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

DEPARTMENT: **Planning and Economic Development Department, Planning Division**

AGENDA DATE: **Introduction: December 20, 2011**
Public Hearing: January 17, 2012

CONTACT PERSON/PHONE: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:
An Ordinance changing the zoning of Lots 80 and 81, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas from R-4 (Residential) to R-MU (Residential–Mixed Use). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: East of Mount Latona Drive and North of Atlas Drive. Property owner: Adobe Haciendas, Inc. PZRZ11-00039 **(District 2)**

BACKGROUND / DISCUSSION:
This item was heard by City Plan Commission on November 3, 2011, however was reconsidered by CPC on December 1, 2011 to verify the sign posting requirements were satisfied. Staff Report is attached.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Reviewed
City Plan Commission (CPC) – Approval Recommendation 6-0

**********REQUIRED AUTHORIZATION**********

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

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director, Planning and Economic Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

CITY CLERK DEPT.
2011 DEC 13 AM 11:32

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 80 AND 81, SUNRISE ACRES NO.2, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-MU (RESIDENTIAL-MIXED USE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

That the zoning of *Lots 80 and 81, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas,* be changed from **R-4 (RESIDENTIAL) TO R-MU (RESIDENTIAL-MIXED USE)**, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2012.

THE CITY OF EL PASO

_____
John F. Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

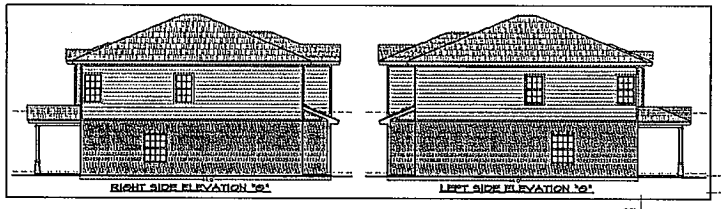
_____
Mathew S. McElroy, Deputy Director
Planning and Economic Development Department

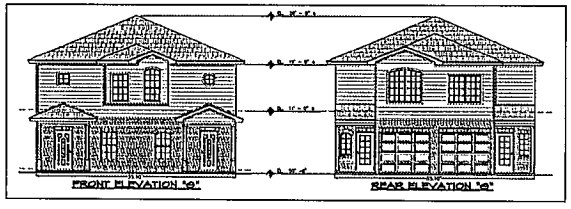
#90777/11-1007-031.034 v2 - PLANNING//REZONING – PZRZ11-00039
Document Author: LCUE

EXHIBIT "A"

MASTER ZONING PLAN

BEING LOTS 80 AND 81,
SUNRISE ACRES NO. 2,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 2.0055± ACRES

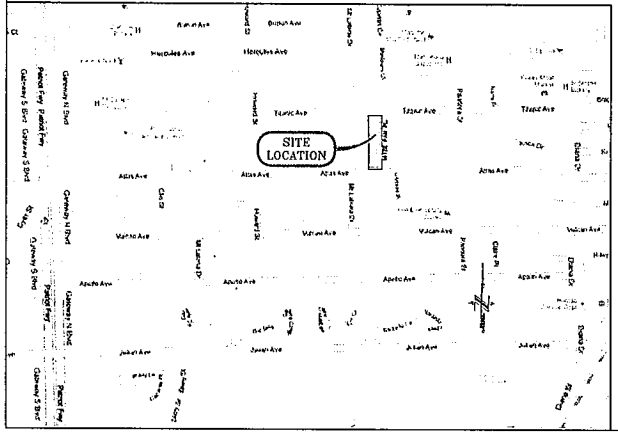


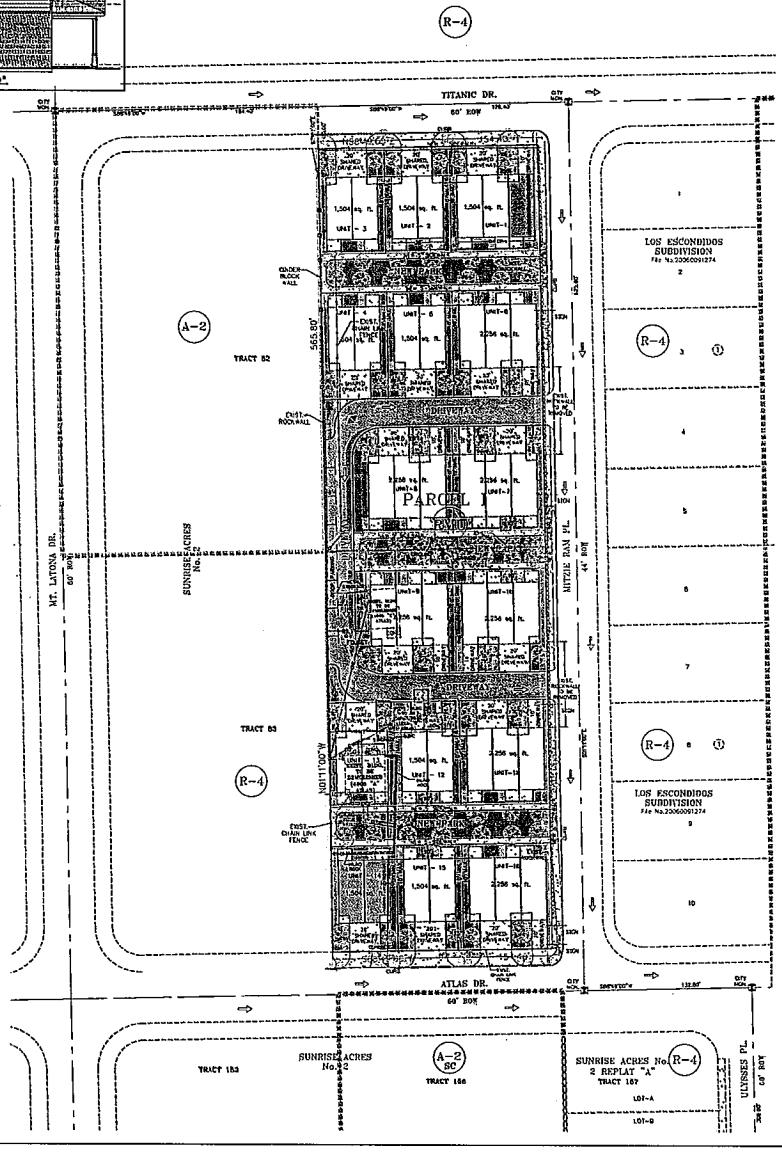


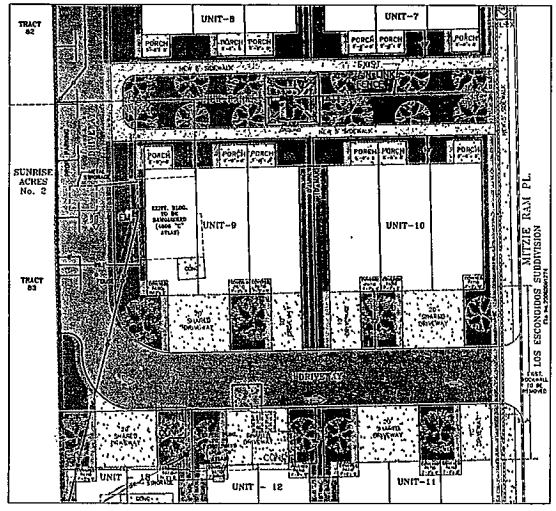
SINGLE FAMILY, TWO-FAMILY, TRIPLEX AND QUADRAPLEX
COMMERCIAL STORAGE
PERSONAL SERVICES/OFFICE
COMMON OPEN SPACE/ RECREATIONAL/ARE
DRIVEWAY

GRAPHIC SCALE
SCALE: 1"=40'

LOCATION MAP SCALE: 1" = 600'







PROPOSED UNITS

SINGLE FAMILY	20' (min) x 70' (min)
DUPLEX	40' (min) x 70' (min)
TRIPLEX	60' (min) x 70' (min)
QUADRAPLEX	80' (min) x 70' (min)

RESIDENTIAL = 75%
RECREATIONAL = 10%
COMMERCIAL/STORAGE = 5%
OFFICE = 5%
PERSONAL SERVICES = 5%

NO MORE THAN 14 UNITS PER ACRE

PROPOSED RMU
SETBACKS = 0 ft.
BLDG. HEIGHT = 35' MAX

PROPOSED DECIDUOUS OR CANOPY TREES

PROPOSED SHRUBS

CONDE INC.
ENGINEERING / PLANNING
GIS / SURVEYING / CAD
5968 SOUTH OR. STE 107
EL PASO, TEXAS 79905
PHONE: (915) 545-3922
FAX (915) 545-5866

S:\CEVERO\DATA\CI\ATLAS MITZIE RAM.dwg MASTER ZP, 12/2/2011 2:06:17 PM, CCORTEZ

EXHIBIT "B"

MASTER ZONING PLAN

Atlas-Titanic/ Vulcan-Mt. Latona Master Zoning Plan for a Residential Mixed Use District

SECTION I

PURPOSE AND INTENT-

The purpose of this Master Zoning Plan is to provide detail on the compatibility between land use and structures within and adjacent to this district. The district is intended to provide a unified community as described within the City of El Paso Comprehensive Plan and Smart Growth Objectives as follows:

- **To accommodate, encourage and promote innovatively designed development involving a mix of housing types and price levels.**
- **To permit a mix of residential uses that is compatible to the existing neighborhoods abutting this district.**

OBJECTIVE

The objective of this Master Zoning Plan district is to allow for a mix of residential uses that meets the objectives of the RMU within Title20, Section 20.06.020.D.9. **This district will accommodate, encourage and promote an innovatively designed mix of single family, two-family, three-family, quadraplex, neighborhood commercial and common open space/recreational uses.**

SECTION II

CHARACTERISTICS AND COMPONENTS OF THIS DISTRICT

1. General Design Principles as per Title 20.10.360G are design principles to serve as guidelines that are met by this district.
   a. Development Perspective:
      (2).That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods. **This district will provide for a mix of residential uses while also providing for some open space/recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.**
      (3). That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and integrated with the existing urban patterns. **This district is designed to provide for a unique urban design that will complement the existing neighborhood.**

3. Architectural objectives as per Title 20.10.360G
   a. Architectural compatibility
   b. Human scale design
   c. Integration of uses
   d. Encouragement of pedestrian activity
   e. Buildings that relate to and are orientated toward the street and surrounding buildings
   f. Residential scale buildings in any mixed residential area
   g. Buildings that contain special architectural features to signify entrances to the mixed-use development, and
   h. Buildings that focus activity on neighborhood open space, square or plaza.

   This district will contain a mix of residential uses that will be designed to have rear access garages, common open space/recreational front yards that will make this neighborhood more walkable and diverse.

4. Roadway design as per Title 20.10.360G – this District will contain a short block, narrow access-way (rear garage access), pedestrian-friendly design.

5. Parking – off-street parking within the district is provided for the residents of the district by way of single car garages, 1 car driveway storage and clustered parking areas as well.

6. Setbacks – this district will have zero (0) setbacks.

7. Density – this district will contain a maximum FAR of .50:1 or 14 units/acre maximum

8. Landscaping – this district will contain landscaping that will meet and exceed requirements per Title 18 (Building and Construction) of the El Paso City Code as well as common open space and recreational areas that will include a playground.

9. Sub districts – this district will not have any sub districts.

10. Commercial uses will be limited to no more than 35% of the total district.

SECTION III

PHASING

The entire District will be built within a two year timeframe. Thus, there will be no phasing of this District.

SECTION IV

RELATIONSHIP TO THE PLAN FOR EL PASO

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

A. City-Wide Land Use Goals and Policies:
   Policy: Develop land use patterns that protect neighborhoods while supporting the economic viability of the City.
   Action: Maintain development standards that protect residential neighborhoods from uses that increase traffic, noise, reduce privacy, and adversely affect the health, safety and welfare of residents.
   This district will enhance the economic viability of the neighborhood by providing for a mix of residential uses, common open space/recreational areas that will be more pedestrian-friendly.

B. Residential Land Use Goals and Policies:
   1. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community.
      Policy: Encourage innovative home design and development to promote housing opportunities
      Action: Provide adequate open space, either in private yards or common areas, in all residential developments
   2. Goal: Protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
      Action: Employ development standards to protect residential environments.
      This district will provide for a mix of residential uses that will provide for a more diverse range of residents while enhancing the existing neighborhood due to the unique design of common open space/recreational areas that will serve as focal points to the neighborhood.

C. Neighborhoods Land Use Goals and Policies:
   1. Preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.
      Action: Encourage neighborhood amenities that include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points throughout the City.
      Action: Public and private development should be designed to improve the character of the existing neighborhoods.
      This district will enhance the integrity, economic vitality and livability of the existing neighborhood through the design of a more urban, walkable development.

MT. LATONA & VULCAN

GENERAL DATA REQUIRED

FOR THE MIXED USE DISTRICT

	Land Use Type	Minimum Unit Area	UNIT COVERAGE Minimum	UNIT COVERAGE Maximum	Minimum Unit Width	Minimum Unit Dept	MAX BLDG HEIGHT (1) Primary Structure	MAX BLDG HEIGHT (1) Accessory Structure
2.0	*Commercial storage*							
	Self storage warehouse	n/a	n/a	n/a	n/a	n/a	30'	30'
4.0	*Office and research services*							
	Office, administrative & manager's	1,500sqft	40%	80%	25'	60'	30'	30'
	Office, business	1,500sqft	40%	80%	25'	60'	30'	30'
10.0	*Personal Services*							
	Laundromat, laundry (<5,000sqft)	1,500sqft	40%	80%	25'	60'	30'	30'
11.00	*Recreational*							
	Open Space	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Park/Playground	n/a	n/a	n/a	n/a	n/a	n/a	n/a
13.00	*Residential*							
	Single Family (Attached/Detached)	1,500sqft	40%	80%	25'	60'	30'	30'
	Duplex	2,400sqft	40%	80%	40'	60'	30'	30'
	Apartments	3,600sqft	40%	80%	60'	60'	35'	35'
	Triplex	2,400sqft	40%	80%	40'	60'	30'	30'
	Quadraplex	3,600sqft	40%	80%	60'	60'	30'	30'
	Domestic Storage	1,500sqft	40%	80%	25'	60'	30'	30'
	Dwelling, resident watchman	1,500sqft	40%	80%	25'	60'	30'	30'
	Home Occupation Use	1,500sqft	40%	80%	25'	60'	30'	30'
	Notes: Lot is replaced by Unit since this development will be a Condominium Regime							

OPPOSITION
EXHIBIT "C"

(5). That a mixture of housing types and densities be distributed throughout the mixed-use development. **This district will contain a full mix of residential types from single family units to quadraplexes while providing for some open space/recreation areas that are not currently available within the neighborhood.**
(10). That neighborhoods be compact, pedestrian –friendly, and mixed use. **This district will be designed in a more urban setting that will provide for rear access garages, front yard common areas that will be unique to the neighborhood.**
(11). That the ordinary activity of daily living occurs within walking distance of most dwellings. **This district will provide a mix of residential uses that will contain some neighborhood commercial uses as well as common open space/recreational areas in order to achieve a more walkable, sustainable neighborhood.**
(13). That within the neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes. **This district will contain a mix of residential uses ranging from single family to quadraplexes that will accommodate residents of diverse ages and incomes.**
(17). That a development have sufficient size to accommodate the mixed-use concentration of uses. **This district is sufficient in size to accommodate a mix of uses within an infill area that will compliment the viability and livability of the existing neighborhood.**

b. Building Perspective:
(1). That buildings and landscaping contribute to the physical definition of streets and civic places. **This district will de designed to have rear access garages, common front yard/ recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.**
(2). That the design of streets and buildings reinforce safe environments. **This district will de designed to have rear access garages, common front yard/ recreational areas that will provide for a safer environment by accommodating the vehicular movements while providing for a more pedestrian-friendly neighborhood.**

2. General Design Elements as per Title 20.10.360G are design elements to serve as guidelines that are met by this District.
   a. Neighborhoods limited in size and orientated toward pedestrian activity.
   b. A variety of housing types, jobs, shopping, services, and public facilities.
   d. A network of interconnecting streets and blocks that maintain respect for the natural landscape
   h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
   i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable and harmonious environment.

   This district will provide for a mix of residential uses that will be more pedestrian-friendly, and will contain common open space/recreational areas that will serve as focal points to the neighborhood.

This is a letter in opposition

Thursday, DEC. 1, 2011 ← Meeting → November 3, 2011 @ 1:30pm (Thursday) 2 of 2
Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

KEEP R-4 ZONING

No APTS!

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner. NO Multi-Units!!!

Planning & Eco Dev. Notice-The City of El Paso Case # PZRZ11·00039. Tracts 80 & 81 4608 Titanic
PZRZ11·00040 154 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter ID
1. [signature]	PEDRO	Morales	7715 Mt. Latona	12-02-1941	Nov 29, 2011
2. [signature]	Vanera	Ramirez	4441 Atlas	1208 81	Nov. 29 2011
3. [signature]	Josefina	Pasillas	7705 Mt. Latona	12-08-11	
4. Regino Colmenar	REGINO	Colmenar	7907 Mt. Latona		11-29-11
5. Hernandez	Victoria	Hernandez	4615 M LATONA		
6. Clementina	Soto	Soto	7619 MT LATONA		DEC 01 2011 A.R.
7. Medrano	Mabuy		4750 Vulcan		
8. [signature]	Rosaleigh	Mendoza	7610 Mt Latona	3-11-69	Nov. 30 2011
9.					
10					

This is a letter in opposition Thursday, Dec 1, 2011 ← Meeting → November 3, 2011 @ 1:30pm (Thursday) / of 2
Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

KEEP R-4 ZONING

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Planning & Eco Dev. Notice-The City of El Paso Case # PZRZ11-00039. Tracts 80 & 81 4608 Titanic 4805 Atlas

PZRZ11-00040 154 & 155 4801 Vulcan

	Signature	First	Last	Address	DOB	Date & Voter ID
1.	Eduardo Hernandez	Eduardo	Hernandez	4826 Vulcan AV		11-30-2011
2.	Cesar Hernandez	Cesar	Hernandez	4826 Vulcan AV		11-30-2011
3.	M Campos	Maria	Campos	7827 Ulysses		11-30-2011
4.						
5.						
6.						
7.					DEC 01 2011	
8.						
9.						
10						

Rosaleigh Mendoza
7610 Mt Catona
El Paso, TX 79904
(915) 755-5111

c/o City Plan Commission
City Plan Commission Planning Division
5th Floor @ 1:30pm
City Council Chambers El Paso, TX
2 Civic Center Plaza El Paso TX
79901-1196

To whom it may Concern:

November 3, 2011

CASE NO: PZRZ11-0039
& CASE NO: PZRZ11-0040 are extremely troubling to me and my neighbors. We Are against such R-MU considerations due to a numberous amount of problems in our area planning. The Streets are not adequately large enough to host multiple units & they flood. Additional traffic in addition to the School, family projects housing add-ons and welfare subsidized type giveaways has been hard to offset over the years. Our good is to keep R-4. Too much parking on streets, staging business in streets & kids to look after.

Warm regards,

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JEFFERSON GROFF & Area
4850 Atlas
El Paso, TX 79904

City Plan Commission
c/o Planning Division
5th floor, City Hall, 2 Civic Cent
El Paso, Texas 79901
Nov. 3, 2011

Protest regarding Case #5
PZRZ11-00039 — 4806 Titanic, 4805 Atlas
PZRZ11-00040 — 4801 Vulcan

We are against zoning R-MU to anyone at these locations. We do not want access used to Ulysses St open for 36 families or otherwise passing through at leisure. We have struggled to keep this area clean for years. Children as well as teenagers are a problem in our area. Adults have also vandelized repeatedly. The flooding is a river on Atlas when it rains.

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Mr. & Ms. Rosaleigh Mendoza
Mt View & Sunrise
Neighborhood Association
Member
7610 Mt. Latona
El Paso, TX 79904

Susie Byrd / Mayor Cook / Honorable NE Reps
City of El Paso Texas
City Chambers, 2nd Floor & 10th Floor
2 Civic Center Plaza, El Paso, TX
(915) 541-4633

November 14, 2011

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DEVELOPMENT SERVICES
DEPARTMENT

Honorable Representatives,
re: meeting 9:30 am → Susie Byrd

In response to Nov. 3, 2011 Zoning Planning Department of City of El Paso – We need your support. Our Sunrise Acres is in danger of over development because Adobe Haciendas bought Tekeheny's & McGraths old places. Adobe Haciendas drew a plan to cram 30 units but Plan Zoning reduced it by 2 units. 28 units is too much in a small spaces as this. 14 per Acre is real bad for us.

Enclosed find 9 pages of neighbors who DO NOT want more trouble out here. The apartments have NOT adequate parking, provisions set back or support to the neighborhood. We need homeowners participating with neighborhood watch. Our Social, economic & property values are being threatened. We need your Support.

Please help us to address the various proplems in our neighborhood. We have VFW & Moose Lodge. We have Eisenhower and Roosevelt public housing units. We have 25 apartment properties. We have an elementary school. School buses inadequate pick up points. Library bus problem. Not to mention the flooding river when it rains drainage pipes down Vulcan, Atlas, Apollo, Titanic. My Camera broke although I will buy another.

Sincerely,

Alexa Sample
4860 Vulcan
EL Paso, TX 79904

11/03/2011

This area has been neglected. Advertise they need to fill in empty spaces in Sunrise Acres. Every few years they try to put apartments among family housing. If you really look at Appalo, Vulcan, Atlas, Titanic & Hercules street. They have manged to peice-med apartment

4860 Vulcan
EL Paso, TX 79904

among family house. For example on 4800 block of Appalo. They ~~put~~ built a peeking tom apartment. The apart is about 3 ft from a rock wall, two story and next to it is family house. They can see into the windows of people living next door. Apartments are money makers but people and families should come first when it comes to zoning.

Alexa Sample

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① of 9

Meeting → November 3, 2011 @ 1:30pm (Thursday)
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City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, Tx (915) 541-4633

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DEVELOPMENT SERVICES
DEPARTMENT

KEEP R-4 ZONING

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner. NO APARTMENTS

Planning & Eco Dev: Notice-The City of El Paso Case # PZRZ11-00039 Tracts 80 & 81 4808 Titanic
PZRZ11-00040 154 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter #
1.	Gabriel	Lopez	4845 Vulcan	7-10-75	11-9-11
2.	Gabriel	LOPEZ	4845 Vulcan	2-22-40	11-9-11
3. Maria J Lopez	Maria	Lopez	4845 Vulcan	4-1-36	11-9-11
4.	MARIO	LOPEZ	4845 Vulcan	7-18-69	11-9-11
5.	Lorena	Lopez	4845 Vulcan	9-25-66	11-9-11
6.	Fernie	Lopez	4845 Vulcan	3-22-91	11-9-11
7. Carrie L. Sample	CARRIE	SAMPLE	4860 Vulcan	19 Jul 1924	
8.	RODOLFO	SCHLEMM	7830 MT. LATONA	11/23/49	
9. MS	MARIA	Schlemm	7830 m Latona	5-8-41	
10	Juan	Ayala	7705 m Latona	11-27-48	

Meeting → November 3, 2011 @ 1:30pm (Thursday)
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PZRZ11-00040 154 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter #
1. Ramon Gomez	Ramon	Gomez	4804 Atlas Ave	N/A	11/08
2. [illegible]	[illegible]	Sidel	7906 Mount Latona	9/30/88	11/08/11
3. Nellie Maltos	Nellie	Maltos	7906 MT Latona	12-13-81	11-8-11
4. Martha E Garcia	Martha	Garcia	4804 Titanic	7-12-60	11-8-11
5. [illegible]	Jessica	Garcia	4804 Titanic	12-17-90	11-8-11
6. [illegible]	Martha	Garcia	4804 Titanic	3/10/87	11/8/11
7. Petra Hernandez	Petra	Hernandez	4826 Vulcan	11-7-54	11-9-11
8. Carolina Hernandez	Carolina	Hernandez	4826 Vulcan	12-20-93	11-9-11
9. Ofelia Hipolito	Ofelia	Hipolito	4824 Vulcan	4/2/45	11/9/2011
10. Roberto Hipolito	Roberto	Hipolito	4824 Vulcan	2/22/35	11/9/2011

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PZRZ11-00040 154 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter #
1.	Elena	Hanna	4744 Vulcan		11-2-11
2.	Eric	Reichenbach	4744 Vulcan		11-2-11
3. Maria Guadalupe Medrano	Maria	Medrano	4750 Vulcan	5-8-32	
4. Ruben Ramirez	Ruben	Ramirez	7614 Mt. Latona	2/20/77	
5. Clementina Soto	Clementina	Soto	7619 MT LATONA	11-03-011	
6. Victoria Hernandez	Victoria	Hernandez	7615 Mt Latona	—	
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PZRZ11-00040 154 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter #
1. Cristina Ramirez	CRISTINA	RAMIREZ	7808 Ulysses	12-26-42	12-31-11
2. Enrique Ramirez	Enrique	RAMIREZ	7808 ULYSSES	9-20-35	
3. Delia M. Reyes	VELIA	REYES	7819 ULYSSES	12-14-42	
4. Ruben Reyes	RUBEN	REYES	7819 ULYSSES	04-19-38	
5. Maria R. Colon	Maria	Colon	7800 ULYSSES	05-04-54	
6. Maria Luisa Campos	MARIA	CAMPOS	7827 ULYSSES	01/30/49	
7.	Gabriel	Rodriguez	7827 Ulysses	08/07/77	
8. Maribel Roque	Maribel	Roque	4854 Atlas	11/10/71	12-31-2011
9. Jefferson Groff	JEFFERSON	GROFF	4850 ATLAS	12/30/54	Ex. 12/31/2011
10. Alicia Campos	Alicia	Campos	7827 Ulysses	7/18/79	

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CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

Meeting → November 3, 2011 @ 1:30pm (Thursday)
Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

KEEP R-4 ZONING

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner. No APARTMENTS

Planning & Eco Dev. Notice-The City of El Paso Case # PZRZ11-00039 Tracts 80 & 81 4608 Titanic
PZRZ11-00040 154 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter #
1. Elsa V Montano	Elsa	Montano	4823 Apollo	3.12.79	10.29.11
2. Juan C Gonzalez	Juan	Gonzalez	4823 Apollo	9/22/8	
3. Margarita H	Margarita	R. Hernandez	4827 Apollo	08/29/73	
4. Mayra Ramirez	Mayra	Ramirez	4827 Apollo	08/04/93	
5. [illegible]	Joseph	Monego	7505-B Golden Knight	01/17/89	10 29 2011
6. Patricia Bejarano	Patricia	Bejarano	7601 Pandora	11/14/84	
7. Juan Bejarano	Juan	Bejarano	7601 Pandora	02/06/51	
8. Eliana Torres	ELIANA	TORRES	7603 PANDORA	02/24/88	10/29/2011
9. Maria P Herrera	MARIA	HERRERA	7607 Pandora	4/14/38	
10 Angelica Saavedra	Angelica	Saavedra	7611 Pandora	10/08/68	

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Planning & Eco Dev. Note-The City of El Paso Case # PZRZ11-00039 Tracts 80½ & 81 4608 Titanic
PZRZ11-00040 154 & 155 4805 Atlas
4801 Vulcan

	Signature	First	Last	Address	DOB	Date & Voter #
1.	Alejandra Avalos	Alejandra Avalos		4805 Apollo	9-30-78	since 1968
2.	[illegible]	Gregory V Padilla	Padilla	4805 Apollo Ave	May 29, 1931	
3.	Marie Falcon	MARIA FALCON	FALCON	4805 Apollo Ave	11/23 53	
4.	Maria Padilla	MARIA PADILLA	PADILLA	4805 Apollo Ave.	4-1-53	Same.
5.	Tylene Avalos	Tylene	Avalos	4805 Apollo ave.	1-1-96	
6.	Gerardo Palacios	Gerardo	Palacios	4811 Apollo ave	2000	
7.	Laura Palacios	Laura	Palacios	4811 Apollo ave	2000	
8.	Abel Villalobos	Abel	Villalobos	4815 Apollo	12-23-96	
9.	Margarito Villalobos	MALGARITO	VILLALOBOS	"	2-22-36	
10.	Rosa Villalobos	Rosa	Villalobos	4813 Apollo		

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PZRZ11-00040 154 & 155 4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter #
1. Verona Palma	VERONICA ~~PALMA~~	PALMA	7815 ULYSSES PL	7/25/1979	OCTOBER 31, 2011
2. Tremell Bellamy	TREMELL	BELLAMY	7815 Ulysses	02/27/87	
3. Billie Tiller	Billie	TILLER	9949 DYER	3/8/28	
4. John Galvan	JOHN	GALVAN	954 S JAPONICA		
5.					
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4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter #
	Juan	Ibañez	7604 Pandora		
	Yadira	Ibañez	7604 Pandora		
	Estela	Alvarez	7613 Pandora	10/14/38	
	Mauro	Hernandez	7610 Pandora	11/1/7	
	Yvonne	Hinojosa	4830 Vulcan		
	Jimmy	Hinojosa	4830 Vulcan	2-16-79	
	Jacob	Fierro	8016 Mitzie Ram	5-1-76	
	Raquel	Fierro	8016 Mitzie Lane	11-5-72	
	Edward	Hernandez	4826 Vulcan	04/12/1990	
	Petra	Hernandez	4826 Vulcan	11-7-54	

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CITY CLERK
DEVELOPMENT SERVICES DEPARTMENT

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Planning & Eco Dev. Notice The City of El Paso Case # PZRZ11-00039 Tracts 80 & 81 4608 Titanic
PZRZ11-00040 154 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter #
Aurelia Muro	AURELIA	MURO	4840 Vulcan	11-20-39	
Rosaleigh Mendoza	Rosaleigh	Mendoza	7610 Mt Catoma	3/11/65	

MEMORANDUM

DATE: December 20, 2011

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Arturo Rubio, Senior Planner

SUBJECT: **PZRZ11-00039**

The City Plan Commission (CPC), on December 1, 2011 voted 6-0 to recommend **Approval** of rezoning subject property from R-4 (Residential) to R-MU (Residential-Mixed Use) and a Master Zoning Plan.

The CPC found that the rezoning and Master Zoning Plan is in conformance with the Plan for El Paso. The CPC also determined that the rezoning and Master Zoning Plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning and Master Zoning Plan will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Planning Division received a petition in opposition

Attachment: Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ11-00039 **(Reconsideration)**
Application Type:	Rezoning
CPC Hearing Date:	December 1, 2011
Staff Planner:	Arturo Rubio, 915-541-4633, *rubioax@elpasotexas.gov*
Location:	East of Mount Latona Drive and North of Atlas Drive
Legal Description:	Lots 80 and 81, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
Acreage:	2.0055 acres
Rep District:	2
Zoning:	R-4 (Residential)
Existing Use:	Existing structures to be demolished
Request:	From R-4 (Residential) to R-MU (Residential-Mixed Use)
Proposed Use:	Single-family, Two-family, Triplex and Commercial
Property Owner:	Adobe Haciendas Inc.
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE

North:	R-4 (Residential) Single-family/ C-2/c (Commercial/conditions)/Apartments
South:	A-2/sc (Apartment/special contract)/Multi-family/ R-4 (Residential) Single-family
East:	R-F (Ranch and Farm)/Single-family/Ranch M-1/sc (Light Manufacturing/special contract)
West:	R-F (Ranch and Farm)/Single-family/Ranch/ RMH (Residential Mobile Home) Mobile Homes/Single-family dwellings

Plan for El Paso Designation: Residential (North East Planning Area)
Nearest Park: Mountain View Park (3,082 Feet)
Nearest School: Lee Elementary School (1,148 Feet)

NEIGHBORHOOD ASSOCIATIONS

North Hills Neighborhood Pride Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 18, 2011. The Planning Division has received one phone call in opposition of the rezoning request, citing a raise in property taxes and dislike for apartments in that area and would prefer a park. Re-notification notices were sent out on November 17, 2011. The Planning Division has received 1 petition in opposition of the rezoning request (Opposition petition, Exhibit A).

APPLICATION DESCRIPTION

This item was reviewed and approved by CPC on November 3, 2011. However, this item is being presented for CPC reconsideration to verify compliance of public hearing sign posting requirements. The applicant has submitted pictures of the sign posting. The applicant is requesting to rezone the subject property from R-4 (Residential) to R-MU (Residential Mixed-Use). The Master Zoning Plan shows a mixed use development consisting 8 two-family dwelling units, 7 three-family dwelling units, and 1 single family dwelling unit; commercial storage, and personal service office, common open space, and recreational area. A summary of the Master Zoning Plan is attached (attachment 4, pg. 8). The proposed access is from Atlas Drive, Mitzie Place and Titanic Drive. The proposed development incorporates many smart growth principles and supports many of the R-MU district guidelines.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to R-MU (Residential Mixed Use) and the Master Zoning Plan based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with the purpose, principles and guidelines of the R-MU district, and furthers the City Council direction to promote smart growth.

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.

b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

d. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the R-MU (Residential Mixed Use) district to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **approval.**

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

Land Development has no objection to the proposed rezoning request.
Engineering Civil Plan shall be submitted for grading and drainage issue.
Grading permit is required.

Department of Transportation

Department of Transportation does not object to the proposed rezoning request.
1. A review of the Master Zoning Plan (MZP) is required for the proposed rezoning.
2. Sidewalks shall be continuous across driveway.
Notes:
1. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

El Paso Water Utilities

1. EPWU does not object to this request.
Water:
2. There is an existing 8-inch diameter water main extending along Titanic Drive that is available for service, the water main is located approximately 12-ft north from the center right-of-way line.
3. There is an existing 6-inch diameter water main extending along Atlas Drive that is available for service, the water main is located about 10-ft north from the center right-of-way line.

4. Along Mitzie Ram from Titanic and Atlas Drive, there is an existing 6-inch diameter water main that is available for service. Said main changes in diameter to an 8-inch water main approximately 265-ft north from the southern property line. The water main is located about 7-ft east from the center right-of-way line
5. Previous water pressure reading from fire hydrant # 204 located at the northeast intersection of Mount Latona and Atlas Drive, have yielded a static pressure of 114 (psi) pounds per square inch, a residual pressure of 110 (psi) pounds per square inch and a discharge of 1248 (gpm) gallons per minute
6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
7. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 4805 Atlas Drive.
Sewer:
8. There is an existing 8-inch diameter sanitary sewer main extending along Titanic Drive that is available for service, the sewer main is located approximately 12-ft south from the center right-of-way line.
9. There is an existing 12-inch diameter sanitary sewer main extending along Atlas Drive that is available for service, the sewer main is located approximately 5-ft south from the center right-of-way line.
10. There is an existing 8-inch diameter sanitary sewer main extending along Mitzie Ram Place that is available for service, the sewer main is located approximately 4-ft west from the center right-of-way line.
General:
11. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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

Fire Department
The El Paso Fire Department has no objections to the rezoning request or to the Detailed Site Plan as submitted. The case remains subject to further review at later stages of the process including, but not limited, to Fire Plan review

CITY PLAN COMMISSION OPTIONS

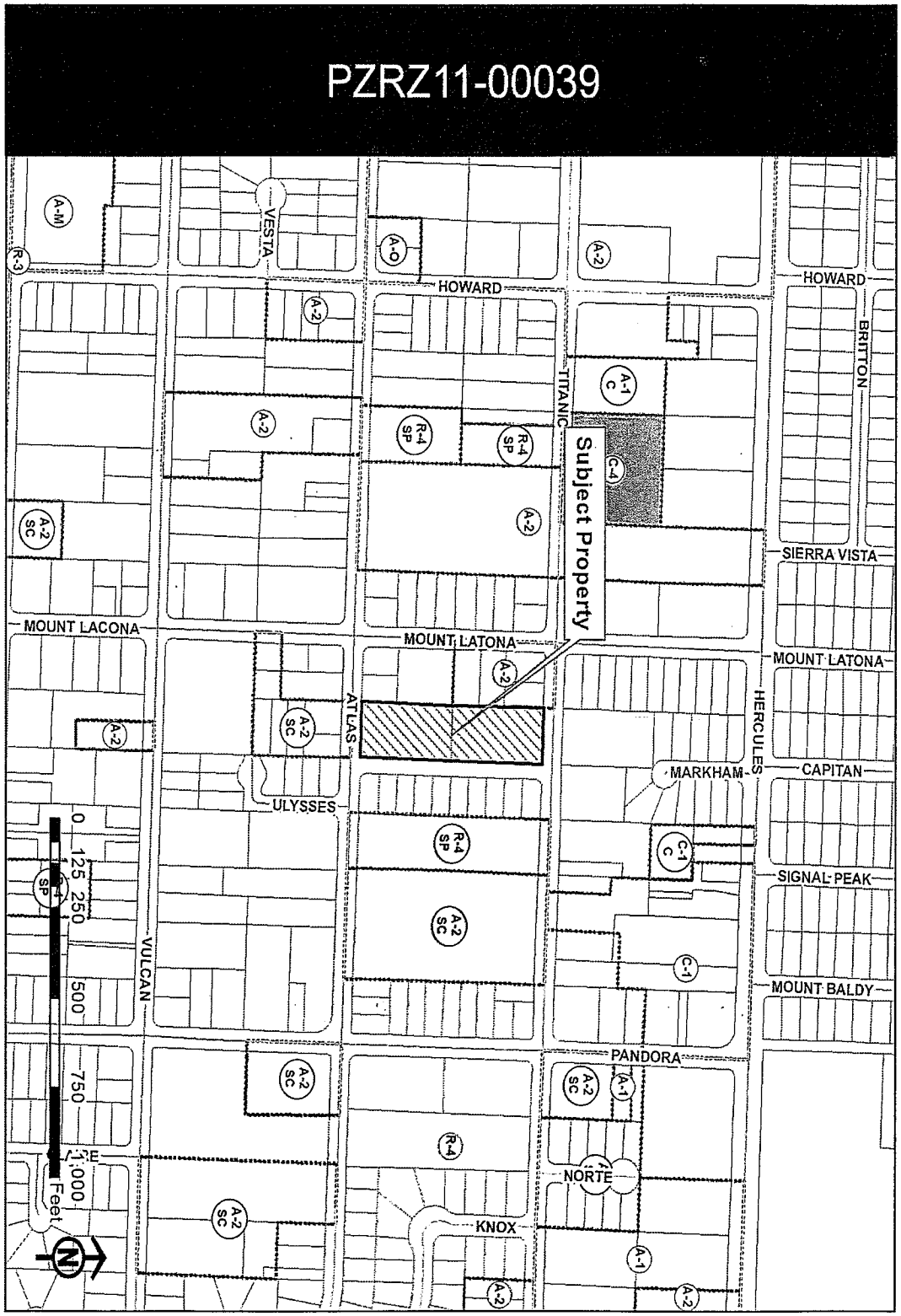
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

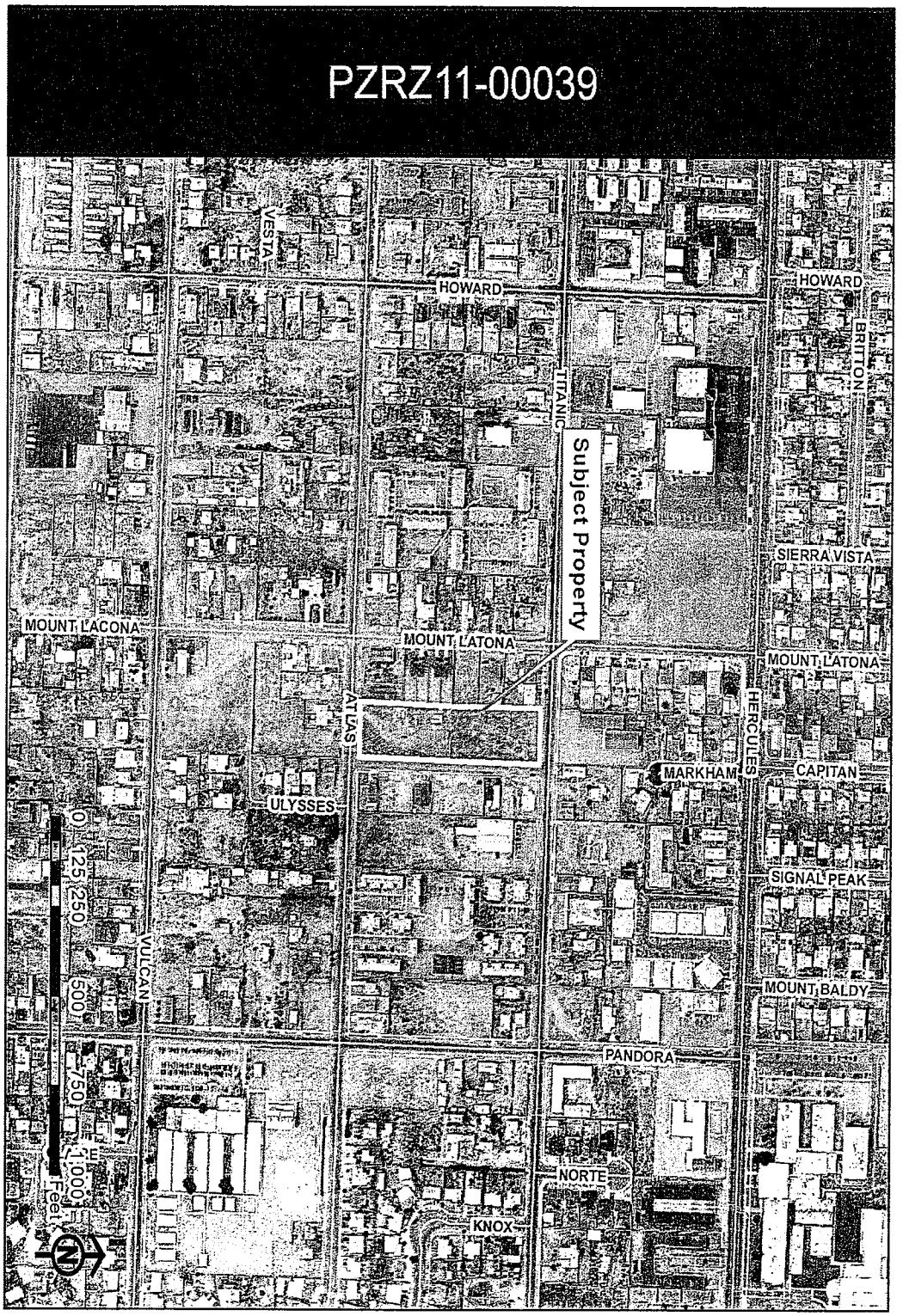
Attachments:

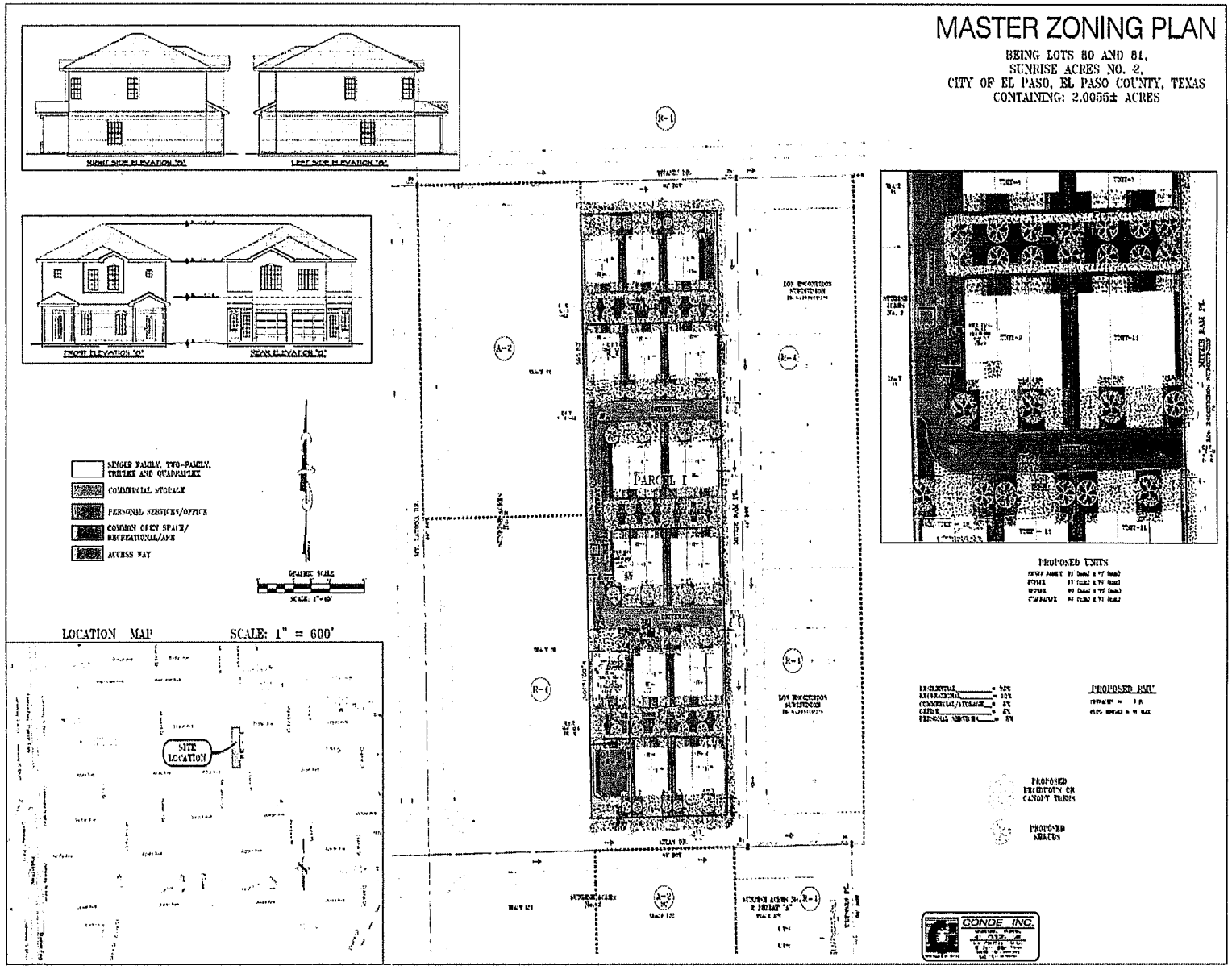
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Master Zoning Plan
Attachment 4: Master Zoning Plan Report
Exhibit A: Opposition Petition

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP




MASTER ZONING PLAN
BEING LOTS 80 AND 81,
SUNRISE ACRES NO. 2,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 2.0055± ACRES
RIGHT SIDE ELEVATION "A"
LEFT SIDE ELEVATION "A"
FRONT ELEVATION "B"
REAR ELEVATION "B"
SINGLE FAMILY, TWO-FAMILY, TRIPLEX AND QUADRPLEX
COMMERCIAL STORAGE
PERSONAL SERVICES/OFFICE
COMMON OPEN SPACE/ RECREATIONAL/AREA
ACCESS WAY
GRAPHIC SCALE
LOCATION MAP
SCALE: 1" = 600'
SITE LOCATION
PARCEL I
PROPOSED UNITS
PROPOSED EMU
PROPOSED DRIVEWAY OR CANOPY TREES
PROPOSED SIGNAGE
CONDE INC.

MASTER ZONING PLAN

Atlas-Titanic/ Vulcan-Mt. Latona Master Zoning Plan for a Residential Mixed Use District

SECTION I

PURPOSE AND INTENT-

The purpose of this Master Zoning Plan is to provide detail on the compatibility between land use and structures within and adjacent to this district. The district is intended to provide a unified community as described within the City of El Paso Comprehensive Plan and Smart Growth Objectives as follows:

- **To accommodate, encourage and promote innovatively designed development involving a mix of housing types and price levels.**
- **To permit a mix of residential uses that is compatible to the existing neighborhoods abutting this district.**

OBJECTIVE

The objective of this Master Zoning Plan district is to allow for a mix of residential uses that meets the objectives of the RMU within Title20, Section 20.06.020.D.9. **This district will accommodate, encourage and promote an innovatively designed mix of single family, two-family, three-family, quadraplex, neighborhood commercial and common open space/recreational uses.**

SECTION II

CHARACTERISTICS AND COMPONENTS OF THIS DISTRICT

1. General Design Principles as per Title 20.10.360G are design principles to serve as guidelines that are met by this district.
   a. Development Perspective:
      (2).That the development strategy utilized encourages infill and redevelopment **in parity with new and existing neighborhoods. This district will provide for a mix of residential uses while also providing for some open space/recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.**
      (3). That proposed development contiguous to urban areas be organized as **town centers and neighborhoods,** and integrated with the existing urban patterns. **This district is designed to provide for a unique urban design that will complement the existing neighborhood.**

(5). That a mixture of housing types and densities be distributed throughout the mixed-use development. **This district will contain a full mix of residential types from single family units to quadraplexes while providing for some open space/recreation areas that are not currently available within the neighborhood.**
(10). That neighborhoods be compact, pedestrian –friendly, and mixed use. **This district will be designed in a more urban setting that will provide for rear access garages, front yard common areas that will be unique to the neighborhood.**
(11). That the ordinary activity of daily living occurs within walking distance of most dwellings. **This district will provide a mix of residential uses that will contain some neighborhood commercial uses as well as common open space/recreational areas in order to achieve a more walkable, sustainable neighborhood.**
(13). That within the neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes. **This district will contain a mix of residential uses ranging from single family to quadraplexes that will accommodate residents of diverse ages and incomes.**
(17). That a development have sufficient size to accommodate the mixed-use concentration of uses. **This district is sufficient in size to accommodate a mix of uses within an infill area that will compliment the viability and livability of the existing neighborhood.**

b. Building Perspective:
(1). That buildings and landscaping contribute to the physical definition of streets and civic places. **This district will de designed to have rear access garages, common front yard/ recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.**
(2). That the design of streets and buildings reinforce safe environments. **This district will de designed to have rear access garages, common front yard/ recreational areas that will provide for a safer environment by accommodating the vehicular movements while providing for a more pedestrian-friendly neighborhood.**

2. General Design Elements as per Title 20.10.360G are design elements to serve as guidelines that are met by this District.
   a. Neighborhoods limited in size and orientated toward pedestrian activity.
   b. A variety of housing types, jobs, shopping, services, and public facilities.
   d. A network of interconnecting streets and blocks that maintain respect for the natural landscape
   h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
   i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable and harmonious environment.

   This district will provide for a mix of residential uses that will be more pedestrian-friendly, and will contain common open space/recreational areas that will serve as focal points to the neighborhood.

3. Architectural objectives as per Title 20.10.360G
   a. Architectural compatibility
   b. Human scale design
   c. Integration of uses
   d. Encouragement of pedestrian activity
   e. Buildings that relate to and are orientated toward the street and surrounding buildings
   f. Residential scale buildings in any mixed residential area
   g. Buildings that contain special architectural features to signify entrances to the mixed-use development, and
   h. Buildings that focus activity on neighborhood open space, square or plaza.

   This district will contain a mix of residential uses that will be designed to have rear access garages, common open space/recreational front yards that will make this neighborhood more walkable and diverse.

4. Roadway design as per Title 20.10.360G – this District will contain a short block, narrow access-way (rear garage access), pedestrian-friendly design.

5. Parking – off-street parking within the district is provided for the residents of the district by way of single car garages, 1 car driveway storage and clustered parking areas as well.

6. Setbacks – this district will have zero (0) setbacks.

7. Density – this district will contain a maximum FAR of .50:1 or 15 units/acre

8. Landscaping – this district will contain landscaping that will meet and exceed requirements per Title 18 (Building and Construction) of the El Paso City Code.

9. Sub districts – this district will not have any sub districts.

SECTION III

PHASING

The entire District will be built within a two year timeframe. Thus, there will be no phasing of this District.

SECTION IV

RELATIONSHIP TO THE PLAN FOR EL PASO

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

A. City-Wide Land Use Goals and Policies:
   Policy: Develop land use patterns that protect neighborhoods while supporting the economic viability of the City.
   Action: Maintain development standards that protect residential neighborhoods from uses that increase traffic, noise, reduce privacy, and adversely affect the health, safety and welfare of residents.
   This district will enhance the economic viability of the neighborhood by providing for a mix of residential uses, common open space/recreational areas that will be more pedestrian-friendly.

B. Residential Land Use Goals and Policies:
   1. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community.
      Policy: Encourage innovative home design and development to promote housing opportunities
      Action: Provide adequate open space, either in private yards or common areas, in all residential developments
   2. Goal: Protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
      Action: Employ development standards to protect residential environments.
      This district will provide for a mix of residential uses that will provide for a more diverse range of residents while enhancing the existing neighborhood due to the unique design of common open space/recreational areas that will serve as focal points to the neighborhood.

C. Neighborhoods Land Use Goals and Policies:
   1. Preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.
      Action: Encourage neighborhood amenities that include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points throughout the City.
      Action: Public and private development should be designed to improve the character of the existing neighborhoods.
      This district will enhance the integrity, economic vitality and livability of the existing neighborhood through the design of a more urban, walkable development.

MT. LATONA & VULCAN

GENERAL DATA REQUIRED

FOR THE MIXED USE DISTRICT

	Land Use Type	Minimum Unit Area	UNIT COVERAGE Minimum	UNIT COVERAGE Maximum	Minimum Unit Width	Minimum Unit Dept	MAX BLDG HEIGHT (1) Primary Structure	MAX BLDG HEIGHT (1) Accessory Structure
2.0	*Commercial storage*							
	Self storage warehouse	n/a	n/a	n/a	n/a	n/a	30'	30'
4.0	*Office and research services*							
	Office, administrative & manager's	1,500sqft	40%	80%	25'	60'	30'	30'
	Office, business	1,500sqft	40%	80%	25'	60'	30'	30'
10.0	*Personal Services*							
	Laundromat, laundry (<5,000sqft)	1,500sqft	40%	80%	25'	60'	30'	30'
11.00	*Recreational*							
	Open Space	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Park/Playground	n/a	n/a	n/a	n/a	n/a	n/a	n/a
13.00	*Residential*							
	Single Family (Attached/Detached)	1,500sqft	40%	80%	25'	60'	30'	30'
	Duplex	2,400sqft	40%	80%	40'	60'	30'	30'
	Apartments	3,600sqft	40%	80%	60'	60'	35'	35'
	Triplex	2,400sqft	40%	80%	40'	60'	30'	30'
	Quadraplex	3,600sqft	40%	80%	60'	60'	30'	30'
	Domestic Storage	1,500sqft	40%	80%	25'	60'	30'	30'
	Dwelling, resident watchman	1,500sqft	40%	80%	25'	60'	30'	30'
	Home Occupation Use	1,500sqft	40%	80%	25'	60'	30'	30'
	Notes: Lot is replaced by Unit since this development will be a Condominium Regime							

EXHIBIT A

(1) of 9

Meeting → November 3, 2011 @ 1:30pm (Thursday)
Planning & Development Commission City of El Paso
City Chambers 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

RECEIVED
NOV. 1 [illegible]
CITY [illegible]
DEVELOPMENT SERVICES
DEPARTMENT

KEEP R-4 ZONING

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Planning & Eco Dev. Notice The City of El Paso Case # PZRZ11-00040 Tracts 80 & 81 4808 Titanic
PZRZ11-00040 154 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date & Vote
1.	Gabriel	Lopez	4845 Vulcan	7-1-75	11-9-11
2.	[illegible]	LOPEZ	4845 Vulcan	2-22-40	11-9-11
3. Maria J. Lopez	Maria	Lopez	4845 Vulcan	4-5-36	11-9-11
4.	MARIO	LOPEZ	4845 Vulcan	7-19-69	11-9-11
5.	Lorena	Lopez	4845 Vulcan	9-25-66	11-9-11
6.	Fernie	Lopez	4845 Vulcan	3-22-91	11-9-11
7. Carrie A. Sample	CARRIE	SAMPLE	4860 Vulcan	19 Jul 1994	
8.	RODOLFO	SCHLEMM	7830 MT. LATON A.	11/28/43	
9. MS	MARIA	Schlemm	7830 m Laton A	5-8-41	
10.	[illegible]	[illegible]	7705 m MIRADA	11-7-48	

Meeting → November 3, 2011 @ 1:30pm (Thursday)
Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

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Planning & Eco Dev. Notice - The City of El Paso Case # PZRZ11-000[illegible]
PZRZ11-00040

Tracts 80 & 81 — 4608 Titanic
154 & 155 — 4805 Atlas
4801 Vulcan

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DEPARTMENT

Signature	First	Last	Address	DOB	Date & Voter
1. [illegible]	[illegible]	[illegible]	4804 Atlas Ave	N/A	11/08
2. [illegible]	[illegible]	Sidel	7906 Mount Ladona	9/30/88	11/08/11
3. [illegible]	[illegible]	Maltos	7906 MT Latona	12-13-81	11-8-11
4. Martha E Garcia	Martha	Garcia	4804 Titanic	7-12-60	11-8-11
5. [illegible]	Jessica	Garcia	4804 Titanic	12-17-90	11-8-11
6. [illegible]	Martha	Garcia	4804 Titanic	3/10/87	11/8/11
7. Petra Hernandez	Petra	Hernandez	4826 Vulcan	11-7-54	11-9-11
8. Carolina Hernandez	Carolina	Hernandez	4826 Vulcan	12-20-93	11-9-11
9. Ofelia Hipolito	Ofelia	Hipolito	4824 Vulcan	4/2/45	11/9/20
10. Roberto Hipolito	Roberto	Hipolito	4824 Vulcan	2/22/35	11/9/2011

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Planning & Eco Dev. Note: The City of El Paso Case # PZRZ11-00039 Tracts 80 & 81 4608 Titanic
PZRZ11-00040 154 & 155 4805 Atlas
4804 Vulcan

Signature	First	Last	Address	BOA	Date & Vote
1.	Elena	Hanna	4744 Vulcan		11-2-11
2.	Erik	Rokhenbach	4744 Vulcan		"
3. Maria Cruz Medrano	Maria	Medrano	4750 Vulcan	5-8-32	
4. Ruben Ramirez	Ruben	Ramirez	7614 Mt. Latona	2/20/77	
5. Clementina Soto	Clementina	Soto	7619 Mt Latona	11-03-011	
6. Victoria Hernandez	Victoria	Hernandez	7615 Mt Latona	—	
7.					
8.					
9.					
10					

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Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

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Planning & Eco Dev. Notice-The City of El Paso Case # PZRZ11-00034 Tracts 80 & 81 4608 Titanic
PZRZ11-00040 154 & 155 4805 Atlas
4804 Vulcan

Signature	First	Last	Address	DOB	Date & Note
Cristina Ramirez	CRISTINA	RAMIREZ	7808 Ulysses	12-26-42	12-31-11 109500
2. Enrique Ramirez	Enrique	RAMIREZ	7808 ULYSSES	4-20-35	
3. Velia M. Reyes	VELIA	REYES	7819 ULYSSES	12-14-42	
4. Ruben Reyes	RUBEN	REYES	7819 ULYSSES	04-19-38	
5. Daniel R. Colon	DANIEL	COLON	7800 ULYSSES	05-04-54	
6. Maria Luisa Campos	MARIA LUISA	CAMPOS	7827 ULYSSES	01/30/49	
7.	Gabriel	Rodriguez	7827 Ulysses	08/07/77	
8. Maribel Roque	Maribel	Roque	4854 Atlas	11/10/71	
9. Jefferson Groff	JEFFERSON	GROFF	4850 ATLAS	12/30/54	
10. Alicia Campos	Alicia	Campos	7827 ULYSSES	7/18/79	

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(5) of 9

Meeting → November 3, 2011 @ 1:30pm (Thursday)
Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

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Planning & Eco Dev. Notice - The City of El Paso Case # PZRZ11-00039 Tracts 80 & 81 4608 Titanic
PZRZ11-00040 154 & 155 4805 Atlas
4801

Signature	First	Last	Address	DOB
1. Elsa V. Montano	Elsa	Montano	4823 Apollo	3-12-79
2. Juan C Gonzalez	Juan	Gonzalez	4823 Apollo	9/22/80
3. Margarita Hernandez	Margarita	R. Hernandez	4827 Apollo	03/23/73
4. Mayra Ramirez	Mayra	Ramirez	4827 Apollo	08/04/93
5. [illegible]	Joseph	Monego	7505-B Golden Knight	01/17/89
6. Patricia Bejarano	Patricia	Bejarano	7601 Pandora	11/14/54
7. Juan Bejarano	Juan	Bejarano	7601 Pandora	02/06/51
8. Eliana Torres	ELIANA	TORRES	7603 PANDORA	02/24/88
9. Maria P Herrera	MARIA	HERRERA	7607 Pandora	4/14/38
10 Angelica Saavedra	Angelica	Saavedra	7611 Pandora	10/05/68

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Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

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Planning & Eco Dev. Notice-The City of El Paso Case # PZRZ11-00039 Tracts 80 & 81 4808 Titanic
PZRZ11-00040 454 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date of Voter
1. Alejandra Avalos	Alejandra Avalos		4805 Apollo	9-30-78	since 196
2. Gregory Padilla	Gregory V Padilla	Padilla	4805 Apollo Ave	May 29, 1981	
3. Maria Falcon	MARIA FALCON	FALCON	4805 Apollo Ave	11/23 53	
4. Maria Padilla	MARIA PADILLA	PADILLA	4805 Apollo Ave.	4-1-53	
5. Tyiene Avalos	TY	AVALOS	4805 Apollo Ave.	1-1-96	
6. Gerardo Palacios	Gerardo	Palacios	4811 Apollo ave	2000	
7. Laura Palacios	Laura	Palacios	4811 Apollo ave	2000	
8. Abel Villalobos	Abel	Villalobos	4815 Apollo	12-23-96	
9. Margarito Villalobos	MARGARITO	VILLALOBOS	"	2-22-56	
10. Rosa Villalobos	Rosa	Villalobos	4813 Apollo		

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Meeting → November 3, 2011 @ 1:30pm (Thursday)
Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

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Planning & Eco Dev. Notice - The City of El Paso Case # PZRZ11-00039
PZRZ11-00040

Tracts 80' & 81 — 4608 Titanic, 4805 Atlas
154 & 155 — 4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter
Veronica Palma	VERONICA ~~PALMA~~	PALMA	7815 ULYSSES PL	7/25/1979	OCTOBER 31, 2011
Tremell Bellamy	TREMELL	BELLAMY	7815 Ulysses	02/27/87	
Billie Tiller	Billie	TILLER	9949 DYER	3/8/28	
John Galvan	John	GALVAN	9945 JAPONICA		

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Meeting → November 3, 2011 @ 1:30pm (Thursday)
Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, TX (915) 541-4633

KEEP R-4 ZONING

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Planning & Eco Dev. Notice-The City of El Paso Case # PZRZ11-00039 Tracts 80 & 81 4608 Titanic
PZRZ11-00040 154 & 155 4805 Atlas
4801 V

Signature	First	Last	Address	DOB	Date
[signature]	Juan	Ibañez	7604 Pandora		
Yadira Ibañez	Yadira	Ibañez	7604 Pandora		
Estela Alvarez	Estela	Alvarez	7613 Pandora	10/14/38	
MAUROH	Maura	Hernandez	7610 Pandora	11/11/[illegible]	
[signature]	Yvonne	Hinojosa	4830 Vulcan		
[signature]	Jimmy	Hinojosa	4830 Vulcan	2-16-79	
[signature]	Jacob	Fierro	8016 Mitzie Ram	5-1-76	
R Fierro	Raquel	Fierro	8016 Mitzie Ram	11-5-72	
Edward Hernandez	Edward	Hernandez	4826 Vulcan	04/12/1990	
P. Hernandez	Petra	Hernandez	4826 Vulcan	11-7-54	

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Meeting → November 3, 2011 @ 1:30pm (Thursday)
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2 Civic Center Plaza, El Paso, TX (915) 541-4633

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Planning & Eco Dev. Notice - The City of El Paso Case # PZRZ11-00039 Tracts 80 & 81 4608 Titanic
PZRZ11-00040 454 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	DOB	Date & Initials
Aurelia Muro	AURELIA	MURO	4840 Vulcan	11-20-39	
Rosaleigh Mendoza	Rosaleigh	Mendoza	7610 Mt Catoma	3/11/65	
8.					
9.					
10					

Rosaleigh Mendoza
7610 Mt Catona
El Paso, TX 79904
(915) 755-5111

c/o City Plan Commission
City Plan Commission Planning
7th Floor @ 1:30pm
City Council Chambers El Paso TX
2 Civic Center Plaza El Paso TX
79901-1196

To whom it may Concern:

November 3, 2011

CASE NO: PZRZ11-0039
& CASE NO: PZRZ11-0040 are extremely troubling to me and my neighbors. We Are against such R-MU considerations due to a numberous amount of problems in our area planning. The Streets are not adequately large enough to host multiple units & they flood. Additional traffic in addition to the School, family projects housing add-ons and welfare subsidized type giveaways has been hard to offset over the years. Our good is to keep R-4. Too much parking on streets, staging business in streets & kids to look after.

Warm regards,

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JEFFERSON GROFF & Area
4850 Atlas
El Paso, TX 79904

City Plan Commission
c/o Planning Division
5th floor, City Hall; 2 Civic C
El Paso, Texas 79901
Nov. 3, 2011

Protest regarding Case #5

PZRZ11-00039 — 4806 Titanic, 4805 Atlas
PZRZ11-00040 — 4801 Vulcan

We are against zoning R-MU to anyone at these locations. We do not want access used to Ulysses St open for 36 families or otherwise passing through at leisure. We have struggled to keep this area clean for years. Children as well as teenagers are a problem in our area. Adults have also vandelized repeatedly. The flooding is a river on Atlas when it rains.

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Mt View & Sunrise
Neighborhood Association
Member
7610 Mt. Latona
El Paso, TX 79904

Susie Byrd / Mayor Cook / Honorable NE Rep.
City of El Paso Texas
City Chambers, 2nd Floor & 10th Floor
2 Civic Center Plaza, El Paso, TX
(915) 541-4633
November 14, 2011

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DEVELOPMENT SERVICES
DEPARTMENT

Honorable Representatives,
re: meeting 9:30 am → Susie Byrd,

In response to Nov. 3 2011 Zoning Planning Department of City of El Paso - We need your support. Our Sunrise Acres is in danger of over development because Adobe Haciendas bought Tekoheny's & McGrath's old places. Adobe Haciendas drew a plan to cram 30 units but Plan Zoning reduced it by 2 units. 28 units is too much in a small spaces as this. 14 per Acre is real bad for us.

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DEPARTMENT

Enclosed find 9 pages of neighbors who DO NOT want more trouble out here. The apartments have NOT adequate parking, provisions set back or support to the neighborhood. We need homeowners participating with neighborhood watch. Our Social, economic & property values are being threatened. We need your support.

Please help us to address the various problems in our neighborhood. We have VFW & Moose Lodge. We have Eisenhower and Roosevelt Public housing units. We have 25 apartment properties. We have an elementary school. School buses inadequate pick up points. Library bus problem. Not to mention the flooding river when it rains drainage pipes down Vulcan, Atlas, Apollo, Titanic. My camera broke although I will buy another.

Sincerely,

4860 Vulcan
El Paso, TX 79904

This area has been neglected. Advertise they need to fill in empty spaces in Fronteric Acres. Every few years they try to put apartments among family housing. If you really look at Appalo, Vulcan, Atlas, Titanic & Hercules street. They have manged to peice-med apartment

4840 Vulcan
El Paso, TX 79904

Among family house. For example on 4800 block of Appalo. They ~~put~~ built a peeking tom apartment. The apart is about 3 ft from a rock wall, two story and next to it is family house. They can see into the windows of people living next door. Apartments are money makers but people and families should come first when it comes to zoning.

[signature]

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