ZONING

Southeast corner of Tierra Este & Ventanas

City of El Paso — Plan Commission — 7/12/2018

PZRZ18-00017 Rezoning

REZONING

STAFF CONTACT:	Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov
OWNER:	Ventanas Place LP
REPRESENTATIVE:	Eugenio Mesta
LOCATION:	Southeast corner of Ventanas and Tierra Este, District 5
LEGAL DESCRIPTION:	Lot 29, Block 7, Ventanas Unit 1, City of El Paso, El Paso County, Texas
EXISTING ZONING:	A-O (Apartment Office)
REQUEST:	To rezone from A-O (Apartment Office) to G-MU (General Mixed Use)
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	1 phone call in opposition; Notices sent to property owners within 300 feet on June 27, 2018 (See Attachment #7)
STAFF RECOMMENDATION:	Approval (see pages 2—6 for basis for recommendation)

SUMMARY OF REQUEST: The applicant requests to rezone the subject property to G-MU (General Mixed Use) to allow for a mixed use project consisting of an office component, a multi-family component, and a commercial component containing proposed retail and office uses. The existing zoning would not allow for the retail and office component.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from A-O (Apartment Office) to G-MU (General Mixed Use) and acceptance of the Master Zoning Plan and Master Zoning Plan Report. The proposed zoning district is consistent with and will serve as a transition between existing C-3 (Commercial) districts and R-3A (Single-Family Residential) in the immediate area, and meets the character being established of its surrounding neighborhood, which is still under development. Further, the proposed development meets the intent of the G-4, Suburban (Walkable) land use designation of Plan El Paso, the City's Comprehensive Plan.

DESCRIPTION OF REQUEST

The applicant has submitted a Rezoning application for the property at the southeast corner of Ventanas and Tierra Este through the Zoning Section of the Planning and Inspections Department. The property owner is requesting a rezoning from A-O (Apartment Office) to G-MU (General Mixed Use) to accommodate a mixed use development consisting of apartment, office, and commercial uses. The subject property is currently vacant. The Master Zoning Plan shows one 56,716 square foot, 5 story building with proposed retail and restaurant uses on the ground floor and apartment uses on the 4 remaining floors; one 16,728 square foot, 3 story mixed use office and apartment building with office uses on the first floor and apartment uses on the upper 2 floors; and one 40,057 square foot, 3 story apartment building. A sky bridge is shown connecting from the apartment components of the mixed use buildings.

The proposed development meets all applicable code provisions, to include the supplemental regulations of El Paso City Code 20.10.360 required for mixed use development. As required, a Master Zoning Plan depicting the proposed development and a Master Zoning Plan Report describing the permitted uses, character, and setbacks of the proposed development have been provided by the applicant. They are included in this staff report as Attachments 1 and 2. Staff reviewed both and found them to meet applicable requirements and contain all information necessary to ensure the letter and spirit of the Mixed Use development requirements will be met with this proposed development.

Access to the subject property is proposed from Tierra Este and Ventanas. The development requires a minimum of 274 parking spaces. However, the Supplemental Use Regulations for Mixed Use Development allow for consideration of shared parking, provided that it can be demonstrated through a Shared Parking Study that the proposed parking is sufficient to serve the development. It was found that when applying a nationally accepted shared parking model developed by the Urban Land Institute, the parking needed to serve the subject property is 213 stalls. The applicant is providing 188 off-street parking spaces on site. There are 46 on street parking spaces immediately adjacent to the subject property, which per 20.10.360 can be counted towards mixed use development parking requirements. This brings the total parking available to serve the subject property to a total of 234 parking spaces. As encouraged by 20.10.360.G.5 for mixed use development, the applicant has provided a Shared Parking Study (Attachment 3). Staff has independently verified the conclusions of the report and concurs with its findings. Additionally, the following reasoning supports the conclusion that the parking shown on the Master Zoning Plan will be sufficient to serve the proposed development:

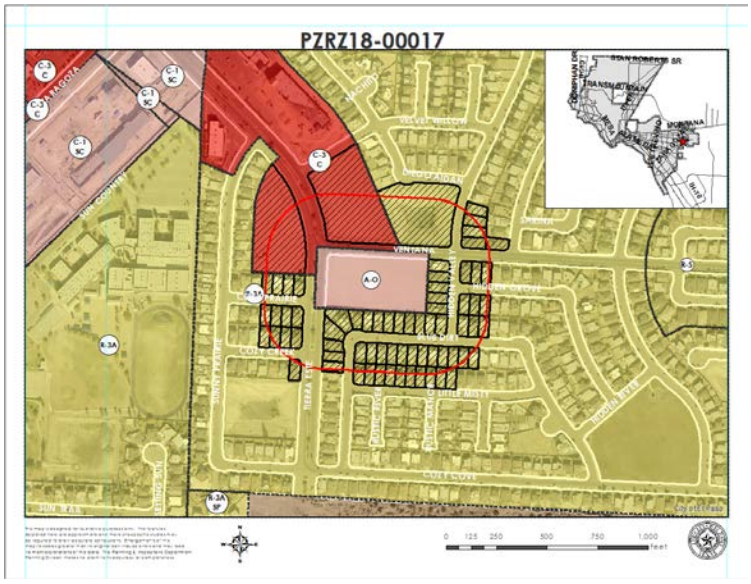
- The peak hours associated with the proposed uses are non-simultaneous.
- It can be reasonably anticipated that car trips for the retail and restaurant use will be replaced by walking trips from both the other proposed uses within the site and from the surrounding neighborhood.
    - Within a quarter mile of the subject property, there are 582 properties. These consist of:
        - 9 commercially zoned lots,
        - 1 school occupying three lots, and
        - 570 single-family residential lots.
    - These walking trips will likely further reduce the need for parking on the subject property beyond the factors considered in the Shared Parking Study and staff's verification of its findings.

A Traffic Impact Analysis was provided on [Date], does Streets and Maintenance concur with the proposed mitigations].

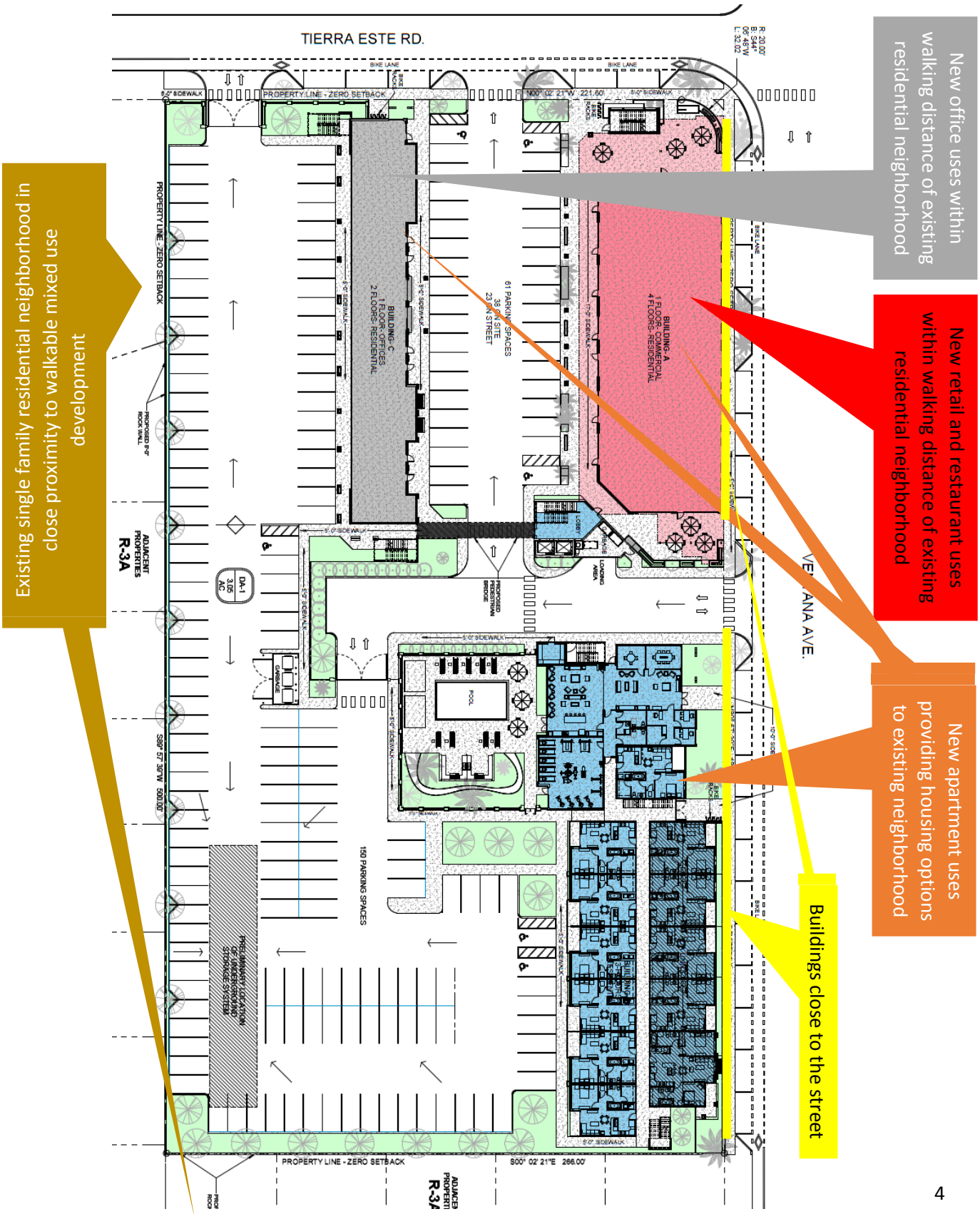
REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes. General Mixed use is considered compatible with the G-4, Suburban (Walkable) Future Land Use Designation, and Plan El Paso encourages the addition of walkable, mixed use projects within existing suburban neighborhoods. The proposed development will provide a transition between adjacent C-3 (Commercial) zoned properties west of the subject property and R-3A (Residential) zoned, single family development to the south and east of the subject property. The proposed development is oriented towards the commercially zoned development with a setback of 0' along Ventanas and within 10' of Tierra Este. The buildings on the subject property are located a significant distance from the adjacent residential development and will be screened with required 6' masonry walls and additional landscaping.
Preferred Locations 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.	Yes, the subject property is at the corner of Tierra Este, a minor arterial, and Ventanas, a collector.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located at the southeast corner of Tierra Este and Ventana. This location serves as a transitional area between existing single family residential land uses to the south and east and commercial uses to the west towards Zaragoza, a major arterial. Adjacent residential properties have been developed, and commercially-zoned lots are still vacant. The subject property is currently vacant. The subject property was platted in 2007 as a part of the Ventanas Unit 1 subdivision. It is 1,445 feet from Ventanas Destiny Park and 3,782 feet from Lujan Chavez Elementary and Sunridge Middle school. Two properties within 300', totaling 5.5 acres, are zoned C-3 (Commercial). This represents 33% of the land area within 300 feet of the subject property. The remaining 11.1 acres, 67% of the area within 300' is divided into 69 lots zoned R-3A and consisting of single-family development.



COMPLIANCE WITH PLAN ELPASO: The proposal provides a walkable, mixed use development within an existing suburban neighborhood. It would allow for three non-residential uses to be located within ¼ mile of 570 houses, and provides a housing type currently missing from the existing neighborhood.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-4, Suburban (Walkable) This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 proposed development brings a missing housing type to its neighborhood, which currently only offers single-family detached residences. It adds multiple new commercial and office uses within walking distance of a substantial number of residential and commercial properties.
ZONING DISTRICT	**DOES IT COMPLY?**
G-MU (General Mixed Use) 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.	The proposed mixed-use development includes four categories of use as classified under 20.08.030 B (Permissible Uses). It functions as a harmonious and independent unit and also provides its existing neighborhood with walkable destinations that allow it to be considered a larger, integrated, mixed use walkable neighborhood. Additionally, its location allows it to serve as a transitional land use between the adjacent single family and commercially zoned properties.
POLICY	**DOES IT COMPLY?**
Policy 2.2.5 The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs. a. Ideally, 50% of new residences will be within a ¼-mile radius of at least 4 diverse uses such as community-serving retail, services, civic/community facilities, and food retail.	The proposal places new office, retail, and restaurant uses within ¼ mile of 570 existing single family homes with no obstacles such as major thoroughfares between the development and the neighborhood. It also provides a missing housing type to the neighborhood, which will allow it to serve multiple age ranges and income levels.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The subject property exceeds the minimum lot size necessary for all uses permitted in its existing A-O (Apartment Office) Zoning District, and could feasibly support permitted uses under that district and meet all applicable dimensional requirements. However, while the proposed office uses and apartment density would be permitted under the current A-O zoning designation, the proposed retail and restaurant uses would not.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: All proposed uses are permitted by right within the G-MU (General Mixed Use) District. The dimensional requirements, as shown in the proposed Master Zoning Plan Report are met in the Master Zoning Plan as shown in Attachments 1 and 2.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the G-MU (General Mixed Use) 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 proposed rezoning would meet that intent by providing a mixed-use development containing living, working, and recreational components to its developing neighborhood. The subject property allows for all applicable requirements to be met by providing pedestrian-oriented mixed use

development containing an apartment component, a commercial component, and an office component within walking distance of several hundred homes.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: [Did public utilities/infrastructure/etc have positive or negative comments. Summarize anything relevant. E.g., what did EPWU say, is there a deferred TIA, does it need to be platted]

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not in an arroyo or another environmentally sensitive area, and no adverse environmental impacts are anticipated from this development.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Eastside Civic Association. It was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 27, 2018. The Planning Division has received one phone call in opposition to the rezoning request.

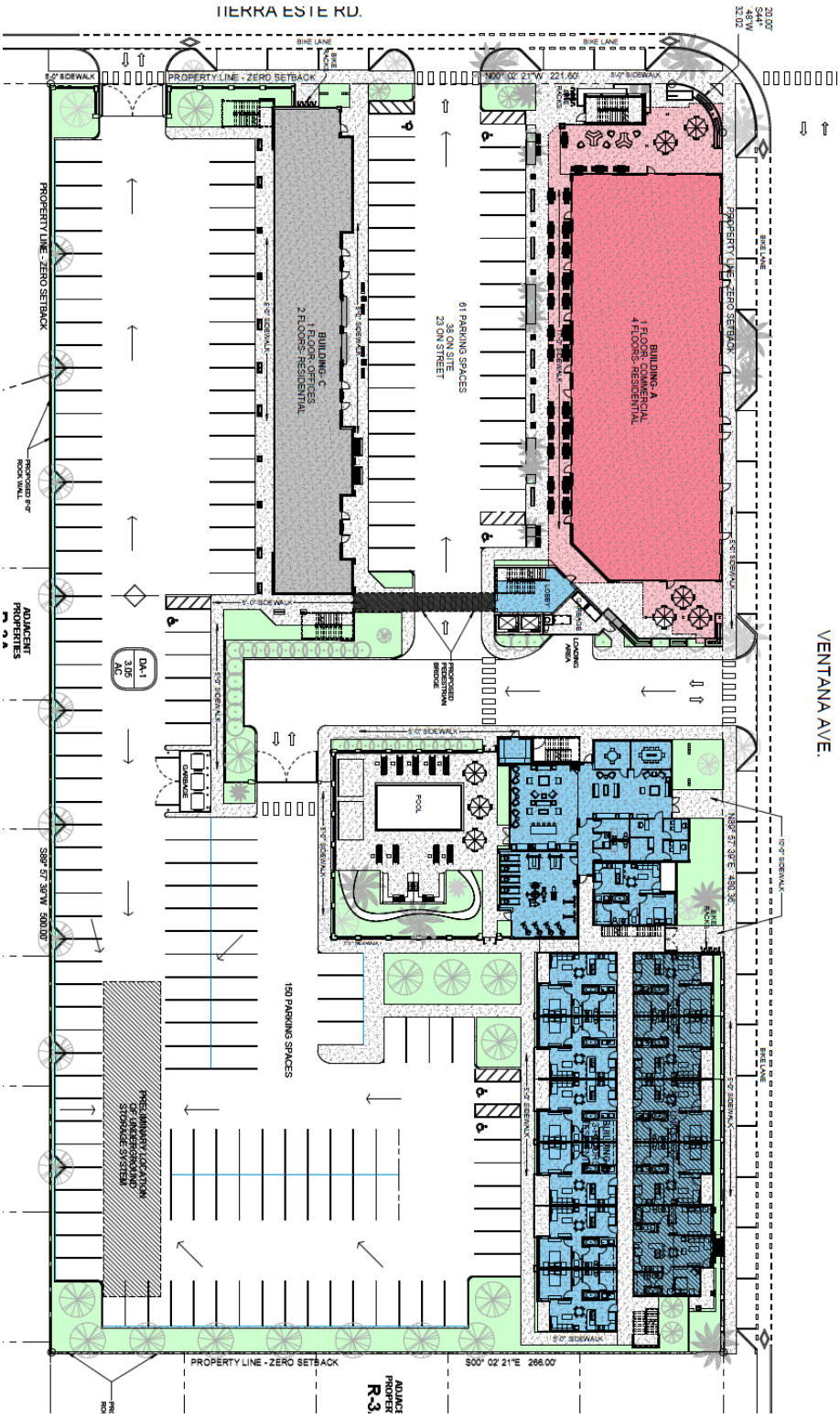
STAFF COMMENTS: No objections to proposed rezoning. All reviewing department comments have been satisfactorily addressed. Prior to submitting for building permits, the applicant will need to obtain any permits necessary to allow the balconies on the subject property to encroach over the right of way. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Master Zoning Plan
2. Master Zoning Plan Report
3. Shared Parking Study
4. Zoning Map
5. Comprehensive Plan Map
6. Department Comments
7. Neighborhood Notification Boundary Map
8. Letters from the Public

ATTACHMENT 1: MASTER ZONING PLAN



VENTANAS PLACE

VENTANA & TIERRA ESTE

COFFEE
STORE

VENTANAS PLACE
TRATTORIA
COFFEE
STORE

ATTACHMENT 2: MASTER ZONING PLAN REPORT

Master Zoning Plan for a General Mixed-Use District

Ventanas

I. Purpose and Intent:

The purpose of this project and new Master Zoning Plan is to strengthen the existing neighboring community where there is an existing mixture of uses (although horizontal in nature), including general retail, schools, and single-family homes. This new district will follow Plan El Paso principles, the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the City. Although the proposed land uses are compatible with the existing zoning, the vertical integration of Residential, Retail and Offices are unique to the area and to most new development in El Paso.

These Objectives will be followed with these outlined initiatives:

- Accommodate an innovative designed project that promotes multifamily housing, retail and office uses in East El Paso;
- Provide a complex that promotes compatible uses, retail and multifamily housing, to have a relationship with the existing neighborhood promoting Public Transportation and pedestrian linkages with the rest of the existing Retail areas along Tierra Este Dr.
- Take advantage of the Bikeway Plan which plans to have a dedicated Bike lane on Tierra Este an Ventanas Dr.
- Promote and demonstrate successful Smart Growth projects;
- Demonstrate that these trends are economically and socially feasible for East El Paso.

II. Objective:

This District will accommodate an innovative Multifamily Living with ground Floor Retail, offices with outdoor terraces and sidewalks that promote interaction amongst the area citizens and residents.

Characteristics:

Description: The District will develop a three-acre vacant property with 102 Multifamily Units, 12,000 S.F. retail and 5,560 S.F. of office. The property is at the intersection of Tierra Este Dr. and Ventana Dr. These two major streets connect the are neighborhood to Zaragoza Dr. one of the most important streets in El East El Paso. Zaragoza has mostly Commercial Developments that have been developed as strip retail, individual retail or Big Box retail.

This type of development does not promote pedestrian linkages, are low densities and have isolated properties that promote driving and traffic congestion.

Ventanas, will promote walking to the surrounding neighborhoods, provide two plazas-terraces at each end of the commercial uses, ample sidewalks that will allow outdoor seating and interaction, and will have multifamily uses adjacent and above the commercial and office uses.

Ventanas will also take advantage of the proposed dedicated bike lane along Ventana and Tierra Este, with plenty of bicycle racks along the plazas and sidewalks, promoting its use and reducing traffic congestion.

The project will have three buildings: The first one will have a three-story building with the apartments leasing office and activity areas; the second one will be five story with retail on the ground floor and multifamily in the four floors above it. Finally, the third one will be three stories with offices in the ground floor and multifamily on the two floors above it.

The first two buildings will be built along the Ventana property line and will buffer the parking from Ventanas and Tierra Este Dr. The third building is ninety feet away from the southern property line. The building locations, away from the existing residential uses, will be far enough to retain the existing privacy and mitigate the higher intensity uses. The third building will also mitigate any use generated by the commercial uses from the residential areas. It must also be noted that at least a 6' masonry will will be between the existing residential uses and the Ventanas project.

It must be noted that all the units along Ventana and Tierra Este Dr. will have balconies, activating the street and providing a more welcoming environment for the neighborhood and the project.

Finally, it is the project intent to provide iconic architecture and for the buildings to provide a sense of pride and enjoyment as it will become the "gate" to the neighborhood.

Access: the project will have two main entrances: at midpoint of the development to Ventana Dr. and along Tierra Este Dr. at the southwest corner of the project. These two entrances will be two way and provide access to the Multifamily parking lot. There will be a third access along Tierra Este, although it will be one way, outward. The concept is that the retail areas will have one entrance along Ventana and an exit to Tierra Este. This right-in, and right-out traffic concept will make it more efficient and minimize any additional traffic congestion at the Tierra Este and Ventana intersection.

Setbacks: The building will be built with zero setback along Ventana Dr. and Tierra Este Dr. This will provide a closer relationship to the streets. The rear setback may be 25 feet although the buildings will be at least 80 feet from the southern property line and 10 feet from the eastern property line.

Density: The District Density will be 34 Units to the Acre as it will have 102 apartment units on 3.1 Acres.

Landscaping: Landscaping will be provided throughout the project in plazas, parking areas, activity center and along the Ventana and Tierra Este Dr. Parkway.

Parking: There will be ample parking provided for the project. A total of 178 off-street parking spaces will be provided for the Multifamily Residents; 39 off-street parking spaces for the retail-office areas and

23 on-street parking spaces along Ventana and Tierra Este Dr. The proposed uses under current code require 235 off-street parking spaces and we are providing 217, requesting a reduction of 18 spaces that could be serviced by the 23 on-street spaces along Ventana and Tierra Este Dr.

Sub Districts: There will be no Sub Districts in the Plan.

Phasing: The project will be built in one phase in its entirety.

III. Relationship with Plan for El Paso:

This District will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's Goals to develop vacant properties, promote higher densities and mixed uses as per the Smart Growth initiatives.

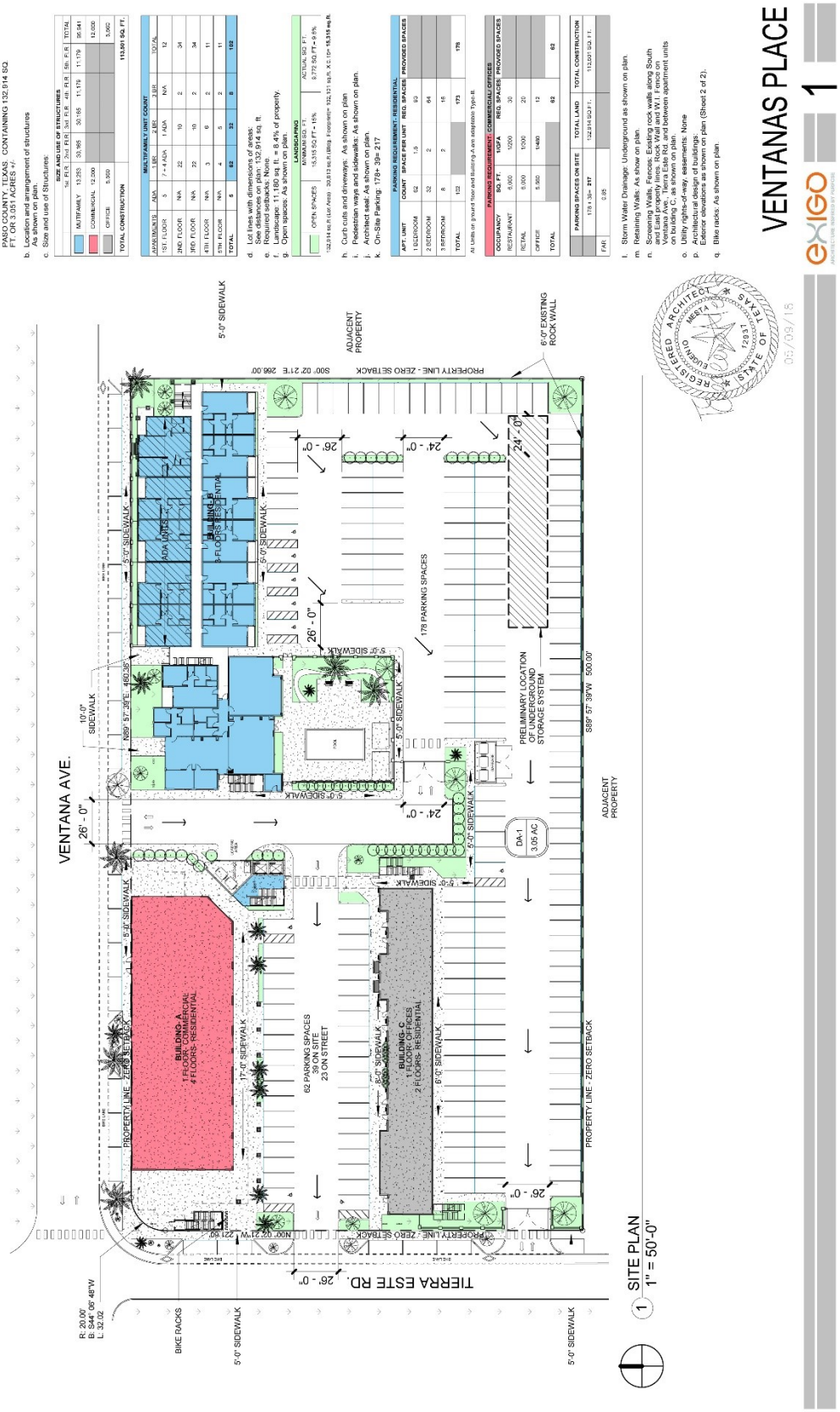
IV. Project Data:

A) General Data:

Acreage: 3.1 Acres
Total Number of Dwelling Units: 102
Total Area of Commercial Use: 12,000 S.F.
Total Area of Office Use: 5,560 S.F.

B) Proposed Sub-Districts: NA
C) Property Development Regulations per Sub-District: NA
D) District Regulations:
   i. Total Area: 3.1 Acres
   ii. Lot Coverage: 113,501 S.F. total construction for a .86 FAR.
      30,813 S.F. Ground cover or .235 coverage
   iii. Minimum Lot Width: 480 Ft.
   iv. Minimum Lot Width: 266 Ft.
   v. Minimum building Setbacks:
      a) Front: Zero (0) feet.
      b) Rear: Twenty-five (25) feet.
      c) Cumulative Front and Rear: Twenty-five (25) feet.
      d) Side Interior: Ten (10) feet.
      e) Side Street: Zero (0) feet.
      f) Cumulative Side Setbacks: Ten (10) feet.
      g) Garage: NA
   vi. Maximum Building Height: Sixty-five (65) feet.
   vii. Maximum proposed density: 34 Units/ Ac.
   viii. Maximum proposed intensity for each nonresidential land use:
      a) Commercial: 12,000 S.F. 9% FAR
      b) Office: 5,560 S.F. 4% FAR
E) Property Development Regulations Required per Subdistrict by Land Use Type: NA

F) Development Plan: (See attachment for enlarge plan)



Ventanas Mix Use Table					
		Set backs			Maximum Building Height
Use	Minimum Area	Front	Back	Side	
Commercial Uses					
Veterinary Treatment (Small Animals)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Adult Day Care Center	600 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Child Care Facility , type 3,4,5 and 7	600 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Courier & Message Center	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Employment Agency	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Financial Institution	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office , business	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, medical	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
School, Arts and Crafts	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Dance and Music	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Photography	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Clinic	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Drug Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pharmacy	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Athletic Facility (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Bar	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Bank/ATM	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Dry-Cleaners	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Laundromat, laundry	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Community Recreational	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Household goods repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Bakery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Cafeteria	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Coin-operated Vending machines (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Convenience Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Other retail establishment (low volume)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pawn Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pet Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Print and Copy Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Produce stand	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Restaurant (sit down)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shopping center, community	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Medical Treatment	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.

Residential Uses					
Apartments (5 or more units)	650 S.F.	0 Ft.	0 Ft.	0 Ft.	65 Ft.

ATTACHMENT 3: SHARED PARKING STUDY

June 25, 2018

Anne Guayante
Senior Zoning Planner, Planning and Inspections Department
City of El Paso
801 Texas Ave.
El Paso, TX 79901

Re: **Ventanas Development Shared Parking Analysis**

Dear Anne;

This is in regard to comment #7 from the list of comments from the Planning and Inspection Division dated June 1st in which a shared parking study is encouraged. In following the GMU guidelines and section 21.80.140 of the Municipal code, and the credit we get for on-street parking, we believe we have adequate parking. Based on our analysis this is what the code requires:

Multifamily	Type	Parking	Total
	62 One Bedroom	1.5 Spaces per unit	93
	32 Two Bedroom	2.0 Spaces per unit	64
	8 Three Bedroom	2.0 Spaces per unit	16
Commercial			
	6,000 S.F. Restaurant	1/144 S.F	42
	6,000 S.F. Retail	1/360 S.F.	17
Office	5,560 S.F. Office	1/576 S.F.	10
		Total	242 Spaces Required

Our project currently is providing 188 off-street spaces plus 23 on-street for a total of 211 spaces. Following the Shared parking principles on the code, the project gets 10 office spaces credit by virtue of operating while the residents are off-site during the day and some residents will work in the offices offered. This same principle applies for the retail and restaurant spaces getting an additional 59 spaces credit or reduction.

Finally, many of the project residents will be the waling to the retail, restaurants and offices in the complex, eliminating trips and parking requirements while promoting walking and the use of the outdoor spaces.

I hope this brief report addresses the parking issues raised at our review meeting. If you have any questions, please do not hesitate to contact me.

Sincerely;

Eugenio Mesta AIA, CNU-A, GGP

architecture . interiors
planning . project management

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El Paso, Texas 79901
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phone 915.533.0323
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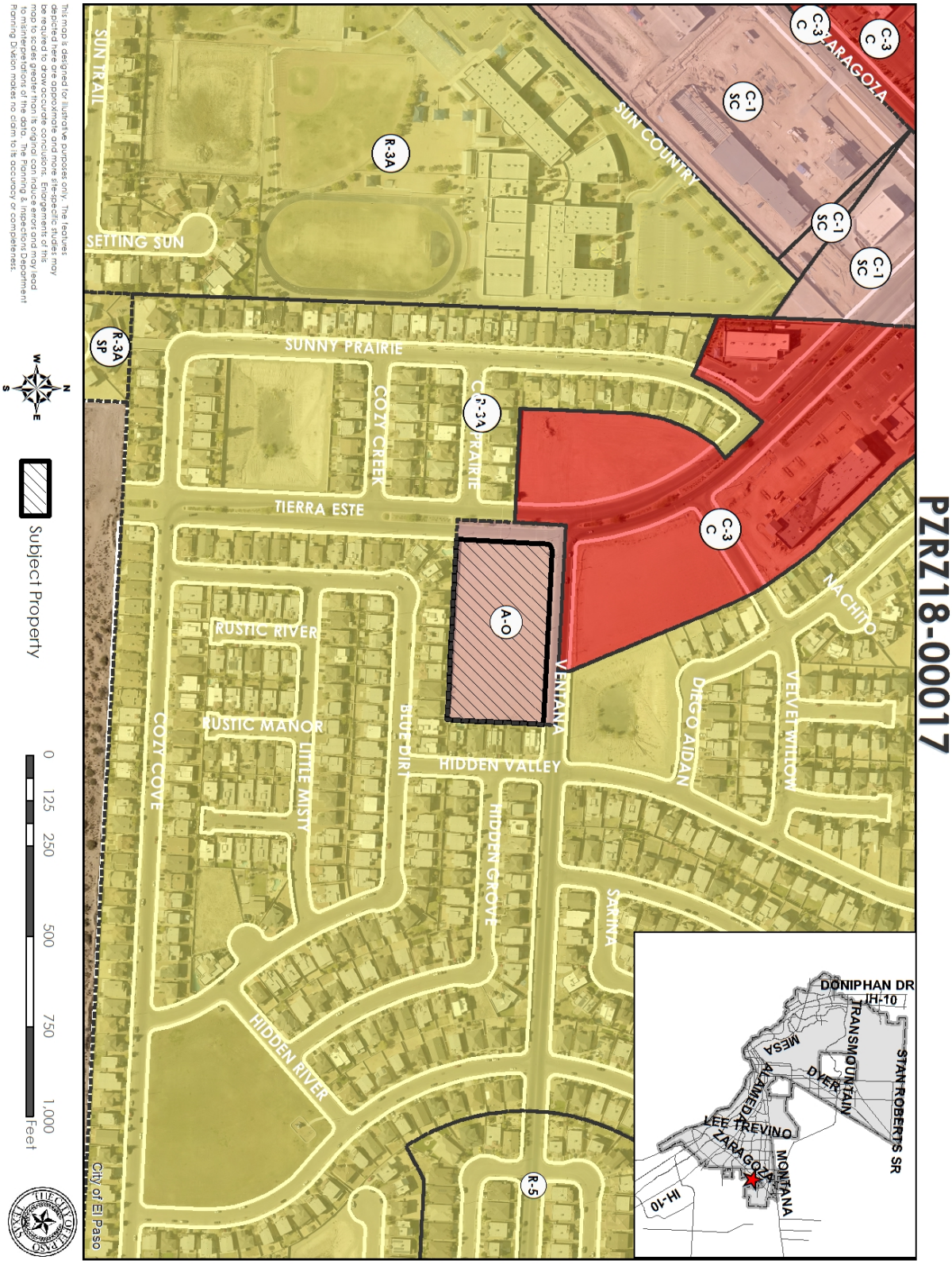
Urban Land Institute Modeling of Shared Parking Requirements

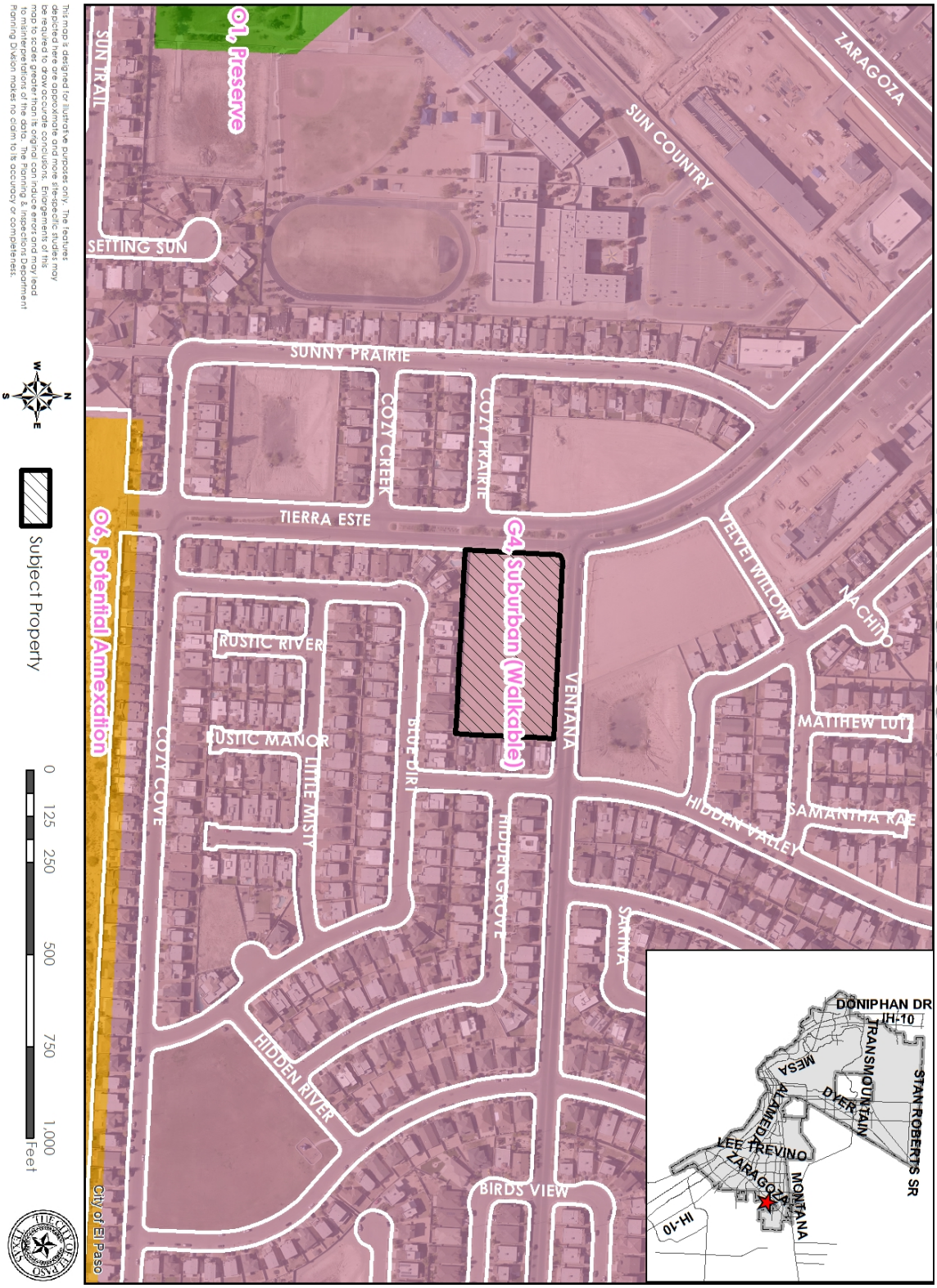
Proportions for Ventanas Development			**Parking Reduction Factor (PRF)**			
	area (sf)		PRF	Units	Code Req.	Needed (PRF * Code Req.)
Multifamily	95941	85%	0.1	102 units	173	155.7
Office	5560	5%	0.2	5560 sf	10	8
Retail	6000	5%	0.15	6000 sf	42	35.7
Restaurant	6000	5%	0.2	6000 sf	17	13.6
Total	**113501**	**100%**			**242**	**213**

Provided Parking	
On-site	188
Abutting on street	23
On Street within 300’:	
Tierra este SB	*15*
Tierra este NB	*8*
Total on street within 300'	23
TOTAL PROVIDED	**234**
TOTAL REQUIRED	***213***

ATTACHMENT 4: ZONING MAP



ATTACHMENT 5: FUTURE LAND USE MAP



ATTACHMENT 6: DEPARTMENT REVIEW COMMENTS

Texas Department of Transportation

Not on state right of way

Planning and Inspections Department – Plan Review

1. Previous comments addressed.
2. Consider recessing the doors into the building so that they do not open into the sidewalk
3. Prior to building permits, applicant will need to obtain any necessary special privileges to address any encroachments over the property line.

Planning and Inspections Department – Land Development

1. Add note to site plans: "The difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within this lot's limits in compliance with all provisions of (DSC, 19.19.010A and DDM, 11.1."

Fire Department

Recommend approval

Police Department

No comments received

Sun Metro

No objections

El Paso Water Utilities

1. EPWater does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 8-inch diameter water main extending along Tierra Este Road, between Ventana Avenue and cozy Prairie Court. This main is located approximately 20-feet west of the western property line. This water main is available for service.
3. There is an existing 8-inch diameter water main extending along Ventana Avenue, this main is located approximately 46-feet north of the northern property line. This main water main is available for service.
4. There is an existing 24-inch diameter water main extending along Tierra Este Road, this main is located approximately 35-feet west of the western property line. No direct service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations.
5. There is an existing 24-inch diameter water main extending along Ventana Avenue, this main is located approximately 42-feet north of the northern property line. No direct service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations.

6. Previous water pressure from fire hydrant #9997 located at northeast corner of Tierra Este Road and Ventana Avenue, has yielded a static pressure of 58 psi, a residual pressure of 48 psi, and a discharge of 1,034 gallons per minute.

Sewer:

7. There is an existing 8-inch diameter sanitary sewer main extending along Tierra Este Road, between Ventana Avenue and Cozy Prairie Court. This main is located approximately 75-feet west of the western property line. This sewer main is available for service.
8. There is an existing 36-inch diameter sewer main extending along Tierra Este Road, this main is located approximately 60-feet west of the western property line. No direct service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations.
9. There is an existing 36-inch diameter sewer main extending along Ventana Avenue, this main is located approximately 27-feet north of the northern property line. No direct service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations.

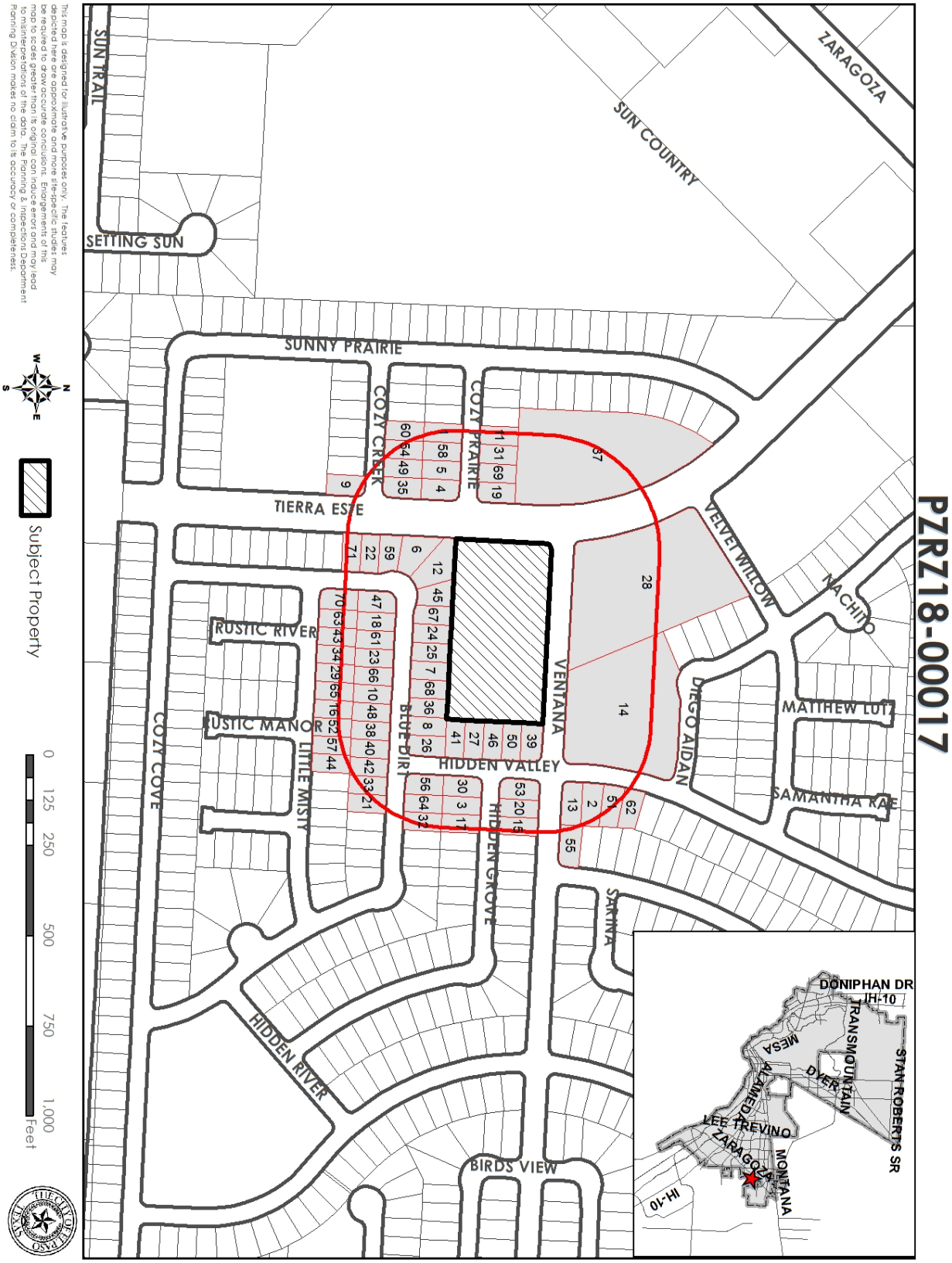
General:

10. EPWater requires application to provide new services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 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 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:

1. Pending

ATTACHMENT 7: OWNER NOTIFICATION MAP



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.

ATTACHMENT 8: PUBLIC COMMENT

No written comment from the public received.