

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

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

**AGENDA DATE:** Introduction: July 24, 2018  
Public Hearing: August 21, 2018

**CONTACT PERSON/PHONE:** Alex Hoffman, (915) 212-1566, HoffmanAP@elpasotexas.gov  
Anne Guayante, (915) 212-1814,  
guayanteam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance Granting Special Permit No. PZST17-00013, to allow for a parking reduction on the property described as Lots 1 to 15 & closed alley and adjacent street, Block 91, Alexander Addition, City of El Paso, El Paso County, Texas, 1800 Oregon; Lots 1 to 20 & Closed Alley, Block 90, Alexander Addition, 1801 Oregon Street, City of El Paso, El Paso County, Texas; Lots 16 to 20, Block 91, Alexander Addition, 101 Rim Road, City of El Paso, El Paso County, Texas; Lots 11 to 20, Block 77, Alexander Addition, 1700 Oregon Street, City of El Paso, El Paso County, Texas; Lots 4 to 8 and the north 18 feet of Lot 3 and the south Subject Property: 1800 Oregon Street, 1801 Oregon Street, 101 Rim Road, 1700 Oregon Street. Property Owner: HCA Health Systems of Texas, Independent Mortgage Company, El Paso Electric Company. PZST17-00013 (**District 1**)

**BACKGROUND / DISCUSSION:**

On January 25, 2018, the CPC reviewed and recommended approval of the proposed rezoning.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this proposed amendment.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (8-0)

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

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

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

**DEPARTMENT HEAD:** Alex Hoffman  
Planning and Inspections Department

**APPROVED FOR AGENDA:**

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

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

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

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00013, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 1 TO 15 & CLOSED ALLEY AND ADJACENT STREET, BLOCK 91 ALEXANDER ADDITION CITY OF EL PASO, EL PASO COUNTY, TEXAS (1800 OREGON); LOTS 1 TO 20 & CLOSED ALLEY, BLOCK 90 ALEXANDER ADDITION, 1801 OREGON ST., CITY OF EL PASO, EL PASO COUNTY, TEXAS, LOTS 16 TO 20, BLOCK 91, ALEXANDER ADDITION, 101 RIM ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS; LOTS 11 TO 20, BLOCK 77, ALEXANDER ADDITION, 1700 OREGON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS; LOTS 4 TO 8 AND THE NORTH 18 FEET OF LOT 3 AND THE SOUTH 2 FEET OF LOT 9, BLOCK 77, ALEXANDER ADDITION, 1707 MESA STREET & 120 RIM ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.070 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the the HCA Health Systems of Texas, Independent Mortgage Company, and El Paso Electric Company, has applied for a Special Permit under Section 20.14.070 of the El Paso City Code to allow for a 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. 1. That the property described as follows, is in a S-D/c/sp (SPECIAL DEVELOPMENT/CONDITIONS/SPECIAL PERMIT) District: *Lots 1 to 15 & Closed Alley and Adjacent Street, Block 91, Alexander Addition City of El Paso, El Paso County, Texas (1800 Oregon) more particularly described in the attached metes and bounds as Exhibit "A" incorporated herein;* and the property described as follows is in an A-3/sc/sp (APARTMENT/SPECIAL CONTRACT/SPECIAL PERMIT) District: *Lots 1 to 20 & Closed Alley, Block 90 Alexander Addition, City of El Paso, El Paso County, Texas (1801 Oregon) more particularly described in the attached metes and bounds as Exhibit "B" incorporated herein;* and the property described as follows is in an S-D/ sp (SPECIAL DEVELOPMENT/SPECIAL PERMIT) District: *Lots 16 to 20, Block 91, Alexander Addition, City of El Paso, El Paso County, Texas (101 Rim) more particularly described*

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

PZST17-00013

18-1007-2236 | 805075

1800 Oregon St.-Parking Reduction

OAR

*in the attached metes and bounds as Exhibit "C" incorporated herein; and the property described as follows is in an A-3/sc/sp (SPECIAL DEVELOPMENT/CONDITIONS/SPECIAL PERMIT) District: Lots 11 to 20, Block 77, Alexander Addition, City of El Paso, El Paso County, Texas (1700 Oregon) more particularly described in the attached metes and bounds as Exhibit "D" incorporated herein; and the property described as follows is in an A-3/sp (APARTMENT/SPECIAL PERMIT) District: Lots 4 to 8 and the North 18 Feet of Lot 3 and the South 2 Feet of Lot 9, Block 77, Alexander Addition, City Of El Paso, El Paso County, Texas (1707 Mesa & 120 Rim) more particularly described in the attached metes and bounds as Exhibit "E" incorporated herein; 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 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) and A-3 (APARTMENT) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager, and the Executive Secretary of the City Plan Commission. A copy of this plan is attached hereto as Exhibit "F" 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. PZST17-00013, 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,

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  
City Clerk

APPROVED AS TO FORM:

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

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Alex P. Hoffman  
Planning & Inspections Department

ORDINANCE NO. \_\_\_\_\_  
18-1007-2236 | 805075  
1800 Oregon St.-Parking Reduction  
OAR

PZST17-00013



## AGREEMENT

HCA Health Systems of Texas, Independent Mortgage Company, and El Paso Electric Company, the Applicant 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 S-D (Special Development) and A-3 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

HCA Health Systems of Texas

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

## ACKNOWLEDGMENT

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ for HCA Health Systems of Texas as Applicant.

(Seal)

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

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

**Independent Mortgage Company**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )**  
**)**  
**COUNTY OF EL PASO    )**

      This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ for Independent Mortgage Company as Applicant.

(Seal)

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

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

**El Paso Electric Company**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )**  
**)**  
**COUNTY OF EL PASO    )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ for El Paso Electric Company as Applicant.

(Seal)

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

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

(Exhibits on the following pages)



# BROCK & BUSTILLOS INC.

CIVIL ENGINEERS

URBAN DESIGNERS

LAND SURVEYORS

## EXHIBIT "A"

ROMAN BUSTILLOS, P.E.  
President

RANDY P. BROCK, P.E.  
Executive Vice President

SERGIO J. ADAMI, P.E.  
Vice President - Engineering

AARON ALVARADO, R.P.L.S.  
Vice President - Surveying

ISAAC CAMACHO, R.P.L.S.  
Survey Manager

TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

### METES AND BOUNDS DESCRIPTION

#### Lots 1-15, Block 91

*A 1.2176 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 1-15, the adjacent sixteen (16) feet wide vacated alley, Block 91 and a portion of vacated Hague Road, Alexander Addition and being more particularly described by metes and bounds as follows.*

**BEGINNING** at a chiseled "X" in concrete found at the intersection of the westerly right-of-way line of Mesa Street (70.00 feet wide) and the northerly right-of-way line of Rim Road (70.00 feet wide) for the southeast corner of the parcel herein described, identical to the southeast corner of said Lot 1; **WHENCE**, a chiseled "X" in concrete found at the intersection of the westerly right-of-way line of Mesa Street (70.00 feet wide) and the northerly right-of-way line of Hague Road (70.00 feet wide), identical to the southeast corner of Lot 1, Block 115, Alexander Addition, bears North 37°37'00" West, a distance of 330.00 feet

**THENCE**, leaving the westerly right-of-way line of Mesa Street and following the northerly right-of-way line of Rim Road, South 52°23'00" West, at a distance of 122.00 feet pass the easterly boundary line of said vacated alley and at a total distance of 138.00 feet to a chiseled "X" in concrete found on the westerly boundary line of said vacated alley for the most southerly corner of the parcel herein described, identical to the southeast corner of Lot 20, Block 91, Alexander Addition;

**THENCE**, leaving the northerly right-of-way line of Rim Road and following the westerly boundary line of said vacated alley, North 37°37'00" West, a distance of 130.00 feet to the boundary line common to Lots 15 and 16, Block 91, Alexander Addition for an angle point, identical to the southeast corner of said Lot 15;

**THENCE**, leaving westerly boundary line of said vacated alley and following the boundary line common to said Lots 15 and 16 and the, South 52°23'00" West, a distance of 122.00 feet a chiseled "X" in concrete found on the easterly right-of-way line of Oregon Avenue (70.00 feet wide) for the southwest corner of the parcel herein described, identical to the southwest corner of said Lot 15;

**THENCE**, leaving the boundary line common to said Lots 15 and 16 and following the easterly right-of-way line of Oregon Avenue, North 37°37'00" West, a distance of 130.00 feet to the southerly right-of-way line of Hague Road for the northwest corner of the parcel herein described, identical to the northwest corner of Lot 15, Block 91, Alexander Addition;


**THENCE**, leaving the easterly right-of-way line of Oregon Avenue and following the southerly right-of-way line of Hague Road, North 52°23'00" East, a distance of 122.00 feet to the northerly boundary line of said vacated alley for an angle point;

**THENCE**, leaving the southerly right-of-way line of Hague Road and following the northerly boundary line of said vacated alley, North 20°22'41" East, a distance of 18.87 feet to the northerly boundary line of the vacated portion of Hague Street for an angle point;

**THENCE**, leaving the northerly boundary line of said vacated alley and following the northerly boundary line of the vacated portion of Hague Street, North 52°23'00" East, a distance of 122.00 feet to the easterly boundary line of the vacated portion of Hague Road for the northeast corner of the parcel herein described;

**THENCE**, leaving the northerly boundary line of the vacated portion of Hague Road and following the easterly boundary line of the vacated portion of Hague Road, South 37°37'00" East, at a distance of 10.00 feet pass the southerly boundary line of the vacated portion of Hague road and continuing along the westerly right-of-way line of Mesa Street for a total distance of 270.00 feet to the **POINT OF BEGINNING**.

Said parcel containing 1.2176 acres (53,040.0 square feet), more or less, and being subject to all easements of record.

  
Isaac Camacho, TX. R. P. L. S. No. 5337  
Date: June 6, 2018  
06062-049A Lots 1-15 Block 91 Desc.doc





**BROCK & BUSTILLOS INC.**  
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS



ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
President - Engineering  
CARON ALVARADO, R.P.L.S.  
Vice President - Surveying  
ISAAC CAMACHO, R.P.L.S.  
Survey Manager  
TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

## **METES AND BOUNDS DESCRIPTION**

1801 North Oregon

*A 1.5519 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 1 through 20 and adjacent closed alley, Block 90, Alexander Addition and being more particularly described by metes and bounds as follows.*

**COMMENCING** for reference at a chiseled "X" on concrete found at the intersection of the westerly right-of-way line of Mesa Street (70.00 feet wide) and the northerly right-of-way line of Rim Road (70.00 feet wide), identical to the southeast corner of Lot 1, Block 91, Alexander Addition; **WHENCE**, a chiseled "X" on concrete found at the intersection of the westerly right-of-way line of Mesa Street and the southerly right-of-way line of Rim Road, identical to the northeast corner of Lot 10, Block 77, Alexander Addition, bears South 37°36'00" East, a distance of 70.00 feet (70.10 feet ~ measured); **THENCE**, leaving the westerly right-of-way line of Mesa Street and following the northerly right-of-way line of Rim Road South 52°23'00" West, a distance of 330.00 feet (330.47 feet ~ measured) to a 1/2 inch rebar with survey cap No. "TX 5337" set on the westerly right-of-way line of Oregon Street (70.00 feet wide) for the **POINT OF BEGINNING** of the parcel herein described, identical to the southeast corner of Lot 1, Block 90, Alexander Addition;

**THENCE**, leaving the westerly right-of-way line of Oregon Street and continuing along the northerly right-of-way line of Rim Road, South 52°23'00" West, a distance of 260.00 feet to a 5/8 inch rebar found on the easterly right-of-way line of El Paso Street (70.00 feet wide) for the southwest corner of the parcel herein described, identical to the southwest corner of Lot 20, Block 90 Alexander Addition;

**THENCE**, leaving the northerly right-of-way line of Rim Road and following the easterly right-of-way line of El Paso Street, North 37°37'00" West, a distance of 260.00 feet to a chiseled "X" in concrete set on the southerly right-of-way line of Hague Road for the northwest corner of the parcel herein described, identical to the northwest corner of Lot 11, Block 90, Alexander Addition;

**THENCE**, leaving the easterly right-of-way line of El Paso Street and following the southerly right-of-way line of Hague Road, North 52°23'00" East, a distance of 260.00 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set on the easterly right-of-way line of Oregon Street for the northeast corner of the parcel herein described, identical to the northeast corner of Lot 10, Block 90, Alexander Addition;

**THENCE**, leaving the southerly right-of-way line of Hague Road and following the easterly right-of-way line of Oregon Street, South 37°37'00" East, a distance of 260.00 feet to the **POINT OF BEGINNING**.

*Said parcel containing 1.5519 acres (67,600.0 square feet), more or less, and being subject to all easements of record.*

*Isaac Camacho*

Isaac Camacho, TX. R. P. L. S. No. 5337

Date: December 15, 2017

06062-049 1801 North Oregon Desc.doc





**BROCK & BUSTILLOS INC.**  
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS



ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
AARON ALVARADO, R.P.L.S.  
Vice President - Surveying  
ISAAC CAMACHO, R.P.L.S.  
Survey Manager  
TBPE Reg. No. F-737  
TBM.S Reg. No. 101314-00

## **METES AND BOUNDS DESCRIPTION**

101 Rim

*A 0.3641 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 16 through 20, Block 91, Alexander Addition and being more particularly described by metes and bounds as follows.*

**COMMENCING** for reference at a chiseled "X" on concrete found at the intersection of the westerly right-of-way line of Mesa Street (70.00 feet wide) and the northerly right-of-way line of Rim Road (70.00 feet wide), identical to the southeast corner of Lot 1, Block 91, Alexander Addition; **WHENCE**, a chiseled "X" on concrete found at the intersection of the westerly right-of-way line of Mesa Street and the southerly right-of-way line of Rim Road, identical to the northeast corner of Lot 10, Block 77, Alexander Addition, bears South 37°36'00" East, a distance of 70.00 feet (70.10 feet ~ measured); **THENCE**, leaving the westerly right-of-way line of Mesa Street and following the northerly right-of-way line of Rim Road, South 52°23'00" West, a distance of 138.00 feet to a chiseled "X" in concrete set on the westerly boundary line of a sixteen (16) feet wide vacated alley for the **POINT OF BEGINNING** of the parcel herein described, identical to the southeast corner of Lot 20, Block 91, Alexander Addition;

**THENCE**, leaving the westerly boundary line of said vacated alley and continuing along the northerly right-of-way line of Rim Road, South 52°23'00" West, a distance of 122.00 feet to a chiseled "X" in concrete set on the easterly right-of-way line of Oregon Street (70.00 feet wide) for the southwest corner of the parcel herein described, identical to the southwest corner of said Lot 20;

**THENCE**, leaving the northerly right-of-way line of Rim Road and following the easterly right-of-way line of Oregon Street, North 37°37'00" West, a distance of 130.00 feet to a chiseled "X" in concrete set on the boundary line common to Lots 15 and 16, Block 91, Alexander Addition for the northwest corner of the parcel herein described, identical to the northwest corner of Lot 16, Block 91, Alexander Addition;

**THENCE**, leaving the easterly right-of-way line of Oregon Street and following the boundary line common to said Lots 15 and 16, North 52°23'00" East, a distance of 122.00 feet to the westerly boundary line of said vacated alley for the northeast corner of the parcel herein described, identical to the northeast corner of said Lot 16;

**THENCE**, leaving the boundary line common to said Lots 15 and 16 and following the westerly boundary line of said vacated alley, South 37°37'00" East, a distance of 130.00 feet to the **POINT OF BEGINNING**.

*Said parcel containing 0.3641 acres (15,860.0 square feet), more or less, and being subject to all easements of record.*

*Isaac Camacho*

Isaac Camacho, TX. R. P. L. S. No. 5337

Date: December 15, 2017

06062-049 101 Rim Desc.doc







ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
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Survey Manager  
TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

**METES AND BOUNDS DESCRIPTION**

1700 North Oregon

*A 0.7282 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 11 through 20, Block 77, Alexander Addition and being more particularly described by metes and bounds as follows.*

**COMMENCING** for reference at a chiseled "X" on concrete found at the intersection of the westerly right-of-way line of Mesa Street (70.00 feet wide) and the southerly right-of-way line of Rim Road (70.00 feet wide), identical to the northeast corner of Lot 10, Block 77, Alexander Addition; **WHENCE**, a chiseled "X" on concrete found at the intersection of the northerly right-of-way line of Rim Road and the westerly right-of-way line of Mesa Street bears North 37°36'00" West, a distance of 70.00 feet (70.10 feet ~ measured); **THENCE**, leaving the westerly right-of-way line of Mesa Street and following the southerly right-of-way line of Rim Road, South 52°23'00" West, a distance of 138.00 feet to a chiseled "X" set in concrete on the westerly boundary line of a sixteen (16) feet wide alley for the **POINT OF BEGINNING** of the parcel herein described, identical to the northeast corner of Lot 11, Block 77, Alexander Addition;

**THENCE**, leaving the southerly right-of-way line of Rim Road and following the westerly boundary line of said alley, South 37°37'00" East, a distance of 260.00 feet to a 60d nail found on the northerly right-of-way line of Schuster Avenue (70.00 feet wide) for the southeast corner of the parcel herein described, identical to the southeast corner of Lot 20, Block 77, Alexander Addition;

**THENCE**, leaving the westerly boundary line of said alley and following the northerly right-of-way line of Schuster Avenue, South 52°23'00" West, a distance of 122.00 feet to a chiseled "X" set on the easterly right-of-way line of Oregon Street (70.00 feet wide) for the southwest corner of the parcel herein described, identical to the southwest corner of Lot 20, Block 77, Alexander Addition;

**THENCE**, leaving the northerly right-of-way line of Schuster Avenue and following the easterly right-of-way line of Oregon Street, North 37°37'00" West, a distance of 260.00 feet to a chiseled "X" set on the southerly right-of-way line of Rim Road for the northwest corner of the parcel herein described, identical to the northwest corner of Lot 11, Block 77, Alexander Addition;

**THENCE**, leaving the easterly right-of-way line of Oregon Street and following the southerly right-of-way line of Rim Road, North 52°23'00" East, a distance of 122.00 feet to the **POINT OF BEGINNING**.

*Said parcel containing 0.7282 acres (31,720.0 square feet), more or less, and being subject to all easements of record.*



Isaac Camacho, TX. R. P. L. S. No. 5337

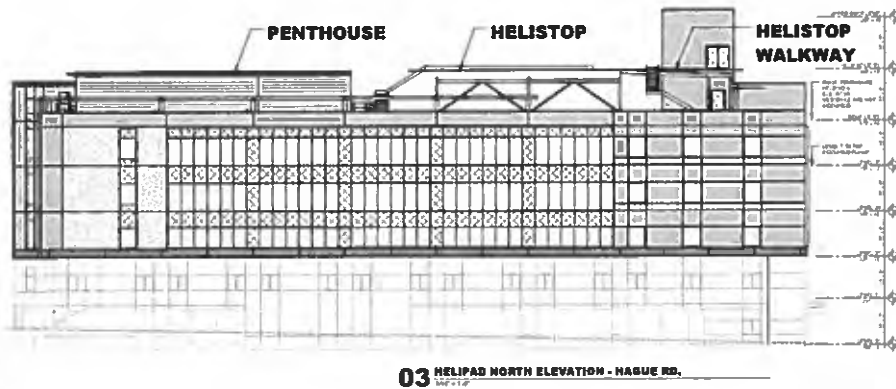
Date: December 15, 2017

06062-049 1700 North Oregon Desc.doc

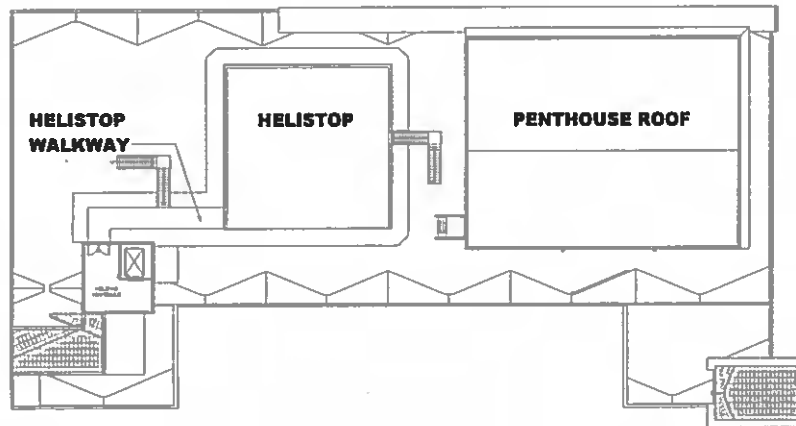




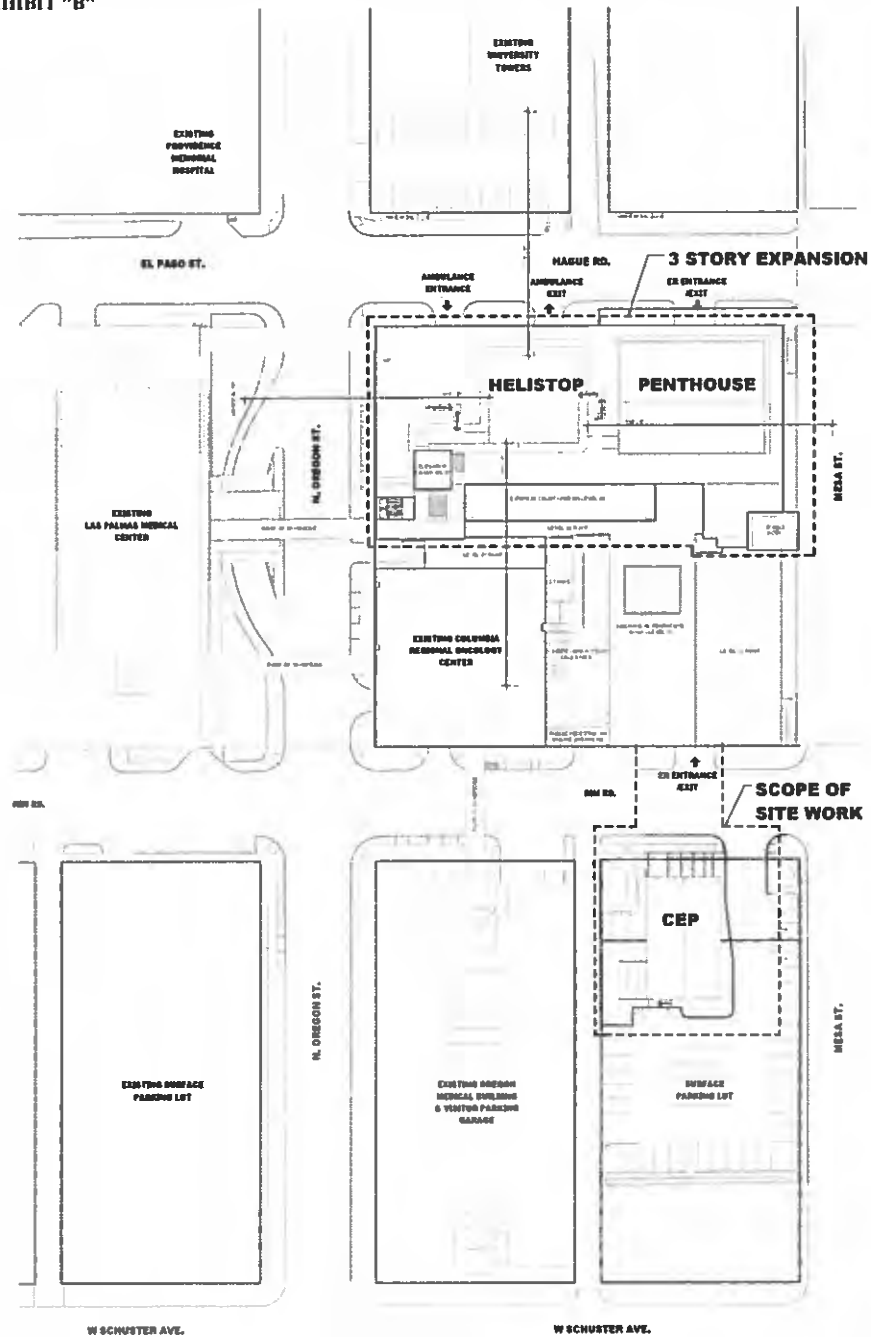
# EXHIBIT "B"



03 HELIPAD NORTH ELEVATION - HAGUE RD.  
1/2" = 1'-0"



02 HELISTOP PLAN  
1/2" = 1'-0"



01 ARCHITECTURAL SITE PLAN  
1/2" = 1'-0"

## HKS

OWNER  
Las Palmas Medical Center  
1000 N. MESA ST.  
TAMPA, FL 33604

ARCHITECT  
HKS  
1000 N. MESA ST.  
TAMPA, FL 33604

ENGINEER  
HKS  
1000 N. MESA ST.  
TAMPA, FL 33604

CONTRACTOR  
HKS  
1000 N. MESA ST.  
TAMPA, FL 33604

GENERAL CONTRACTOR  
HKS  
1000 N. MESA ST.  
TAMPA, FL 33604

STRUCTURAL ENGINEER  
HKS  
1000 N. MESA ST.  
TAMPA, FL 33604

MECHANICAL ENGINEER  
HKS  
1000 N. MESA ST.  
TAMPA, FL 33604

ELECTRICAL ENGINEER  
HKS  
1000 N. MESA ST.  
TAMPA, FL 33604

LANDSCAPE ARCHITECT  
HKS  
1000 N. MESA ST.  
TAMPA, FL 33604

Las Palmas  
MEDICAL CENTER  
Las Palmas Medical Center  
Women's Services Expansion  
HCA  
Regional Corporation of America



NO.	DATE	DESCRIPTION
1	12/16/2015	ISSUED FOR PERMIT
2	12/16/2015	ISSUED FOR PERMIT
3	12/16/2015	ISSUED FOR PERMIT
4	12/16/2015	ISSUED FOR PERMIT
5	12/16/2015	ISSUED FOR PERMIT
6	12/16/2015	ISSUED FOR PERMIT
7	12/16/2015	ISSUED FOR PERMIT
8	12/16/2015	ISSUED FOR PERMIT
9	12/16/2015	ISSUED FOR PERMIT
10	12/16/2015	ISSUED FOR PERMIT

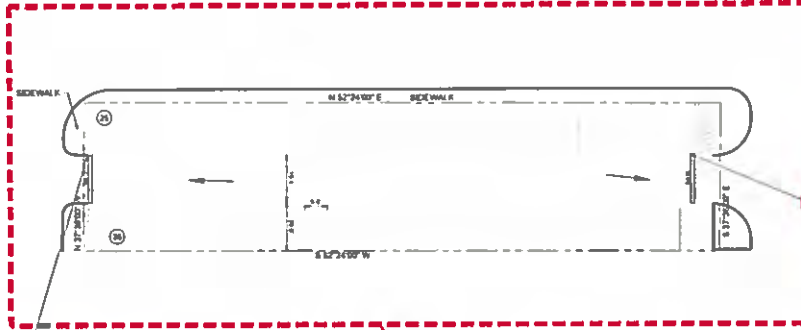
20448.000  
303070003  
12/16/2015

PROJECT  
HELISTOP SPECIAL  
PERMIT  
APPLICATION

HP.01

# EXHIBIT "B"

## RANDOLPH AT RIM SURFACE PARKING LAYOUT



THE SHARED SURFACE PARKING LOT AT RANDOLPH DRIVE AND RIM ROAD, A 0.316 ACRE PARCEL BEHIND LOTS 1-3 BLOCK 81, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

Existing and Proposed Parking Counts			
Parking Area	Existing Parking (Spaces)	Proposed Parking (Spaces)	Total
Lot 1	15	15	30
Lot 2	15	15	30
Lot 3	15	15	30
Lot 4	15	15	30
Lot 5	15	15	30
Lot 6	15	15	30
Lot 7	15	15	30
Lot 8	15	15	30
Lot 9	15	15	30
Lot 10	15	15	30
Lot 11	15	15	30
Lot 12	15	15	30
Lot 13	15	15	30
Lot 14	15	15	30
Lot 15	15	15	30
Lot 16	15	15	30
Lot 17	15	15	30
Lot 18	15	15	30
Lot 19	15	15	30
Lot 20	15	15	30
Lot 21	15	15	30
Lot 22	15	15	30
Lot 23	15	15	30
Lot 24	15	15	30
Lot 25	15	15	30
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Lot 100	15	15	30

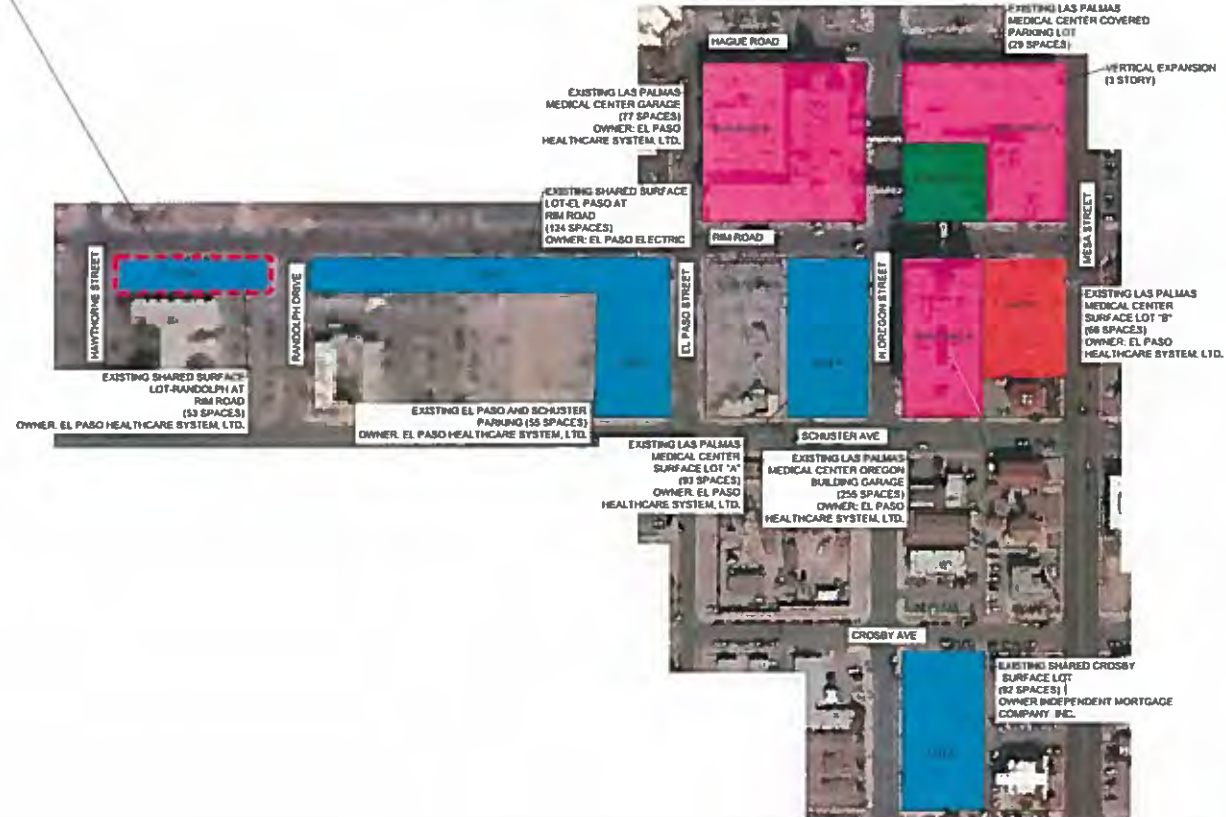
LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	PEDESTRIAN PATH
---	DETAILED AREA
---	EXISTING BUILDING WITH PARKING GARAGES
---	EXISTING BUILDING WITHIN PARKING AREA (EXIST)
---	EXISTING SURFACE LOT
---	EXISTING BURIAL LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

TEXAS FORM 480214 (08/08)  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C  
LIGHTING SHALL COMPLY WITH CHAPTER 16.19 WHEN LOT IS RECONSTRUCTING.



## KEYMAP



# HKS

OWNER: LAS PALMAS MEDICAL CENTER  
1000 LAS PALMAS DRIVE  
EL PASO, TEXAS 79902

FACILITY: LAS PALMAS MEDICAL CENTER  
1000 LAS PALMAS DRIVE  
EL PASO, TEXAS 79902

ADDITIONAL: LAS PALMAS MEDICAL CENTER  
1000 LAS PALMAS DRIVE  
EL PASO, TEXAS 79902

ADDITIONAL: LAS PALMAS MEDICAL CENTER  
1000 LAS PALMAS DRIVE  
EL PASO, TEXAS 79902

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EL PASO, TEXAS 79902

ADDITIONAL: LAS PALMAS MEDICAL CENTER  
1000 LAS PALMAS DRIVE  
EL PASO, TEXAS 79902

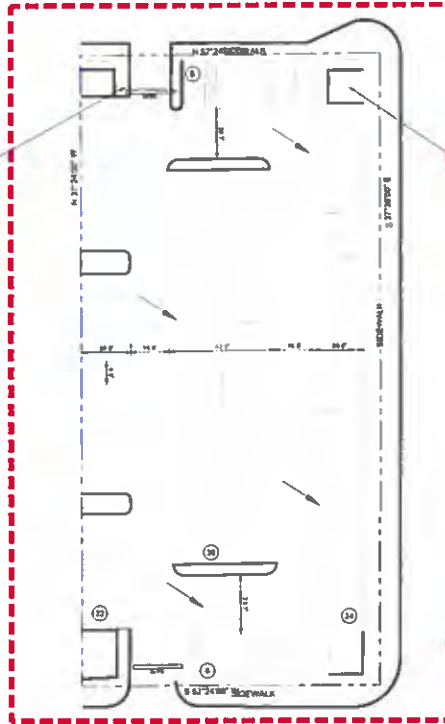
ADDITIONAL: LAS PALMAS MEDICAL CENTER  
1000 LAS PALMAS DRIVE  
EL PASO, TEXAS 79902







# EXHIBIT "B"



THE LAS PALMAS MEDICAL CENTER SURFACE PARKING LOT 4 AT N OREGON STREET AND SCHUSTER AVE, A 6.7762 ACRE PARCEL BEING LOTS 1-18, BLOCK 74, ALBUQUERQUE ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



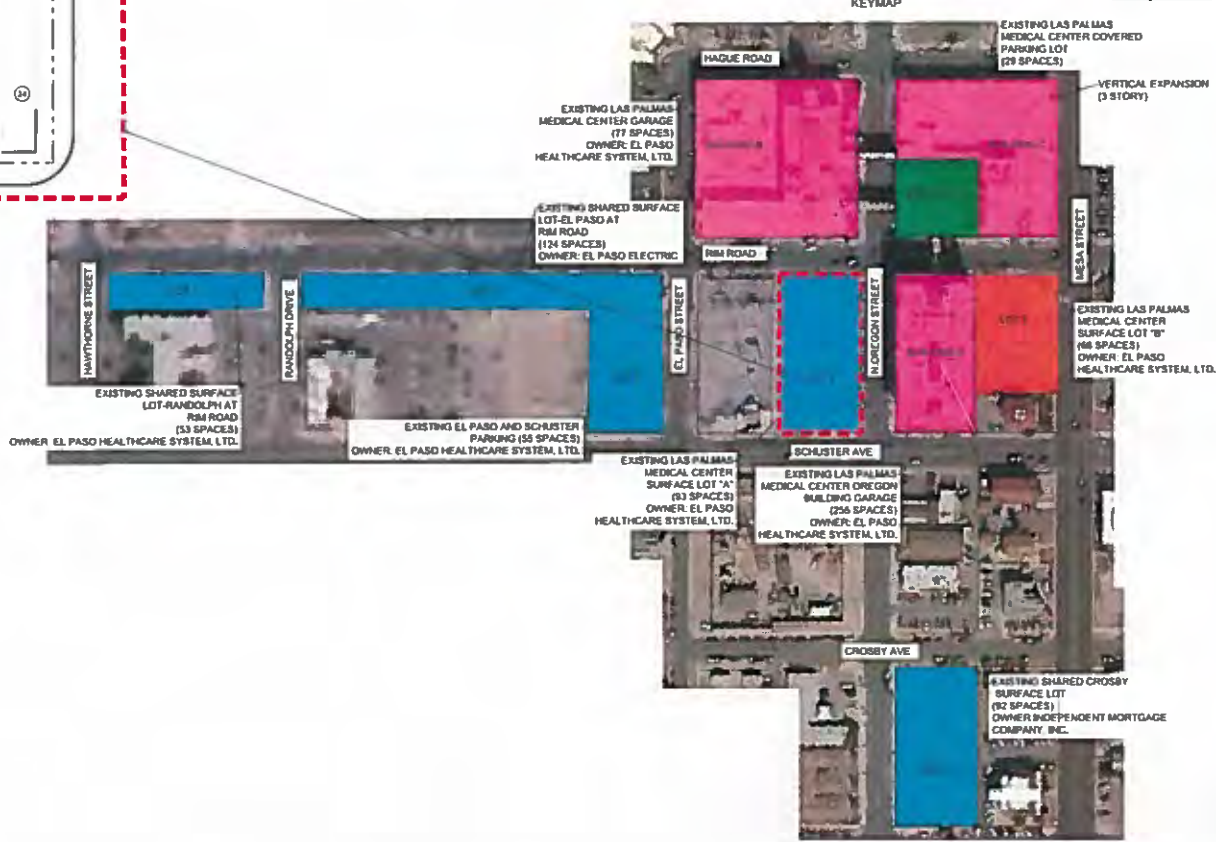
Existing and Proposed Parking Spaces			
Parking Area	Existing Spaces	Proposed Spaces	Total
Lot 1 - 1/4 Acre (100' x 100')	100	100	200
Lot 2 - 1/4 Acre (100' x 100')	100	100	200
Lot 3 - 1/4 Acre (100' x 100')	100	100	200
Lot 4 - 1/4 Acre (100' x 100')	100	100	200
Lot 5 - 1/4 Acre (100' x 100')	100	100	200
Lot 6 - 1/4 Acre (100' x 100')	100	100	200
Lot 7 - 1/4 Acre (100' x 100')	100	100	200
Lot 8 - 1/4 Acre (100' x 100')	100	100	200
Lot 9 - 1/4 Acre (100' x 100')	100	100	200
Lot 10 - 1/4 Acre (100' x 100')	100	100	200
Lot 11 - 1/4 Acre (100' x 100')	100	100	200
Lot 12 - 1/4 Acre (100' x 100')	100	100	200
Lot 13 - 1/4 Acre (100' x 100')	100	100	200
Lot 14 - 1/4 Acre (100' x 100')	100	100	200
Lot 15 - 1/4 Acre (100' x 100')	100	100	200
Lot 16 - 1/4 Acre (100' x 100')	100	100	200
Lot 17 - 1/4 Acre (100' x 100')	100	100	200
Lot 18 - 1/4 Acre (100' x 100')	100	100	200
<b>Total</b>	<b>1,800</b>	<b>1,800</b>	<b>3,600</b>

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	PEDESTRIAN PATH
---	DETAILED AREA
---	EXISTING BUILDING WITH PARKING GARAGES
---	EXISTING BUILDING WITHIN PARKING AGREEMENT
---	EXISTING SURFACE LOT
---	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

8 EASA FORM  
AR2214-02388  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE

LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.



# HKS

**OWNER**  
Las Palmas Medical Center  
10000 N. Oregon Street, Suite 100  
El Paso, TX 79907

**ARCHITECT**  
HKS Architecture, Inc.  
10000 N. Oregon Street, Suite 100  
El Paso, TX 79907

**ENGINEER**  
HKS Engineering, Inc.  
10000 N. Oregon Street, Suite 100  
El Paso, TX 79907

**ENVIRONMENTAL**  
HKS Environmental, Inc.  
10000 N. Oregon Street, Suite 100  
El Paso, TX 79907

**STRUCTURAL ENGINEER**  
HKS Structural, Inc.  
10000 N. Oregon Street, Suite 100  
El Paso, TX 79907

**MECHANICAL/ELECTRICAL/PLUMBING**  
HKS MEP, Inc.  
10000 N. Oregon Street, Suite 100  
El Paso, TX 79907

**LANDSCAPE ARCHITECT**  
HKS Landscape, Inc.  
10000 N. Oregon Street, Suite 100  
El Paso, TX 79907

**Las Palmas**  
MEDICAL CENTER  
HCA  
Las Palmas Medical Center  
Women's Services Expansion



PROJECT NO. 20448.000  
DATE 05/10/2017  
DRAWN BY  
CHECKED BY  
APPROVED BY

LOT 4 DETAILED  
SITE PLAN  
DSP 4



**DSP 5**





TOTAL PARKING REQUIRED FOR LIFECARE CENTER AND DOGGO'S TACOS: 61 PARKING SPACES  
 TOTAL PARKING SPACES ON SITE: 338 PARKING SPACES  
 TOTAL PARKING FOR LAS PALMAS CAMPUS: 275 PARKING SPACES

GRAPHIC SCALE IN FEET  
 0 50 100



PROPOSED SHARED PARKING  
 LOT KERN DRIVE AND  
 N MESA STREET  
 (338 SPACES)  
 OWNER: UTEP BOARD OF REGENCY  
 LIFECARE CENTER TOTAL SQUARE  
 FOOTAGE: 33943 SF  
 PARKING REQUIRED: 59 SPACES

DOGGO'S TACOS JUAREX MEXICAN HOT  
 DOGS TORTAS  
 APPROXIMATELY 200 SF  
 REQUIRED PARKING SPACES: 2  
 SPACES



**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- PEDESTRIAN PATH
- DETAILED AREA
- EXISTING BUILDING WITH PARKING GARAGES
- EXISTING BUILDING WITHIN PARKING AREA ELEMENT
- EXISTING SURFACE LOT
- EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET  
 FEMA 1984  
 488214 8C388  
 EFFECTIVE DATE: 10/15/1982  
 UNSHADED ZONE C  
 LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.

Parking Area			
Parking Area	Existing Parking Capacity	Proposed Parking Capacity	
Lot 1	15	15	
Lot 2	15	15	
Lot 3	15	15	
Lot 4	15	15	
Lot 5	15	15	
Lot 6	15	15	
Lot 7	15	15	
Lot 8	15	15	
Lot 9	15	15	
Lot 10	15	15	
Lot 11	15	15	
Lot 12	15	15	
Lot 13	15	15	
Lot 14	15	15	
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Lot 89	15	15	
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Lot 91	15	15	
Lot 92	15	15	
Lot 93	15	15	
Lot 94	15	15	
Lot 95	15	15	
Lot 96	15	15	
Lot 97	15	15	
Lot 98	15	15	
Lot 99	15	15	
Lot 100	15	15	

THE PROPOSED SHARED PARKING LOT AT NORTH MESA STREET AND KERN DRIVE, A 4.1817 ACRE PARCEL BEING A PORTION OF LOT 1, UNIVERSITY CENTER, 3333 NORTH MESA STREET, CITY OF EL PASO, EL PASO COUNTY TEXAS.

HKS

**OWNER**  
 UNIVERSITY OF TEXAS AT EL PASO  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ARCHITECT**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**LANDSCAPE**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**STRUCTURAL ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**MECHANICAL ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ELECTRICAL ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**PLUMBING ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**HAZARDOUS WASTE ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ENVIRONMENTAL ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**TRANSPORTATION ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**WATER RESOURCES ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**SOILS ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**GEOTECHNICAL ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**SEISMIC ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ARCHITECTURAL HISTORIC ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ARCHITECTURAL INTERIOR ENGINEER**  
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 EL PASO, TEXAS 79967

**ARCHITECTURAL EXTERIOR ENGINEER**  
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**ARCHITECTURAL LIGHTING ENGINEER**  
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**ARCHITECTURAL SOUND ENGINEER**  
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**ARCHITECTURAL VIBRATION ENGINEER**  
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**ARCHITECTURAL WEATHER ENGINEER**  
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**ARCHITECTURAL AIR QUALITY ENGINEER**  
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 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ARCHITECTURAL ENERGY ENGINEER**  
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 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ARCHITECTURAL SUSTAINABILITY ENGINEER**  
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 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ARCHITECTURAL WELLNESS ENGINEER**  
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 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ARCHITECTURAL SECURITY ENGINEER**  
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 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ARCHITECTURAL ACCESSIBILITY ENGINEER**  
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 EL PASO, TEXAS 79967

**ARCHITECTURAL CULTURAL ENGINEER**  
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**ARCHITECTURAL COMMUNITY ENGINEER**  
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**ARCHITECTURAL ECONOMIC ENGINEER**  
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 EL PASO, TEXAS 79967

**ARCHITECTURAL ENVIRONMENTAL ENGINEER**  
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 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

**ARCHITECTURAL INFRASTRUCTURE ENGINEER**  
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 EL PASO, TEXAS 79967

**ARCHITECTURAL LEGAL ENGINEER**  
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 EL PASO, TEXAS 79967

**ARCHITECTURAL POLITICAL ENGINEER**  
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 EL PASO, TEXAS 79967

**ARCHITECTURAL PUBLIC ENGINEER**  
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 EL PASO, TEXAS 79967

**ARCHITECTURAL RELIGIOUS ENGINEER**  
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 EL PASO, TEXAS 79967

**ARCHITECTURAL SCIENTIFIC ENGINEER**  
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**ARCHITECTURAL TECHNICAL ENGINEER**  
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**ARCHITECTURAL VETERINARY ENGINEER**  
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**ARCHITECTURAL WATER ENGINEER**  
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**ARCHITECTURAL WASTE ENGINEER**  
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**ARCHITECTURAL PUBLIC ENGINEER**  
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**ARCHITECTURAL RELIGIOUS ENGINEER**  
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**ARCHITECTURAL SCIENTIFIC ENGINEER**  
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**ARCHITECTURAL TECHNICAL ENGINEER**  
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**ARCHITECTURAL VETERINARY ENGINEER**  
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 EL PASO, TEXAS 79967

**ARCHITECTURAL WATER ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

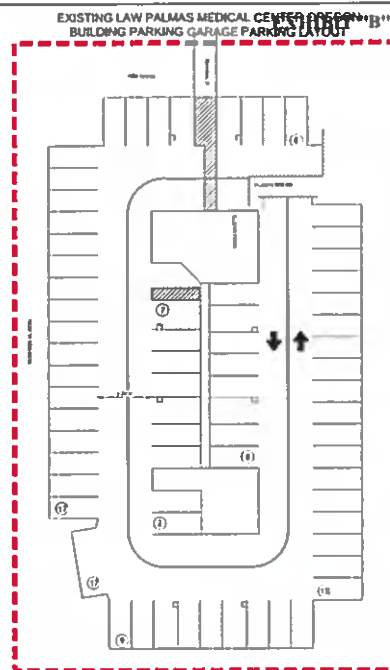
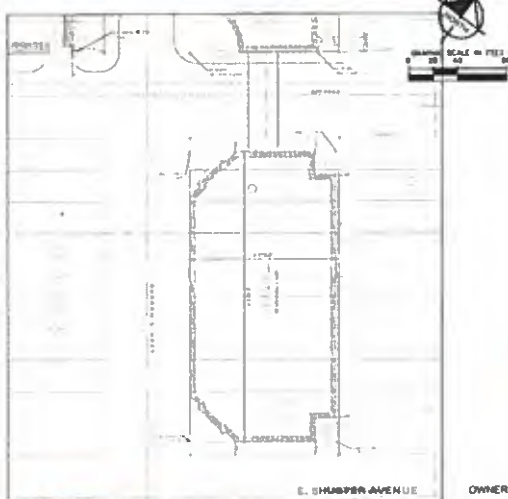
**ARCHITECTURAL WASTE ENGINEER**  
 HKS  
 3333 NORTH MESA STREET  
 EL PASO, TEXAS 79967

Las Palmas  
 MEDICAL CENTER  
 HCA  
 Las Palmas Medical Center  
 Women's Services Expansion



20468.000  
 393870003  
 05/10/2017

LIFE CARE CENTER  
 DETAILED SITE PLAN

[illegible]

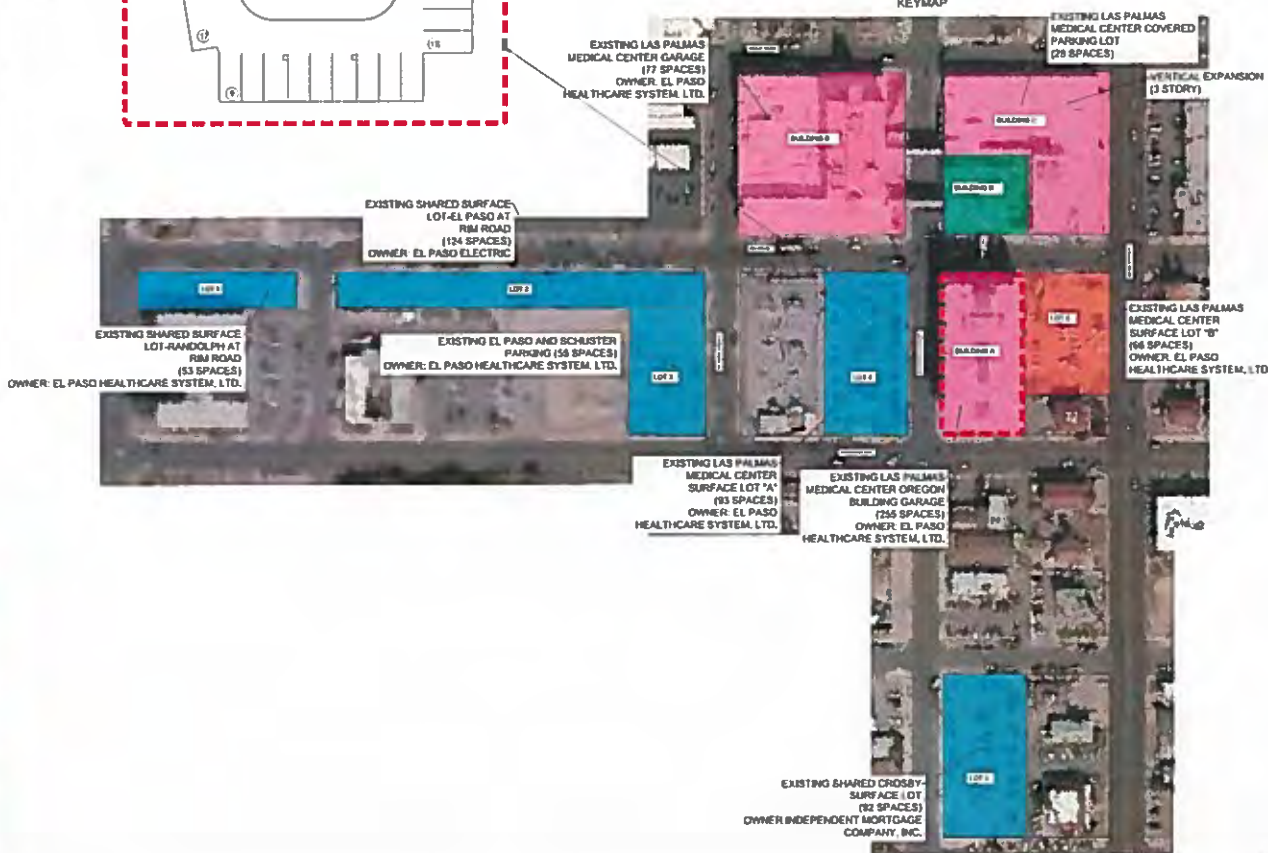
**LEGEND**

-  PROPERTY LINE
-  EASEMENT LINE
-  PEDESTRIAN PATH
-  DETAILED AREA
-  EXISTING BUILDING WITH PARKING GARAGES
-  EXISTING BUILDING WITH PARKING AGREEMENT
-  EXISTING SURFACE LOT
-  EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: STORM SYSTEM IS INTERNALLY COLLECTED  
AND CONNECTS TO PUBLIC STORM SYSTEM

LAS PALMAS MEDICAL CENTER, A 6.762 ACRE  
PARCEL, BEING LOTS 11-26, BLOCK 77, ALEXANDER  
ADDITION, 1700 NORTH OREGON STREET, CITY OF  
EL PASO, EL PASO COUNTY, TEXAS.

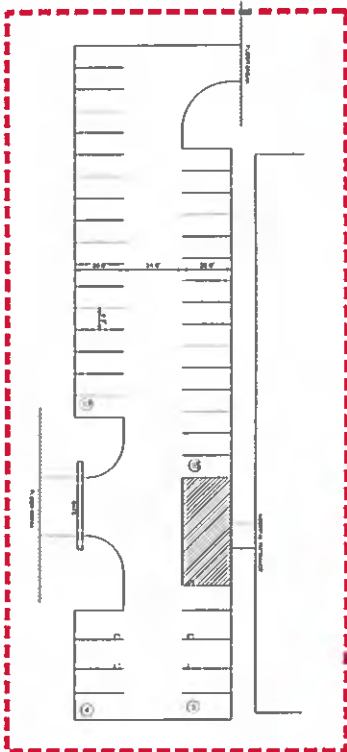
FECHA FIRM  
408214 00308  
EFFECTIVE DATE: 10/15/1962  
UNSHADED ZONE X



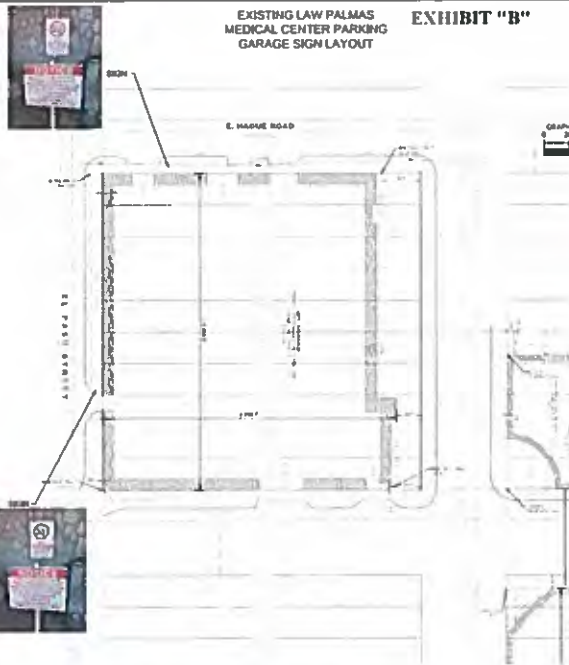




# EXISTING LAS PALMAS MEDICAL CENTER TYPICAL GARAGE PARKING LAYOUT



# EXISTING LAW PALMAS MEDICAL CENTER PARKING GARAGE SIGN LAYOUT



# EXHIBIT "B"



Existing and Proposed Parking Counts			
Parking Area	Existing Count	Proposed Count	Change
LOT 1	75	75	0
LOT 2	24	24	0
LOT 3	15	15	0
LOT 4	15	15	0
LOT 5	15	15	0
LOT 6	15	15	0
LOT 7	15	15	0
LOT 8	15	15	0
LOT 9	15	15	0
LOT 10	15	15	0
LOT 11	15	15	0
LOT 12	15	15	0
LOT 13	15	15	0
LOT 14	15	15	0
LOT 15	15	15	0
LOT 16	15	15	0
LOT 17	15	15	0
LOT 18	15	15	0
LOT 19	15	15	0
LOT 20	15	15	0
LOT 21	15	15	0
LOT 22	15	15	0
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LOT 24	15	15	0
LOT 25	15	15	0
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LOT 30	15	15	0
LOT 31	15	15	0
LOT 32	15	15	0
LOT 33	15	15	0
LOT 34	15	15	0
LOT 35	15	15	0
LOT 36	15	15	0
LOT 37	15	15	0
LOT 38	15	15	0
LOT 39	15	15	0
LOT 40	15	15	0
LOT 41	15	15	0
LOT 42	15	15	0
LOT 43	15	15	0
LOT 44	15	15	0
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LOT 96	15	15	0
LOT 97	15	15	0
LOT 98	15	15	0
LOT 99	15	15	0
LOT 100	15	15	0

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	PEDESTRIAN PATH
---	DETAILED AREA
---	EXISTING BUILDING WITH PARKING GARAGE
---	EXISTING BUILDING WITH PARKING AGREEMENT
---	EXISTING SURFACE LOT
---	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: STORM SYSTEM IS INTERNALLY COLLECTED AND CONNECTS TO PUBLIC STORM SYSTEM

LAS PALMAS MEDICAL CENTER GARAGE, A 1.8519 ACRE PARCEL BEING LOTS 1-28 AND ADJOINING CLOSED ALLEY BLOCK 83, ALEXANDER ADDITION, 1901 NORTH OREGON STREET CITY OF EL PASO, EL PASO COUNTY TEXAS.

PEMA FIRM  
480214 00380  
EFFECTIVE DATE: 10/15/1987  
UNSHADED ZONE 2



# KEYMAP



HKS

OWNER  
LAS PALMAS MEDICAL CENTER  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

ARCHITECT  
HKS ARCHITECTURE  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

ENGINEER  
HKS ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

STRUCTURAL ENGINEER  
HKS STRUCTURAL ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

MECHANICAL ENGINEER  
HKS MECHANICAL ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

ELECTRICAL ENGINEER  
HKS ELECTRICAL ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

PLUMBING ENGINEER  
HKS PLUMBING ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

LANDSCAPE ARCHITECT  
HKS LANDSCAPE ARCHITECTURE  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

ENVIRONMENTAL ENGINEER  
HKS ENVIRONMENTAL ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

TRANSPORTATION ENGINEER  
HKS TRANSPORTATION ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

WATER RESOURCES ENGINEER  
HKS WATER RESOURCES ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

HAZARDOUS WASTE ENGINEER  
HKS HAZARDOUS WASTE ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

INDUSTRIAL ENGINEER  
HKS INDUSTRIAL ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

MINING ENGINEER  
HKS MINING ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

POWER ENGINEER  
HKS POWER ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

TELECOMMUNICATIONS ENGINEER  
HKS TELECOMMUNICATIONS ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

VEHICLE ENGINEER  
HKS VEHICLE ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

WIND ENGINEER  
HKS WIND ENGINEERING  
1901 NORTH OREGON STREET  
EL PASO, TEXAS 79901

## MEMORANDUM

**DATE:** July 16, 2018

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

**FROM:** Anne Guayante, Senior Planner - Planning & Inspections

**SUBJECT:** PZST18-00013

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The City Plan Commission unanimously recommended **approval** (8-0) of the proposed special permit at its January 25, 2018 meeting.

The CPC found that the rezoning 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, that the special permit would have no negative effects on the natural environment, socio-economic conditions, and property values in the vicinity or the city as a whole.

As of October 22, 2018, Planning staff has received **twenty-six letters in opposition** to the special permit requests.

**Property Owner:** HCA Health Systems of Texas, Independent Mortgage Company, and El Paso Electric Company

**Applicant:** Ashley Frysinger, Kimley-Horn

**Attachments:** Staff Report

# REVISED

## PZST17-00013 Special Permit



Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

HCA Health Systems of Texas, Independent Mortgage Company, El Paso Electric Company

Ashley Frysinger, Kimley-Horn

Las Palmas Medical Center and surrounding Surface Parking Lots, see Attachment 9, (Districts 1 and 8)

Ten Parcels, see attachment 8

See attachment 8.

Rescind Special Permit ZON03-00042 granted by Ordinance 15618 and grant a new special permit for the following:

- Special Use Permit– Helistop in the S-D/c/sp (Special Development / conditions / special permit) District
  - (For Parcel 1 located at 1800 Oregon St.)
- Special Permit for Parking Reduction
  - (For Parcels 1, 2, 3, and 5, the Las Palmas Hospital Campus)
- Special Use Permit – Off-Street Parking Serving another property in the A-3 (Apartment) and S-D (Special Development) Districts
  - (For Parcels 4, 7,8,9,10, the surface parking lots located on Rim, Oregon, and Crosby Streets)

None

**Twenty- six letters in opposition:** Notices sent to property owners within 300 feet on December 20, 2017 (See Attachment #7)

Approval (see pages 2—7 for basis for recommendation)

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of the special permit request and acceptance of the detailed site development plan. The proposed development is consistent with its established neighborhood of surrounding medical and university development. The proposed development is compliant with the G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso, the City's Comprehensive Plan, in the Central Planning Area.



## DESCRIPTION OF REQUEST

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The applicant has submitted a Special Use Permit application for:

- A special use permit for a Helistop for the property at 1800 Oregon St.
- A parking reduction for the hospital campus buildings located at 1801 Oregon Street, 1800 Oregon Street, 101 Rim Street, and 1700 Oregon street, necessitated by a proposed expansion
- A special use permit for off-street parking on a separate lot for multiple surface parking lots along Rim Road, Oregon Street, and Crosby Street that serve the hospital.

### **HELISTOP**

The helistop would serve the expanded hospital, which is proposing to add three stories to the existing building at 1800 Oregon Street. The helistop would be on top of the proposed addition. The current use of the property is a hospital. The proposed detailed site plan shows an expansion of three stories and 96,402 square feet to the existing hospital building, for a total of 536,700 square feet upon completion. An existing special permit was granted in 2013 via Ordinance 018016 for a helistop at this location, then proposed for the roof of the existing two story building, but it was never constructed. The new proposal shows the proposed helistop in a different location and requires a new special permit.

### **PARKING REDUCTION**

Upon completion, the 536,700 square foot hospital campus requires 932 parking spaces. On February 13, 2017, the Zoning Board of Adjustments reduced the required number of spaces by 6.6% of the total number of required spaces to construct the vertical shell of their building, but not its upper two floors. This granted them a reduction of 60 spaces, and brings the new total requirement to 872 spaces. In order to proceed with construction of the upper two floors, a Special Permit must be approved by the El Paso City Council. The existing and proposed parking garages contained within the Las Palmas medical center campus contain 342 parking spaces.

The remaining 530 required parking spaces not able to be located on the Las Palmas medical center campus will be addressed through the related special permit for parking spaces serving another property. The hospital owns and leases multiple lots, currently totaling 471 spaces, and totaling 451 parking spaces upon completion of the mechanical facilities building at the southeast corner of Rim and Mesa. Between the structured parking and surface parking lots, there are currently 813 parking spaces, and upon completion there will be 793 designated spaces serving the property. Based on the 872 required parking spaces and the 793 proposed parking spaces, this development necessitates a 9% parking reduction (79 spaces) to construct the upper two floors of the vertical expansion.

The hospital owns a property approximately 1.1 miles from the hospital campus, located at 3333 Mesa Street that contains a surplus of 247 parking spaces. The applicant proposes to use these parking spaces for hospital employees, who will then be ferried to the hospital campus by a shuttle owned and operated by Las Palmas. All told, the hospital is proposing to provide 928 spaces for its expanded facility, which exceeds the minimum parking space requirement by 56 spaces. Additionally, the applicant conducted a parking study, which reflects there are 43 on-street parking spaces located within 300 feet of the subject property. Therefore, granting the parking reduction request is not anticipated to negatively impact its surrounding neighborhood.

Ordinance no. 15618 approved in 2003 granted a special permit for parking reduction addressing the previous configuration of off-street parking lots. Part of this new request is to rescind the existing special permit ordinance so the expansion and new parking requirements can be comprehensively addressed under one ordinance.

### **OFF STREET SURFACE PARKING LOTS SERVING ANOTHER PROPERTY**

Ordinance 15618 allowed the current surface parking lots located along Rim to serve as parking for the hospital campus, which provide 471 parking spaces to the hospital. However, that special permit contained a condition prohibiting new construction any of the parcels that provided parking for the hospital. As part of the proposed expansion, a new central energy plant is being constructed at 120 Rim. This small, unmanned building will occupy parking spaces that previous served the hospital, bringing it out of compliance with that condition of the original special permit. All of the surface parking lots that will serve the hospital are zoned S-D (Special Development) or A-



3 (Apartment). In both of those zoning districts, a special use permit is required for off-street parking serving another property.

### **COMPLIANCE WITH APPLICABLE CODE PROVISIONS**

The existing hospital campus is built to the property line on all of its buildings, three of which are zoned S-D (Special Development) and one of which is zoned A-3 (Apartment), all with conditions and/or special permits related to the hospital. The existing configuration is shown in the site plans for multiple approved special permits for 1998, 2003, and 2013.

Granting the requested special use permits for the helistop and surface parking lots, and the parking reduction special permit would allow for the subject property to meet all applicable zoning code provisions.

## **SPECIAL PERMIT REQUIREMENTS**

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### **HELISTOP**

To grant the special permit to allow for a helistop, the applicant must comply with the following standards, per 20.10.240:

- A screening wall complying with Chapter 20.16 shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR, PMD, or NOS zoning district.

*The subject property upon which the tower and helistop are proposed (1800 Oregon St.) is adjacent to an apartment-zoned property at 1700 Oregon Street that is also part of the hospital campus. However, because they are separated from each other by the Oregon Street right-of-way, they are exempt from the screening wall requirement, per El Paso City Code Section 20.16.020 (H)(4).*

- A minimum perimeter setback of 150 feet shall be provided along the property lines abutting existing residential use or an existing R, A, PR, SRR, PMD or NOS zoning district and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR, PMD, or NOS zoning district, to minimize potential negative impacts created by activity within the site. **(Note that where a right of way or easement separates the property line from a residential use or residential zoning district, the width of such right of way or easement shall be included in meeting the perimeter setback requirement, provided, however that the setback from the property shall never be less than that required in the district).**

*The distance between the helistop and the abutting A-3 property at 1801 Oregon, which is also part of the Las Palmas hospital campus is more than 150 feet.*

### **PARKING REDUCTION**

To grant the special permit to allow for a parking reduction, the applicant must comply with the following standards, per 20.14.070:

**EXISTING DEVELOPMENT:** Per the standards of 20.14.070 (A), 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;

*The subject property is located within the Alexander Addition to the City of El Paso, which was platted in 1903*

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

*The subject property is built to all of its lot lines, with all on-site parking accommodated in structures. None of the proposed expansion to the tower on the hospital campus displaces existing 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

*The subject property is built to all of its lot lines, with all on-site parking accommodated in structures.*

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 applicant owns or leases six surface parking lots which will be used to accommodate the special permit request. Portions of four of them are within 300 feet, but the spaces contained within that distance do not contain enough parking spaces to satisfy the parking demand generated by the hospital.*

## **OFF-STREET PARKING SERVING ANOTHER PROPERTY**

To grant the special permit to allow for off-street parking serving another property, the applicant must comply with the following standards, per 20.10.410:

1. The parking area is compatible with the general development of the neighborhood and does not adversely affect the use of adjacent properties;

*The surface parking lots have been part of the established neighborhood for at least ten years, with approximately half of them present since at least 1997. The surface parking lots on Rim between El Paso and Randolph the lot at 120 Rim, and the lot at Crosby and Oregon are visible in 1997 aerial photos. The remaining surface parking lots were created between 2002 and 2006.*

2. The parking area is so arranged as to permit sufficient space for parking spaces and turning maneuvers, as well as adequate ingress and egress to the site;

*Stall depth and width meets the dimensional requirements for parking spaces. Aisles and driveway meet minimum widths per the El Paso City Code.*

3. Lighting shall comply with Chapter 18.18 (Dark Sky Ordinance) of this Code;

*Notes on the detailed site development plans indicate that these lots will comply with this regulation.*

4. The parking area is located in such a manner from the site generating the parking requirement to assure that such parking facility will adequately serve the use;

*All of the lots are within a quarter mile pedestrian shed of the subject property.*

5. Access to be provided to the parking area shall not be through private property that is not zoned to permit the use generating the off-street parking;

*All access to all surface parking lots will be via public streets.*

6. Adequate provisions shall be made to assure that the parking area is reasonably identifiable as to the patronage it serves, the location, points of access, hours of operation and other appropriate matters made as a condition of the special permit approval;

*All of the parking lots have signs at each entrance indicating that the lots are for use by the hospital only. Photos of each sign are included within the detailed site development plan.*

7. The parking spaces required to be provided for the use shall be restricted to that use;

*Each of the signs contains a statement to this effect.*

8. Any off-street parking spaces to be provided on the site generating the off-street parking requirement shall be used to accommodate required handicapped accessible spaces and patron parking;

*The location of ADA stalls is shown on the sections of the site plan that address the layout of the parking garages at the subject property.*

9. The parking area shall be owned or leased by the same property owner who operates the use generating the off-street parking requirement, and any leasehold interest in the parking area shall be validly held for the duration of the use.

*Deeds and leases have been provided for all surface parking parcels. HCA Health Systems of Texas owns the surface parking lot at 1701 Oregon (Lot 4 in the attached Detailed Site Development Plan). It leases the surface parking lot located at the southeast corner of Oregon and Crosby from Independent Mortgage Company (Lot 5 in the attached Detailed Site Development Plan). It leases the surface parking lots on Rim and El Paso Streets (Lots 1, 2, and 3 in the attached detailed site development plan) from El Paso Electric Company.*

## RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><b><u>G-2 Traditional Neighborhood (Walkable)</u></b> G-2 neighborhoods already have walkable thoroughfare grids, a mix of uses and housing types, historic buildings, parks, and a strong sense of character. The City's priorities are improving public infrastructure, restoring any abandoned buildings, and infilling empty lots and parking lots with street-oriented buildings.</p>	<p>The hospital campus that will house the helistop is located on multiple adjacent blocks of a street grid, with the zero-lot-line buildings connected over the abutting streets via aerial walkways.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p><b><u>S-D Special Development District</u></b> The purpose of this district is to provide an opportunity 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 regulations of this district are designed to ensure compatibility with existing uses 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. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	<p>A helistop is permitted in the Special Development District if a special use permit is approved by the El Paso City Council.</p>
POLICY	DOES IT COMPLY?
<p><b><u>Policy 5.15.2</u></b> Continue support and participation with other agencies in the provision of emergency preparedness.</p> <p><b><u>Public Facilities Chapter Introduction, p. 5.2</u></b> Citizens of El Paso also enjoy public facilities and services that are not managed by the City of El Paso; however, they are critical to the success of the community and play a vital role in our lives. These services include public and private schools, utilities, and hospitals. Even though different organizations manage various elements of public facilities and services, they affect one another in their ability to serve the needs of the entire community. Quality of life is affected by the location, quantity, design, and service excellence provided with each facility and the service rendered. Managing growth in the City through the assurance of adequate and timely public facilities to serve the current and future population is an on-going challenge.</p>	<p>As articulated in the introduction to the Public Facilities chapter of Plan El Paso, hospitals are a critical part of the fabric of El Paso's network of public facilities. Allowing for the provision of a helistop at one of El Paso's existing hospitals will directly further the goal of Policy 5.15.2 by allowing critically ill and injured patients to receive life-saving care more rapidly.</p>

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** A hospital is permitted upon acceptance of a detailed site development plan in the S-D (Special Development) District and by Special Permit in the A-3 (Apartment District). A helistop is permitted by Special Permit in the S-D (Special Development) District. Off-street surface parking serving another property is permitted by Special Permit in the A-3 (Apartment) and S-D (Special Development) Districts.

**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) District is to district is to provide an opportunity 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 intent of the A-3 (Apartment) District is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The proposed special permits would allow the existing hospital facility to complete an expansion that would provide additional critical care services to the neighborhood and community while maintaining the established character of the existing neighborhood, and allowing the hospital to continue to use the existing configuration of surface parking lots to help meet its demand. The inclusion of the shuttle service to the proposed employee lot at 3333 Mesa Street will help to ensure that the granting of the special permit request for the parking reduction will not negatively impact the neighborhood surrounding the subject property. The subject property allows for all applicable requirements upon approval of the special permit.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** Existing infrastructure is capable of serving the proposed expansion, helistop, and existing surface parking lots.

**EFFECT UPON THE NATURAL ENVIRONMENT:** The subject property is not in an environmentally sensitive area and no negative impact is anticipated.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the El Paso Central Business Association. They were 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 December 20, 2017. The Planning Division has received **twenty-six letters in** opposition to the proposed special permit.

**STAFF COMMENTS:** No objections to proposed special permit and detailed site development plan approval. All department comments have been satisfactorily addressed. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

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

**ATTACHMENTS:**

1. Site Plan
2. Zoning Map
3. Comprehensive Plan Map
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Neighborhood Association Letters
7. Letters from the Public

# ATTACHMENT 1

See following pages

**OWNER**  
HOSPITAL CORPORATION OF AMERICA (HCA)  
ONE PARK PLAZA  
NASHVILLE, TN 37203

**FACILITY**  
LAS PALMAS MEDICAL CENTER  
1801 N. OREGON ST.  
EL PASO, TX 79902

**ARCHITECT**  
HKS ARCHITECTS, INC.  
350 N. SAINT PAUL ST., SUITE 100  
DALLAS, TX 75201-4240

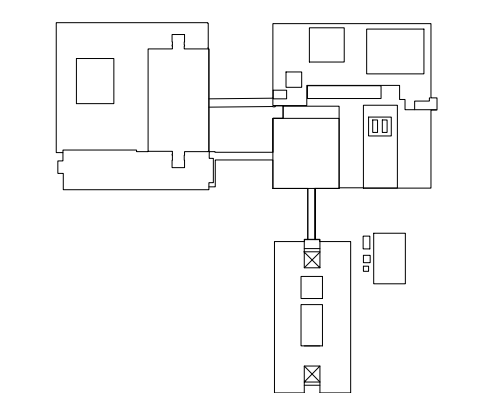
**INTERIOR DESIGNER**  
HKS ARCHITECTS, INC.  
350 N. SAINT PAUL ST., SUITE 100  
DALLAS, TX 75201-4240

**CIVIL ENGINEER**  
KIMLEY-HORN  
11700 KATY FREEWAY, SUITE 800  
HOUSTON, TX 77079

**STRUCTURAL ENGINEER**  
STANLEY D. LINDSEY AND ASSOCIATES, LTD.  
750 OLD HICKORY BLVD., BUILDING 1, SUITE 175  
BRENTWOOD, TN 37027

**MEP ENGINEER**  
WSP + CCRD  
3625 NORTH HALL STREET SUITE 1300  
DALLAS, TX 75219

**LANDSCAPE**  
KIMLEY-HORN  
11700 KATY FREEWAY, SUITE 800  
HOUSTON, TX 77079



REVISION	NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

**20468.000**

HCA PROJECT NUMBER

**393070003**

DATE

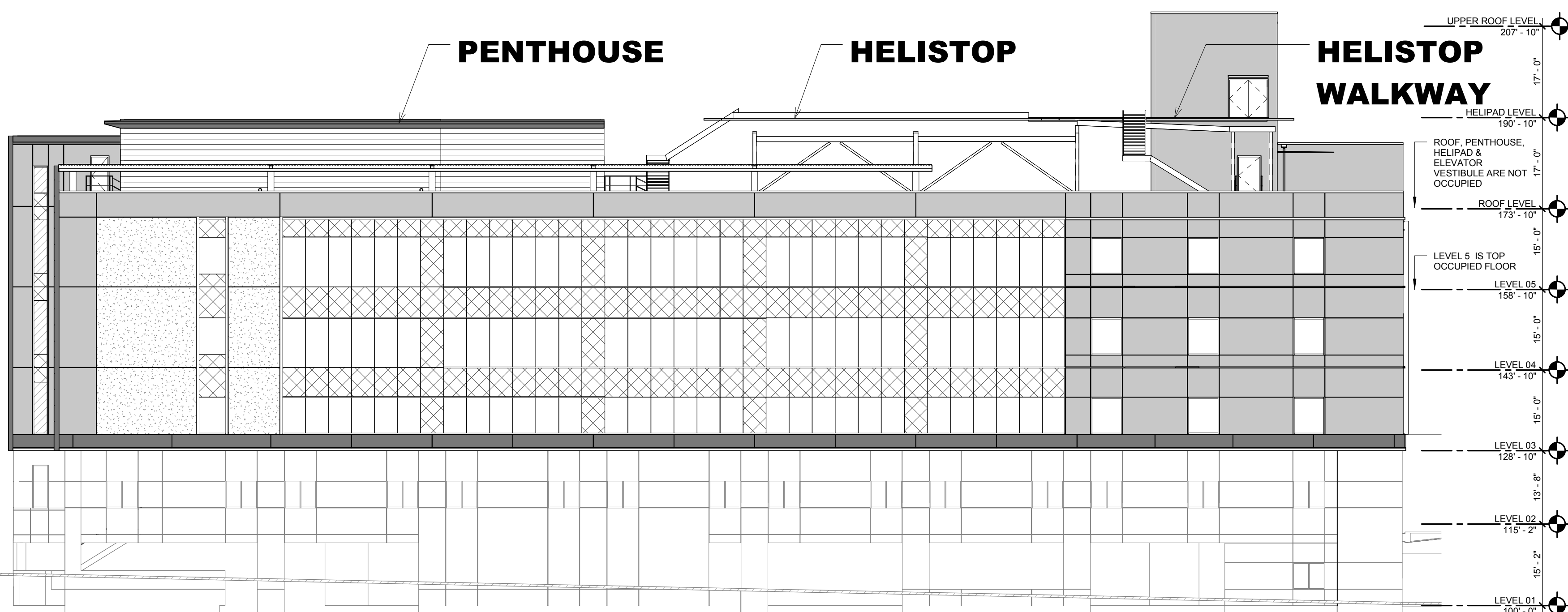
**12/16/2016**

ISSUE

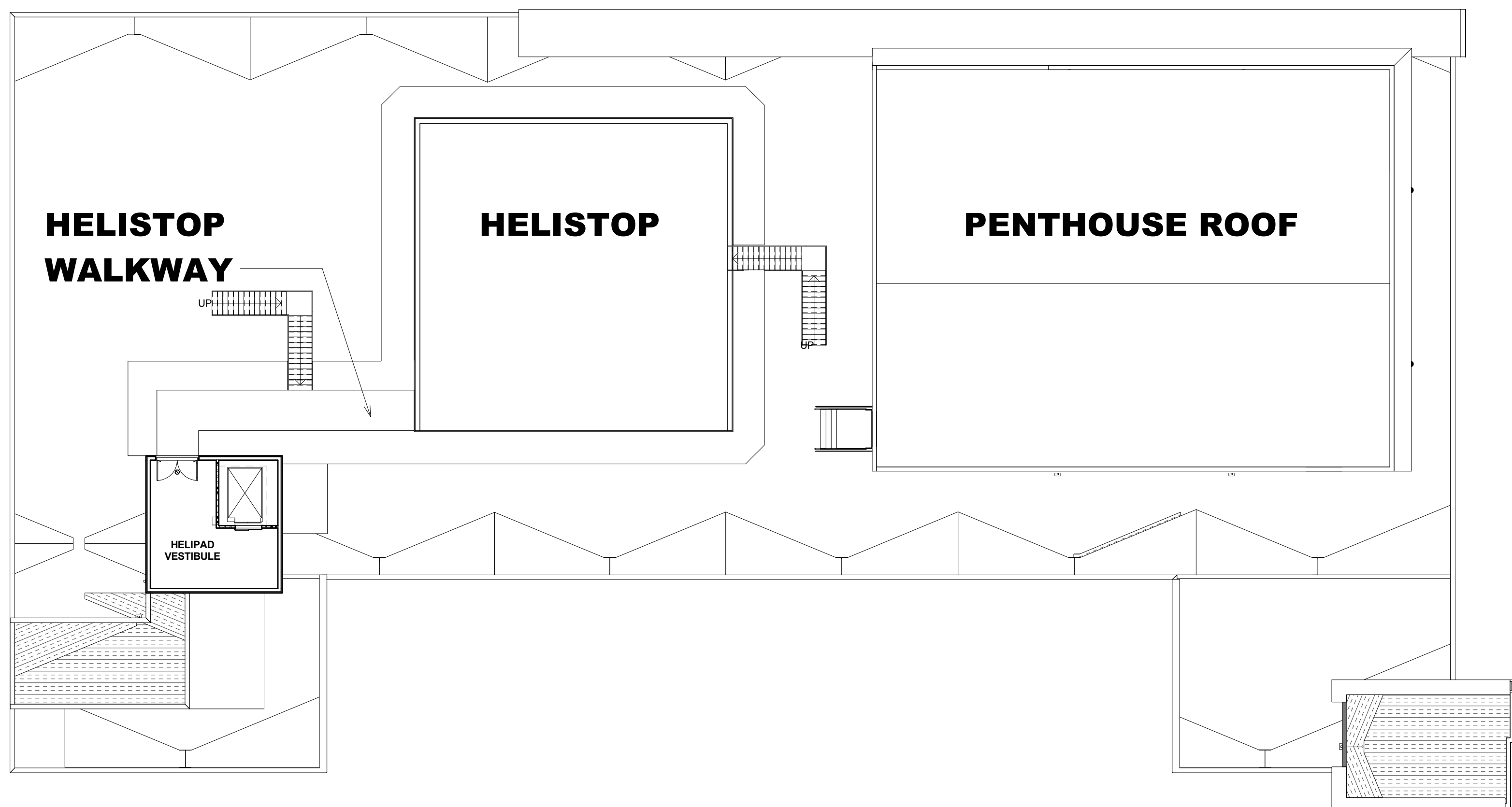
SHEET TITLE

**HELISTOP SPECIAL  
PERMIT  
APPLICATION**

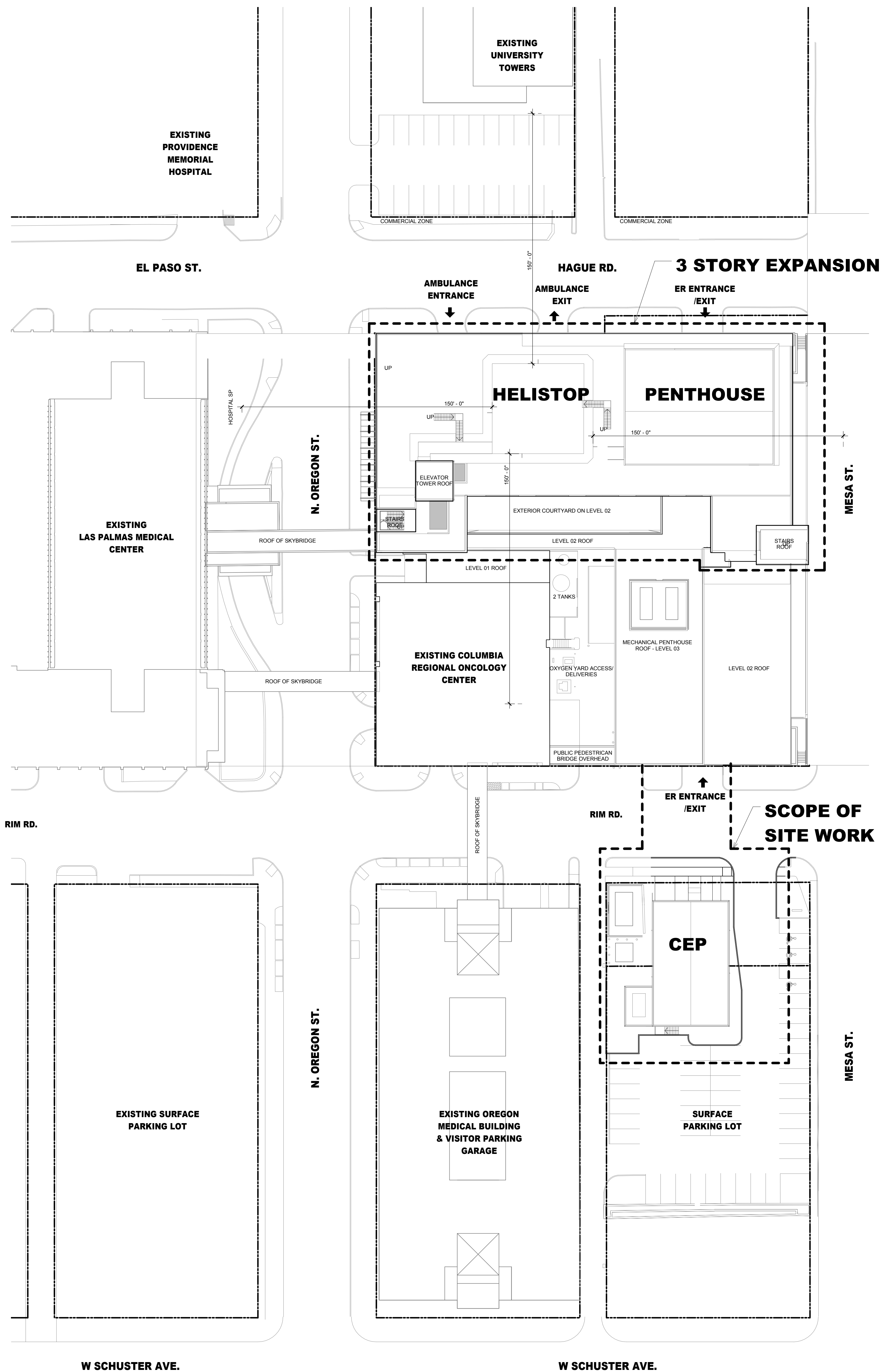
SHEET NO.

**HP.01**

**03 HELIPAD NORTH ELEVATION - HAGUE RD.**  
1/16" = 1'-0"



**02 HELISTOP PLAN**  
1/16" = 1'-0"



**01 ARCHITECTURAL SITE PLAN**  
1" = 30'-0"



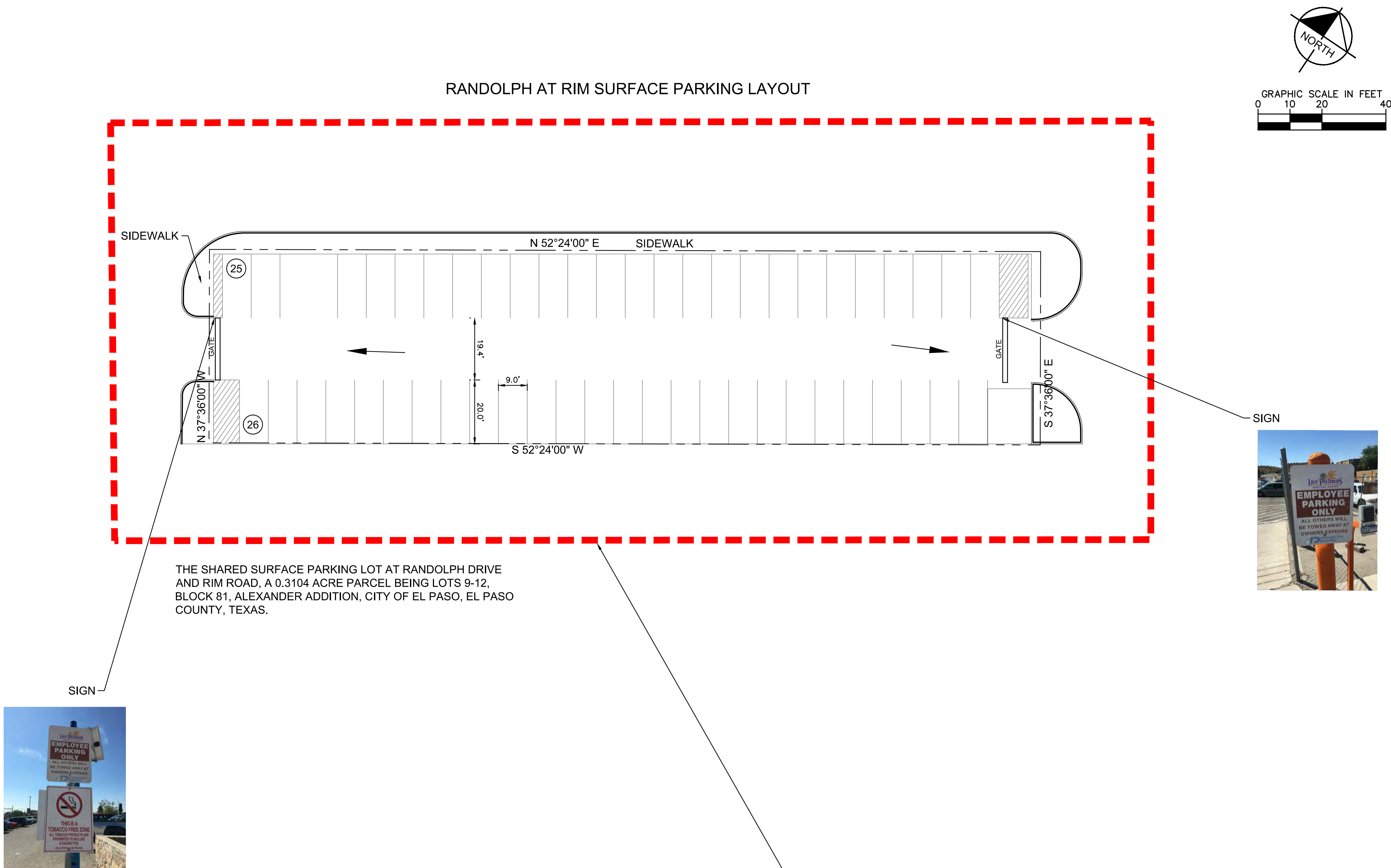
REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**12/16/2016**  
ISSUE

SHEET TITLE  
**LOT 1 DETAILED SITE PLAN**

SHEET NO.  
**DSP 1**

RANDOLPH AT RIM SURFACE PARKING LAYOUT



Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			<b>932</b>
Bicycles Required (5%)			47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

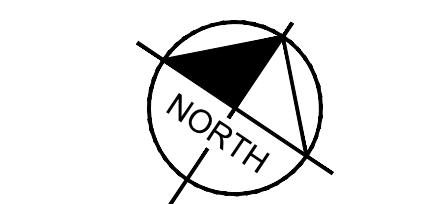
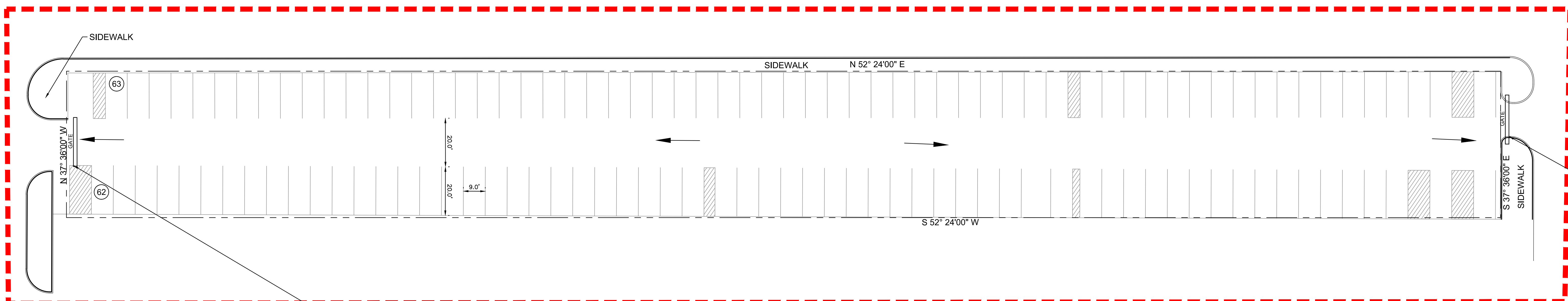
FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.

KEYMAP





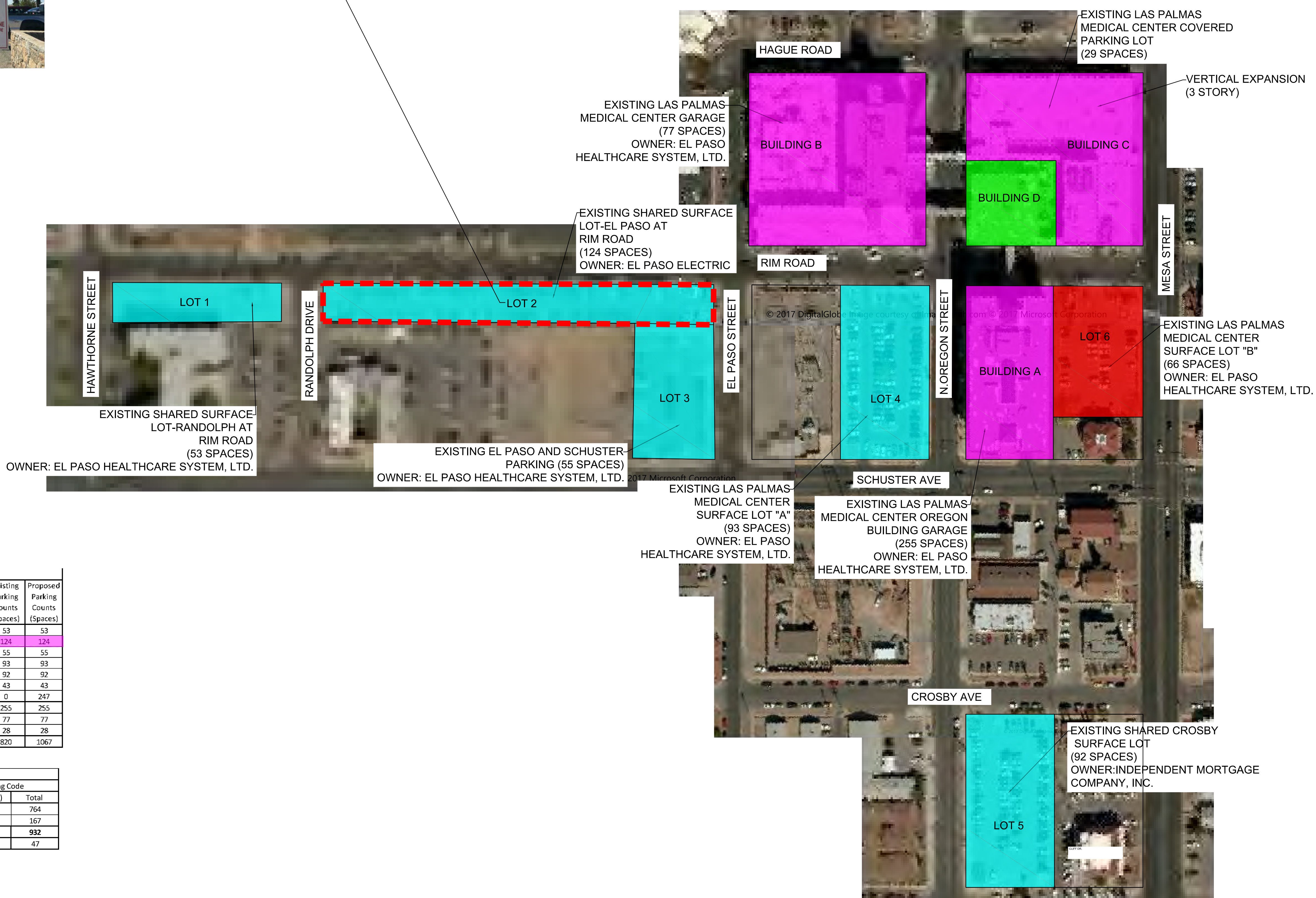
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0 10 20 40GRAPHIC SCALE IN FEET  
0 40.9 81.8 163.6

THE SHARED SURFACE PARKING LOT AT EL PASO STREET AND RIM ROAD, A 0.7043 ACRE PARCEL BEING LOTS 9-12, BLOCK 78 AND ADJOINING ALLEY, LOTS 9-12, BLOCK 80 AND ADJOINING ALLEY AND A PORTION OF VACATED LOS ANGELES STREET, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

SIGN



## KEYMAP



## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PEDESTRIAN PATH
- DETAILED AREA
- EXISTING BUILDING WITH PARKING GARAGES
- EXISTING BUILDING WITHIN PARKING AGREEMENT
- EXISTING SURFACE LOT
- EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.

Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			932
Bicycles Required (5%)			47

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**05/10/2017**  
ISSUE

SHEET TITLE

LOT 2 DETAILED  
SITE PLAN

SHEET NO.

DSP 2

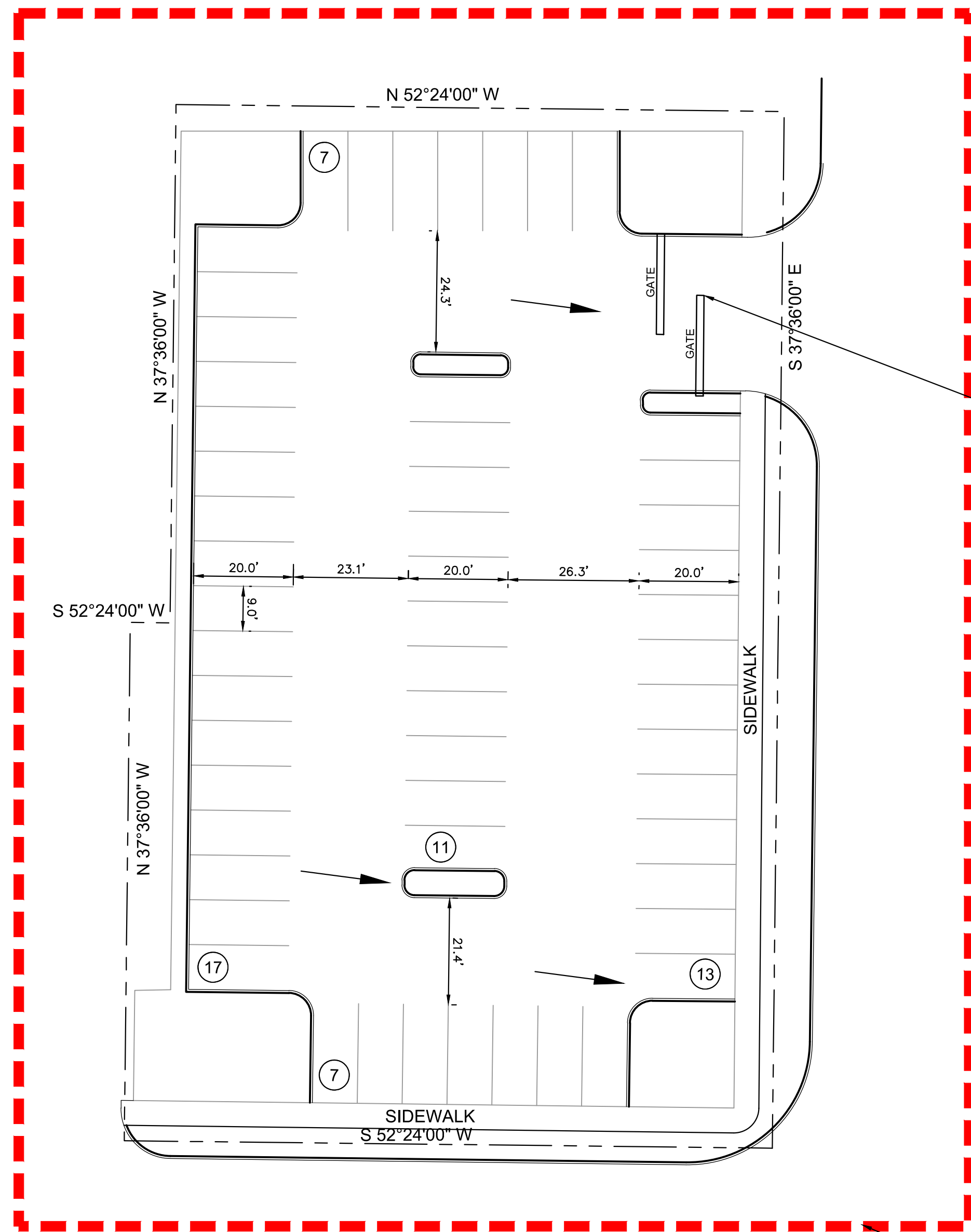
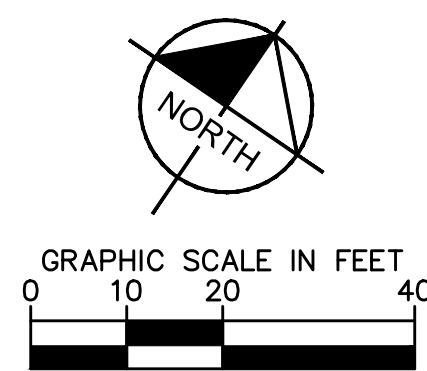


REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**05/10/2017**  
ISSUE

SHEET TITLE  
**LOT 3 DETAILED  
SITE PLAN**

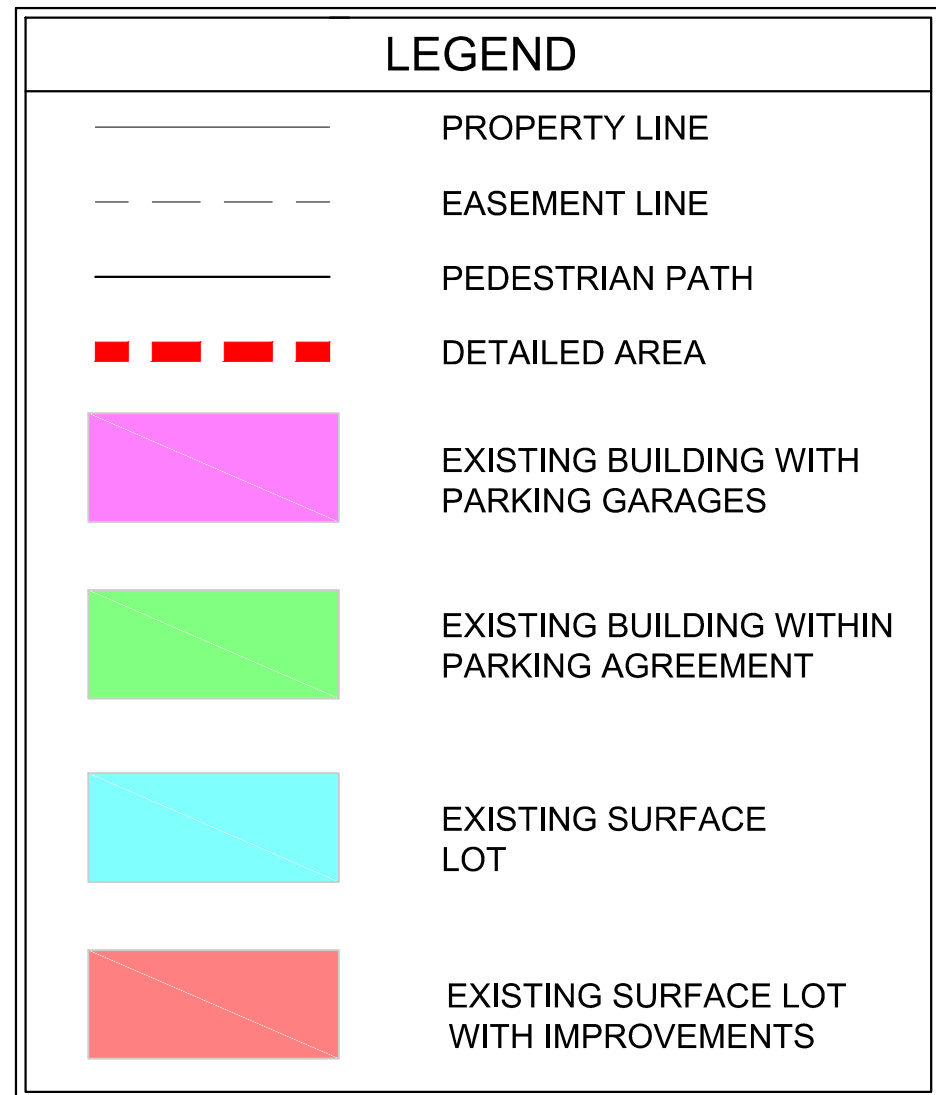
SHEET NO.  
**DSP 3**



THE SHARED SURFACE PARKING LOT AT EL PASO STREET AND SCHUSTER AVENUE, A 0.6017 ACRE PARCEL SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS LOTS 1-8 AND A PORTION OF THE ADJOINING ALLEY, BLOCK 79, ALEXANDER ADDITION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

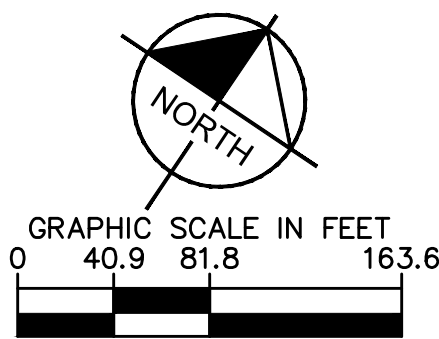
Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			932
Bicycles Required (5%)			47



NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY  
WITH CHAPTER 18.18 WHEN  
LOT IS RECONSTRUCTED.



KEYMAP



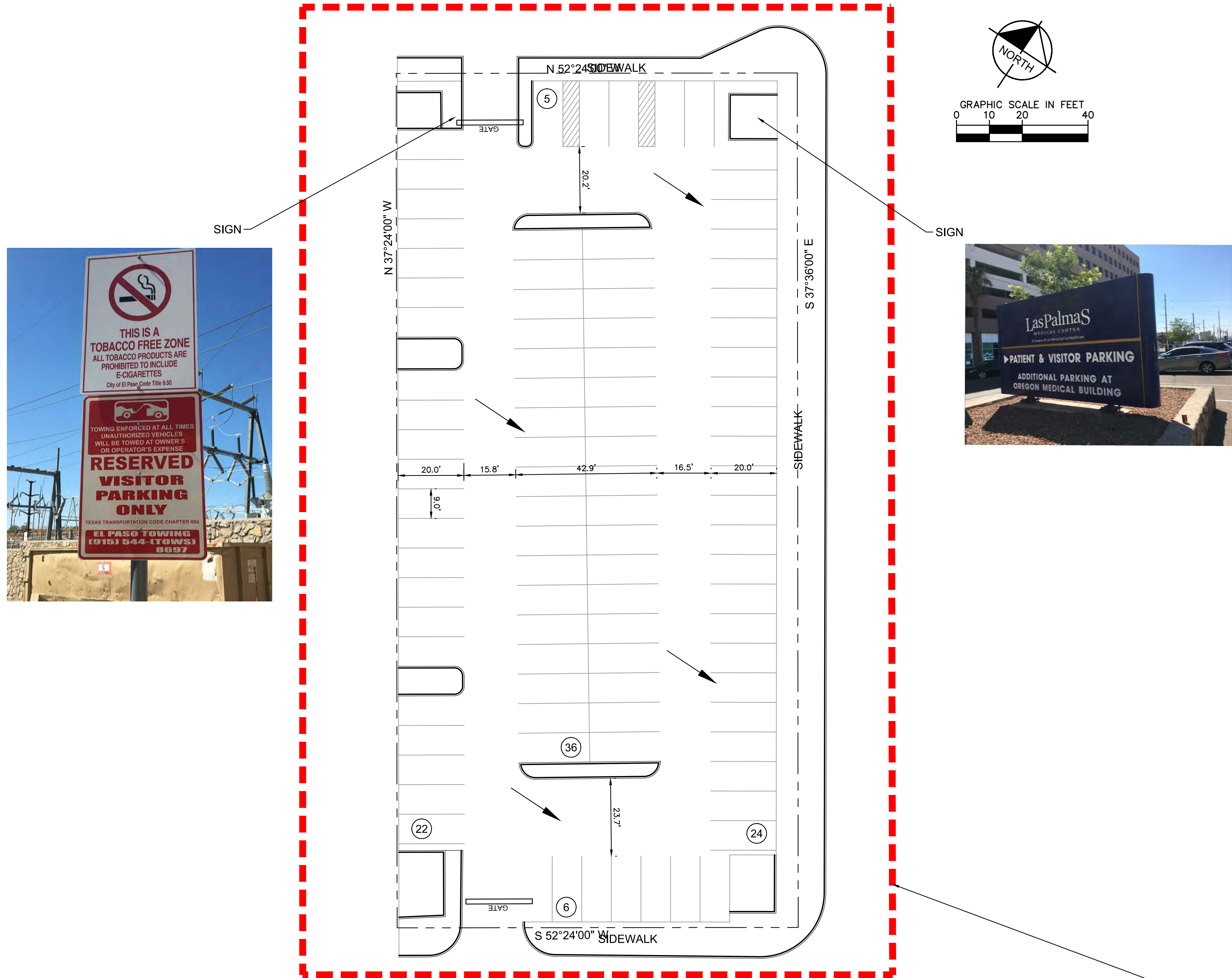


REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**05/10/2017**  
ISSUE

SHEET TITLE  
**LOT 4 DETAILED  
SITE PLAN**

SHEET NO.  
**DSP 4**



THE LAS PALMAS MEDICAL CENTER SURFACE PARKING LOT A AT N OREGON STREET AND SCHUSTER AVE, A 0.7282 ACRE PARCEL BEING LOTS 1-10, BLOCK 78, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

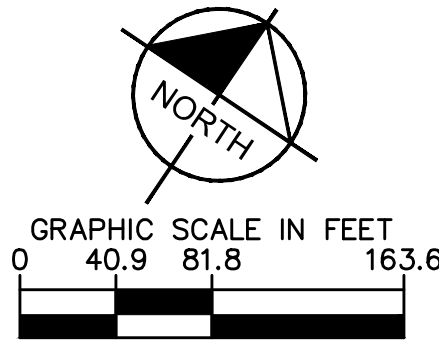
Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			<b>932</b>
Bicycles Required (5%)			47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY  
WITH CHAPTER 18.18 WHEN  
LOT IS RECONSTRUCTED.



KEYMAP



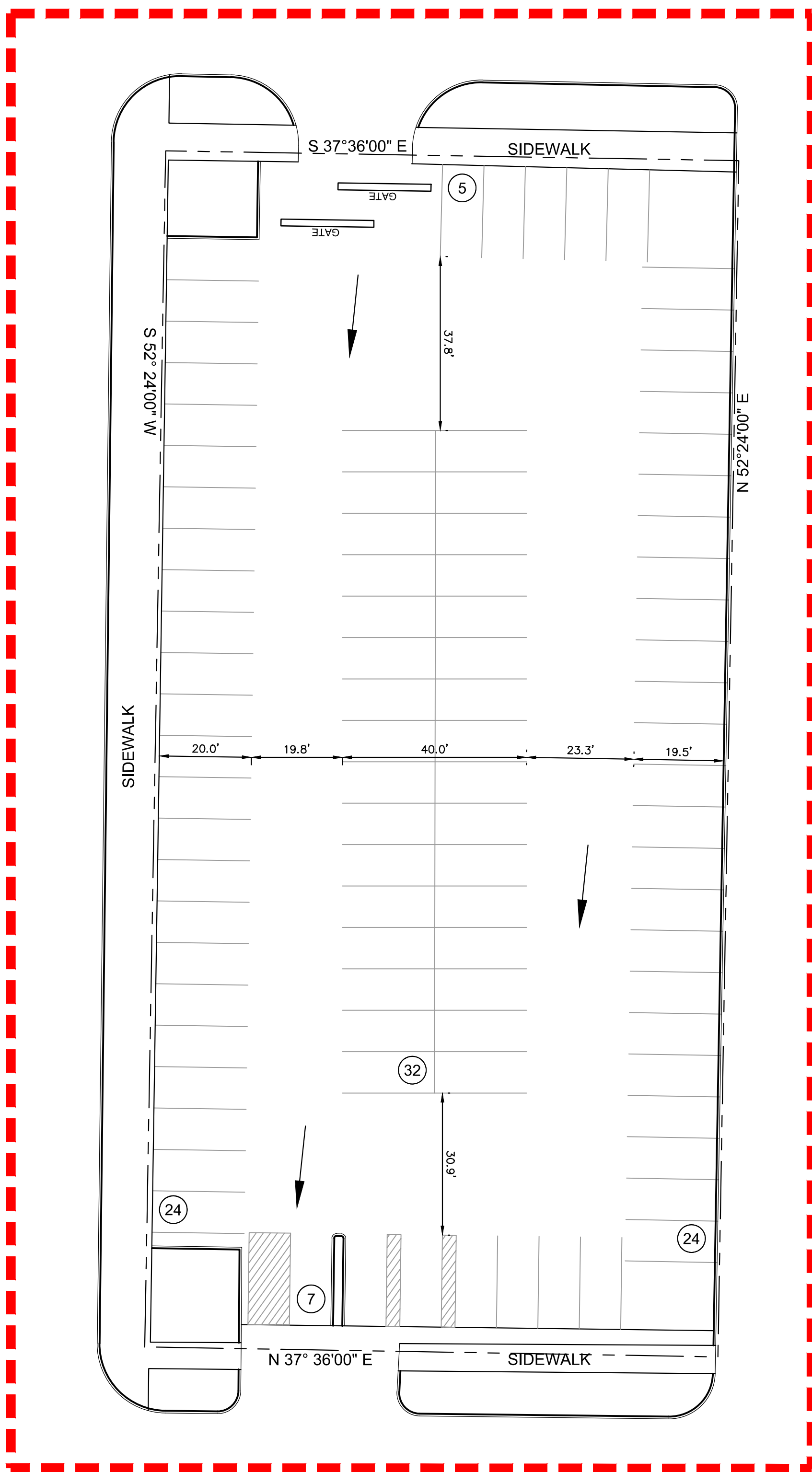


REVISION NO.	DESCRIPTION	DATE

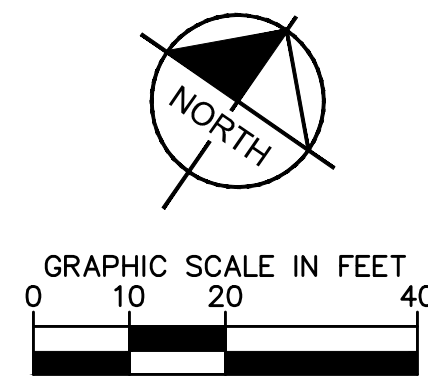
HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**05/10/2017**  
ISSUE

SHEET TITLE  
**LOT 5 DETAILED SITE PLAN**

SHEET NO.  
**DSP 5**



THE SHARED SURFACE PARKING LOT AT OREGON STREET AND CROSBY AVENUE, A 0.7282 ACRE PARCEL BEING LOTS 11-20, BLOCK 46, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

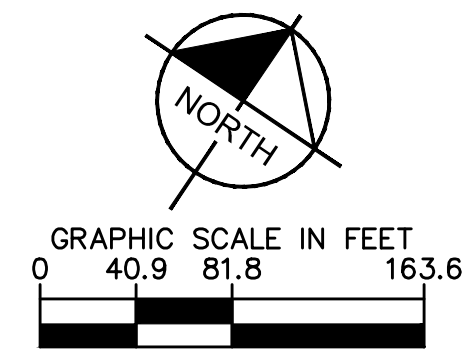
Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
		Total	932
Bicycles Required (5%)			47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

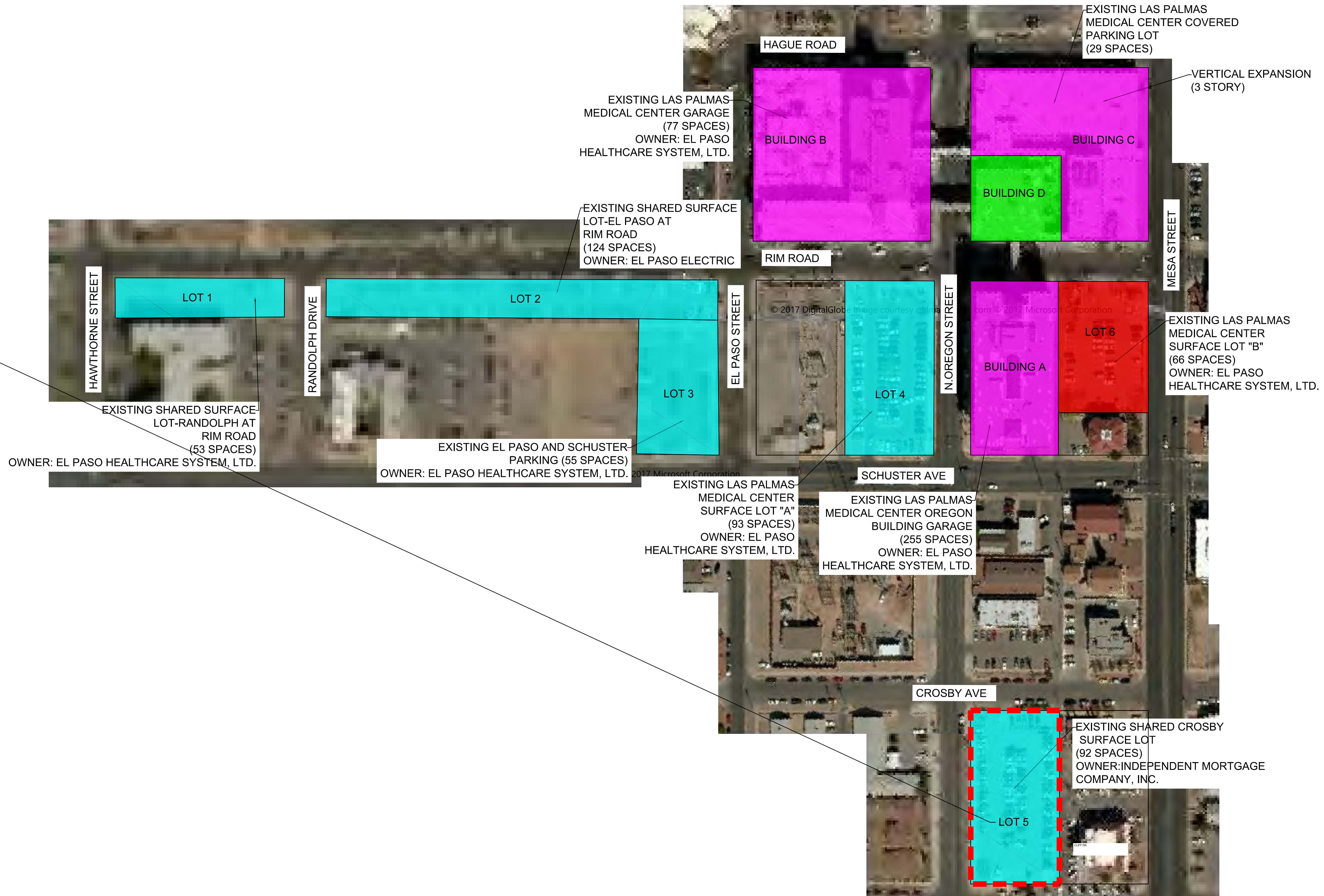
NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH  
CHAPTER 18.18 WHEN LOT IS  
RECONSTRUCTED.

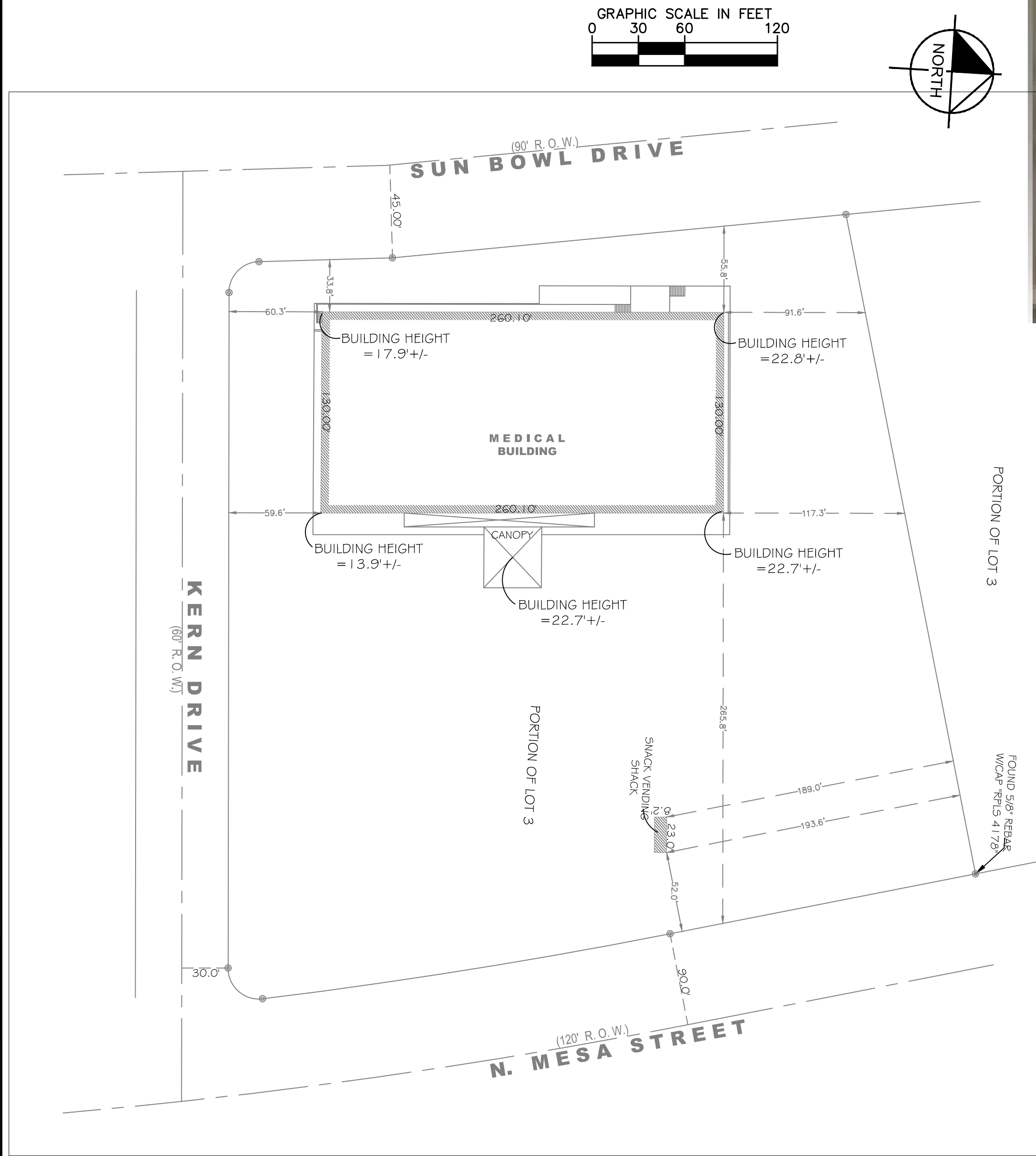


KEYMAP

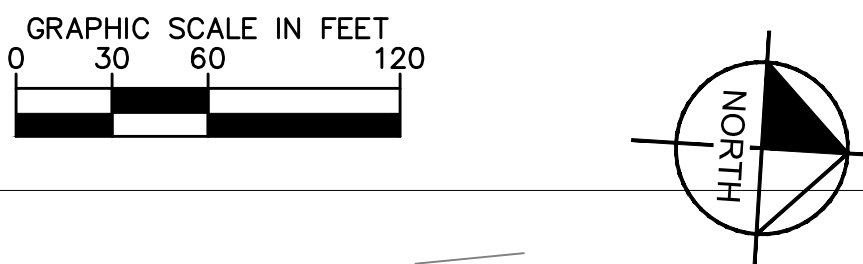




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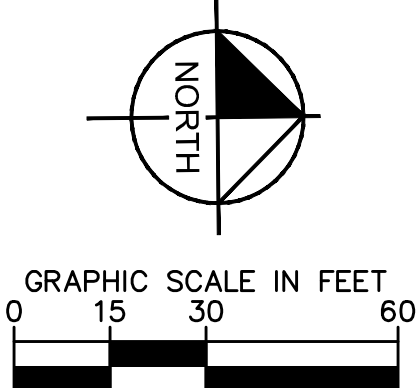


TOTAL PARKING REQUIRED FOR LIFECARE CENTER AND DOGGOS TACOS: 61 PARKING SPACES  
TOTAL PARKING SPACES ON SITE: 336 PARKING SPACES  
TOTAL PARKING FOR LAS PALMAS CAMPUS: 275 PARKING SPACES



SIGN

SIGN



LOT 7

PROPOSED SHARED PARKING  
LOT-KERN DRIVE AND  
N MESA STREET  
(336 SPACES)  
OWNER: UTEP BOARD OF REGENCY  
LIFECARE CENTER TOTAL SQUARE  
FOOTAGE: 33943 SF  
PARKING REQUIRED: 59 SPACES

DOGGOS-TACOS JUAREX MEXICAN HOT  
DOGS TORTAS  
APPROXIMATELY 200 SF  
REQUIRED PARKING SPACES: 2  
SPACES



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	PEDESTRIAN PATH
---	DETAILED AREA
█	EXISTING BUILDING WITH PARKING GARAGES
█	EXISTING BUILDING WITHIN PARKING AGREEMENT
█	EXISTING SURFACE LOT
█	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.

Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
		Total	932
		Bicycles Required (5%)	47

THE PROPOSED SHARED PARKING LOT AT NORTH MESA STREET AND KERN DRIVE, A 4.6617 ACRE PARCEL BEING A PORTION OF LOT 1, UNIVERSITY CENTER, 3333 NORTH MESA STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

# HKS

**OWNER**  
HOSPITAL CORPORATION OF AMERICA (HCA)  
ONE PARK PLAZA  
NASHVILLE, TN 37203

**FACILITY**  
LAS PALMAS MEDICAL CENTER  
1801 N OREGON ST  
EL PASO, TX 79902

**ARCHITECT**  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

**INTERIOR DESIGNER**  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

**CIVIL ENGINEER**  
KIMLEY-HORN  
11700 KATY FREEWAY, SUITE 800  
HOUSTON, TX 77079

**STRUCTURAL ENGINEER**  
STANLEY D. LINDSEY AND ASSOCIATES, LTD.  
750 OLD HICKORY BLVD, BUILDING 1, SUITE 171  
BRENTWOOD, TN 37027

**MEP ENGINEER**  
WSP + CORD  
3625 NORTH HALL STREET SUITE 1300  
DALLAS, TX 75219

**LANDSCAPE**  
KIMLEY-HORN  
7740 N 16TH STREET, SUITE 300  
PHOENIX, AZ 85020

**Las Palmas**  
MEDICAL CENTER  
**HCA**  
Las Palmas Medical Center  
Women's Services Expansion  
Hospital Corporation of America



REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**05/10/2017**  
ISSUE

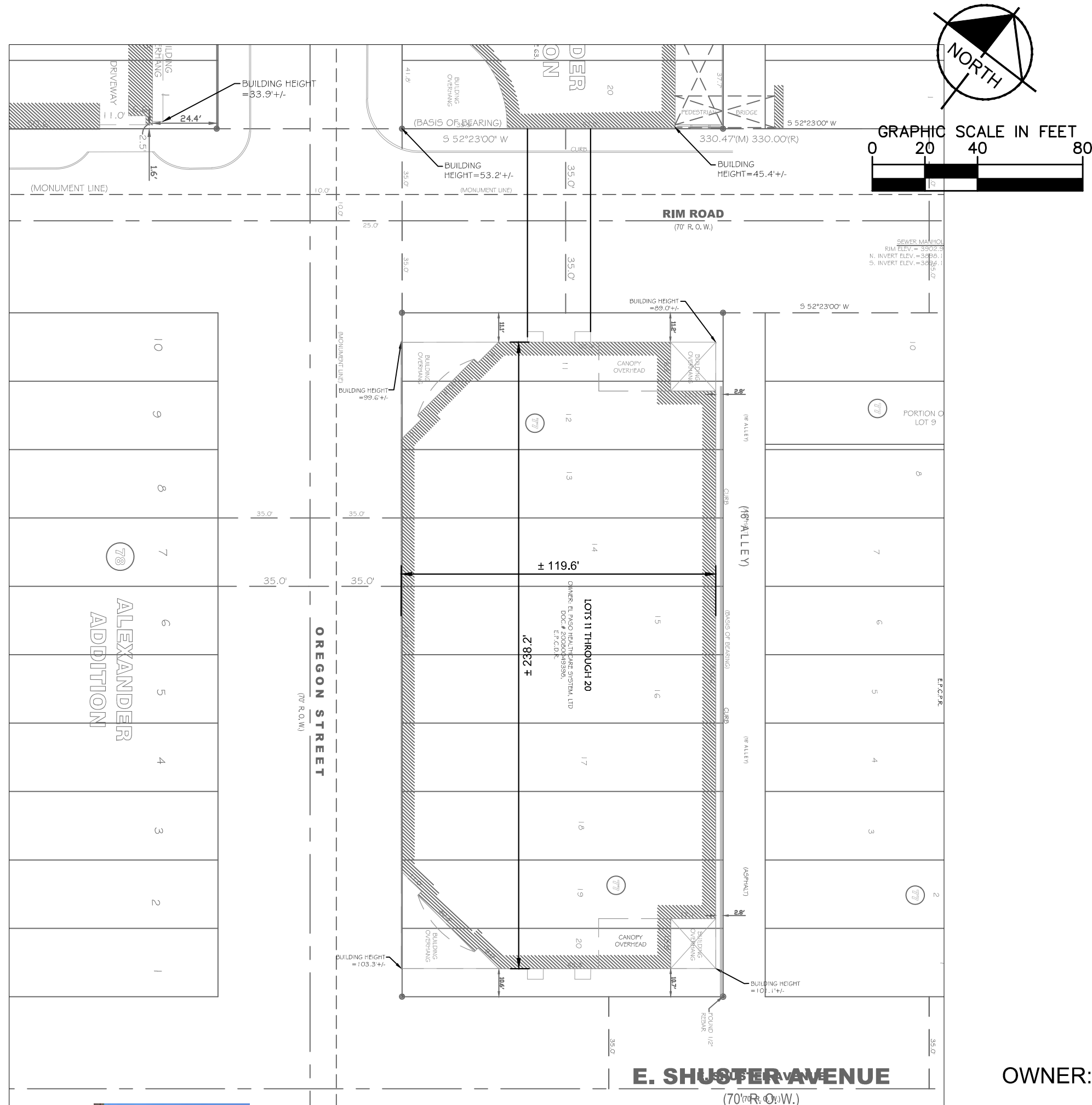
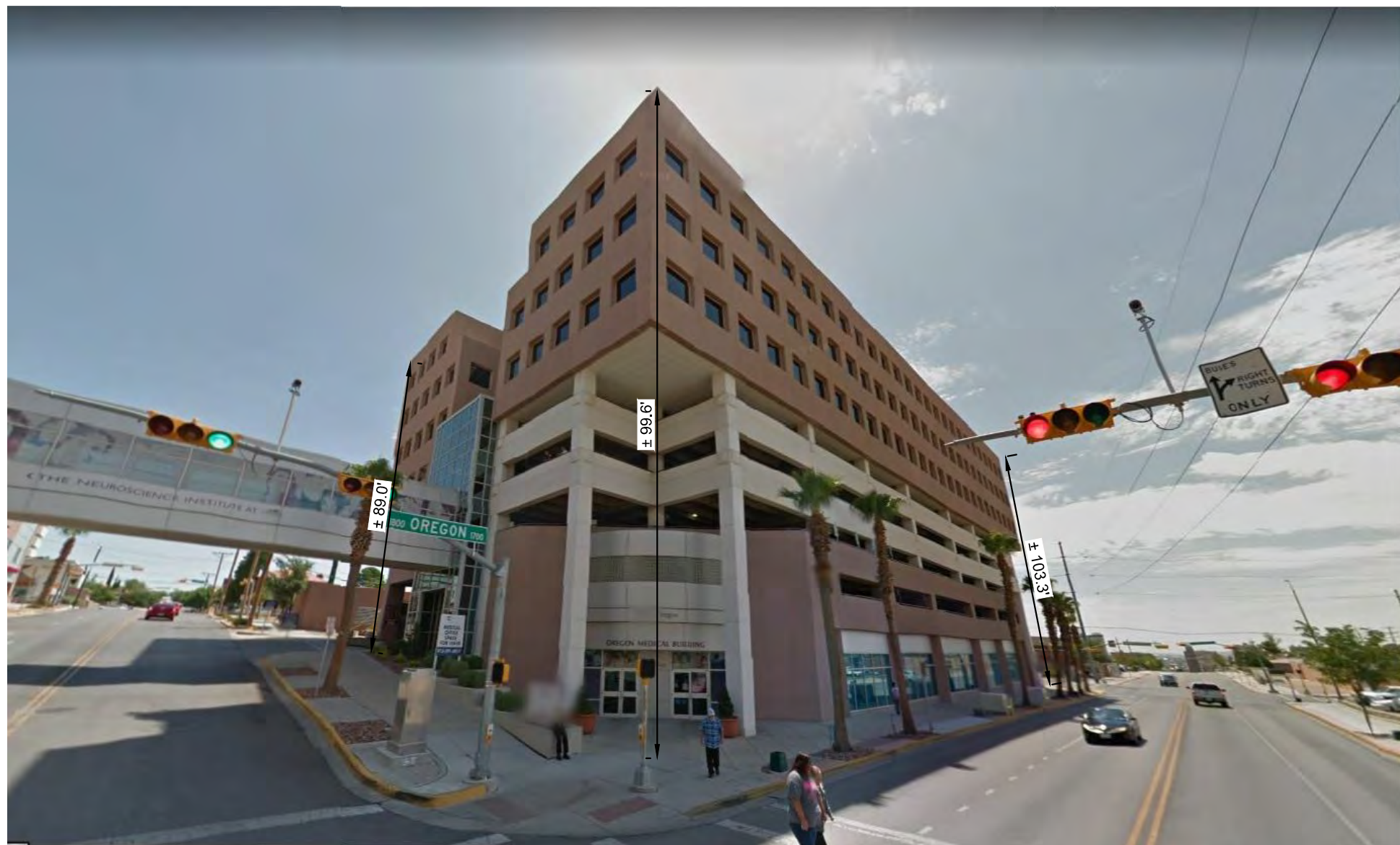
SHEET TITLE  
**LIFE CARE CENTER  
DETAILED SITE PLAN**

SHEET NO.

DSP 6

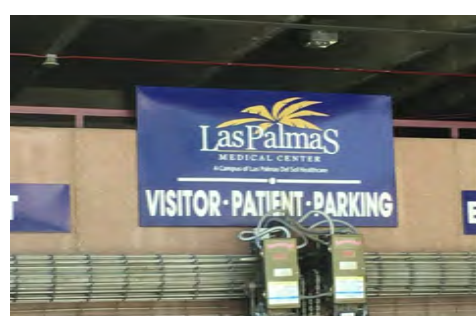
© 2016 HKS, INC.





SIGN

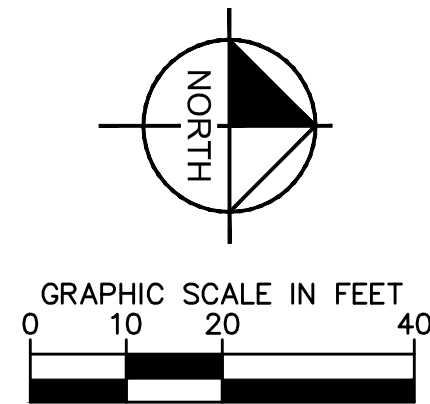
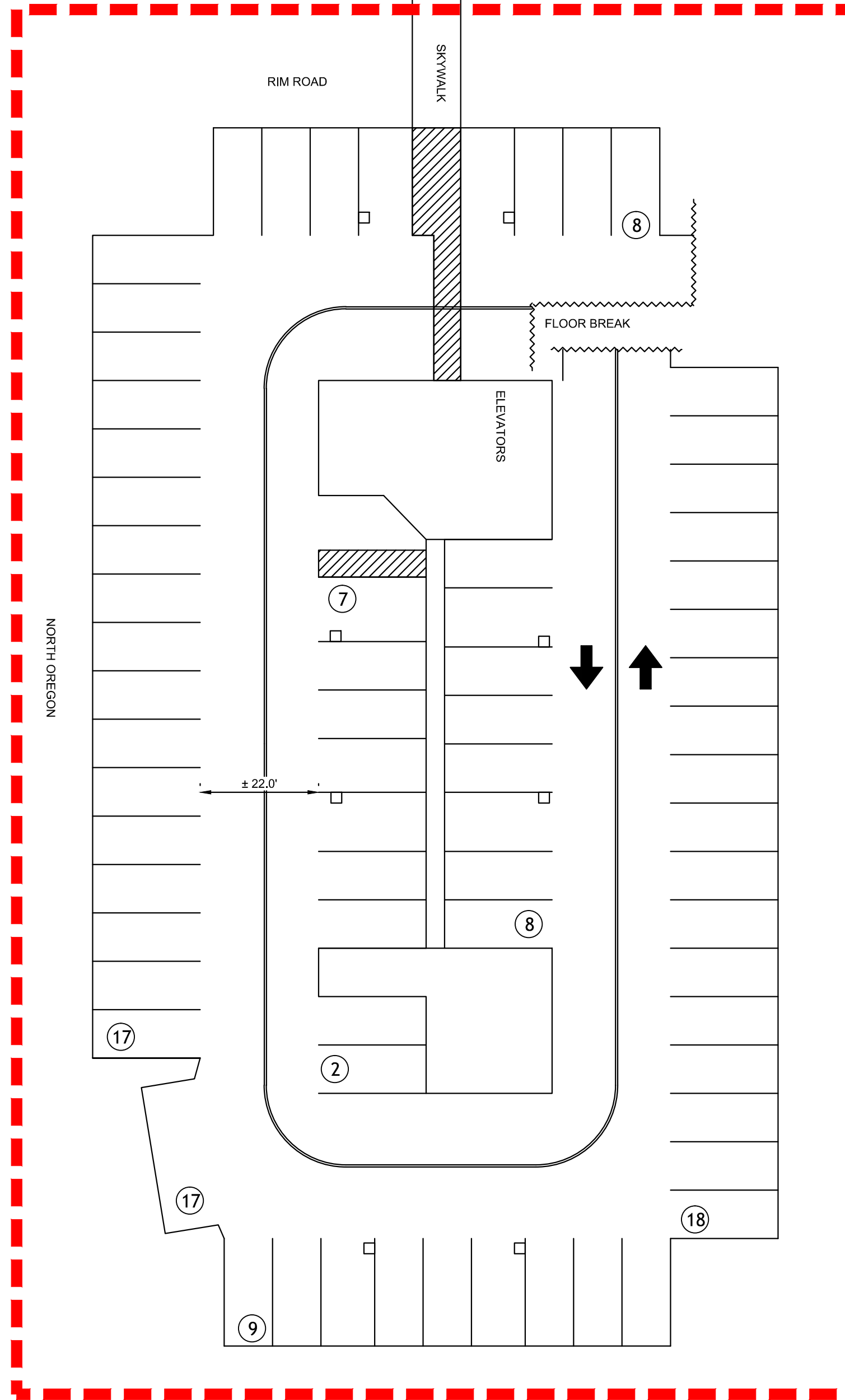
EXISTING LAW PALMAS MEDICAL CENTER OREGON BUILDING PARKING GARAGE SIGN LAYOUT



SIGN



EXISTING LAW PALMAS MEDICAL CENTER OREGON BUILDING PARKING GARAGE PARKING LAYOUT



Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

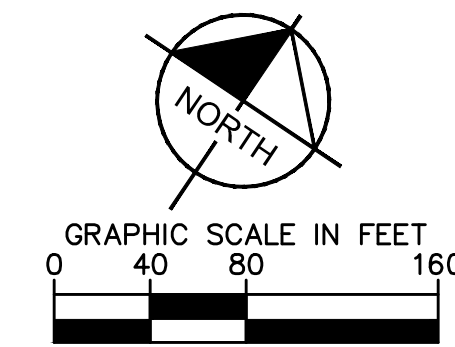
Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			932
Bicycles Required (5%)			47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: STORM SYSTEM IS INTERNALLY COLLECTED AND CONNECTS TO PUBLIC STORM SYSTEM

LAS PALMAS MEDICAL CENTER, A 0.7282 ACRE PARCEL BEING LOTS 11-20, BLOCK 77, ALEXANDER ADDITION, 1700 NORTH OREGON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

FEMA FIRM: 480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE X



KEYMAP



HKS

OWNER  
HOSPITAL CORPORATION OF AMERICA (HCA)  
ONE PARK PLAZA  
NASHVILLE, TN 37203

FACILITY  
LAS PALMAS MEDICAL CENTER  
1801 N OREGON ST  
EL PASO, TX 79902

ARCHITECT  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

INTERIOR DESIGNER  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

CIVIL ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY, SUITE 800  
HOUSTON, TX 77079

STRUCTURAL ENGINEER  
STANLEY D. LINDSEY AND ASSOCIATES, LTD.  
750 OLD HICKORY BLVD, BUILDING 1, SUITE 171  
BRENTWOOD, TN 37027

MEP ENGINEER  
WSP + CCOR  
3625 NORTH HALL STREET SUITE 1300  
DALLAS, TX 75219

LANDSCAPE  
KIMLEY-HORN  
7740 N 16TH STREET, SUITE 300  
PHOENIX, AZ 85020

Las Palmas Medical Center  
Women's Services Expansion  
HCA  
Hospital Corporation of America



REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**12/16/2016**  
ISSUE

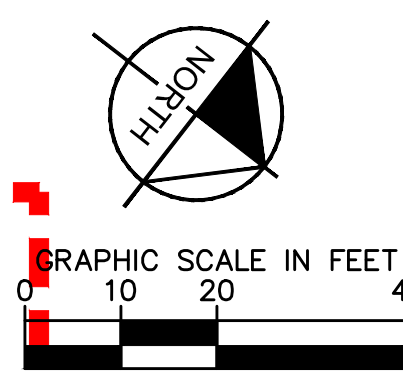
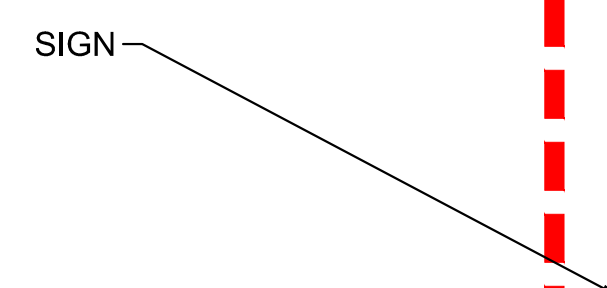
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**BUILDING A  
DETAILED SITE PLAN**

SHEET NO.  
**DSP 7**







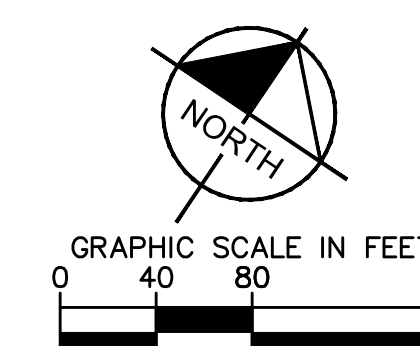


Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			932
Bicycles Required (5%)			47

NOTE: STORM SYSTEM IS INTERNALLY COLLECTED  
AND CONNECTS TO PUBLIC STORM SYSTEM

SUN TOWERS HOSPITAL, A 0.3641 ACRE PARCEL BEING LOTS 16-20, BLOCK 91, ALEXANDER ADDITION, 101 RIM ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

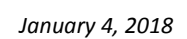
FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE X



FOR MORE HEIGHT DETAIL SEE SHEET HP.01  
FOR MORE SITE DETAIL SEE CEP DETAILED SITE  
PLAN SHEET A2.01



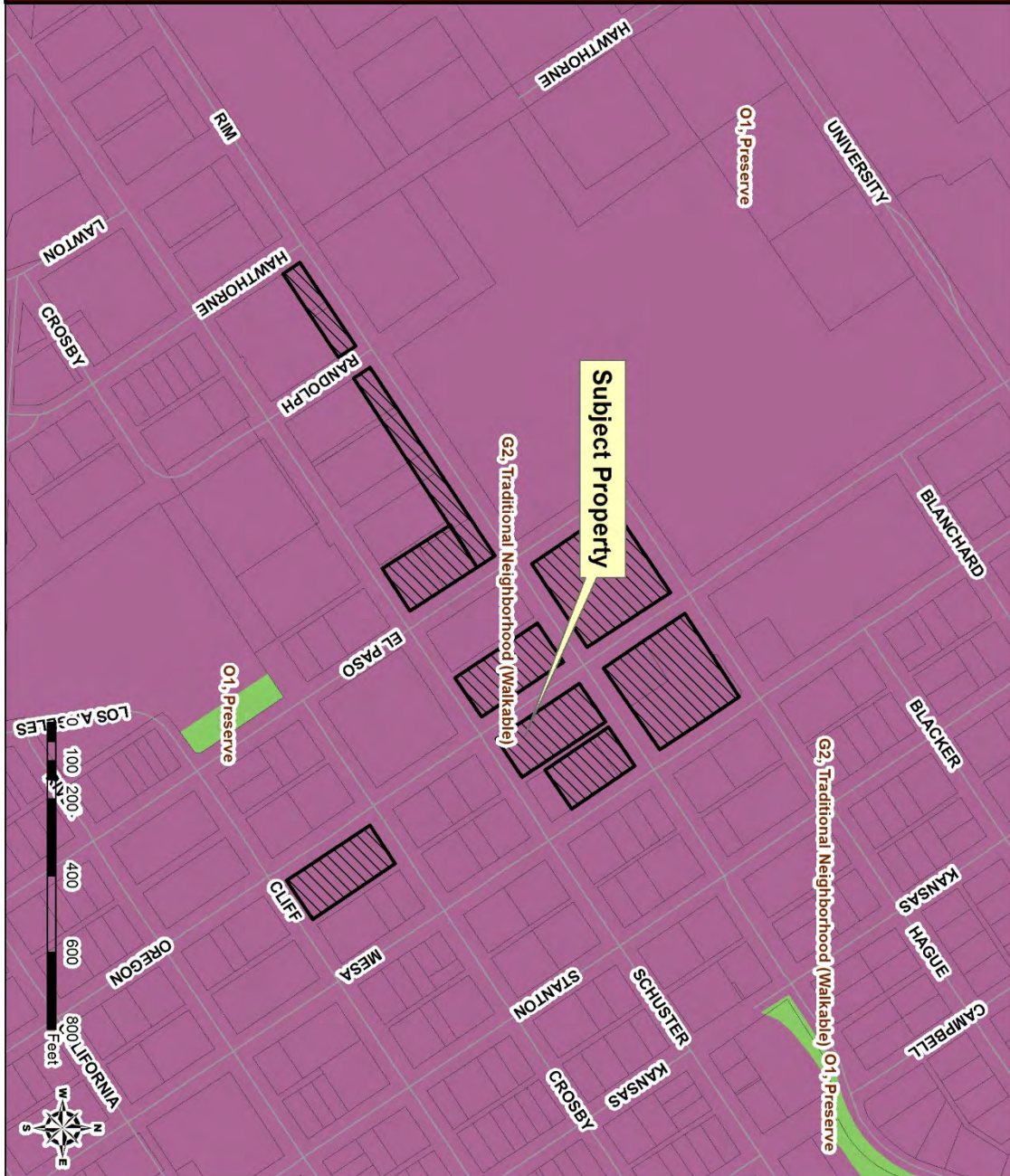
PZST17-00013





# ATTACHMENT 3

PZST17-00013



# **ATTACHMENT 4**

## **Planning and Inspections Department - Planning Division**

1. *Hard copies of all sheets of all detailed site development plans require a stamp or seal by a professional engineer or registered architect.*
2. *Please show distance between helistop and property lines to ensure that the required distance of 150' from residential or apartment zones and uses is met.*
3. *Please re-label the helipad as a helistop. El Paso City Code differentiates between helistops and heliports, and only helistops are allowed by special permit in the hospital tower's zoning district (S-D District).*
4. *Please show distance between CEP and property lines to verify conformance with the S-D and A-3 Zoning District setbacks.*
5. *Verify that the two lots comprising the CEP parcel have been properly combined and recorded with the County.*
6. *Show required landscaping for CEP on site plan.*
7. *On the surface parking lot DSDP sheets, add a note that all lighting shall comply with Chapter 18.18 (Dark Sky Ordinance) of the El Paso City Code.*
  - a. *Addressed in revisions.*
8. *Parcel 3 (Lots 1-8, Block 79 Alexander Addition) shown on DSDP not referenced in application form. Please revise to include it.*
9. *The following properties are missing required documentation in the application packet:*
  - a. *1800 Oregon – missing metes and bounds*
  - b. *1801 Oregon – missing metes and bound and deed*
  - c. *1700 Oregon – missing metes and bounds and deed*
  - d. *1701 Oregon – missing deed*
  - e. *Lot 3 on Sheet 3 of the DSDP – missing deed*
  - f. *Copies of deeds can be found at El Paso County Records here: <http://www.epcounty.com/publicrecords/officialpublicrecords/OfficialPublicRecordSearch.aspx>*
10. *Separate comments will be sent (if any) for the parking study once it has been submitted and reviewed.*

## **Texas Department of Transportation**

*Please have requestor submit plans to TxDOT for review and approval as part of the development is abutting Mesa St*

## **Planning and Inspections Department – Plan Review & Landscaping Division**

1. *Based on staff report provided the application also includes the new facility plant as part of the special permit request. Please provide required landscape calculations*

## **Planning and Inspections Department – Land Development**

1. *Show existing drainage flow patterns on the detailed site plans. Clarify if harvesting rainwater into landscaped areas.*
2. *Provide a note with the current FEMA FIRM flood zone information.*
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 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.*

#### **Fire Department**

*Recommend approval.*

#### **Police Department**

*PD has no issues with this application.*

#### **Sun Metro**

*Sun Metro does not oppose this request.*

*Sun Metro's Mesa Brio, and Routes 10, 11, 14, and 15 provide service along the Oregon Street corridor. A bus stop is located abutting the property located at 1801 Oregon with a Brio station abutting the property located at 1800 Oregon.*

*El Paso Streetcar has an embedded track alignment along Oregon, with a streetcar stop abutting the surface parking lot south of 1801 Oregon. Overhead Contact System (OCS) poles and OCS wiring infrastructure are located abutting several parcels referenced on this request. There is a 10 feet Dynamic Safety Envelope clearance requirement from the centerline of the track alignment laterally and 10 vertically above the OCS wire, refer to the attached Dynamic Safety Envelope graphic. Coordination with Sun Metro Streetcar is required prior to the CPC hearing date, and throughout all phases of construction. Coordination with Sun Metro Planning is also required for the temporary relocation of Brio and fixed route bus stops.*

#### **El Paso Water Utilities**

##### **EPWU-PSB Comments**

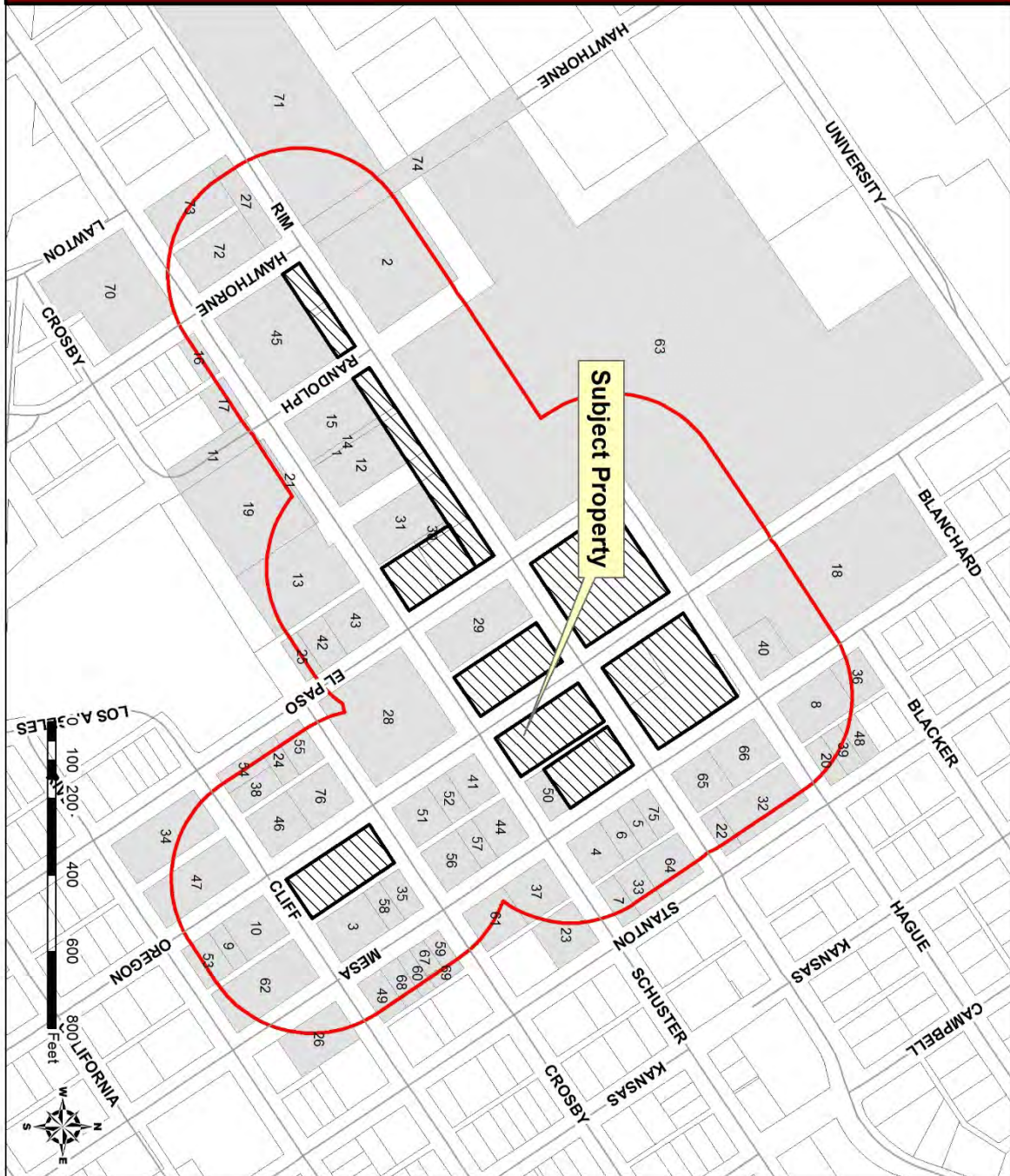
*No comments received. Comments will be forwarded at a later date if any are received after this document is sent.*

##### **Stormwater:**

*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 5

PZST17-00013



Thanks!

## **ATTACHMENT 6**

**Katye Miller, EIT (TX, MS)**

**Kimley-Horn** | 11700 Katy Freeway, Suite 800, Houston, TX 77079

Direct: [713-510-9408](tel:713-510-9408) | Mobile: [228-596-2394](tel:228-596-2394) | [www.kimley-horn.com](http://www.kimley-horn.com)

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**From:** Miller, Katye

**Sent:** Wednesday, December 21, 2016 10:25 AM

**To:** [administrator@elpasocba.com](mailto:administrator@elpasocba.com)

**Subject:** Las Palmas Hospital Notice of Special Permit Applications

Hello!

I am emailing you as required by Section 2.102.090 of the City of El Paso Code of Ordinances. El Paso Healthcare Unlimited DBA Las Palmas Del Sol Healthcare (Las Palmas Hospital) is applying for a special permit for parking space reduction, helipad, and shared parking. The total reduction to parking is 11.6% of the required parking spaces. There is also a shared parking special permit that is being voided with the development that we are replacing with a new shared parking special permit. No new parking spaces are being proposed for the site.

1801 Oregon Street is the address for all improvements/permits. If you have any questions please feel free to contact myself or Ashley Frysinger. The contact information is below.

Thank you,

**Katye Miller, EIT**

----- ***We Have Moved!!*** -----

**As of December 12, 2016 we are in our new location:**

# **ATTACHMENT 7**

Opposition Letters on Following Pages



August 8, 2018

Ms. Anne Guayante  
Senior Zoning Planner, Planning & Inspections Department  
City of El Paso  
801 Texas Ave.  
El Paso, TX 79912

Re: Las Palmas Hospital Special Permit PZST17-00013; City Council Public Hearing Scheduled for August 21, 2018

Dear Ms. Guayante:

The Board of Directors of the Rim Area Neighborhood Association (RANA) has unanimously voted to oppose the above-referenced Special Permit requests of Las Palmas Hospital which are currently scheduled for public hearing and vote by City Council on August 21, 2018. RANA requests that this item be postponed until the CEO of Las Palmas and their appropriate staff can meet with officers of RANA to discuss several issues.

As the Department of Planning & Inspections is aware, parking on RANA's residential streets by students, hospital employees and Las Palmas construction workers is a critical issue already adversely impacting RANA residents. If granted, the above Special Permit would greatly exacerbate the problem.

Over the last eight months RANA has met numerous times with the District 1 representative, City staff and third parties to express concerns about the increasing negative pressure of parking within the neighborhood generated by outside sources. In addition to residents and their guests not being able to park near their homes, the more narrow residential streets and intersections were not designed to safely function as commercial parking lots or handle the automobile turnover they are experiencing.

It is very disturbing to the RANA Board that within this context the City staff is recommending a parking waiver of 119 off-street parking spaces in this already congested area. Further, to suggest that numerous Las Palmas employees will daily wait for a shuttle to take them to and from a site over a mile from the hospital (The Life Care Center) as opposed to parking in our neighborhood and walking a few hundred feet with no wait, ignores reality. The neighborhood has already witnessed how the shuttle availability for UTEP students to park and ride from off-site parking lots has failed to diminish student parking in closer neighborhood streets.

RANA also opposes the heliport without more protective measures for the neighborhood, and opposes deleting a prior Special Permit restriction agreed to by Las Palmas in the past. This restriction prohibited building any structures on any parcels providing parking for the hospital. Now Las Palmas

**AINSA HUTSON HESTER AND CREWS, LLP**

Attorneys at Law

5809 Acacia Circle · El Paso, Texas 79912

Tel: (915) 726-3681 · Fax: (915) 845-5800

Francis S. Ainsa Jr.

Email: [fain@acaciapark.com](mailto:fain@acaciapark.com)

October 11, 2018

Ms. Risher Gilbert  
Ms. Suzanne Dipp  
Ms. Mika Cohen-Jones  
Mr. John Moye  
Board of Directors  
Rim Area Neighborhood Association  
El Paso, Texas 79901

Re: Las Palmas Special Permits for off-site parking and a helispot

Dear Risher, Suzanne, Mika and John:

Las Palmas is now in a position to present its final plan to the Rim Area Neighborhood Association ("RANA"), and the other interested neighborhood groups, to deal with the concerns expressed in your letters and at the last meeting on October 1, 2018. Each aspect of the plan is addressed by topic as shown below.

**1. RANA's parking issues:** Las Palmas accepts your contention that the neighborhood streets within the boundaries of RANA are often used by persons who do not reside in the neighborhood to park personal and commercial cars and trucks and that the number of parked cars and trucks has had a negative impact on the neighborhood. In your letter of August 8, 2018, you identified these persons as "students, hospital workers and Las Palmas construction workers." In our meetings, you appear to have adopted the position that most of the nonresident owned vehicles being parked on your neighborhood streets belong to employees of Las Palmas or to employees of subcontractors working on the new Women's Center that is under construction. Based on a parking survey that has been recently completed, Las Palmas has concluded that its employees rarely, if ever, park in the RANA neighborhood for reasons described below. Las Palmas acknowledges that there have been instances where some undetermined number of employees of subcontractors working on the Women's Center have parked the RANA neighborhood but that practice has been effectively stopped. Each of these parking issues deserves separate attention

**a. Parking by employees of Las Palmas:** It is clear from your letter of August 8, 2018 and your comments in our meetings that you have concluded that some unknown but significant number of Las Palmas employees regularly park in the RANA neighborhood and that this situation has materially interfered with your enjoyment of your homes. You have criticized Las Palmas' plan to use off-site parking at the Life Care

Ms. Risher Gilbert  
Ms. Suzanne Dipp  
Ms. Mika Cohen-Jones  
Mr. John Moye  
October 11, 2018  
Page 2

Center to satisfy its code mandated parking requirements as being unworkable and unlikely to change the existing parking problem in your neighborhood. This understanding appears to be at the heart of your opposition to Las Palmas' application for a special permit for off-site parking at the Life Care Center.

When I started working on this case, I initially thought that employee parking spaces on the Las Palmas campus must be in short supply and that this problem was forcing employees to park in the RANA neighborhood even though it would be inconvenient to do so. However, further study has revealed a very different situation. Several weeks ago, during our internal discussions, Don Karl and Ruben Castro started to question why Las Palmas employees would want to park in the RANA neighborhood when there seemed to be many vacant (and closer) parking spaces available each day on the Las Palmas campus. Since this observation was essentially anecdotal, the parking situation at Las Palmas was reviewed.

Las Palmas has 7 existing parking lots on its campus that are available to employees. They are identified on Exhibit A as Lot 1 (53 spaces); Lot 2 (124 spaces); Lot 3 (55 spaces); Lot 5 (92 spaces); Lot 6 (43 spaces); the basement of Building A (50 spaces) and Building B (77 spaces). The Lots and Buildings are shown on Exhibit B. The vacant lot identified on Exhibit C will be improved as a parking lot as soon as possible and will have approximately 50 spaces (see paragraph 4 below). Not including the vacant lot, there are 494 spaces now available to employees who work at Las Palmas. When the new parking lot is constructed the total will rise to 554. I have been advised that there are approximately 300 employees working on the campus at the peak hours of each day. It is reasonable to conclude that because employees Las Palmas have more than enough parking spaces on the Las Palmas campus, they have no need or incentive to park in the RANA neighborhood.

The existence of vacant spaces is supported by a parking survey that was performed by Ruben Castro. On October 1, 2018 through October 5, 2018, lots with vacant spaces were inspected. These lots were Lot 5, Lot 3 and Lot 1. The results are posted on Exhibit D. There were never less than 65 vacant parking spaces on these lots when the highest number of employees were working. Essentially, this survey has confirmed Don Karl's and Ruben Castro's doubts that Las Palmas employees have been using the RANA neighborhood for parking when they are working at Las Palmas. This survey strongly supports the underlying premise which is that Las Palmas employees would have no reason to park in an inconvenient area like the RANA neighborhood when they could park conveniently on the Las Palmas Campus. Also attached as Exhibit E are photographs of the parking lots known as Crosby (Lot 5), El Paso (Lot 3) and Lower Rim (Lot 1) showing the vacant parking spaces. These photos show the existence of vacant parking spaces on specific dates.



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The existence of excess spaces on the Las Palmas campus will continue for some time. Las Palmas has no plans at this time to hire additional employees to staff the new Women's Center. Additional employees will be hired on an as needed basis.

Finally, the employee parking areas do include visitor parking. Visitors park on Lot 4 (93 spaces) and Building A (255 spaces). Please refer to Exhibits A and B.

You have been operating on the assumption that the existing number of parking spaces on the Las Palmas campus is not sufficient for the existing number of employees to park their cars and that the assumed parking problem has caused Las Palmas employees to park in your neighborhood. However, the survey undercuts this assumption and demonstrates that Las Palmas employees have no problems finding spaces to park on the campus. The path of least resistance for a Las Palmas employee is to park on the campus and not to park across Mesa Street in the RANA neighborhood. The nonresident owned cars being parked in the RANA neighborhood probably belong to employees of other entities in the area such as Providence Hospital, medical office practices in the area, businesses in the Kern Entertainment District, and to students attending UTEP. RANA should focus its attention on these individuals and the entities that employ them in order to keep the neighborhood streets free from nonresident owned cars.

As a precaution, Las Palmas employees will be issued decals for their vehicles. All employees will be notified that they are not allowed to park their vehicles in the RANA neighborhood during working hours. Las Palmas will periodically check the streets in RANA to see if any vehicles with Las Palmas decals are parked there and, if any such vehicles are found, will take appropriate action against the employees in question. In the event that you notice a vehicle parked in your neighborhood with a Las Palmas decal, you may call the following hotline and report the make, model and location of the vehicle so that appropriate action can be taken: (915) 521-1792. Las Palmas expects that its employees will comply with its directive regarding parking.

To be sure, Las Palmas needs to the off-site spaces at the Life Care Center to comply with the El Paso City Code requirements but it does not follow that the off-site spaces are needed for the number of cars that are actually parked on the campus each day. On an as needed basis, employees of Las Palmas will be shuttled to and from the Life Care Center by Las Palmas on a 24/7 basis.

**b. Parking by subcontractors working on the Women's Center:** Las Palmas' contractor, Brasfield & Gorrie, LLC (Brasfield), has notified its employees and its subcontractors that that they cannot park their vehicles in the RANA neighborhood. Brasfield has informed Las Palmas that if its project manager learns that a contractor employee or subcontractor employee has parked a vehicle in your neighborhood, the employee will be told to move the vehicle. If that does not occur promptly, Brasfield will

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have the vehicle towed. Contractor employees and subcontractor employees are being required to park on the vacant lot that will be paved in the future and the parking spaces at the Life Care Center. Las Palmas believes that this problem has now been communicated to Brasfield and that they will follow through as stated. Mr. Matt Morren, Brasfield's project manager, has also agreed to accept calls at the following number if you believe that a vehicle in your neighborhood is owned by a contractor employee or subcontractor employee working at Las Palmas: (615) 479-2539. Mr. Morren has advised Mr. Castro that one call came in reporting that contractor or subcontractor employees had parked in the RANA neighborhood and that the subcontractor employee was required to move his truck. In any event, construction on the Las Palmas site will be substantially completed by the end of the year. This will effectively end any contractor employee parking issues.

**2. Additional parking spaces for employees of Las Palmas:** As noted above, there are currently sufficient parking spaces on property owned or leased by Las Palmas to accommodate its employees. A new parking lot will be created in the near future, which add approximately 50 new spaces (see paragraph 4 below). If additional parking is actually needed in the future to park employee vehicles, off-site spaces will be available at the Life Care Center, which is leased by Las Palmas. Only 112 additional parking spaces would be required now to comply with the El Paso City Code. Las Palmas has the right to use 135 spaces for off-site parking.

**3. Lease of the property at 3333 N. Mesa, El Paso Texas (Life Care Center):** The 112 new parking spaces will be provided by using excess off-site parking spaces at the Life Care Center, 3333 N. Mesa St., El Paso, Texas, which is leased to Las Palmas by Hunt Mesa 3333, LLC. After our last meeting, I learned that Hunt has a ground lease on the former Rudolph Chevrolet site, which includes an option to ground lease the property on which the Life Care Center is located. Hunt exercised its option and is now Las Palmas' landlord. The existing lease will expire on August 31, 2019. The new lease will commence on September 1, 2019 for a primary term of 10 years. Las Palmas will have the right to renew and extend the lease for 2 periods of 5 years each. The term sheet does not provide for early termination upon 365 days of prior notice as does the current lease. Hunt Mesa and Las Palmas have signed a Term Sheet containing the new lease terms. I have attached a copy of the Term Sheet as Exhibit E, which shows the term and redacted provisions that are confidential between the parties.

**4. Parking Garage:** Las Palmas has no plans to construct a parking garage on its property. Las Palmas can provide the number of parking spaces required by the El Paso City Code from both on and off-site lots. However, Las Palmas has decided to invest approximately \$350,000.000 to pave and stripe a vacant lot it owns on Schuster Avenue in order to provide additional parking close to the Las Palmas facilities. This vacant lot is identified on Exhibit C. Once paved and striped, this vacant Lot will provide approximately 50 new spaces. These additional spaces will reduce the number of spaces required at the Life Care Center from 112 to 62. Las Palmas will apply for a special permit to use the vacant lot for offsite parking and ask

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the City to expedite this application so that the new parking spaces will be available as soon as possible. Las Palmas will comply with the City's requirements regarding landscaping this parking lot.

**5. Helistop:** A helistop is being constructed on the roof of the new 5-story women's center. The City issued a special permit to Las Palmas in 2013 to construct a ground-based helistop but it was never constructed. A new special permit is required now because the helistop is being constructed in the new location. The FAA has accepted the plans for the construction of the helistop. I have attached to this letter as Exhibit G a Summary Notice of Proposed Construction or Alteration issued by the FAA to Las Palmas showing that the project was accepted. Once the helistop has been completed, the FAA will inspect and issue a permit for operation. You have raised questions about the flight path of helicopters that will use the helistop. My response on the flight path issue is based on consultations with Jeffrey J. Sterwerf, Project Manager for FEC Heliports, who is in charge of the design and FAA permitting of the helistop, and Ashley Frysinger and Jeffrey Dolian, Project Managers at Kimley-Horn, who are responsible for the Special Permit being processed through the City of El Paso. Attached is a Form 7480-1 which was submitted to the FAA by Mr. Sterwerf on August 15, 2018. This form is marked as Exhibit H. Paragraph E 2. has a column entitled Ingress/Egress (Degrees) showing the numbers 315 and 100. These numbers indicate approach and departure paths expressed in degrees. The approach path is from the northwest (315 degrees) and the departure path is to the southeast (100 degrees). The approach and departure paths are also shown on the attachment I have marked as Exhibit I. Mr. Sterwerf has advised me that the approach-departure paths are based on the prevailing winds in the Las Palmas are for guidance only. Flight crews will determine the best direction to fly on any given day based on the current weather conditions. The flight crews also follow the "Fly Friendly" rules avoiding neighborhoods as much as possible. Please note that, unless weather conditions dictate otherwise, approaches used by helicopters to the helistop will be from the northwest, which will completely avoid flying over the RANA neighborhood. Unless weather conditions dictate otherwise, departures from the helistop will be to the southeast, which will avoid flying over the RANA neighborhood except for the southernmost lots on Schuster Street.

Regarding your concern about a potential noise issue when helicopters land and take off, I have been advised that helistops on buildings of 5 stories are significantly less noisy than ground-based helistops. Las Palmas is constructing the helistop to comply with FAA requirements. Mr. Sterwerf has advised me that there are no additional improvements that can be made to the landing area to reduce the normal sound of a helicopter landing and taking off. Las Palmas also believes that having a helistop on the roof of the women's center is a very beneficial asset to El Paso. This type of facility reduces the time a person in need of emergency medical care will receive necessary care and can mean the difference between life and death. Las Palmas believes that the benefits of having a helistop far outweigh any inconvenience caused by the normal sound of a helicopter landing or taking off. Finally, landings and departures from the helistop will be periodic and of short duration which will further mitigate any noise issue. Based on the number of patients that have been air evacuated to Las Palmas (helicopters land at El Paso

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International Airport and the patient is then transported to Las Palmas by ambulance), Las Palmas does not anticipate that its helispot will be used more than 5 to 8 times per year.

Suzanne Dipp presented me with an article published in 2013 in *The Air & Space Lawyer* that discussed the FAA's North Shore Helicopter Route Final Rule. The Final Rule in question limited passenger helicopter flights operating along the north shore of Long Island to use a certain route approximately 1 mile offshore to mitigate noise from flight operations. This rule was generated by complaints by residents of Long Island and by political action on the part of Charles Schumer, the current Senate Minority Leader. I understood Ms. Dipp to be asking whether Las Palmas would agree to action by the FAA to enact a rule prescribing approach and departure paths that would avoid the RANA neighborhood. The short answer is that FAA action is not necessary and could not be obtained at this time. The FAA rule discussed in the article was generated by constant passenger helicopter traffic between New York City and Long Island. The most obvious distinction here is that the Las Palmas helispot will be used only to transport patients in need of emergency medical treatment as opposed to continuous passenger traffic and that the number of flight operations will probably be no more than several times a month. Most important, however, is the fact that the New York Final Rule was enacted based on complaints. The helispot is not even operational at this point. Complaints at this point in time about future flight operations would be premature at best. Further, the approach and departure paths approved by the FAA are such that the RANA neighborhood will not be impacted in any material way. Las Palmas fully expects that helicopter medivac services will use the approach and departure paths unless it becomes unsafe to do so. There could be an instance when a helicopter approaching or departing from the helispot has to fly over the RANA neighborhood for safety reasons but that should be rare and is not too great a price to pay for benefit to persons in need of medical care. At this point in time, the FAA would not consider any rule making because there is no factual basis (no complaints based on actual noise issues) for a rule requiring a specific flight path.

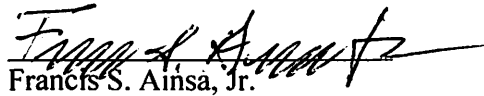
6. **Improvements to RANA neighborhood:** You provided Las Palmas with a list of improvements (14 bulb-outs, 3 monument signs and 3 park benches) that are estimated to cost \$653,500.00. Las Palmas understands that RANA is asking Las Palmas to pay for some or all of these improvements. These improvements may be desirable to enhance the neighborhood but Las Palmas can see no rationale for requesting that it fund these items. The need for these improvements cannot be tied to any action or nonaction by Las Palmas. RANA should canvass its members to find out if funding the cost of these improvements is feasible.

7. **Creation of a Residential Parking District:** You asked if Las Palmas would support the creation of a residential parking district under Section 12.44.280 (C) of the El Paso City Code. Las Palmas is of the opinion that a residential parking district would be the most effective way of keeping nonresident owned cars and trucks from parking in the neighborhood and would provide the City with a letter supporting the request to create such a district.

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Las Palmas has reviewed the parking issues raised by RANA very carefully and now believes that the problems you have described are the result of parking by UTEP students and employees of other business entities in the area. A residential parking district will probably remedy those issues. With respect to the helispot, this is a very valuable service that will greatly benefit El Pasoans and other persons who need emergency treatment that cannot wait. The minimal impact of the planned helispot should not be an issue.

Very truly yours,

  
Francis S. Ainsa, Jr.

FSA

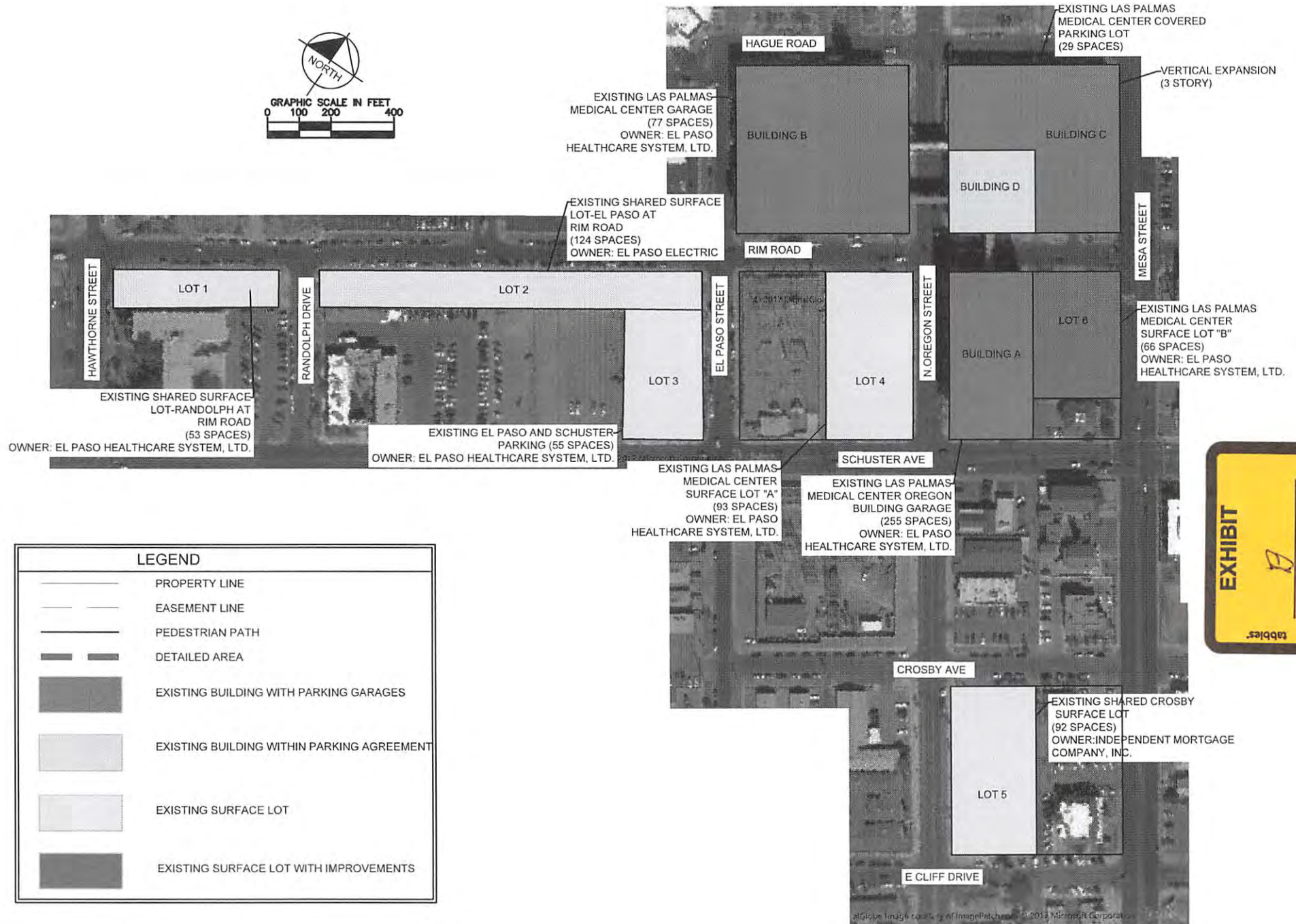
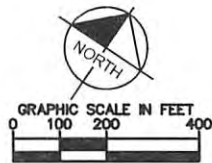
cc: Don Karl  
Mark Worsham  
Ruben Castro  
Ashley Frysinger  
Matthew McElroy  
Sito Negrón  
[cintebi@novasafety.com](mailto:cintebi@novasafety.com)  
Representative Peter Swarzbein





Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	135
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	955

Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
		Total	932
Bicycles Required (5%)			47





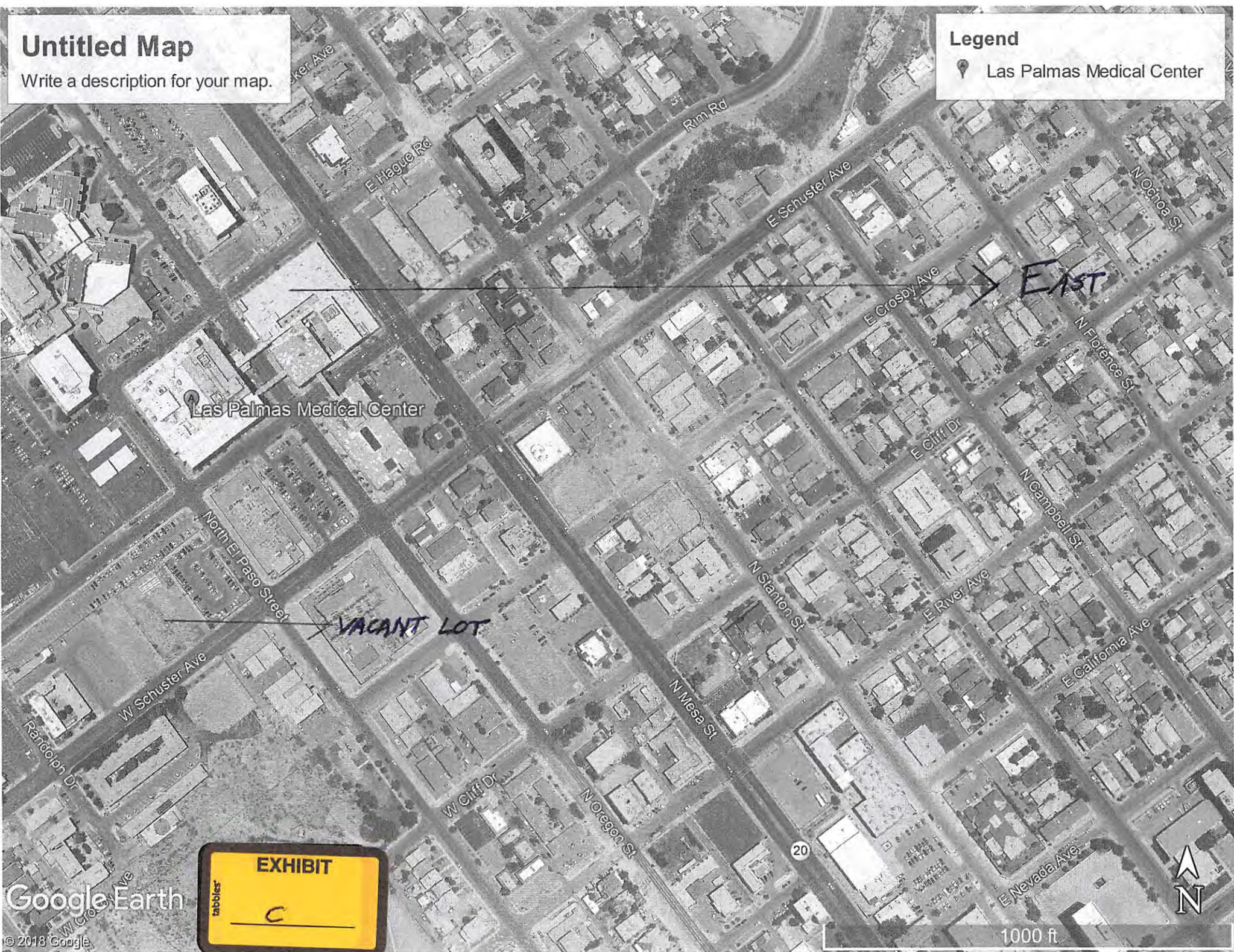
# Untitled Map

Write a description for your map.

## Legend



Las Palmas Medical Center



Google Earth

© 2018 Google

EXHIBIT

tabbles

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20

1000 ft





# Parking assessment

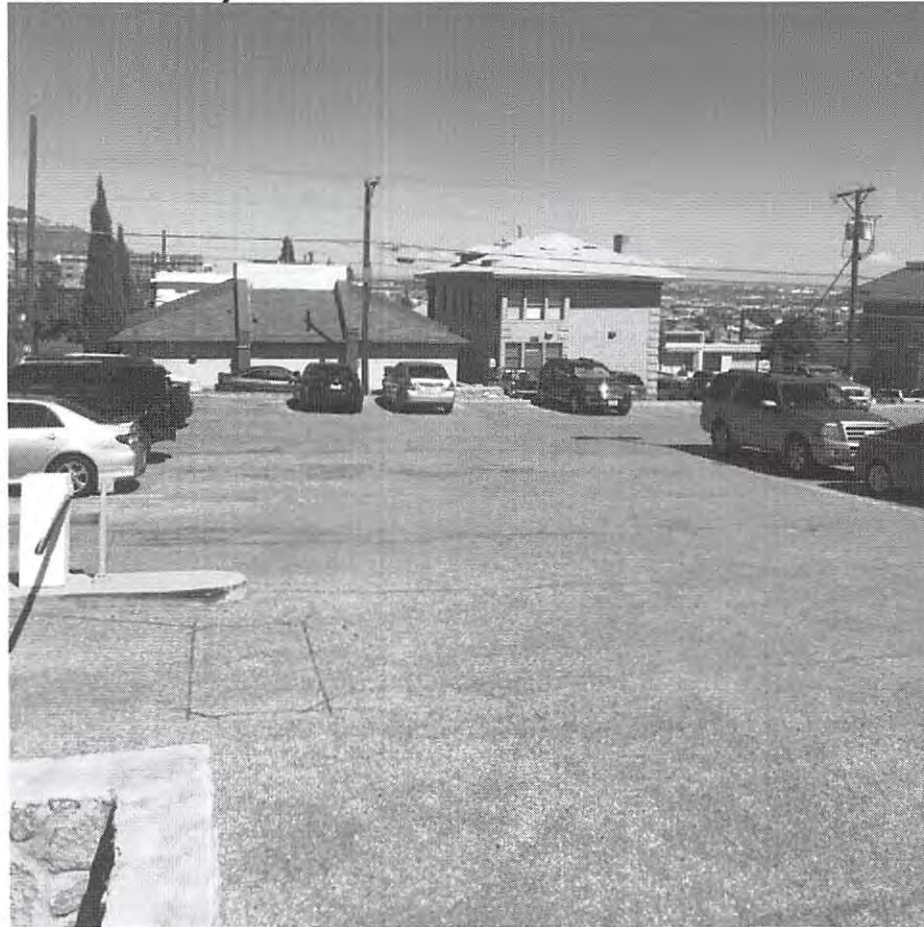


Date/ Time	630	1030	1430	1700	Am monitoring at 630
10/1/2018			91		
10/2/2018			67	97	
10/3/2018	111		65		1 construction worker, moved car
10/4/2018	111	73	81	186	2 utep students
10/5/2018	139				0 people parking

10/4/18 Crosby lot

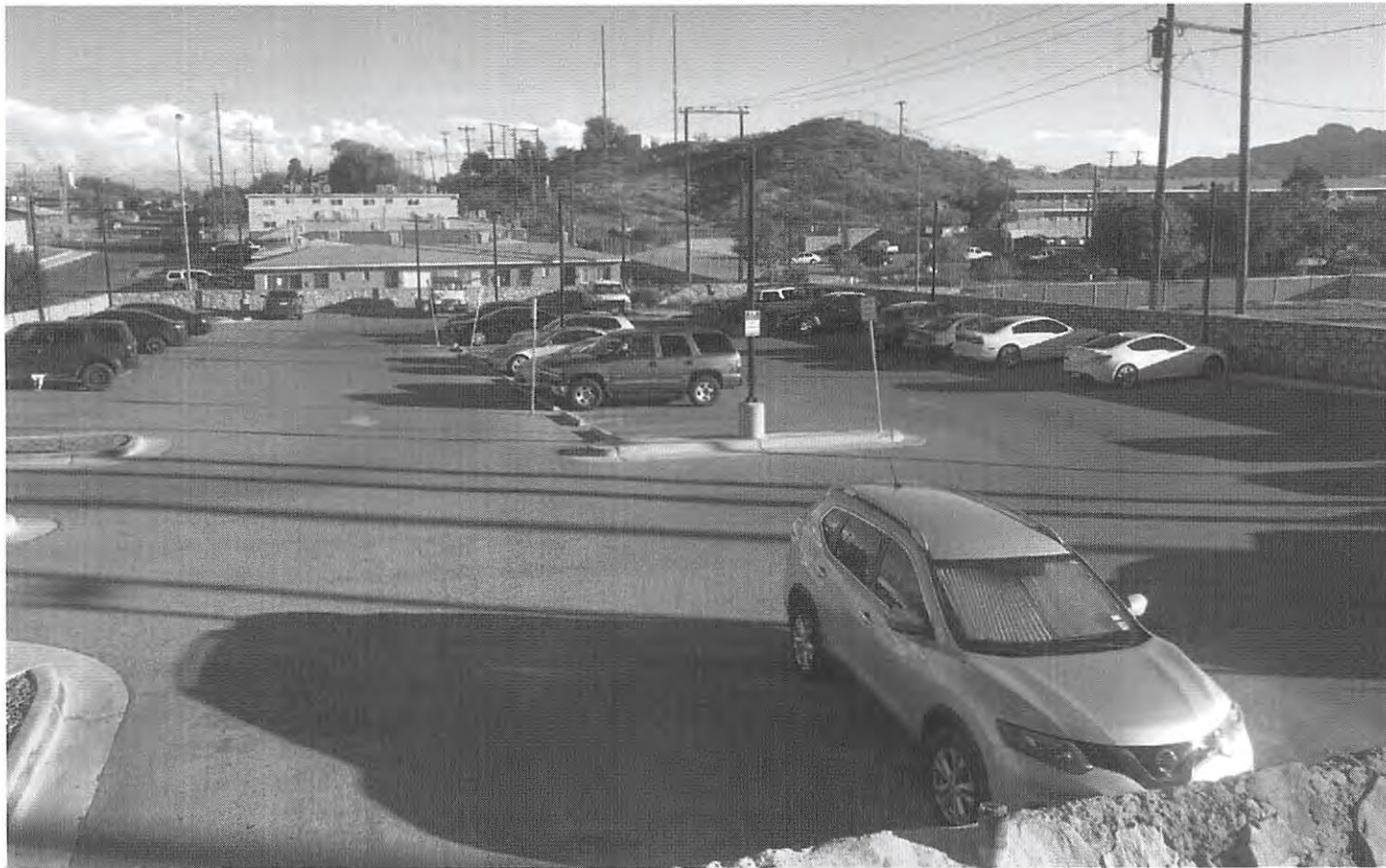


10/4/18 Crobsby lot





10/4/18 El Paso lot



10/5/18 Crosby lot





10/5/18 Lower Rim



## LEASE TERM SHEET

**Landlord:** Hunt Mesa 3333, LLC, a Delaware limited liability company

**Tenant:** El Paso Healthcare System, Ltd. d/b/a Las Palmas Medical Center

**Premises:** Approximately 4.662 acres of land, more or less, being a portion of Lot 3, University Center, City of El Paso, El Paso County, Texas, known as 3333 N. Mesa Street, as described on Exhibit A, together with improvements thereon and appurtenances thereto owned by Landlord, including \_\_\_ nonexclusive parking spaces, save and except a to be determined amount of retail and/or commercial space ("**Commercial Space**"), including pad sites, fronting Mesa Street as generally depicted on Exhibit B appended hereto.

**Lease Term:** 10 primary term with two 5-year renewal options.

**Rentable Sq. Ft.:** 34,898 square feet (building)

**Rental Rate:** Annual base rental of [REDACTED] per Rentable Square Foot with a 10% escalation at the beginning of (i) the 6<sup>th</sup> lease year and (ii) each renewal term pursuant to an exercised renewal option.

**Net Lease:** Landlord shall not be required to make any expenditure, incur any obligation (other than those expressly set forth in the Lease), or incur any liability of any kind whatsoever in connection with this Lease or Tenant's financing, ownership, construction, maintenance, operation, or repair of the Premises or the Improvements. The Lease shall be a completely net lease intended to assure Landlord base rental on an absolute net basis.

**Tenant Improvements:** None

**Reservations:** Landlord reserves the right to (i) reconfigure (but not reduce) existing and future parking spaces within the Premises; (ii) remove, reconstruct or reconfigure or relocate the existing building canopy and (iii) reconfigure the Commercial Space at any time.

**Signage:** Landlord shall at its cost erect a new monument sign with space reserved for Tenant and tenants of the Commercial Space; all other signage shall be subject to Landlord's approval not to be unreasonably withheld.

**Security Deposit:** \$0

**Permitted Use:** Tenant shall use and occupy the Premises only for (i) a rehabilitation center and/or other medical uses including, without limitation, cardiac and pulmonary rehabilitation, physical therapy, and wellness/fitness, industrial machine, sports programs and other related and/or ancillary purposes and (ii) up to 135 non-exclusive parking spaces as off-site parking for employees of Las Palmas Medical Center or any other medical facility owned or operated by El Paso Healthcare System, Ltd.

**Form of Lease:** Landlord shall initially draft a lease incorporating the foregoing terms. The Lease shall be in form and substance acceptable to Landlord in its discretion reasonably exercised.



This Term Sheet sets forth some of the basic terms and conditions to be incorporated in a formal written lease agreement. The final lease agreement shall be in form and content satisfactory to each party and its counsel in their sole discretion.

**HUNT MESA 3333, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**EL PASO HEALTHCARE SYSTEM, LTD.**  
d/b/a Las Palmas Medical Center

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_









18.11.023

rchitectur inc

18 AUGUST 2018

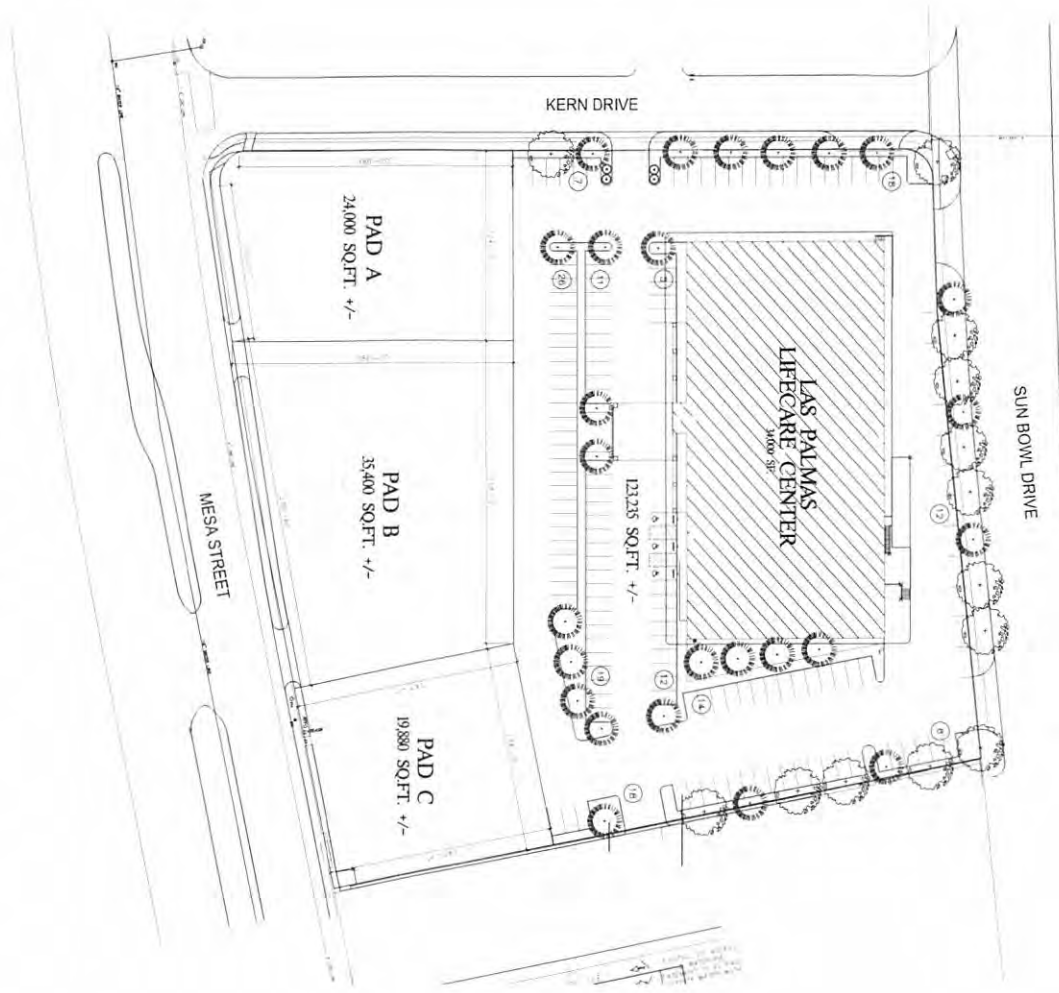
# LAS PALMAS HEALTHCARE

ARCHITECTURE INTERIOR PLANNING

FOR REVIEW ONLY, AND TO BE USED FOR CONSTRUCTION. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN ANY MANNER WITHOUT HIS WRITTEN PERMISSION. ARCHITECTURAL DESIGNS ARE FOR CONDITIONS OF SAID LOCATION ONLY.

EXHIBIT B

SITE PLAN G OVERALL  
SCALE: 1" = 60'-0"  
BUILDING AREAS  
LAS PALMAS LIFECARE CENTER = 34,000 SQ.FT.





Federal Aviation  
Administration



« OE/AAA

## Summary of Notice of Proposed Construction or Alteration - *On Airport*

**Project:** FEC -372895087-18

**Sponsor:** jeff sterwerf

### Project Summary: FEC -372895087-18

Structure	City, State	Lat/Long	Map	Document	Actions	Latest Letter
Las Palmas MC 2018-ASW-5243-NRA Accepted	EL PASO, TX	31°46'14.48"N 106°29'54.39"W	 Show Map		Upload a PDF	None

Mapping - Desk Reference Guide V\_2014.2.0    Attaching Documents - Desk Reference Guide V\_2014.2.0

Upload a PDF to the Test Project



## NOTICE FOR CONSTRUCTION, ALTERATION AND DEACTIVATION OF AIRPORTS

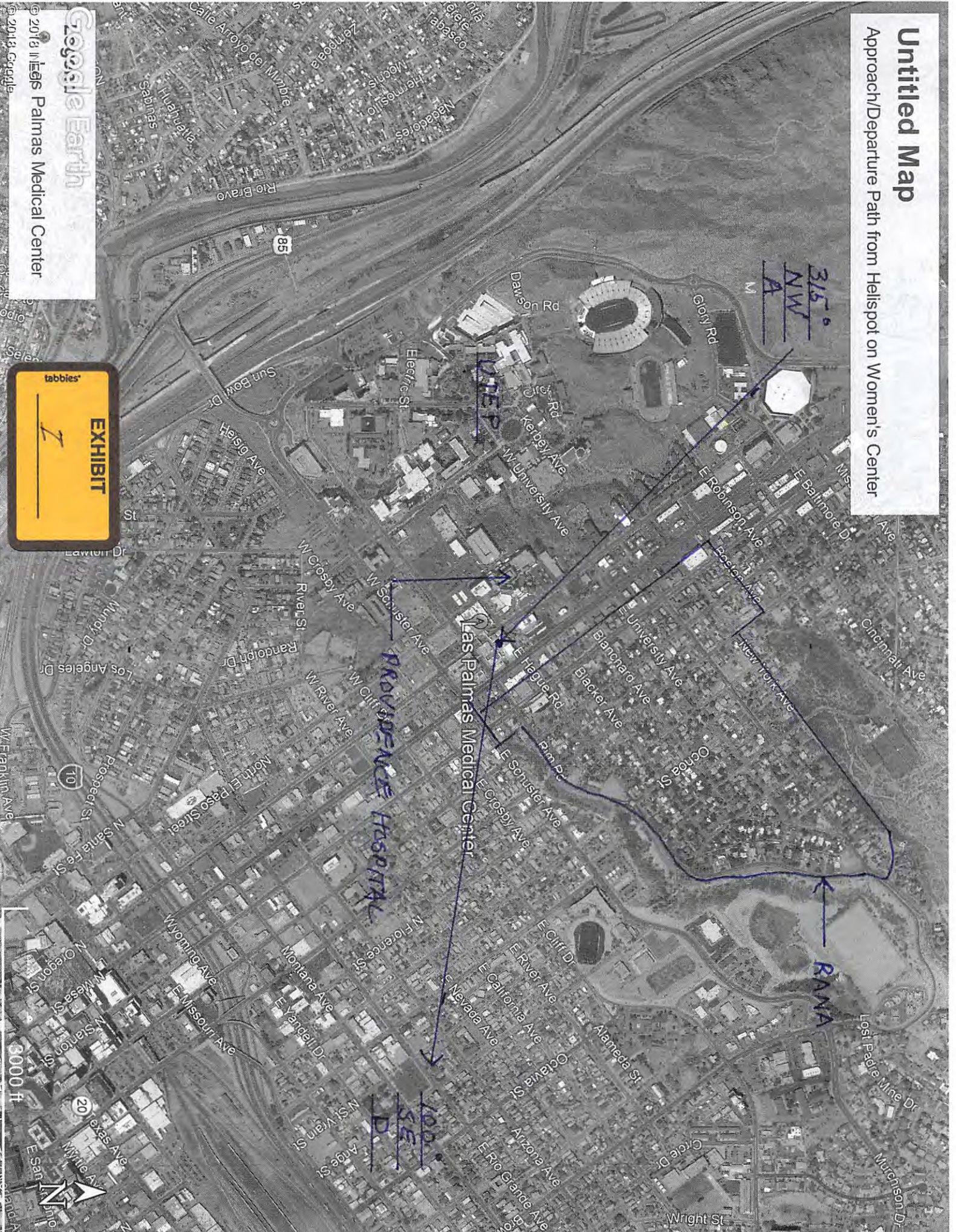
<b>A. Airport Owner</b> <input type="checkbox"/> Check if this is also the Property Owner 1. Name and Address <input type="checkbox"/> Check if this is the Airport's Physical Address Las Palmas Medical Center 1801 N. Oregon St. El Paso, TX 79902  2. Phone (615) 313-2905 3. Email			<b>B. Airport Manager</b> (Complete if different than the Airport Owner) 1. Name and Address <input type="checkbox"/> Check if this is the Airport's Physical Address  2. Phone  3. Email		
<b>C. Purpose of Notification</b> (Answer all questions that apply) 1. Construct or Establish an: <input checked="" type="checkbox"/> Airport <input checked="" type="checkbox"/> Ultralight Flightpark <input type="checkbox"/> Balloonport <input type="checkbox"/> Heliport <input type="checkbox"/> Seaplane Base <input type="checkbox"/> Other 2. Construct, Alter or Realign a: <input checked="" type="checkbox"/> Runway <input checked="" type="checkbox"/> Helipad(s) <input type="checkbox"/> Other <input type="checkbox"/> Taxiway (Public Use Airports only) 3. Change Status From/To: <input checked="" type="checkbox"/> VFR to IFR <input type="checkbox"/> IFR to VFR <input type="checkbox"/> Private Use to Public Use <input type="checkbox"/> Public Use to Other 4. Change Traffic Pattern: <input type="checkbox"/> Direction <input type="checkbox"/> Altitude <input type="checkbox"/> Other (Describe Below) 5. Deactivate: <input type="checkbox"/> Airport <input type="checkbox"/> RWY <input type="checkbox"/> TWY 6. Description: New elevated helistop.			<b>D. Name, Location, Use and Type of Landing Area</b> 1. Name of Landing Area Las Palmas Medical Center 2. Loc ID (for existing)  3. Associated City and State El Paso, TX 4. Distance from City 1 (nm) 5. County (Physical Location) El Paso 6. Direction from City NW 7. Latitude 31° 46' 14.4800" 8. Longitude 106° 29' 54.3900" 9. Elevation 3,897 10. Current Use: <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Use of Public Lands 11. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public <input type="checkbox"/> Military (Branch) 12. Airport Type: <input checked="" type="checkbox"/> Airport <input type="checkbox"/> Ultralight Flightpark <input type="checkbox"/> Balloonport <input checked="" type="checkbox"/> Heliport <input type="checkbox"/> Seaplane Base <input type="checkbox"/> Other		
<b>E. Landing Area Data</b> (List any Proposed, New or Unregistered Runways, Helipads etc.)					
1. Airport, Seaplane Base or Ultralight Flightpark (use second page if needed)			2. Heliport, Balloonport or other Landing Area (use second page if needed)		
RWY ID	/	/	Helipad ID		
Lat. & Long.	Show on attachment(s)	Show on attachment(s)	Lat. & Long.	Show on attachment(s)	Show on attachment(s)
Surface Type			Surface Type	Aluminum	
Length (feet)			TLOF Dimensions	53x53	
Width (feet)			FATO Dimensions	87.5'	
Lighting (if any)			Lighting (if any)	Yes	
Right Traffic (Y/N)	/	/	Ingress/Egress (Degrees)	315	100
Elevation (AMSL)	Show on attachment(s)	Show on attachment(s)	Elevation (AMSL)	Show on attachment(s)	Show on attachment(s)
VFR or IFR	/	/	Elevated Height (AGL)	92	
<b>F. Operational Data</b> (Indicate if the number provided is Actual or Estimated)					
	1. Number of Based Aircraft		2. Average Number of Monthly Landings		
	Present or Estimated	Estimated in 5 Years	Present or Estimated	Estimated in 5 Years	
Single Engine					
Multi Engine					
Jet					
Helicopter			0	20	
Glider					
Military					
Ultralight					
3. What is the Most Demanding Aircraft that operates or will operate at the Airport? (Provide approach speed, rotor diameter, etc.) Sikorsky S-76					
4. Are IFR Procedures for the Airport Anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, Within _____ Years					
<b>G. CERTIFICATION:</b> I hereby certify that all of the above statements made by me are true and complete to the best of my knowledge.					
1. Name, title of person filing this notice (type or print) Jeff Sterwerf, Project Manager		2. Signature (in ink): 3. Date 08/15/2018			
		4. Phone (513) 864-8024		5. Email jeffs@fecheliports.com	





# Untitled Map

Approach/Departure Path from Heisport on Women's Center



Google Earth

© 2018 Heis Palmas Medical Center

© 2018 Google

tabbies

EXHIBIT

I



plans to build a new central energy plant on a parking lot critically needed for proximate parking at the same time that it adds over 96,000 square feet of additional building space.

Please contact me if you have any questions about the foregoing.

Sincerely,

A handwritten signature in blue ink, reading "Risher S. Gilbert". The signature is fluid and cursive, with the first name "Risher" and last name "Gilbert" clearly distinguishable.

Risher S. Gilbert, President



**From:** [Bristol, Jack](#)  
**To:** [Guayante, Anne M.](#)  
**Date:** Monday, August 13, 2018 3:41:46 PM

---

Dear Ms Guayante ,  
I am writing in connection with Las Palmas hospital's request for a series of special permits. As a resident of the Rim Area neighborhood, I wish to object strongly to the special permit requests currently scheduled for vote by City Council on August 21st." The RIM Area Association has sent a letter outlining the objections and asks that the vote be postponed in order for continued discussions on the request.

Sincerely,

John R. Bristol  
2009N Campbell  
jbristol@utep.edu  
915 490-5239

**From:** [Suzanne Dipp](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas Special Request  
**Date:** Monday, August 13, 2018 2:05:46 PM

---

Dear Ann—

I am writing in connection with Las Palmas hospital's request for a series of special permits. As a resident of the Rim Area neighborhood, I wish to object strongly to the special permit requests currently scheduled for vote by City Council on August 21st.

We would like the opportunity to both speak with the COO of Las Palmas on our concerns, as well as, delay any vote on this matter until we have had an opportunity to voice our concerns in person.

Sincerely,

Suzanne Dipp

**From:** [Miguel Fernández](#)  
**To:** [Juan Stockmeyer](#); [Svarzbein, Peter](#)  
**Cc:** [Guayante, Anne M.](#)  
**Subject:** Re: Opposition to Las Palmas Parking  
**Date:** Monday, August 13, 2018 2:44:50 PM

---

**City of El Paso Automated System Message | EMAIL SENDER UNVERIFIED:**

The email from [Miguel Fernández](#) , sent by [mfs@transtelco.net](mailto:mfs@transtelco.net), cannot be verified as authentic. Please take caution, do not click on any links or open any attachments unless you trust the sender and know the content is safe.

I would like to see the plan for this special permit. If it affects the Rim Area, I am definitely against it.



**Miguel Fernandez S.**  
**CEO**

[mfs@transtelco.net](mailto:mfs@transtelco.net)  
US +1 915 534 8110  
MX +52 656 257 1120

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On Mon, Aug 13, 2018 at 2:22 PM Juan Stockmeyer <[juanstockmeyer@gmail.com](mailto:juanstockmeyer@gmail.com)> wrote:

Ann Guayante,

I am definitely opposed to Las Palmas requesting a special permit that will affect the parking in the Rim Area!

Sincerely,

Juan Stockmeyer  
(915) 726-1109

**From:** [Debi Hicks](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Objection to Special Permit Requests with Las Palmas  
**Date:** Monday, August 13, 2018 4:10:41 PM

---

"I am writing in connection with Las Palmas hospital's request for a series of special permits. As a resident of the Rim Area neighborhood, I wish to object strongly to the special permit requests currently scheduled for vote by City Council on August 21st."

Debi Hicks



**From:** [John Kemp](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas Hospital Special Permit PZST17-00013; Hearing of August 21, 2018  
**Date:** Monday, August 13, 2018 2:43:29 PM

---

Dear Ms. Guyante:

I am a resident of the Rim area and a member of the Rim Area Neighborhood Association. I understand that there is a hearing planned for August 21 regarding a special parking permit for Las Palmas Hospital.

I respectfully request that this Special Permit be denied. My home, at 619 E. Blacker Avenue, is located just about 7 blocks east of Las Palmas and about 9 blocks from UTEP. In recent years UTEP students have been parking in our neighborhood more and more, taking up spaces that would normally be use by adjacent residents. It would seem that zoning regulations would require that any new business starting up in this area would be required to provide sufficient parking for its operations. Las Palmas and UTEP both have on site or nearby off street parking , but if these are not sufficient, or too costly or inconvenient for patients and students to utilize, those enterprises should solve the problem with additional on site parking - not us.

JOHN KEMP  
619 E Blacker Avenue  
(915) 532-3496

**From:** [Wendy Lanski](#)  
**To:** [Guayante, Anne M.](#)  
**Cc:** [Steve Lanski](#)  
**Subject:** LasPalmas special permits, scheduled August 21, 2018  
**Date:** Monday, August 13, 2018 3:33:10 PM

---

Dear Ms Guyante,

I am writing on behalf of my husband and myself in connection with Las Palmas hospital's request for a series of special permits. As a resident of the Rim Area neighborhood, we wish to object strongly to the special permit requests currently scheduled for vote by City Council on August 21st. The neighborhood should be able to weigh in on many of these matters and how it will impact our street. Additionally, we believe since the hospital is adding square footage to their building they also should be required to provide enough parking for their staff onsite instead of in our neighborhood. This is not a viable solution.

Sincerely,

Wendy and Steve Lanski

**From:** [Tony Pearson](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas  
**Date:** Monday, August 13, 2018 2:59:29 PM

---

Ms. Guayante

I am a resident in the Rim area and strongly oppose the parking permits Las Palmas is seeking in the residential areas.

Sincerely,  
Anthony Pearson  
601 Blacker Ave  
79902  
915 356-7234

[Sent from Yahoo Mail on Android](#)

**From:** [mspalding@elp.rr.com](mailto:mspalding@elp.rr.com)  
**To:** [Guayante, Anne M.](#)  
**Cc:** [District #1](#)  
**Date:** Monday, August 13, 2018 4:08:30 PM

---

I am writing in connection with Las Palmas hospital's request for a series of special permits. As a resident of the Rim Area neighborhood, I wish to object strongly to the special permit requests currently scheduled for vote by City Council on August 21st.

I am in complete agreement with the 8-8-18 letter written to District 1 Representative Peter Svarzbein by the Rim Area Neighborhood Association.

I will closely follow the City Council's actions on this matter.

Mary C Spalding  
901 Kerbey Avenue  
El Paso, TX 79902  
915-544-1156



**From:** [Juan Stockmeyer](#)  
**To:** [Guayante, Anne M.](#); [mfs@ttco.net](mailto:mfs@ttco.net)  
**Subject:** Opposition to Las Palmas Parking  
**Date:** Monday, August 13, 2018 2:22:30 PM

---

Ann Guayante,

I am definitely opposed to Las Palmas requesting a special permit that will affect the parking in the Rim Area!

Sincerely,

Juan Stockmeyer

(915) 726-1109

**From:** [Teschner, Richard](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** [POSSIBLE Malware MESSAGE] Strong objection to Las Palmas" Hospital"s request for a 119-space parking waiver and for a heliport  
**Date:** Monday, August 13, 2018 3:10:18 PM  
**Attachments:** [ltr to District 1-Las Palmas-8-7-18.pdf](#)

---

Ann Guayante  
Senior Zoning Planner  
City of El Paso

Dear Ms. Guayante:

As a resident of the high-rise condo building closest to Las Palmas Hospital and as a former (2008-2018) member of the Rim Area Neighborhood Association's Board of Directors (and its Secretary 2011-2018), I join the current Board and my Rim Area neighbors in strongly opposing the Las Palmas hospital's special permit requests. At the very least, a senior representative of Las Palmas must agree to meet with the RANA Board and the RANA membership (ca. 200 at last counting) in advance of City Council's vote, scheduled for just eight days from now.

Sincerely,

Richard Teschner  
1800 N. Stanton St., #302  
El Paso, TX 79902-3541  
915.538.8295 cell  
915.747.7032 office  
[teschner@utep.edu](mailto:teschner@utep.edu)

**From:** Mika Cohen Jones <mcohenjones@gmail.com>  
**Sent:** Monday, August 13, 2018 1:54 PM  
**Subject:** your voice is needed to protect our neighborhood

Dear Rim Neighbors:

We need your voice.

Las Palmas Hospital is requesting a series of special permits, currently scheduled for public hearing and vote on August 21st. Your neighborhood board has unanimously agreed that the impacts are likely to be very detrimental. We have sent our district representative a letter on behalf of Rim residents (see attached) opposing the special permit requests and asking to postpone the public hearing and vote until we as residents have a chance to weigh in.

We encourage you and any Rim Area residents to **write a brief e-mail to Ann Guayante**, Senior Zoning Planner, City of El Paso [mailto:[GuayanteAM@elpasotexas.gov](mailto:GuayanteAM@elpasotexas.gov)] as soon as possible.

You should feel free to create your own language, or your brief e-mail can simply say:

"I am writing in connection with Las Palmas hospital's request for a series of special permits.

As a resident of the Rim Area neighborhood, I wish to object strongly to the special permit requests currently scheduled for vote by City Council on August 21st."

Feel free to refer to the letter we have already sent to the city (attached here). Please also make sure to add your full name, residential address, and perhaps a phone number at the bottom of your e-mail.

Mika Cohen Jones  
RANA Secretary 2018

**From:** [Robert Efaw - rob@efaw.us](mailto:Robert.Efaw - rob@efaw.us)  
**To:** [District #1](#)  
**Cc:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas offsite parking request  
**Date:** Tuesday, August 14, 2018 8:58:42 AM  
**Attachments:** [image003.jpg](#)  
[ltr to District 1-Las Palmas-8-7-18.pdf](#)

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Peter

Thanks for taking the time to stop by the house on Sunday, appreciated the time to chat. As a resident of the Rim Road and Kern areas for 34 years the parking problem due to UTEP has become increasingly worse over time. What the City has allowed UTEP students to do in taking over the streets and making it untenable for residents to have access to park or access their property at times, narrowing the streets and making it dangerous for students, residents and drivers should never have been allowed to happen. Although UTEP and the even the City have participated in building parking structures the cost and limited spaces make students not want to park in those structures and our neighborhoods suffer the consequences. While the City has no ability to control what UTEP does it does have control over private industry and consideration of allowing the hospital to add to the overcrowding should not be allowed. I stand with the Rim Area Neighborhood Association in urging you to deny this special request for parking by Las Palmas Hospital, the letter from RANA to you is attached.

Thanks, Rob

Robert Efaw



7307 Remcon Circle, Suite 101  
El Paso, TX 79912  
915-585-3355 Office  
915-833-9195 Fax



**From:** [Bill Hicks](#)  
**To:** [District #8](#); [District #1](#); [Mayor: Guayante, Anne M.](#)  
**Subject:** Proposed Las Palmas Special Permits  
**Date:** Monday, August 13, 2018 5:26:02 PM

---

Dear Mayor Margo, Councilmen Svarbein, Councilwoman Lizarraga, and Planner Guyante,

With the exception of Ms. Guyante, I have the pleasure of knowing all of you personally. On behalf of my wife, Debi, and myself I am writing to urge you to either vote "no" or to postpone the vote on the request by Las Palmas for various special permits and waivers. It has come to my attention that Las Palmas has moved forward with their construction and requests for permits and waivers without so much as consulting the local neighborhood association.

Dee, we used to have the neighborhood association annual luncheons just in front of your old house. Peter, you know what a strong network the Rim Road Neighborhood Association has. Cissy, I would welcome the opportunity to walk you around the neighborhood to introduce you to our neighbors, but knowing where you and the Judge live, I know that you appreciate the value of these established neighborhoods and the imposition that daily transient parking can have on a neighborhood.

The Neighborhood Association is not asking for very much here, only for a chance to be heard. For years, we have contended with the overflow of UTEP students parking up and down our streets. For the bigger sporting events, we even see parking for the Sunbowl back up into our neighborhood. What Las Palmas is proposing will only add to this issue with no reasonable alternative to offer. Not to mention the other noise impositions that low flying helicopters will cause for anyone's peace of mind and sanctity.

Please take the time to make sure that your valued citizens are heard and have a chance to have input on how to best deal with this new construction which has already been undertaken.

Thank you for your time and consideration.

Respectfully,

Bill and Debi Hicks  
815 Blacker Ave.  
El Paso, Texas 79902  
(915) 491-0293

- *Bill*

**Bill D. Hicks**  
**Managing Partner**  
**ORTEGA, MCGLASHAN,**  
**HICKS & PEREZ, PLLC.**  
**609 Myrtle, Suite 100**  
**El Paso, Texas 79901**  
**BillHicks@OMHPLaw.com**  
**Ofc: (915) 542-1883**  
**Fax: (915) 542-3500**

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**From:** [Ann Longmore](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Rim Road permits  
**Date:** Monday, August 13, 2018 10:44:39 PM

---

As an owner on Rim Road I wish to strongly oppose any permits issued to Las Palmas.  
Rim Road is one of El Paso's jewels and to give permits to park would be an eyesore to our beautiful street  
Thank you  
Ann Longmore  
1121 Rim Road

Sent from my iPhone



**From:** [Isha Rogers](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas special permits  
**Date:** Monday, August 13, 2018 6:13:43 PM

---

My name is Isha Rogers and I live at 1505 Rim Road.

I am writing in connection with Las Palmas hospital's request for a series of special permits.

As a resident of the Rim Area neighborhood, I wish to object strongly to the special permit requests currently scheduled for vote by City Council on August 21st.

Thank you

**From:** [Carl Ryan](#)  
**To:** [Guayante, Anne M.](#)  
**Cc:** [Susan Davidoff](#)  
**Subject:** FW: your voice is needed to protect our neighborhood  
**Date:** Tuesday, August 14, 2018 1:07:08 PM  
**Attachments:** [image001.jpg](#)  
[ltr to District 1-Las Palmas-8-7-18.pdf](#)

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-

**City of El Paso Automated System Message | EMAIL SENDER UNVERIFIED:**

The email from [Carl Ryan](#) , sent by [carl.ryan@kempsmith.com](mailto:carl.ryan@kempsmith.com), cannot be verified as authentic. Please take caution, do not click on any links or open any attachments unless you trust the sender and know the content is safe.

-

I am writing in connection with Las Palmas Hospital's request for a series of special permits. As residents of the Rim Area neighborhood, my spouse, Suzi Davidoff, and I wish to strongly object to the special permit requests currently scheduled for vote by City Council on August 21.

I attach a copy of the Rim Area Neighborhood letter to the City and ratify the concerns set out in it. Our neighborhood suffers from a deluge of UTEP parkers and cannot handle this additional congestion. Our streets are narrow and unsafe for pedestrians and vehicles as it is.

Please deny this request!

**Carl E. Ryan**

Partner

221 N. Kansas | Suite 1700

El Paso, Texas 79901

O: 915 533-4424 | D: 915 546-5231 | F: 915 546-5360

[carl.ryan@kempsmith.com](mailto:carl.ryan@kempsmith.com)



**From:** [Steven Santamaria](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas special permits  
**Date:** Monday, August 13, 2018 6:21:51 PM

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>

> My name is Steve Santamaria and I live at 1507 Rim Road.

> I am writing in connection with Las Palmas hospital's request for a series of special permits.

> As a resident of the Rim Area neighborhood, I wish to object strongly to the special permit requests currently scheduled for vote by City Council on August 21st.

> Thank you

>



**From:** [James Weddell](#)  
**To:** [Guayante, Anne M.](#)  
**Cc:** [District #1](#)  
**Subject:** Las Palmas parking  
**Date:** Tuesday, August 14, 2018 4:33:21 PM

---

I recently learned that Las Palmas Medical Center has requested special parking exceptions for their new construction. From what I understand, the City is considering an exemption for Las Palmas. I believe they should build parking for their expected increase employees and patients at the new facility at Hague and Mesa and not receive any special permit to avoid providing nearby parking for their employees.

As a homeowner at 1901 N. Kansas Street (at the corner of Hague), we already have a lot of trouble finding space for parking near our home. Often I cannot park my vehicle near my house because of Las Palmas employees, UTEP students and others (I assume) who park on the streets because their employers do not provide parking.

This should be obvious, but just in case — Las Palmas MUST be required to provide nearby parking sufficient for the increase expected with their new facility. Talk of a shuttle from the Life Care Center makes little sense, because employees will choose to just park in the nearby neighborhoods rather than use the shuttle. Las Palmas must provide parking within 1/4 mile, at most, of its new facility.

Again, I am against Las Palmas' request for any special permit. I object strongly to the requests scheduled for a vote by the City Council on August 21.

Jim Weddell  
(915) 494-2717  
[jjwv@yahoo.com](mailto:jjwv@yahoo.com)  
1901 N. Kansas Street  
El Paso, TX 79902

**From:** [Bill Skov](#)  
**To:** [Guayante, Anne M.](#)  
**Cc:** [Larry White](#)  
**Subject:** Special Permits Request - Las Palmas Hospital  
**Date:** Wednesday, August 15, 2018 9:46:39 AM

---

Ms. Guayante,

I write to you today to express our concern and to voice our strong opposition to the special permits request of Las Palmas Hospital scheduled for a City Council vote on August 21, 2018. As residents of the neighborhood directly affected by these special permits, it is imperative that the City take a more proactive approach with these large organizations and develop appropriate solutions to the already overburdened and limited parking in our neighborhood. We welcome visitors to our historic and scenic location and feel grateful to be residents in this area; however, adding to the congestion and not addressing the expansion of Las Palmas with an adequate increase in parking is simply unacceptable.

Thank you for ensuring our objection is recorded before City Council's vote next week. If you require any additional information or clarification on my email, please do not hesitate to reach out to us.

Respectfully,

William K. Skov  
Larry L. White  
405 Rim Road  
El Paso, TX 79902  
(915) 526-0814

**From:** [Suzi Davidoff](#)  
**To:** [Guayante, Anne M.](#)  
**Cc:** [Carl Ryan](#)  
**Subject:** Parking Permits for Rim Area  
**Date:** Wednesday, August 15, 2018 6:23:31 PM  
**Attachments:** [ltr to District 1-Las Palmas-8-7-18.pdf](#)

---

I am writing in connection with Las Palmas Hospital's request for a series of special permits. As residents of the Rim Area neighborhood, my spouse, Carl Ryan, and I wish to strongly object to the special permit requests currently scheduled for vote by City Council on August 21.

I attach a copy of the Rim Area Neighborhood letter to the City and ratify the concerns set out in it. Our neighborhood suffers from a deluge of UTEP parkers and cannot handle this additional congestion. Our streets are narrow and unsafe for pedestrians and vehicles as it is.

Please deny this request!

Sincerely,  
Suzi Davidoff



**From:** [Hector Retta](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas Hospital Request  
**Date:** Wednesday, August 15, 2018 8:14:40 PM

---

I am writing to register opposition to Las Palmas Hospital's request for a series of special permits in the Rim Area neighborhood. It is problematic that the El Paso City staff is recommending a parking waiver of 119 off-street parking spaces in an already congested area. Rim Area Neighborhood Association (RANA) residents already have a parking issue at and near their homes and the hospital's request would exacerbate the situation.

As a homeowner, I also oppose the proposed heliport without more protective measures for residents in the neighborhood.

I respectfully request denial or deferral of the request currently scheduled for public hearing and City Council vote on 21 August 2018. Postponement is requested until the CEO of Las Palmas and staff members can meet with the officers of RANA for discussion of these issues.

Please let me know if you have any questions.

**Hector Retta**  
**214.228.5123**

**From:** [Lorez Retta](#)  
**To:** [Guayante, Anne M.](#)  
**Cc:** [Lorez Retta](#)  
**Subject:** Las Palmas Hospital Special Permit PZST17-00013; City Council Public Hearing Scheduled for August 21, 2018  
**Date:** Wednesday, August 15, 2018 8:17:51 PM

---

Dear Ms. Guyante,

I am writing in connection with Las Palmas hospital's request for a series of special permits. As a resident of the Rim Area neighborhood, I wish to object strongly to the special permit requests currently scheduled for vote by City Council on August 21st.

I respectfully request that this item either be denied or be postponed until the CEO of Las Palmas and their appropriate staff can meet with officers of RANA (Rim Area Neighborhood Association) to discuss several issues.

As a homeowner I also oppose the the proposed heliport without more protective measures for the residents of our neighborhood.

Thank you for allowing me to bring this very important concern to your attention. Please contact me with any questions.

Lorez Retta  
818 Blacker Avenue  
El Paso, TX. 79902  
915-373-7332

**From:** [Cathi Banda or Jorge Guzman](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas and Rim/University Neighborhood  
**Date:** Friday, August 17, 2018 8:14:30 AM

---

Dear City of El Paso ,

I am writing to voice my concerns for the Las Palmas hospital and the series of their requests for special permits.

As a resident of the Rim Area neighborhood, I wish to object strongly to the special permit requests that are currently scheduled for a vote by City Council on August 21st."

Thank you for your time and attention in this matter,

Cathleen Banda  
2118 N. Saint Vrain 79902  
915.241.5042  
Ulob2003@yahoo.com

[Sent from Yahoo Mail on Android](#)



**From:** [Edi Brannon](#)  
**To:** [Guayante, Anne M.](#); [District #8](#)  
**Cc:** [District #1](#); [rgilbert@gilbertlf.com](mailto:rgilbert@gilbertlf.com)  
**Subject:** City Council Meeting Aug. 2018 Agenda Item 27-4,5,6  
**Date:** Friday, August 17, 2018 10:16:18 AM

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I am writing to express my objection to Las Palmas Hospital's request for a series of special permits. As a resident of the Rim Area neighborhood, I have watched the parking situation in our neighborhood become increasingly a problem with the growth of UTEP, The Street Car project ( a loss of 90 parking spaces) and now Las Palmas asking for a waiver for 104 additional parking spaces. The Council earlier this year heard our concerns when we asked the Council to facilitate a meeting with UTEP on parking. Representative Svarzbein did indeed help us get this meeting and we continue to work with UTEP on the parking issue. Approving this waiver would only exacerbate the parking problem in our neighborhood.. I request the this item be denied until Las Palmas can come up with a solution that will satisfy the neighborhood's concerns.

Respectfully  
B R Brannon  
713 Blacker Ave  
79902

**From:** [Mika Cohen Jones](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas special permits  
**Date:** Monday, August 20, 2018 8:17:54 AM

---

Dear Ann,

I urge you to delay the city discussion and vote on the Las Palmas hospital's request for a series of special permits. As a resident of the Rim Area neighborhood, it is very important that we have time to get our questions and concerns addressed before this comes before council.

Sincerely,

Mika Cohen Jones  
626 Blacker Ave  
915-803-9490

**From:** [Paul Dipp](#)  
**To:** [Guayante, Anne M.](#)  
**Cc:** [Mika Cohen Jones](#)  
**Subject:** Request for Postponement  
**Date:** Thursday, August 16, 2018 3:18:33 PM

---

Dear Ms. Guayante:

I am writing in connection with Las Palmas Hospital's request for a series of special permits. As a resident of the Rim Area Neighborhood, I object strongly to the special permit request scheduled for vote by City Council on August 21, 2018.

Thank you,

Paul Dipp  
Plaza Properties  
100 N. Ochoa, Suite D  
El Paso, Texas 79901

(915)544-0230 Tel.

(915)533-8020 Fax



**From:** [Renee O'Donnell](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas Request for Parking Waivers in Rim Neighborhood  
**Date:** Thursday, August 16, 2018 7:50:13 PM

---

Dear Ms. Guayante,

I am writing in reference to the parking waiver that Las Palmas Medical Center is currently seeking from the city of El Paso. As a Rim Area Neighborhood resident, I am strongly opposed to the city granting this parking waiver. The Rim Area neighborhood is currently experiencing an overload of UTEP students and others who are seeking to park throughout the neighborhood, especially along Rim Road, blocking parking for neighborhood residents and their guests. Granting the parking waiver to Las Palmas will only exacerbate the parking challenges our neighborhood faces.

I respectfully request that the agenda item listed for the August 21st meeting be removed from the agenda until the Rim Area Neighborhood Association can discuss the waiver request with Las Palmas officials.

Thank you.

Respectfully,

Renee O'Donnell  
825 Blacker Avenue  
El Paso, TX 79902  
915-345-8920

Sent from my iPad

**From:** [Harriet SCHNEIDER](#)  
**To:** [Guayante, Anne M.](#)  
**Subject:** Las Palmas parking request  
**Date:** Friday, August 17, 2018 12:50:59 PM

---

Ms. Guayante,

I have recently learned that Las Palmas Hospital has requested a series of special permits involving parking. I oppose the city granting ANY parking variances. I am a 35 year resident of the Rim Area neighborhood. Parking is probably the greatest concern for many residents in this area. Although I am in the 600 block of Blanchard, in recent years, UTEP students were parking all the way up to our block. Some of us do not have garages or garage access due to narrow alleys and need to be able to park in front of our homes, not to mention space for our visitors. Although our block agreed to "No Parking" poles, which are effective, though unsightly, there are many areas where UTEP student parking creates constant congestion and dangerous conditions. It is virtually impossible to see around corners when people have parked right up to the intersection, as they are allowed to do. The streets are narrow and when cars are parked on one or both sides of these streets, there is little room for two lane traffic. (In addition to UTEP students, we now have workers who are involved in the Las Palmas building project who are parking in the neighborhood.)

I am absolutely opposed to any parking variances in the areas surrounding Las Palmas. As Risher Gilbert pointed out in her recent letter, most Las Palmas employees will NOT take a shuttle from Life Care to the hospital. They will park in the neighborhood and then risk crossing Stanton (now with the addition of a streetcar!) and even more dangerous Mesa to get to work.

Harriet Susan Schneider  
607 Blanchard Ave.

# ATTACHMENT 8

Legal Descriptions, Addresses, and Zoning Information for Subject Properties:

## **Hospital Campus:**

- **Parcel 1:** 91 Alexander 1 to 15 & Closed Alley and adjacent street (1800 Oregon)
  - *Zoned S-D/c/sp (helistop) Proposed for current helistop.*
- **Parcel 2:** 90 Alexander 1 to 20 & Closed Alley (1801 Oregon)
  - *Zoned A-3/sc/sp (parking reduction)*
- **Parcel 3:** 91 Alexander 16 to 20 (101 Rim)
  - *Zoned S-D/sp (helistop)*
- **Parcel 5:** 77 Alexander 11 to 20 (1700 Oregon)
  - *Zoned S-D/c/sp (parking reduction)*
- **Parcel 6:** 77 Alexander 4 to 8 and N 18 Ft of 3 and S 2 ft of 9 (1707 Mesa & 120 Rim)
  - *Zoned 1707 Mesa: A-3/sp (parking reduction); 120 Rim: S-D/sp*

## **Surface Parking Lots**

- **Parcel 4:** 78 Alexander 1 to 10 (1701 Oregon)
  - *Zoned S-D/c/sp (parking reduction)*
- **Parcel 7:** 46 Alexander 11 to 20 (Null Oregon (SE corner of Oregon and Crosby))
  - *Zoned S-D/sc/sp (parking reduction)*
- **Parcels 8 & 10:** 79 Alexander 9 to 12 and 80 Alexander 9 to 12 and adjoining alley and a portion of vacated Los Angeles Street (SW corner of El Paso and Rim)
  - *Zoned S-D/sp (parking reduction)*
- **Parcel 9:** 81 Alexander 9 to 12 (SE corner of Randolph and Rim)
  - *Zoned S-D/sp (parking reduction)*
- **Parcel 11:** 79 Alexander 1 to 8 and a portion of adjoining alley. (1717 El Paso and 201 Schuster).
  - *Zoned A-3*



# **ATTACHMENT 9**

See Parking Study on Following Pages



## *Parking Study*

# **Las Palmas Medical Center Parking Study El Paso, Texas**



### **Prepared for:**

**Las Palmas Medical Center**

### **Prepared by:**

**Kimley-Horn and Associates, Inc.**  
Houston, Texas  
TBPE Firm No. F-928

## **December 2017**

# **Kimley»Horn**

*Parking Study*

**Las Palmas Medical Center  
Parking Study  
El Paso, Texas**

**Prepared for:  
Las Palmas Medical Center**



**Prepared by:**

**Kimley»Horn**

TBPE Firm No. F-928  
11700 Katy Freeway, Suite 800  
Houston, TX 77079  
281-597-9300

**December 2017**

K-H Project No. 069316704



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## Appendix

Excerpts from MuniCode of the City of El Paso, Texas

*Chapter 20, Sections 20.14.050, 20.14.060, 20.14.070*

*Chapter 20, Appendix C*

## I. INTRODUCTION

### A. STUDY SCOPE AND OBJECTIVES

Kimley-Horn completed a review of the existing parking operations and future parking conditions at Las Palmas Medical Center (referred to in this report as Las Palmas) in El Paso, Texas. This study determines the existing parking demand of the medical center and includes recommendations to support the parking required in the future. The property currently has a Special Permit for shared parking under Ordinance No. 15618 through the City of El Paso. Building additional improvements requires that the terms stated in this ordinance be assessed to determine the future parking required and if adequate parking supply will be provided.

### B. SITE INFORMATION

Las Palmas Medical Center is bounded by El Paso Street, Hague Street, Mesa Street, and Schuster Avenue in El Paso, Texas. HCA has plans for a building expansion of the existing facilities. The existing Las Palmas Medical Center is approximately 440,298 square feet (SF) of hospital land use and provides comprehensive healthcare services.

The roadway network in the vicinity of the facility includes Schuster Avenue fronting the south side of the site and Mesa Street fronting the east side. Rim Road and Oregon Street provide access through the campus to the main buildings at Las Palmas Medical Center. A location map (aerial) of Las Palmas Medical Center is shown in **Figure 1**.

**Figure 1 – Site Location**

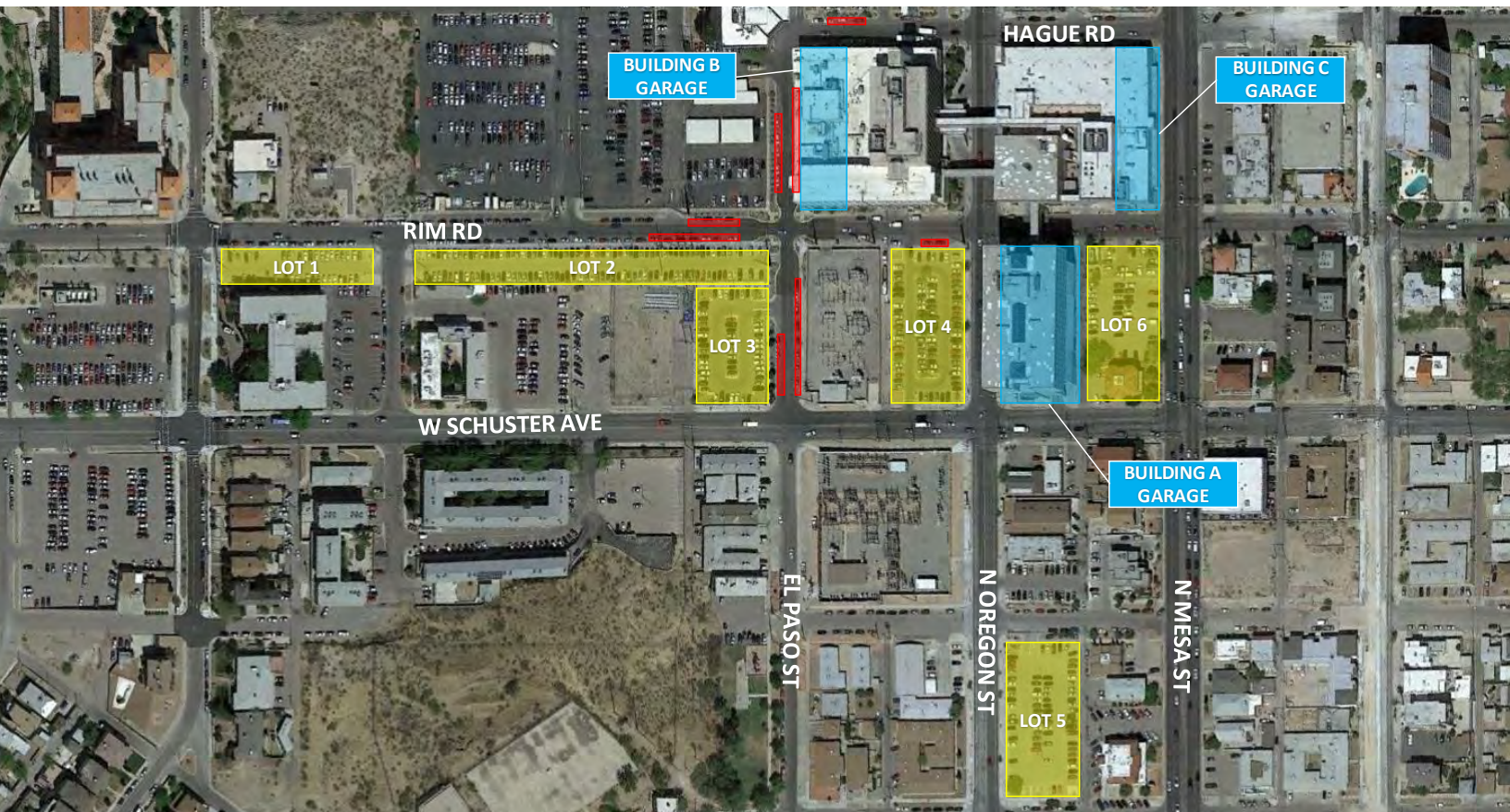




Las Palmas Medical Center existing off-street parking facilities include three parking garages and six surface lot parking throughout the campus with a total of 813 designated parking spaces as shown on **Figure 2**. Site plans of the existing garage parking layouts and surface lot parking facilities are shown in **Figure 3** and **Figure 4**, respectively.

There are currently 43 on-street parking spaces (15 open/free and 28 metered) that are located within 300 feet of the Las Palmas buildings. The areas of these spaces are shown in red on **Figure 2**. The open/free on-street parking is located on Rim Road north of *Lot 2* west of El Paso Street. Metered parking spaces were located on Hague Road (between El Paso and Oregon), El Paso Street (between Rim and Schuster), and Rim (between El Paso and Oregon).

**Figure 2 – Parking Location Map**



## C. PARKING LOT DESCRIPTIONS

This report references several surface lots and parking garages used by Las Palmas Medical Center. These garages and parking lots have various descriptions used previously for discussions with the City of El Paso. For simplicity, this report is consistent with the naming convention shown in **Figure 2**. **Table 1** provides brief descriptions, used previously, to identify each parking area. This table is provided for information purposes only. Refer to **Figure 2** for parking area naming convention used in this report.

**Table 1 – Surface Parking Inventory Supply**

Parking Area	Description
Surface Lot 1	Randolph at Rim Surface Parking (Leased)
Surface Lot 2	El Paso at Rim Surface Lot (Leased)
Surface Lot 3	El Paso and Schuster Parking
Surface Lot 4	Surface Lot "A" Oregon at Rim
Surface Lot 5	Crosby Park Surface
Surface Lot 6	Surface Lot "B" Mesa at Rim
Surface Lot 7	LifeCare Center Parking
Building A Parking Garage	Oregon Building Garage
Building B Parking Garage	Hospital Garage
Building C Parking Garage	ED ICU Parking

## D. CITY PARKING REQUIREMENTS

Per the City of El Paso Code of Ordinances (*Chapter 20, Appendix C*), the City requires that hospital facilities meet the following parking requirements:

- One space per 576 square feet of Hospital GFA (gross floor area)

The existing facility totals 440,298 square feet GFA. Based on the current code, the City of El Paso requires 764 parking spaces for the existing development. Existing parking supply exceeds the City of El Paso requirements.

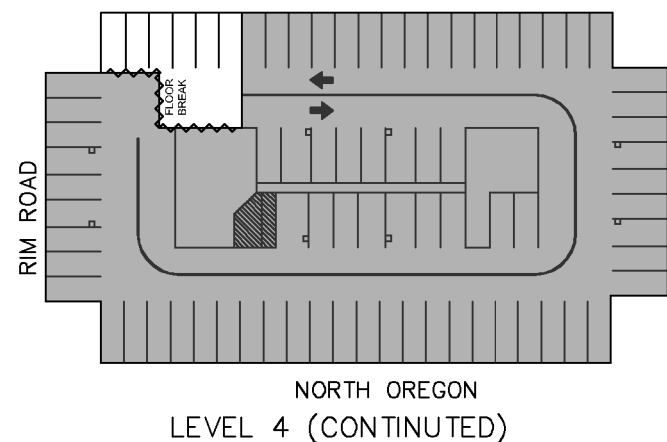
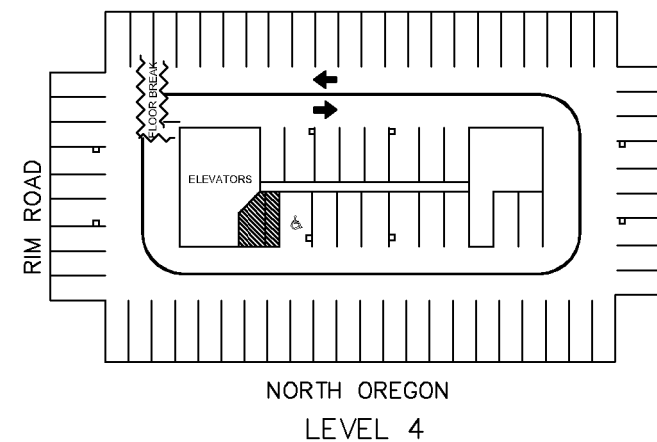
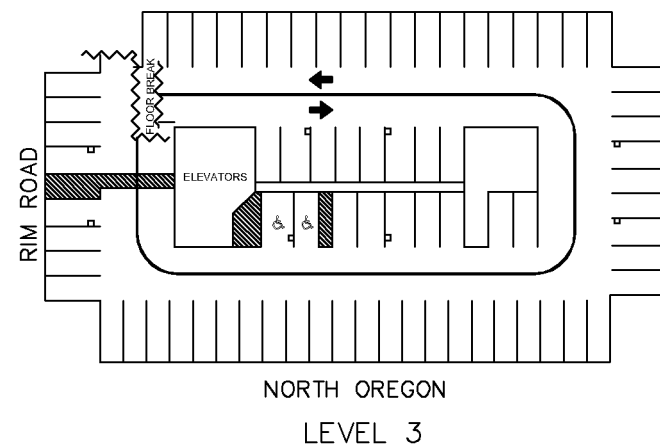
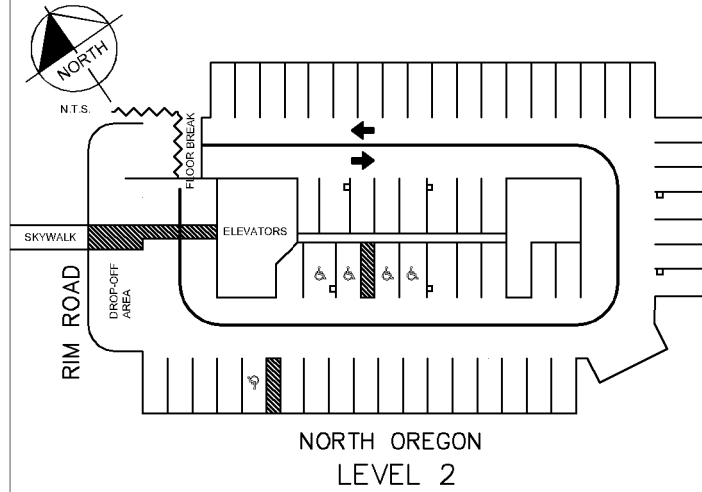
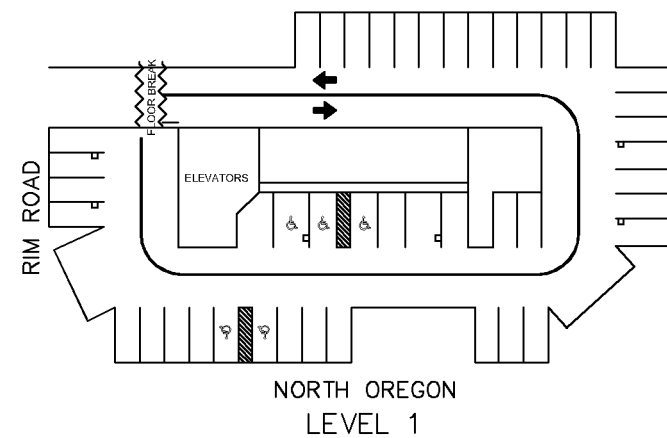
An excerpt of the City of El Paso Code related to parking requirements is provided in the **Appendix**.

## E. FUTURE HOSPITAL EXPANSION

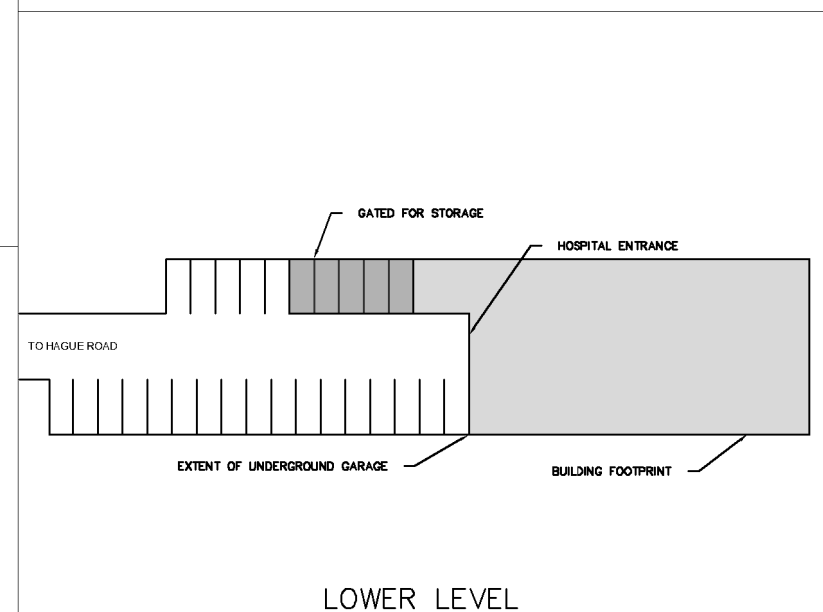
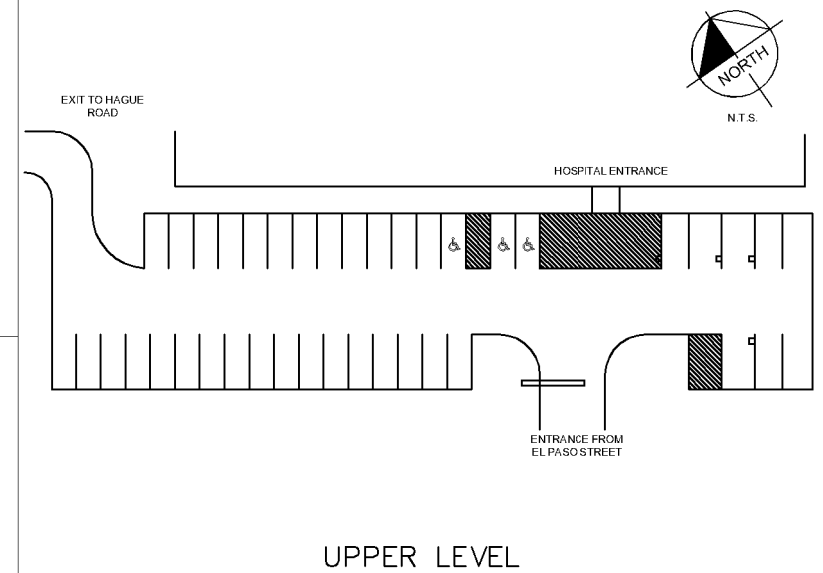
Planned improvements at Las Palmas Medical Center would increase the overall building size by 96,402 for a total of 536,700 square feet GFA. Based on the current code, the City of El Paso requires 932 parking spaces for the development including the proposed building improvements.

The proposed improvements will have minor impacts on the existing parking and will result in the loss of 20 parking spaces in *Lot 6*.

BUILDING A



BUILDING B



BUILDING C

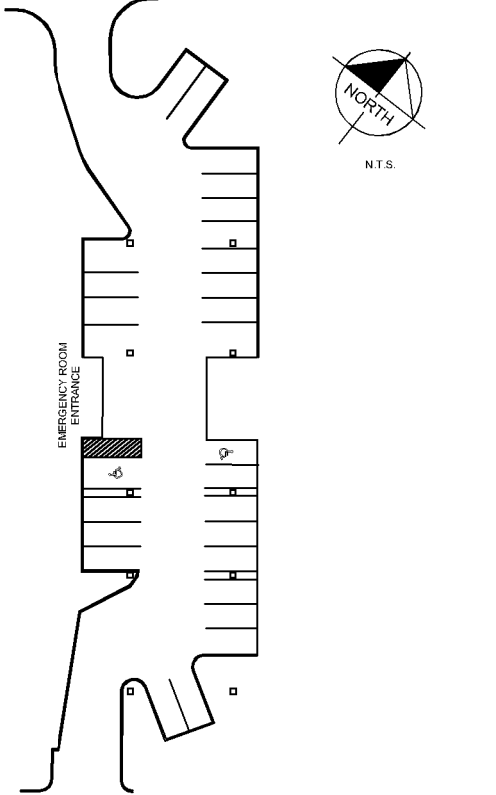
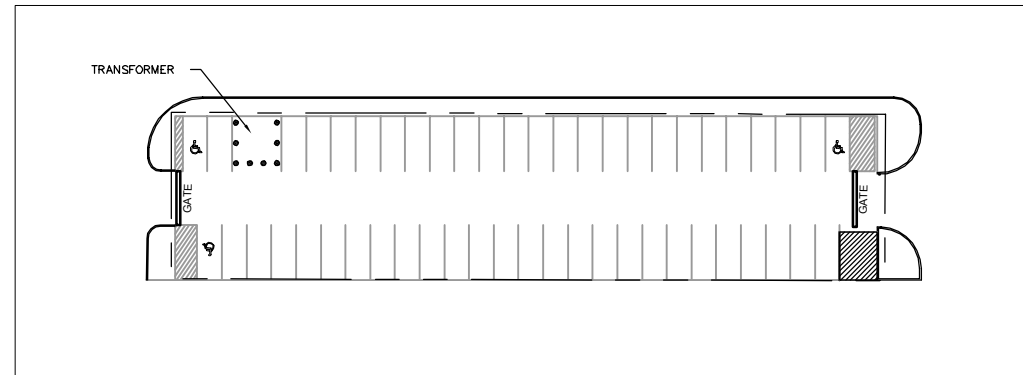


FIGURE 3  
EXISTING PARKING LAYOUT  
LAS PALMAS MEDICAL CENTER  
GARAGE PARKING

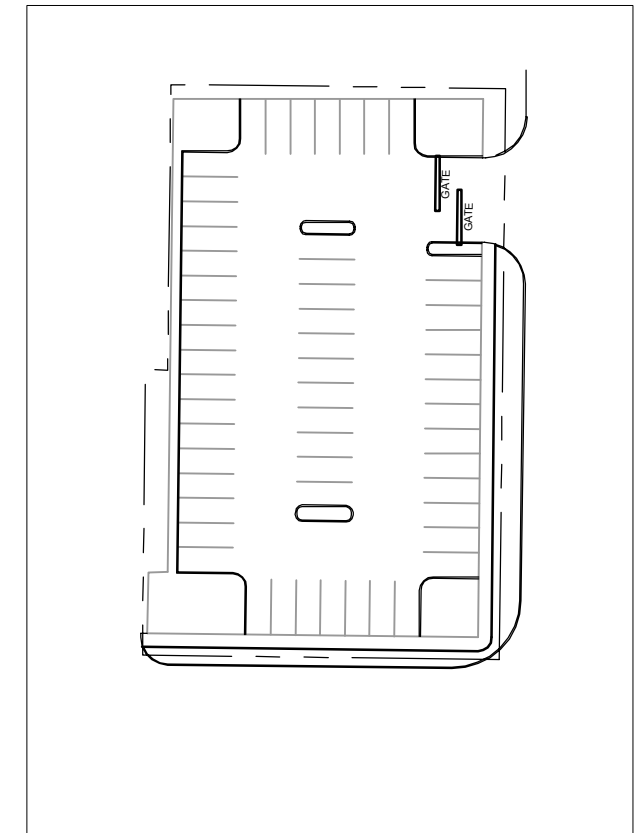




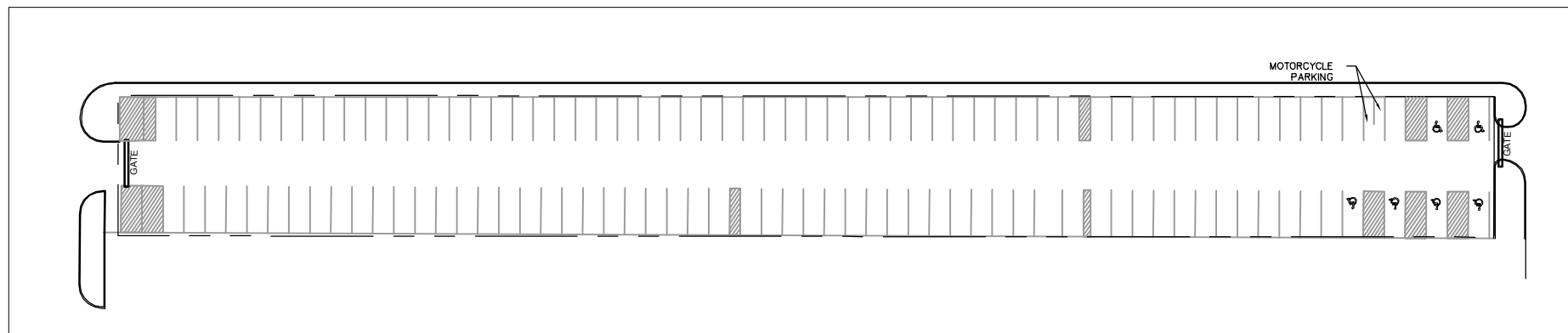
LOT 1



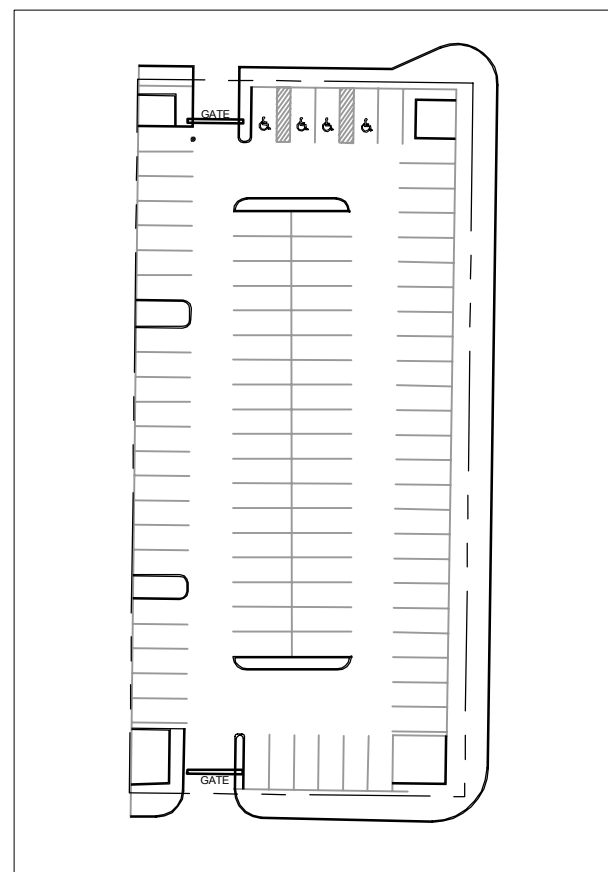
LOT 3



LOT 2



LOT 4



LOT 5

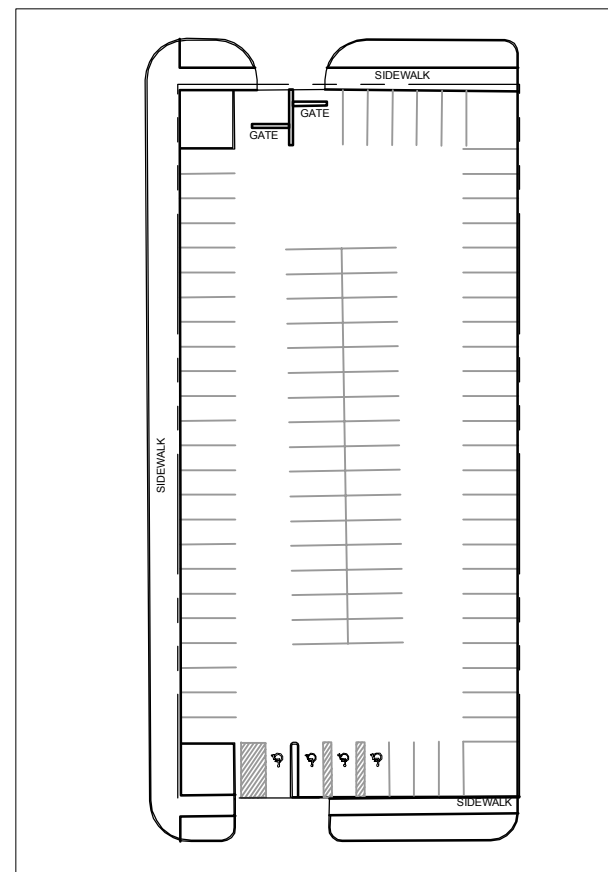


FIGURE 4  
EXISTING PARKING LAYOUT  
LAS PALMAS MEDICAL CENTER  
SURFACE PARKING LOTS

## II. EXISTING PARKING ANALYSIS

### A. METHODOLOGY

As part of the study, Kimley-Horn determined the existing parking supply inventory, completed an hourly parking occupancy survey, and assessed the existing parking adequacy at the site. The parking space inventory provided the parking supply capacity available at Las Palmas. Hourly occupancy data was compared to the parking supply capacity to determine percent occupancy by hour and by parking space type. Quantitative demand and field observations were used to determine if the existing parking supply is adequate to meet parking demand.

### B. PARKING SUPPLY INVENTORY

Existing parking areas at Las Palmas are allocated by parking type (garage, surface, and on-street) and user type. For purposes of completing the inventory of existing parking supply, parking spaces were grouped into the following parking user categories: public, staff, or special care/reserved parking. Most reserved staff parking is located in the surface lots along the west side of the property and public parking is located in the central parking garage and two surface lots south of the site.

Due to construction, parking supply varies between existing conditions and conditions at the time data was collected. Parking supply was impacted at *Building B Parking Garage* as some space was utilized for storage. Parking supply was impacted at *Building C Parking Garage* due to construction and closure of the north entrance from Hague Road. **Table 2** shows the parking supply available by parking type and user type for existing conditions and during construction.

**Table 2 – Surface Parking Inventory Supply**

Parking Type	User Type	Parking Area	Existing	During Construction
Garage	Public	Building A - Level 1	46	46
	Public	Building A - Level 2	60	60
	Public	Building A - Level 3	75	75
	Public	Building A - Level 4	86	86
	Staff	Building B - Lower Level	7	7
	Staff	Building B - Upper Level	40	40
	Special	Building C - ER Parking	28	23
Surface	Staff	Surface Lot 1	51	51
	Staff	Surface Lot 2	119	119
	Staff	Surface Lot 3	55	55
	Public	Surface Lot 4	92	92
	Public	Surface Lot 5	92	92
	Special	Surface Lot 6	62	0
<b>Off-street Parking Total</b>			<b>813</b>	<b>746</b>
On-Street	Public	Street Metered Parking	28	28
	Public	Street Unmetered Parking	15	15
<b>On-street Parking Total</b>			<b>43</b>	<b>43</b>

### C. PARKING OCCUPANCY SURVEYS

Parking occupancy data was collected in the garage and surface lots over a twelve-hour period, between 7:00 am and 7:00 pm on Thursday, November 16, 2017. Each hour, the field crew noted if each parking space was vacant or occupied. Table 3 shows the hourly data for the occupied surface parking spaces by parking type and user type.

**Table 3 – Parking Demand By Hour**

Parking Type	Garage			Surface		On-Street
User Type	Public	Staff	Special	Public	Staff	Public
<b>Parking Supply</b>	267	47	23	184	225	43
<b>7:00 am</b>	76	29	12	114	194	26
<b>8:00 am</b>	136	34	20	142	205	36
<b>9:00 am</b>	236	36	22	146	208	41
<b>10:00 am</b>	242	39	24	152	214	38
<b>11:00 am</b>	238	37	25	153	214	41
<b>12:00 pm</b>	164	33	28	143	208	40
<b>1:00 pm</b>	179	34	25	150	206	41
<b>2:00 pm</b>	178	28	27	150	203	41
<b>3:00 pm</b>	141	31	25	109	174	35
<b>4:00 pm</b>	92	26	19	92	157	31
<b>5:00 pm</b>	72	22	26	71	123	18
<b>6:00 pm</b>	64	17	20	82	124	19

Table 4 presents the hourly occupancy percentages by parking type and user type. The occupancy is shown as a percent of parking supply available during construction. The values in this table include emergency care visitors parked in non-designated areas of the Building C Parking Garage as additional demand which exceeds the current parking supply of this garage.



**Table 4 – Parking Occupancy Percentages by Hour**

Parking Type	Garage			Surface		On-Street
User Type	Public	Staff	Special	Public	Staff	Public
Parking Supply	267	47	23	184	225	43
7:00 am	28%	62%	52%	62%	86%	60%
8:00 am	51%	72%	87%	77%	91%	84%
9:00 am	88%	77%	96%	79%	92%	95%
10:00 am	91%	83%	104%	83%	95%	88%
11:00 am	89%	79%	109%	83%	95%	95%
12:00 pm	61%	70%	122%	78%	92%	93%
1:00 pm	67%	72%	109%	82%	92%	95%
2:00 pm	67%	60%	117%	82%	90%	95%
3:00 pm	53%	66%	109%	59%	77%	81%
4:00 pm	34%	55%	83%	50%	70%	72%
5:00 pm	27%	47%	113%	39%	55%	42%
6:00 pm	24%	36%	87%	45%	55%	44%

#### **D. PARKING ADEQUACY**

Per the parking supply inventory, the total number of existing off-street parking spaces was determined to be 813 spaces (746 spaces during time of data collection due to construction). The total number of off-street parking spaces for existing conditions currently required by the City of El Paso is 764 parking spaces based on 440,298 square feet of hospital. This is using the most current code requirement of 1 space per 576 square feet. The existing site provides a surplus of 49 parking spaces. The current parking adequacy is shown in **Table 5**.

**Table 5 – Current Parking Adequacy (2017)**

Parking Type	Existing Parking Supply	Construction Parking Supply	Observed Occupancy at Peak Hour (10:00am)	Functional Parking Surplus/(Deficit) during Construction	Existing Required Parking* Surplus/(Deficit)
Garage	342	337	305	32	
Surface	471	409	367	42	
<b>Total</b>	<b>813</b>	<b>746</b>	<b>672</b>	<b>74</b>	<b>49</b>
*764 spaces are required per City of El Paso guidelines.					

### III. FUTURE PARKING ANALYSIS

#### A. FUTURE PARKING IMPROVEMENTS

As discussed previously, *Lot 6* will be reconfigured and have an reduction in parking supply of 20 spaces. A schematic of the proposed *Lot 6* configuration is shown in **Figure 5**. Planned improvements at Las Palmas will include additional parking in the LifeCare Center parking lot (*Lot 7*) which will provide an additional parking supply of 247 spaces in the future condition for use by Las Palmas staff. Shuttle service will be provided to/from *Lot 7* to the main Las Palmas campus for staff using this lot. An aerial schematic of the existing LifeCare Center parking lot is shown in **Figure 6**.

#### B. FUTURE PARKING ADEQUACY

Planned improvements at Las Palmas will modify the total number of vehicle parking spaces for future conditions currently required by the City of El Paso is 932 parking spaces based on 536,700 square feet of hospital. The future site provides 227 additional parking spaces. The future parking adequacy is shown in **Table 6**.

**Table 6 – Future Parking Adequacy**

Parking Type	User Type	Parking Area	Existing	Future	Required Parking* Surplus/(Deficit)
Garage	Public	Building A - Level 1	46	46	
	Public	Building A - Level 2	60	60	
	Public	Building A - Level 3	75	75	
	Public	Building A - Level 4	86	86	
	Staff	Building B - Lower Level †	7	7	
	Staff	Building B - Upper Level	40	40	
	Special	Building C - ER Parking	28	28	
Surface	Staff	Surface Lot 1	51	51	
	Staff	Surface Lot 2	119	119	
	Staff	Surface Lot 3	55	55	
	Public	Surface Lot 4	92	92	
	Public	Surface Lot 5	92	92	
	Special	Surface Lot 6	62	42	
	Staff	Surface Lot 7	-	247	
Off-street Parking Total			813	1,040	108
On-Street	Public	Street Metered Parking	28	28	
	Public	Street Unmetered Parking	15	15	
On-street Parking Total			43	43	
* 932 spaces are required per City of El Paso guidelines.					
† Values for Building B Lower Level Garage represents existing parking supply.					
Additional parking supply can be provided if parking spaces used for storage/deliveries is clear.					

**Figure 5 – Proposed Lot 6 Schematic Parking Layout**

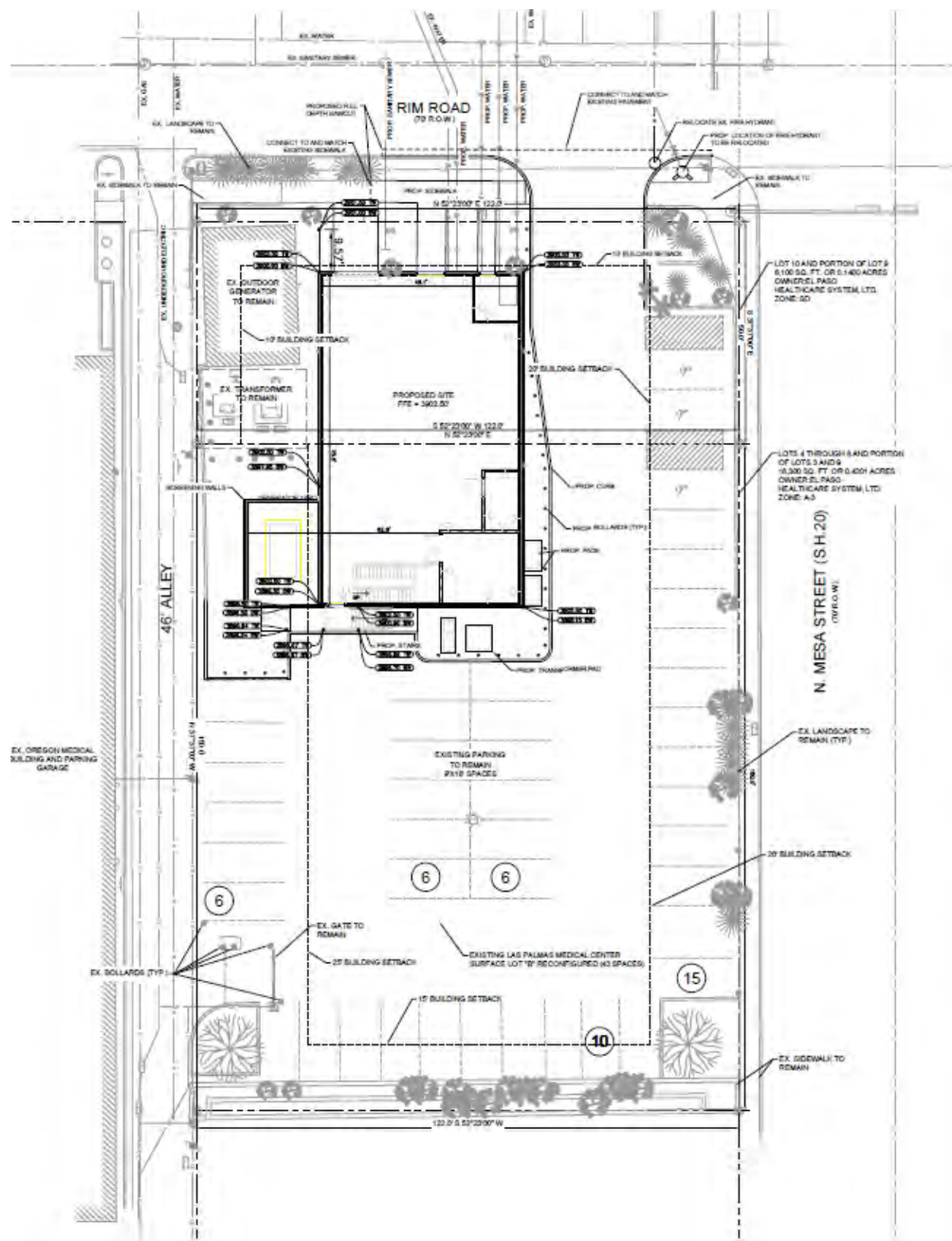




Figure 6 – Existing Lot 7 (LifeCare Center) Parking Layout



#### **IV. CONCLUSIONS AND RECOMMENDATIONS**

Based on field observations and parking occupancy survey, the existing parking supply is sufficient to handle the existing parking demand. Existing parking spaces provided meets the required spaces based on the current City of El Paso parking requirements outlined in the Code of Ordinances.

The proposed hospital expansion will require additional parking supply to meet the required spaces as there would be a parking deficit of 119 spaces based on the existing (non-construction) supply. The future off-street parking supply (1,040 spaces) planned by Las Palmas Medical Center provides a surplus of 108 spaces compared to the required spaces (932 spaces) with the mitigated shuttle service to and from the LifeCare Center parking lot (*Lot 7*). No additional parking mitigation is recommended at this time.

While not included as part of the off-street supply to meet the required spaces, on-street parking located within 300 feet of the Las Palmas Medical Center provides additional capacity for staff and visitors of the facilities.

## APPENDIX



## **Excerpts from MuniCode of the City of El Paso, Texas**

*Chapter 20, Sections 20.14.050, 20.14.060, 20.14.070*

*Chapter 20, Appendix C*

# EL PASO, TEXAS - MUNICIPAL CODE

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**A Codification of the General Ordinances of  
El Paso, Texas**

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**Beginning with Supp. No. 73,  
Supplemented by Municipal Code Corporation**

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**Municipal Code Corporation | P.O. Box 2235 Tallahassee, FL 32316  
info@municode.com | 800.262.2633  
www.municode.com**

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## ***Chapter 20, Sections 20.14.050, 20.14.060, 20.14.070***

### **20.14.050 - Parking requirements and standards.**

- A. Parking. Table of Parking Requirements and Standards, subsection C. of this title establishes the minimum and maximum number of motor vehicle parking spaces unless otherwise stated, and minimum bicycle parking spaces required for the uses indicated. The city manager or designee shall be authorized to interpret and establish the minimum and maximum parking regulations for uses not shown in the Table of Parking Requirements and Standards, subsection C.
- B. Method of computation. Calculations to compute the maximum number of required parking spaces shall be based upon the following formulae:
  - 1. Where the calculation of the required parking results in fractions of spaces, the number of spaces shall be rounded to the next highest whole number for fractions of 0.5 or greater.
  - 2. For new building(s) or development with more than one use, the parking maximum shall be determined by the sum of the number of parking spaces allowed for each individual use computed separately. A shared parking arrangement may be approved for a mixed use building, shopping center, or facility where the uses have different hours of operation or parking usage, in which case the parking requirement shall be based upon the calculation for the individual use or group of simultaneous uses that result in the largest number of off-street parking spaces required.
  - 3. For new building(s) or development with both permitted uses and accessory uses, the parking maximum shall be determined by the sum of the maximum number of parking spaces allowed for each individual use, permitted or accessory, computed separately. A shared parking arrangement may be approved for a site where the permitted uses have different hours of operation or parking usage from those of the accessory uses, in which case the parking requirement shall be based upon the calculation for the individual permitted use or group of

simultaneous permitted uses that results in the largest number of off-street parking spaces required.

4. Parking maximums for an addition to or enlargement of an existing building or facility shall be calculated on the basis of the addition or enlargement and shall be added to the parking maximum for the existing building or facility prior to the expansion. In the event the existing parking provided for the existing building or facility is nonconforming with the requirements of this chapter, refer to Chapter 20.22 (Nonconforming Situations).
  5. For a change of use(s) of an existing building or facility, or a portion thereof, the parking requirements shall be calculated on the basis of the sum of the current code required parking as applied to the changed use(s), plus the prior code requirements applied to the unchanged portion(s) of the existing building or facility; or on the basis of the current code for the entire building or facility, whichever is less.
  6. Where the parking calculation is determined by the gross floor area (GFA) of the building or facility, the GFA shall be measured to the exterior of the walls for every occupied floor. GFA of a building or facility shall not include areas used solely for off-street parking of motor vehicles or bicycles and associated driveways, and shall not include areas reserved for off-street loading berths.
  7. Where the parking calculation is determined by the number of seats or the number of occupants of a building or facility, the occupant load shall be per Title 18, Building and Construction, Chapter 18.08.
  8. The GFA of a restaurant, nightclub, bar or cocktail lounge with an outdoor seating area shall also include the gross floor area of such outdoor seating area.
  9. The GFA of a shopping center or other similar uses shall be based upon the entire shopping center, including the gross floor area of covered atrium and mall areas. The GFA of a shopping center shall not include the open well areas of the upper levels of a multi-story atrium or mall.
  10. Up to five percent of the minimum required vehicular parking spaces may be substituted with motorcycle parking spaces at the rate of one vehicular parking space for each three-motorcycle parking spaces provided. Motorcycle parking spaces shall be a minimum of seventy-five inches by thirty inches each exclusive of access aisles.
- C. Table of Parking Requirements and Standards. The parking standards and requirements are established in the Parking Requirements and Standards Table, located in Appendix C, adopted in its entirety and incorporated herein by reference, and unless otherwise provided for herein, all parking shall comply with the parking table.
- D. Off-street parking. Off-street parking regulations shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952. The boundaries of Improvement District No. 3 shall also include all property designated under the Downtown 2015 Plan.
- E. Excess parking. Excess parking shall be subject to the following requirement:
1. In addition to the landscape requirements of Title 18.46 (Landscape), one tree for every five spaces in excess of the maximum parking requirement shall be required and shall be placed within the entire parking area to provide for even canopy coverage or along the parkway to create a visual buffer between the parking area and the street.

(Ord. 16761 § 1 (part) Exh. B, 2007; Ord. 16653 § 2 (part), 2007)

(Ord. No. 17262, § 1, 1-5-2010; Ord. No. 17442, § 33, 10-26-2010; Ord. No. 17560, § 2, 5-17-2011)

20.14.060 - Shared parking.

- A. Submission of request. Whenever a shared parking arrangement is proposed to comply with the requirements of this chapter, the shared parking arrangement shall be subject to the prior approval of the city manager or designee and shall not require a special permit for off-site, off-street parking. To obtain approval of a shared parking arrangement, the owner or operator of the property on which the parking need is generated shall submit an application containing the following information to the city manager or designee. The fee for processing the application shall be as set by city council resolution.
  - 1. The maximum number of parking spaces, in accordance with this chapter, for the use(s) at the property generating the parking need, the number of parking spaces provided, and the hours of operation of the use(s).
  - 2. The maximum number of parking spaces, in accordance with this chapter, for the use(s) at the shared parking property, the number of parking spaces provided, and the hours of operation of the use(s).
- B. Conditions for approval. A shared parking arrangement shall be approved only when the arrangement meets all of the following conditions:
  - 1. The parking arrangement complies with this chapter;
  - 2. The owner or operator demonstrates that the use(s) of the property generating the parking need and the use(s) of the shared parking property are non-simultaneous or that the proposed shared parking spaces are in excess of the parking required for the use(s) of the shared parking property, or a combination of each option;
  - 3. The shared parking property is within three hundred feet of the property generating the parking need and the access is provided between the two properties;
  - 4. The parking area is compatible with the general development of the neighborhood and does not adversely affect the use of adjacent properties; and
  - 5. The required information has been satisfactorily submitted.
- C. Modification of arrangement. A modification of a shared parking arrangement shall be subject to the same standards for review and approval by the city manager or designee as the original arrangement.
- D. Termination of arrangement. The termination of a shared parking arrangement agreement may, after written notice to the owner or operator, result in the revocation of the certificate of occupancy for the building or facility of the property generating the parking need and which does not meet the minimum parking regulations, in addition to other penalties as described in this title.
- E. Sharing with city owned property. A shared parking arrangement in which the city is the owner of the shared parking property shall be permitted provided the owner complies with all of the requirements of this section, and additionally obtains a lease from the city for such use of city property.

(Ord. 16653 § 2 (part), 2007)

(Ord. No. 17442, § 34, 10-26-2010; Ord. No. 17560, § 3, 5-17-2011)

#### 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.
- B. New Development in Redevelopment Areas. Up to a one hundred percent reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or transit oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:
1. That the structure(s) is located within one of the following redevelopment areas: the downtown area (defined as the area between the Union Depot, Paisano Drive, St. Vrain Street, Olive Street, St. Vrain Street, the southern boundary of the Southern Pacific RR Reservation, Campbell Street and Interstate 10), the South El Paso area (defined as the area south of Paisano Drive, and lying between Santa Fe Street and Cotton Street), and any other redevelopment area or transit oriented development corridor as may be recommended by the city plan commission and approved by the city council;
  2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction; and
  3. 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.
- C. Parking Reduction Application Procedures. An applicant requesting consideration of a parking reduction shall comply with all of the following:
1. A special permit application for an off-street parking reduction shall not be construed as an automatic approval by the city and shall require the review and approval of the city council as set forth herein;
  2. The applicant shall submit adequate documentation to ensure compliance with the provisions of this section. City council shall make the final determination following a recommendation of the city plan commission and may impose conditions and safeguards necessary to protect the public welfare and to conserve and protect property;
  3. A completed special permit application for an off-street parking reduction shall be submitted to the planning official, and shall be accompanied with all of the following:
    - a. One copy of a completed application signed by the property owner(s), and
    - b. Eight copies of a detailed site plan of the subject property and all properties within three hundred feet adjoining the subject property, drawn to scale and showing the following:
      - i. Legal description,
      - ii. Property lines with dimensions,
      - iii. Location and arrangement of existing and proposed structures,

- iv. Location and arrangement of existing and proposed off-street parking areas,
- v. Location and arrangement of existing and proposed on-street parking areas within a three hundred radius from the perimeter of the lot of the facility requesting the reduction,
- vi. Calculation of the number of minimum off-street parking spaces for the existing and proposed use(s) of the property.
- vii. Off-street loading and unloading berths, where applicable,
- viii. Off-street parking spaces and driveways not subject to reduction, if applicable,
- ix. Streets abutting the property, including the location and dimensions of sidewalks, and
- x. Areas within the property where landscaping is provided, if any,
- c. One copy of a parking reduction impact study or of the letter from the city engineer waiving the parking reduction impact study, and
- d. One copy of a letter from the Director of Sun Metro indicating that the main entrance to the property is within one thousand feet of a mass transit system route,
- e. One copy of a proof of ownership document, and
- f. One copy of a current tax certificate sealed and having the signature of the city tax assessor/collector, for each parcel of property described in the application for an off-street parking reduction;
- 4. An off-street parking reduction granted pursuant to this section shall be particular to the use for which it was granted. A change in use that results in a change of parking requirements or hours of operation shall automatically terminate the off-street parking reduction;
- 5. Structure(s) for which an off-street parking reduction has been granted shall be in accordance with all other applicable codes;
- 6. An application for an off-street parking reduction shall demonstrate that all of the following circumstances apply:
  - a. That a reduction in the off-street parking requirement will not result in the unreasonable parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets, as demonstrated by findings of a parking reduction impact study where required by the city engineer. A parking reduction impact study, where required, shall be prepared in accordance with the standards required by the city engineer,
  - b. That a reduction in the off-street parking requirement will not create a safety hazard or other condition inconsistent with the objectives of this title,
  - c. That the property where the proposed use is to be located has sidewalks and the main entrance is within one thousand feet of a mass transit system route, as determined by the director of Sun Metro, and
  - d. That off-street parking not subject to a reduction shall comply with all other city ordinances governing off-street parking, including accessibility for the disabled.

D. Administrative parking reductions.

- 1. The zoning administrator may approve up to a ten percent parking reduction below the minimum required for a use involving an existing building(s) or structure(s) for applicants meeting the requirements specified in this section. The zoning administrator must be satisfied that the approval of a reduction will substantially serve the public convenience and welfare and will not substantially injure the neighboring property.

2. An applicant requesting a reduction under this section must submit a written application and shall satisfactorily demonstrate compliance with all of the following conditions:
  - a. That the required minimum number of off-street parking spaces cannot be reasonably accommodated on the property involved; and
  - b. That the request for the reduction is due to a change in use; and,
  - c. That the reduction of the required minimum parking spaces is for an existing building(s) or structure(s); and
  - d. That the reduction of the required minimum parking spaces is not for a new structure(s) or building(s) or due to the expansion of an existing structure(s) or building(s); and
  - e. That the applicant provides letters from the abutting property owners stating that the abutting property owners do not object to the parking reduction;
3. As part of the review process, the traffic engineer shall review the request to determine the impact on the surrounding properties and shall recommend approval or denial of the request. If the city traffic engineer recommends denial, the applicant shall be provided with the reasons for denial.
4. Upon a recommendation for approval from the city traffic engineer, the zoning administrator shall determine if all other provisions of this section have been satisfied and approve or deny the request for a parking reduction. If necessary to reduce the impact to neighboring property, the zoning administrator may impose additional requirements, such as landscaping or screening, as a condition of approval.
5. If the zoning administrator denies the request, the property owner may appeal the decision to the zoning board of adjustment.

(Ord. 16653 § 2 (part), 2007)

(Ord. No. 17261, § 1, 1-5-2010; Ord. No. 17442, § 35, 10-26-2010; Ord. No. 17560, §§ 4—9, 5-17-2011)

## Chapter 20, Appendix C

### Appendix C - TABLE OF PARKING REQUIREMENTS AND STANDARDS

PARKING TABLE	Round Examples: A 200 SF building with a parking requirement of 1/500 SF GFA will require $200/500 = 0.4$ or no parking. A 250 SF building with a parking requirement of 1/500 SF GFA will require $250/500 = 0.5$ or 1 parking space. A 24,400 SF building with a parking requirement of 1/500 SF GFA will require $24,400/500 = 48.8$ or 49 parking space.
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### Use Description

1.00	Agricultural & Related Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
1.01	Animal cemetery	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	2G
1.03	Animal kennel	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.04	Animal pound	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.05	Animal training facility (school)	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.06	Barn	None	None	None	None	Allowed	2G
1.07	Composting facility	1/720 sf GFA	1/500 sf GFA	None	None	Allowed	2G
1.08	Dude ranch	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.09	Farm (>5 acres)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G



1.11	Feed yard	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.12	Greenhouse (industrial-scale)	1/2880 sf GFA of buildings	1/2000 sf GFA of buildings	None	None	Allowed	2G
1.13	Harvesting (field, tree, bush crops)	None	None	None	None	Allowed	2G
1.14	Livestock auction	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.15	Livestock grazing	None	None	None	None	Allowed	2G
1.16	Nursery (industrial-scale)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	3 SPACES	None	Allowed	2G
1.17	Pasturage & raising (small or large animals)	None	None	None	None	Allowed	2G
1.18	Poultry hatchery	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.19	Produce stand	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	2G
1.20	Raising (field, tree, bush crops)	None	None	None	None	Allowed	2G
1.21	Raising (small or large animals)	1/475 sf GFA	1/300 sf GFA	None	None	Allowed	2G
1.22	Riding academy	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.23	Stable (including breeding)	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.24	Veterinary treatment	1/576 sf GFA	1/400 sf GFA	3	None	Allowed	2G

	center (large animals)			SPACES			
1.25	Veterinary treatment center (small animals)	1/576 sf GFA	1/400 sf GFA	3 SPACES	None	Allowed	2G

2.00	Commercial Storage & Processing	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
2.01	Automobile wrecking yard	1/576 sf GFA	1/400 sf GFA	None	1/acre; max 10	Allowed	2C
2.02	Bottling works	1/720 sf GFA	1/500 sf GFA	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.04	Contractor yard (greater than one acre)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	1/acre; max 10	Allowed	2C
2.05	Contractor yard (less than one acre)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	One	Allowed	2C
2.06	Explosives (storage)	1/1440 sf GFA	1/1000 sf GFA	None	One	Allowed	2C
2.07	Food Storage Locker	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	None	Allowed	2C
2.08	Warehouse	1/576 sf GFA office (located in proximity to offices), plus 1/7200 sf GFA warehouse (can include spaces in aisles between	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between	NOTE 3	1/100,000 sf; min 1	Allowed	2C

		buildings)	buildings)				
2.09	Liquified petroleum gas (storage & dispensing)	1/1440 sf GFA	1/1000 sf GFA	None	Two	Allowed	2C
2.12	Moving & storage facility	1/576 sf GFA office, plus 1/7200 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.13	Office warehouse	1/576 sf GFA office, plus 1/7200 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.14	Salvage yard (scrap materials)	1/1440 sf GFA	1/1000 sf GFA	None	1/acre; max 10	Allowed	2C
2.15	Self storage warehouse	1/576 sf GFA office (located in proximity to offices), plus 1/7200 sf GFA warehouse (can include spaces in aisles between buildings)	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.16	Storage of supplies, equipment, goods	1/7200 sf GFA warehouse plus 1/7200 sf outdoor storage	1/5000 sf GFA warehouse plus 1/5000 sf outdoor storage	None	1/100,000 sf; min 1	Allowed	2C

3.00	Educational, Institutional & Social	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Require	Note

						<b>d</b>	<b>s</b>
3.01	Adult day care center	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	2A, B
3.02	Art gallery	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Over 20,000 sf GFA = 1	Allowed	2A, B
3.03	Child care facility, Type 3	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.04	Child care facility, Type 4	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.05	Child care facility, Type 5	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.07	Child care facility, Type 7	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.09	Church/Mosque	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.10	Community center	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2A, B
3.11	Convent	0.3/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A, B
3.12	Correctional facility	NOTE 1	NOTE 1	None	NOTE 1	Not Allowed	2A, B
3.125[1]	Halfway house	NOTE 1	NOTE 1	None	None	Not Allowed	2A, B
3.125[2]	Emergency shelter	None	None	None	None	Allowed	2H



3.1265	Homeless shelter	NOTE 1	NOTE 1	None	None	None	2A,B
3.13	Library	1/475 sf GFA	1/300 sf GFA	NOTE 3	20,000 - 100,000 sf GFA = 1; over 100,000 sf GFA =	Allowed	2A, B
3.14	Lodge	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2A, B
3.15	Monastery	0.3/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A, B
3.16	Museum	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2A, B
3.17	Orphanage, shelter	NOTE 1	NOTE 1	NOTE 3	None	Not Allowed	2A, B
3.175	Reserved.						
3.18	Penal facility	NOTE 1	NOTE 1	None	Two	Not Allowed	2A, B
3.19	School, public, & private or parochial	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Up to 25,000 sf GFA = 1; Over 25,000 sf GFA = 2	Allowed	2A, B
3.20	School, public, private or parochial (Pre-K through 8)	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Over 25,000 sf GFA = 1	Allowed	2A, B
3.21	School, Trade	1/475 sf GFA	1/300 sf GFA	NOTE	None	Allowed	2A, B

				3			
3.22	School, vocational B77	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.23	Social, fraternal club	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.24	Synagogue	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.25	Temple	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.26	Union hall	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.27	University, college	Dorms = 1/4 residents; Gyms = 1/576 sf GFA; Admin/Offices = 1/475 sf GFA; Classroom Facilities = 1/720 sf GFA	Dorms = 1/2 residents; Gyms = 1/400 sf GFA; Admin/Offices = 1/300 sf GFA; Classroom Facilities = 1/500 sf GFA	NOTE 3	1/50,000 sf up to 400,000 sf, plus 1/100,000 sf over 400,000 sf	Allowed	2A, B
3.28	Youth organization (with/without living facility)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Allowed	2A, B

<b>4.00</b>	<b>Office &amp; Research Services</b>	<b>Automobile &amp; Light Truck</b>	<b>Bicycle</b>	<b>Heavy Truck</b>	<b>Gravel Screen Parking</b>
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		Minimum	Maximum		Trailer	Required	Notes
4.01	Automated Teller Machine (ATM)	None	None	None	None	Not Allowed	2A, B
4.02	Bank	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.03	Courier & message service	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.035	Credit access business	1/288 GFA	1/200 GFA	NOTE 3	None	Not Allowed	2A, B
4.04	Credit union	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.05	Data processing center	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.06	Employment agency	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.07	Financial institution	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.08	Office, administrative/manager's	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.09	Office, business	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.10	Office, medical	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/200,000 sf GFA	Not Allowed	2A, B

4.11	Office, professional	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.12	Radio broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.13	Research Laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.14	School, arts & crafts	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Allowed	2A, B
4.15	Studio, dance	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.16	Studio, music	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.17	Studio, photography	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.18	Telemarketing agency	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.19	Television broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B

5.00	Manufacturing, Processing & Assembling	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
5.01	Minimal food manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.02	Animal slaughter & processing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C



5.03	Apparel manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.04	Beverage product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.05	Bread & bakery product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.06	Brewery	1/864 sf GFA	1/720 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.07	Chemical manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.08	Coal products manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.09	Commercial & service industry manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.11	Computer product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.12	Dairy product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.13	Electronic product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.14	Fabricated metal product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.15	Food manufacturing, other	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.17	Grain & oil seed milling	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.18	Household product	1/960 sf	1/1500 sf	NOTE 3	1/50,000 sf	Allowed	2C

	manufacturing	GFA	GFA		GFA		
5.19	Leather & allied product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.20	Machinery manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.21	Nonmetallic mineral product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.22	Paper products manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.23	Petroleum products manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.24	Plastic products manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.25	Primary metal manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.26	Recycling collection facility (large)	1/1440 sf GFA	1/1000 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	2C
5.27	Recycling collection facility (small)	1/1440 sf GFA	1/1000 sf GFA	3 SPACES	None	Allowed	2C
5.28	Reverse vending machines	None	One	None	None	Allowed	2C
5.29	Rubber product manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.30	Seafood product preparation & processing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.31	Sugar & confectionery product manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C

5.32	Testing laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Allowed	2C
5.33	Textile mill	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.34	Textile product mill	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.35	Tobacco product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.36	Transportation equipment manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.37	Wood products manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C

6.00	Medical & Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
6.01	Assisted living facility (elderly)	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.02	Clinic	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.03	Convalescent home	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.04	Drug store	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.05	Hospital	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2I, C

6.06	Intermediate care facility (elderly)	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.07	Medical laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.08	Medical treatment facility	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.09	Nursing home	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.10	Optical dispensary	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.11	Pharmacy	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.12	Rest home	1/4.3 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.13	Sanitarium	1/4.3 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C

7.00	Mining & Quarrying Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
7.01	Batching plant	None	None	None	None	Allowed	2F
7.02	Borrow pit (commercial)	None	None	None	None	Allowed	2F
7.03	Drilling gas well	None	None	None	None	Allowed	2F
7.04	Drilling oil well	None	None	None	None	Allowed	2F



7.05	Quarry	None	None	None	None	Allowed	2F
7.06	Raw material processing	None	None	None	None	Allowed	2F
7.07	Sand & gravel extraction	None	None	None	None	Allowed	2F
7.08	Shaft mining	None	None	None	None	Allowed	2F
7.09	Strip mining	None	None	None	None	Allowed	2F

8.00	Motor Vehicle Sale & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
8.01	Ambulance service	1/576 sf of GFA of buildings; plus 1/ambulance	1/400 sf of GFA of buildings; plus 1/ambulance	3 SPACES	None	Not Allowed	2C
8.02	Automobile (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed Storage Only	2C
8.03	Automobile part sales	1/576 sf of GFA of buildings	1/400 sf of GFA of buildings	3 SPACES	None	Not Allowed	2C
8.05	Automotive repair garage	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Not Allowed	2C
8.06	Automotive service station	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Not Allowed	2C
8.07	Boat, boat-trailer (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C

8.08	Bus (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.09	Carwash, full-service	1/576 sf of GFA of buildings; includes parking in queue	1/400 sf of GFA of buildings; includes parking in queue	3 SPACES	None	Not Allowed	2C
8.10	Carwash, self-service	1/576 sf of GFA of buildings; includes parking in bays	1/400 sf of GFA of buildings; includes parking in bays	3 SPACES	None	Not Allowed	2C
8.11	Commercial fueling station	1/360 sf of GFA of buildings, not counting parking in fueling	1/250 sf of GFA of buildings; not counting parking in fueling areas	3 SPACES	None	Not Allowed	2C
8.12	Contractor equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.13	Farm equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.14	Heavy equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.15	Heavy truck (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.16	Light truck (sales, service, storage &	1/576 sf of GFA of buildings; plus merchandise	1/400 sf of GFA of buildings; plus merchandise	3 SPACES	One	Not Allowed for Sales, Service or	2C

	rental)	parking areas	parking areas			Rental	
8.17	Light truck part sales	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed	2C
8.18	Manufactured home (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.19	Mobile home (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.20	Motor vehicle repair (Major)	3.6/each service bay not counting bay as parking	3/each service bay not counting bays as parking spaces	3 SPACES	None	Not Allowed	2C
8.21	Motor vehicle repair (minor, vehicle inspections station)	3.6/each service bay not counting bay as parking	3/each service bay not counting bays as parking	3 SPACES	None	Not Allowed	2C
8.22	Motorcycle (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed for Sales, Service or Rental	2C
8.23	Recreation vehicle park	1/576 sf of GFA of building; plus stall parking area	1/400 sf of GFA of buildings; plus stall parking area	3 SPACES	None	Allowed	2C
8.24	Trailer, 18-wheeler (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C

8.25	Truck stop	1/720 sf GFA of buildings	1/500 sf GFA of buildings	3 SPACES	None	Not Allowed	2C
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9.00	Parking & Loading	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
9.01	Garage, parking (commercial)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.02	Garage, parking (community)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.03	Garage, parking (private)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.04	Loading spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.05	On-site loading spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.06	On-site parking spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.08	Parking spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Allowed	Dependent upon use

10.00	Personal Services	Automobile & Light Truck		Bicycle	Heavy Truck	Gravel Screen Parking
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		Minimum	Maximum		Trailer	Required	Notes
10.01	Barber shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.02	Beauty salon	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.03	Cemetery	1/288 sf GFA of building	1/200 sf GFA of buildings	3 SPACES	One	Allowed	2C
10.04	Crematorium	1/576 sf GFA of building	1/400 sf GFA of buildings	None	One	Allowed	2C
10.05-07	Dry-cleaners, shop/commercial	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Not Allowed	2C
10.08	Extermination Services	1/360 sf GFA	1/250 sf GFA	3 SPACES	None	Allowed	2C
10.09	Funeral home	1/144 sf GFA of visitor area	1/100 sf GFA of visitor area	3 SPACES	None	Allowed	2C
10.11	Laundromat, laundry	1/288 sf GFA	1/200 sf of GFA	NOTE 3	None	Not Allowed	2C
10.12	Laundry (commercial)	1/288 sf floor area	1/200 sf floor area	NOTE 3	One	Not Allowed	2C
10.13	Locksmith	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Not Allowed	2C
10.15	Mausoleum	1/576 sf GFA of building	1/400 sf GFA of building	3 SPACES	One	Allowed	2C
10.16	Mortuary	1/144 sf GFA of visitor area	1/100 sf GFA of visitor area	3 SPACES	None	Allowed	2C
10.17	Photofinishing lab	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.18	Shoe repair shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C

10.19	Tattoo parlor	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.20	Taxidermist	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C

11.00	Recreation Amusement & Entertainment	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
11.01	Adult motion picture theatre	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Not Allowed	2D
11.02	Amusement game complex (indoor)	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA of buildings	Allowed	2D
11.03	Amusement park (indoor & outdoor)	1/1440 sf GFA of indoor & outdoor rec. areas	1/1000 sf GFA of indoor & outdoor rec. areas	NOTE 3	1/50,000 sf GFA of indoor & outdoor rec. areas	Allowed	2D
11.04	Athletic facility (indoor)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Allowed	2D
11.05	Athletic facility (outdoor)	1/720 sf GFA of buildings, pools and courts	1/500 sf GFA of buildings, pools and courts	NOTE 3	None	Allowed	2D
11.06	Ballroom	1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	One	None	2D
11.07	Billiard and pool hall	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2D

11.08	Bingo hall	1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	None	Allowed	2D
11.09	Bowling alley	1/266 sf GFA	1/185 sf GFA	NOTE 3	One	Allowed	2D
11.10	Campground	1/576 sf GFA of buildings; not counting camping unit spaces	1/400 sf GFA of buildings; not counting camping unit spaces	None	None	Allowed	2D
11.11	Coliseum	1/90 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.12	Community recreational building	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2D
11.13	Convention center	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.14	Dancehall	1/90 sf of GFA	1/50 sf of GFA	NOTE 3	One	Allowed	2D
11.15	Exercise facility (indoor)	1/288 sf GFA	1/200 sf GFA	NOTE 3	One	Allowed	2D
11.16	Exhibition hall	1/90 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.17	Fairground	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.18	Gambling casino	1/396 sf GFA	1/50 sf of GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.19	Go-cart track	1/1440 sf outdoor rec. area; & 1/288 sf	1/1000 sf outdoor rec. area; & 1/200	NOTE 3	None	Allowed	2D

		GFA of buildings	sf GFA of buildings				
11.20	Golf course (with/without restaurant & bar)	1/288 sf GFA meeting rooms; plus 1/144 sf GFA restaurant and bar areas; plus 1/576 sf GFA of other areas	1/200 sf GFA meeting rooms; plus 1/100 sf GFA restaurant and bar areas; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2D
11.22	Golf driving range	0.9/tee spaces plus 1/288 sf GFA of buildings	1/tee space plus 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.23	Ice skating facility	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.24	Laser games center	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.25	Miniature golf course	0.9/hole	1/hole	NOTE 3	None	Allowed	2D
11.26	Movie theatre (indoor)	1/3.6 seats	1/2.5 seats	NOTE 3	None	Not Allowed	2D
11.27	Movie theatre, drive-in (outdoor)	1.0/speaker station	1.0/speaker station	None	None	Allowed	2D
11.28	Nightclub, bar, cocktail lounge	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D
11.29	Nude live entertainment club	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D



11.30	Paint ball center (indoor)	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2D
11.31	Paint ball center (outdoor)	1/1440 sf outdoor rec. area; & 1/288 sf GFA of buildings	1/1000 sf outdoor rec. area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.32	Park	2 per acre of outdoor recreation area. EXCEPTION: Off-street parking is not required for parks 2.1 to 5 acres in size where adequate on-street parking is available immediately adjacent to the park.		With rec. building, 10 spaces minimum; w/out building 5 minimum	None	Allowed	2D
11.33	Racetrack, auto or truck	1/7 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.34	Racetrack, motorcycle	1/7 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.35	Racquetball club (indoor) (with/without restaurant & bar)	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2D
11.36	Racquetball club (outdoor) with/without restaurant & bar)	1/576 sf GFA of buildings & courts	1/400 sf GFA of buildings & courts	NOTE 3	None	Not Allowed	2D
11.37	Roller skating facility	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2D
11.38	Sauna, exercise room	None	None	NOTE 3	None	Not Allowed	2D

11.39	Shooting range, archery, gun (indoor)	0.9/shooting station	1/shooting station	NOTE 3	None	Not Allowed	2D
11.40	Shooting range archery or gun (outdoor)	0.9/shooting station	1/shooting station	None	None	Not Allowed	2D
11.41	Skateboarding facility (indoor)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	2D
11.42	Skateboarding facility (outdoor)	1/1440 sf outdoor rec. area	1/1000 sf outdoor rec. area	NOTE 3	None	Not Allowed	2D
11.44	Sports arena/Stadium	1/7 seats in main area	1/5 seats in main arena	NOTE 3	1/100,000 sf; min 1	Not Allowed	2D
11.45	Swimming pool (commercial)	1/475 sf GFA pool areas & buildings	1/300 sf GFA pool areas & buildings	NOTE 3	None	Not Allowed	2D
11.46	Tennis club (indoor) (with/without restaurant & bar)	3.6/court	3/court	NOTE 3	None	Not Allowed	2D
11.47	Tennis club (outdoor) (with/without restaurant & bar)	3.6/court	3/court	NOTE 3	None	Not Allowed	2D
11.48	Theatre, performing	1/6 seats or 1/144 sf of floor area	1/4 seats or 1/100 sf of floor area	NOTE 3	1/100,000 sf; min 2	Not Allowed	2D
11.49	Tramway	19 spaces/use	20 spaces/use	NOTE 3	None	Allowed	2D

12.00	Repair & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
12.01	Commercial equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.02	Electronic equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.03	Household goods repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.04	Industrial equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.05	Personal goods repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.06	Precision equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C

13.00	Residential	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
13.01	Animals, keeping for enjoyment purposes, non-commercial	None		None	None	Allowed	N/A
13.02	Apartments (5 or more units)	0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt 2/two or more		NOTE 3	None	Allowed	2C

13.03	Bed and breakfast (residence)	1/rented bedroom plus number required for operator's residence		None	None	Allowed	2C
13.04	Bed and breakfast inn	1/rented bedroom plus number required for operator's residence		None	None	Allowed	2C
13.05	Boarding house	1/2 rented bedroom plus number required for operator's residence		NOTE 3	None	Allowed	2C
13.06	Boarding home facility	1 space per every 2 bedrooms or portion thereof, and 1 space per every 2 employees or portion thereof		NOTE 3	None	Allowed	2H
13.065	Disabled group dwelling	1 motor vehicle for every one bedroom	No more than 1 motor vehicle per bedroom	Note 3	None	Not Allowed	2H
13.07	Domestic garden house, toolhouse, playhouse	None		None	None	Allowed	2H
13.08	Domestic storage	None		None	None	Allowed	2H
13.09	Duplex (two-family dwelling)	2/dwelling unit		None	None	Allowed	2H
13.10	Dwelling, resident watchman or property caretaker	2/dwelling unit		None	None	Allowed	2H
13.11	Family home	1/3.6 resident bedrooms plus number required for operator's		None	None	Allowed	2H



		residence					
13.115	Group residential facility	2 spaces for group residential facility, plus one additional space for each resident over 5 persons	N/A	Note 3	None	Not Allowed	2H
13.12	Guest, employee quarters	2/dwelling unit		None	None	Allowed	2H
13.13	Home occupation uses (City licensed)	Number required for HO use plus spaces required for the dwelling unit		None	None	Allowed	2H
13.14	Home occupation uses (non-City licensed)	1 plus spaces required for the dwelling unit		None	None	Allowed	2H
13.15	Hotel	0.9/rental room; plus 1/960 sf of public meeting and restaurant space		3 SPACES	1/100,00 sf GFA	Allowed	2C
13.16	HUD-Code Manufactured Home	2/dwelling unit		None	None	Allowed	2H
13.17	HUD-Code Manufactured Home Park	2 for office and laundry building; plus number required for each unit		None	None	Allowed	2H
13.18	Industrialized House	2/dwelling unit in each unit		None	None	Allowed	2H
13.19	Laundry room			None	None	Allowed	N/A
13.20	Live-work flex unit	Number required for work unit plus number required for the dwelling unit		None	None	Allowed	Dependent upon use

13.21	Lodging house	1/2 rented bedroom plus number required for operator's residence	3 SPACES	None	Allowed	2C
13.22	Manufactured home (single-family dwelling)	2/dwelling unit	None	None	Allowed	2H
13.23	Manufactured home park	2 for office and laundry building; plus number required for each unit	None	None	Allowed	2C
13.24	Motel	0.9/rental room; plus 1/960 sf of public meeting and restaurant space	3 SPACES	1/100,000 sf GFA	Allowed	2C
13.25	Quadruplex	2/dwelling unit	None	None	Allowed	2H
13.26	Ranch (Greater than 5 acres)	1/1000 sf GFA	None	None	Allowed	2G
13.27	Ranchette (>1 acre & <5 acres)	2/dwelling unit	None	None	Allowed	2G
13.28	Rooming house	1/2 rented bedroom plus number required for operator's residence	3 SPACES	None	Allowed	2C
13.30	Single-family attached dwelling (atrium, patio, townhouse)	2/dwelling unit	None	None	Allowed	2H
13.31	Single-family detached dwelling	2/dwelling unit	None	None	Allowed	2H
13.32	Swimming pool, game court (non-commercial)		None	None	Allowed	2H

13.33	Triplex	2/dwelling unit	None	None	Allowed	2H
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14.00	Sales, Retail & Wholesale	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
14.01	Adult book store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.02	Bakery	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.03	Book store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.04	Boutique	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.05	Cafeteria	1/144 sf GFA	1/100 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
14.07	Coin-operated vending machines (indoor)	None	None	None	None	Allowed	2C
14.08	Convenience store	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.09	Convenience store with gas pumps	1/360 sf GFA of building, not counting spaces at the pumps	1/250 sf GFA of building; not counting spaces at the pumps	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.10	Delicatessen	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C

14.12	Farm supply store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.13	Feed dealer	1/720 sf GFA	1/500 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.14	Flea market (indoor)	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.15	Flea market (outdoor)	1.8/food vendor stall plus 1/other vendor stall (not counting stall space)	2/food vendor stall plus 1/other vendor stall (not counting stall space)	NOTE 3	None	Allowed	2C
14.16	Flower shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.17	Grocery	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.18	Hobby store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.19	Home improvement center	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.20	Ice cream parlor	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.21	Material sales (building & construction)	1/720 sf GFA of buildings and roofed structures	1/500 sf GFA of buildings and roofed structures	NOTE 3	1/50,000 sf GFA of buildings and roofed structures	Allowed	2C
14.22	Music store	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.23	Newspaper	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf	Allowed	2C



	printing facility				GFA		
14.24	Nursery, greenhouse	1/720 sf GFA	1/500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.25	Other retail establishment (high-volume)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.26	Other retail establishment (low-volume)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.27	Other wholesale establishment (high-volume)	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.28	Other wholesale establishment (low-volume)	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.29	Package liquor store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.30	Pawn shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.31	Pet shop (including grooming)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.32	Print & copy shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.33	Produce stand	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.34	Restaurant (drive-in or walk- up)	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Not Allowed	2C

14.35	Restaurant (sit down)	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.36	Shopping center, community	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.37	Shopping center (regional)	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.38	Snow cone, shaved ice stand or trailer	1/360 sf GFA	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	2C
14.39	Specialty shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.40	Sporting goods store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.41	Supermarket	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.42	Superstore	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.43	Warehouse club	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C

15.00	Signs	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
15.01	On-premise advertising	None	None	None	None	Allowed	N/A
15.02	Off-premise	None	None	None	None	Allowed	N/A

	advertising						
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16.00	Temporary Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
16.01	Amusement rides, park	NOTE 1	NOTE 1	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.02	Borrow pit (related to construction operations)	None	None	None	None	Allowed	2E
16.025	Carnival	1/1440 sf of gross outdoor and indoor rec areas	1/1000 sf of gross outdoor and indoor rec areas	None	1/100,000 sf of gross outdoor and indoor rec areas	Allowed	2E
16.03	Christmas tree stand	1/360 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.04	Circus	1/1440 sf of gross outdoor and indoor rec. areas	1/1000 sf of gross outdoor & indoor rec. areas	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.05	Concrete mixing or batching plant	None	None	None	None	Allowed	2E

16.06	Firewood sales	1/1440 sf of gross storage and sales area	1/1000 sf of gross storage and sales areas	None	None	Allowed	2E
16.07	Garage sales	None	None	None	None	Allowed	2E
16.08	Mobile office/storage unit (related to const operations)	None	None	None	None	Allowed	2E
16.09	Mobile office/storage unit (related to sales or rental)	1/576 sf GFA	1/400 GFA	None	None	Allowed	2E
16.10	Model dwelling	1.8/unit	2/unit	None	None	Allowed	2E
16.11	Carnival	1/1440 sf of gross outdoor and indoor rec. areas	1/1000 sf of gross outdoor & indoor rec. areas	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.115	Outdoor Sporting Events	Note 1	None	None	None	Allowed	2E
16.12	Pumpkin stand/other temporary sales	1/300 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.13	Recycling collection facility (small)	None	None	None	None	Allowed	2E
16.13	Sales stands (ranch & farm products)	None	None	None	None	Allowed	2E



16.17	Tents (special events)	1/360 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.18	Yard sale	None	None	None	None	Allowed	2E

17.00	Towers & Related Structures	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
17.01	Amateur & CB radio stations (federally licensed)	None	None	None	None	Allowed	N/A
17.02	Cellular telecommunication antenna, facility-mounted	None	None	None	None	Allowed	N/A
17.03	Cellular telecommunication antenna, ground-mounted	None	None	None	None	Allowed	2C
17.04	Cellular telecommunication antenna, roof-mounted	None	None	None	None	Allowed	N/A
17.05	Radio broadcasting antenna	None	None	None	None	Allowed	N/A
17.06	Radio receiving station (residential-type)	None	None	None	None	Allowed	N/A
17.07	Satellite receiving dish, antenna	None	None	None	None	Allowed	N/A
17.08	Solar conversion systems	None	None	None	None	Allowed	N/A
17.09	Television broadcasting antenna	None	None	None	None	Allowed	N/A
17.10	Television receiving station (residential-type)	None	None	None	None	Allowed	N/A

17.11	Wind-driven electrical generator, pump	None	None	None	None	Allowed	N/A
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18.00	Transportation Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
18.01	Airpad	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.02	Airport	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.03	Auxiliary rail facilities	None	None	None	None	Subject to Application	2F
18.04	Auxiliary tracks	None	None	None	None	Subject to Application	2F
18.05	Diesel maintenance facility	None	None	None	None	Subject to Application	2F
18.06	Heliport	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.07	Helistop	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.08	Interlocking tower	None	None	None	None	Subject to Application	2F
18.09	Intermodal facility	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.10	Motor carrier terminal	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F

18.11	Passenger station	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.12	Railroad R.O.W.	None	None	None	None	Subject to Application	2F
18.13	Railroad repair shop	None	None	None	None	Subject to Application	2F
18.14	Railroad spur tracks	None	None	None	None	Subject to Application	2F
18.15	Railyard	None	None	None	None	Subject to Application	2F
18.16	Transportation terminal, Type A	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.17	Transportation terminal, Type B	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F

19.00	Utility & Miscellaneous Governmental Facilities	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
19.01	Communication utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F
19.03	Governmental use, building	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Subject to Application	2F
19.04	Major utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F

19.05	Minor utility facility	None	None	None	None	Subject to Application	2F
19.06	Resource recovery plant	None	None	None	None	Subject to Application	2F
19.07	Sanitary landfill	None	None	None	None	Subject to Application	2F
19.08	Stormwater retention basin (public/private)	None	None	None	None	Subject to Application	2F
19.09	Utility storage yard	None	None	None	None	Subject to Application	2F
19.10	Water & wastewater utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F

**NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR**

**NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZONE CRITERIA FOR SECTION 20.14.080:**

A. Office, Educational or Institutional less than or equal to 5000 SF building:

Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".

B. Commercial/Manufacturing/Warehousing/Storage/Construction Yards/and High Traffic Uses:

Gravel/screenings surfaces may be incorporated for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.

All required parking for visitors, customers, employees, or patrons shall be hard surfaced.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.

All access drives to required parking shall be hard surfaced.

All Loading Docks and all other loading areas shall be hard surfaced.

C. Recreation, Amusement, and Entertainment:

For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Section 20.14.080.C). For indoor facilities, gravel surface parking areas may be incorporated for required parking where on-site ponding or permanent desilting basins are provided.

Gravel/screenings surfaces may be incorporated for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the city manager or designee.

All access drives to required hard surfaced parking shall be hard surfaced.

D. Temporary Uses:

Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.

The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

E. Utility, Miscellaneous and Governmental Facilities:

Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.

Any gravel or screenings parking areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

F. Agricultural and related uses:

Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises.

G. Residential:

Gravel/screening surfaces may be incorporated for:

1. Required parking located at a distance no less than 20 feet from the front property line.



2. For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and

The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee.

H. Non-Allowed Uses and Restrictions:

Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.

Gravel/screenings surfaces shall not be incorporated for required parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).

Gravel/screenings surfaces may be not be incorporated for required parking in excess of ninety-nine (99) spaces.

No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.

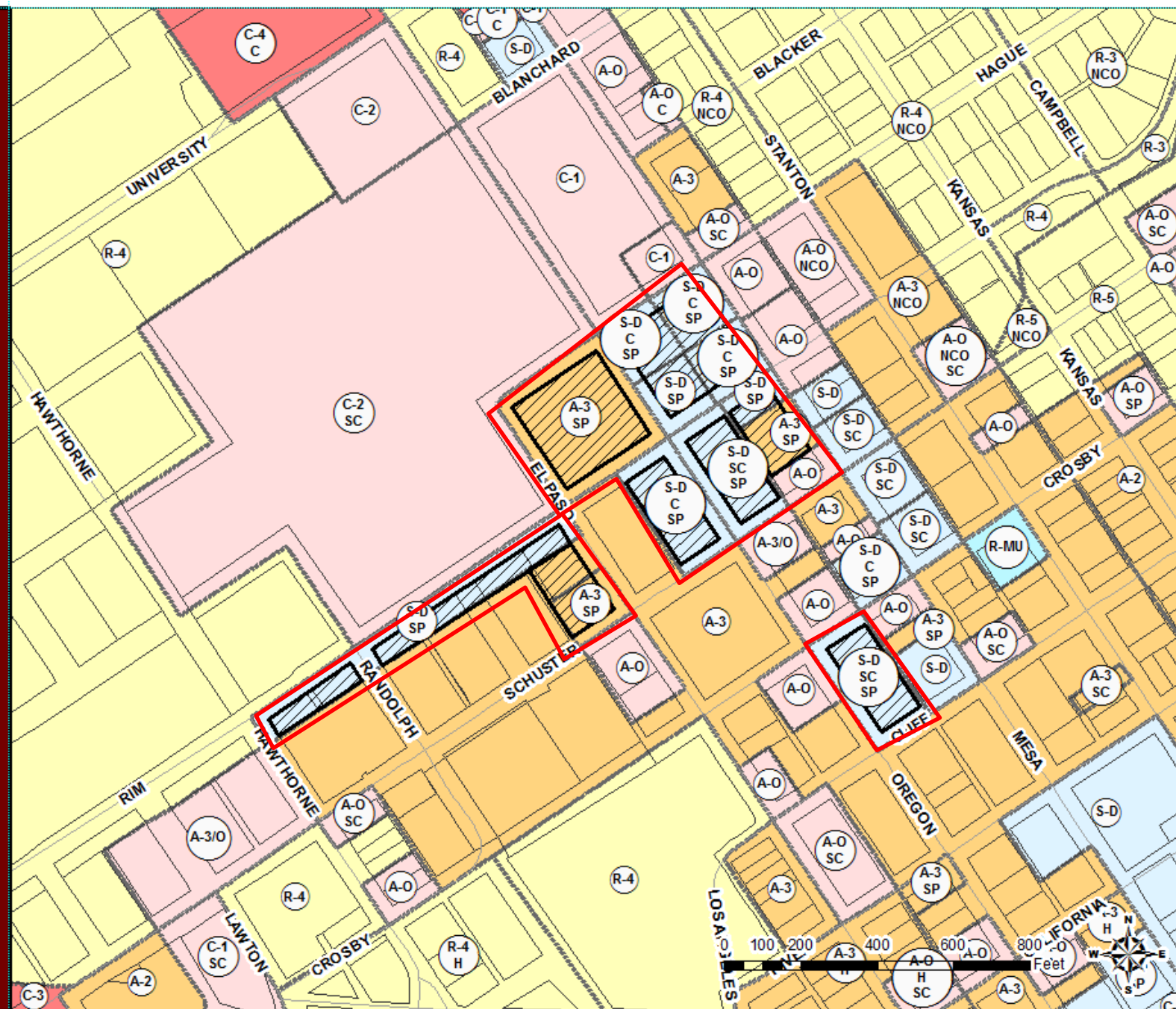
No parking is allowed on top of landscaping or areas not specifically designated for parking.

**Note 3:** When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.

(Ord. No. 17442, § 54, 10-26-2010; Ord. No. 17560, § 12, 5-17-2011; Ord. No. 17567, § 3, 5-24-2011; Ord. No. 17577, § 10, 7-7-2011; Ord. No. 17869, §§ 2—4, 9-18-2012; Ord. No. 18218, § 4, 7-29-2014; Ord. No. 18241, § 4, 9-9-2014; Ord. No. 18244, § 4, 9-16-2014; Ord. No. 18371, §§ 1, 3, 6-16-2015; Ord. No. [18498](#), § 1, 5-3-2016)



PZST17-00013







PZST17-00013







# TIMELINE

- **October 6, 2016: PRE-SUBMITTAL MEETING**
  - Proposed project includes a vertical expansion of three stories to one existing building, a helistop to be added to the top of that building, and construction of a facility plant building on a separate parcel currently serving as parking.
  - Applicant informed of need for special permit for parking reduction and helistop, and encouraged to coordinate with Planning staff.
- **December 20, 2016: BUILDING PERMIT BCSN17-00012 SUBMITTED FOR SHELL**
  - Permit was for the shell only. No tenant improvement or trade permits.
- **January 23, 2017: ZBA SPECIAL EXCEPTION REQUEST FOR PARKING REDUCTION SUBMITTED**
- **February 13, 2017: ZBA MEETING**
  - ZBA approves PZBA17-00004 to allow 60 space parking reduction to allow for construction of shell of the proposed building expansion
  - Additional parking reductions necessitated by further expansion, i.e., the floors of the building and the facility plant, will require a Special Permit
- **April 5, 2017: BUILDING PERMIT BCSN17-00012 ISSUED**
- **May 9, 2017: PZST17-00013 SPECIAL PERMIT SUBMITTED**
- **January 25, 2018: PZST17-00013 APPROVED UNANIMOUSLY BY CPC**
  - *Application on hold from City Council introduction until Special Privilege balance resolved.*
- **May 22, 2018: Special privilege balance confirmed as resolved.**
- **June 5, 2018: Last application item received.**
- **July 24, 2018: Item Introduced to City Council.**
- **November 13, 2018: PUBLIC HEARING DATE**



# PROJECT PHASING

## PHASE 1:

### ***SHELL PERMIT FOR THE WALLS OF THE BUILDING EXPANSION***

- CONSIDERED ONE FLOOR BECAUSE FLOORS 2 AND 3 WOULD NOT BE CONSTRUCTED INSIDE THE SHELL DURING THIS PHASE
- REQUIRED 6.6% PARKING REDUCTION (60 SPACES) FOR 96,402 SF OF EXPANSION
- ZBA APPROVAL GRANTED FOR PARKING REQUEST 2/13/2017

## PHASE 2:

### ***HELISTOP***

### ***EXISTING OFF-STREET PARKING LOTS***

### ***REMAINING 2 FLOORS OF VERTICAL EXPANSION (ADDING THE FLOORS TO THE INSIDE OF THE THREE STORY SHELL BUILDING)***

- REQUIRES 79 ADDITIONAL SPACES, OR 9% REDUCTION
- *NOTE: 536,700 SF HOSPITAL REQUIRES 932 SPACES. TOTAL REQUIREMENT IS 872 DUE TO ZBA APPROVAL.*





# SUMMARY OF REQUEST

- **SPECIAL USE PERMIT– HELISTOP** in the S-D/c/sp (Special Development / conditions / special permit) District
  - *(For Parcel 1 located at 1800 Oregon St.)*
- **SPECIAL PERMIT FOR PARKING REDUCTION**
  - *(For Parcels 1, 2, 3, and 5, the Las Palmas Hospital Campus)*
- **SPECIAL USE PERMIT – OFF-STREET PARKING SERVING ANOTHER PROPERTY** in the A-3 (Apartment) and S-D (Special Development) Districts
  - *(For Parcels 4, 7,8,9,10, the surface parking lots located on Rim, Oregon, and Crosby Streets)*





PZST17-00013

HELISTOP

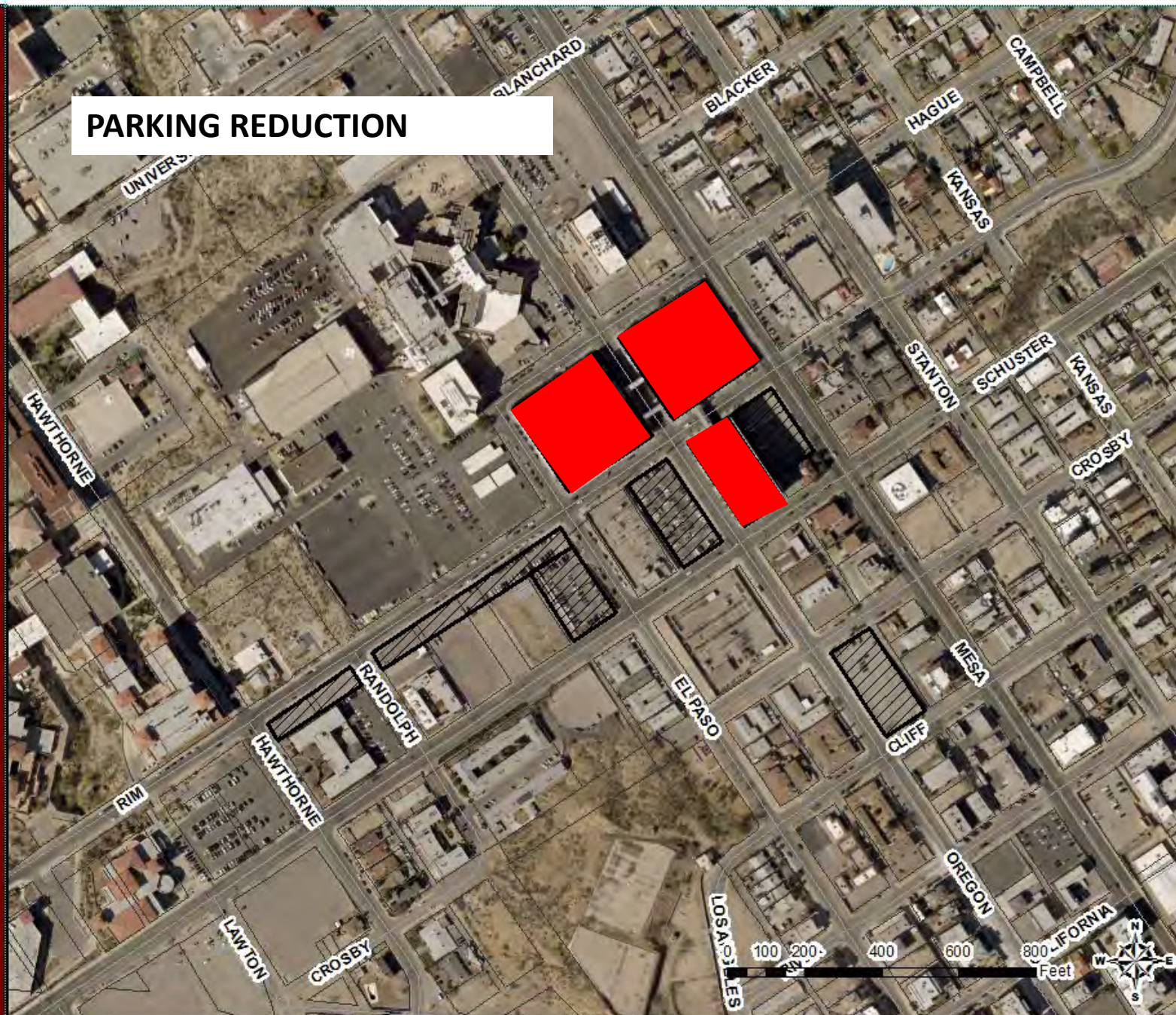






PZST17-00013

## PARKING REDUCTION







PZST17-00013

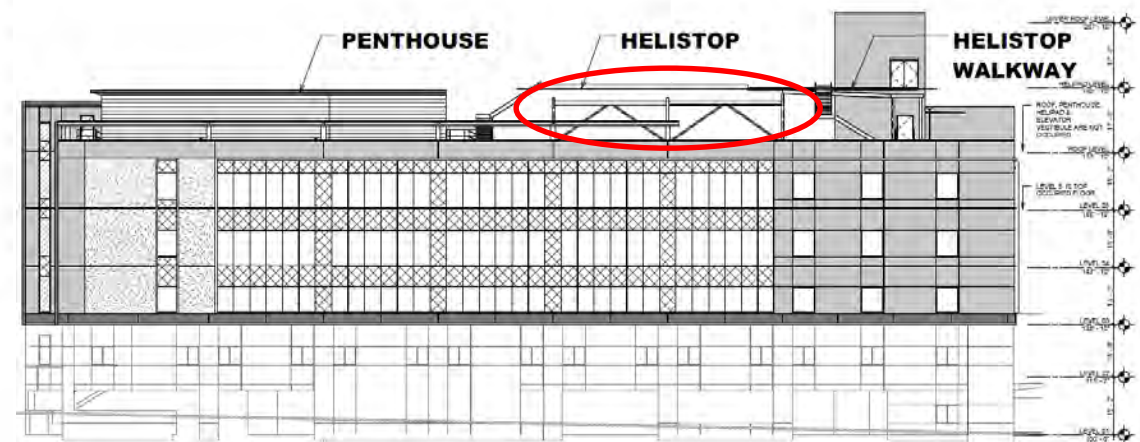
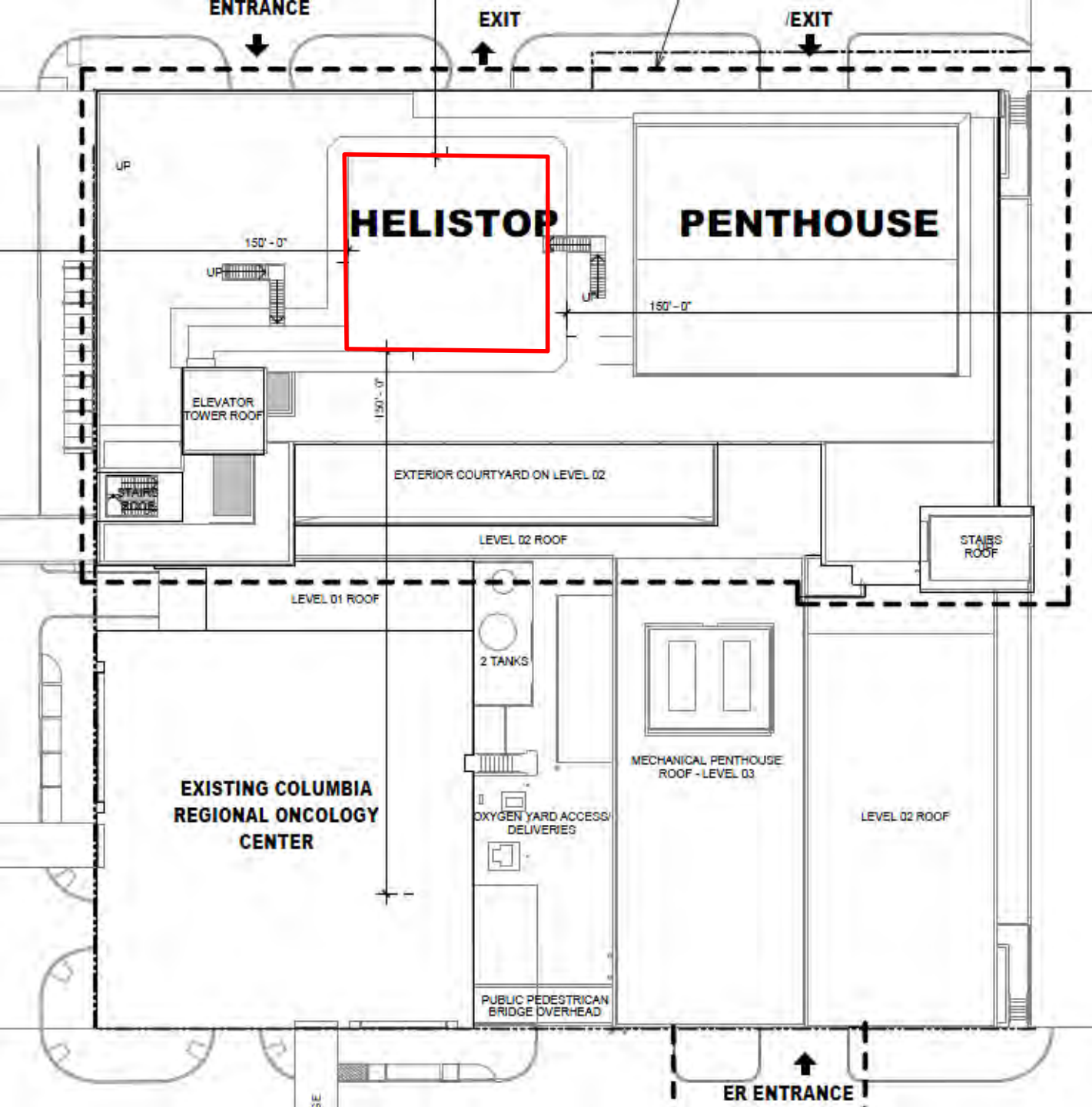
**OFF-STREET SURFACE  
PARKING SERVING ANOTHER  
PROPERTY IN THE S-D AND A-  
3 DISTRICTS**











“Providing Outstanding Services”

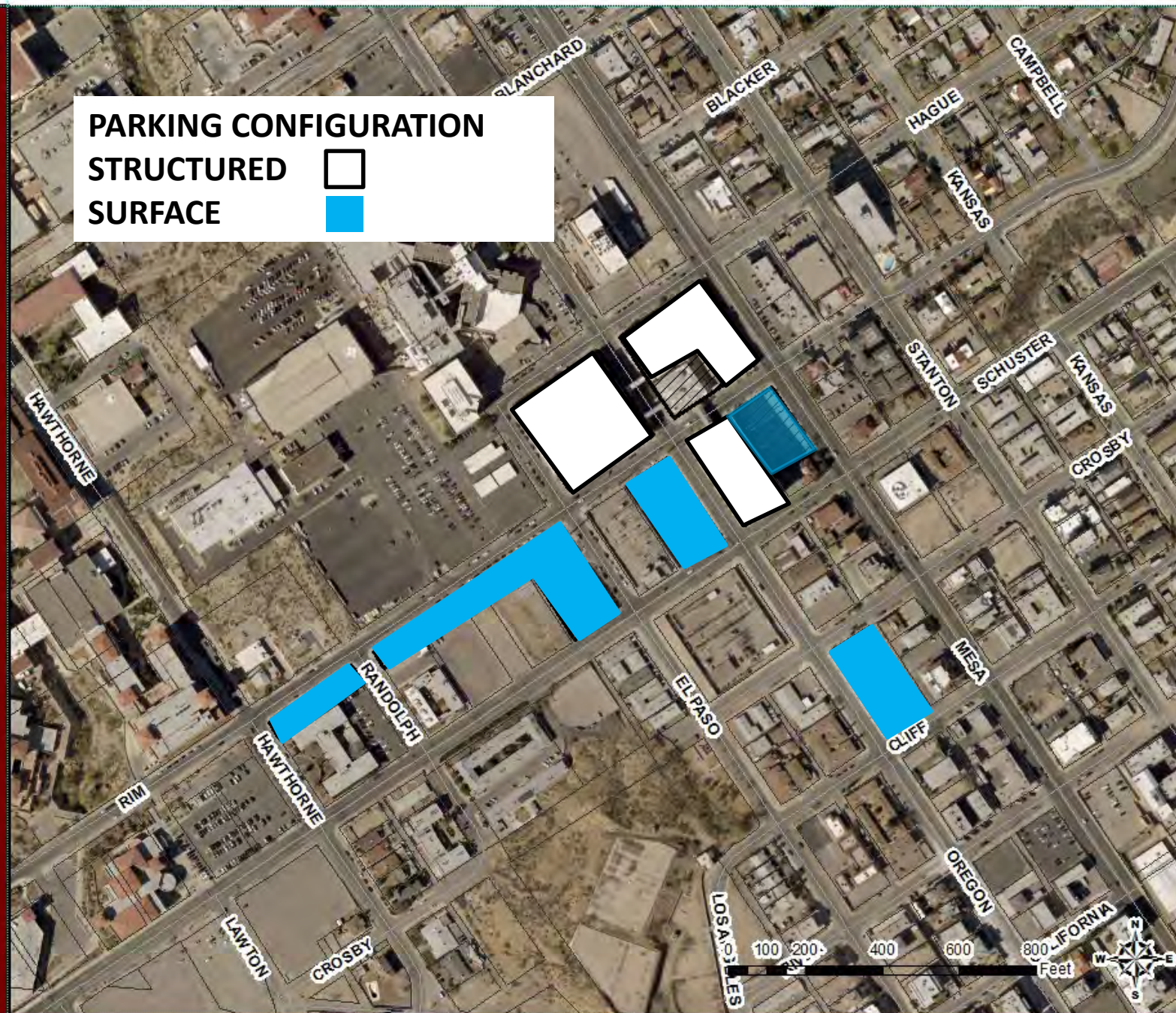


PARKING STRUCTURE OR LOT	SPACES PROVIDED PER DSP
BUILDING A PARKING STRUCTURE	267
BUILDING B PARKING STRUCTURE	47
BUILDING C PARKING STRUCTURE	28
SURFACE PARKING LOT 1	51
SURFACE PARKING LOT 2	119
SURFACE PARKING LOT 3	55
SURFACE PARKING LOT 4	92
SURFACE PARKING LOT 5	92
SURFACE PARKING LOT 6	42
STRUCTURED PARKING	342
SURFACE LOT PARKING	451
<b>TOTAL PARKING PROVIDED</b>	<b>793</b>
<i>SATELLITE PARCEL PARKING</i>	<i>135</i>
<b><i>TOTAL PLUS SATELLITE</i></b>	<b><i>928</i></b>



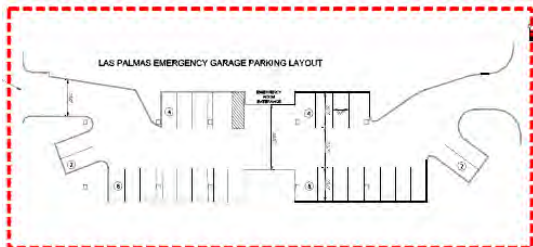
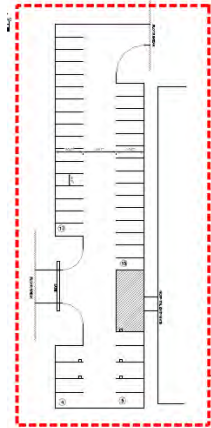
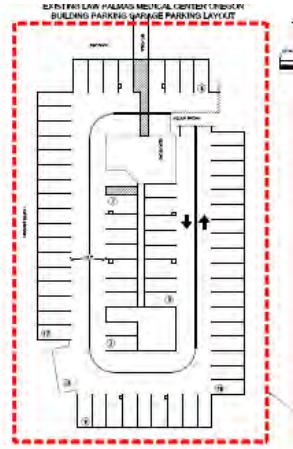


PZST17-00013

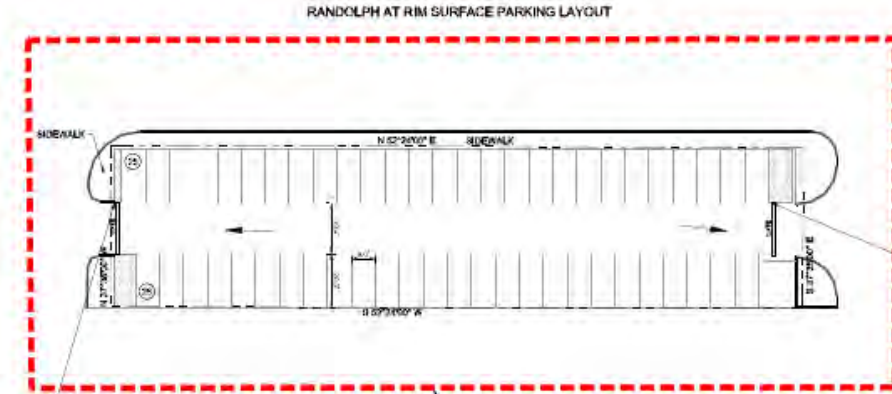




## STRUCTURED PARKING LAYOUTS



## TYPICAL SURFACE PARKING LOT AND SIGNAGE



THE SHARED SURFACE PARKING LOT AT RANDOLPH DRIVE AND RIM ROAD, A 0.1514 ACRE PARCEL, BEARS LOTS 9-12, BLOCK 81, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS



*"Delivering Outstanding Services"*







BLDG A



BLDG  
C/D



BLDG B











N



W



E



S





