311 Montana & 906 Stanton

City of El Paso — Plan Commission — 8/23/2018 ***REVISED***

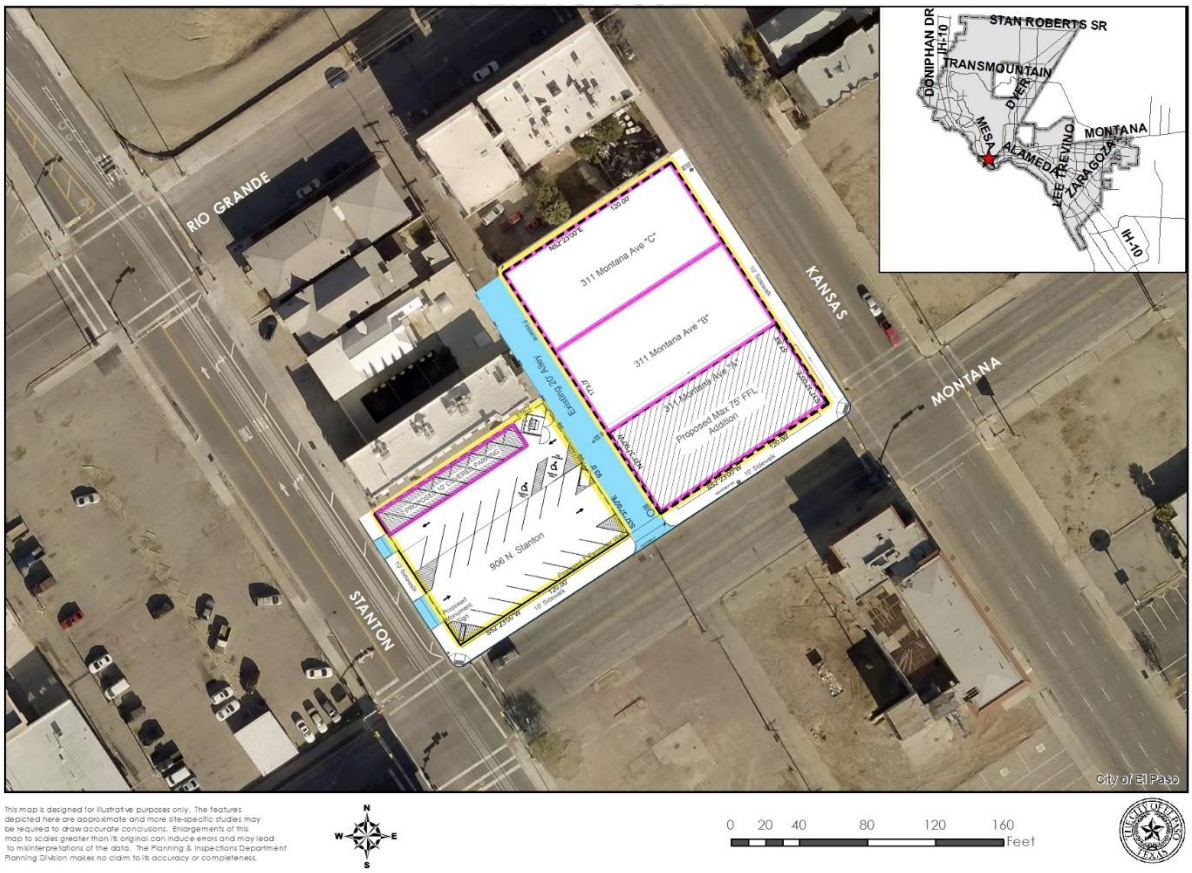
PZRZ18-00024 **Rezoning**

STAFF CONTACT:	Morgan Hester, 915-212-1518, HesterMT@elpasotexas.gov
OWNERS:	Brixwood LLC, Respco LLC, and Jarrett Ouelette
REPRESENTATIVE:	Rida Asfahani, Root Architects
LOCATION:	311 Montana & 906 Stanton, District 8
LEGAL DESCRIPTION:	**Parcel 1**: A portion of Lot 5, all of Lot 6, and a portion of Lot 7, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas **Parcel 2**: A portion of Lot 3, all of Lot 4, and a portion of Lot 5, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas **Parcel 3**: All of Lots 1 and 2, and a portion of Lot 3, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas **Parcel 4**: A portion of Lot 17, and all of Lot 18, and all of Lots 19 and 20, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas
EXISTING ZONING:	**Parcel 1**: C-2/c (Commercial/condition) **Parcel 2**: C-2/c (Commercial/condition) & C-4 (Commercial) **Parcel 3**: C-4 (Commercial) **Parcel 4**: C-4 (Commercial)
REQUEST:	**Parcel 1**: From C-2/c (Commercial/condition) to G-MU/c (General - Mixed Use/condition) **Parcel 2**: From C-2/c (Commercial/condition) & C-4 (Commercial) to G-MU/c (General - Mixed Use/condition) & G-MU (General-Mixed Use) **Parcel 3**: From C-4 (Commercial) to G-MU (General - Mixed Use) **Parcel 4**: From C-4 (Commercial) to G-MU (General - Mixed Use)
RELATED APPLICATIONS:	A condition release on 311 Montana (Case #PZCR18-00003)
PUBLIC INPUT	Planning has received one letter in support of the request and no communication in opposition to the condition release request (see Attachment #8).
STAFF RECOMMENDATION:	Approval (see pages 2—6 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-2/c (Commercial/condition) and C-4 (Commercial) to G-MU (General – Mixed Use) to allow a mixed-use project to accommodate a development consisting of multi-family residential, restaurant, office, and retail uses and a 50% parking reduction. The existing zoning would not allow for the proposed building height request, setbacks, and a mix of uses as identified in the Master Zoning Plan.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the properties from C-2/c (Commercial/condition) and C-4 (Commercial to G-MU (General Mixed Use) and acceptance of the Master Zoning Plan and Master Zoning Plan Report. The proposed G-MU (General – Mixed Use) development as depicted is consistent with development in the immediate area, and meets the established character of its surrounding neighborhood. Further,

the proposed development meets the intent of the G-2, Traditional Neighborhood (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 311 Montana and 307 Montana/906 Stanton through the Zoning Section of the Planning and Inspections Department. The request is a rezoning from C-2/c (Commercial/condition) and C-4 (Commercial) to G-MU (General Mixed-Use) to accommodate a mixed-use development consisting of multi-family residential and commercial uses, including a restaurant, offices, and retail, as well as a 50% parking reduction. A related application (PZCR18-00003) has been submitted to release all conditions on the property.

The subject property is currently developed with a three-suite, 2,400 square foot, 1-story building at 100% build-out (0' setbacks). The applicant intends to utilize the existing building on its ground floor, reflected in the Master Zoning Plan. Based on this document, Suites B and C (7,000 sf each) will remain 1-story while Suite A has the potential to provide office, retail, and/or restaurant uses on the first floor (7,000 sf) and expand vertically with four floors of multi-family development and a rooftop terrace, providing a total of 28 units within 28,000 sf.

The property is located at the corner of Kansas Street and Montana Avenue; access can be acquired from either road. Additionally, a paved 20' alley also serves the property in the rear and can be utilized as secondary ingress/egress. Sidewalks run parallel with Kansas Street and Montana Avenue along the building for pedestrian access.

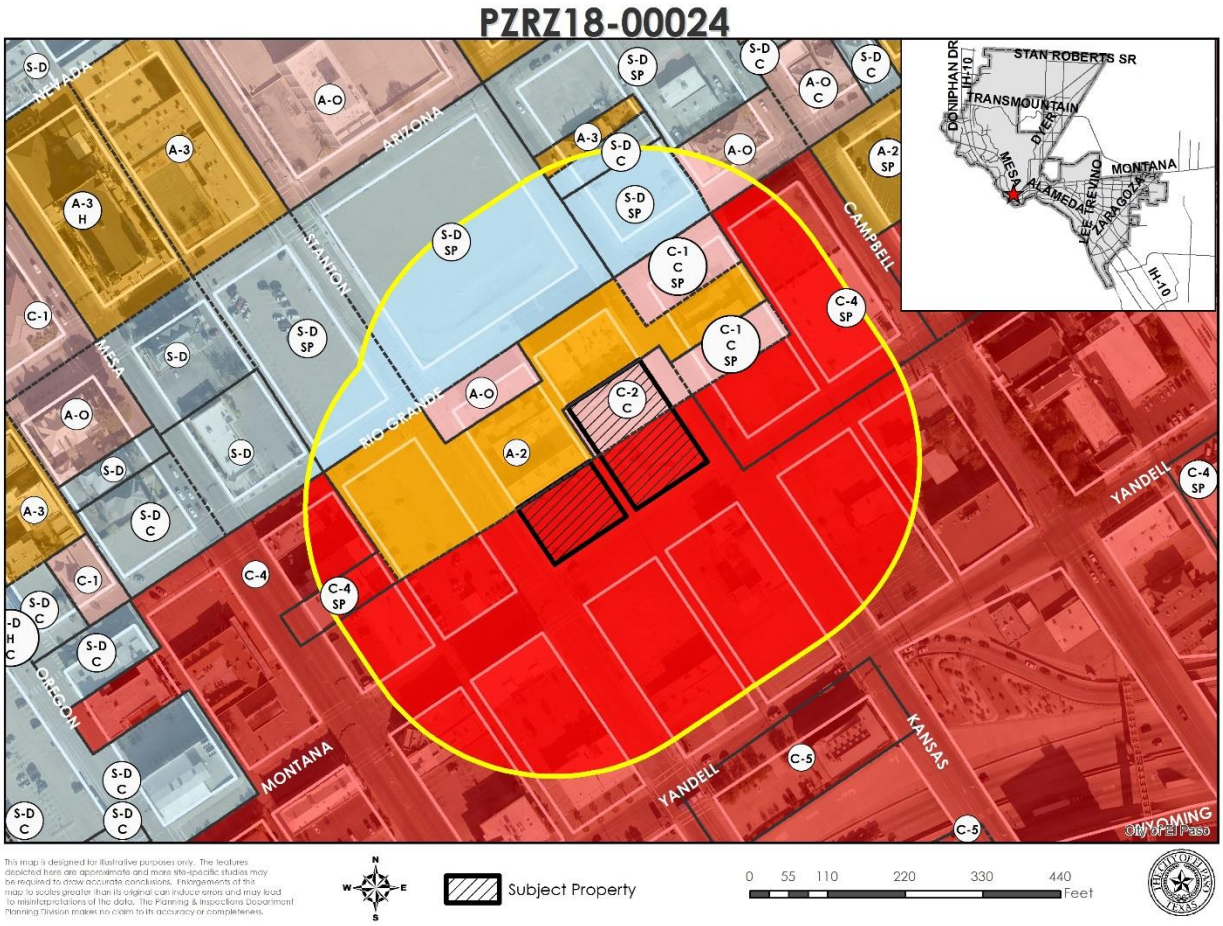
Based on the proposed uses, the development would require a minimum of 95 parking spaces. There are currently 30 spaces on the 307 Montana/906 Stanton property that will be utilized by the development. Through a shared parking agreement for the surface lot located at 901 Stanton, 40 surface parking spaces have been provided. Also included in this request is a 50% parking reduction for the additional parking spaces that are required. Within 300' of the development, there are 104 on-street parking spaces available; per Section 20.10.360, these spaces can be counted towards mixed-use development parking requirements, totaling available parking to 174 spaces. Per Section 20.10.360.G.5 for mixed-use development, the applicant has provided a Shared Parking Study (Attachment 3). City Staff, including Sun Metro and Streets and Maintenance, has reviewed the results of the provided study and confirms the findings that there is more than adequate parking for the development.

The proposed development meets all applicable code provisions, to include the supplemental regulations of El Paso City Code Section 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 (see Attachments 1 and 2).

Staff has reviewed the documents provided and found them to meet applicable requirements and contain all information necessary to ensure G-MU (General Mixed-Use) development requirements will be met with this proposed development.

REZONING POLICY

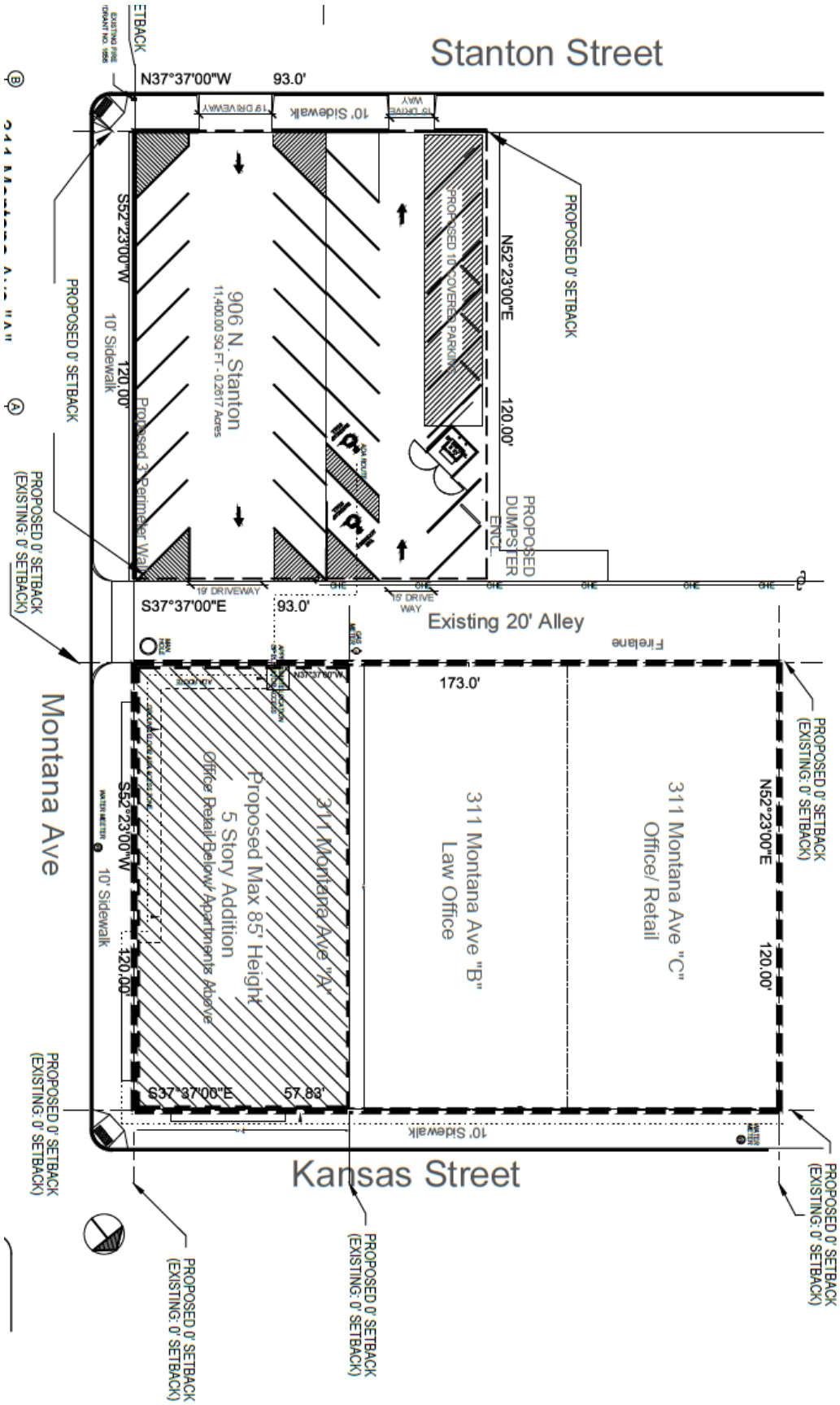
POLICY	DOES IT COMPLY?
Policy 2.1.12 – Siting Preferred location for higher density development and redevelopment.	Yes. The property is designated G-2 Traditional Neighborhood (Walkable) which encourages infill development, buildings oriented towards the street which will assist with restoring the sense of place in older neighborhoods. These characteristics are in line with the existing building on site that will remain and will serve the larger neighborhood with a mix of uses.
Policy 2.2.5 – Contributes to a mix of uses The request is ideal for a balance of housing, jobs, shopping, recreation, and civic uses.	Yes. The proposed live-work development will provide 28 units of multi-family development to the area as well as additional commercial uses such as retail, restaurant, and offices.
Policy 4.1.5 – Walkability The property will be served by walkable thoroughfares.	Yes. The building is oriented towards the street and its primary entrance(s) along the frontage.
Compatibility Proposed zone change is compatible with the Future Land Use Map designation.	Yes. The rezoning request is in-line with the land use designation and therefore, does not require a FLUM amendment.



NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject properties are located at 311 Montana and 307 Stanton/906 Stanton. This area is primarily commercial and apartment uses, close to the Streetcar route and Brio line, and is two blocks NW of the Downtown Plan Area.

Immediate development is commercial and are built to 0' setbacks. The structure at 311 Montana was constructed in 1929, based on El Paso Central Appraisal District data, at 100% lot coverage (0' setbacks) with no parking. The proposed 4-story residential addition is in line with the vertical mix of buildings in the area; within two blocks of the subject properties, buildings range from one- to multiple-stories, including a 4-story multi-family residential structure immediately adjacent to the subject property.

COMPLIANCE WITH PLAN ELPASO: The proposal provides a walkable, mixed-use development within an existing neighborhood. It would allow for office, retail, and multi-family residential development within existing commercial and apartment areas and two blocks from the Downtown Plan Area.


Stanton Street
N37°37'00"W
93.0'
10' Sidewalk
15' DRIVE WAY
PROPOSED 0' SETBACK
N52°23'00"E
120.00'
PROPOSED 10' COVERED PARKING
PROPOSED DUMPSTER ENCL.
906 N. Stanton
11,400.00 SQ FT - 0.2617 Acres
Proposed 3' Perimeter Walk
S52°23'00"W
120.00'
10' Sidewalk
PROPOSED 0' SETBACK
19' DRIVEWAY
S37°37'00"E
93.0'
15' DRIVE WAY
Existing 20' Alley
Fire lane
173.0'
311 Montana Ave "A"
Proposed Max 85' Height
5 Story Addition
Office Retail Below/ Apartments Above
311 Montana Ave "B"
Law Office
311 Montana Ave "C"
Office/ Retail
N52°23'00"E
120.00'
S52°23'00"W
120.00'
10' Sidewalk
S37°37'00"E
57.83'
10' Sidewalk
Montana Ave
Kansas Street
PROPOSED 0' SETBACK (EXISTING: 0' SETBACK)

RELATION OF PROPOSED CHANGE TO THE CITY'S COMP PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-2, Traditional Neighborhood This sector includes the remainder of central El Paso as it existed 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 Plan El Paso.	Yes. The existing building orientation and 100% build-out is consistent with what is typical of pre-War developments and consistent with established development in the surrounding area. The existing building will be utilized in the future development. A 4-story multi-family addition is proposed over one of the three suites within the building's footprint. This proposal is consistent with the surrounding area's character as buildings range from 1-story to 5-stories.
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 provides its existing neighborhood with walkable destinations that allow it to be considered a larger, integrated, mixed-use neighborhood.
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.	Yes. The proposed development is intended to create a "live-work" opportunity within the area with residents in the multi-family residential component and office/retail/restaurant space on the ground floor.
Policy 2.4.6 In non-residential and mixed-use developments, businesses and other community services on the ground floor should be strongly encouraged to be accessible directly from sidewalks along a public space, such as a street, square, paseo, or plaza, instead of accessible from a parking lot.	Yes. Sidewalks exist along Kansas Street and Montana Avenue which allows for pedestrians to easily access the ground floor businesses. A parking area is available in the rear of the property and secondary access off of the alley is also available.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The existing building on the property does not meet the dimensional standards for C-2/c (Commercial/commercial) and C-4 (Commercial).

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

Master Zoning Plan (see Attachments 1 and 2). The property immediately adjacent to the property is zoned A-2 (Apartment) with a 4-story multi-family residential structure which is in line with the proposed vertical expansion of Suite A for multi-family development.

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 and working components to its neighborhood.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water mains along Kansas Street, Stanton Street, and Montana Avenue and a sanitary sewer main extending along the alley between Stanton Street and Kansas Street. All lines are available for service; the applicant will need to coordinate any permitting with El Paso Water.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: Emailed notices were sent to the Houston Park Neighborhood Association and El Paso Central Business Association as the subject property falls within their boundaries on June 29, 2018. Mailed notices were sent to property owners within 300 feet of the subject property on August 8, 2018. Planning has received one letter in support of the request and no communication in opposition to the rezoning request.

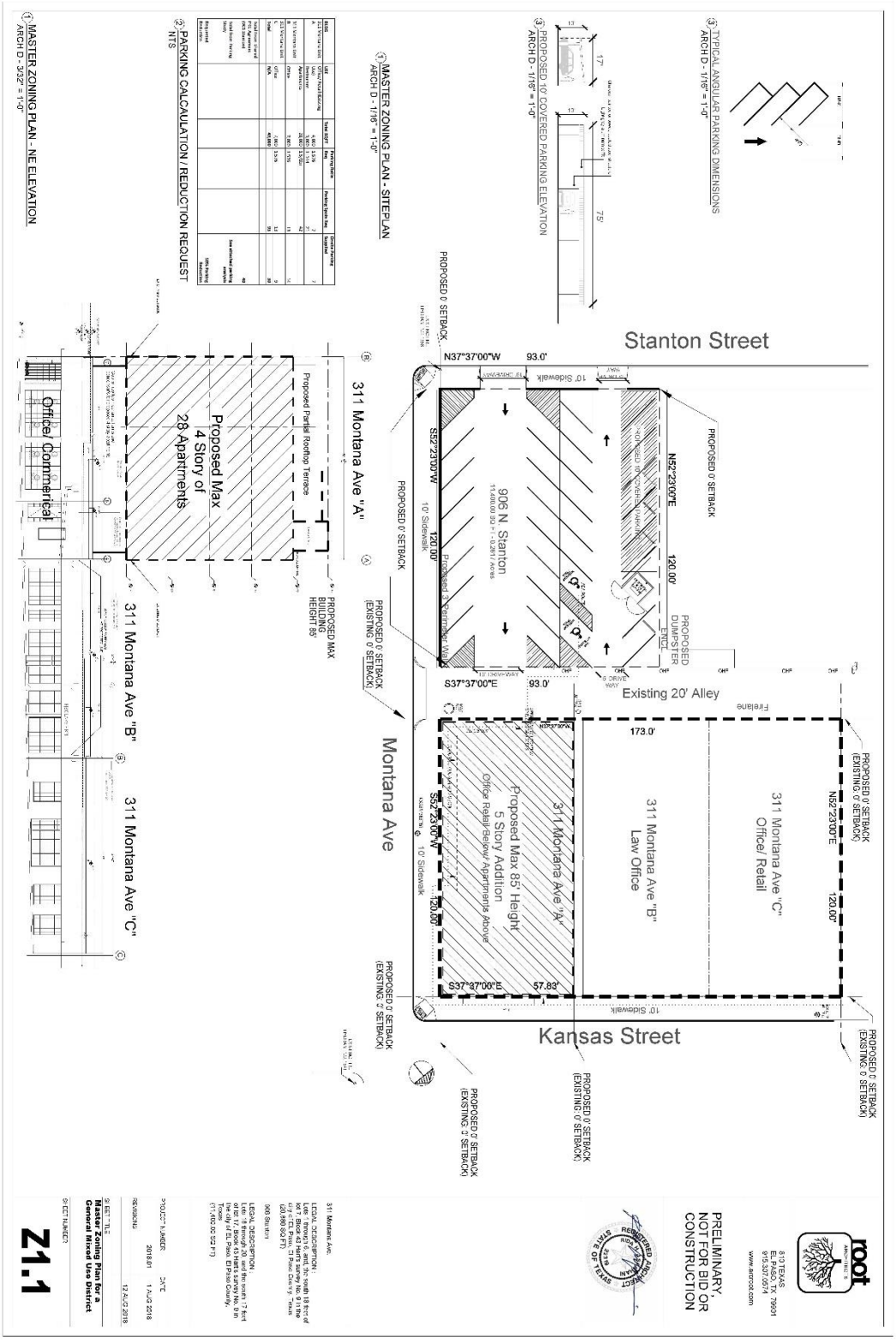
STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

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

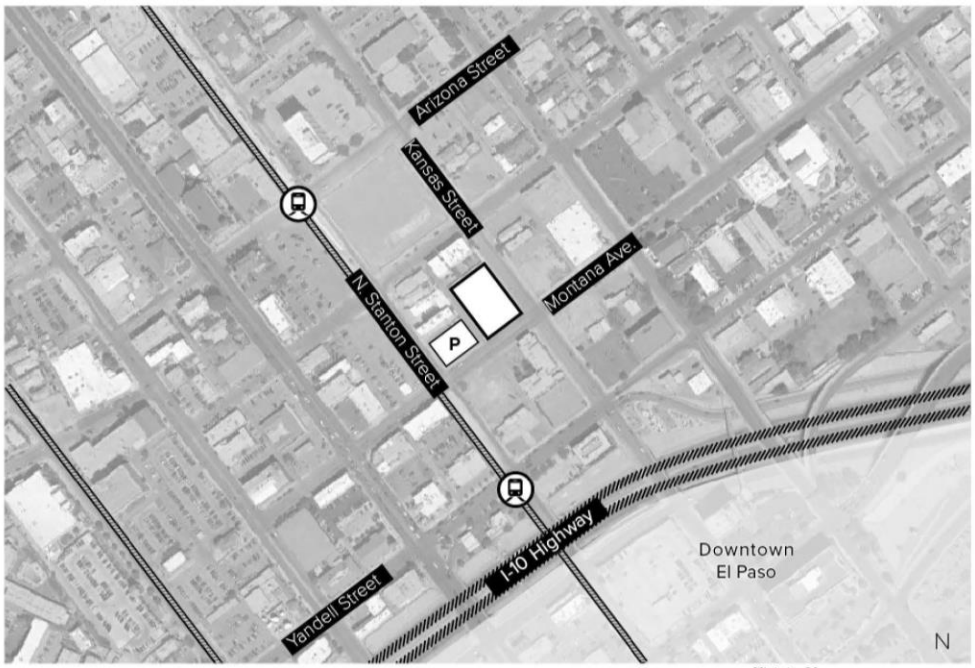


ATTACHMENT 2: MASTER ZONING PLAN REPORT

Master Zoning Plan for a General Mixed Use District

906 Stanton and 311 Montana, El Paso, TX 79902

Live-Work Innovation District



Vicinity Map

1) Purpose and Intent

The purpose of this project and Master Zoning Plan is to propose a mix of commercial and residential uses within an area of El Paso where the City of El Paso is focusing on building density and a mix of uses in TOD and Economic Development corridors. This new district will promote walkability, community and bolster the City of El Paso Comprehensive Plan and Smart growth Objectives as well as its Resilience Strategy.

Spearheaded by local, regional and international entrepreneurs alike, local investment and the creation of new small businesses are on a rise. The focus of this new district will be to foster a community of office and commercial space that will concentrate jobs and business density in the area. El Paso's thriving bi-national economy with a budding culture of innovation, creativity and growing service sector will also make the need for residential expansion in the area both viable and necessary.

Located virtually between Downtown El Paso and UTEP, near EPCC and along existing and planned public transit corridors, this is a viable endeavor for bringing density and a mix of uses such as residential, office and commercial space to the existing area.

2) Subject Sites and Legal Description

a) 311 Montana Ave.

Parcel 1: A portion of Lot 5, all of Lot 6, and a portion of Lot 7, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas

Parcel 2: A portion of Lot 3, all of Lot 4, and a portion of Lot 5, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas

Parcel 3: All of Lots 1 and 2, and a portion of Lot 3, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas

Parcel 4: A portion of Lot 17, and all of Lot 18, and all of Lots 19 and 20, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas

i) (20,880 SQ FT- 0.4793 Acres)

b) 906 Stanton/307 Montana

i) The southerly 17 feet of Lot 17, and all of Lot 18, and all of Lots 19 and 20, Block 43, Harts Survey No. 9 in the city of El Paso, El Paso County, Texas

ii) (11,400.00 SQ FT - 0.2617 Acres)

3) Objective

This District will comprise of a Shared "Co-Working Space", Private offices, Art and Design Galleries and Restaurant and Commercial Retail options all within the existing 21,000 SF, the district will also include the addition of a 4-story residential component, with rooftop terrace above Unit A of 311 Montana.

4) Characteristic

a) Description- The District with consist of:

i) Existing 906 Stanton/307 Montana Parking lot - 30 Spaces located on
(1) To be re-striped, include 10 covered parking spots.
(2) Owned collectively by the owners of A,B,C

ii) Existing 311 Montana A (7,000 SF) - Separate Ownership
(1) Commercial/ Restaurant component (Approx. 28,000SF)
(2) Shared "Co-working" Space

iii) Proposed 311 Montana A- 4 Story Apartments, Roof terrace

iv) Existing 311 Montana B- Law Office (7,000 SF) - Separate Ownership

v) Existing 311 Montana C – Office (7,000SF) - Separate Ownership

b) Access

i) 311 Montana fronts Kansas Street to the East, Montana Avenue to the South, and an interior alley to the West, which is used previously as secondary entrance/ vehicular entrances.

ii) Unit A will have 2 primary entrances fronting Montana Ave, 1 Auxiliary entrance to the alley facing 906 Stanton will serve residential tenants as well as and one additional Auxiliary entrance facing Kansas.

iii) Unit B and C will have 2 access points, one to the alley facing 906 Stanton/307 Montana access point facing Kansas.

5) Setbacks

i) The existing building has 0' setbacks and the proposed addition of 4 residential stories and a rooftop terrace will be built within the existing 0' setback perimeter along Kansas and Montana only above unit 311 Montana Unit A. Mechanical Units for ground level and proposed 4 story apartments will be placed on the roof of the existing 311 Montana A.

6) Density

a) The district's residential density will be on par with surrounding residential development. Typically 5-7 Units per story with story's ranging from 3-5 stories. The addition of a residential component comprising approximately 4 stories of Residential Apartments, each story comprising approximately 7 units at 1,000 SF per unit. There will also be a rooftop terrace. The addition will total an approximately maximum gross square footage of 28,000 SF. Max building heights in this district will be no more than 85' with Finished Floor Height (FFL) of 75'.

b) Concerning the 4 Story Apartments, the proposed density in terms of units per acres is: <u>58 Units Per Acre</u>
-Proposed Units: 28
-Acreage for 311 Montana only (906 Stanton Excluded) 0.4793 Acres
-28 Units/ 0.4793 Acres= 58.41 Units.

7) Landscaping

Landscaping will be provided by building perimeter planters, which happen at locations where the building will be recessed in portions to accommodate for porch/ terrace space. These will occur within the 0' setback. A rooftop terrace will be available for residents and a landscape terrace between the existing building rooftop and beginning of the addition will bring a green roof experience to the area. At the time of architectural planning for the 5 Story addition, the developer will pursue the implementation of trees and landscape within the 906 Stanton/307 Montana parking lot areas design; pending civil engineering and cost analysis, in which landscape islands will be proposed instead of striped island, to include desert landscape islands with screed top layer and low maintenance trees.

8) Parking

a) Parking will be handled by the existing 906 Stanton/307 Montana lot which has 30 parking stalls and is owned jointly by the individual owners of units A, B and C, Public Street and lot parking as well as shared parking agreement with adjacent owners with a request for a 50% reduction in parking is being requested.

b) Parking Tabulation

BLDG	USE	Total SQFT	Parking Ratio Req	Parking Spots Req	Onsite Parking Supplied
311 Montana Unit A	Office/ Retail (Existing Use)	4,000	1:576	7	7
	Restaurant	3,000	1: 144	21	
	Apartments	28,000	1.5/1br	42	
311 Montana Unit B	Office	7,000	1:576	13	14
311 Montana Unit C	Office	7,000	1:576	13	9
Total	**N/A**	**49,000**		**95**	**30**
Total From Shared PKG Agreement (901 Stanton)					**40**
Total from Parking Study					**See attached parking analysis**
Requested Reduction					**50% Parking Reduction**

9) Sub Districts

a) There will be no sub districts in the plan

10) Phasing

a) The Project will be executed in two phases. The first phase, the renovation of the existing 21,000 SF will take place as soon as possible; the second phase will be a total 5-story residential component (4 Stories of apartment and a rooftop terrace) and is expected to commence construction in about 5 years.

11) Floor Area Ratio

a) The total construction area for the 311 Montana portion of the project is 2.3 – (21,000 SF Existing + 28,000 New Apartments / 21,000 Site Boundary) = 2.3

12) Special Permit

a) We are seeking a 50% parking reduction via special permit.

13) Relationship with Plan for El Paso

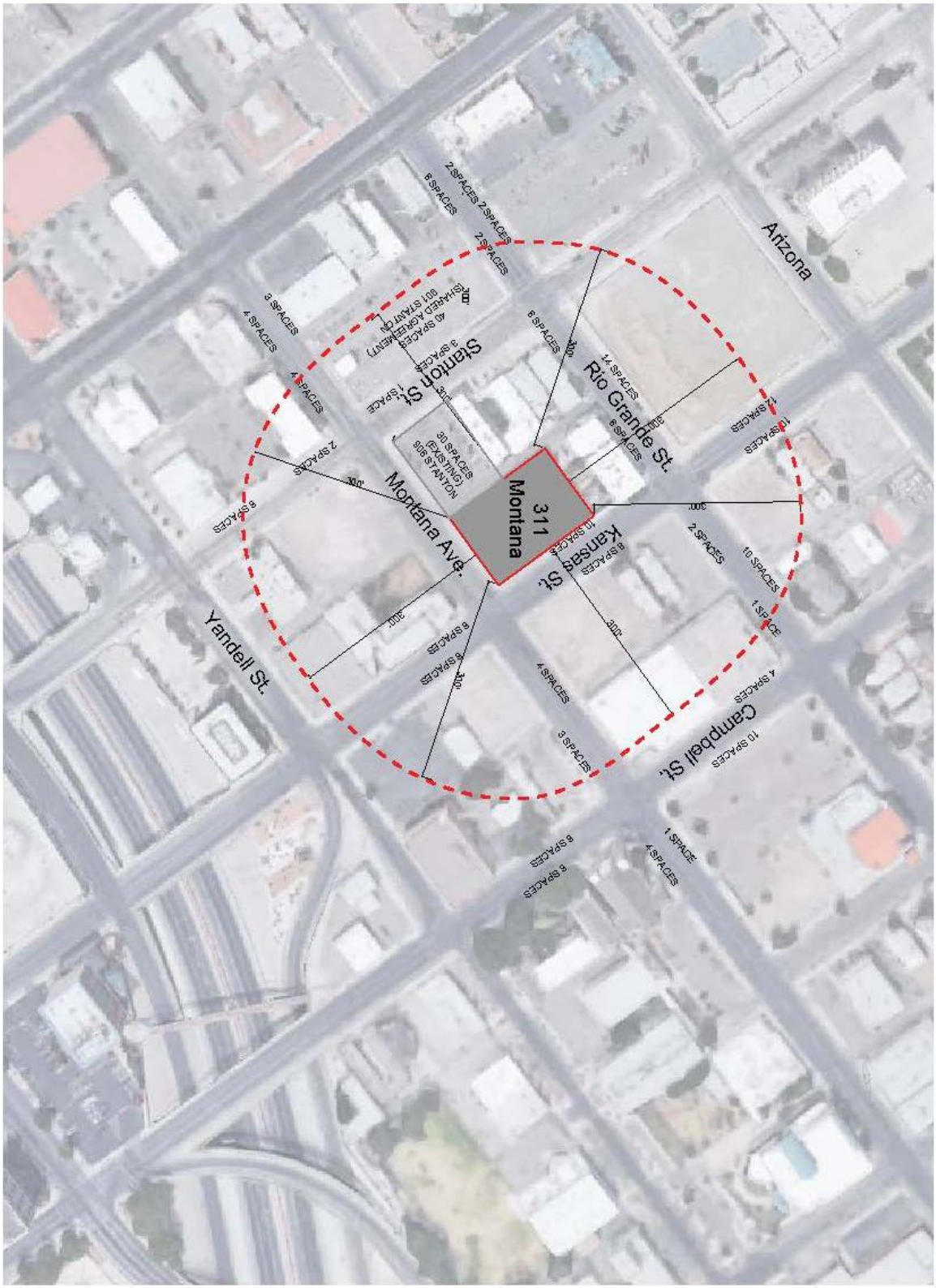
Per Smart Growth and Plan El Paso's initiatives, this project will supply commercial/ office spaces including a shared co-working spaces that will provide spaces for a wide spectrum of local, regional and bi-national professionals to work, think, connect, create and share in collective business success. This new district will supply growing professionals and businesses with the infrastructure and space to grow and expand naturally, facilitating the construction of a strong foundation that will ultimately allow them to contribute to the greater regional economy.

The unique location of the district with proximity to of Trolley stops, plans for extension of Brio along Montana, bike paths North from Stanton, make this district an apt location for a mix of uses and will become a project to renew possibilities of living and working within a context that fosters walkability and use of public transportation as is outlined out in Smart Growth initiatives.

906 Stanton and 311 Montana, El Paso, TX 79902
Live-Work Innovation District
Mix Use Table

		Set Back			Max Building Height
Use	**Minimum Area**	**Front**	**Back**	**Side**	
Commercial Uses					
Art Gallery	400 SF	0FT	0FT	0FT	85FT
Courier & Message Center	400 SF	0FT	0FT	0FT	85FT
Office, Medical	400 SF	0FT	0FT	0FT	85FT
Office, Professional	400 SF	0FT	0FT	0FT	85FT
School Arts & Crafts	400 SF	0FT	0FT	0FT	85FT
Studio Dance and Music	400 SF	0FT	0FT	0FT	85FT
Studio, Photography	400 SF	0FT	0FT	0FT	85FT
Clinic	400 SF	0FT	0FT	0FT	85FT
Drug Store	400 SF	0FT	0FT	0FT	85FT
Pharmacy	400 SF	0FT	0FT	0FT	85FT
Bar	400 SF	0FT	0FT	0FT	85FT
Barber Shop	400 SF	0FT	0FT	0FT	85FT
Beauty Salon	400 SF	0FT	0FT	0FT	85FT
Dry- Cleaners	400 SF	0FT	0FT	0FT	85FT
Laundromat/ Laundry	400 SF	0FT	0FT	0FT	85FT
Locksmith	400 SF	0FT	0FT	0FT	85FT
Garage or lot, parking (commercial) and "Garage or lot, parking (private)"					85FT
Shoe Repair	400 SF	0FT	0FT	0FT	85FT
Household goods repair	400 SF	0FT	0FT	0FT	85FT
Bakery	400 SF	0FT	0FT	0FT	85FT
Book Store	400 SF	0FT	0FT	0FT	85FT
Boutique	400 SF	0FT	0FT	0FT	85FT
Cafeteria	400 SF	0FT	0FT	0FT	85FT
Coin operated vending machine (indoor)	400 SF	0FT	0FT	0FT	85FT
Convenience Store	400 SF	0FT	0FT	0FT	85FT
Flower Shop	400 SF	0FT	0FT	0FT	85FT
Hobby Store	400 SF	0FT	0FT	0FT	85FT
Music Store	400 SF	0FT	0FT	0FT	85FT
Other Retail Establishment (low volume)	400 SF	0FT	0FT	0FT	85FT
Pet Shop	400 SF	0FT	0FT	0FT	85FT
Print/ Copy shop	400 SF	0FT	0FT	0FT	85FT
Restaurant (Sit Down)	400 SF	0FT	0FT	0FT	85FT
Shipping Center, community	400 SF	0FT	0FT	0FT	85FT
Specialty Shop	400 SF	0FT	0FT	0FT	85FT
Residential Uses					85FT
Apartments (5 or More Units)	400 SF	0FT	0FT	0FT	85FT

ATTACHMENT 3: SHARED PARKING STUDY



PARKING IMPACT ANALYSIS 8.18.2018

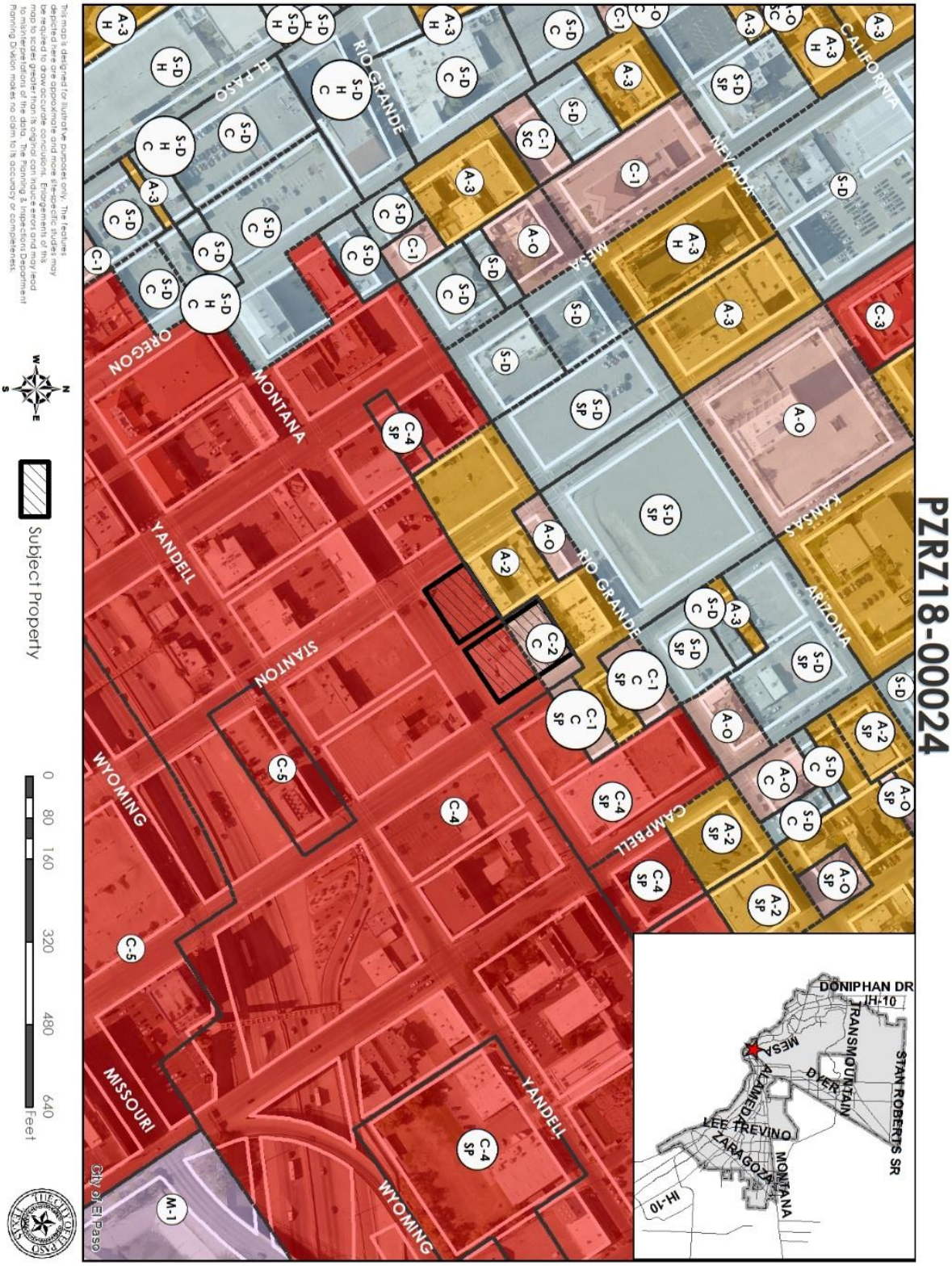
311 MONTANA

SHARED PARKING LOTS			
ADDRESS	SPACES PROVIDED	AVERAGE DAILY USE*	AVAILABLE SPACES (WEEKLY AVG PER DAY)
901 STANTON	40	0	40
906 STANTON	30	0	30
TOTAL	70		70
STREET PARKING			
ADDRESSES (taken between streets)	SPACES AVAILABLE	AVERAGE DAILY USE*	AVAILABLE SPACES (WEEKLY AVG PER DAY)
KANSAS			
(Rio Grande and Arizona)	22	4	18
KANSAS			
(Rio Grande and Montana)	18	0	18
KANSAS			
(Rio Grande and Yandell)	12	2	10
STANTON			
(Rio Grande and Arizona)	1	1	0
STANTON			
(Rio Grande and Montana)	4	2	2
STANTON			
(Rio Grande and Yandell)	1	1	1
RIO GRANDE			
(Mesa and Stanton)	12	7	5
RIO GRANDE			
(Stanton and Kansas)	23	4	20
MONTANA			
(Mesa and Stanton)	11	6	5
MONTANA			
(Stanton and Kansas)	0	0	0
TOTALS	104	27	79

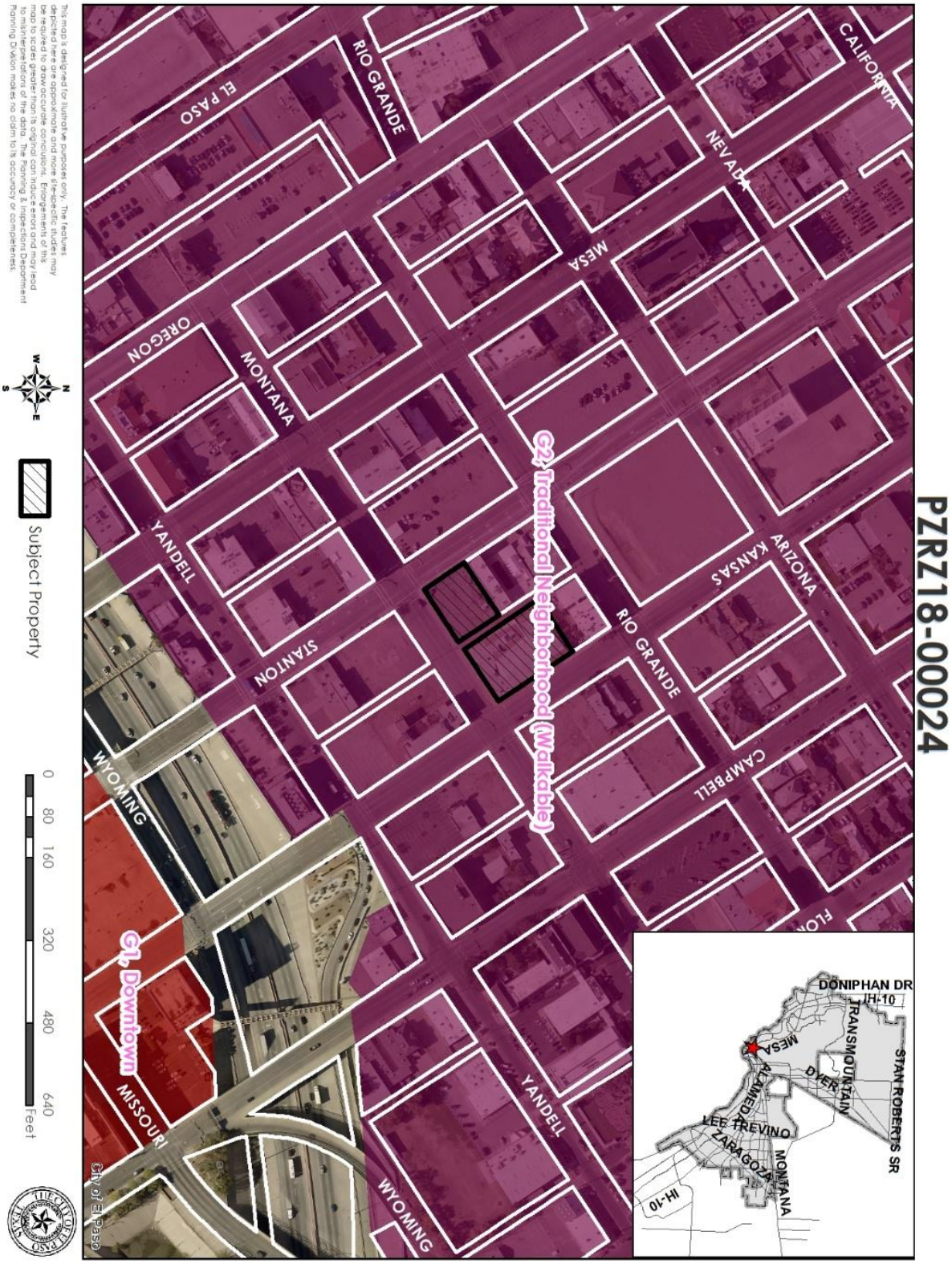
TOTAL AVAILABLE SPACES	
SHARED PARKING	40
EXISTING PARKING	30
STREET PARKING	104
TOTAL	174
TOTAL REQUIRED	95
DIFFERENCE	79 SPACES OVER REQ'D

* weekly averages taken by hourly parking counts, every hour, Sunday-Saturday, 7 -6pm

ATTACHMENT 4: ZONING MAP



ATTACHMENT 5: FUTURE LAND USE MAP



ATTACHMENT 6: DEPARTMENT REVIEW COMMENTS

Planning and Inspections Department – Plan Review
No objections.

Planning and Inspections Department – Land Development
No objections.

Fire Department
No objections.

El Paso Water Utilities
EPWater does not object to this request:

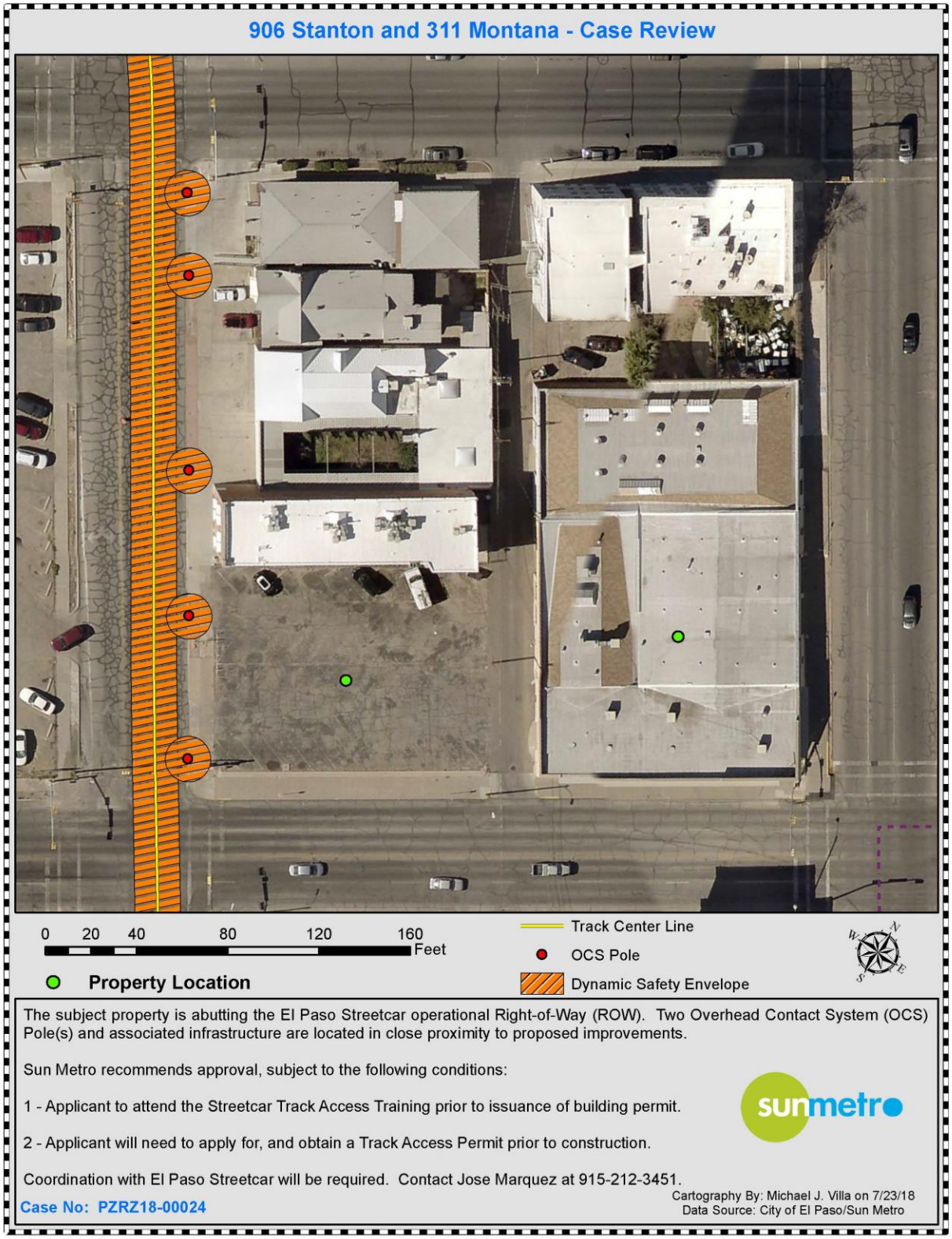
1. Water
   - There is an existing 6-inch diameter water main extending along the east side of Kansas Street. This water main is available for service.
   - EPWater records indicate one (1) 1-1/2 inch water meter serving the subject property. The service address for this meter is 915 N. Kansas Street.
   - Previous water pressure from fire hydrant #2072 located on northeast corner of Rio Grande Avenue and Kansas Street, has yielded a static pressure of 70 psi, a residual pressure of 60 psi, and a discharge of 750 gallons per minute.
2. Sanitary Sewer
   - There is an existing 8-inch diameter sanitary sewer main extending along the alley between Stanton Street and Kansas Street. This sanitary sewer main is available for service.
3. General
   - EPWater - PSB 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 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 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. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

Stormwater:

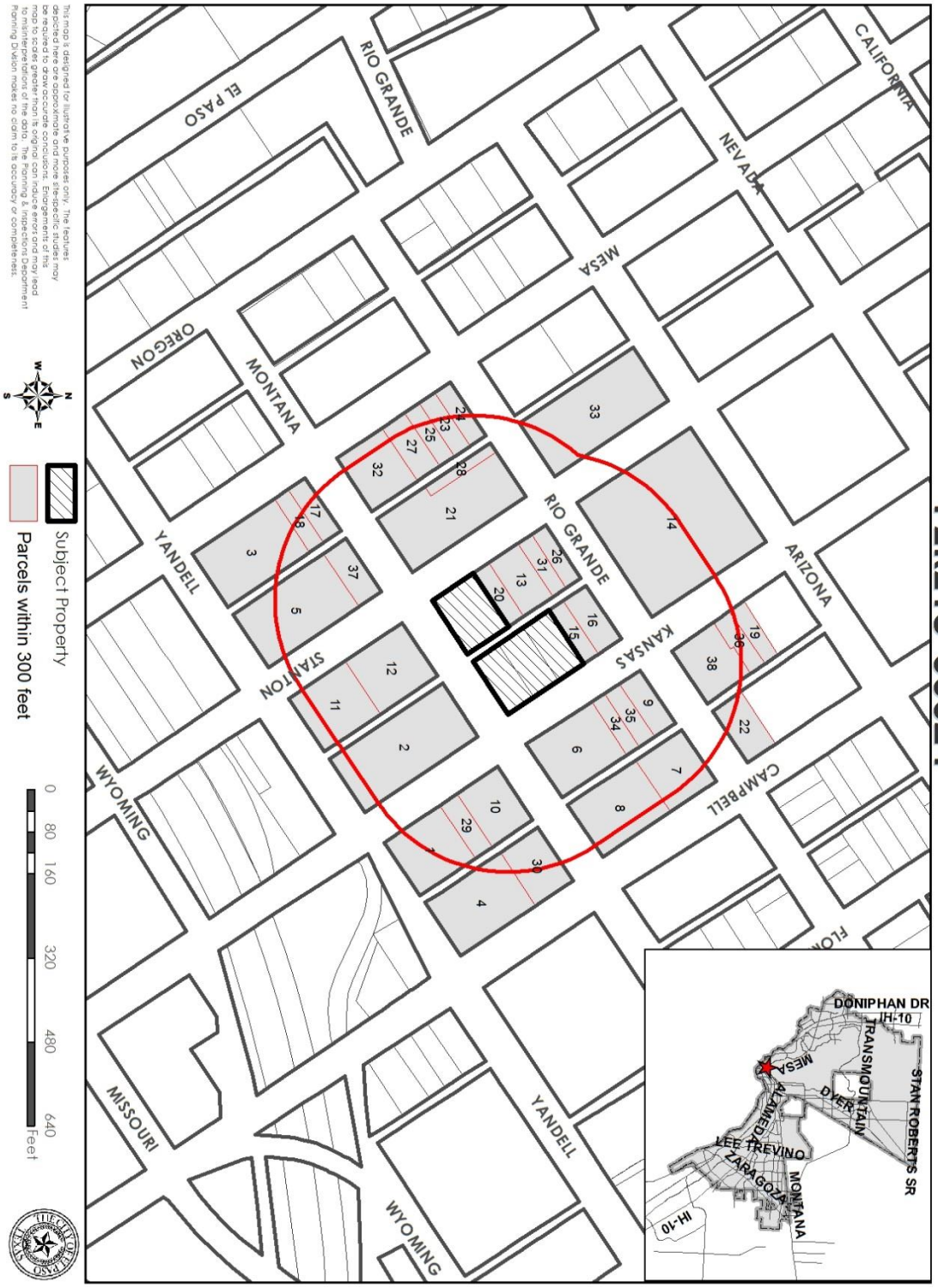
As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater management such as the preservation 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.

Sun Metro

Please see attached document.



ATTACHMENT 7: OWNER NOTIFICATION MAP



ATTACHMENT 8: PUBLIC COMMENT

MIMCO INC.
Commercial Real Estate Management & Investments

August 9, 2018

City Plan Commission
c/o Planning and Inspections Department
Attn: Morgan Hester
P.O. Box 1890
El Paso, TX 79950-1890

RE: Case Number – PZRZ18-00024 & PZCR18-00003 (the "Property")

To Whom It May Concern:

We received notice of the public hearing to consider a special permit and review a detailed site development plan for the Property. We fully support the proposed change of this Property. If you have any questions please call me.

Sincerely,

Robert Ayoub

CORPORATE OFFICE
6500 Montana Ave | El Paso, TX 79925-2129 | 915.779.6500

AUSTIN OFFICE
500 W 5th St, Ste 710 | Austin, TX 78701-3830 | 512.599.5770