

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: February 6, 2018
Public Hearing: March 6, 2018

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, Morrison-VegaVX@elpasotexas.gov
Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting a Special Permit PZST17-00027, to allow for A 100% Parking Reduction on the property described as Lots 32, 33, and the West one-half of Lot 34, Block 67, Second Supplemental Map of Franklin Heights Addition, 1115 Montana Ave., City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.280 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 1115 Montana Ave. Owner: Miguel & Julio Villanueva; PZST17-00027 (related to Case # PZRZ17-00020) (District 8) **THIS IS AN APPEAL.**

BACKGROUND / DISCUSSION:

On December 14, 2017. The City Plan Commission recommended Denial.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this special permit application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Recommended Denial on a 5-1 vote.

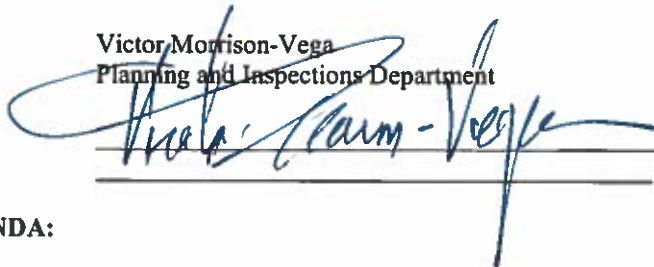
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00027, TO ALLOW FOR A 100% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 32, 33, AND THE WEST ONE-HALF OF LOT 34, BLOCK 67, 1115 MONTANA AVE., CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the Miguel & Julio Villanueva, has applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for a 100% Parking Reduction; and,

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

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

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

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

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

1. That the property described as follows, is in a A-2 (Apartment) District:
Lots 32, 33, and the West one-half of Lot 34, Block 67, 1115 Montana Ave., City of El Paso, El Paso County, Texas; and,
2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for 100% Parking Reduction on the property described in Paragraph 1 of this Ordinance; and,
3. That this Special Permit is issued subject to the development standards in the S-D (Special Development) 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 "A"** and is incorporated herein by reference for all purposes; and,
4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00027, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

ORDINANCE NO. _____

PZRZ17-00027(Related to PZRZ17-00020)

18-1007-2114 | 750231

1115 Montana Ave. (Special Permit)

KMN

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

ADOPTED this ___ day of _____, 2018.

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



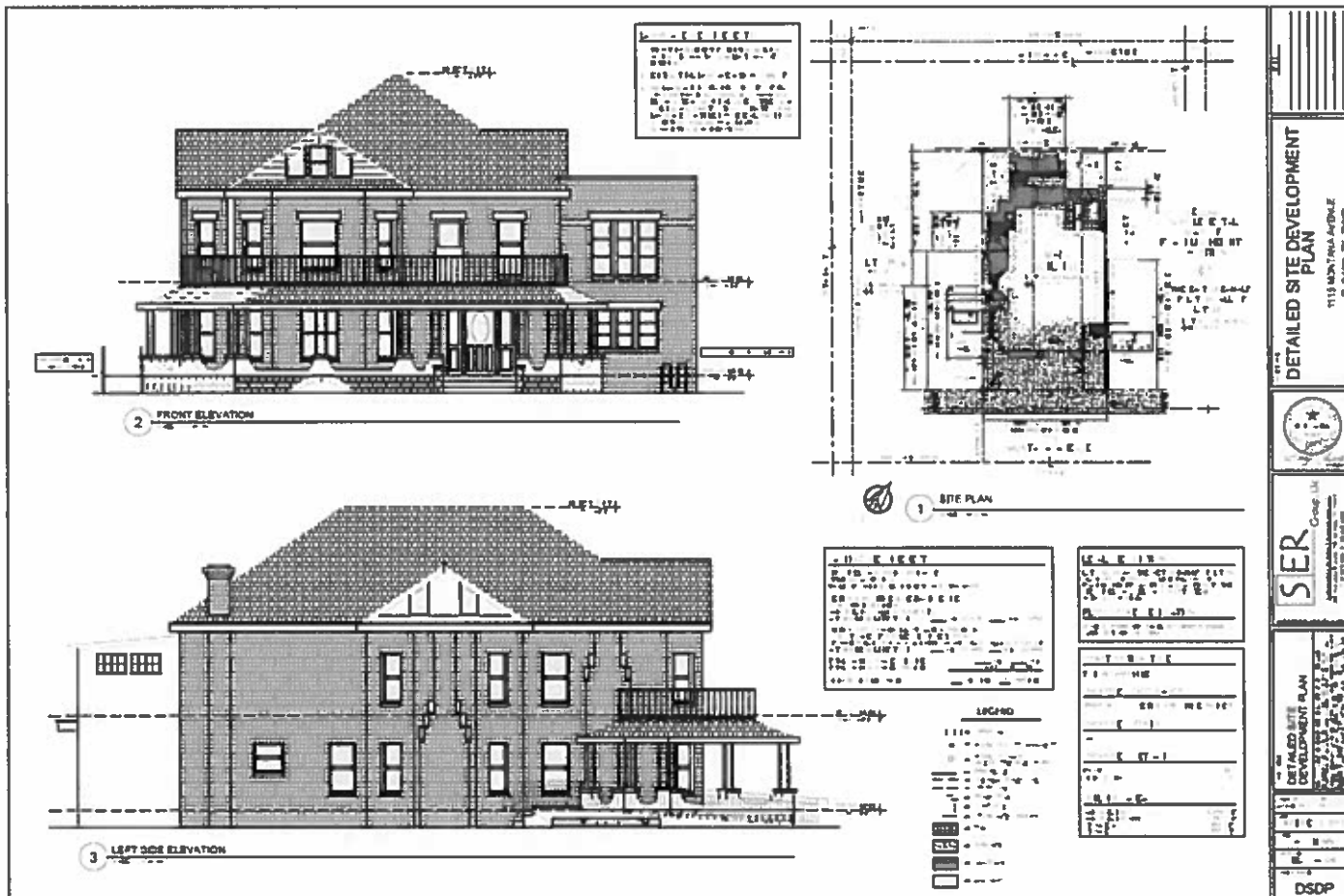
Karla M. Nieman
Senior Assistant Attorney

APPROVED AS TO CONTENT:



Victor Morrison-Vega, Interim Director
Planning & Inspections Department

EXHIBIT "A"



MEMORANDUM

DATE: January 26, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Adriana Martinez, Planner

SUBJECT: PZST17-00027 (related to Case # PZRZ17-00020)

The City Plan Commission (CPC), on December 14, 2017 voted 5-1 to recommend **Denial** of the Special Permit application to allow for a 100% parking reduction from the property described as Lots 32, 33, and the West one-half of Lot 34, Block 67, Second Supplemental Map of Franklin Heights Addition, 1115 Montana Ave., City of El Paso, El Paso County, Texas. The proposed development is to accommodate an Office, professional. **THIS IS AN APPEAL.**

The CPC found that the special permit is not in conformance with Plan El Paso. The CPC also determined that the Special Permit does not protect the best interest, health, safety and welfare of the public in general; that the proposed use is not compatible with adjacent land uses; and the special permit will have negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

One concerned citizen expressed his opposition to this request at the City Plan Commission public hearing held on December 14, 2017.

Property Owner: Miguel & Julio Villanueva
Applicant: Miguel & Julio Villanueva
Representative: Sergio Castillo, PE

Attachments:
Staff Report

1115 Montana Ave.
 City of El Paso — Plan Commission — 12/14/2017
 PZST17-00027 — Special Permit



SPECIAL PERMIT

STAFF CONTACT:	Adriana Martinez, 915-212-1611, Martinenzad@elposotexas.gov	OWNER:	Miguel & Julio Villanueva
REPRESENTATIVE:	Sergio Castillo, PE	LOCATION:	1115 Montana Ave
LEGAL DESCRIPTION:	Lots 32, 33, and the West one-half of Lot 34, Block 67, an addition to the City of El Paso, El Paso County, Texas		
EXISTING ZONING:	A-2 (Apartment)	REQUEST:	100% Parking Reduction
RELATED APPLICATIONS:	PZRZ17-00020; Request to rezone the subject property from A-2 (Apartment) to S-D (Special Development)		
PUBLIC INPUT	Notices sent to property owners within 300 feet on November 29, 2017; Planning has received six calls of inquiry but no opposition to the special permit request.		
RECOMMENDATION:	Approval (see pages 2—4 for basis for recommendation)		

SUMMARY OF REQUEST: The applicant is requesting a special permit and detailed site development plan review to allow for a 100% parking reduction. The proposed development is to accommodate an Office, professional for the property located at 1115 Montana Ave. The current use of the property is a Single-family Dwelling.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **Approval** of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding commercial, office, and residential development. The application meets the requirements for parking reductions as per Section 20.14.070 of the El Paso Municipal Code Subsection Section A. In addition, a parking study was completed within 300 ft. of the property, 84 parking spaces are available and there is an average of 31.23 available spaces between 8:00am and 8:00pm Monday through Friday. The proposed zoning district is consistent with other commercial districts in the immediate area along Montana Ave., 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.



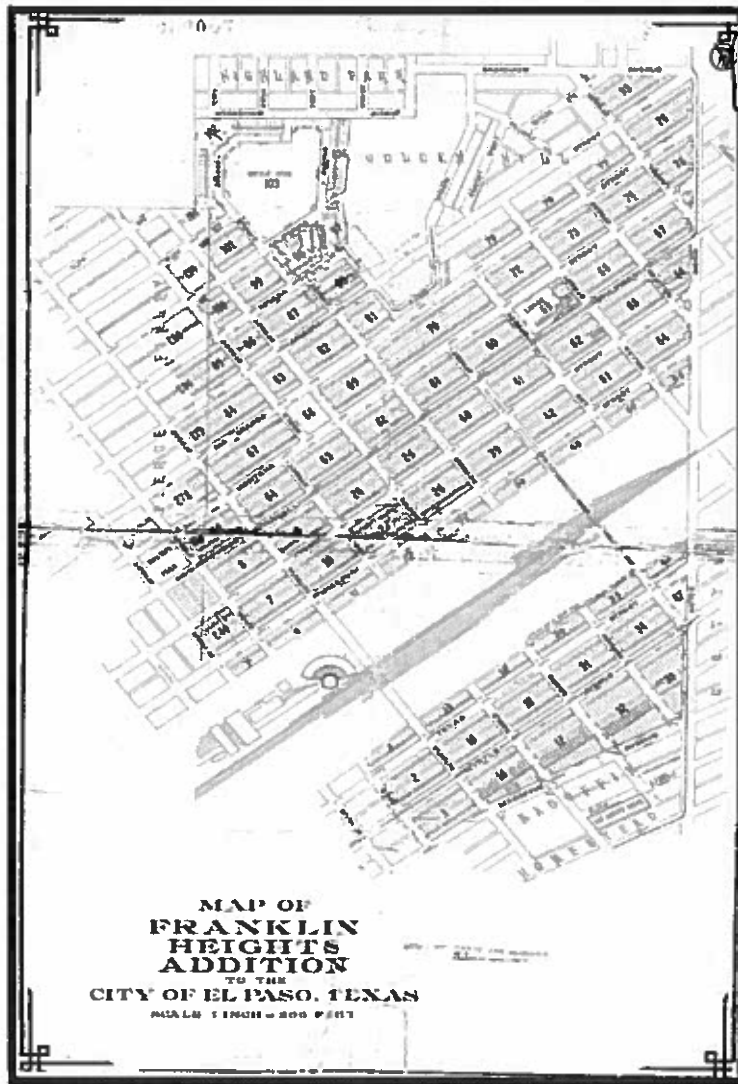
DESCRIPTION OF REQUEST

The applicant is requesting a special permit and detailed site development plan review to allow for a 100% parking reduction. The proposed development is to accommodate an office, professional for the property located at 1115 Montana Ave. The area of the rezoning request is 0.17 acres in size. The development proposes to renovate an existing a two story 5,208 sq. ft. Single-family Dwelling and convert it into an office, professional. The two existing structures totaling 742 sq. ft. in the rear portion of the property will also remain and will be used an accessory to the Office, professional to be used as storage. The development requires a minimum of ten (10) parking spaces; however, the applicant is requesting a 100% parking reduction. The property is situated within 1000 feet of a mass transit system route(s). The development is also in compliance with Title 18 of the landscaping Ordinance, the existing 1,388 sq. ft. of landscaping is to remain. Access to the subject property is from Montana Ave.

SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a 100% parking reduction, the applicant must comply with the following standards, per Sections 20.14.070 Parking Reduction, 20.04.260, 20.04.320 Special Permit Approvals, and 20.04.150 Detailed Site Development Plan.

LOCATION CRITERIA: The property is part of an older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Morningside Heights Addition subdivision was platted in 1921 (Attachment #6)

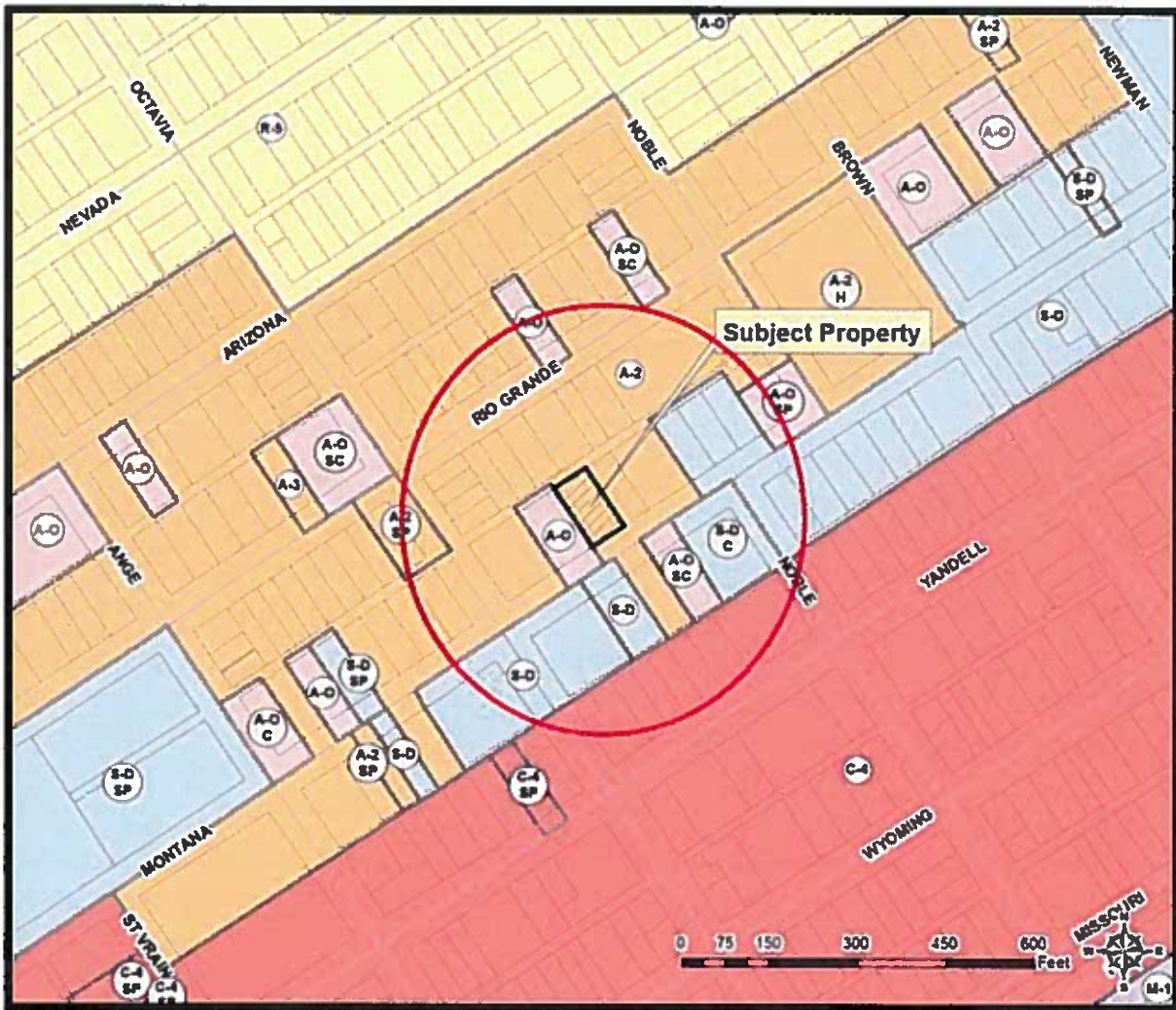


20.14.070 - PARKING REDUCTION	DOES IT COMPLY?
<p>A. Existing development. Up to a one hundred percent reduction for a use involving an existing structure(s) located within an older neighborhood of the city that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:</p>	<p>Yes, <i>The application meets the requirements for parking reduction as per Section 20.14.070 of the El Paso Municipal Code Subsection Section A, in addition a parking study was completed within 300 ft. of the property and 84 parking spaces are available and there is an average of 31.23 available spaces between 8:00am and 8:00pm Monday through Friday.</i></p>
<p>1. That the structure(s) is located in an older neighborhood of the city that has been legally subdivided and developed for at least thirty years;</p>	<p>The property is part of an older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Morningside Heights Addition subdivision was platted in 1921 (Attachment #6)</p>
<p>2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking;</p>	<p>The property does not extend onto a property that has been used to accommodate off-street parking.</p>
<p>3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure; and</p>	<p>The property has been developed to its full potential and is unable to accommodate any parking.</p>
<p>4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.</p>	<p>There is two vacant lots within 300 ft. of the subject property; however, they cannot be reasonably developed (see applicant's response below).</p>



The two empty lots (1135 Montana Ave.) found within 300 ft. of 1115 Montana Ave., the property owner of 1115 Montana Ave. inquired about the sale of the property; however, the sale price that was given was over thirteen (13) times more than what the Market Value compared to El Paso Central Appraisal District (EPCAD). Moreover, the site is approximately seven (7) feet higher than the sidewalk elevation along the ROW. The two empty lots appear to be better suited for a building or residential development. Parking in those lots would require a significant amount of soil excavation and the addition of retaining walls on the sides. This would be a notable cost already added to the exuberant cost of the lots, which makes those lots unattainable.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in the Franklin Heights subdivision, recorded in 1901. The site is currently zoned A-2 (Apartment) which is currently being used as a Single-family Dwelling. Properties adjacent to the subject property are zoned A-2 (Apartment), S-D (Special Development), and A-O (Apartment- Office). Surrounding land uses include apartments and professional offices. The nearest park is Houston Park (758 feet) and the nearest school is El Paso High School (2,720 feet).



COMPLIANCE WITH PLAN EL PASO: The proposed project is currently developed and is being used as a Single-family Dwelling. The purpose of the application is to introduce balance of housing, jobs, shopping, recreation, and civic uses to a property within a G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso, it will introduce a balanced mix of uses, which in turn will reduce distances between the workplaces, housing and new amenities.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

<p>CONSISTENCY WITH PLAN EL PASO</p> <p>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 this Comprehensive Plan.</p>	<p>DOES IT COMPLY?</p> <p>Yes, the lot sits within the central El Paso. The purpose of this project is to integrate different uses to the subject property, which is currently adjacent to existing commercial & residential district.</p>
<p>ZONING DISTRICT</p> <p>S-D (special Development) district is intended for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses</p>	<p>DOES IT COMPLY?</p> <p>Yes, Office, professional is a permitted use in the proposed zone district.</p>

<p>in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	
<p>POLICY</p>	<p>DOES IT COMPLY?</p>
<p>1.2.3 "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".</p>	<p>Yes, the applicant is proposing the redevelopment of an existing parcel, adding additional uses, and the potential for new employment.</p>

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 0.17 acres in size and allows the proposed use under the proposed S-D (Special Development) zone district.

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 S-D (Special Development) zone district is for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The proposed development will keep the residential appearance and landscaping of the property and redesign the interior of the existing structure while introducing a new permitted use.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains along the north side of Montana Ave. which is available for service. The applicant will need to coordinate with EPWater to continue providing services to the property.

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

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Eastside Civic Association, Houston Park Neighborhood Association, Central El Paso Community Organization, and the El Paso Central Business Association all 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 November 29, 2017. Planning has received six calls of inquiry but no 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.

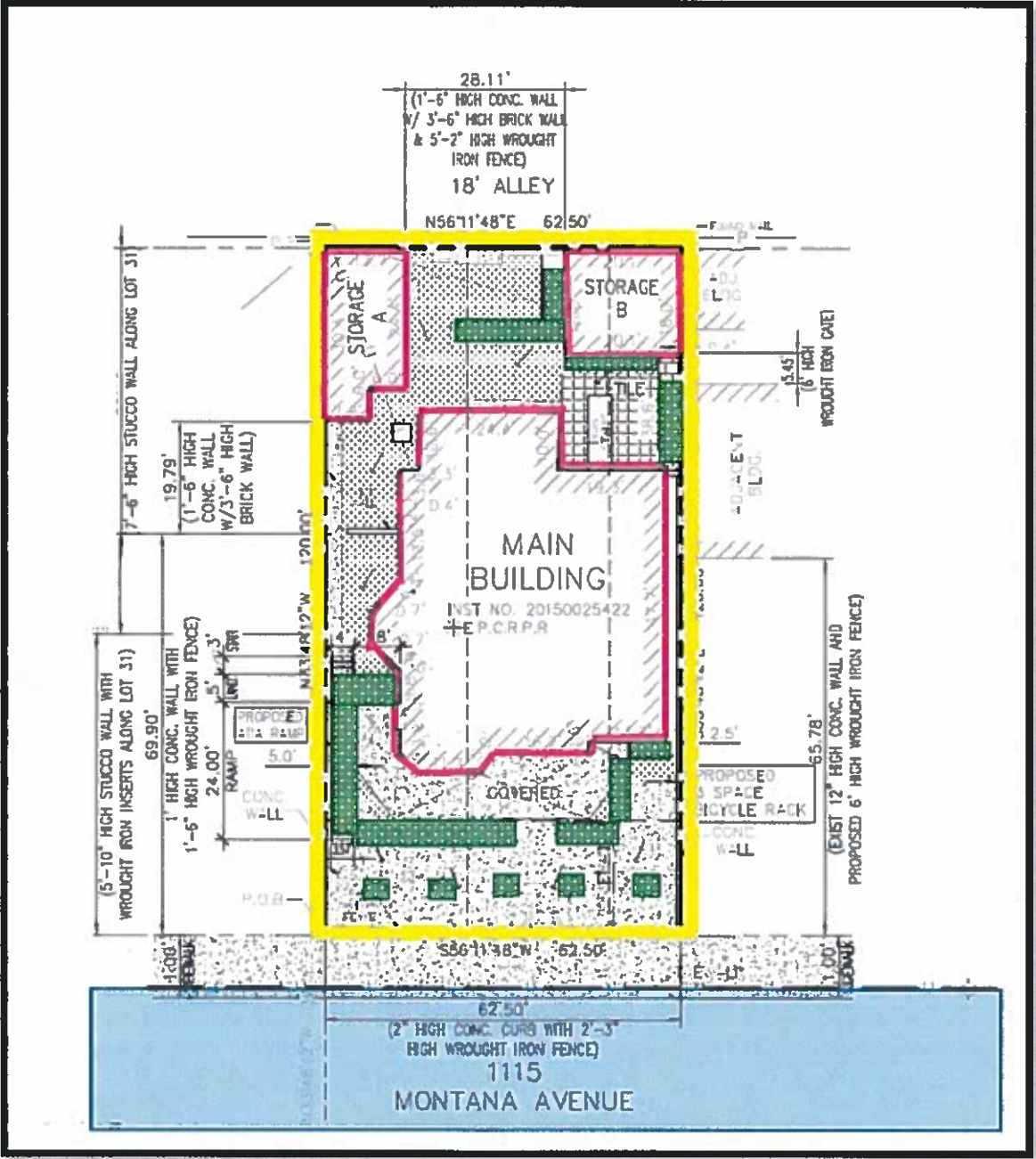
OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes,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

ATTACHMENTS:

1. Site Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Subdivision Plat
7. Public Notification Boundary Map
8. Parking Study
9. Approval Letter / Sun Metro

ATTACHMENT 1

Detailed Site Development Plan



ATTACHMENT 2

Elevations



ATTACHMENT 4

Future Land Use Map



ATTACHMENT 5

Department Comments

Planning and Inspections Department- Planning Division

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - City Development & Permitting- Landscape

No objections to proposed site plan.

Note: Recommend that a requirement be placed to install street trees at the parkway at a rate of 1 per 30 feet of street frontage. If the structure is changing occupancy then permit will be required prior to occupancy

Planning and Inspections Department - Land Development

No objections to rezoning.

Note: 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 storm-water 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.

Sun Metro:

Sun Metro does not oppose this request.

Note: Dyer Brio will be providing service along Montana in late 2018. Two Brio stations (Inbound/Outbound) are located approximately 885 feet SW of the subject property.

Sun Metro routes 35 and 50 provide service along Montana with a stop approximately 329 feet walking distance SW of the subject property.

Recommend close coordination with Sun Metro with regards to traffic control/lane closures during the construction phase.

Fire Department

No objections to rezoning.

Police Department

No comments received.

TxDot

Roadway Not under State Jurisdiction.

El Paso Water Utilities

We have reviewed the property described above and provide the following comments:

1. EPWater does not object to this request

Water

2. There is an existing 6-inch diameter water main extending along the north side of Montana St., approximately 20-feet south of and parallel to the northern right-of-way line of Montana St. This water main is available for service.
3. EPWater records indicate a vacant water service connection (vacant) serving the subject property. The address for this service is 1115 Montana St.
4. Previous water pressure from fire hydrant #1650 located at northeast corner of Montana St. and Octavia St., has yielded a static pressure of 78 psi, a residual pressure of 70 psi, and a discharge of 949 gallons per minute.

Sanitary Sewer:

5. There is an existing 6-inch diameter sanitary sewer main extending along the center line of the alley, north of Montana St., This main ends approximately 400-feet east of Octavia St. This sanitary sewer main is available for service.
6. 6. There is an existing 15-inch diameter sanitary sewer main extending along the north side of Montana St., approximately 16-feet south of and parallel to the northern right-of-way line of Montana St.

General:

7. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

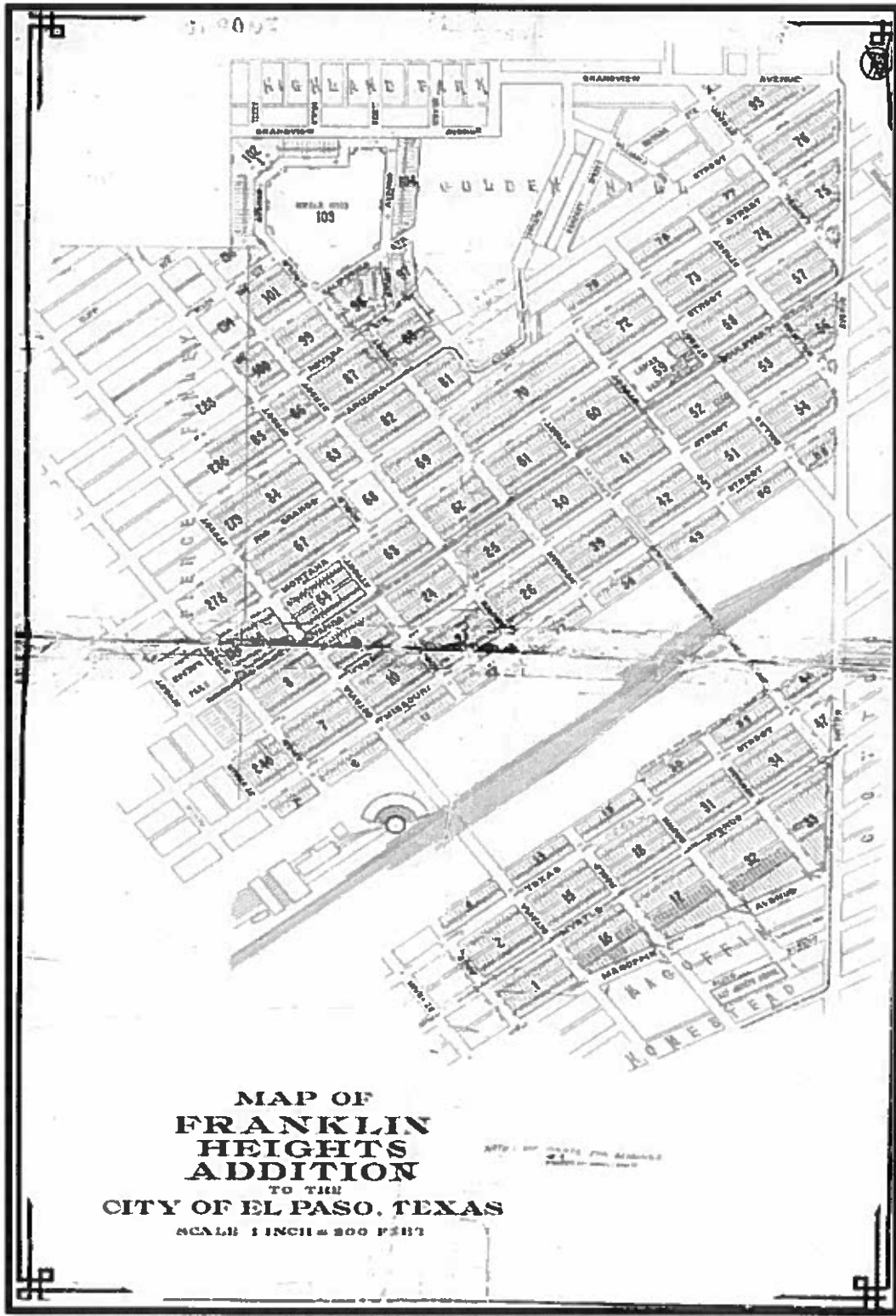
Stormwater:

We have reviewed the property described above and provide the following comments:

8. EPW-Stormwater Engineering reviewed the property described above and has no objections to the request; however, we recommend using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

ATTACHMENT 6

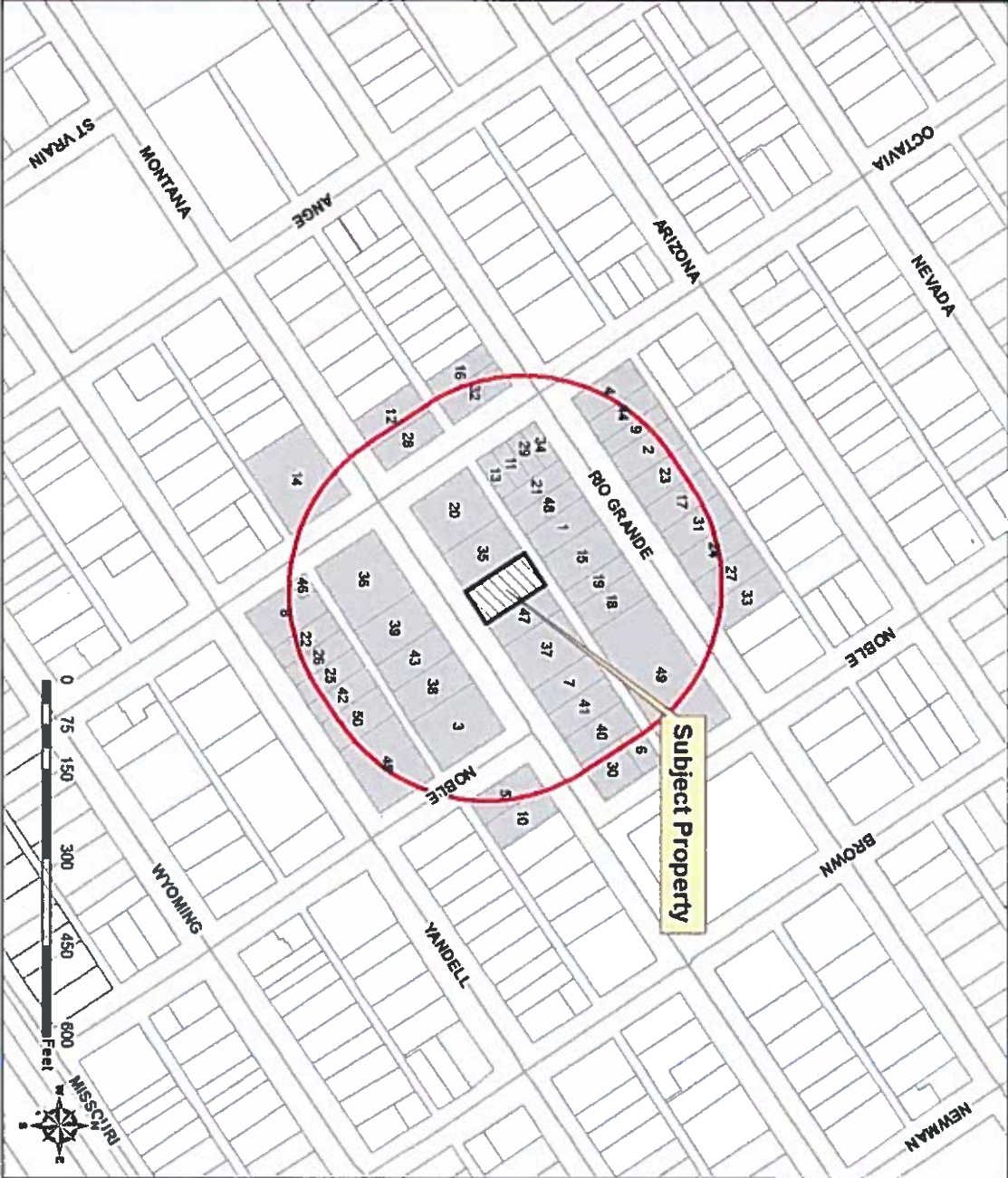
Subdivision Plat



ATTACHMENT 7

Notification Map

PZRZ17-00020 & PZST17-00027



ATTACHMENT 8

Parking Study

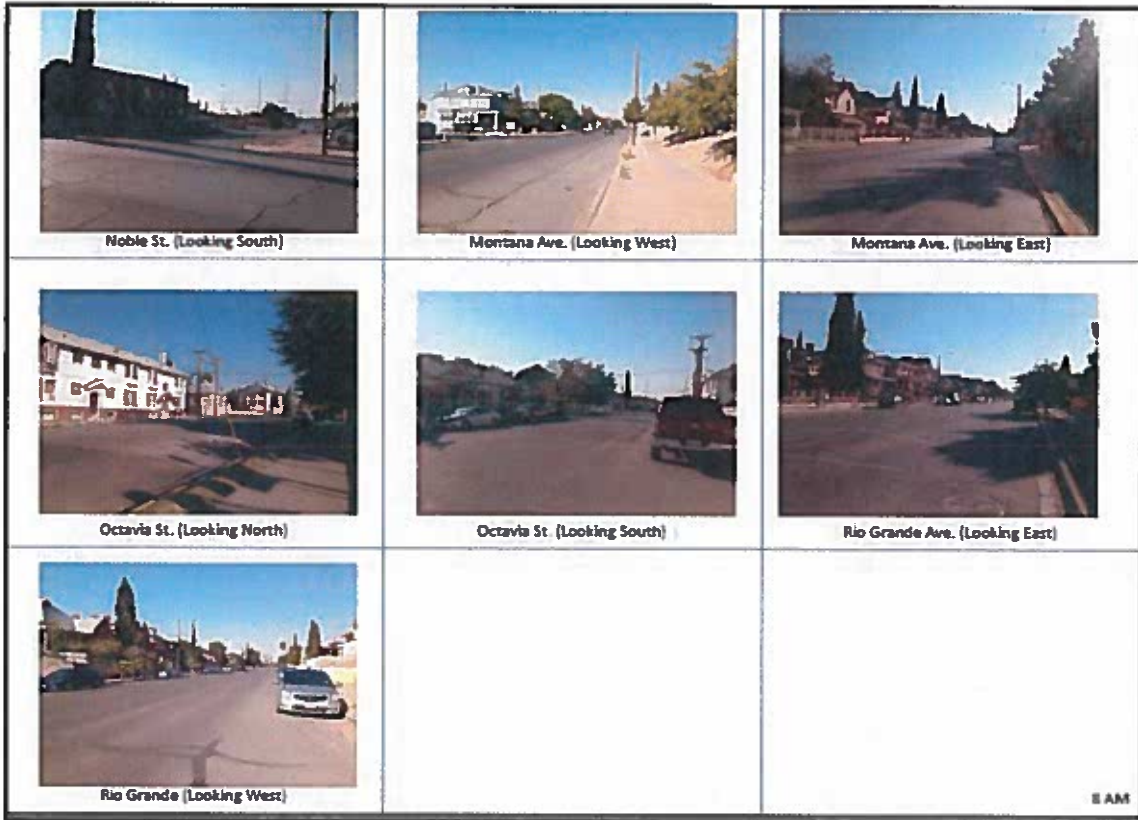
Weekly Summary

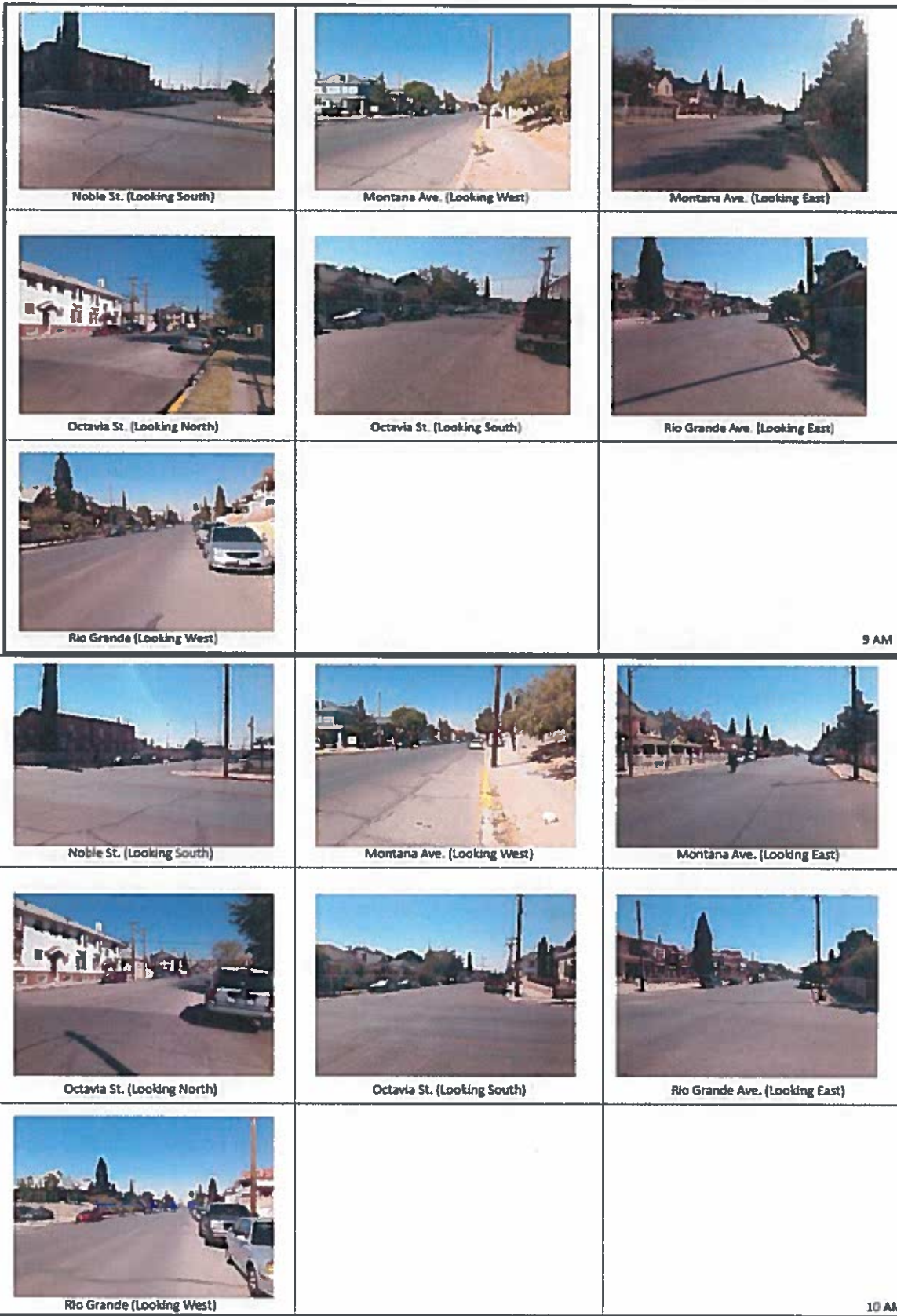


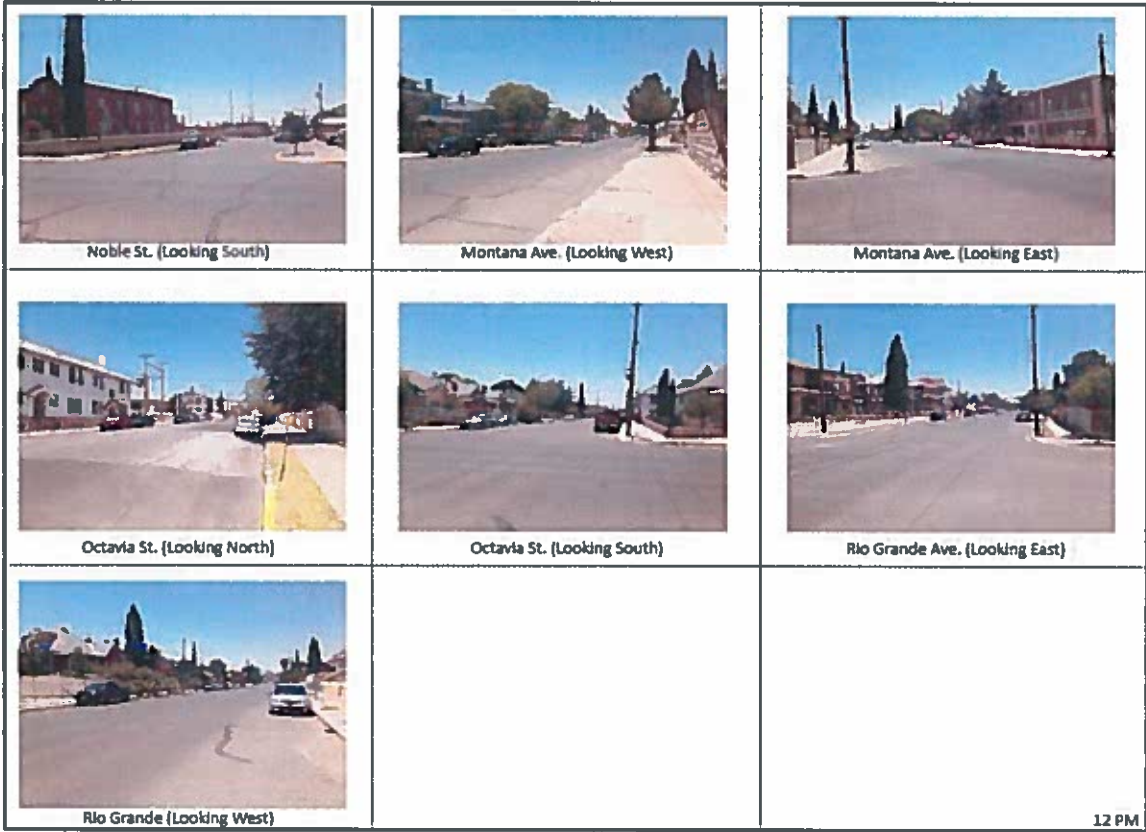
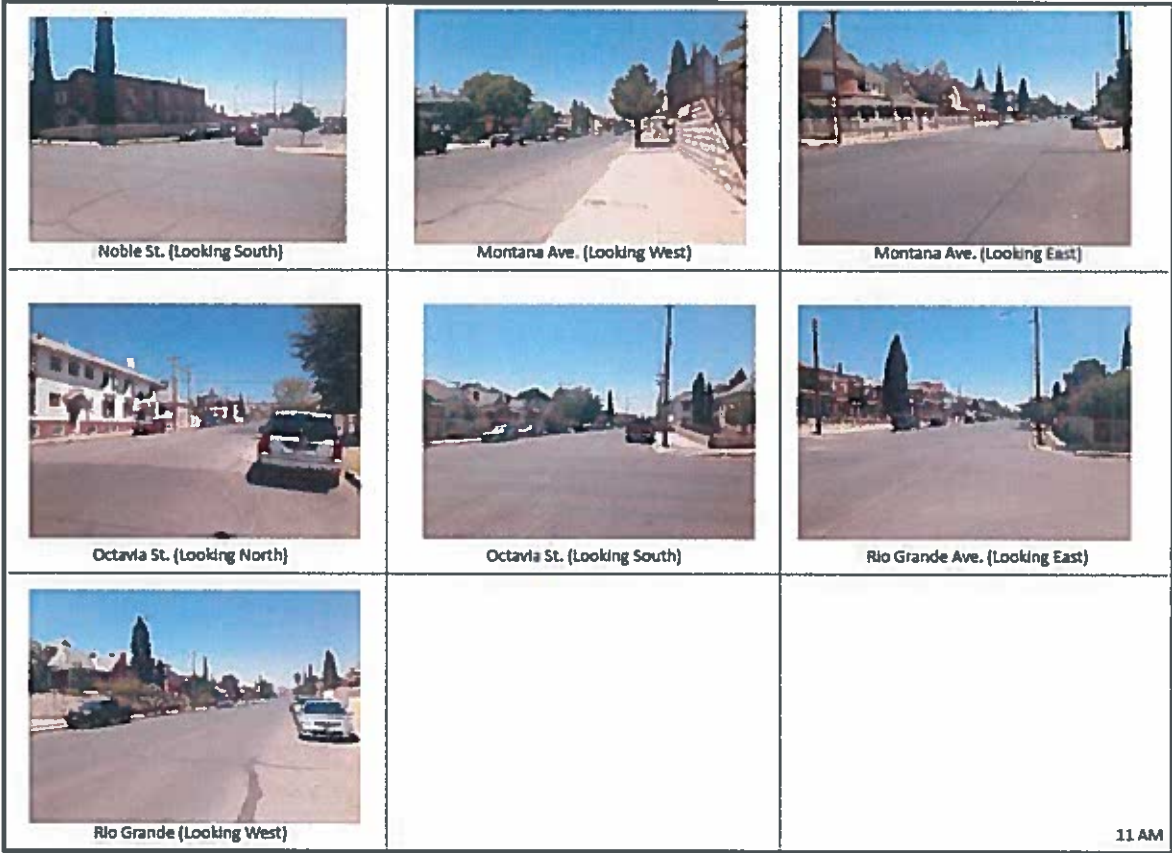
1115 MONTANA AVENUE
 Parking Count Average from Monday
 July 10 - Friday July 14, 2017

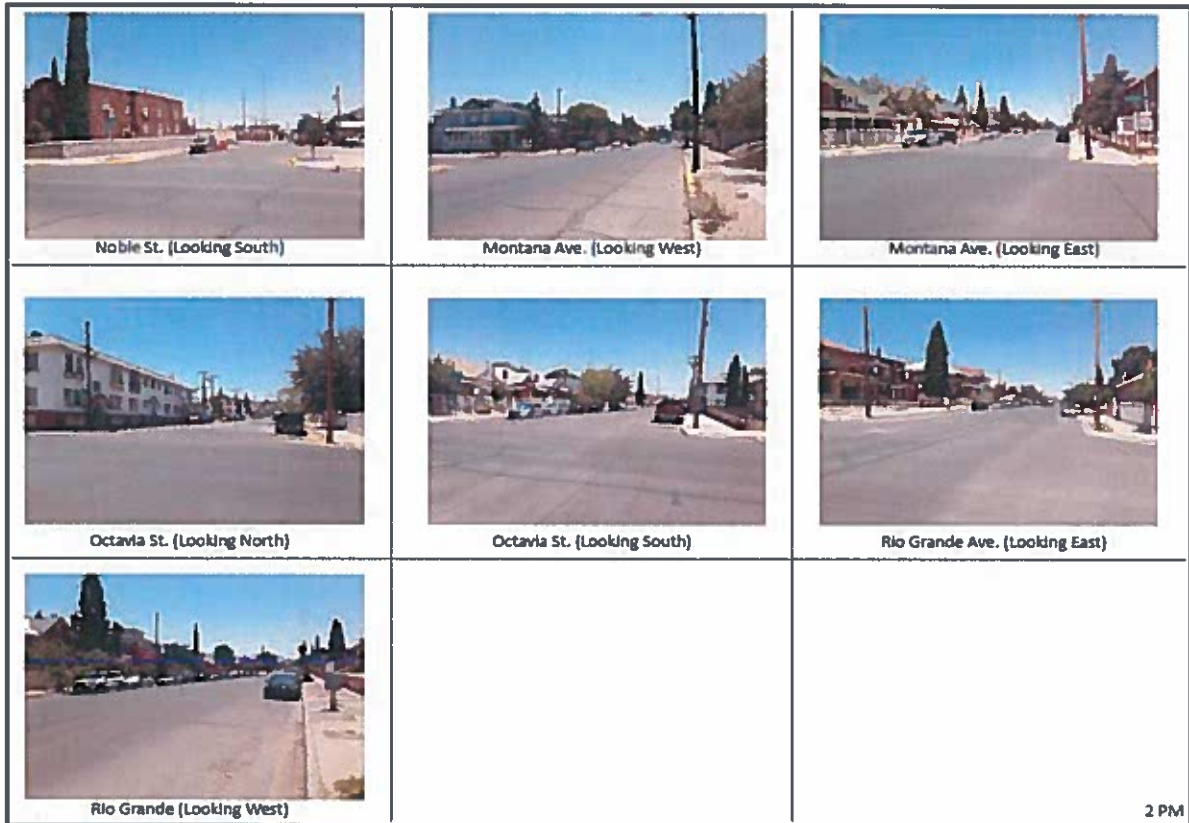
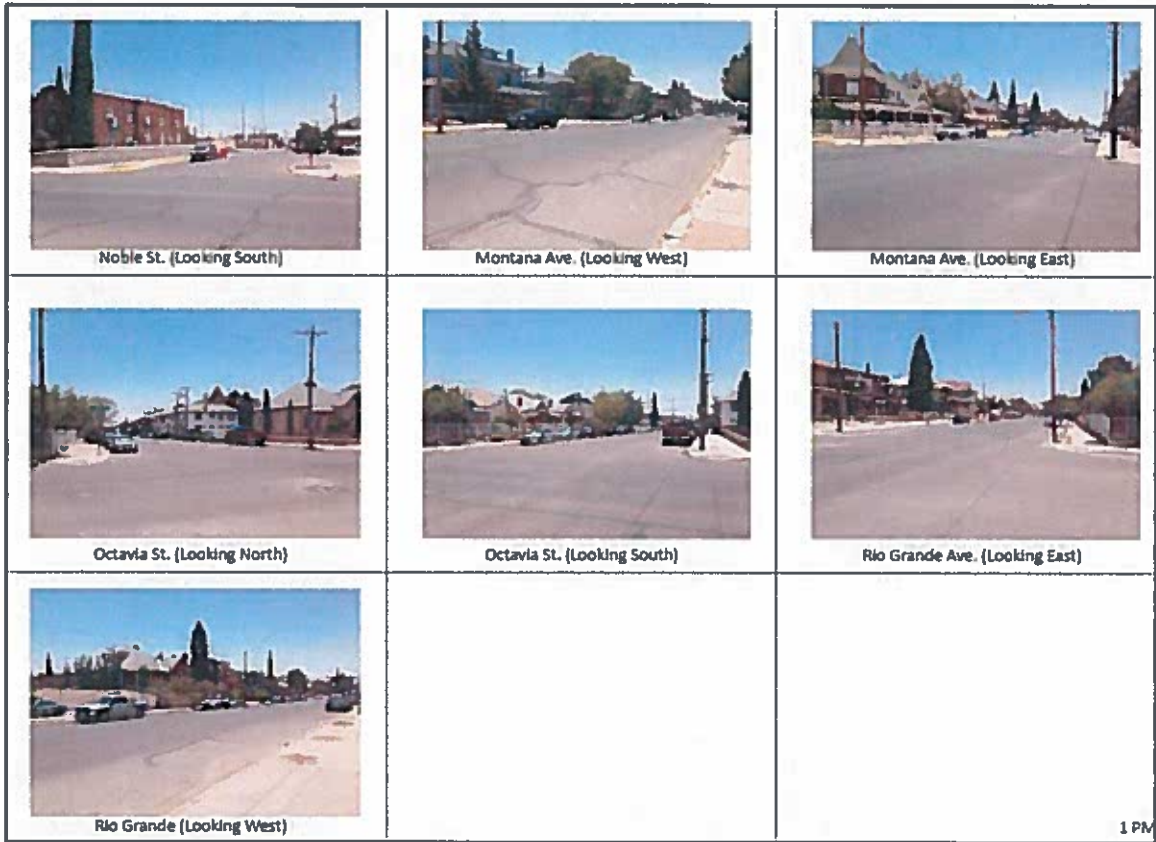
LEGAL DESCRIPTION
 LOTS: 32, 33 AND THE WEST ONE-HALF OF LOT 34, BLOCK 67, SECOND SUPPLEMENTAL MAP OF FRANKLIN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. AREA 0.17 ACRES

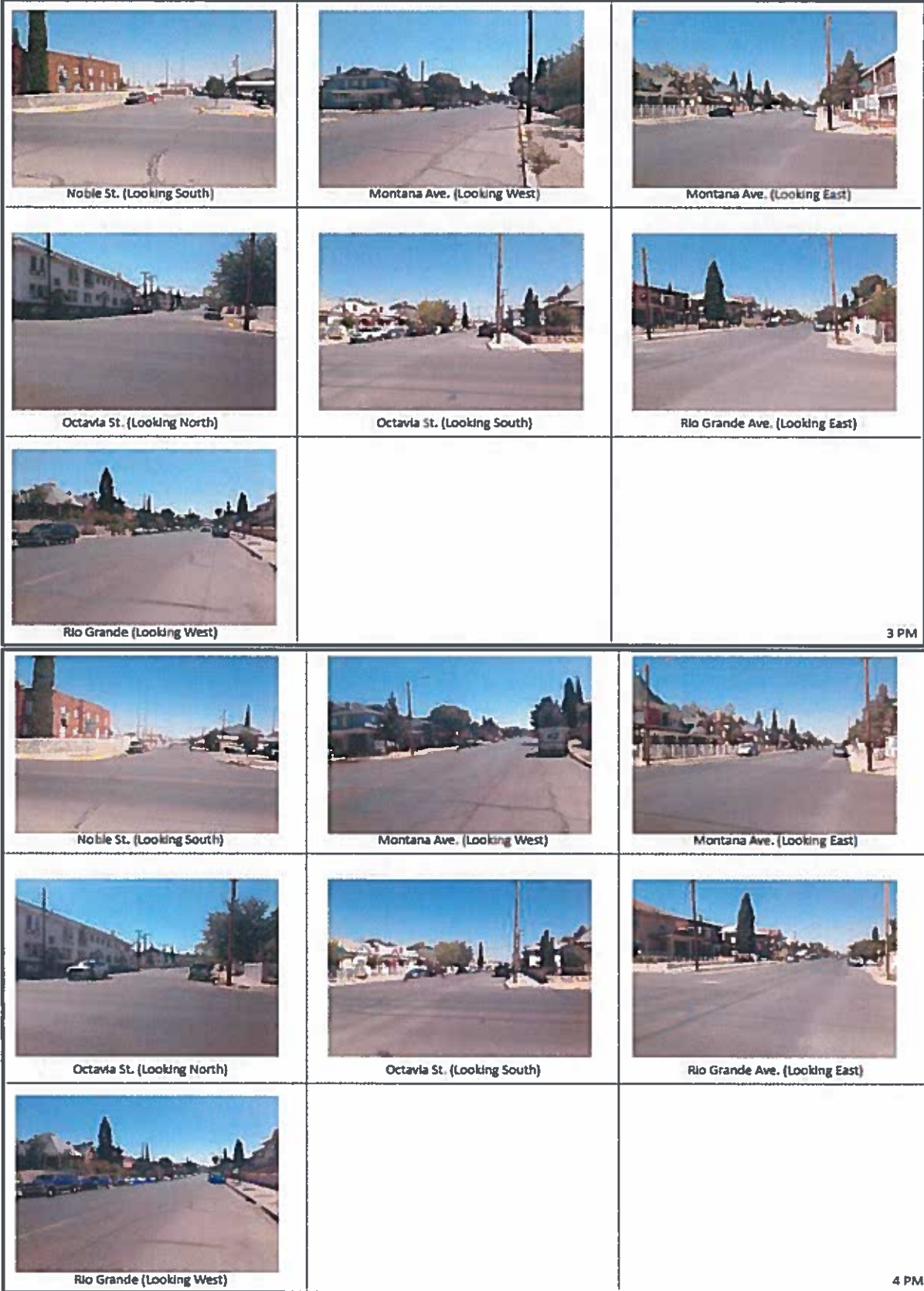
STREET DESCRIPTION	Available Parking Spaces	Occupied Parking Spaces/Hour												
		8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Montana Ave. (North Side)	19	0	1	2	3	1	3	3	3	0	0	1	0	0
Montana Ave. (South Side)	10	2	7	8	7	6	6	3	3	3	4	3	2	1
Octavia (East Side) (North of Montana)	5	4	7	6	5	2	7	8	7	6	3	1	1	1
Octavia (West Side) (North of Montana)	5	2	3	4	4	6	8	6	3	2	2	0	0	0
Octavia (East Side) (South of Montana)	1	0	1	1	1	0	1	0	0	0	0	0	0	0
Noble (East Side) (South of Montana)	2	1	2	2	2	1	1	1	1	1	1	1	1	1
Rio Grande (North Side)	17	6	7	9	6	3	3	8	7	8	4	3	3	3
Rio Grande (South Side)	17	8	7	8	9	8	7	13	10	11	12	10	11	10
TOTAL	84	23	37	40	37	29	38	42	40	33	28	21	20	18

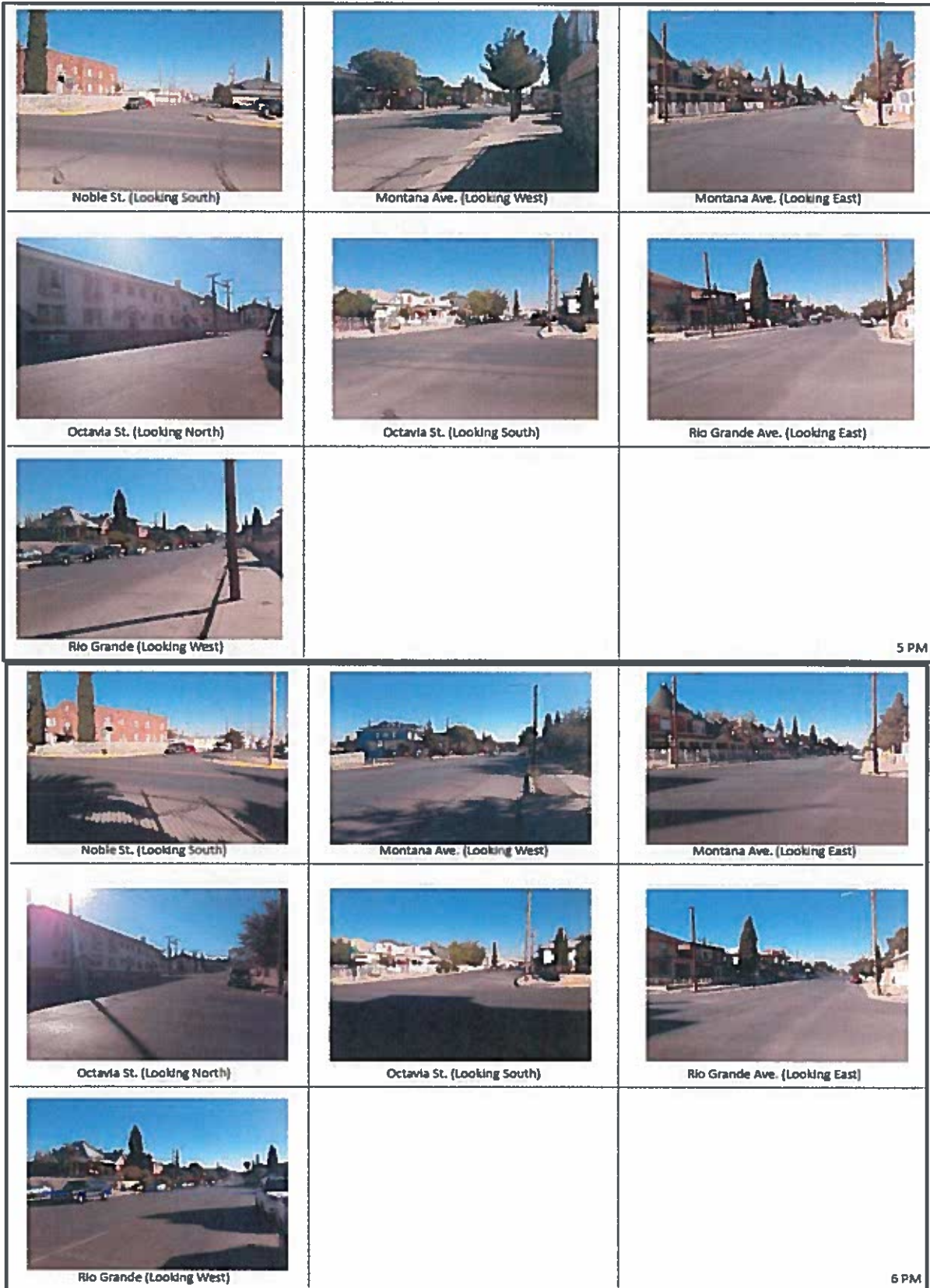


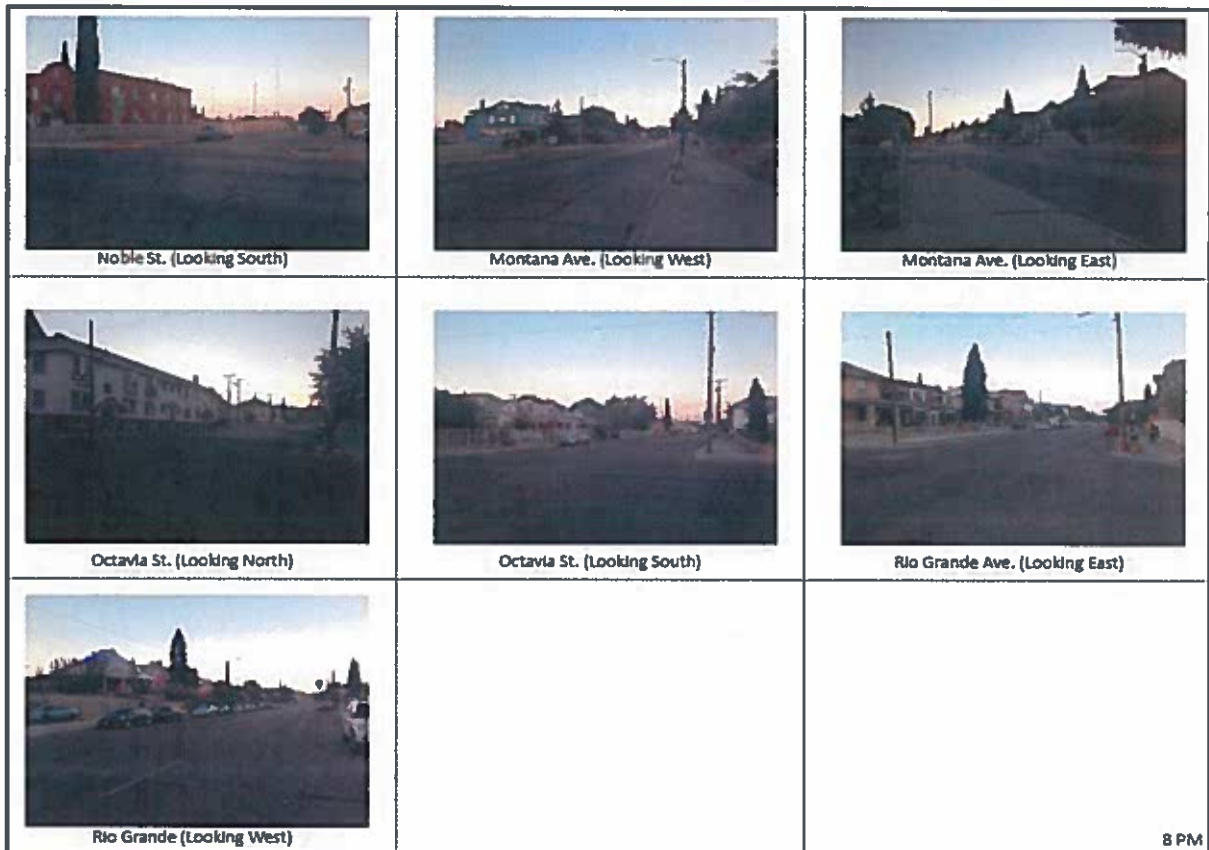












ATTACHMENT 9

Sun Metro Approval Letter



SUN METRO

November 13, 2017

Mayor
Dee Margo

City Council

District 1
Peter Sverzbein

District 2
Alexandria Annetto

District 3
Cassandra H. Brown

District 4
Sam Morgan

District 5
Dr. Michiel R. Noe

District 6
Claudia Ordaz Pérez

District 7
Henry Rivera

District 8
Cissy Lizarraga

City Manager
Tommy Gonzalez

Sergio Castillo
SER Group, LLC
221 N. Kansas Street
Suite 700
El Paso, TX 79925

Dear Mr. Castillo:

Please be advised that your project located at 1115 Montana Avenue is situated within 1000 feet of a mass transit system route(s). Sun Metro's Route 35 and 50 provide service along Montana, with a bus stop located approximately 304 feet walking distance southwest of the subject property, near the intersection of Montana and Octavia.

In addition, Dyer Brio will be providing inbound and outbound service along Montana starting late 2018, with proposed Brio stops approximately 857 feet west of the subject property.

Sun Metro recommends approval of this parking reduction request based on Ordinance 20.14.070C (3) (D) of the El Paso Municipal Code, Parking Reduction.

Please call Michael J. Villa at (915) 212-3373 if you have any questions regarding this matter.

Since city,

Jay Banasiak
Director

cc: Michael J. Villa, Senior Service Planner



Jay Banasiak, Director
10151 Montana Ave • El Paso, Texas 79925 • 915.212.3333 • sunmetro.net
Dedicated to Outstanding Customer Service for a Better Community

1115 Montana Avenue - Parking Reduction



Transit Infrastructure

- Route 35 Northgate via Dyer
- Route 50 Montana
- Brio Stop
- Dyer Brio Inbound
- Dyer Brio Outbound

1000 ft. Buffer

Property Location

0 125 250 500 750 1,000 Feet

Bus Stop



Please be advised that your project located at 1115 Montana Avenue is situated within 1000 feet of a mass transit system route(s). Sun Metro's Route 35 and 50 provide service along Montana, with a bus stop located approximately 304 feet walking distance southwest of the subject property, near the intersection of Montana and Octavia.

In addition, Dyer Brio will be providing inbound and outbound service along Montana starting late 2018, with proposed Brio stops approximately 857 feet west of the subject property.

Sun Metro recommends approval of this parking reduction request based on Ordinance 20.14.070C (3)(D) of the El Paso Municipal Code, Parking Reduction.

Case No: PR17-008

Cartography By: Michael J. Villa on 11/13/17
Data Source: City of El Paso/Sun Metro



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Denial Recommendation on a 5-1 vote.

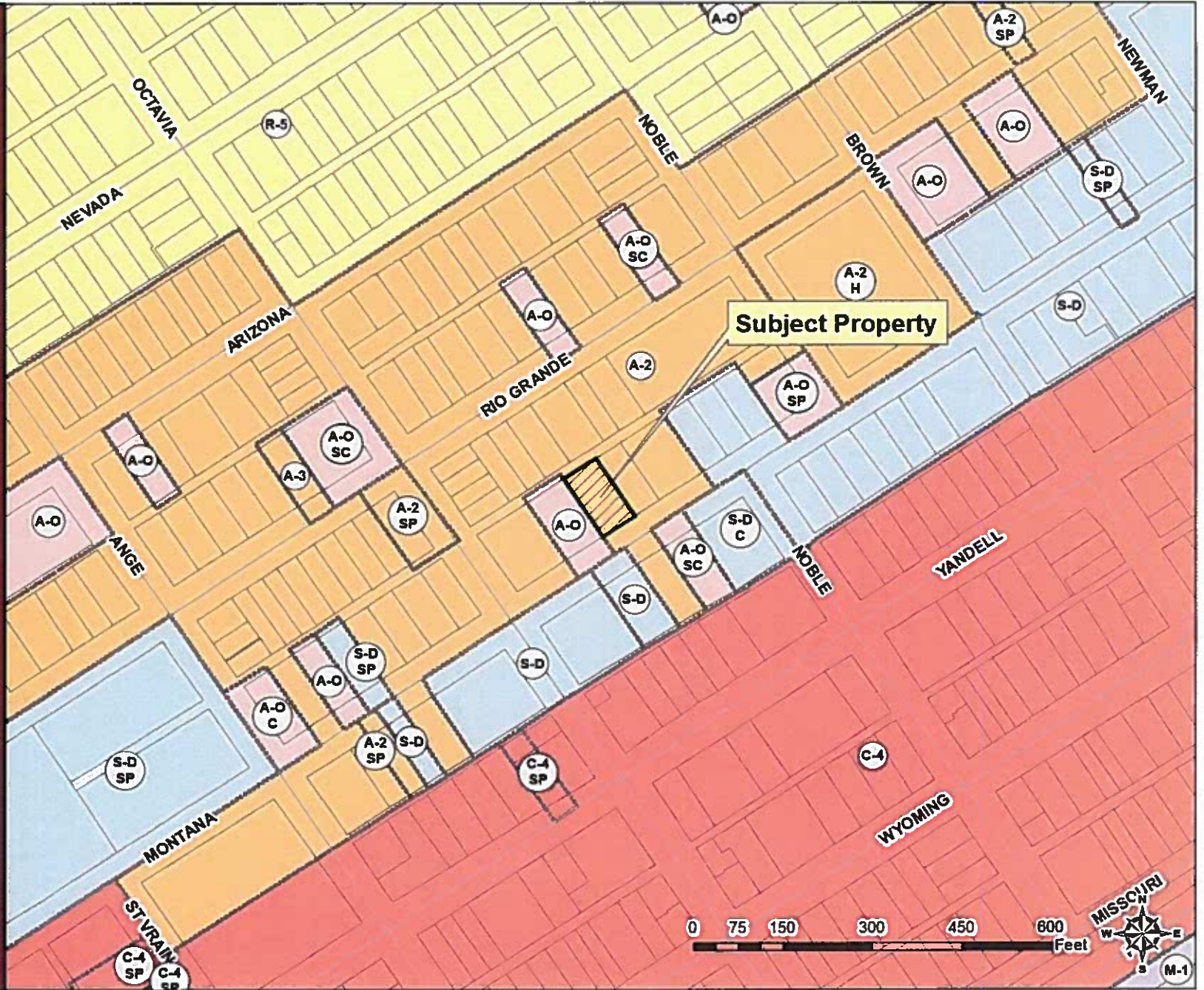
Public Input: One concerned citizen expressed his opposition to this request at the City Plan Commission public hearing held on December 14, 2017.

Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

"Delivering Outstanding Services"

PZRZ17-00020 & PZST17-00027

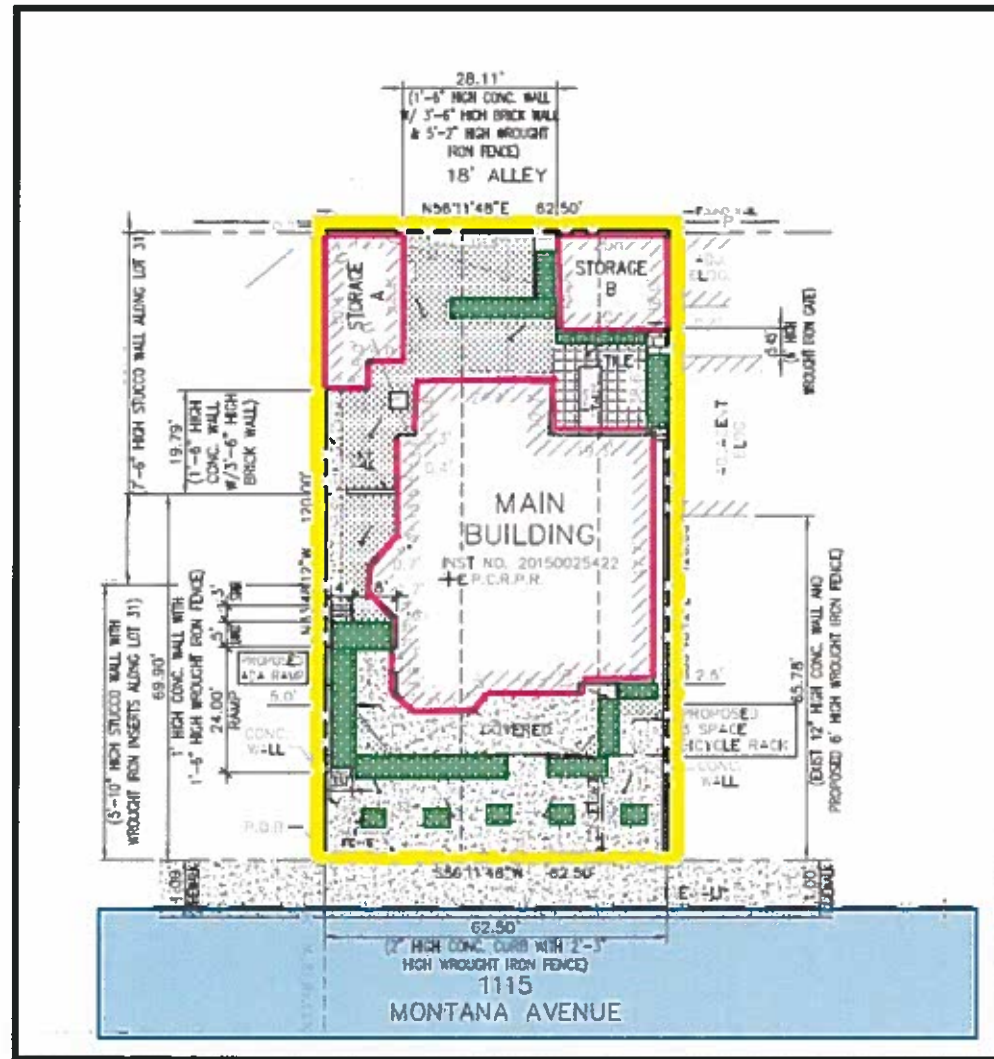


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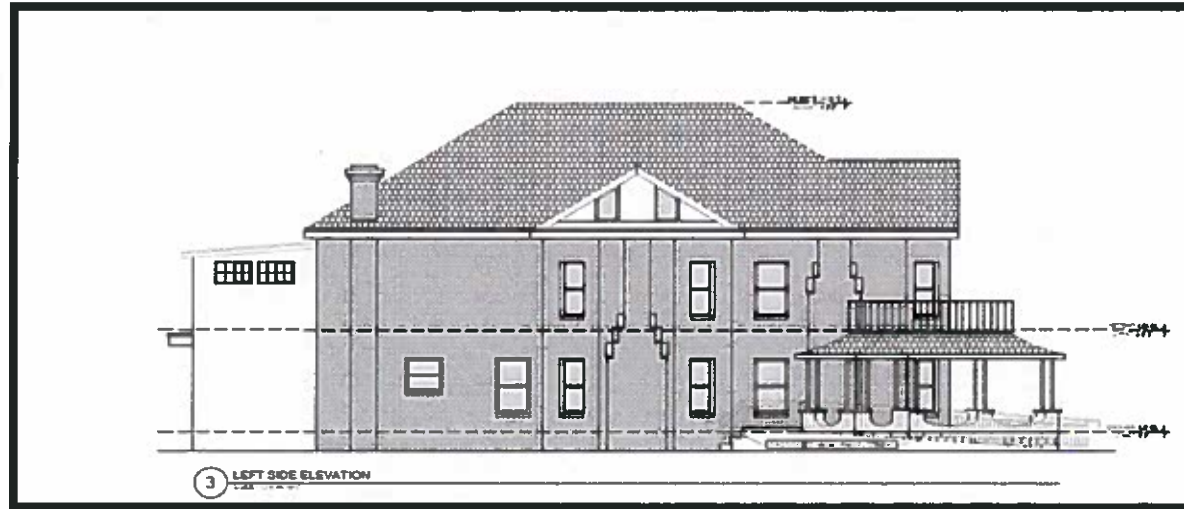
Detailed Site Plan



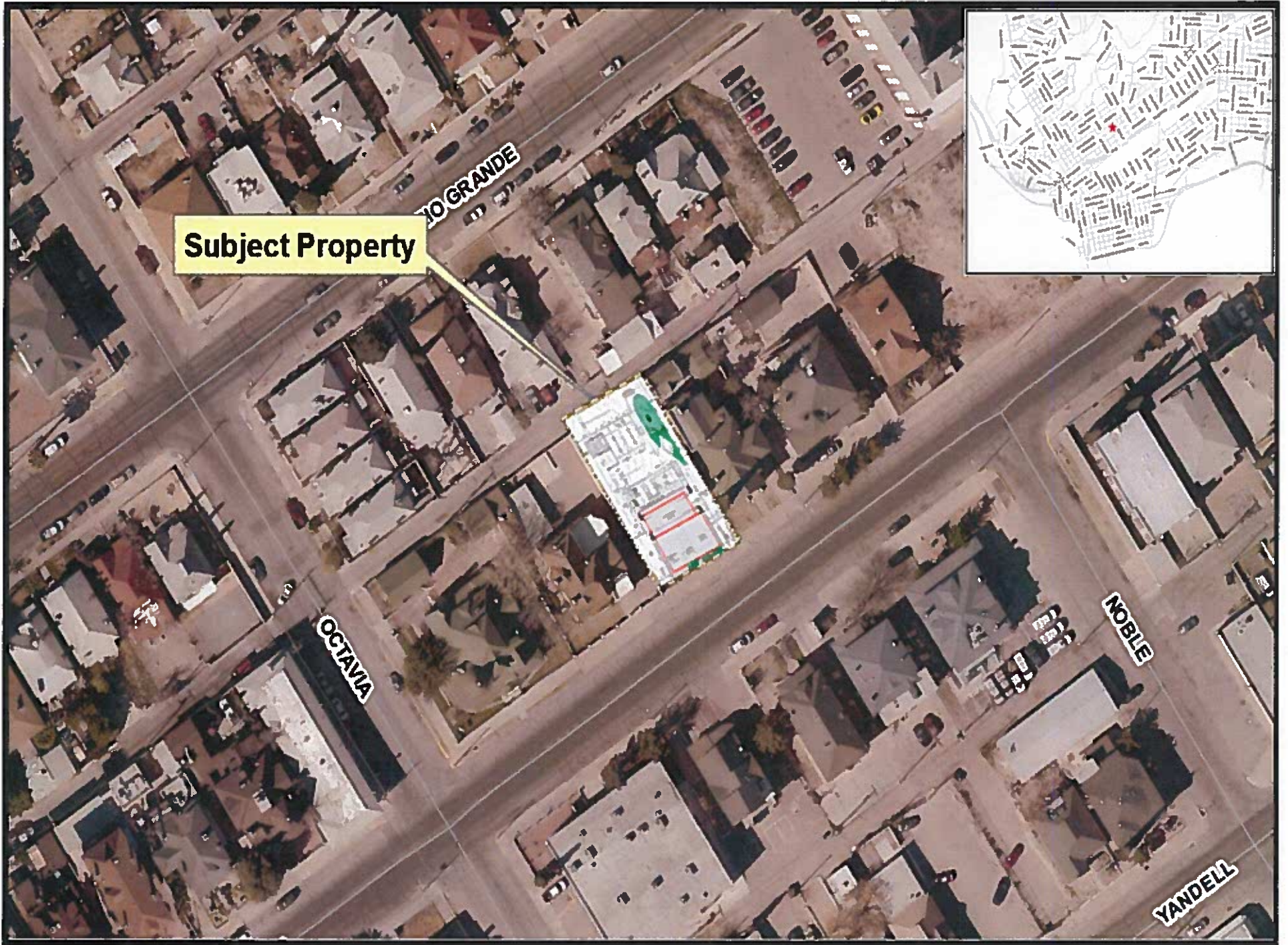
"Delivering Outstanding Services"



Elevations



"Delivering Outstanding Services"



Subject Property

NO GRANDE

OCTAVIA

NOBLE

YANDELL







N



W



E



S



PZRZ17-00020 & PZST17-00027

