City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No:	PZCR15-00003
Application Type:	Zoning Condition Release
CPC Hearing Date:	June 4, 2015
Staff Planner:	Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov
Location:	North of Country Club Road and East of Upper Valley Road
Legal Description:	Being a Replat of All of Lots 1-5, Block 3, and All of Lots 1-17, Block 5, and All of Bir Court, and a portion of Duckett Road, and all of the PSB right-of-way, River Run Subdivision Unit Two, City of El Paso, El Paso County, Texas
Acreage:	9.36 acres
Rep District:	1
Zoning:	R-2/spc (Residential/special protective conditions)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	Conditions: Ordinance No. 9307, dated March 1, 1988 (Attachment 4)
Request:	To release all conditions
Proposed Use:	Single-family dwellings
Property Owner:	Welch and Associates, Inc.
Representative:	SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE
North: R-2A/c (Residential/condition) / Single-family dwellings
South: R-2/spc (Residential/special protective conditions) / Single-family dwellings
East: R-2/spc (Residential/special protective conditions) / Single-family dwellings
West: R-2/spc (Residential/special protective conditions) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Planning Area) (Northwest Upper Valley Plan)
NEAREST PARK: Valley Creek Park (2,851 feet)
NEAREST SCHOOL: Lincoln Middle (11,610 feet)

NEIGHBORHOOD ASSOCIATIONS
Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Neighborhood Association
Save the Valley

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 14, 2015. The Planning Division received 2 emails opposition to the condition release request, (see Attachment 5) and one phone call in opposition citing the request is not in line with the existing homes in the area.

CASE HISTORY
On March 1, 1988, City Council approved the rezoning request for the subject property from R-3 (Residential) to R-2/spc (Residential/special protective condition) and imposed a condition by Ordinance No. 9307 (see Attachment 4) as follows:

The lots in Country Place Subdivision Unit 1 and Country Place Subdivision Unit 2 shall be a minimum of 15,000 square feet in size, except that the following lots shall be exempted from the 15,000 square foot minimum size requirements:

Lot 7, Block 1, Country Place Unit One
Lot 12, Block 1, Country Place Unit One
Lot 13, Block 1, Country Place Unit One
Lot 14, Block 1, Country Place Unit One
Lot 17, Block 1, Country Place Unit One
Lot 11, Block 3, Country Place Unit One
Lot 15, Block 3, Country Place Unit One
Lot 1, Block 4, Country Place Unit One
Lot 5, Block 4, Country Place Unit One

APPLICATION DESCRIPTION

The applicant is requesting to release a condition imposed on the property by Ordinance No. 9307, dated March 1, 1988, (see Attachment 4), to allow lot size to be less than 15,000 square feet in size as restricted by zoning condition for 22 lots for new single-family dwellings. The subject property is located within the Northwest Upper Valley Plan which calls for 2.5 units per acre. The development proposes 22 single-family dwelling lots ranging from 12,600 square feet to 17,861 square feet. The minimum required lot size R-2 (Residential) zone district is 10,000 square feet per the City Code.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the condition release request, as the conditions are either current code requirements, are no longer necessary or have been satisfied, and the development meets the 2.5 units per acre in the Northwest Upper Valley Plan.

Plan El Paso- Future Land Use Map Designation

All applications for a condition release review shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 purpose of the R-2 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning Division - Transportation

No objections to the conditions release.

Note:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning and Inspections Department – Building and Development Permitting

BP & I has reviewed and no objections to proposed conditions release.

Planning and Inspections Department - Land Development
No objections.

Fire Department
Recommended approval.

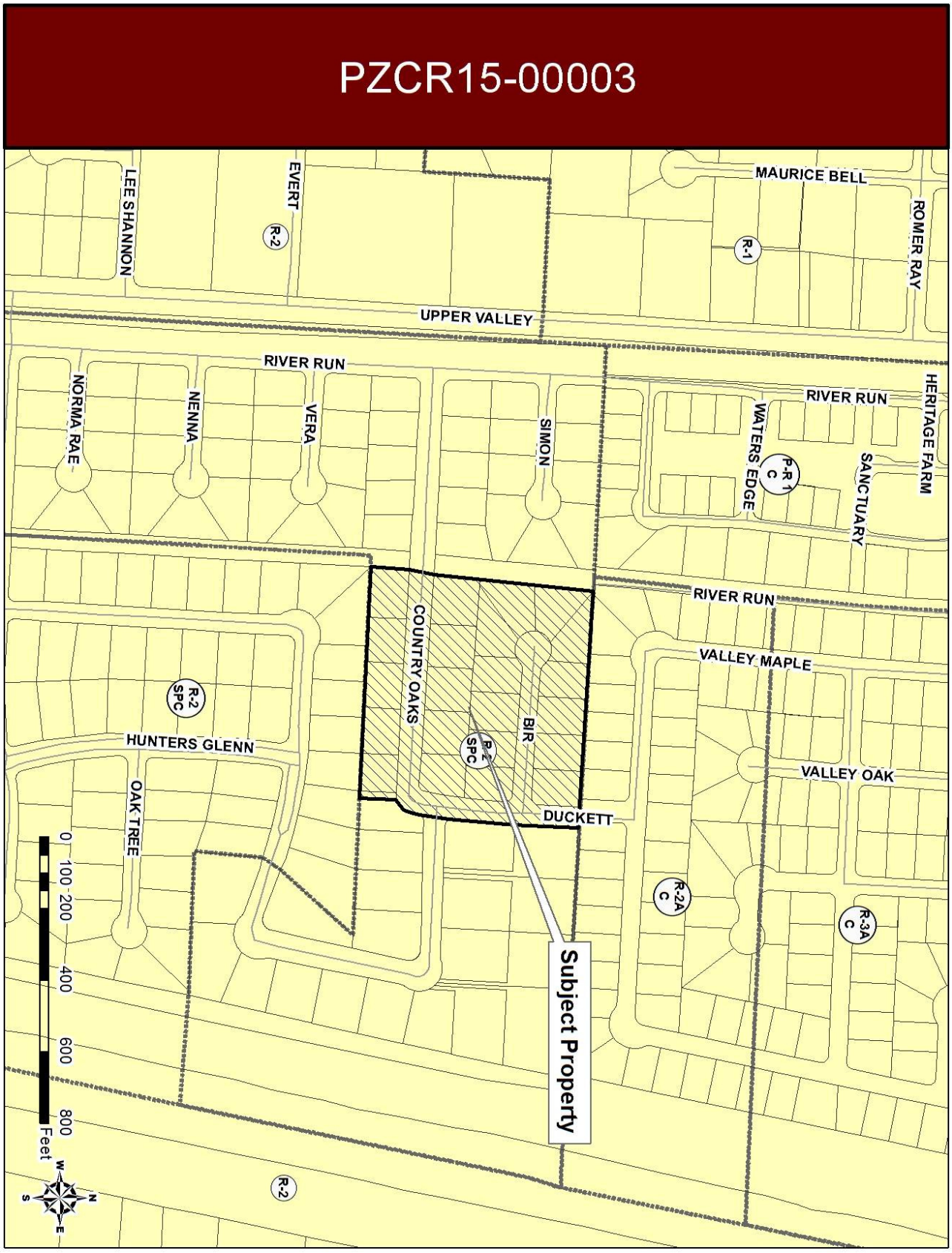
Police Department
Have no concerns or issues with this site or application to report.

El Paso Water Utilities
No comments received.

El Paso Water Utilities - Stormwater Division
No comments received.

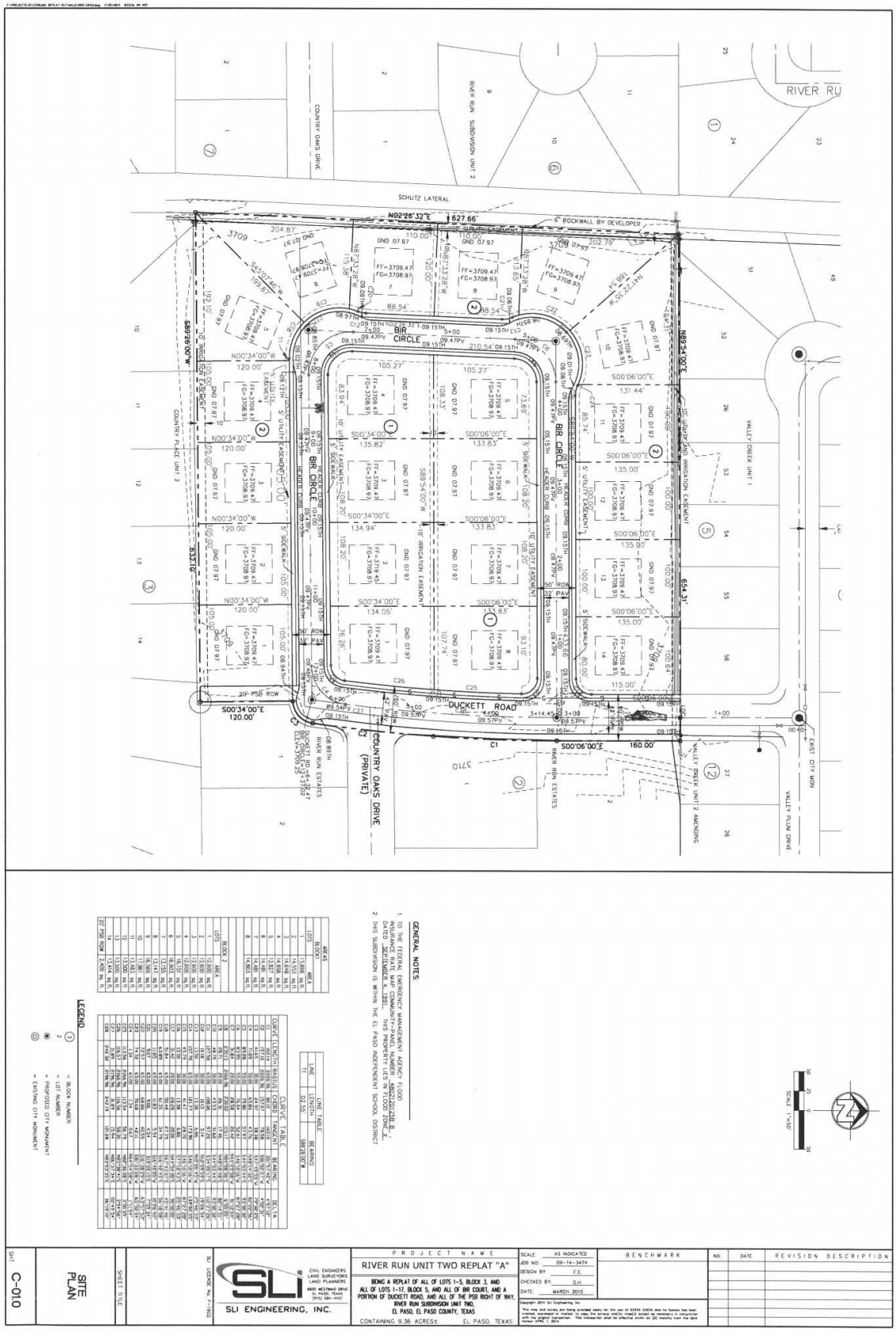
Attachments
1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan
4. Ordinance No. 9307, dated March 1, 1988
5. Emails in opposition

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN



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AN ORDINANCE CHANGING THE ZONING OF PORTIONS OF BLOCKS 5 THROUGH 12, UPPER VALLEY SURVEYS; MANUEL GONZALEZ SURVEY NO. 186; NELLIE D. MUNDY SURVEY NO. 241; EL CANUTILLO SURVEY NO. 241; EL CANUTILLO SURVEY NO. 173; AND CANUTILLO ACREAGE - TRACTS 16 THROUGH 23; ALONG WITH THE FOLLOWING SUBDIVISIONS: COUNTRY PLACE, RIVER RUN, TENNIS WEST ESTATES, TENNIS WEST VILLAS, TIERRA VISTA ESTATES, CARVEL ACRES, EL PASEO, WESTSIDE ESTATES, ROMER-RAY, ESPLANADA, VALLEY WEST, PINCKARD, BORDERLAND, MONTOYA TOWNSITE, GREEN ACRES, HARVEST MOON FARMS, JORDAN, RIVER VALLEY ESTATES, MT. FRANKLIN VIEW ACRES, CLOVERDALE, HARON ESTATES, SUNCREST, AND VALLE VERDE - ALL WITHIN THE COUNTY OF EL PASO, TEXAS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following property within the City and County of El Paso be changed, and that the Zoning Map of the City of El Paso be revised accordingly:

1. The following property shall be changed from R-3 (Residential) to R-F (Ranch/Farm):

   a. All of Tracts 1B, 2, 3B, 13A, 13B3, 13C, Block 8, Upper Valley Surveys.
   b. All of Tracts 4, 5, 6A, 6B, 6C, 6D, 6E, 6F, 6G and 6H, the east 17.67 acres of Tract 8A, Tracts 9, 10A, 10B, 10B1, 10C, 11A, 11B, 11C, 12, 12A, 12B, 12C, 12D and 13, Block 9, Upper Valley Surveys.
   c. All of Tracts 1A, 1B, 1B1, 1C, 1C1, 1D, 1D1, 1D1A, 1D1B, 1D1C, 1E, 1F, 1F1, 1F2, 1G, 1H, 1H1, 1I, 1J, 1J1, 1K, 1L, 1M, 1M1, 1M1A, 1M2, 1N, 1N1, 1N2, 1N3, 1N4, 1N5, 1-O, 1-O1, 1-O2, 1-O3, 1-O4, 1-O5, 1-O6, 1-O7, 1-O8, 1-O9, 1P, 1P1, 1P2, 1P3, 1P4, 1Q, 1Q1, 1Q2, 1Q3, 1Q4, 1Q5, 1Q6, 1R, 1S and 1T, Block 10, Upper Valley Surveys.
   d. All of Tracts 2A1, 2B, 3A, 3B, 3B1, 3B1A, 3B2, 3C, 4, 5 and 6, Block 10, Upper Valley Surveys.

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e. All of Tracts 1A, 1B, 1B1, 1B2, 1B3, 1B4, 1B5, 1B6, 2A, 2B, 2C, 2D, 2E, 2F, 2F1, 2F2, 2F3, 2G, 2H, 2J, 2K, 2L, 2M and 2N, Block 11, Upper Valley Surveys.
f. All of Tracts 3A, 3B, 3C, 3D, 3E, 3F, 3G and 3H, Block 11, Upper Valley Surveys.
g. All of Tracts 4B, 4B1, 4B1A, 4B2A, 4B2B, 4B3, 4B4, 4B5, 4B6, 4B7, 4B8, 4B9, 4B10, 4B11, 4B12, 4B13, 4C, 4D, 4E, 4F, 4G, 4H and 4J, Block 11, Upper Valley Surveys.
h. All of Tracts 5, 6, 7, 8A, 8B, 9, 10 and 11, Block 11, Upper Valley Surveys.
i. All of Tract 6A, Block 12, Upper Valley Surveys.
j. All of Tracts 11 and 12, Block 7, Upper Valley Surveys.

2. The following property shall be changed from R-3 (Residential) to R-1 (Residential):

a. All of Lots 1-6, Block 1, Valley West Subdivision.
b. Those portions of Lots 7-10, Block 1, Valley West Subdivision inside of the Texas State boundary line.
c. All of Tracts 19A, 19B and 19C, Block 8, Upper Valley Surveys.
d. All of Tracts 17A, 17A1, 17B, 17C, 17D, 17E, 17F and 17G, Block 8, Upper Valley Surveys.
e. All of Tracts 16A, 16B, 16C, 16C1, 16C2, 16C3, 16C4, 16D, 16E, 16F, 16G, 16H, 16J, 16K, and 16L, Block 8, Upper Valley Surveys.
f. All of Tracts 15A, 15B, 15C, 15D, 15E and 15F, Block 8, Upper Valley Surveys.
g. All of Tracts 10, 11A, 11B, 11B1, 11B1A, 11B1B, 11B2, 11B2A, 11C, 11D, 11E and 11F, Block 8, Upper Valley Surveys.
h. All of Tracts 12A, 12B, 12B1, 12B2, 12C, 12D, 12E, 12E1, 12E2, 12F, 12G and 12H, Block 8, Upper Valley Surveys.
i. All of Tracts 13B1 and 13B2, Block 8, Upper Valley Surveys.
j. All of Tracts 14A, 14A1A, 14B, 14C, 14C1, 14D, 14E1, 14E2, 14F1, 14F2, 14G1 and 14H, Block 8, Upper Valley Surveys.
k. All of Lots 1-4, Block 1, Tierra Vista Estates Subdivision.

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l. All of Lots 1-7, Block 1, Suncrest Subdivision.
m. All of Tracts 9A, 9C, 9E, 9E1, 9E2, 9F, 9G and 9H, Block 8, Upper Valley Surveys.
n. All of Lots 1-4, Block 1; Lots 1 and 2, Block 2; and Lots 1-4, Block 3, Haron Estates Subdivision.
o. All of Tracts 8A, 8B, 8C and 8D, Block 8, Upper Valley Surveys.
p. All of Tracts 7A, 7A1A, 7A1B, 7B, 7C, 7C1, 7G and 7G1, Block 8, Upper Valley Surveys.
q. All of Lots 1-22, Block 1, Valle Verde Subdivision.
r. All of Tracts 6A, 6C, 6C1A, 6C1B, 6C1C, 6C1D, 6C1E, 6C1E4, 6C1F, 6C2A, 6C2B, 6C3, 6C4A, 6C4B, 6D1A, 6D1B, 6D1C, 6D2A, 6D3B, 6D3C, 6D3E, 6D4, 6F1, 6F2, 6F3, 6F4, 6F4A, 6F4B, 6F4C, 6F5B, 6F6, 6F7, 6F7A, 6F8, 6F14, 6G, 6G1 and 6H, Block 8, Upper Valley Surveys.
s. All of Lots 1-9, Block 1; Lots 1-4, Block 2; Lots 1-8, Block 3; and Lots 1-9, Block 4, Romer-Ray Estates Subdivision.
t. All of Lot 1, Block 1, Westside Estates Subdivision.
u. All of Lots 1-5, Block 1, El Paseo Subdivision.
v. All of Tracts 2A and 2C, Block 10, Upper Valley Surveys.
w. All of Lots 1-3, Block 1; and Lots 1 and 2, Block 2, Rancho Sereno Subdivision.

3. The following property shall be changed from R-3 (Residential) to R-2 (Residential):

a. All of Tracts 7A, 7B, 7B1, 7B2, 7B3, 7B4, 7B5, 7B6, 7B7, 7B8, 7B9, 7B10, 7B11, 7B12, 7B14, 7B15, 7B16, 7C, 7C1, 7C2, 7C3, 7C4, 7C5, 7C6, 7D, 7D1, 7D2, 7E, 7E1, 7E2, 7E3, 7E4, 7F, 7F1, 7F2, 7F3, 7F3A, 7F3B, 7F3C, 7F4 and 7F5, Block 9, Upper Valley Surveys.
b. 4.00 acres out of the western portion of Tract 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8J, 8K and 8L, Block 9, Upper Valley Surveys.
c. All of Lots 1-9, Block 1, and Lots 1-9, Block 2, Unit One, Pinckard Subdivision; All of Lots 11-18, Block 2, and Lots 1-12, Block 3, Unit Two, Pinckard Subdivision.

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d. All of Tracts 1A, 1B, 1B1, 1B2, 1B3, 1B4, 1B5, 1B6, 1B7, 1C, 1C1A, 1C1B, 1C2, 1C3, 1D, 1D1, 1D2, 1E, 1E1, 1E2, 1F and 1G, Block 9, Upper Valley Surveys.

e. All of Tracts 2A, 2B, 2C, 2D, 2F, 2G, 2H and 2I, Block 9, Upper Valley Surveys.

f. All of Tracts 3A, 3A1, 3A2, 3A3, 3B, 3B1, 3B2, 3B3, 3C and 3C1, Block 9, Upper Valley Surveys.

g. All of Lots 1-12, Block 1; and Lots 1-18, Block 2, Esplanada Subdivision.

h. All of Tracts 5A, 5B1, 5C, 5C1B, 5E and 5E1, Block 8, Upper Valley Surveys.

i. All of Tracts 6B, 6B1B, 6B2B, 6B2C2, 6B3, 6E1A, 6E1B and 6E2, Block 8, Upper Valley Surveys.

j. All of Lots 1-14, Block 1; Lots 1-25, Block 4; and Lots 1-11, Block 5, Carvel Acres Subdivision.

k. All of Lots 15 and 16, Block 1; and Lots 1-6, Block 2, Carvel Acres Subdivision Unit 2.

l. All of Lots 1, 3, 5, 7 and 9, Sunset Acres Subdivision.

m. All of Tracts 8, 9 and 10, Block 7, Upper Valley Surveys.

n. All of Lots 1-41, Block 1, Country Place Unit 1.

o. All of Lots 42-60, Block 1A; Lots 1-16, Block 2; Lots 1-17, Block 3; and Lots 1-25, Block 4, County Place Unit 2.

p. All of Tracts 16C, 17C and 17D, Block 5, Upper Valley Surveys.

q. All of Lots 1-24, Block 1; Lots 1-24, Block 2; Lots 1-17, Block 3; and Lots 1-6, Block 4, Cloverdale Subdivision.

r. All of Cloverdale Unit 2, save and except for the southwest corner triangle, 9.96 feet by 18.31 feet.

s. Those portions of Tracts 15E and 15G, Block 5, Upper Valley Surveys that were annexed to the City of El Paso on December 8, 1987, and forming a triangular parcel 200.54 feet along the south right-of-way line of Fleetwood Drive, by 106.02 feet along the east line of Tract 15E, and containing 0.24 acres of land.

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t. The northern portions of Tracts 15J, 15F and 15H, Block 5, Upper Valley Surveys that were annexed to the City of El Paso on December 8, 1987, said tracts bounded on the north by the south right-of-way line of Monclair Drive, on the west by the east line of Lot 1, Block 6, Cloverdale Unit 3, and on the south by the El Paso City Limits line existing prior to the annexation of December 8, 1987.

u. All of Lots 1-33, Mount Franklin View Acres Subdivision.

v. All of Tracts 2B, 11D, 12A, 12A1, 12B1, 12B3, 13A, 13B, 13C, 14A, 14B, 14C, 14C1A, 14C1B, 14C2, 14C2A, 14C3, 14C4, 14D, 14E, 14E1, 14F, 14G, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15J1, 15J2, 15K, 15L, 15L1, 15M, 15M1, 15M2, 15M3, 15M4, 15M5, 15N, 15P, 15Q, 15Q1, 15Q2, 15R, 15R1, 15S, 15S1, 15S1A, 15S2, 15T, 15U, 15V, 16B, 18A, 18B, 18B1, 18B2, 18B3, 18B4, 18B5, 18B6, 18B7, 18C, 18D, 18D1, 18D2, 18E, 18F, 18G, 18H, 18H1, 18J, 18K, 18L, 18L1, 18L2, 18M, 18N, 19A, 19B, 19B2, 19C, 19C2, 19E, 19E1, 20A, 20B, 21A, 21B, 21B1A, 21B1B, 21C, 21D, 22A, 22A1, 22B, 22C, 22C1A, 22C1B, 22C2, 22D, 22E, 22E1, 22F, 22F1, 22F2A, 22F2B, 22F2C, 22F2D, 22F3A, 22F3B, 22F3C, 22G, 22H, 22J, 22K, 22L, 22M, 22N, 22N1, 22N2, 22P, 22Q, 23A, 23B, 23B1, 23B2, 23B2A, 23B3, 23B4, 23B4A, 23B4B and 23B5, Block 6, Upper Valley Surveys.

w. All of Tract A, Lots 1-17, Block 1, Las Granjas Subdivision.

x. All of Tracts 6A and 6B, Block 12, Upper Valley Surveys.

y. All of Lots 1-7, Block 1; Lots 1-4, Block 2; Lots 1-13, Block 3; Lots 1-2, Block 4; Lots 1-8, Block 5; Lots 1-8, Block 6; Lots 1-8, Block 7; Lots 1-3, Block 8; Lots 1-10, Block 9; and Lots 1-10, Block 10, Green Acres Subdivision.

In order to minimize any potential adverse impact and to ensure the appropriateness of the land use in the zoning districts created by this section, the following special protective conditions shall be and hereby are imposed:

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The lots in Country Place Subdivision Unit 1 and Country Place Subdivision Unit 2 shall be a minimum of 15,000 square feet in size, except that the following lots shall be exempted from the 15,000 square foot minimum size requirement:

Lot 7, Block 1, Country Place Unit One
Lot 12, Block 1, Country Place Unit One
Lot 13, Block 1, Country Place Unit One
Lot 14, Block 1, Country Place Unit One
Lot 17, Block 1, Country Place Unit One
Lot 11, Block 3, Country Place Unit Two
Lot 15, Block 3, Country Place Unit Two
Lot 1, Block 4, Country Place Unit Two
Lot 5, Block 4, Country Place Unit Two

4. The following property shall be changed from R-3 (Residential) to R-4 (Residential):

a. All of Tracts 16 and 17, and all of that portion of Tract 18, El Canutillo Acreage, save and except the southwest corner whose boundary dimensions are 160 feet on the west fronting Doniphan Drive, 190 feet on the north, 150 feet on the east, and 160 feet on the south.

5. The following property shall be changed from R-3 (Residential) to R-5 (Residential):

a. All of Tracts 11, 12, 15-19 20A, 20B, 20B1, 20C, 20D, 21-30, 31A, 31B, 32 and 46A, Nellie D. Mundy Survey No. 241.
b. All of Lots 17-26, Block A; Lots 1-32, Block B; Lots 1-16, Block C; Lots 1-29, Block D; Lots 17-32, Block E; Lots 17-32, Block F; and Lots 1-23, Block G, Montoya Townsite Subdivision.
c. All of Block 1A; Lots 1-32, Block 2; Lots 1-7, Block 3; Lots 1-4, Block 4; Lot 1, Block 5; Lots 1-13, Block 6; Lots 1 and 2, Block 7; Lots 1 and 2, Block 8; Lots 1 and 2, Block 9; Lots 1-6, Block 10; and Lots 1 and 2, Block 11, Borderland Heights Unit One Subdivision.
d. All of Lots 1-5, Block 13; Lots 1-5, Block 14; and Lots 1-3, Block 15, Borderland Heights Unit Two Subdivision.

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e. All of Lots 3-11, Block 9; Lots 7-18, Block 10; and Lots 18 and 19, Block 11, Borderland Heights Unit Three Subdivision.

6. The following property shall be changed from R-3 (Residential) to RMH (Residential Mobile Home):

a. All of Lots 1-12, Block 1; Lots 1-21, Block 2; and Lots 1-5, Block 3, Harvest Moon Farms Subdivision.
b. A portion of Lot 1, Block 1, River Valley Estates Subdivision (remaining portion not replatted); all of Lot 2, Block 1, River Valley Estates Subdivision.
c. All of Lots 1A, 2A, 3A, 4A, Lots 5-35, Block 1; and Lots 1-9, Block 2, River Valley Estates Replat "A" Subdivision.
d. All of Tracts 11B and 11E, Block 6, Upper Valley Surveys.

7. The following property shall be changed from R-3 (Residential) to A-M (Apartment and Mobile Home Park):

a. All of Tracts 33A, 33B, 33C, 33D, 34A, 34B1, 34C, 35, 43, 44A and 44B, Nellie D. Mundy Survey No. 241.

8. The following property shall be changed from R-3 (Residential) to C-1 (Commercial):

a. All of Lot 2, Block 1, River Run Subdivision; and all of Tract 7B, Block 7, Upper Valley Surveys.
b. All of Tract 1A, Block 8, Upper Valley Surveys.

9. The following property shall be changed from R-3 (Residential) to C-3 (Commercial):

a. All of Lots 1-16, Lots 27-32, Block A; and Lots 1-16, Block E, Montoya Townsite Subdivision.
b. All of Tracts 7B, 7B1, all of that portion of Tract 7A (south of Easy Way Lane and adjacent to Tract 7B1), El Canutillo Survey No. 173.

10. The following property shall be changed from R-3 (Residential) to C-4 (Commercial):

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a. All of Tracts 7A, 7D and 7E, Block 12, Upper Valley Surveys.
b. All of Tracts 1A, 1A1, 1B1, 1B2, 1B3, 1C, 1C1, 2B and 3B, Manuel Gonzalez Survey No. 186.
c. All of Lots 1-7, Block H, Montoya Townsite Subdivision.
d. All of the un-numbered triangular parcel in Block H, adjacent to Lot 1, Block H, Montoya Townsite, containing 1.015 acres.
e. All of Tract 58A, Nellie D. Mundy Survey No. 241.
f. All of Tracts 59C and 59D, Nellie D. Mundy Survey No. 241.

11. The following property shall be changed from R-3 (Residential) to M-1 (Light Manufacturing):

a. All of Tracts 7D1, 7D2, 7E1, 7F, 7G, 7G1, 7G2, 7H1, 7H2, 7H3, 7I, 7IA, 7IB and 7J, Block 12, Upper Valley Surveys.

12. The following property shall be changed from R-3 (Residential) to M-2 (Heavy Manufacturing):

a. The southwest corner of Tract 18, El Canutillo Acreage, whose dimensions are 160 feet on the west fronting Doniphan Drive, 190 feet on the north, 150 feet on the east, and 160 feet on the south.
b. All of that portion of Tract 19, El Canutillo Acreage, west of the drainage easement traversing said Tract.

13. The following property shall be changed from R-3 (Residential) to PR-I (Planned Residential I):

a. All of Lots 1-11, Block 1; and Lots 1-34, Block 2, Tennis West Estates Subdivision.
b. All of Lots 1-5, Block 1; Lots 1-6, Block 2; Lots 1-7, Block 3; Lots 1-5, Block 4; Lots 1-7, Block 5; Lots 1-9, Block 6; Lots 1-5, Block 7; Lots 1-5, Block 8; Lots 1-5, Block 9; Lots 1-10, Block 10; Lots 1-4, Block 11; Lots 1-4, Block 12; and Lot 1, Block 13, Tennis West Villas Unit 1 Subdivision.

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c. All of Lot 1, Block 14; Lots 1-5, Block 15; Lots 1-6, Block 16; Lots 1-4, Block 17; Lots 1-4, Block 18; and Lots 1-4, Block 19, Tennis West Villas Unit Two Subdivision.

d. All of Tracts 3A, 4A and 4B2, Block 8, Upper Valley Surveys.

PASSED AND APPROVED this 1st day of March, 1988.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:

Department of Planning, Research and Development

ZNG5:5345.87

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ATTACHMENT 5: EMAILS IN OPPOSITION

Salloum, Andrew M.

From: Mario Castaneda <mario@castanedas.me>
Sent: Tuesday, May 19, 2015 10:01 PM
To: Rebecca Gomez
Cc: Salloum, Andrew M.; Michelle Perez; Luis F. Gomez; Angel and Carrie Reyes; Lawrence and Bonni Guerra; Robert and Cassie Blanco; Ruben and Marcela Rivera Mora; Arnold and Helen Chavarria; Allan and Blanca Longe; Demetrio and Leticia Jimenez
Subject: Re: Case No> PZCR15-00003

I second Rebecca Gomez' opinion and will engage all parties interested against the proposal.

I live at 438 Country Oaks and can be reached at 914.892.2852.

- Mario

On May 19, 2015, at 22:35, Rebecca Gomez <rxcallangomez@yahoo.com> wrote:

> Hello Mr. Salloum,
>
> I received your letter in the mail dated May 14, 2015 today as I have been out of town.
>
> I am writing to call your attention to my objection to case number PZCR15-00003. By way of introduction, I am a home owner in the area where this proposed resubdivision is said to take place and strongly am opposed to it.
> I am not completely certain of the exact conditions of the proposal but am certain that if it means making the lots smaller than they are currently I am against that. My family and I live in a gated area on Country Oaks that is adjacent to the lot that is in question and I feel that it will affect everyone in our neighborhood if this proposal is accepted. I would like to discuss this further with you if you wouldn't mind calling me at 915-238-1447.
> I am certain without a doubt that my neighbors would feel the same as I do.
>
> Sincerely,
>
> Rebecca Gomez
> 427 Country Oaks Drive
> El Paso, Texas 79932
> 915-238-1447