City of El Paso – City Plan Commission Staff Report
REVISED

Case No:	PZRZ15-00037
Application Type:	Rezoning
CPC Hearing Date:	March 10, 2016
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	8040 Valley View
Legal Description:	Portion of Tract 3, Block 6, Christy Tract, City of El Paso, El Paso County, Texas
Acreage:	0.7 acres
Rep District:	7
Existing Zoning:	R-F (Ranch-Farm)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	From R-F (Ranch-Farm) to S-D (Special Development) (Related to PZST15-00044)
Proposed Use:	Apartments
Property Owner:	Jose M. Uresti
Representative:	Ray Mancera

SURROUNDING ZONING AND LAND USE
North: R-3 (Residential) & R-F (Ranch-Farm) / Residential
South: R-3A/sc (Residential/special contract) / Single-family dwelling
East: R-3 (Residential / Single-family dwelling
West: C-1/sc (Commercial/special contract) / Vacant

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)
NEAREST PARK: J.P. Shawver Park (2,179 feet)
NEAREST SCHOOL: Rio Bravo Middle School (1,627 feet)

NEIGHBORHOOD ASSOCIATIONS
Mission Valley Civic Association
Save the Valley 21

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 4, 2016 and February 11, 2016. Planning received one petition with 271 signatures, 1 phone call, 1 letter, and 7 people spoke in opposition to the rezoning request.

APPLICATION DESCRIPTION
The property owner is requesting a rezoning from R-F (Ranch-Farm) to S-D (Special Development). The proposed use is a 16 unit two-bedroom unit apartment complex. The apartments are oriented towards the street and feature wide front porches to facilitate neighborhood interaction. A 12' landscape buffer with trees adjacent to residential property and a landscaped recreation area are provided. Fourteen units is the maximum dwelling unit density as the S-D (Special Development) district only permits a density of 20 dwelling units/acre. As such, this rezoning is being considered concurrently with a Special Permit for Infill Development. Thirty-one vehicle parking spaces are required and provided, to include bicycle and ADA parking. Vehicular access is proposed from both Valley View Drive and Schwabe Road.

As the subject property is less than 1 acre, City Council will be asked to waive the 1 acre minimum for the S-D (Special Development) zoning district.

Planning and Inspections Department – Planning Division Recommendation
The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch-Farm) to S-D (Special Development). The proposed zoning district is consistent with the residential, apartment, and commercial zoned property in proximity to the subject property. Furthermore, the proposed development is compliant with the G-3 Post-War land use designation in the Mission Valley Planning Area.

Plan El Paso-Future Land Use Map Designation
All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The S-D (Special Development) District is intended to permit mixed use projects in certain older areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation
No objections.

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

Planning and Inspections Department - Land Development
1. Applicant shall coordinate with FEMA, for the requirements for developing in a Special Flood Hazard flood plain area.
2. Label and illustrate private pond locations.
3. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Planning and Inspections Department – Plan Review
No objection to proposed rezoning. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping
No objection to proposed rezoning. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

El Paso Fire Department
Recommend approval of rezoning request.

El Paso Water Utilities
EPWU does not object to this request.

Water:

1. Along Valley View Drive fronting the subject Property there is an existing six (6) inch diameter water main. This main is available for service.

2. Along Schwabe Street fronting the subject Property there is an existing six (6) inch diameter water main. This main is available for service.

3. Previous water pressure readings conducted on fire hydrant number 2241 located at the corner of Valley View Drive and Schwabe Street have yielded a static pressure of 100 pounds per square inch (psi), residual pressure of 88 psi, discharge of 1,256 gallons per minute (gpm). Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the property buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the property buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Sanitary Sewer:

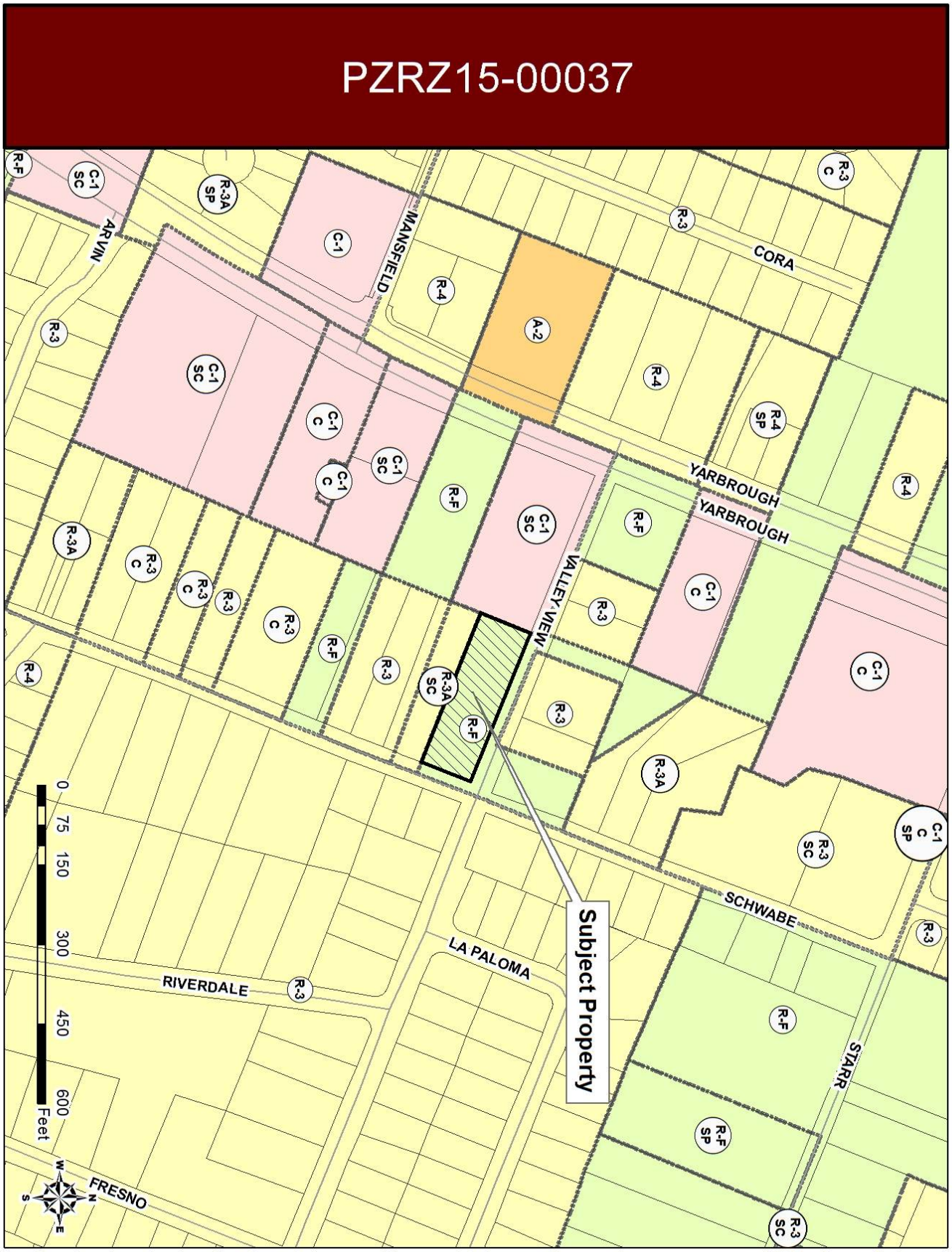
1. Along Valley View Drive fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 310 feet west of Schwabe Street; this main is available for service.

2. Along Schwabe Street fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

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

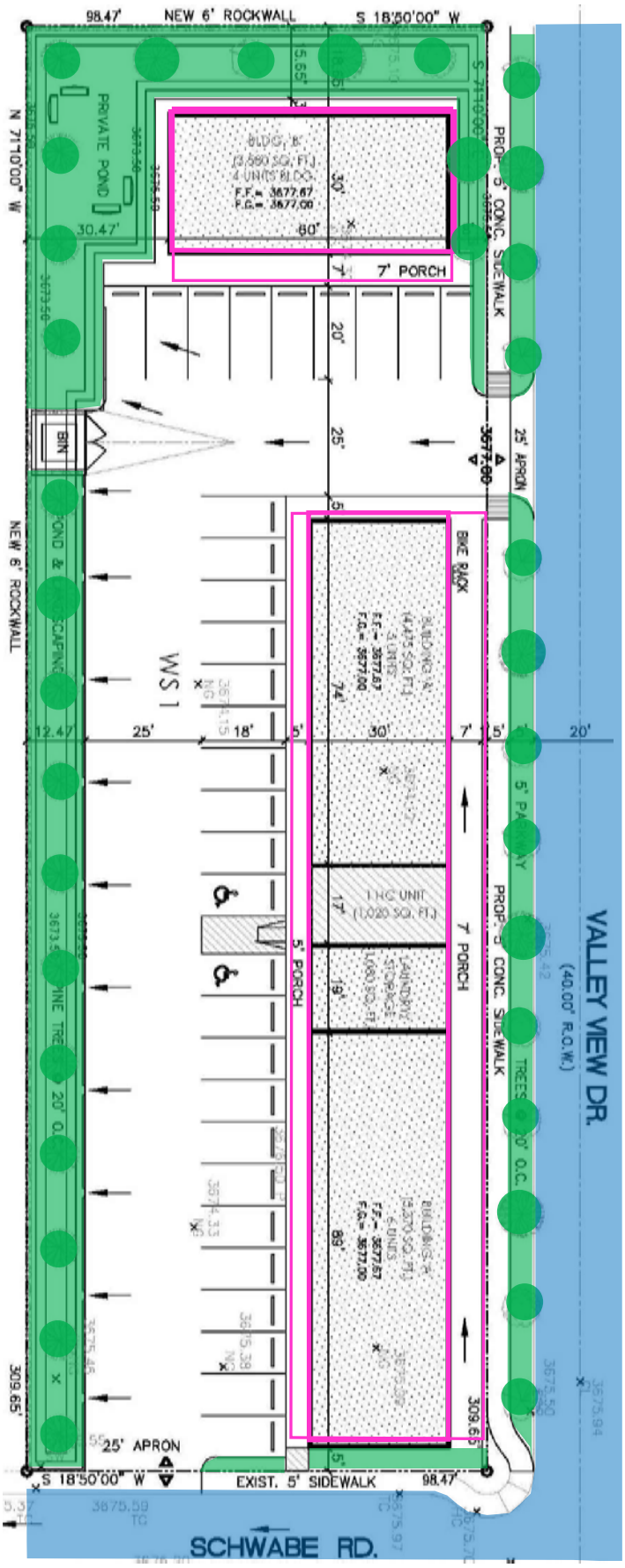
Attachments
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Opposition Petition

ATTACHMENT 1: LOCATION MAP

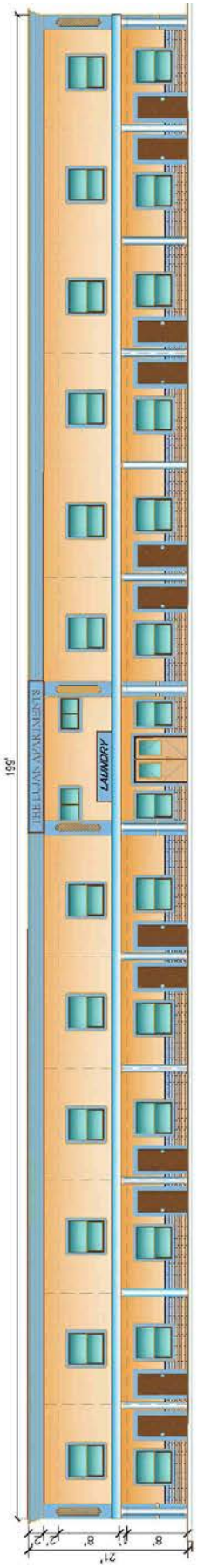


ATTACHMENT 2: AERIAL MAP

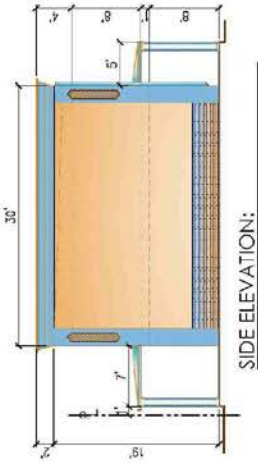
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



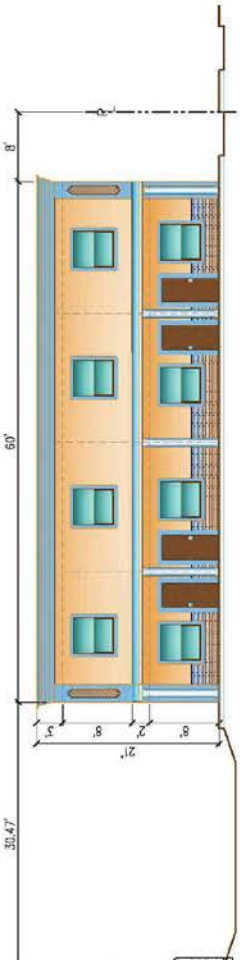
ATTACHMENT 4: ELEVATIONS



NORTH ELEVATION:
(BLDG. 'A') SCALE: 1/16"=1'-0"



SIDE ELEVATION:
(TYP. BLDG.) SCALE: 1/16"=1'-0"



EAST ELEVATION:
(BLDG. 'B') SCALE: 1/16"=1'-0"

Ruben Santillan 831-9780
588 Schwabe

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We, the undersigned residents of this community, are opposed to the zoning change from Ranch-Farm (R-F) to Special Development S/D), as well as a Special Permit for Infill Development, requested by Mr. Jose M. Uresti. The property is legally described as a Portion of Tract 3, Block 6, Christy Tract, City of El Paso, Paso County, Texas. Mr. Uresti intends to build an apartment complex, which the residents are strongly against. Currently, there are four apartment complexes, with approximately 100 units, within blocks from each other. Our main concern is the oversaturation of moderate to low- income apartment units, traffic, roads, taxing of the school system, and the lowering of our property values.

Name	Address	Phone
Ruby Tovar	591 Schwabe	204-8397
Michael Tovar	591 Schwabe	204-1549
Lucia Caraza	8109 Cooley	540-6777
[illegible]	8116 Cooley	490-3103
Beatriz Figueroa	8116 Cooley	471-4627
Virginia [illegible]	8120 Cooley	494-2702
Josie Arispe	8124 Cooley	859-0251
[illegible]	8124 Cooley	859-0251
[illegible]	8144 Cooley	347-0723
Ramona Acatenal	8144 Cooley Ave. 79907	

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Manuel Rguez L	8152 Cooley
M. [illegible]	8164 COOLEY
ROBERT VEGA JR.	"
[illegible]	"
Mary Lou [illegible]	490 Greggerson
SYLVIA CHANEZ Sylvia Chanez	368 Cooley
CRUZ LICON Cruz Licon	368 Cooley
[illegible] Montes	360 Cooley Ave.
Aracelo Duran M.	360 Cooley Ave.
[illegible]	356 Cooley Ave
Maria S. Zamora	
Jose R. Casillas	333 Cooley Ave
[illegible] Casillas	333 Cooley Ave.
Maria [illegible]	337 Cooley Ave
Gilbert Gonzalez	337 Coole Ave
[illegible]	341 Cooley Ave
[illegible] Hernandez	341 Cooley Ave [illegible]
[illegible] Navar	345 Cooley Ave
ARTURO GARCIA	349 Cooley Ave

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Maria / Frias 357 Cooley Ave (915) 731-7363

[illegible] 357 Cooley Ave 915-274-3988

Wayne Lucynski 373 Cooley Ave 873 3665

Veronica Lucynski 373 Cooley Ave 873 3665

[illegible] 8165 Cooley Ave (915) 859-8396

[illegible] 8165 Cooley ave 915-490-1229

[illegible] 8157 Cooley 915 588-2286

Jose Camacho 8149 Cooley 872-1477

Velia Camacho 8149 Cooley 872-1477

Dayna Guerrero 8133 Cooley 999-4620

Ernie Landavazo 8121 Cooley Ave. 228-7677

Patricia Dillard 595 Schwabe St 915 539-9108

Espinoza Alejandro 585 Schwabe 915 474 0049

[illegible] Espinoza 585 Schwabe 915-803-0898

Cruz Sandoval 8100 Cooley Ave (915) 859-0169

Leonor Velez 565 Schwabe St (915) 858-2158

John Hogan 564 Schwabe 915-383-4663

[illegible] 562 Schwabe 433248

Irma Quezada 8049 Valley View (915) 637-0691

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Name	Address	Phone
Otilia Grijalva	558 Schwabe	(915) 790-0150
Victoria DeLio	555 schwabe	(915) 316-948
Angel Jimenez		(915) 373.3692
Rosal Quezada		(915) 328.1953
Evangelina López		915-875-6251
Carmen A. Read		915 859-7542
[illegible]		915-355-1109
Julian Romero		415 261.4274
Linda Romero		858-4966.
~~Andrea Cordero~~		~~858 6463~~
Margarita Cordero		858-6463 859-0385
Carmen Solis	8129 Valley View	"
[illegible]	8129 VALLEY VIEW	
Martin Placencia	8133 VALLEY VIEW DR	915 873 0818
Esther Hernandez	554 FRESNO DR	
Josephine Ram	554 FRESNO DR	
[illegible]	8109 LA PALOMA CIR	
Jacomo Grijalva	8109 La Paloma cir	

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Name	Address	Phone
Erick Salazar	8113 La Paloma	915 303 9134.
Norma Arciba	8113 La Paloma	915 2690688
Jorge Monarrez	8108 La Paloma	9155431996
Yesenia Zubia	8108 la paloma	(915)603-0742
E. Hinojos	8112 La Paloma	235-4377
Gloria Valdez	8116 La Paloma	8206791
Veronica Valdez	8116 La Paloma	8206791
Santa E Rodriguez	8120 La Paloma	915 253-67-53.
Daniel Alvidrez	8128 La Paloma	915252115
Manuel Zuniga	8136 La Paloma	8577652
Juan Rodriguez	8140 La Paloma	
Francisca Rodriguez	"	"
Brigitte Jolene	8152 La Paloma Cir	915-447-7830
Martin Cuellar	8154 La Paloma Cir.	915-777-1291
Maria I. Arellano	8143 La Paloma Cir.	915-307-1209
Roberto Arellano	8143 La Paloma Cir.	915-307-0724
Ricardo Valles	8147 La Paloma Cir	915 858-6686
Irma V Valles	8147 La Paloma	915 497-5652.

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Name	Address	Phone
Cristina Ramos	8139 La Paloma circle	(915) 667-3087
Bertha Torres	8121 La Paloma	(915) 859.1428
Leticia Garcia	8117 La Paloma Cir	915 858-6853

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1

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Name	Address	Phone
[illegible]		8592541
[illegible]	8325 Valley View	X
[illegible]	Valley View	8592541 ?
[illegible]	831 Valley View Dr	X
[illegible]	831 Valley View Dr.	613-6071 X
[illegible]	8231 Valley View	915 244-8822 X
[illegible]	8186 Valley View	915) 472-2925 X
[illegible]	8186 Valley View	915) 208-3225 X
[illegible]	577 Schwabe	915-202-437X
[illegible]	8034 Arvin	915-356-9567 X

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2

Name	Address	Phone
Yolzet [illegible]	8034 Arvin	274-9769
[illegible]	8026 Arvin	490-1539
Magdalena Ibarra	8022 ARVIN	407 3676
Rafael Moreno	8022 ARVIN	407 3676
David Ibarra	8022 ARVIN RD	206-7638
Josephine Ruiz	8009 ARVIN RD	915 603-1857 Cell#
[illegible] Lopez	8041 ARVIN ROAD	(915) 355-6501
Armida Lopez	8041 Arvin Road	(915) 240-7116
Mike Sona	624 S. Yarbrough	(915) 858-0316
Carlos Corral	624 S. Yarbrough	(915) 858-[illegible]
Olga T. [illegible]	423 Arvin Cir	(915) 305 9203
[illegible] Takahashi	411 Arvin	(915) 926-9656
Sylvia Alba	405 Arvin	915 208 5564
[illegible]	405 Arvin	915-630-4258
Maria Angel	586 Fresno Dr.	(915) 269-4588
[illegible] Rangel	586 Fresno DR	915-329 0079
Roberto Rangel Jr	586 Fresno Dr.	915-850-2148

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Name	Address	Phone
Jeanie Ford	571 Fresno Dr	H 915-859-5043 X

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1

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Name	Address	Phone
Jose Aguilar	495 Yarbrough	274-7142 X
Fernando Carbajal	497 Yarbrough	24 01 16 X
[illegible]	8048 Stan	858-4964 X
Jesus Rodriguez	8149 Valley View Dr	915 321-0888 X
David Richelo	8064 Valley View Dr	859-8405 X
Laura Martinez	8153 Valley View	276-4836 X
[illegible]	8126 Valley View	859-1807 X
Leticia Acosta	8109 Valley View	201-6246 X
Irma J. Lazcano	8113 Valley View	600-8683 X
Edgar Rivera	560 Schwabe	915) 740-4424 rente X

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2

Name	Address	Phone
MANUEL VIRAMONTES	556 SCHWABE ST.	872-8877
IRMA VIRAMONTES	556 SCHWABE ST.	872-8877
Maria T. Grijalva	8050 Valley View	861-1719

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Name	Address	Phone	
Ernesto Hernandez	390 Arvin Circle	(915) 859-6930	X
Sabrina Garcia	394 Arvin Circle	(915) 850-5026	X
Rebecca Arriaga	394 Arvin Circle	(915) 219-6501	X
[illegible]	389 Arvin Circle	915-505-4552	X
[illegible]	375 Arvin	915 999-5557	X
Mike Escontrias	366 Arvin	252-8242	X
Melissa Escontrias	366 Arvin	2528857	X
[illegible] Ramirez	343 Arvin	8593919	X
Marlene Ramirez	" "	" "	X
Max Rodriguez	369 Arvin circle	929-5434	X

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Name	Address	Phone	
Manuela Gallegos	358 Arvin	314 369-7222	X
Rodrigo Gallegos	358 Arvin	—	X
German Hidrogo	346 Arvin	(915) 799-9813	X
Luz Hidrogo	346 Arvin	(915) 603-9978	X
Martha Flores	338 Arvin	(915) 307-5360	X
Silvia Ramirez	334 Arvin cir	(915) 859-8419	X
Rodolfo Garcia III	331 Arvin cir	(915) 204-1642	X
Victor Zuniga	335 Arvin cir	859-1372	X
Frances Esparza	335 Arvin Cir	859-1372	X

opios

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Name	Address	Phone	
Inez Garcia	240 Princeton	974.6440	X
Salvador Garcia	240 Princeton	974.6440	X
Samantha Garcia	509 Jones St	8070314	X
[illegible]	805 Banfield	203-0445	X
[illegible]		580-0785	X
Monica Licon	525 Greggerson	434-8410	X
Myrna Flores	525 Greggerson	434-8408	X
Mariana Barraza	525 Greggerso	434-8404	X
Thus Ornelas	525 Greggerson	434-8407	X
Sergio Gonzalez	525 Greggerson	434-8403	X

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Name	Address	Phone
Omar Arronada	536 James St	(915) 408-0684 X
Concepcion Cardona	171 Helms #21	(915) 228-5173 X
Alma Herrera	8479 Alameda #213	244-0575 X
Minella Herrera	230 West Point	603-0602 X
[illegible]	12615 Kari Ann	5882051 X
Jayme Montoya	14391 East Cave	355-0919 X
Elisa Aguilar	3327 Red Sails	867-2175 X
Selina Mendoza	425 Desert Dandelion	915-437-7701 X
Velia Lucero	213 Whittier	915-859-3369 X
Veronica Guerra	10204 Wallace	915-740-8100 X
Elizabeth Quiz	3423 Proud Eagle	(915) 740-8957 X
Mary Enriquez	9727 Alameda	208-7866 X
Mary Ann Ramirez	12725 Lorenzo Frias	422-[illegible] X
Sandra Calzada	525 Greggerson	434-8400 X
25 Luz Gallegos	8220 San Jose Rd	999-2129 X
Maria Alvarado	395 Arvin Circle	251-076 X
Irma G. Covarrubias	7728 Monterrey Dr.	319-5781 X

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Name	Address	Phone
Victoria Garcia	8437 Villa Nova Dr.	(915) 587 550 X
LEONEL ESCALANTE	8190 Valley View	(915) 730-4895 X
CYNTHIA ESCALANTE	8190 Valley View	(915) 730-4906 X
WESLEY BOND	8178 VALLEY VIEW	915. 858. 4330 X
Virginia Ortega	245 Princeton	915-859-3711 X
Omar Garcia	240 Princeton	251-1287 X
Maria M Lopez	244 Princeton Way	203-8906 X
Larry Chamberlain	244 Princeton Way	230-4180 X
Jeremiem Luijen	330 Princeton	(915) 850 3834 X
Miriam Jeans	488 Sylarbrough	(915) 872 8080 X
[illegible]	8171 La Paloma	(915) 500 9082 X
Paula Rodriguez	413 Grambling	(915) 487-1607 X
Claudia Rascón	239 Whittier	(404) 625-0758 X
Gilbert Herrera	8479 Alameda	(915) 244 ~~605~~ 75 X
Dora Rascón	239 Whittier	(915) 504-0303 X
Nayeli Aguirre	8271 Valle Alegre	(915) 355-6787 X

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Name	Address	Phone
Victoria Garcia	8437 Villa Nova Dr.	(915) 587 550 X
LEONEL ESCALANTE	8190 Valley View	(915) 730-4895 X
CYNTHIA ESCALANTE	8190 Valley View	(915) 730-4906 X
WESLEY BOND	8178 VALLEY VIEW	915. 858. 4330 X
Virginia Ortega	245 Princeton	915-859-3711 X
Omar Garcia	240 Princeton	251-1287 X
Maria M Lopez	244 Princeton Way	203-8906 X
Larry Chamberlain	244 Princeton Way	230-4080 X
Jeremiem Luijen	330 Princeton	(915) 850 3834 X
Miriam Jeans	488 Scarbrough	(915) 872 8080 X
[illegible]	8171 La Paloma	(915) 500 9082 X
Paula Rodriguez	413 Grambling	(915) 487-1607 X
Claudia Rascón	239 Whittier	(404) 625-0758 X
Gilbert Herrera	8479 Alameda	(915) 244-0575 X
Dora Rascón	239 Whittier	(915) 504-0303 X
Nayeli Aguirre	8271 Valle Alegre	(915) 355-6787 X

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Leticia Marrufo	104 Ames Ct	858-1941 X
45 Susana Palma	8167 La Paloma cir	(915) 251-0259 X

Name	Address	Phone
Maria Palma	270 padres Apt 420 X	(915) 502-6605
Rosa Cardona	8479 Alameda St #130 X	(915) 859-7504
Camillia Cox	1601 Lomaland Dr. X	(915) 519-6909
Ercelia Placencia		915 857149
OSCAR GOMEZ	7728 MONTERREY X	540-1035
51 Betty Zepeda	7845 Lilac Way X Apt #122	(203) 874729
Eriberto Sanchez	8162 Valley View X	915-443-0363
Isaac (DeLaRosa)	8576 San Miguel X	915-252-2448
Jessica DeLaRosa	8576 San Miguel X	915 255-7880
Roberto Escobedo	405 Grambling X	915-2885524
Dora Lizarde	405 Grambling X	915-269-2938
Victoria Alvarez	509 James St X	915 3554039
Frank Alvarez	509 James St X	915-355-4419
[illegible]	171 Helms Rd X	915-231-0373
60 Margarita Sanchez	171 Helms Rd X	915-305-5493

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Name	Address	Phone
Andrew Arnal	8127 Carpenter X	269-2993
Antonio Paiz	8424 Paddlefoot X	228-0225
Rudy Mendoza	8424 Paddlefoot X	432-940-4755
Laura A. Torres	375 Arvin Cir. X	915-502-2892
Alma Villalobos	8056 Algerita X	915-244-1080
Rene M. Solis	244 Columbia Ct X	915-694-[illegible]7451
Sabian Solis	244 Columbia X	915-694-5609
Vanessa Contreras	244 Columbia X	915-487-0596
Gloria Williams	261 Columbia X	915 222-9932

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February 1, 2016

Name	Address	Phone
Angelica Feele	8410 Alamed	(915) 790-3687
Sonia Kost	201 Pasodale Rd	355-4569
Jimmy Kost Jr	201 Pasodale Rd	859-7111
Anthony Kost	201 Pasodale	355-6980
Osvaldo Echiveste	8125 Codey	303-4793
Rosalinda Echiveste	8125 Codey	858-4385
Ana Marquez	155 Whittier	915-228-6658
David Valle	236 PRINCETON	(915)822-05-21
Maria Elena Lopez	236 PRINCETON	(915)850-13-13
Mellissa Valle	236 PRINCETON	(915)422-78-63
PRISCILLA PARRA	351 ESTATE	249-98-80
MIRIAM. VIELMA	8424 PARKHAVEN	(915)255-87-74
Elizabeth Contreras	8424 paddlefoot	(915)315-69
89 Brianna Salcedo	8443 Paddlefoot	(915)-238-9632

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Jean A Clark 249 Princeton X 328-8974
Jess Clark 248 Princeton X 5268624
[illegible] 248 Princeton X 8208667
[illegible] 249 Princeton X 8205803
[illegible] 8601 IRWIN AVE X 915-269-8319
[illegible] 8601 IRWIN AVE X 915-228-1363
[illegible] 276 Yolanda Dr. X (915) 525-1354
Maria Gonzalez 8351 Verde Cir. X (915) 920-4238
Celina Gonzalez 8351 Verde Cir X 915 920-4238
Randall Gonzalez 8351 Verde Cir X 915 920 4238
Esequiel Gonzalez 8351 Verde Cir X 920 4238
Cristian Gonzalez 8351 Verde Cir X 920 4238
FRANK A. NUÑEZ 2501 Tahiti X (915) 491-2460
Francisca Chaparro 110 Fulton Apt #29 X 915) 319-80-72
Jose L. Chaparro 110 Fulton Apt 29 X 915 3198070
105 Jimmy Sepulveda 241 Tulane X 694.1077

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From: Richard McDole
To: McElroy, Michael
Subject: Rezoning on Valley View PZRZ15-00037 and PZST15-00044
Date: Wednesday, February 24, 2016 9:11:20 PM

Mr. Michael McElroy,
I'm writing this email to express my concern over the rezoning request for the property at the corner of Valley View and Schwabe streets in the lower valley. After attending last month's meeting, I am still concerned with the number of accommodations being made to allow an 18 unit apartment complex on a .7 acre lot, which is below the acre requirement for 14 units, and for the accommodation to allow for smaller space between the structures and the property line. How can you be recommending 18 units on this small a property? And there is the issue of parking. There isn't enough space for proper parking on the property with this many units, and at the meeting, the comment was made that the excess cars could park on the street. Valley View does not have the space for parking on the street. There are no curbs, and there is only enough room on the paved portion of street to accommodate two cars. Schwabe is a narrow street, too narrow for two vehicles to move safely if one is entering Schwabe St. from Valley View. If a city bus is entering Schwabe St., the other vehicle must move out of the way because a bus cannot enter that street if there is another vehicle present. Allowing cars to park on either street as overflow parking for the apartment complex, it would pose a serious safety issue. There are no sidewalks on this section of Valley View, and with all the students using this street to go to the schools in the neighborhood, these extra cars would pose a safety threat to the pedestrians who must use this section of our neighborhood. I do not understand why it is necessary to allow another apartment complex into our community when there are 4 within walking distance already on Yarbrough St. There is open land still available for apartments on Yarbrough, why must we allow one in a neighborhood of homes. A two story building built so close to the property line would be a difficulty to the property adjoining this property. There is also the concern about pooling on the property as well. As you can see in the pictures I've attached, the land is lower than the land around, so if there is land filled into this area, pooling water would be pushed onto adjoining properties and the street. At the last meeting, I don't recall mention of the property being up for sale. I was led to believe at the meeting that this property was being requested for rezoning by the owner for building. Is this the case? Or this property being considered for rezoning by a future owner?
I will be attending the meeting tomorrow along with many of my concerned neighbors. Thank you for your consideration.

Rick McDole,
369 Cooley, 79907