



City of El Paso – City Plan Commission Staff Report

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 10' 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.

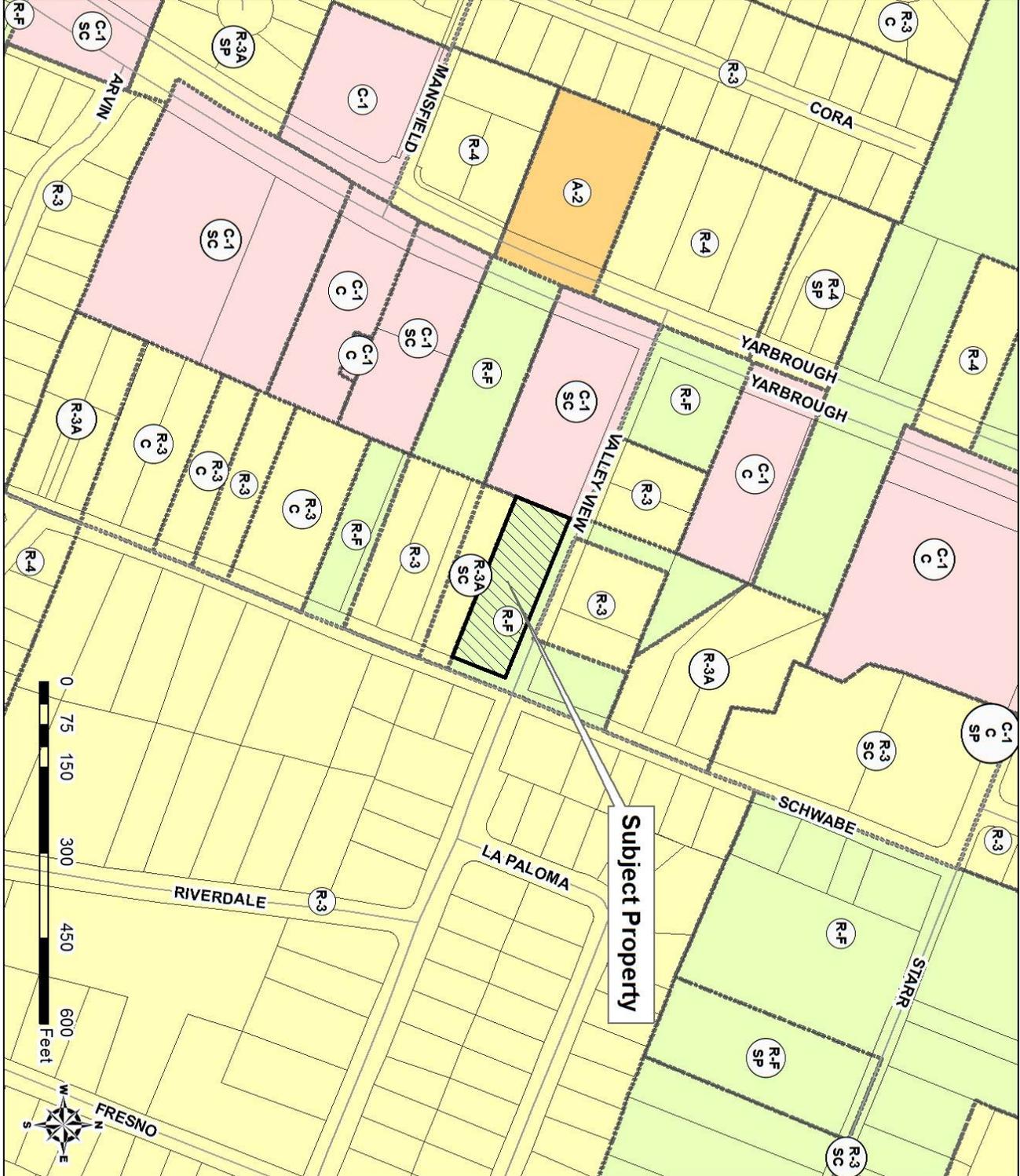
General

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

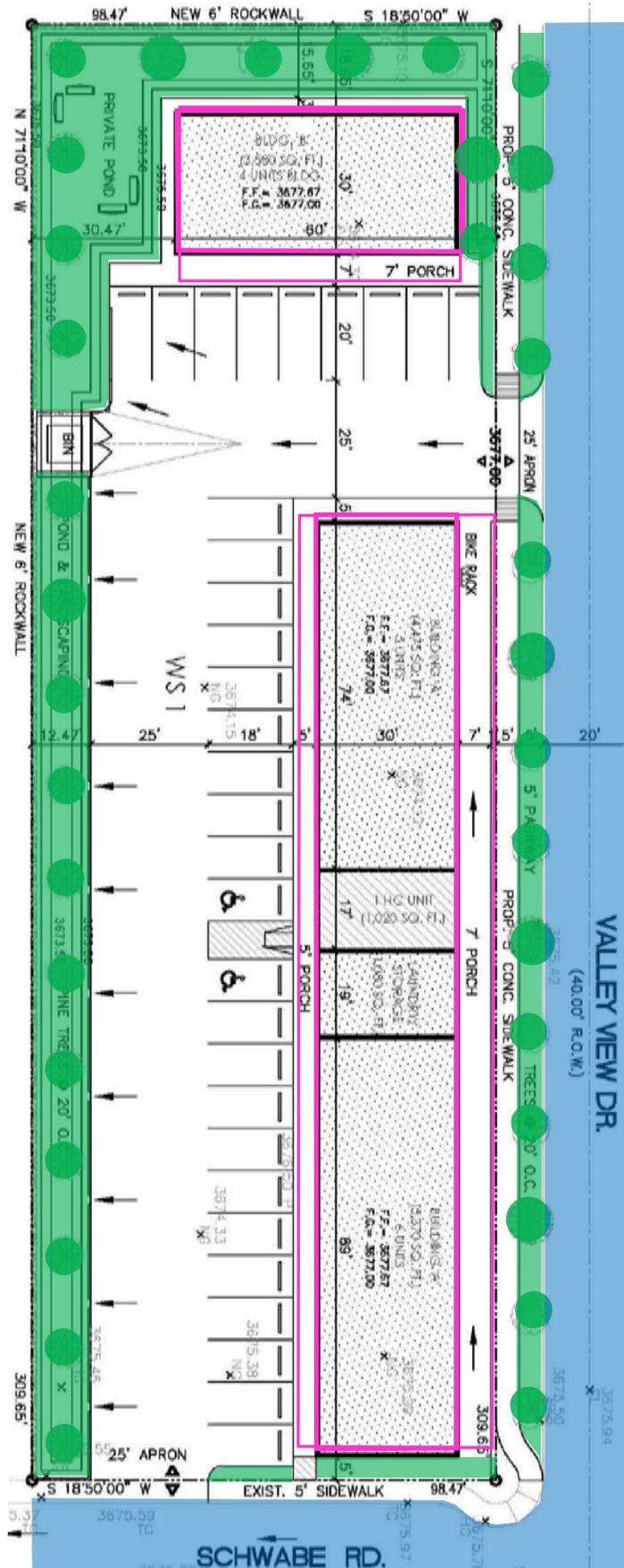
PZRZ15-00037



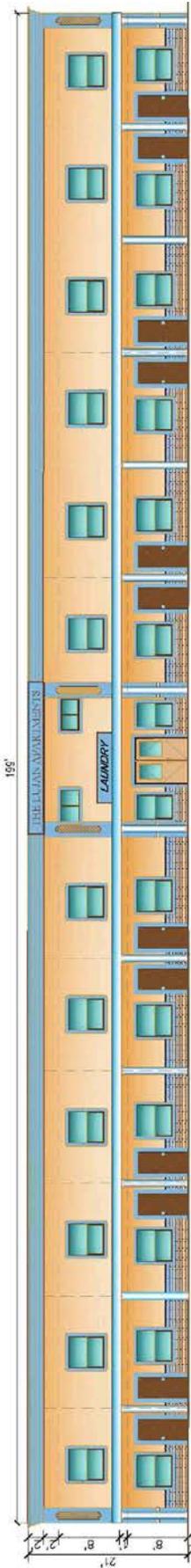
PZRZ15-00037



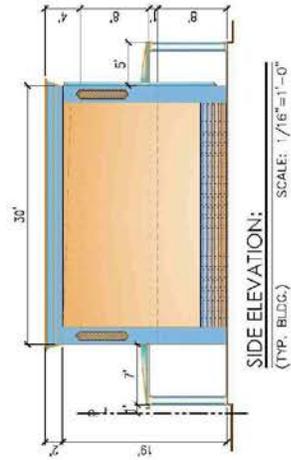
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



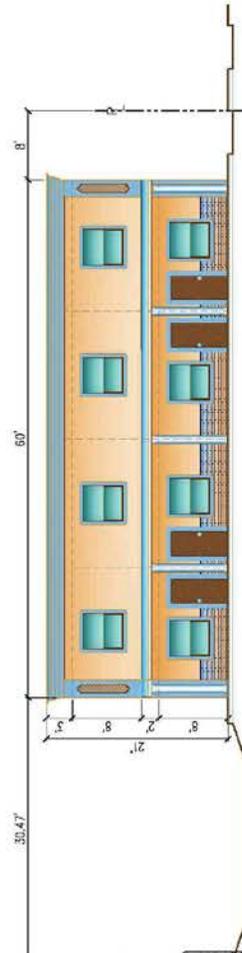
ATTACHMENT 4: ELEVATIONS



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"

ATTACHMENT 5: OPPOSITION PETITION

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 Trax	591 Schwabe	204-8397
Michael Trax	591 Schwabe	204-1599
Jucia C. RIZA	8109 Cooley	540-6777
Joe D. Figan	2116 Cooley	490-3103
Berduz Figueroa	8116 Cooley	471-4627
Virginia Trevino	8120 Cooley	494-2702
JOSIE ARISPE	8124 Cooley	859-0251
Judy Arispe	8124 Cooley	859-0251
Juanita	8144 Cooley	342-0723
Ramona Acaterajal	2116 Cooley Ave.	49907

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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Manuel Rguez L	8152 Cooley
M. Garcia	8164 COOLEY
ROBERT VEGA JR.	"
R. Vega Jr.	"
Mary Lou Fernandez	490 Breggerman
Sylvia CHANEZ Silva Wang	368 Cooley
Cruz Licon Cruz Licon	368 Cooley
Alfonso Montes	3100 Cooley Ave.
Marcelo Duran M.	340 Cooley Ave.
Raulo Garcia	350 Cooley Ave
María S. Zamora	
Jose R. Casillas	333 Cooley Ave.
Luzmaria Guillen	333 Cooley Ave.
Maria Lopez	337 Cooley Ave
Gilbert PONZARIC	337 Cooley Ave
Mano C. Lopez	341 Cooley Ave
Abra Hernandez	341 Cooley Ave. 731-1217
TERESSE Nivala	345 Cooley Ave
ARTURO COARICA	349 Cooley Ave

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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

1 Jennifer 357 Cooley Ave 915-274-3988

Wagii Sulinski 373 Cooley Ave 873 3665

Veronica Alvarez 373 Cooley Ave 873 3665

Laura el Rodij 8165 Cooley Ave (915) 859-8396

Carlos Rodriguez 8165 Cooley Ave 915-490-1229

Patricia 8157 Cooley 915 588-2286

Jose Camacho 8149 Cooley 872-1477

Veria Camacho 8149 Cooley 872-1477

Diana Guerrero 8133 Cooley 919-41020

Ernie Landavazo 8121 Cooley Ave. 228-7677

Valencia Dellard 595 Schwabe St 915 539-9108

Espinosa Mejicano 585 Schwabe 915 474 0249

Paula Espinosa 585 Schwabe 915-803-0898

Guay Sandaval 8100 Cooley Ave (915) 859-0169

Heenan Wiley 565 Schwabe St (915) 858-2158

John Hogan 564 Schwabe 915-383-4663

Robert Sullivan 562 Schwabe 433-2418

Dama Quezada 8049 Valley View (915) 637-0691

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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Name	Address	Phone
Otilia Anjalara	558 Schwabe	(915) 790-0150
Victorid Veloz	555 Schwabe	(915) 316-948
Rosel Jimenez		(915) 373.3692
ROSAL QUONDA		(915) 328.1953
Evangelina Lopez		915-875-6251
Carmen A. Real		915 859-7542
<i>[Signature]</i>		915-355-1109
Julian Romero		415 261.4274
Linda Romero		858-4966.
ANDREA GONZALEZ		858-6463
MARGARITA CORTERO		858-6463 859-0385
Carmen Solis	8129 Valley View	"
<i>[Signature]</i>	8129 VALLEY VIEW	
MARTIN PLACENCIA	8133 VALLEY VIEW DR	915-873-0818
Esther HELVANDER	554 FRESNO DR	
<i>[Signature]</i>	554 FRESNO DR	
Yuko Hiyeda	8109 LA PALOMA CIR	
Sacoro Hiyeda	8109 La Paloma Cir	

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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Name	Address	Phone
Erick Salazar	8113 La Paloma	915 303 9134.
NORMA Arciva	8118 La Paloma	915 269 0688
Jorge Monarrez	8108 La Paloma	915 543 1996
Yesenia Zobia	8108 la Paloma	(915) 603 0442
E. Hinojos	8112 La Paloma	235-4377
Gloria Valdez	8116 La Paloma	820 6791
Veronica Valdez	8116 La Paloma	820 6791
Santa E. Rodriguez	8120 La Paloma	915 253-67-53.
Daniel Alvarez	8128 La Paloma	915 252 115
MARCELE ZENIGA	8136 LA PALOMA	857 7652
JUAN. RODRIGUEZ	8140 LA PALOMA	
Francisca Rodriguez	" "	" "
Brigitte Jolene	8152 La Paloma Cir	915-447-7830
MARTIN CUSTAR	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.

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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1

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Name	Address	Phone
W		8592541
W	8325 Valley View	X
Capitania Comacho	Valley View	8592541 ?
Diana Chavez	8331 Valley View Dr	X 613-6071 X
Theresa D	8301 Valley View Dr	X
Ryan	8231 Valley View	915-244-8822 X
Alaina Puf	8186 Valley View	915) 472-2422 X
_____	8186 Valley View	915) 208-3225 X
Albert M	577 Schwabe	915-202-437X
Ken R	8034 Arvin	915-356-9567 X

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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2

Name	Address	Phone
Yolzet D.	8034 Arvin X	274-9769
[Signature]	8026 Arvin X	490-1539
Magdalena Ibarra	8022 ARVIN RD ⁴⁰⁷	3676 X
Rafael Vercia	8022 ARVIN	407 3676 X
David Umana	8022 ARVIN RD	206-7638 X
Josephine Ray	8009 ARVIN RD	915 603-1857 Cell# X
Rob Lopez	8041 Arvin Road	(915) 355-5501 X
Armanda Popy	8041 Arvin Road	(915) 240-7116 X
Mike Soria	6221 S. Marlborough	(915) 858-0316 X
Carlos Corral	624 S. Marlborough	(915) 858-081 X
Walter Lopez	423 Arvin Cir	(915) 305-9203 X
Annela Tuxatusi	911 Arvin	(915) 926-9656 X
Sylvia Alba	405 Arvin	915-208-5564 X
[Signature]	405 Arvin	915-630-4288 X
Maria Fong	586 Fresno Dr.	(915) 269-4588 X
Roberto Rangel	586 Fresno DR	915-329-0079 X
Roberto Rangel Jr	586 Fresno Dr.	915-850-2148 X

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

Case Number: PZRZ 15-00037 and PZST15-0044
 January 18, 2016

1

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Name	Address	Phone
Jose Aguilar	495 YARBROUGH	274-7142 X
Fernando Campuzan	497 YARBROUGH	24 01 16X
Arturo Pineda	8045 STAR	858-4964
Jesus Rodriguez	8149 VALLEY VIEW DR	915-321-0888*
David Ricardo	8064 Valley View Dr	859-8405X
LAURA MARTINEZ	8153 VALLEY VIEW	276-4836 X
Diana Rumbos	8122 Valley View	859-1807 X
Leticia Acosta	8109 Valley View	201-6246 X
Jose J. Laguarda	8113 Valley View	600-8683 X
Gilmar Rivera	560 SCHWARZE	915) 740-4474 renter X

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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January 18, 2016

2

Name **Address** **Phone**

MAUOEL VIRAMONTES 556 SCHWARZ ST. 872-8877

IRMA VIRAMONTES 556 SCHWARZ ST. 872-8877

Maria T. Gigajira 8050 Valley View 861-1719

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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Case Number: PZRZ 15-00037 and PZST15-0044
February 1, 2016

1

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Name	Address	Phone
<i>Ernest Hernandez</i>	390 Arvin Circle	(915) 585 859-6930 X
<i>Solares Garcia Delacruz</i>	394 Arvin Circle	(915) 850-5026 X
<i>Rebeca Aruz</i>	394 Arvin Circle	(915) 219-6501 X
_____	389 Arvin Circle	915-505-4532 X
_____	375 Arvin	915 999-5557 X
<i>Mike ESCOBAR</i>	366 ARVIN	252-8242 X
<i>MOLISSA ESCOBAR</i>	366 ARVIN	252-8857 X
<i>Edu Kauris</i>	343 Arvin	859-3918 X
<i>Mariana Ramirez</i>	" "	" " X
<i>Max Rodriguez</i>	369 Arvin circle	929-5434 X

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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2

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) 859-8919	X
Rodolfo Garcia III	331 Arvin Cir	(915) 204-1642	X
Victor Espinoza	335 Arvin Cir	959-1372	X
Frances Esparza	335 Arvin Cir	959-1372	X

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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Name	Address	Phone	
<u>Inez Garcia</u>	<u>240 Princeton</u>	<u>974.6440</u>	X
<u>Salvador Garcia</u>	<u>240 Princeton</u>	<u>974.6440</u>	X
<u>Samantha Garcia</u>	<u>509 Jonest</u>	<u>8070314</u>	X
<u>Delia Gonzalez</u>	<u>805 Bayfield</u>	<u>903-0445</u>	X
<u>[Signature]</u>		<u>590-0705</u>	X
<u>Monica Lion</u>	<u>525 Greggerson</u>	<u>434-8410</u>	X
<u>Mylene Flores</u>	<u>525 Greggerson</u>	<u>434-8408</u>	X
<u>Mariana Barraza</u>	<u>525 Greggerson</u>	<u>434-8404</u>	X
<u>Thas ORNELAS</u>	<u>525 GREGGERSON</u>	<u>434-8407</u>	X
<u>Sergio Gonzalez</u>	<u>525 Greggerson</u>	<u>434-8403</u>	X

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2

Name	Address	Phone
OMAR ARCONADO	536 James St	(915) 408-0684 X
Concepcion Cardona	171 Helms #21	(915) 228-5173 X
Alma Herrera	8479 Alameda #213	244-0575 X
Muelh Herman	230 West Point	603-0602 X
Chito	12615 Karri Ave	588-2051 X
Jayne Montoya	14341 East Cove	355-0919 X
Clisa Aguilera	3327 Red Sails	867-2175 X
Selina Mendez	425 Desert Dandelion	915-437-7701 X
Velia Lucero	213 Whittier	915-859-3369 X
Veronica Guerra	10204 Lweller	915-740-8100 X
Elizabeth Quiz	3423 Proud Eagle	(915) 740-957 X
Mary Enriquez	9707 Alameda	208-7866 X
Mary H. Hernandez	12725 Lorenz Frills	432-5711 X
Sandra Calzada	525 Gregerson	434-8400 X
as Luz Gallegos	8220 San Jose Rd	999-2129 X
Maria Alvarado	3915 Arvin Circle	251-076 X
Irma G. Covarrubias	7728 Montempr.	319-5781 X

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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3

Name	Address	Phone	
Victoria Escobar	843 Villa Nevada Dr.	(915) 587-5580	X
LE-NEE ESCOBAR	3190 Valley View	(915) 330-4895	X
CYNTHIA ESCOBAR	3190 Valley View	(915) 330-4906	X
WESLEY BOPP	8178 VALLEY VIEW	915-858-4320	X
Margina Ortega	245 Princeton	915-859-3711	X
Orion Garcia	240 Princeton	251-1287	X
MARIA M BOPP	244 Princeton Way	203-8906	X
Jenny Chamberlain	244 Princeton Way	230-4800	X
Jeremiah Zuñiga	330 Princeton	(915) 850-3834	X
Musumeci	488 Seabrook	(915) 872-8080	X
Julia	8171 La Paloma	(915) 500-9082	X
Marla Rodriguez	413 Grambling	(915) 487-1607	X
Claudia Roscon	239 Whittier	(404) 625-0758	X
Gilbert Herrera	8479 Alameda	(915) 244-0575	X
Dora Roscon	239 Whittier	(915) 504-0303	X
Nayeli Aguirre	8271 Valle Alegre	(915) 355-6787	X

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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3

Name	Address	Phone
Victoria Escobar	843 Villa Nevada Dr.	(915) 587-5580 X
LE-NEE ESCOBAR	3190 Valley View	(915) 330-4895 X
CYNTHIA ESCOBAR	3190 Valley View	(915) 330-4906 X
WESLEY BOPP	8178 VALLEY VIEW	915-858-4320 X
Margina Ortega	245 Princeton	915-859-3711 X
Orion Garcia	240 Princeton	251-1287 X
MARIA M BOPP	244 Princeton Way	203-8906 X
Francis Chamberlain	244 Princeton Way	230-4800 X
Jeremiah Zuñiga	330 Princeton	(915) 850-3834 X
Musumeci	488 Seabrook	(915) 872-8080 X
Julia	8171 La Paloma	(915) 500-9082 X
María Rodriguez	413 Grambling	(915) 487-1607 X
Claudia Roscon	239 Whittier	(404) 625-0758 X
Gilbert Herrera	8479 Alameda	(915) 244-0575 X
Dora Roscon	239 Whittier	(915) 504-0303 X
Nayeli Aguirre	8271 Valle Alegre	(915) 355-6787 X

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

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4

Leticia Marruto 104 Ames Ct 858-1941 X
45 Susana Palma 8167 La Palomacir (915) 251-0259 X

Name	Address	Phone
Mana 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		951 857149

OSCAR GOMEZ 7728 MONTERREY X 540-1035
51 Betty Zepeda 7845 Lilac Way Apt #122 (203) 874729
Eriberto Sanchez 8162 Valley View X 915-443-0363

Isaac (De la Rosa) 8576 San Miguel X 915-252-2448
Jessica De la Rosa 8576 San Miguel X 915 255-7880

Roberto Escapido 405 Grambling X 915-2886529
DOÑA LIZARDO 405 Grambling X 915-269-2938
Victoria Alvarez 509 James St X 913 3554039
Franc Alvarez 509 James St X 915 355-4419

Carli 171 Helms Rd X 915-231-0373
60 Margarita Sanchez 171 Helms Rd X 915-305-5493

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

Case Number: PZRZ 15-00037 and PZST15-0044
February 1, 2016

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Name	Address	Phone
Andrew Arnal	8177 Carpenter ^x	269-2993
Antonio Ruiz	8424 Paddlefoot ^x	228-0225
Rody Mendez	8424 Paddlefoot ^x	432-910-4255
Laura A. Torres	375 Arvin Cir. ^x	915-502-2892
Alma Villalobos	8056 Algeria ^x	915-244-1080
Rene M. Solis	244 Columbia (OT) ^x	915-694-7451
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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ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

Case Number: PZRZ 15-00037 and PZST15-0044
February 1, 2016

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Name	Address	Phone
Angelica Fedak	8410 Alamed X	(915) 290-3687
Sonia Kost	201 Pasodale Rd X	355-4569
Jimmy Kost Jr	201 Pasodale Rd X	859-7111
Anthony Kost	201 Pasodale X	355-6980
Oswaldo Echiveste	8125 Cooley X	303-4793
Rosalinda Echiveste	8125 Cooley X	858-4385
Uma Marquies	155 Whittier X	915-228-6658
David Valle	236 PRINCETON X	(915) 822-05-21
Maria Elena Lopez	236 PRINCETON X	(915) 850-13-13
Melissa Valle	236 PRINCETON X	(915) 422-78-63
PRISCILLA PARRA	351 ESTATE X	249-98-80
MIRIAM VIELMA	8424 PARK HAVEN X	(915) 255-87-74
Elizabeth Contreras	8424 Paddlefoot X	(915) 315-644
Brianna Salcedo	8443 Paddlefoot X	(915) 238-9632

ATTACHMENT 5: OPPOSITION PETITION (CONTINUED)

Case Number: PZRZ 15-00037 and PZST15-0044

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February 1, 2016

Juan A Clark 249 Princeton X 328-8974

Jess Clark 248 Princeton X 526-8604

Eric Clark 248 Princeton X 820-8667

Juan Clark 249 Princeton X 820-5803

8601 IRWIN AVE X 915-269-8319

8601 IRWIN AVE X 915-228-1363

276 Yolandita Ln. X (915) 525-1354

Maria Gomez 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. Nunez 2501 Toluca X (915) 491-2460

Francisca Chaparro ^{110 Franklin} Apt 229 X (915) 319-8072

Jose L. Chaparro ^{110 Franklin} apt 29 X 915 319-8070

105 Jimmy Sepulveda 241 Tulane X 694-1077

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ATTACHMENT 6: OPPOSITION LETTER

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