

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: Geena Maskey, (915) 541-4192, maskeyga@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance changing the zoning of Tracts 154 and 155, 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 Vulcan Drive. Property owner: Adobe Haciendas, Inc. PZRZ11-00040 (**District 2**)

BACKGROUND / DISCUSSION:

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: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 154 AND 155, 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 *Tracts 154 and 155, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference, 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 “B” and the Master Zoning Report attached as Exhibit “C” 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

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

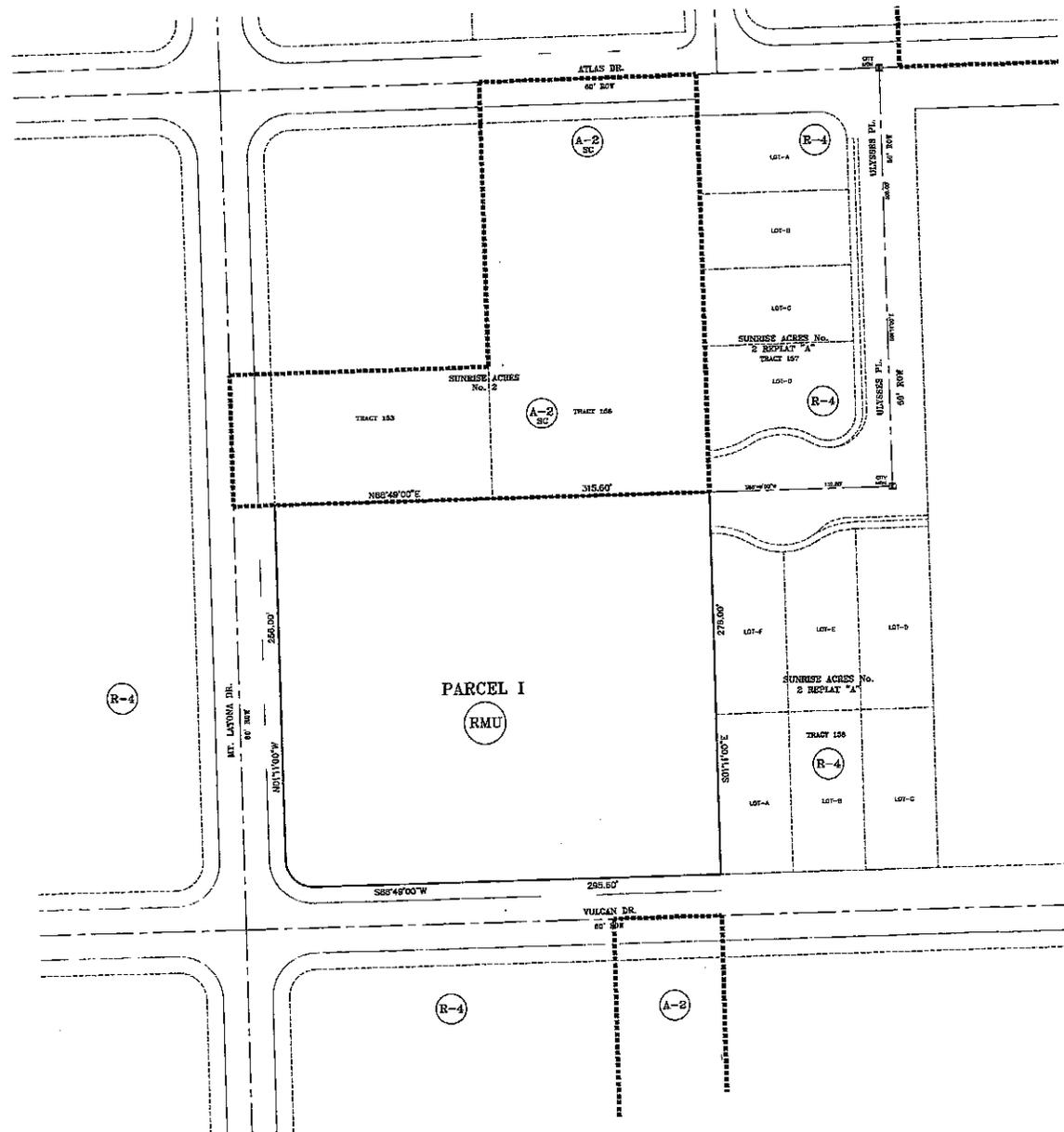
APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

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

EXHIBIT "A"

BEING TRACTS 154 AND 155,
SUNRISE ACRES NO. 2,
CITY OF EL PASO, EL PASO COUNTY, TEXAS



PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	1.9877	RMU	R-4

PROPOSED RMU
SETBACKS - 0 FT.
MAX. HEIGHT - 35' MAX.

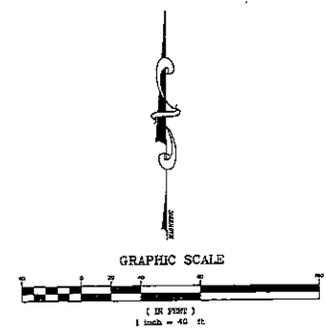
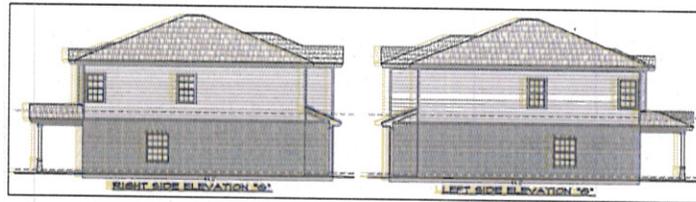
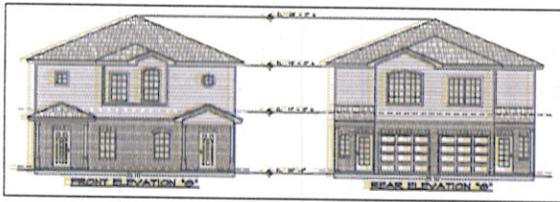


EXHIBIT "B"

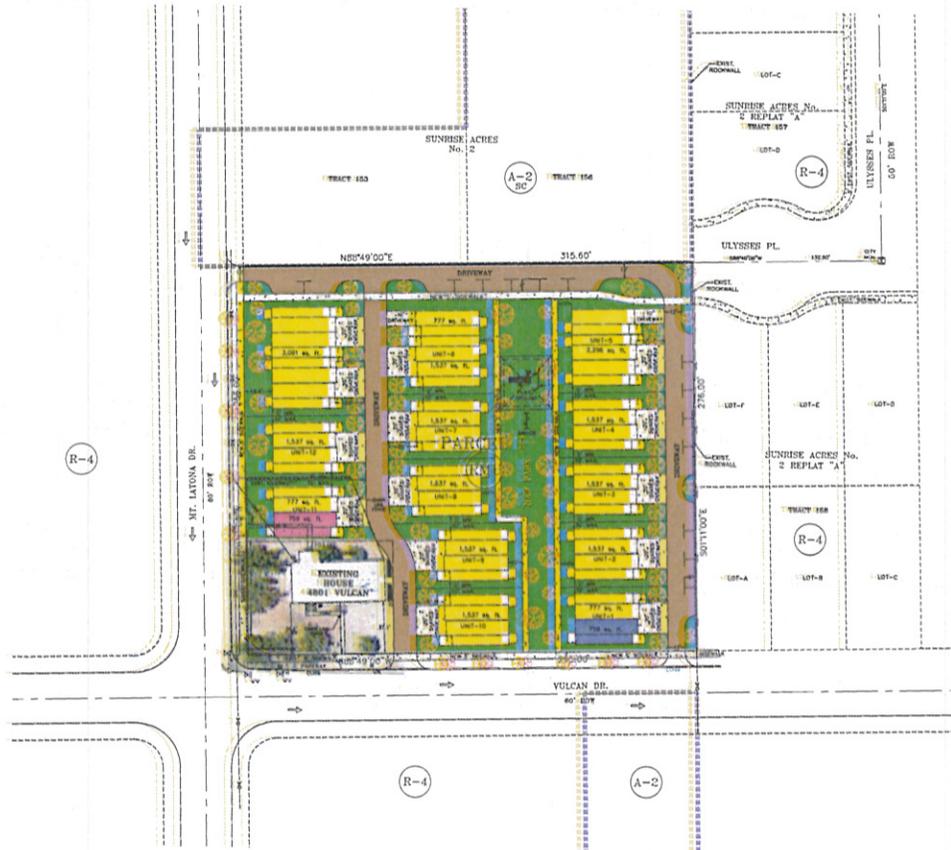
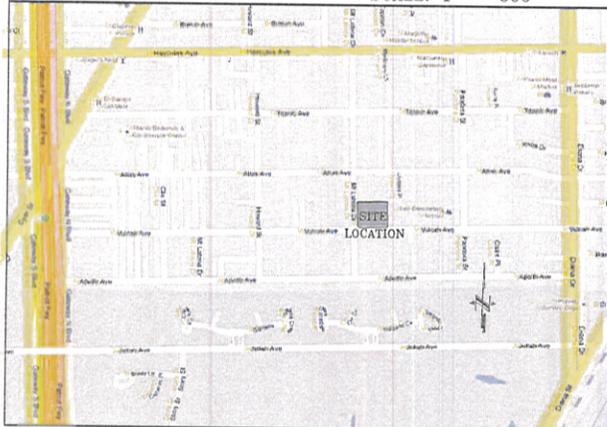
MASTER ZONING PLAN

BEING TRACTS 154 AND 155,
SUNRISE ACRES NO. 2,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 1.9977± ACRES



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)

LOCATION MAP SCALE: 1" = 600'



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

RESIDENTIAL _____ = 75%
 RECREATIONAL _____ = 10%
 COMMERCIAL/STORAGE _____ = 5%
 OFFICE _____ = 5%
 PERSONAL SERVICES _____ = 5%
 NO MORE THAN 14 UNITS PER ACRE



PROPOSED RMU
 SETBACKS = 0' R.
 BLDG. HEIGHT = 30' MAX.



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 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 Width	Minimum Unit Dept	MAX BLDG HEIGHT (1)	
		Minimum	Maximum			Primary Structure	Accessory Structure
2.0	Commercial storage						
	Self storage warehouse	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'
	Office, business	1,500sqft	40%	80%	25'	60'	30'
10.0	Personal Services						
	Laundromat, laundry (<5,000sqft)	1,500sqft	40%	80%	25'	60'	30'
11.00	Recreational						
	Open Space	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
13.00	Residential						
	Single Family (Attached/Detached)	1,500sqft	40%	80%	25'	60'	30'
	Duplex	2,400sqft	40%	80%	40'	60'	30'
	Apartments	3,600sqft	40%	80%	60'	60'	35'
	Triplex	2,400sqft	40%	80%	40'	60'	30'
	Quadrplex	3,600sqft	40%	80%	60'	60'	30'
	Domestic Storage	1,500sqft	40%	80%	25'	60'	30'
	Dwelling, resident watchman	1,500sqft	40%	80%	25'	60'	30'
	Home Occupation Use	1,500sqft	40%	80%	25'	60'	30'
15.0	Signs						
	On-premise advertising	n/a	12sqft	36sqft	n/a	n/a	6'

**OPPOSITION
EXHIBIT "D"**

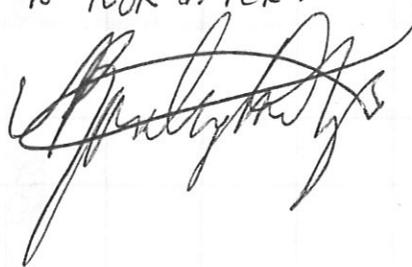
Rosaleigh Mendoza
7610 Mt Latona
EL Paso, TX 79904
(915) 755-5111

1/2 City Plan Commission
City Plan Commission Planning
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: PZR Z11-0039
& CASE NO: PZR Z11-0040 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 goal is to keep R-4. Too much parking on streets, staging business in streets & kids to look after.

Warm regards,


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NOV 14 2011

CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

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 vandalized repeatedly. The flooding is a river on Atlas when it rains.



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CITY
DEVELOPMENT
DEPT

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

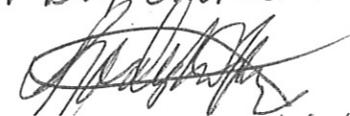
Susie Byrd / Mayor Cook / Honorable NE Reps
City of EL Paso Texas
City Chambers, 2nd Floor & 10th Floor
2 Civic Center Plaza, EL Paso, TX
(915) 541-4633
November 14, 2011

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 Teleheny'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.

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 VFM & 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,


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DEPARTMENT SERVICES
DEPARTMENT

Alexa Sample
4800 Vulcan
EL Paso, TX 79904

11/03/2011

This area has been neglected. Advertisers 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 & Titania & Hercules street. They have managed to piece-meal apartment

4800 VULCAN
EL PASO, TX 79904

Among family houses. For example on 4800 block of Appalo. They built a pecking tom apartment. The apart is about 3 ft from a road 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.

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DEVELOPMENT SERVICES
DEPARTMENT

Alexa Sample

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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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
 # PZRZ11-00040

Tracts 80 & 81 4808 Titanic
 4805 Atlas
 154 & 155 4801 Vulcan

Signature	First	Last	Address	BOA	Date & Vote
1. BIL	Gosnell	Lopez	4845 Vulcan	7-1-85	11-9-11
2. Habon Lopez	Habon	LOPEZ	4845 Vulcan	7-22-40	11-9-11
3. Maria J Lopez	MARIA	Lopez	4845 Vulcan	4-1-36	11-9-11
4. Ana Lopez	MARIA	LOPEZ	4845 Vulcan	7-17-69	11-9-11
5. Lorena Lopez	Lorena	Lopez	4845 Vulcan	11-9-25/66	11-9-11
6. Fernie Lopez	Fernie	Lopez	4845 Vulcan	3-22-71	11-9-11
7. Carrie J. Sample	CARRIE	SAMPLE	4860 Vulcan	19 Jul 1974	
8. Rodolfo Schlemm	RODOLFO	SCHLEMM	7830 M. LATONA	11/23/49	
9. M.S.	MARIA	Schlemm	7830 m Latona	5-8-41	
10. Juan Ayala	Juan	Ayala	7705 m LATONA	11-21-48	

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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
 # PZRZ 11-00040

Tracts 80' x 81' 4808 Titanic
 157' x 155' 4805 Atlas
 4801 Vulcan

Signature	First	Last	Address	BOA	Date & Voter #
	Ramon	Jimenez	4801 Atlas Ave	2/A	11/08
	Juan E.	Sider	7906 Mount Latona	9/30/88	11/08/11
	Felice	Matos	7906 MT LATONA	12-13-81	11-8-11
	Martha E.	Garcia	4804 Titanic	7-12-60	11-8-11
	Jessia	Garcia	4804 Titanic	12-17-90	11-8-11
	Martha	Garcia	4804 Titanic	3/10/87	11/8/11
	Petra	Hernandez	4826 Vulcan	11-7-54	11-9-11
	Carolina	Hernandez	4826 Vulcan	12-20-93	11-9-11
	Ofelia	Hipolito	4824 Vulcan	4/2/45	11/9/2011
	Roberto	Hipolito	4824 Vulcan	2/22/35	11/9/2011

2 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

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' x 81' 4608 Titanic
 # PZRZ11-00040 # PZRZ11-00040 157' x 155' 4805 Atlas
 4801 Vulcan

Signature	First	Last	Address	PSOA	Date & Voter #
	ELENA	HANNA	4744 Vulcan		11-2-11
	ERIK	REICHENBACH	4744 Vulcan		11-2-11
Maria Cruz Medrano	Maria	Medrano	4750 Vulcan	5-8-32	
Ruben Ramirez	Ruben	Ramirez	47614 Mt. Latorra	2/20/7	
Alexandria Soto	Clementine	Soto	7619 MTLATORRA	11-03-011	
Victoria Hernandez	Victoria	Hernandez	7615 Mt Latorra		
7.					
8.	RECEIVED				
9.	NOV 14 2011				
10.	CITY OF EL PASO PLANNING & DEVELOPMENT SERVICES DEPARTMENT				

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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) 511-4633

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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 4807 Vulcan

Signature	FIRST	LAST	Address	DOB	Date & Voter ID
<i>Cristina Ramirez</i>	CRISTINA	RAMIREZ	7808 Ulysses	12-26-42	12-31-11
<i>Enrique Ramirez</i>	ENRIQUE	RAMIREZ	7808 ULYSSES	9-20-35	
<i>Relia M. Reyes</i>	RELIA	REYES	7819 ULYSSES	12-14-42	
<i>Ruben Reyes</i>	RUBEN	REYES	7819 ULYSSES	04-19-38	
<i>Marina Colon</i>	MARINA	COLON	7800 ULYSSES	05-04-54	
<i>Marcia Campos</i>	MARCIA	CAMPOS	7827 ULYSSES	01/30/49	
<i>Gabriel Rodriguez</i>	GABRIEL	RODRIGUEZ	7827 ULYSSES	08/07/77	
<i>Naribel Roque</i>	NARIBEL	ROQUE	4854 ATLAS	11/10/71	12-31-2011
<i>Jefferson Groff</i>	JEFFERSON	GROFF	4850 ATLAS	12/30/54	EX 12/31/2011
<i>Alicia Campos</i>	ALICIA	CAMPOS	7827 ULYSSES	7/18/79	

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 CITY OF EL PASO
 PLANNING & DEVELOPMENT SERVICES
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⑤ A 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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 # PZRZ11-00040 4805 Atlas
 157 & 155 4801 Villcan

Signature	First	Last	Address	DOB	Date & Voter #
	Elsa	Montano	4823 Apollo	3/12/79	10/29/11
	Juan	Gonzalez	4823 Apollo	9/22/80	
	Margarita	R. Hernandez	4827 Apollo	08/23/73	
	Mayra	Ramirez	4827 Apollo	08/04/93	
	Joseph	Monego	7505-B Golden Knight	01/17/89	10/29/2011
	Patricia	Bejarano	7601 Pandora	1/1/14/54	
	Juan	Bejarano	7601 Pandora	02/06/51	
	ECIANA	TORRES	7603 PANDORA	02/24/88	10/29/2011
	MARIA	HEREDIA	7607 Pandora	4/14/38	
	Angelica	Saavedra	7611 Pandora	10/08/68	

⑥ of 9

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 Planning & Development Commission City of EL Paso
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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
 # PZRZ11-00040

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

Signature	First	Last	Address	DOB	Date & Voter
Alexandra Avalos	Alejandra	Avalos	4805 APOLLO	9-9-78	since 1968
Gregory V Padilla	Gregory V	Padilla	4805 APOLLO AVE	29, 1931	
Maria Falcon	MARIA	FALCON	4805 APOLLO AVE	11/23 53	
Maria Padilla	MARIA	PADILLA	4805 APOLLO AVE.	4-1-53	
Iylene Avalos	Iylene	AVALOS	4805 APOLLO AVE.	1-1-96	
Gerardo Palacios	Gerardo	Palacios	4811 APOLLO AVE	2000	
Laura Palacios	Laura	Palacios	4811 APOLLO AVE	2000	
Abel Villalobos	Abel	Villalobos	4813 APOLLO	12-23-96	
Margarito Villalobos	MARGARITO	VILLALOBOS	11	2-22-36	
Rosita Villalobos	Rosita	VILLALOBOS	4813 APOLLO		

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 PLANNING & DEVELOPMENT
 DEPARTMENT

9 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

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
 # PZRZ11-00040

Tracts 80' x 81' 4608 Titanic
 4805 Atlas
 157' x 155' 4801 Vulcan

Signature	FIRST	LAST	Address	BOA	Date & Vote
Veronica Palma	VERONICA	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 Galvin	John	GALVIN	9545 JARONIA		

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 PLANNING & DEVELOPMENT SERVICES DEPARTMENT

8 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

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 # PZRZ 11-00039 Tracts 80' x 81' 4608 Titanic
 # PZRZ 11-00040 154' x 155' 4805 Atlas
 4801 Vulcan

Signature	First	Last	Address	BOA	Date & Voter #
	Juan	Ibanez	7604 PANDORA		
	YADINA	IBANEZ	7604 PANDORA		
	Estela	Alvarez	7613 Pandora	10/14/38	
	MAURO	Hernandez	7610 Pandora	11/11/79	
	Yvonne	Hinojosa	4830 Vulcan		
	Stanley	Hinojosa	4830 Vulcan	2-16-79	
	JACOB	FIENNO	2416 MITZIE RAN	5-1-76	
	RAQUEL	Fierno	8016 MITZIE RAN	11-5-72	
	Edward	Hernandez	4826 Vulcan	04/12/1990	
	Petra	Hernandez	4826 Vulcan	11-7-54	

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 CITY OF EL PASO
 PLANNING & DEVELOPMENT DEPARTMENT

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

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 APARTMENT
 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	ISDA	Date & Voter ID
Edward Hernandez	Edward	Hernandez	4826 Vulcan AV		11-30-2011
Cesar Hernandez	Cesar	Hernandez	4826 Vulcan AV		11-30-2011
Maria Hernandez	MARIA	Hernandez	7827 Ulysses		11-30-2011

DEC 01 2011 A.P.

This is a letter in opposition.

Thursday, DEC. 1, 2011

Meeting → November 3, 2011 @ 1:30pm (Thursday) Lot 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

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. Note-The City of El Paso Case # PZRZ11-00039. Tracts 80 & 81 4608 Titanic
 # PZRZ11-00040 157 & 155 4806 Atlas
 4801 Vulcan

NO APTS!

Signature	First	Last	Address	PDA	Date & Voter ID
	PEDRO	MORALES	7715 Mt. Latona	12-22-11	Nov 29, 2011
	Vaneza	Ramirez	4441 Atlas	12-09-11	Nov. 29, 2011
	Josefina	Pasillas	2705 Mt. Latona	12-08-11	
	REGINI	Colun	7907 Mt. Latona		11-29-11
	Victor	Hernandez	4615 M. LATONA		
	Soto	Soto	7619 MTLATONA		DEC 01 2011 P.A.
	Mary	Medrano	4750 Vulcan		
	Rosalinda	Mendez	4610 Mt. Latona	3-11-11	Nov. 30, 2011

MEMORANDUM

DATE: December 20, 2011

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

FROM: Geena Maskey, Planner

SUBJECT: **PZRZ11-00040**

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 of this request.

Attachment: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00040 (**Reconsideration**)
Application Type: Rezoning
CPC Hearing Date: December 1, 2011
Staff Planner: Geena Maskey, 915-541-4192, maskeyga@elpasotexas.gov
Location: East of Mount Latona Drive and North of Vulcan Drive
Legal Description: Tracts 154 and 155, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
Acreage: 1.999 acres
Rep District: 2
Zoning: R-4 (Residential)
Existing Use: Single- family dwelling
Request: From R-4 (Residential) to R-MU (Residential-Mixed Use)
Proposed Use: Single-family, Two-family, Triplex, Quadruplex, and Commercial
Property Owner: Adobe Haciendas Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: A-2/sc (Apartment/special contract) Vacant
South: A-2 (Apartment)/R-4 (Residential) Single-family
East: R-4 (Residential) Single-family
West: R-4 (Residential) Single-family

Plan for El Paso Designation: Residential (Mission Valley Planning Area)

Nearest Park: Mountain View Park (4,370 Feet)

Nearest School: Lee Elementary (970 Feet)

NEIGHBORHOOD ASSOCIATIONS

Mountain View Neighborhood 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. Re-notification notices were sent out on November 17, 2011. The Planning Division has received a phone call in opposition of the rezoning request. The Planning Division has also received 4 letters with a petition in opposition of the rezoning request. (*Petition Letters, Attachment 5*)

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, 1 three-family dwelling unit, 2 single family dwelling units and 1 existing 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 pg. 6). The proposed access is from Mount Latona and Vulcan 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 many of the R-MU district purpose, principle and guidelines of 20.10360, and meets the requirement of Master zoning plan of 20.04.200 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 negative 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 (MZIP) is required for the proposed rezoning.
2. Sidewalks shall be continuous across driveway.

Note:

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. Should your office or the applicant have any questions or comments regarding these issues, please contact Sandra Hernandez, (915) 541-4152.

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 Vulcan Drive that is available for service, the water main is located approximately 10-ft north from the center right-of-way line.
3. There is an existing 6-inch diameter water main extending along Mount Latona Drive that is available for service, the water main is located about 10-ft east from the center right-of-way line.

4. Previous water pressure reading from fire hydrant # 2531 located at the northeast intersection of Mount Latona and Vulcan Drive, have yielded a static pressure of 106 (psi) pounds per square inch, a residual pressure of 92 (psi) pounds per square inch and a discharge of 1384 (gpm) gallons per minute
5. 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.
6. EPWU records indicate a ¾-inch water meter serving the subject property. The service address for this meter is 4801 Vulcan Drive.

Sewer:

7. There is an existing 8-inch diameter sanitary sewer main extending along Vulcan Drive that is available for service, the sewer main is located approximately 5-ft south from the center right-of-way line.
8. There is an existing 8-inch diameter sanitary sewer main extending along Mount Latona Drive that is available for service, the sewer main is located approximately 5-ft west from the center right-of-way line. General: 9. 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

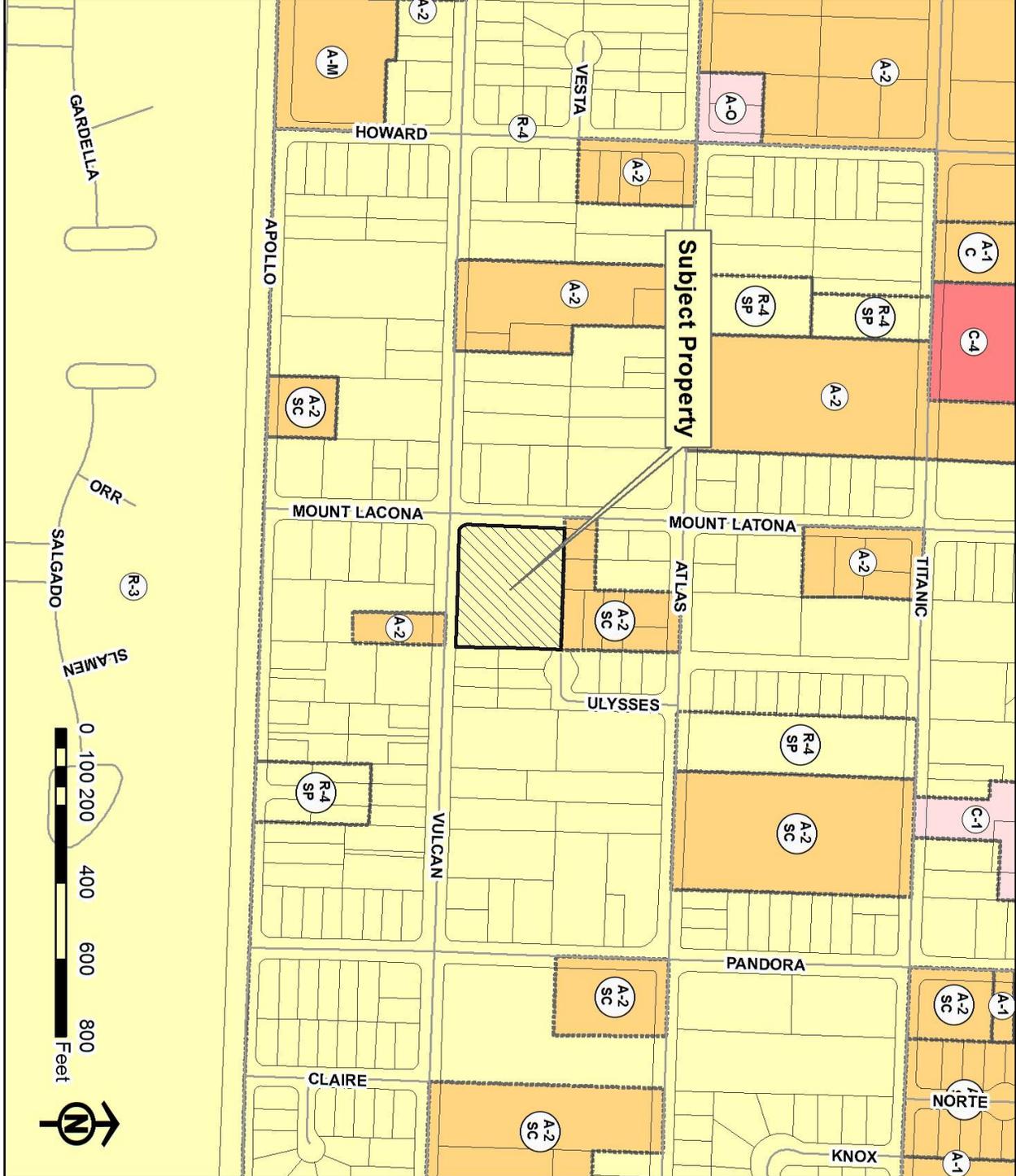
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into 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
- Attachment 5: Opposition Petition Letters

ATTACHMENT 1: ZONING MAP

PZRZ11-00040



ATTACHMENT 2: AERIAL MAP

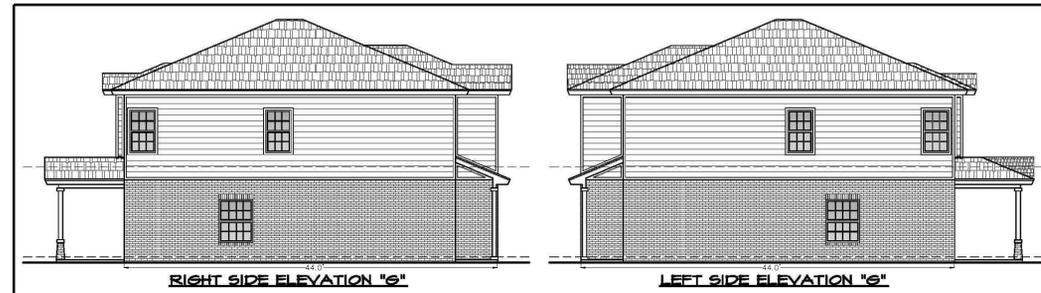
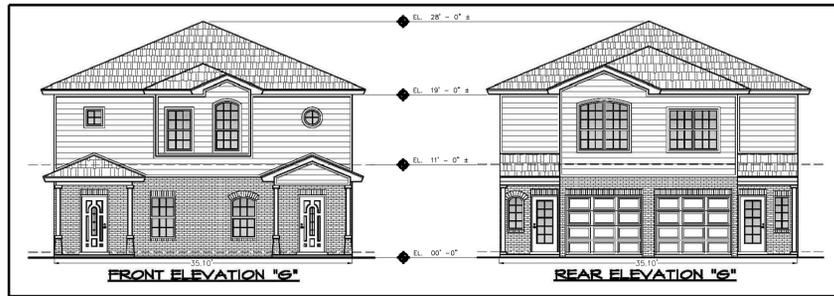
PZRZ11-00040



ATTACHMENT 3: MASTER ZONING PLAN

MASTER ZONING PLAN

BEING TRACTS 154 AND 155,
SUNRISE ACRES NO. 2,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 1.9977± ACRES



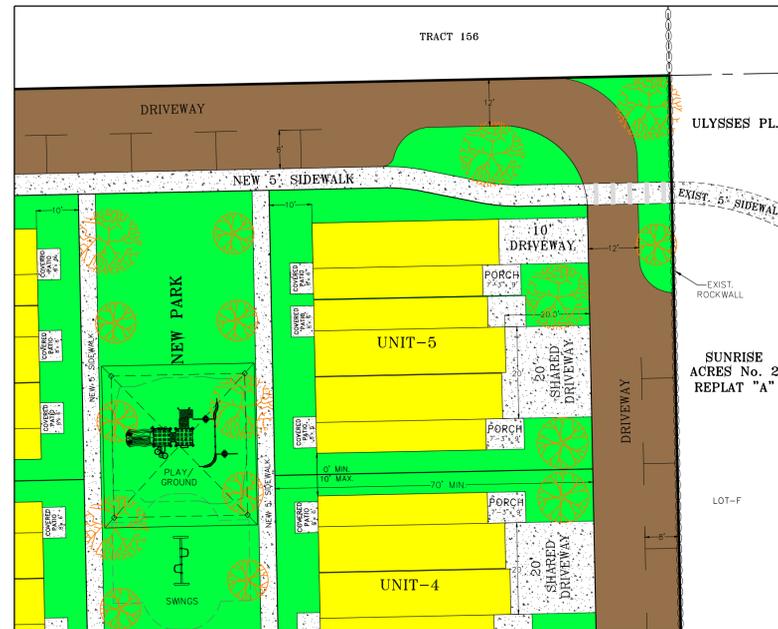
- SINGLE FAMILY, TWO-FAMILY, TRIPLEX AND QUADRAPLEX
- COMMERCIAL STORAGE
- PERSONAL SERVICES/OFFICE
- COMMON OPEN SPACE/ RECREATIONAL/ARE
- DRIVEWAY

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

NO MORE THAN 14 UNITS PER ACRE

- PROPOSED DECIDUOUS OR CANOPY TREES
- PROPOSED SHRUBS

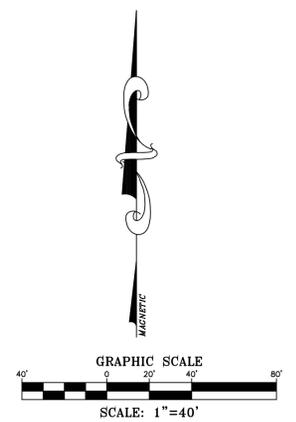
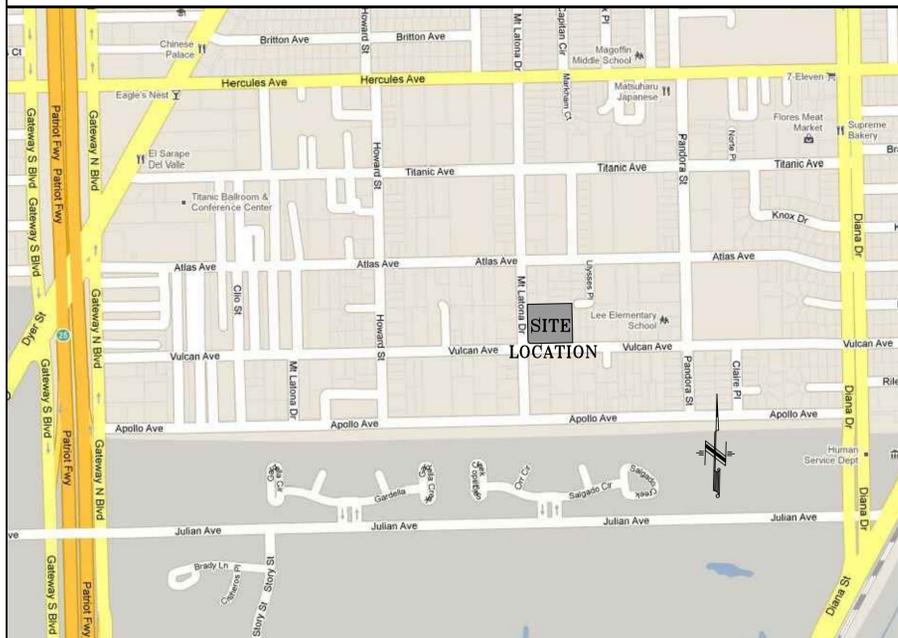
PROPOSED RMU
SETBACKS = 0 ft.
BLDG. H.HEIGHT = 35' MAX.



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)

LOCATION MAP

SCALE: 1" = 600'



CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL. PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

ATTACHMENT 4: MASTER ZONING PLAN REPORT

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 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 Width	Minimum Unit Dept	MAX BLDG HEIGHT (1)	
		Minimum	Maximum			Primary Structure	Accessory Structure
2.0	Commercial storage						
	Self storage warehouse	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'
	Office, business	1,500sqft	40%	80%	25'	60'	30'
10.0	Personal Services						
	Laundromat, laundry (<5,000sqft)	1,500sqft	40%	80%	25'	60'	30'
11.00	Recreational						
	Open Space	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
13.00	Residential						
	Single Family (Attached/Detached)	1,500sqft	40%	80%	25'	60'	30'
	Duplex	2,400sqft	40%	80%	40'	60'	30'
	Apartments	3,600sqft	40%	80%	60'	60'	35'
	Triplex	2,400sqft	40%	80%	40'	60'	30'
	Quadrplex	3,600sqft	40%	80%	60'	60'	30'
	Domestic Storage	1,500sqft	40%	80%	25'	60'	30'
	Dwelling, resident watchman	1,500sqft	40%	80%	25'	60'	30'
	Home Occupation Use	1,500sqft	40%	80%	25'	60'	30'
15.0	Signs						
	On-premise advertising	n/a	12sqft	36sqft	n/a	n/a	6'

ATTACHMENT 5: OPPOSITION PETITION LETTERS

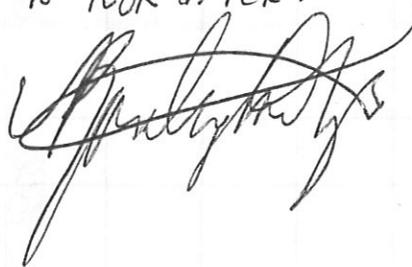
Rosaleigh Mendoza
7610 Mt Latona
EL Paso, TX 79904
(915) 755-5111

1/0 City Plan Commission
City Plan Commission Planning
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: PZR Z11-0039
& CASE NO: PZR Z11-0040 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 goal is to keep R-4. Too much parking on streets, staging business in streets & kids to look after.

Warm regards,


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NOV 14 2011

CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

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 vandalized repeatedly. The flooding is a river on Atlas when it rains.



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NOV 14 2011

CITY
DEVELOPMENT
DEPT

Mr. & Mrs. 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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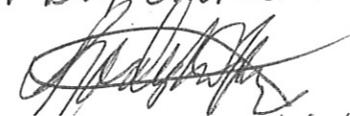
CITY OF EL PASO
DEPARTMENT SERVICES
DEPARTMENT

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 Teleheny'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.

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 VFM & 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
4800 Vulcan
EL Paso, TX 79904

11/03/2011

This area has been neglected. Advertisers 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 & Titania & Hercules street. They have managed to piece-meal apartment

4800 VULCAN
EL PASO, TX 79904

Among family houses. For example on 4800 block of Appalo. They built a pecking tom apartment. The apart is about 3 ft from a road 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.

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CITY OF EL PASO
DEVELOPMENT SERVICES
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Alexa Sample

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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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	BOA	Date & Voter #
BIL	Gabriel	Lopez	4845 Vulcan	7-10-85	11-9-11
Mabina Lopez	Mabina	LOPEZ	4845 Vulcan	2-22-40	11-9-11
Maria J Lopez	MARIA	Lopez	4845 Vulcan	4-1-36	11-9-11
Lucas Lopez	MARIA	Lopez	4845 Vulcan	7-12-69	11-9-11
Lorena Lopez	Lorena	Lopez	4845 Vulcan	9-25-66	11-9-11
Fernie Lopez	Fernie	Lopez	4845 Vulcan	3-22-91	11-9-11
Carrie A. Sample	CARRIE	SAMPLE	4860 Vulcan	19 JUL 1924	751-21626
Rodolfo Schlemm	RODOLFO	SCHLEMM	7830 MT. LATONA A.	11/23/43	7559382
MARIA S.	MARIA	Schlemm	7830 m latona	5-8-41	7559382
Juan Ayala	Juan	Ayala	7705 m latona	11-24-48	2539229

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Signature	First	Last	Address	DOB	Date & Voter ID
	Ramon	Jimenez	4861 Red Oak Ave	2/A	11/08
	Juan	Sider	7906 Mount Madonna	9/30/88	11/08/11
	Nellie	Maltos	7906 MT Madonna	12-13-81	11-8-11
	Martha E.	Garcia	4804 Titanic	7-12-60	11-8-11
	Jessia	Garcia	4804 Titanic	12-17-90	11-8-11
	Martha	Garcia	4804 Titanic	3/10/87	11/8/11
	Petra	Hernandez	4826 Vulcan	11-7-54	11-9-11
	Carolina	Hernandez	4826 Vulcan	12-20-93	11-9-11
	Ofelia	Hipolito	4824 Vulcan	4/2/45	11/9/2011
	Roberto	Hipolito	4824 Vulcan	2/22/35	11/9/2011

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 4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter ID
	ELENA	HANNA	4744 Vulcan		11-2-11
	ERIK	REICHENBACH	4744 Vulcan		11-2-11
Maria Cruz Medrano	Maria	Medrano	4750 Vulcan	5-8-32	751-2366
Ruben Ramirez	Ruben	Ramirez	7614 Mt. Latorna	2/20/77	637-8739
A. Clementina Soto	Clementina	Soto	7619 MTLATORNA	11-03-011	915)7578266
Victoria Hernandez	Victoria	Hernandez	7615 Mt Latorna		751-8984
7.					
8.					
9.					
10.					

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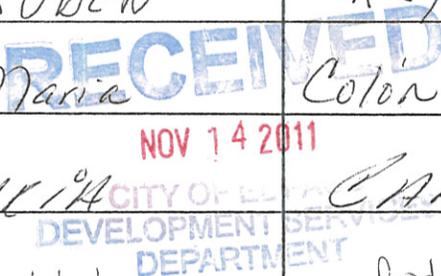
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 # PZRZ11-00040

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

Signature	First	Last	Address	DOB	Date & Voter #
<i>Cristina Ramirez</i>	CRISTINA	RAMIREZ	7808 Ulysses	12-26-42	12-31-11 109500775
<i>Enrique Ramirez</i>	ENRIQUE	RAMIREZ	7808 ULYSSES	9-20-35	
<i>Relia M. Reyes</i>	RELIA	REYES	7819 ULYSSES	02-14-42	109802775
<i>Ruben Reyes</i>	RUBEN	REYES	7819 ULYSSES	04-19-38	
<i>Maria Colon</i>	MARIA	COLON	7800 ULYSSES	05-04-54	
<i>Maria Campos</i>	MARIA	CAMPOS	7827 ULYSSES	01/30/49	
<i>Gabriel Rodriguez</i>	GABRIEL	RODRIGUEZ	7827 ULYSSES	08/07/77	
<i>Naribel Roque</i>	NARIBEL	ROQUE	4854 ATLAS	11/10/71	1098298921 12-31-2011
<i>Jefferson Groff</i>	JEFFERSON	GROFF	4850 ATLAS	12/30/54	1095340581 EXP 12/31/2011
<i>Alicia Campos</i>	ALICIA	CAMPOS	7827 ULYSSES	7/18/79	

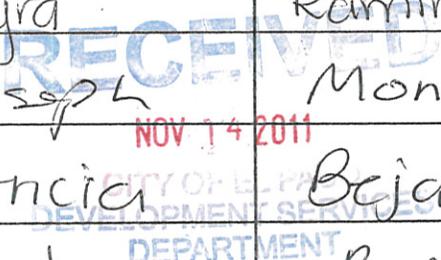


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 4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter ID
	Elsa	Montano	4823 Apollo	3/12/79	10/29/11
	Juan	Gonzalez	4823 Apollo	9/22/80	915 2559117
	Margarita	R. Hernandez	4827 Apollo	08/23/73	915 4907590
	Mayra	Ramirez	4827 Apollo	08/04/83	915 4907964
	Joseph	Monego	7505-B Golden Knight	01/17/89	10/29/2011
	Patricia	Bejarano	7601 Pandora	11/14/54	751-3394
	Juan	Bejarano	7601 Pandora	02/00/51	751-3394
	ELEANORA	TORRES	7603 PANDORA	02/24/88	10/29/2011
	MARIA	HERRERA	7607 Pandora	4/14/38	841-9606
	Angelica	Saavedra	7611 Pandora	10/08/68	915 222 4876



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 # PZRZ11-00040 154 & 155 4805 Atlas
 4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter ID
Alexandra Avalos	Alejandra	AVALOS	4805 APOLLO	9-30-78 May	since 1968
Gregory V Padilla	Gregory V	Padilla	4805 APOLLO AVE	29, 1931	694-3194
MARIA FALCON	MARIA	FALCON	4805 APOLLO AVE	11/23 53	
MARIA PADILLA	MARIA	PADILLA	4805 APOLLO AVE	4-1-53	Same.
Iylene Avalos	Iylene	AVALOS	4805 APOLLO AVE.	1-1-96	915-691-9287
Gerardo Palacios	Gerardo	Palacios	4811 APOLLO AVE	2000	755-1442
Laura Palacios	Laura	Palacios	4811 APOLLO AVE	2000	755-1442
Abel Villalobos	Abel	Villalobos	4813 APOLLO	12-23-96	598 2603
MARGARITO VILLALOBOS	MARGARITO	VILLALOBOS	"	2-22-36	
Rosa Villalobos	Rosa	VILLALOBOS	4813 APOLLO		

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Meeting → November 3, 2011 @ 1:30pm (Thursday)
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Tracts 80' x 81' 4608 Titanic
 4805 Atlas
 154' x 155' 4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter ID
	VERONICA	PALMA	7815 ULYSSES PL	7/25/1979	OCTOBER 31, 2011
	TREMELL	BELLAMY	7815 Ulysses	02/27/87	
	BILLIE	TILLER	9949 DYER	3/8/28	
	JOHN	GALVAN	9545 JAPONIA		

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 4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter ID
	Juan	Ibanez	7604 PANDORA		892-3769
	YADINA	Ibanez	7604 PANDORA		539-4682
	Estela	Alvarez	7613 PANDORA	10/14/38	487-0310
	MAURO	Hernandez	7610 Pandora	11/11/79	867 759-04
	Yvonne	Hinojosa	4830 Vulcan		751-3282
	Simar	Hinojosa	4830 Vulcan	2-16-79	751-3282
	JAROB	Fierro	2016 MITZIE RAM	5-1-76	540-8974
	RAQUEL	Fierro	8016 MITZIE RAM	11-5-72	204-3743
	Edward	Hernandez	4826 Vulcan	04/12/1990	757 9647
	Petra	Hernandez	4826 Vulcan	11-7-54	(915) 667-6682

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This is a letter in opposition.

Thursday, DEC. 1, 2011 ←

Meeting → November 3, 2011 @ 1:30pm (Thursday) ← Lot 2
 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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 # PZRZ11-00040 154 & 155 4805 Atlas
 4801 Vulcan

NO APTS!

Signature	First	Last	Address	DOB	Date & Voter ID
	PEPE	Morales	7715 Mt. Latona	12-27-1941	Nov 29, 2011
	Vaneza	Ramirez	4441 Atlas	100981	Nov. 29, 2011
	Josefina	Pasillas	2705 Mt. Latona	9-08-11	
Regina Colow	REGINA	Colmeseas	7907 Mt. Latona		11-29-11
Hermandez	Victor	Hermandez	4615 M. LATONA		
Christina	Soto	Soto	7619 MTLATONA		DEC 01 2011 D.A.
Medrano	Mary		4750 Vulcan		
	Rosaleigh	Mendoza	7610 Mt. Latona	3-11-69	Nov. 30, 2011