

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: July 11, 2017  
Public Hearing: August 8, 2017

**CONTACT PERSON/PHONE:** Larry Nichols, (915) 212-1550, [NicholsLF@elpasotexas.gov](mailto:NicholsLF@elpasotexas.gov)  
Adriana Martinez, (915) 212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting Special Permit No. PZST17-00003, to allow for a 100% parking reduction. The proposed development is to accommodate two-one bedroom apartments and two offices, professional on the property described as Lot 5 & W. 20' of Lot 4, Block 8, W.B. Woodlawn Addition, City of El Paso, El Paso County, Texas. Pursuant to Sections 20.14.070 Parking Reduction, 20.04.320 Special Permit Approvals, and 20.04.150 Detailed Site Development Plan of the El Paso City Code. The penalty being as provided for in chapter 20.24 of the El Paso City Code. Subject Property: 3722 Alameda Ave. Property Owner: Patricia Juarez PZST17-00003 (District 8).

**BACKGROUND / DISCUSSION:**

On May 18, 2017, the CPC reviewed and recommended approval of the special permit request.

**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) – Approval Recommendation (5-0).

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

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

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

**DEPARTMENT HEAD:** Larry F. Nichols  
Director, Planning and Inspections Department

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00003, TO ALLOW FOR A 100% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOT 5 & W. 20' OF LOT 4, BLOCK 8, W.B. WOODLAWN ADDITION, 3722 ALAMEDA AVE., CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, Patricia Juarez** has applied for a Special Permit to allow for a 100% Parking Reduction under Section 20.04.260 and 20.04.320 of the El Paso City Code; and,

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

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

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

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

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

1. That the property described as follows is in a C-4 (Commercial) Zone District is attached hereto, as Exhibit "A" and incorporated herein by reference:

*Lot 5 & W. 20' of Lot 4, Block 8, W.B. Woodlawn Addition, 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; and,
3. That this Special Permit is issued subject to the development standards in the C-4 (Commercial) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,
4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00003 shall automatically terminate, and

construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

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

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**THE CITY OF EL PASO**

**ATTEST:**


\_\_\_\_\_  
Dee Margo  
Mayor

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Omar A. De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Larry F. Nichols, Director  
Planning and Inspections Department

CITY CLERK DEPT.  
2017 AUG -3 PM 1:04

CITY CLERK DEPT.

AGREEMENT

2017 AUG -3 PM 1:04

**Patricia Juarez, (Property Owner)** referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the C-4 (Commercial) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**Patricia Juarez:**

By: \_\_\_\_\_  
(name/title)

\_\_\_\_\_  
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

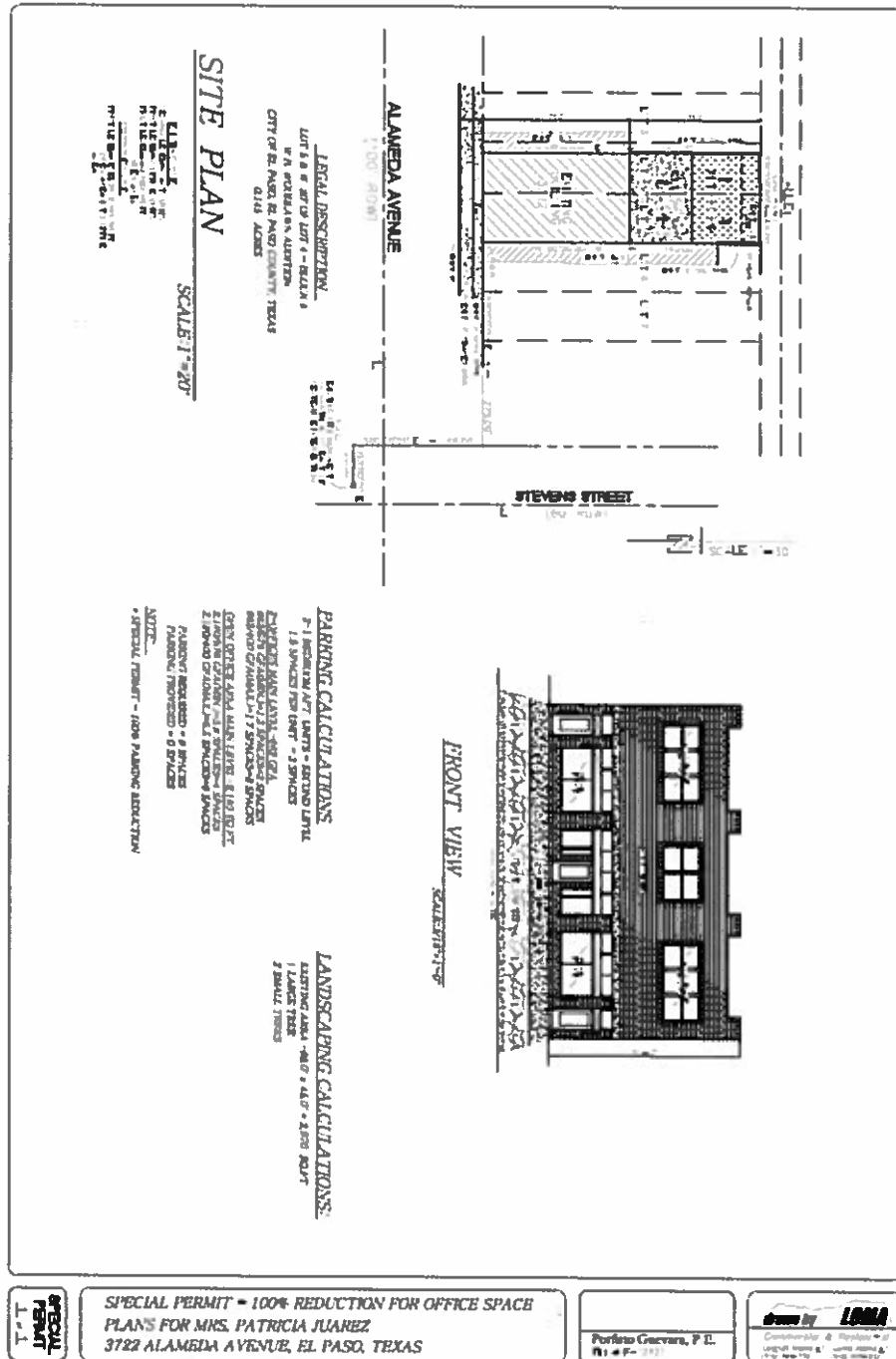
This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017,  
by \_\_\_\_\_, for **Patricia Juarez** as property owner.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Texas

Notary's Printed or Typed Name:  
\_\_\_\_\_

# EXHIBIT "A"



## MEMORANDUM

**DATE:** June 28, 2017

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

**FROM:** Adriana Martinez, Planner

**SUBJECT:** PZST17-00003

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The City Plan Commission (CPC), on May 18, 2017 voted 5-0 to recommend **Approval** of the special permit application to allow for a 100% parking reduction. The proposed development is to accommodate two-one bedroom apartments and two offices, professional on the property described as Lot 5 & W. 20' of Lot 4, Block 8, W.B. Woodlawn Addition, City of El Paso, El Paso County, Texas.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

**Property Owner:** Patricia Juarez  
**Representative:** Lorenzo Rodriguez

**Attachments:**  
Staff Report



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZST17-00003  
**Application Type:** Special Permit  
**CPC Hearing Date:** May 18, 2017  
**Staff Planner:** Adriana Martinez, 915-212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)  
**Location:** 3722 Alameda Ave.  
**Legal Description:** Lot 5 & W. 20' of Lot 4, Block 8, W.B. Woodlawn Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.145  
**Rep District:** 8  
**Existing Zoning:** C-4 (Commercial)  
**Existing Use:** Office, Professional / Apartments  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** Parking Reduction / 100%  
**Proposed Use:** Office, Professional / Apartments  
**Property Owner:** Patricia Juarez  
**Representative:** Lorenzo Rodriguez

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4/sc (Commercial/sc) / Retail, Warehouse

**South:** A-3 (Apartment) / Single-family dwelling

**East:** C-4 (Commercial) / Retail (Low-Volume)

**West:** C-4 (Commercial) / Retail (Low-Volume)

**PLAN EL PASO DESIGNATION:** G-2, Traditional (Central Planning Area)

**NEAREST PARK:** Percy Gurrola Park (1,922 feet)

**NEAREST SCHOOL:** Zavala Elementary School (814 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 3, 2017. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION DESCRIPTION**

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 two-one bedroom apartments and two offices, professional. The existing landscaping for the proposed development is to remain. Access to the property is proposed from Alameda Ave.

### **Planning and Inspections Department – Planning Division 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 and the daily average of occupied spaces ranges from 2 and 5 from the available 20 between the hours of 8:00am to 8:00pm. The subject property is also located within 240 feet of a mass transit system

route (see attachment 6 & 7). Additionally, the proposed development is compliant with the G-2, Traditional Neighborhood (Walkable) and use designation in the Plan El Paso Central Planning Area. Further, the property meets the requirements of Sections 20.14.070 Parking Reduction, 20.04.260, 20.04.320 Special Permit Approvals, and 20.04.150 Detailed Site Development Plan.

#### **Plan El Paso-Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

**G-2, Traditional Neighborhood (Walkable):** 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.

**The purpose of the C-4 (Commercial):** Commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

*The proposal includes redevelopment of an existing commercial building which utilizes the current configuration of the existing lot.*

#### **Plan El Paso - Goals & Policies**

**Goal 2.2:** The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

This application addresses 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.

*The Planning Division recommendation is based on redevelopment of an existing commercial building which utilizes the current configuration of the existing lot.*

#### **ANALYSIS**

To grant the special permit to allow for 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:

##### **20.14.070 - Parking reductions.**

The amount of off-street parking required for a specific use may be reduced below the minimum required in Section 20.14.050 C., if a special permit is approved by city council, as provided in this section:

**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:

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;
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking;



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
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.

*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 the daily average of occupied spaces ranges from 2 and 5 from the available 20 between the hours of 8:00am to 8:00pm. The subject property is also located within 240 feet of a mass transit system route (see attachment 6 & 7).*

#### **20.04.260 Special permits generally**

- A. The City Council may by special permit after hearing and report by the city plan commission authorize the location of the uses subject to special permits identified in the district regulations.

#### **20.04.320 Special permit approvals.**

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
  1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
  2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
  3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
  4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
  5. The design of the proposed development mitigates substantial environmental problems;
  6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
  7. The proposed development is compatible with adjacent structures and uses;
  8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render

a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

*The application meets the requirements for special permit.*

#### **20.04.140. When required.**

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

*Detailed Site Development Plan review is required as part of the special permit application.*

#### **20.04.150 Detailed Site Development / Procedure.**

D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.

1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

*Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.*

#### **COMMENTS:**

##### **Planning and Inspections Department – Planning Division – Transportation**

No objections to the special permit and detailed site development plan.

##### **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 – Plan Review**

1. No objections to parking reduction special permit.
2. Drawing front view should not show top view of sidewalk/curb and parkway. Brick veneer could be continuous brick hatch.

3. 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

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 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.

**Planning and Inspections Department – Landscape Division**

No Objections to proposed Special permit, at the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS, and local municipal code.

**Texas Department of Transportation (TxDOT)**

No Objections:

If no changes to the footprint of the existing building are made or changes to the grading plan that will adversely affect TXDOT right of way, TXDOT will have no comment.

**Sun Metro**

As per City Municipal Code 20.14.070, applicant needs to submit to Sun Metro a request for a letter from the Director of Sun Metro indicating the main entrance of the property is within one thousand feet of a mass transit system route.

Letter has been submitted (see attachment 6).

**El Paso Fire Department**

No objections.

**El Paso Police Department**

No objections.

**El Paso Water Utilities**

1. EPWater does not object to this request.

**Water:**

2. There is an existing 4-inch diameter water main extending along the Alley between Alameda Avenue and Pera Street. This water main is available for service.
3. There is an existing 12-inch diameter water main that extends along Alameda Avenue. This water main is available for service.
4. EPWater records indicate (1) ¾" active service meter on the property with 3722 Alameda Avenue as the services address.
5. Previous water pressure from fire hydrant #080 located at Steven Street and SW corner of Alameda Avenue, has yielded a static pressure of 94 psi, a residual pressure of 86 psi, and a discharge of 1,300 gallons per minute.
6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

7. There is an existing 8-inch diameter sanitary sewer main extending along the Alley between Alameda Avenue and Pera Street. This main is available for service.

**General:**

8. Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.
9. 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 Division**

- 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.

**Attachments**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Sun Metro / Letter
7. Parking Study

PZST17-00003





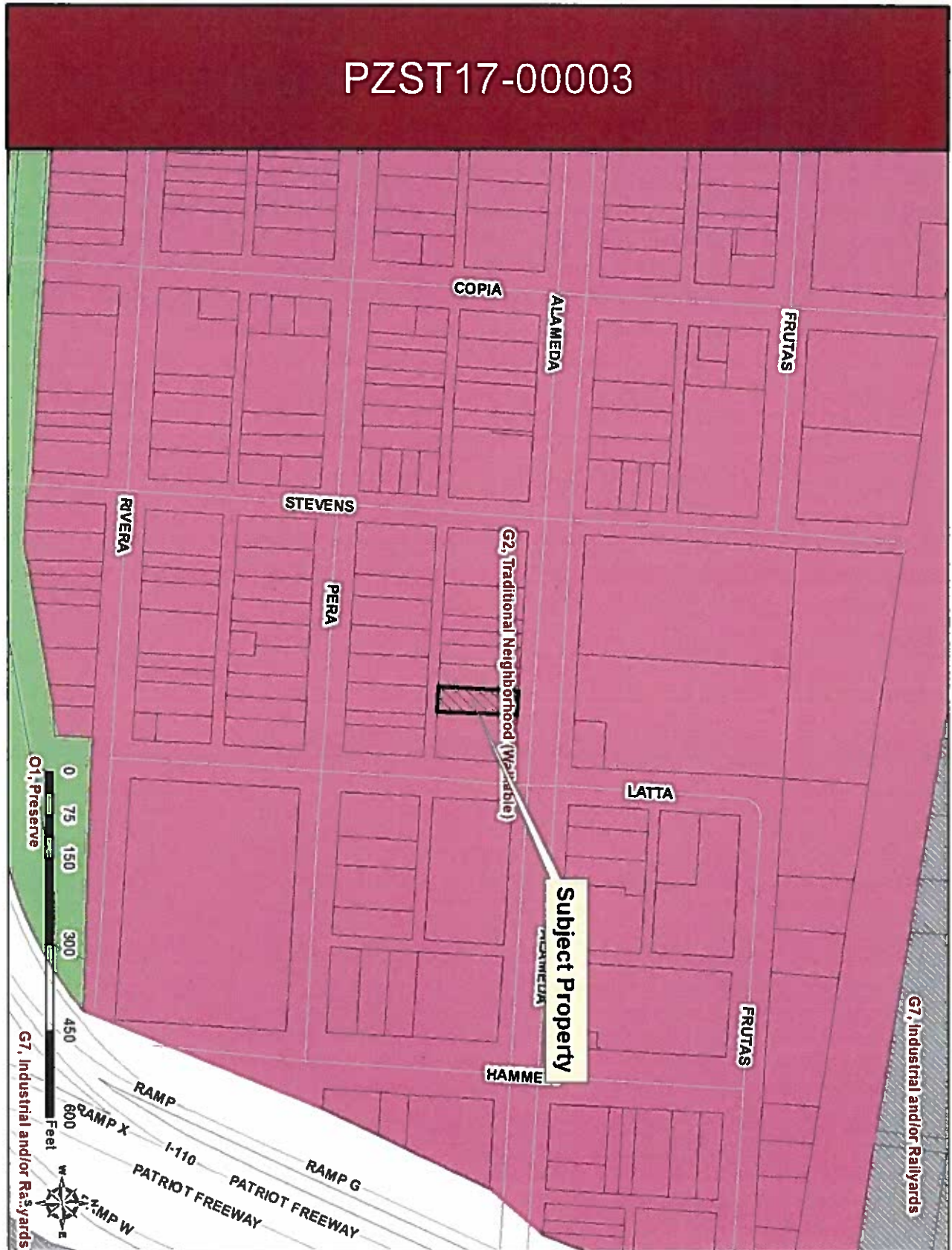
ATTACHMENT 2: AERIAL MAP

PZST17-00003

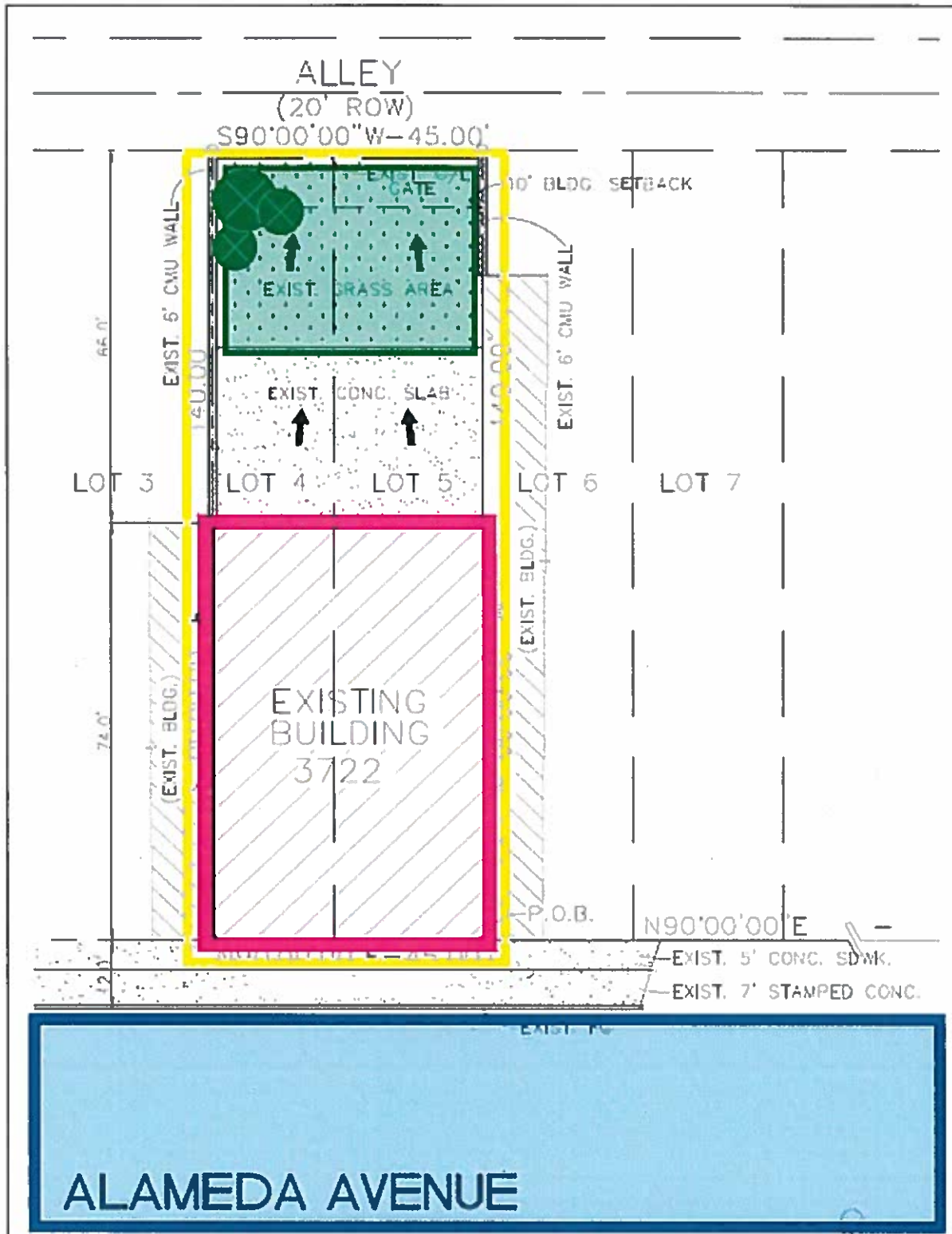




ATTACHMENT 3: FUTURE LAND USE MAP



**ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN**





## ATTACHMENT 5: ELEVATIONS



## ATTACHMENT 6: SUN METRO / LETTER



### Sun Metro

April 25, 2017

Mayor  
Oscar Leeser

Patricia Juarez  
160 N Collingsworth  
El Paso, Texas 79905

#### City Council

District 1  
Peter Svarzbein

Attn: Patricia Juarez

District 2  
Larry Romero

Dear Ms. Juarez:

District 3  
Emma Acosta

Please be advised that your project at 3722 Alameda is situated within 1000 feet of a mass transit system routes. Sun Metro's Routes 21, 22, 25, 61, 62 and 66 travel along Alameda with a bus stop located east of the site. It was measured to be approximately 240 ft. from the subject property respectively. Sun Metro will also be operating the future Alameda Brio RTS along Alameda in the coming months.

District 4  
Carl L. Robinson

Sun Metro recommends approval of this parking reduction request is based on the Ordinance 20.14.070 of the El Paso Municipal Code, Parking Reduction section A:

District 5  
Dr. Michiel R. Noe

District 6  
Claudia Ordaz

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... etc.

District 7  
Lily Limón

Please call Ismael B. Segovia at (915) 212-3376 if you have any questions regarding this matter.

District 8  
Cortney C. Niland

Sincerely,

City Manager  
Tommy Gonzalez

A handwritten signature in black ink, appearing to read "Jay Banasiak".

Jay Banasiak  
Director

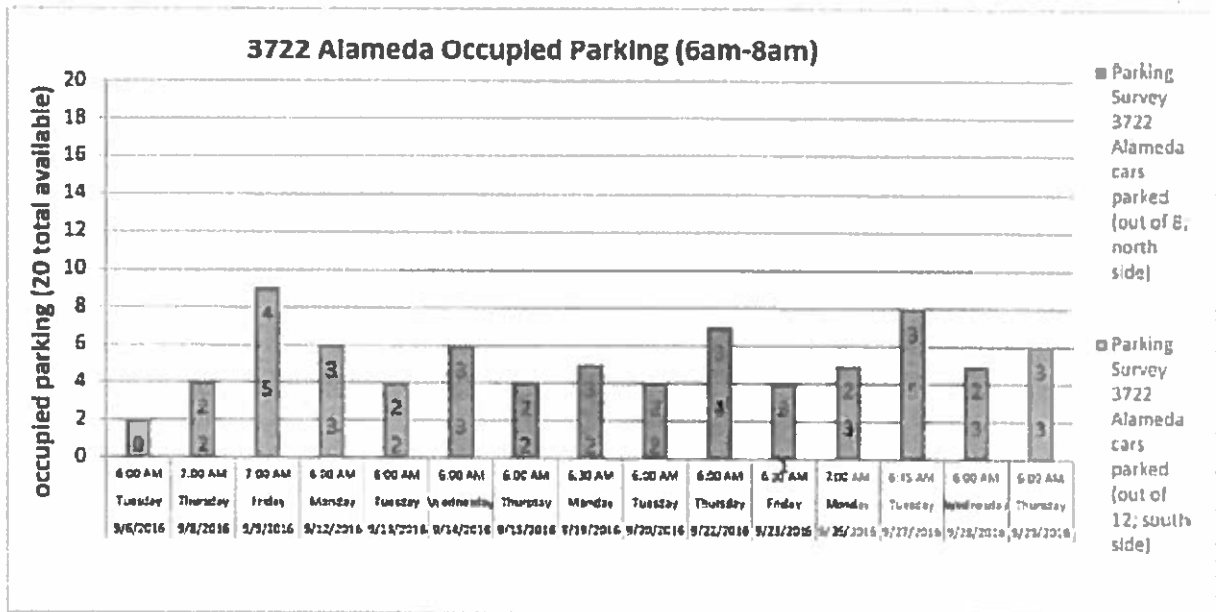
cc: Ismael B. Segovia, Transit Oriented Development Project Manager

Jay Banasiak – Director  
10151 Montana | El Paso, Texas 79925 | 915.212.3333 | sunmetro.net

*"Delivering Outstanding Services"*

## ATTACHMENT 7: PARKING STUDY

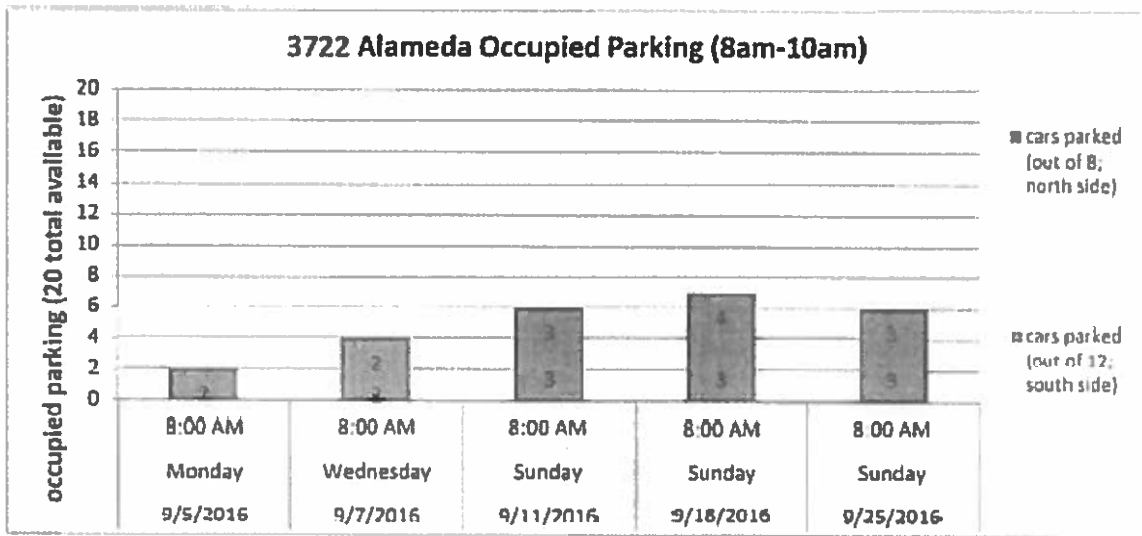
### Parking Survey for 3722 Alameda, El Paso TX 79905



date	day of the week	time	cars parked (out of 12; south side)	cars parked (out of 8; north side)
9/6/2016	Tuesday	6:00 AM	2	0
9/8/2016	Thursday	7:00 AM	2	2
9/9/2016	Friday	7:00 AM	5	4
9/12/2016	Monday	6:00 AM	3	3
9/13/2016	Tuesday	6:00 AM	2	2
9/14/2016	Wednesday	6:00 AM	3	3
9/15/2016	Thursday	6:00 AM	2	2
9/17/2016	Saturday	7:00 AM	2	2
9/19/2016	Monday	6:30 AM	2	3
9/20/2016	Tuesday	6:00 AM	2	2
9/22/2016	Thursday	6:00 AM	4	3
9/23/2016	Friday	6:00 AM	1	3
9/24/2016	Saturday	7:00 AM	3	4
9/26/2016	Monday	7:00 AM	3	2
9/27/2016	Tuesday	6:45 AM	5	3
9/28/2016	Wednesday	6:00 AM	3	2
9/29/2016	Thursday	6:00 AM	3	3

## ATTACHMENT 7: PARKING STUDY CONT'.

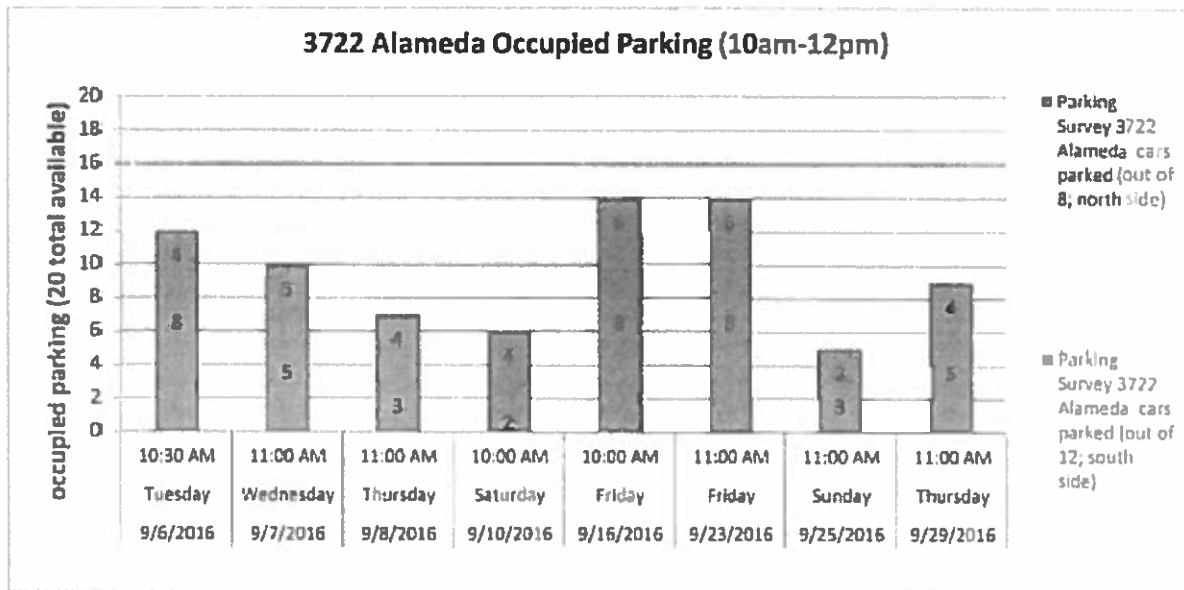
### Parking Survey for 3722 Alameda, El Paso TX 79905



date	day of the week	time	cars parked (out of 12; south side)	cars parked (out of 8; north side)
9/5/2016	Monday	8:00 AM	0	2
9/7/2016	Wednesday	8:00 AM	2	2
9/11/2016	Sunday	8:00 AM	3	3
9/18/2016	Sunday	8:00 AM	3	4
9/25/2016	Sunday	8:00 AM	3	3

## ATTACHMENT 7: PARKING STUDY CONT'.

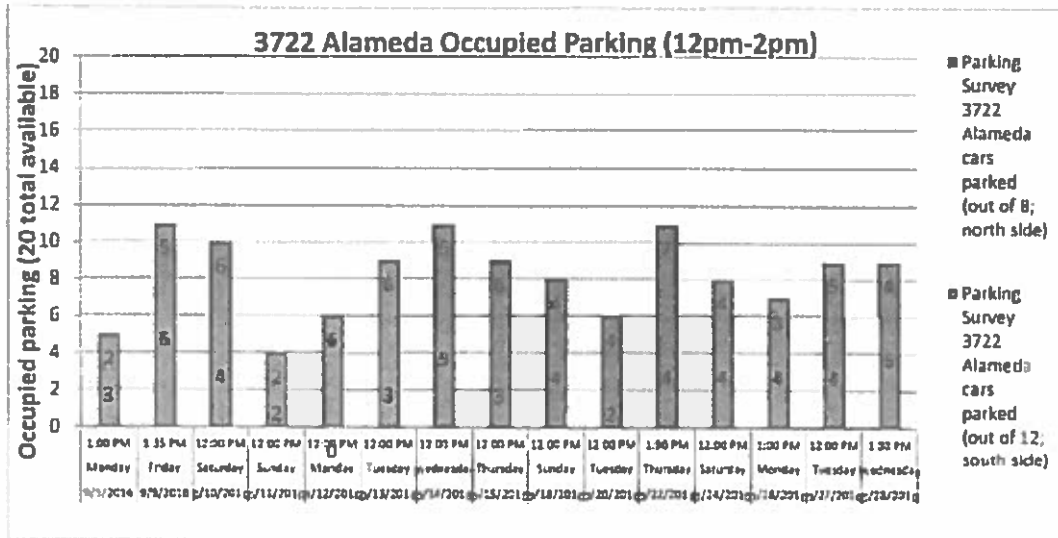
### Parking Survey for 3722 Alameda, El Paso TX 79905



date	day of the week	time	cars parked (out of 12; south side)	cars parked (out of 8; north side)
9/6/2016	Tuesday	10:30 AM	8	4
9/7/2016	Wednesday	11:00 AM	5	5
9/8/2016	Thursday	11:00 AM	3	4
9/10/2016	Saturday	10:00 AM	2	4
9/16/2016	Friday	10:00 AM	8	6
9/23/2016	Friday	11:00 AM	8	6
9/25/2016	Sunday	11:00 AM	3	2
9/29/2016	Thursday	11:00 AM	5	4

## ATTACHMENT 7: PARKING STUDY CONT'.

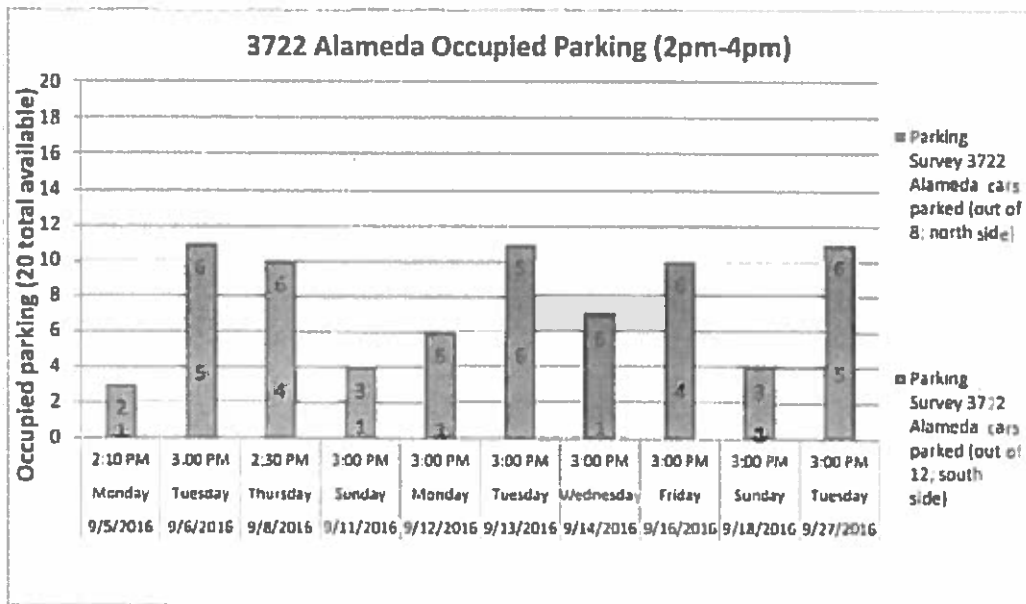
### Parking Survey for 3722 Alameda, El Paso TX 79905



date	day of the week	time	cars parked (out of 12; south side)	cars parked (out of 8; north side)
9/5/2016	Monday	1:00 PM	3	2
9/9/2016	Friday	1:35 PM	6	5
9/10/2016	Saturday	12:00 PM	4	6
9/11/2016	Sunday	12:00 PM	2	2
9/12/2016	Monday	12:00 PM	0	6
9/13/2016	Tuesday	12:00 PM	3	6
9/14/2016	Wednesday	12:00 PM	5	6
9/15/2016	Thursday	12:00 PM	3	6
9/18/2016	Sunday	12:00 PM	4	4
9/20/2016	Tuesday	12:00 PM	2	4
9/22/2016	Thursday	1:00 PM	4	7
9/24/2016	Saturday	12:00 PM	4	4
9/26/2016	Monday	1:00 PM	4	3
9/27/2016	Tuesday	12:00 PM	4	5
9/28/2016	Wednesday	1:30 PM	5	4

## ATTACHMENT 7: PARKING STUDY CONT'

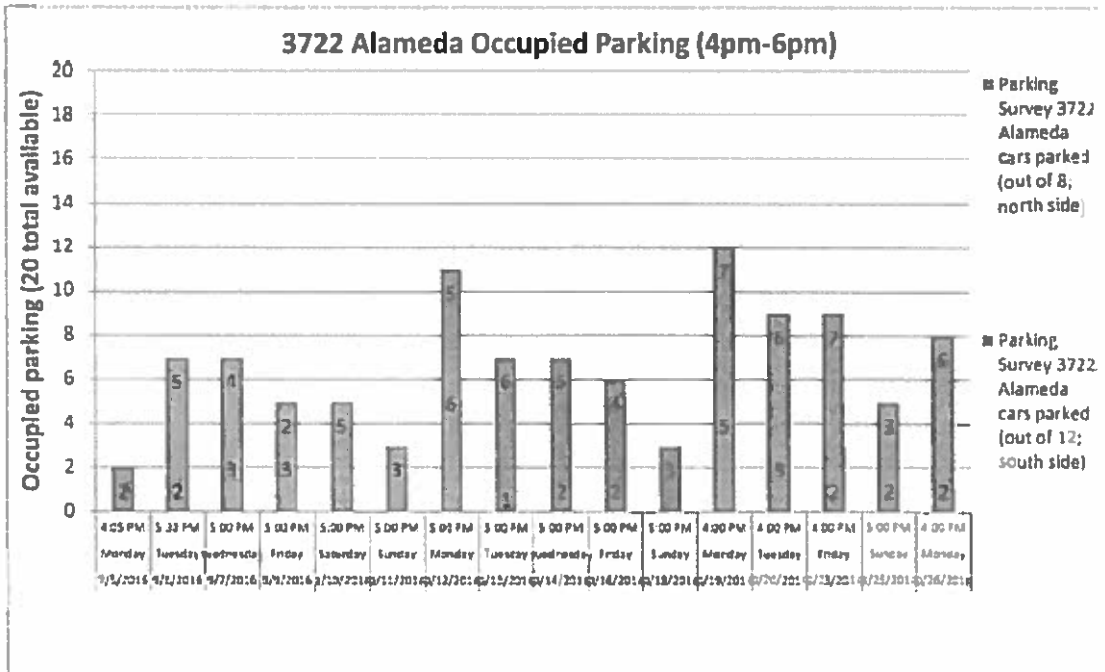
### Parking Survey for 3722 Alameda, El Paso TX 79905



date	day of the week	time	cars parked (out of 12; south side)	cars parked (out of 8; north side)
9/5/2016	Monday	2:10 PM	1	2
9/6/2016	Tuesday	3:00 PM	5	6
9/8/2016	Thursday	2:30 PM	4	6
9/11/2016	Sunday	3:00 PM	1	3
9/12/2016	Monday	3:00 PM	1	5
9/13/2016	Tuesday	3:00 PM	6	5
9/14/2016	Wednesday	3:00 PM	1	6
9/16/2016	Friday	3:00 PM	4	6
9/18/2016	Sunday	3:00 PM	1	3
9/27/2016	Tuesday	3:00 PM	5	6

## ATTACHMENT 7: PARKING STUDY CONT'.

### Parking Survey for 3722 Alameda, El Paso TX 79905

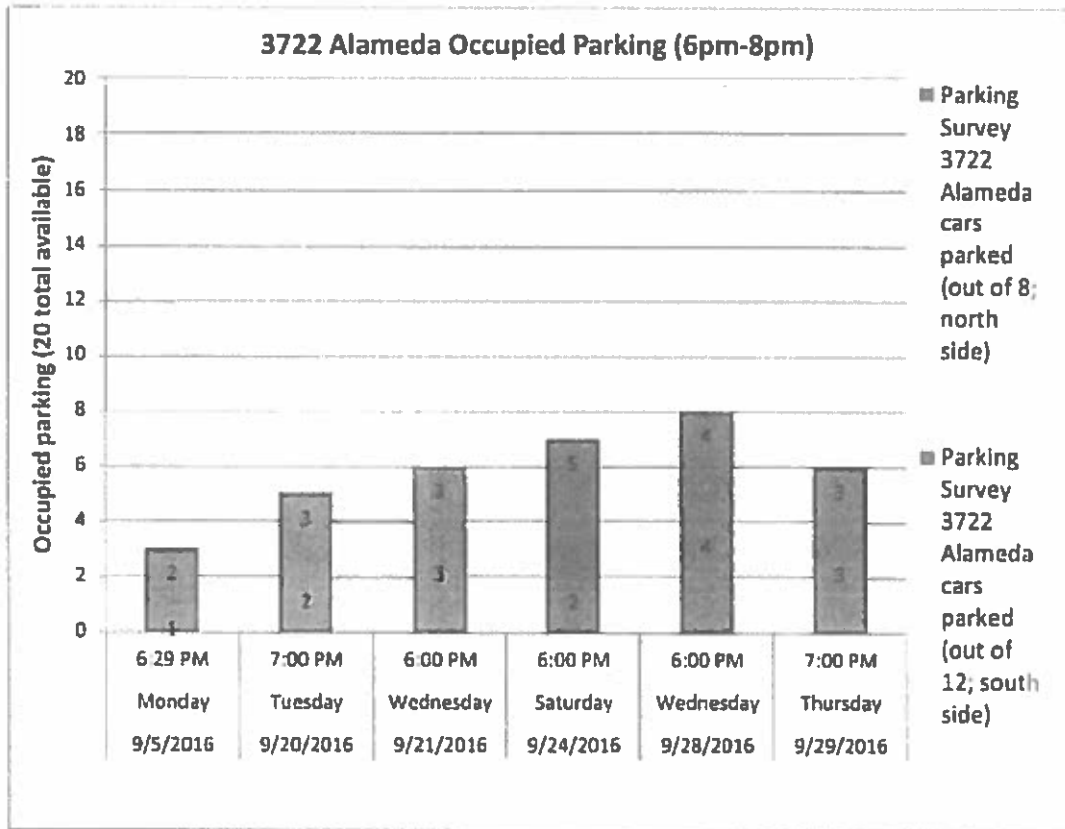


date	day of the week	time	cars parked (out of 12; south side)	cars parked (out of 8; north side)
9/5/2016	Monday	4:05 PM	0	2
9/6/2016	Tuesday	5:30 PM	2	5
9/7/2016	Wednesday	5:00 PM	3	4
9/9/2016	Friday	5:00 PM	3	2
9/10/2016	Saturday	5:00 PM	0	5
9/11/2016	Sunday	5:00 PM	0	3
9/12/2016	Monday	5:00 PM	6	5
9/13/2016	Tuesday	5:00 PM	1	6
9/14/2016	Wednesday	5:00 PM	2	5
9/16/2016	Friday	5:00 PM	2	4
9/18/2016	Sunday	5:00 PM	0	3
9/19/2016	Monday	4:00 PM	5	7
9/20/2016	Tuesday	4:00 PM	3	6
9/23/2016	Friday	4:00 PM	2	7
9/25/2016	Sunday	5:00 PM	2	3
9/26/2016	Monday	4:00 PM	2	6



## ATTACHMENT 7: PARKING STUDY CONT'.

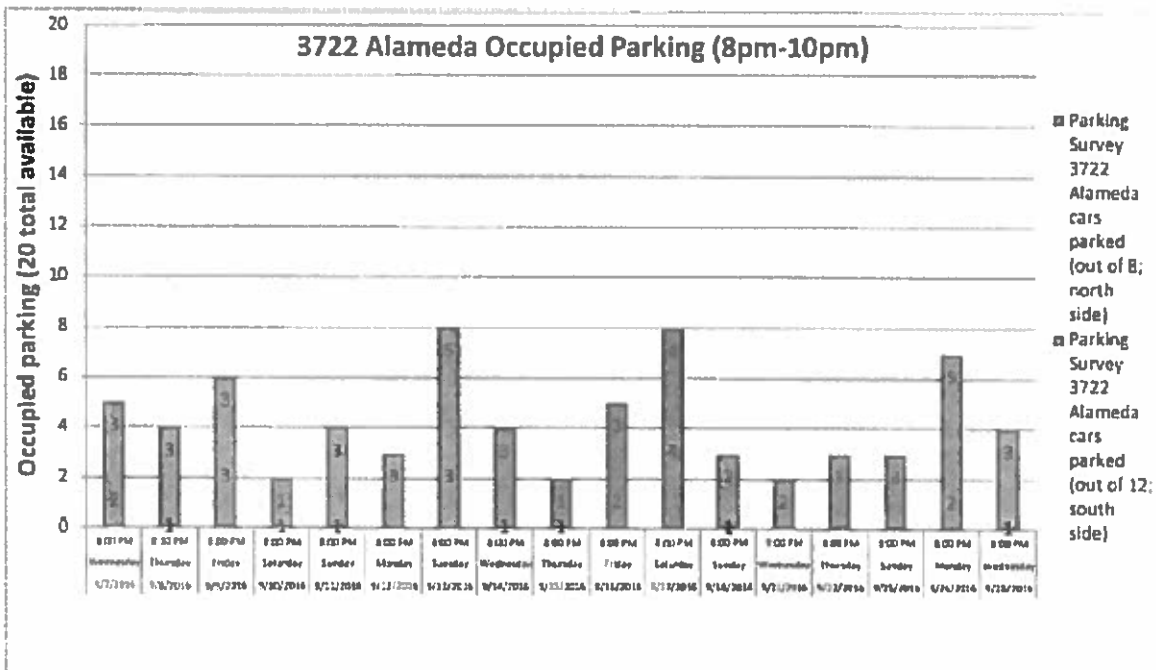
### Parking Survey for 3722 Alameda, El Paso TX 79905



date	day of the week	time	cars parked (out of 12; south side)	cars parked (out of 8; north side)
9/5/2016	Monday	6:29 PM	1	2
9/20/2016	Tuesday	7:00 PM	2	3
9/21/2016	Wednesday	6:00 PM	3	3
9/24/2016	Saturday	6:00 PM	2	5
9/28/2016	Wednesday	6:00 PM	4	4
9/29/2016	Thursday	7:00 PM	3	3

## ATTACHMENT 7: PARKING STUDY CONT'.

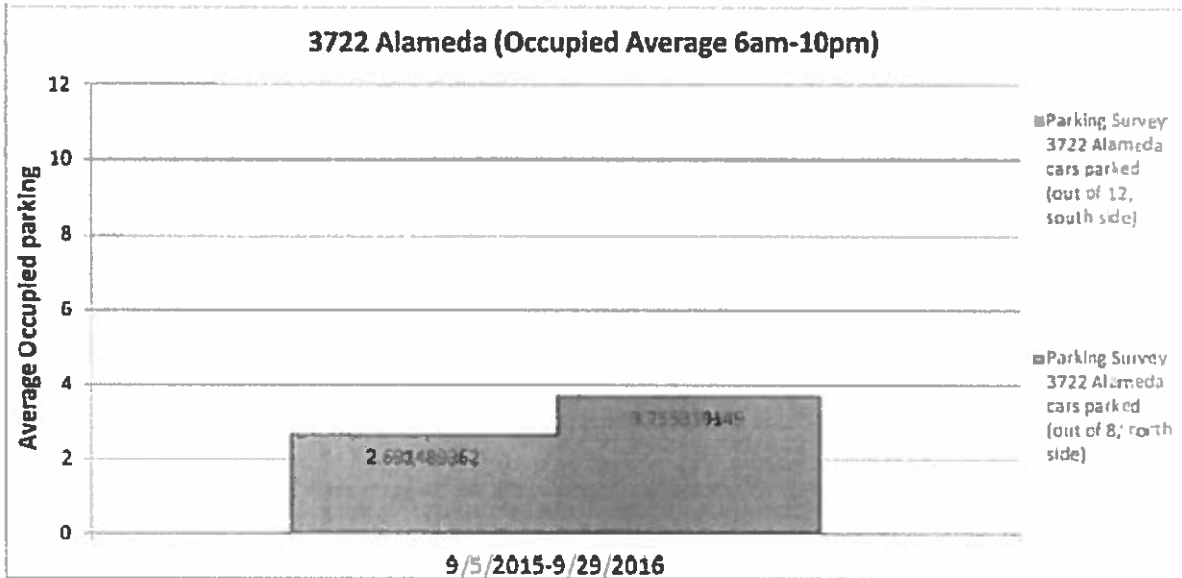
### Parking Survey for 3722 Alameda, El Paso TX 79905



date	day of the week	time	cars parked (out of 12; south side)	cars parked (out of 8; north side)
9/7/2016	Wednesday	8:00 PM	2	3
9/8/2016	Thursday	8:30 PM	1	3
9/9/2016	Friday	8:00 PM	3	3
9/10/2016	Saturday	8:00 PM	1	1
9/11/2016	Sunday	8:00 PM	1	3
9/12/2016	Monday	8:00 PM	0	3
9/13/2016	Tuesday	8:00 PM	3	5
9/14/2016	Wednesday	8:00 PM	1	3
9/15/2016	Thursday	8:00 PM	1	1
9/16/2016	Friday	8:00 PM	2	3
9/17/2016	Saturday	8:00 PM	4	4
9/18/2016	Sunday	8:00 PM	1	2
9/21/2016	Wednesday	9:00 PM	0	2
9/22/2016	Thursday	8:00 PM	0	3
9/25/2016	Sunday	8:00 PM	0	3
9/26/2016	Monday	8:00 PM	2	5
9/28/2016	Wednesday	8:00 PM	1	3

**ATTACHMENT 7: PARKING STUDY CONT'.**

**Parking Survey for 3722 Alameda, El Paso TX 79905**



Daily Total Averages		
Day	South (20 av)	North (12 av)
Monday	2.06	3.63
Tuesday	3.44	4.25
Wednesday	2.67	3.67
Thursday	2.69	3.62
Friday	4	4.45
Saturday	2.44	3.89
Sunday	1.71	2.93



## **Recommendation/Public Input**

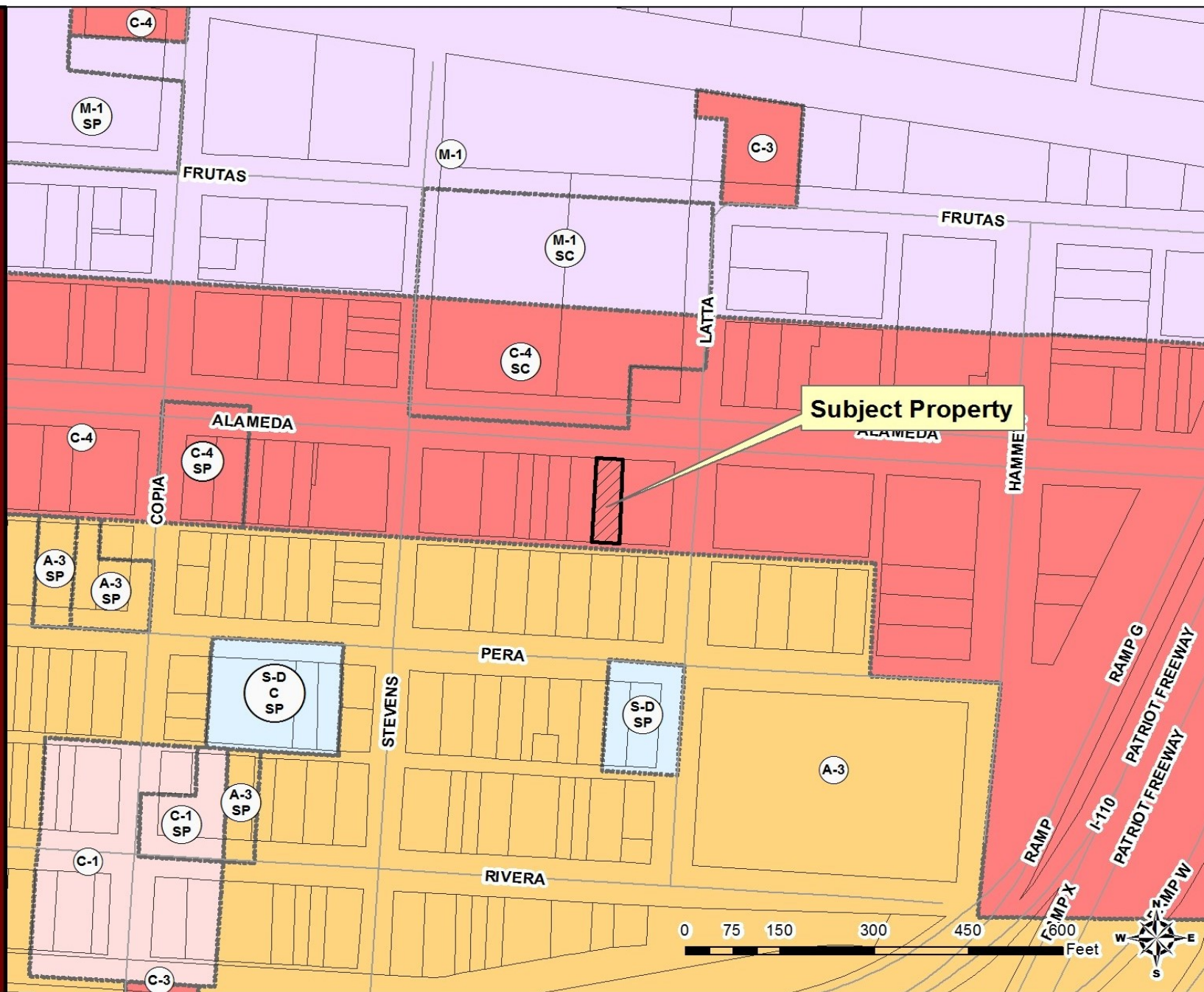
- Planning Division recommendation: Approval
- CPC Vote: 5-0

Public Input: The Planning Division received one phone call on July 13, 2017 in opposition of the rezoning request.

### **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

PZST17-00003



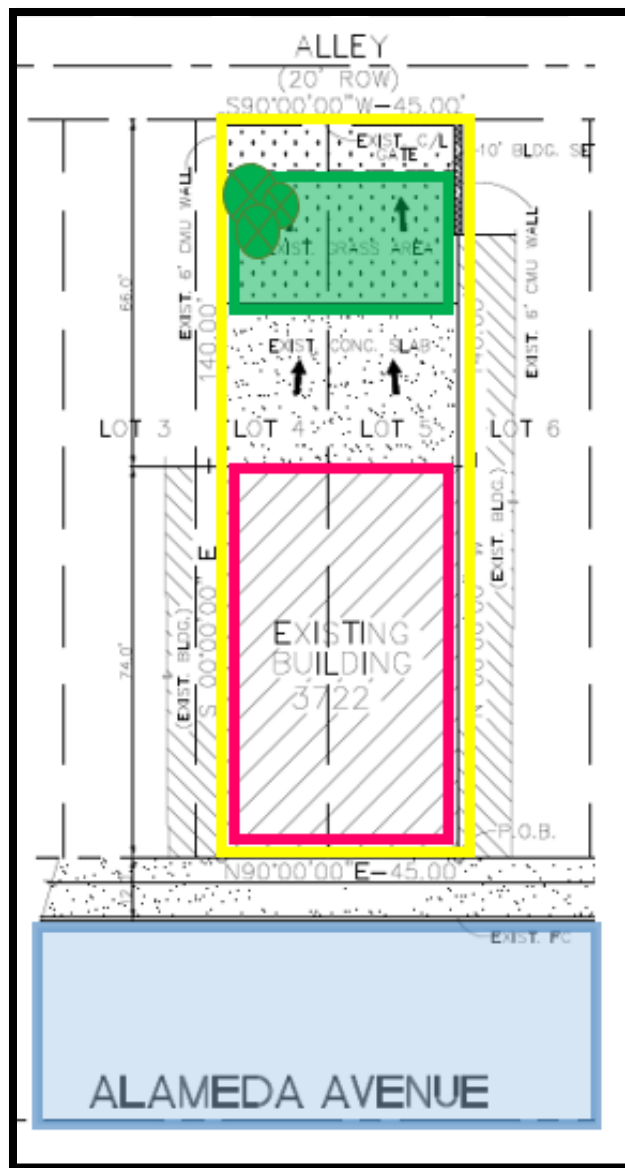


PZST17-00003





## Detailed Site Plan



### Parking Calculations

Required

Proposed

9

0

### Existing Landscaping

2,970 sq. ft.

*"Delivering Outstanding Services"*





## Elevations

'25

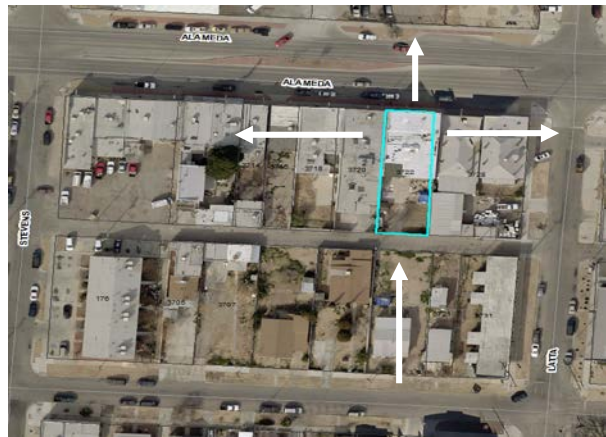




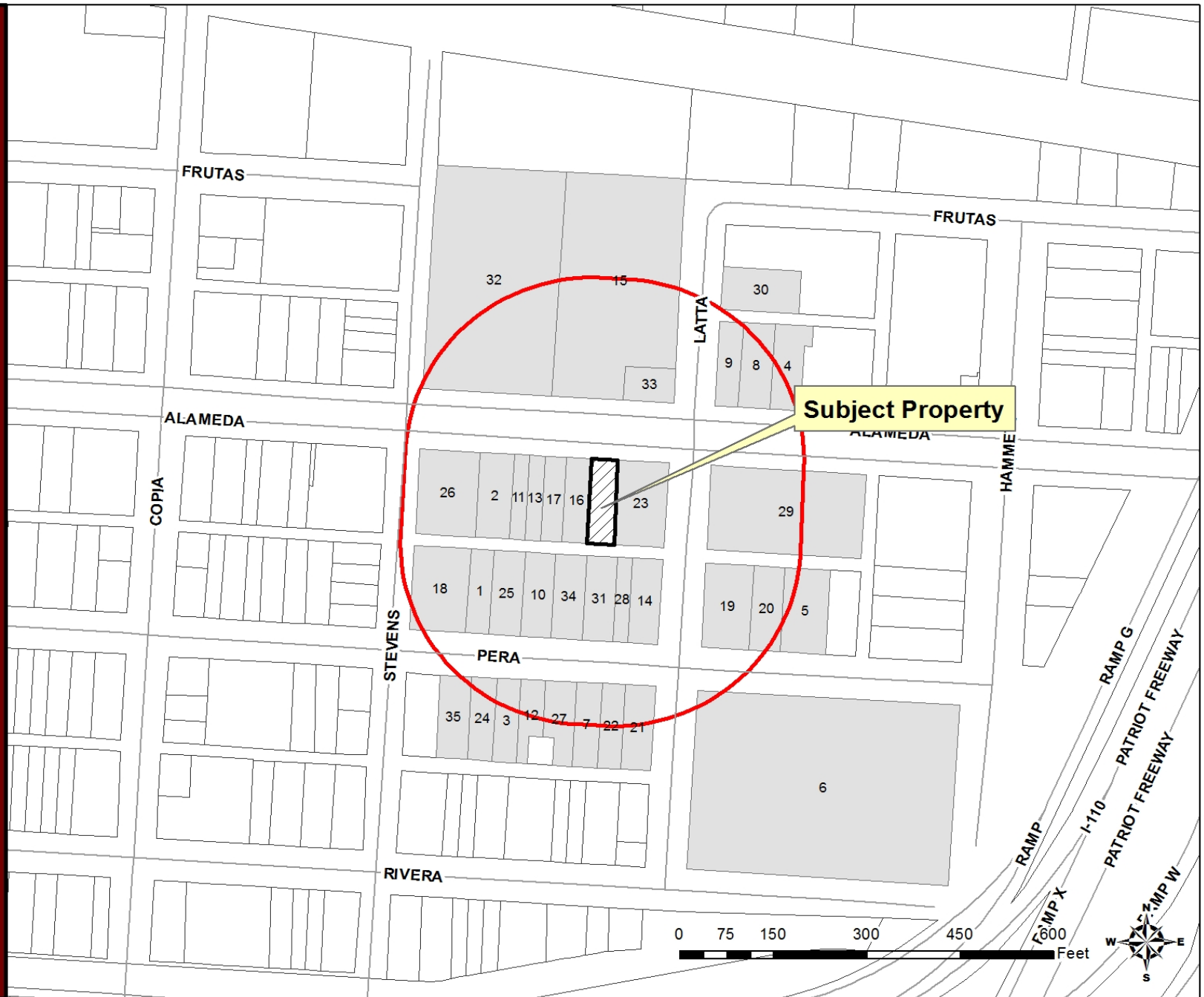


Subject Property





PZST17-00003



ALAMEDA

STEVENS

3704

3714

3716

3718

3720

3722

3728

176

3705

3707

3709

3717

3719

3721

3731



**BEER**  
DRIVE-THRU  
→

**BARTOLI**  
**DE**  
**BEER &**

**3716**

- CLAMATOS
- PREPARADOS
- VASO MICHELADA
- JUGOS
- SODAS
- CIGARROS
- HIELO
- LECHE

- VASO CLAMATOS
- MICHELADA
- JUGOS
- SODAS
- CIGARRETTES
- ICE
- MILK
- EGGS

**DRIVE-THRU**  
↓





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