. El Paso TX 79904	
Bertha Alvarez	5005 Riley CT. El Paso TX 79904	
Guadalupe Gonzalez	5009 RILEY	
Maria Bustamante	5017 Riley	
Juan Santillan	5021 Riley ct	
Alex Santillan	5021 Riley ct	
Dolores Molina	5029 Riley Ct	
Teresa Young	5001 Riley CT	
Hermelinda Young	5001 Riley Ct	
Luisa Mitz	5013 Riley CT	
Graciela ADELIO	5000 VULCAN AV	
Claudia Martinez	5004 Vulcan Ave	
Carmen Martinez	5024 Vulcan Ave	
Emilia Molinar	5008 Vulcan	
Heud Heredia	5012 Vulcan ave	
RENE HERNANDEZ	5020 VULCAN AVE	
Tony Ortiz	5020 Vulcan Ave.	

PETITION

On Tuesday, October 15, 2013, at 8:30a.m. in the City Council Chambers, 300 N. Campbell St. 1st Floor, El Paso, Texas, a public hearing will be held regarding an Ordinance granting Special Permit No. PZST13-00008, to allow for infill development with a 50 percent parking reduction on the property described as Tract 4-C, Section 11, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. This hearing is to allow a development of New Apartment Development on the corner of Riley Ct. and Diana. The development company is asking for a special permit to allow them to reduce their parking spaces by 50%. This means that if the tenants have extra vehicles and/or visitors over, these vehicles will without a doubt be finding spaces to park. The problem is that they will most likely be parking in front of our properties. I am asking you that if you are against this special permit to please sign this form to let City Council know that we do not agree for this special permit to go through.

NAME	ADDRESS	PHONE NUMBER
Alicia Rivera	4948 Vulcan	
Alma Ramos	4947 Riley Ct	
Elvira M Ramos	5000 Vulcan	
Miguel Ortiz	5016 Vulcan	
Hector Chapparro	5012 Riley	

ATTACHMENT 6: PARKING STUDY



Time	Existing	Occupied	Available	Percentage
9:00 AM	122	2	120	98.3
10:00 AM	122	2	120	98.3
11:00 AM	122	2	120	98.3
12:00 PM	122	2	120	98.3
1:00 PM	122	1	121	99.1
2:00 PM	122	1	121	99.1

November 7, 2013