

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

**DEPARTMENT:** Streets and Maintenance  
**AGENDA DATE:** Introduction: October 20, 2015  
Public Hearing: October 27, 2015

**CONTACT PERSON/PHONE:** Ted Marquez, Director, Department of Transportation (915) 212-7015

**DISTRICT(S) AFFECTED:** 8

**STRATEGIC GOAL:** No. 3: Promote the Visual Image of El Paso  
No. 7: Enhance and Sustain El Paso's Infrastructure Network

**SUBJECT:**

Approve an ordinance amending Title 12 (Vehicles and Traffic), Section 12.44.280 (Restrictions on Parking in Residential Parking Districts) to amend the definition of a residential property to include apartment complexes with five or more dwelling units in a designated historical district, and to revise the provisions regarding the issuance of permits. The penalty being as provided in section 12.84.010 and chapter 12.85 of the El Paso City Code.

**BACKGROUND / DISCUSSION:**

The request for separate consideration for apartment owners and apartment dwellers within residential parking districts within historical districts was received in late 2014. Due to the limited number of on-site parking sites available in historical districts city staff recommends that apartment complexes with five or more dwelling units be considered a residential property for the purposes of obtaining parking permits, and that there is no need to prioritize distribution of parking permits to owners and tenants of a residential property.

**SELECTION SUMMARY:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

Account No: N/A  
Funding Source: N/A  
Amount: N/A

**BOARD / COMMISSION ACTION:**

N/A

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

**DEPARTMENT HEAD:**

Ted Marquez, P.E., Director, Department of Transportation

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND TITLE 12 (VEHICLES AND TRAFFIC), SECTION 12.44.280 (RESTRICTIONS ON PARKING IN RESIDENTIAL PARKING DISTRICTS) TO AMEND THE DEFINITION OF A RESIDENTIAL PROPERTY TO INCLUDE APARTMENT COMPLEXES WITH FIVE OR MORE DWELLING UNITS IN A DESIGNATED HISTORICAL DISTRICT, AND TO REVISE THE PROVISIONS REGARDING THE ISSUANCE OF PERMITS; THE PENALTY BEING AS PROVIDED IN SECTION 12.84.010 AND CHAPTER 12.85 OF THE EL PASO CITY CODE.**

**WHEREAS**, due to restrictions in historical districts, there is a limited number of on-site parking available for tenants of the apartment complexes; and

**WHEREAS**, City staff has recommended that apartment complexes with five or more dwelling units that is within a designated historical district be considered a residential property for the purposes of obtaining residential parking permits, and that there is no longer need to prioritize distribution of parking permits to owners and tenants of a residential property.

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

Section 1. That Chapter 12.44 (Stopping, standing and parking generally), Section 12.44.280, (Restrictions on parking in residential parking districts), of the El Paso City Code, is amended to read as follows:

**12.44.280, Restrictions on parking in residential parking districts.**

A. Policy. It is the policy of the city to reduce hazardous traffic conditions and congested parking conditions resulting from the use of streets within areas zoned for residential uses for the parking of vehicles by persons using commercial, industrial, governmental and education facilities to protect the residents of designated residential districts from unreasonable burdens in gaining access to their residences; to preserve the character of designated residential districts as residential districts; to preserve historic districts and allow parking for tenants due to the restrictions placed in historic districts; to promote efficiency in the maintenance of those streets in a clean and safe condition; to preserve the value of the property in those districts; to preserve the safety of motorists, children and other pedestrians; and to the peace, order, comfort, convenience and welfare of the inhabitants of the city.

B. Definitions. The following definitions shall apply to this section:

"Block" means a continuous area adjacent to a street between street intersections on one or both sides of such street or, in the instance of a dead end street, the contiguous area from the last intersection of that street with another street to the end of such street on one or both sides of such street.

"Light density residential district" shall have the same meaning as defined in City Code Section 20.06.010 A. table insert.

"Owner" means an owner of record in the El Paso County Clerk's records of a property within a residential parking district.

"Property" means a parcel of land containing at least one residential dwelling unit and has a property or parcel identification number issued by the central appraisal district.

"Resident" means the owner or tenant who occupies a residential property in a light density residential district.

"Residential property" means premises containing one or more dwelling units in a light density residential district, such as single-family homes, duplexes, condominiums and apartment complexes with four or fewer units that contain habitable rooms for nontransient occupancy and are designed primarily for living, sleeping, cooking and eating therein, unless such premises are actually occupied and used exclusively for other purposes. Apartment complexes with five or more dwelling units that are within a designated Historical District shall be considered residential. Dormitories, boardinghouses with five or more units, and hotels, hotel suites, motels, and day care centers shall not be considered residential.

C. Creation of residential parking districts.

1. Creation: Residential parking districts shall be created and dissolved by ordinance. Residential parking districts established in Section 12.88.200 shall continue in existence until removed by amendment to that section.
  - a. Districts initiated by city council. City representatives may propose to create or dissolve a residential parking district by submitting a proposal to the traffic engineer. When the proposal is to create a district, the traffic engineer shall evaluate the need for the district using the criteria set forth in this section, evaluate the appropriate boundaries for such district and submit his findings and recommendations to the city council. The city council by ordinance shall determine whether to create or dissolve residential parking districts.
  - b. Districts initiated by property owners. To initiate the creation of a residential parking district, one or more property owners shall submit an application to create a residential parking district. No fee shall be charged for the application for the creation of a residential parking district. The application shall identify the block or blocks that are proposed to be in the residential parking district. All applicants shall own property in at least one of the blocks identified in the application. The traffic engineer shall evaluate the need for residential parking restrictions in the block or blocks identified in the application and the area surrounding such block or blocks, following the criteria set forth in this section. If the criteria are met, the traffic engineer shall recommend appropriate boundaries for the district. The traffic engineer shall include in his evaluation the reasons why the block or blocks meet or do not meet the criteria. All applications, evaluations and recommendations of the traffic engineer shall be submitted to the city council for approval or denial of creating the residential parking district. After a residential parking district is created, owners may petition, as described in this section, for residential parking restrictions in one or more blocks within the district.
2. Criteria. The following conditions shall exist in order to create a residential parking district:
  - a. Vehicles registered to people who are not residents of the block or blocks that are proposed to be in a residential parking district are parked in such block or blocks, utilizing more than sixty percent of the available curbside parking at the same times and days throughout a week or portion of a week; and
  - b. Commercial, governmental, industrial or educational facilities exist close enough to the block or blocks in the proposed district that users of nonresidential vehicles parked on the street in the block could readily use such facilities; and

- c. That unreasonable burdens exist for the residents of the block or blocks in the proposed district in securing adequate on street parking and gaining access to their places of residence because of street parking of nonresidential vehicles; and
  - d. An inadequate number of parking spaces exist for residents and nonresidents to park their vehicles in the block or blocks in the proposed district; and
  - e. There is a need for the residents of the block or blocks in the proposed district to obtain on street parking adjacent to or close by their place of residence; and
  - f. A safety issue has been identified because of congested street parking block or blocks in the proposed district; and
  - g. The traffic engineer determines that a parking permit system would alleviate the lack of parking for residents of the block or blocks in the proposed district.
  - h. The blocks in the proposed district are zoned as a light density residential district.
3. Application for petition: After a residential parking district is established, owners of property in the district who want residential parking restrictions placed on one or more blocks within the district shall follow the following procedures:
- a. Application: One or more owners of property in a block must complete, sign and submit to the traffic engineer an application for residential parking restrictions in one or more blocks within a residential parking district. The application shall be on a form approved by the traffic engineer. The applicant shall state the location of the block or blocks that the applicant is requesting to be subject to the residential parking restrictions and the factual information concerning parking conditions in the area identified in the application, including information concerning the conditions described in Section 12.44.280 C.2.b. through f.
  - b. Application fee: There shall be a non-refundable application fee in the established amount.
  - c. Petition requirements: Once a completed application with accompanying application fee has been received by the traffic engineer, the traffic engineer will verify the existence of commercial, industrial, governmental or education facilities as described in this section. If the traffic engineer makes such verification, he shall provide a petition to the applicant, which, when returned must meet the following criteria to be considered valid.
    - 1) The petition must be signed by the owners of seventy five percent of the property in the block or blocks identified in the petition. If a property has multiple owners, only one of the owners is required to sign the petition.
    - 2) Petitions shall be on a form approved by the traffic engineer. Petitions shall contain (1) the signature of the owner, (2) the name of the owner in print, (3) the property or properties in the block owned by the owner, (4) the date the petition was issued by the traffic engineer to the applicant, (5) a precise statement that the purpose of the petition is to request that residential parking restrictions be put in place and (6) a description of the block or blocks in which the restrictions would be placed. The owner's name and property address shall be clearly printed or typed. The traffic engineer shall not consider illegible addresses or printed names when qualifying the petition.
    - 3) The petition shall be returned to the traffic engineer within thirty days from the time the traffic engineer provides the petition to the applicant, as shown by the date on the petition.

- 4) Upon submission of the completed petition to the traffic engineer, the applicant shall sign a certificate on a form approved by the traffic engineer declaring that to the best of his knowledge and belief, each signature was that of an owner of property in the block or blocks proposed for residential parking restrictions.
  4. Traffic engineer's evaluation. Upon receipt of a petition meeting the requirements of this section, the traffic engineer shall evaluate the nature and extent of the problems, if any, caused by nonresidential parking in each block using the criteria set forth in Section 12.44.280 C.2.a. through h. If deemed necessary by the traffic engineer, more detailed studies shall be conducted including, but not limited to an inventory of legal curbside parking spaces available.
  5. Notice. The traffic engineer shall notify the applicant within thirty days of the day the petition is submitted to the office of the traffic engineer whether the applicant has met the requirements for the implementation of residential parking restrictions, citing any requirements that have not been met.
  6. Designation of date. If the traffic engineer determines that the requirements of this section have been met, he shall designate a date on which the parking requirements of the block or blocks begin and notify the applicant.
  7. Appeal. When the traffic engineer does not find that the applicant has met the requirements to impose residential parking restrictions, the traffic engineer shall send the applicant notice of his decision. The applicant may appeal the decision to the city council by submitting an appeal to the traffic engineer on a form approved by the traffic engineer. The appeal must be submitted within fifteen consecutive calendar days after the date of applicant's receipt of the notice of the traffic engineer's decision. The appeal shall state the basis for the appeal specifying any findings by the traffic engineer that the appellant asserts are in error.
- D. Removal of parking restrictions, dissolution of residential traffic parking districts.
1. Right to apply. Except as provided in this section, an owner of property in a residential parking district may petition to have the parking restrictions of such district removed as to the block in which such person owns property or petition to have the entire residential parking district be dissolved.
  2. Application for petition.
    - a. Application: One or more owners of property in a block within a residential parking district shall complete, sign and submit to the traffic engineer an application to remove the parking restrictions of a residential traffic parking district from one or more blocks within the district or to dissolve the entire district. The application shall be on a form approved by the traffic engineer. The applicant shall state the location of the block or blocks that are the subject of the application or the location of the residential parking district if the dissolution of the district is sought.
    - b. Application fee: There shall be a non-refundable application fee in the established amount which shall be paid at the time the application is filed.
    - c. Petition requirements: The traffic engineer shall verify the location of the block or district upon receipt of an application. A petition will be given to the applicant, which, when returned must meet the following criteria to be considered valid.
      - 1) The petition must be signed by at least one of the owners of seventy-five percent of the property in the block, blocks or district identified in the petition.
      - 2) Petitions shall be on a form approved by the traffic engineer. Petition shall contain (1) the signature of the owner, (2) the name of the owner in print (3) the property or

properties in the block owned by the owner, (4) the date the petition was issued by the traffic engineer to the applicant, (5) a precise statement that the purpose of the petition is to remove the traffic parking restrictions of the residential parking district for the block or blocks identified in the petition or that the purpose is to dissolve a residential parking district (6) the boundaries of the district or block(s) that are the subject of the petition. The owner's name and property address shall be clearly printed or typed. The traffic engineer shall not consider illegible addresses or printed names when qualifying the petition.

- 3) The petition shall be returned to the traffic engineer within thirty days from the time the traffic engineer provides the petition to the applicant as shown by the date on the petition.
  - 4) Upon submission of the completed petition to the traffic engineer, the applicant shall sign a certificate on a form approved by the traffic engineer declaring that to the best of his knowledge and belief, each signature was signed by an owner of property in the block or blocks or district identified in the petition.
3. Traffic engineer's evaluation. Upon receipt of a petition meeting the requirements of this section, the traffic engineer shall verify that the required signatures were provided in the petition and that the remaining requirements of this section have been met.
  4. Notice. The traffic engineer shall notify the applicant within thirty days of the day the petition is submitted to the office of the traffic engineer whether the applicant has met the requirements of this section, citing any requirements that have not been met.
  5. Designation of date. If the traffic engineer determines that the requirements of this section have been met, he shall designate a date on which the parking requirements of that district shall end in the block or blocks identified in the petition and instruct the appropriate city departments to remove all signage and revoke all permits and notify the applicant.
  6. Dissolution of district. If the traffic engineer determines that the requirements of this section have been met when the petition is submitted to dissolve the residential parking district, he shall submit the petition and his findings and recommendations to the city council for consideration and notify the applicants of his findings and recommendations. The city council shall determine by ordinance whether or not the residential parking district should be dissolved.
  7. Appeal. When the traffic engineer finds that the applicant has not met the requirements to remove parking restrictions from one or more blocks or to dissolve a residential parking district, the traffic engineer shall send the applicant notice of his decision. The applicant may appeal the decision to the city council by submitting an appeal to the traffic engineer on a form approved by the traffic engineer. The appeal must be submitted within fifteen consecutive calendar days after the date of applicant's receipt of the notice of the traffic engineer's decision. The appeal shall state the basis for the appeal specifying any findings by the traffic engineer that the appellant asserts are in error. The city council may uphold the decision of the traffic engineer, remand the matter to the traffic engineer for further consideration, or allow the removal of parking restrictions from one or more blocks or dissolve the residential parking district.
  8. One-year waiting period. The traffic engineer shall not accept applications for a petition to remove the parking restrictions of a residential parking district from one or more blocks that are within such district or to dissolve a residential parking district within one year from the date of designation of such district by the city council except as provided in this section.
  9. Six-month waiting period. Property owners who meet the requirements of this section to remove the parking restrictions of a block or blocks within a residential parking district may have such

parking restrictions rescinded between six months and one-year after the designation of the restrictions on parking in such block or blocks by the traffic engineer, provided they pay to the city the cost of labor and materials to remove the parking restriction signs in the block, blocks or district. Property owners who meet the requirements of this section to dissolve the residential parking district may have such parking restrictions rescinded between six months and one-year after the designation of such district, provided they pay to the city the cost of labor and materials to remove the parking restriction signs in the block, blocks or district, provided that the city council has approved dissolving the district.

- E. Petitions for reinstatement of residential parking district. The traffic engineer shall not accept an application for the establishment of residential parking restrictions in one or more blocks within a district when the application includes a block in which residential parking restrictions previously existed and were eliminated within one year of the date of the application.
- F. Parking permits.
  - 1. Permit required. It shall be a violation for any person to park a motor vehicle on a city street in a curbside parking space on any day or during any hours in a residential parking district without the display, as required in this section, of a parking permit issued by the traffic engineer pursuant to this chapter ("parking permit") allowing the motor vehicle to be parked in the district and during the times specified on residential parking district signs posted in such district by the city.
  - 2. Effect of issuance of permit. A parking permit shall not guarantee or reserve to the holder a curbside parking space within a residential parking district. A parking permit shall not authorize the holder to cause to stand or park a motor vehicle at such places where parking is prohibited or during such times as when the stopping, standing or parking of motor vehicles is set aside for specified types of vehicles, nor exempt the holder from observance of any traffic regulation including, but not limited to, vehicle abandonment laws, towing laws or parking meter payment.
  - 3. Temporary suspension of permit. The traffic engineer may temporarily suspend the parking allowed pursuant to a parking permit for emergency or construction purposes within the residential parking district.
  - 4. Limitations on the issuance of parking permits.
    - a. The traffic engineer may limit the parking permit to certain hours of the day and certain days of the week in any residential parking district or a block within the district.
    - b. Only one permit shall be issued for each vehicle.
    - c. Permits may only be used in the residential parking district for which they are issued.
    - d. The traffic engineer may limit the number of vehicles that may be issued a permit for each household on each block or blocks within a residential parking district when such limitation is appropriate to accommodate the parking needs within the block or blocks in the district.
    - e. No permit shall be issued if the applicant has pending parking tickets issued in the city.
  - 5. Prohibitions regarding the use of parking permits.
    - a. The side of the permit showing the residential parking district for which the permit was issued shall be displayed in the vehicle at all times the vehicle is parked in the district for which it was issued in a manner that allows the entire permit to be viewed from outside the vehicle through the front windshield.
    - b. Expired permits shall not be displayed in parked vehicles.

- c. Permits shall be returned to the traffic engineer when the permit expires, the person to whom the permit was issued no longer resides in the residential parking district, and when the vehicle to which the permit was issued is loaned (for more than thirty days) or is stolen, sold or traded.
  - d. Permits shall not be transferred, provided that owners who obtain visitor permits from the traffic engineer may provide such visitor permits to their tenants.
  - e. Permits shall not be displayed in a vehicle for which the permit was not issued.
- 6. Requesting parking permits.
  - a. All parking permits under this section may be issued by the traffic engineer or his designee upon receipt of a completed application which provides the information required under this section.
  - b. All applicants must present a valid driver's license or other government-issued identification showing the applicant's photograph.
  - c. All applications shall be accompanied by the established fee for the parking permit(s) requested in the manner established in Section 12.44.280 M.
- G. Residential parking permits: The following requirements must be met before a residential parking permit may be issued.
  - 1. Residents: Each applicant must demonstrate that he is a current resident of the residential parking district for which the permit is to be issued by providing one of the following documents which shows that the applicant resides in the residential parking district:
    - a. A current electric, gas, telephone or water bill for service at the resident's address within the district that is dated within thirty days of the application for a permit;
    - b. A lease of premises or contract for sale of a residence that lists the applicant's residence within the district; or
    - c. Any other current valid document issued by a government agency that shows that the applicant resides within the district.
  - 2. Armed Forces: Members of the Armed Forces whose home of record is outside El Paso County and currently reside in a residential parking district are eligible to apply for a residential parking permit provided they show a valid military identification card and one of the following which shows that the applicant resides in the residential parking district:
    - a. A current electric, gas, telephone or water bill or application for service at the resident's address within the district that is dated within thirty days of the application for a permit;
    - b. A lease of premises or contract for sale of a residence that lists the applicant's residence within the district; or
    - c. Any other current valid document issued by a government agency that shows that the applicant resides within the district.
- H. Visitor parking permits.
  - 1. Eligibility. Visitor parking permits may be issued by the traffic engineer for each property in the residential parking district. Two visitor permits may be issued at no additional cost to owners and residents of a residential parking district who have purchased at least one residential parking permit.



2. Limitations. Visitor parking permits shall be subject to all the requirements and limitations for a residential parking permit.
- I. New resident temporary parking permit. A new resident temporary parking permit may be obtained from the traffic engineer by submitting an application in the same manner as is required in this section for applying for residential parking permits except that no document shall be required that contains the address located within the residential parking district. The new resident temporary parking permit shall expire at the end of the ninetieth day after its issuance and shall be subject to all other requirements and limitations of a residential parking permit. No residential parking permit shall be issued to the holder of new resident temporary parking permits until all new resident temporary parking permits issued to the applicant are returned to the traffic engineer.
  - J. Temporary one day parking permits. Any person who is eighteen years of age or older and a resident of a residential parking district may apply for one or more temporary one day parking permits. Such permits shall be for no more than four on the day specified in the permits. The application shall state the hours for which the permits are to be issued, the number of permits requested and that without the temporary permits, visitors to the applicant's residence would not be able to park their vehicles without violating parking ordinances. If the traffic engineer finds adequate parking is not available during the hours for which a temporary permit is requested and that the issuance of the permits will not unduly impair traffic and safety during the time of their validity, he shall issue the appropriate number of permits. The traffic engineer may limit the streets or portions of streets on which temporary one day parking permits shall be valid. The traffic engineer may issue the requested number of temporary parking permits or less than the requested amount based on traffic and safety determinations made by the traffic engineer. The number of such permits shall not at any time exceed fifty percent of the number of parking spaces located within the residential parking district in which the temporary permits are valid.
  - K. Owner's parking permit: Subject to the limitations in this section, each owner of property within a residential parking district may obtain an annual owner's parking permit, provided that such owner shall not be required to show current residency at the property he owns in the district but shall be required to provide proof of ownership.
  - L. Exemptions: Any emergency vehicle, including, but not limited to, an ambulance, fire engine or police vehicle, which is under the control of an individual providing service to a property located on a street in a residential parking district shall be permitted to stand or be parked on a street in the area without being limited by the residential parking district prohibitions or restrictions. Additionally, any vehicle, including, but not limited to, a delivery, utility, or service vehicle which is under the control of an individual providing service to a property or infrastructure within the district located on a street in the residential parking district shall be permitted to stand or be parked on a street in the area without being limited by the residential parking district prohibitions or restrictions.
  - M. Residential parking permit, visitor parking permit, owner's parking permit and temporary one-day permit fees. The following fees are established and shall be charged: (1) a residential parking permit fee, (2) a visitor parking permit fee, (3) an owner's parking permit fee, (4) a new resident temporary permit fee, and (5) a temporary one-day permit fee. The residential parking permit fee, new resident temporary permit fee, and the owner's parking permit fee shall be charged for each authorized vehicle. The visitor parking permit fee shall be charged for each visitor parking permit issued. The visitor parking permit fee shall be charged only when a residential or owner's parking permit has not been purchased. Temporary one-day permit fees shall be charged for each permit issued.
  - N. Permit term. Residential parking permits, owner's parking permits and visitor parking permits shall be valid for a consecutive twelve-month period from the day they are issued by the traffic engineer and shall be renewable annually provided that the applicant provides evidence that he is still eligible

for the permit. The permit may be renewed by mail provided that proof of eligibility and fee payment are also included with the renewal application.

- O. Revocation of permits. A residential parking permit, owner's parking permit or visitor parking permit may be revoked for the following reasons:
1. The transfer or assignment of a permit.
  2. The applicant for the permit falsely represented himself as being eligible for a permit, submits false documentation, or otherwise makes a false statement of a material fact on an application for a permit.
  3. The permittee loses his status as a resident or other qualification to apply for a permit.
- P. Lost or stolen permits. The traffic engineer may replace a lost, stolen or destroyed residential parking permit, owner's parking permit or visitor parking permit. To be eligible to receive a replacement permit, the permit holder must submit a signed affidavit stating the permit was lost, stolen or destroyed and pay the established permit replacement fee. The remaining part of a damaged permit shall be submitted to the traffic engineer before receiving a replacement permit.
- Q. Signs. The city shall cause appropriate signs to be placed in residential parking districts that provide notice of the parking restrictions that apply in the district. The signs shall be posted on those streets restricting all parking except parking by the holders of permits that are granted pursuant to this section. The signs placed in these areas shall be of such character as to readily inform an ordinarily observant person of the existence of the parking restrictions.
- S. Violations. Any person who violates any provision of this chapter shall be subject to the penalties set forth in Section 12.84.010 B., except that a violation of the provisions of this Section related to the parking, standing or stopping of vehicles shall be a civil offense and violation of Section 12.84.010 A. and subject to the administrative procedures provided in Chapter 12.85 (Parking Violations). Fines shall be in accordance with the schedule of standard fines adopted by resolution of city council.

**Section 2.** Except as herein amended, Title 12, Chapter 12.44 of the El Paso City Code shall remain in full force and effect.

**ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leaser  
Mayor

ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

*(Signatures continue on following page)*

APPROVED AS TO FORM:

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Lauren K. Ferris  
Assistant City Attorney

APPROVED AS TO CONTENT:

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Ted Marquez, P.E., Director  
Streets and Maintenance Department



SUNSET HEIGHTS NEIGHBORHOOD IMPROVEMENT  
ASSOCIATION

Dear Representative Niland,

On behalf of the Sunset Heights Neighborhood Improvement Association (SHNIA), I write to urge you to consider community members who reside in apartments when deliberating matters that affect our neighborhood, including a potentially forthcoming City Council vote to determine whether apartment dwellers may be eligible to apply for residential parking permits.

Sunset Heights has historically been a mixed-residential neighborhood of multi-unit apartments and single-family homes. Residents of apartments—many of whom have lived in the neighborhood for decades—are valued members of the Sunset Heights Community. To exclude residents from parking in their own neighborhood would make living in Sunset Heights untenable for many. In addition to being divisive and unfair, this outcome would be economically disastrous to commercial investors.

Likewise, there are apartment buildings within the Sunset Heights boundaries that lack parking and have been excluded from the parking zones (for example, 220 W. Yandell and 721 N. El Paso are outside Zone U). I urge you to consider re-drawing the zones of the parking districts—or even creating one single zone for Sunset Heights, given that we are one neighborhood—to ensure that these residents are not excluded from parking in their neighborhood.

Finally, I take this opportunity to inform you of the recently created SHNIA Apartment Owners Committee. Commercial investors play an important role in the economy and community of our neighborhood. Accordingly, SHNIA will continue to work closely with these investors—most of whom live here—to ensure their full participation and representation regarding all issues that affect Sunset Heights.

Thank you for your consideration. Please feel free to contact me if you have any questions.

Kind regards,

Leah Osborne  
President, SHNIA

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