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

CITY CLERK DEPT.
08 JAN 18 PM 3:35

DEPARTMENT: **Development Services Department, Planning Division**

AGENDA DATE: **Introduction: January 29, 2008**
Public Hearing: February 19, 2008

CONTACT PERSON/PHONE: **Melissa Kellum, 541-4730**

DISTRICT(S) AFFECTED: **7**

SUBJECT:
An Ordinance granting Special Permit No. ZON06-00148, to allow for an infill development to allow reduced lot depth and setbacks on the property described as a portion of Tracts 8 and 9, Block C, Christy Tract, City of El Paso, El Paso County, Texas, pursuant to Section 20.08.030.C of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 536 James Street. Applicant: Rodolfo Gonzalez. ZON06-00148 (District 7)

BACKGROUND / DISCUSSION:
See attached report.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Denial Recommendation (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

CITY CLERK DEPT.
08 JAN 18 PM 3:35

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON06-00148, TO ALLOW FOR AN INFILL DEVELOPMENT TO ALLOW REDUCED LOT DEPTH AND SETBACKS ON THE PROPERTY DESCRIBED AS A PORTION OF TRACTS 8 AND 9, BLOCK C, CHRISTY TRACT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.08.030.C OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Rodolfo Gonzalez, has applied for a Special Permit under Section 20.08.030.C of the El Paso City Code to allow for an infill development to allow reduced lot depth and setbacks; and,

WHEREAS, the requirements of Section 20.10.280 have been satisfied; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended denial of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that, except to the extent waived by City Council, the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in an **R-3 (Residential) District**: *A portion of Tracts 8 and 9, Block C, Christy Tract, City of El Paso, El Paso County, Texas*; and more particularly described in the metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow an infill development to allow reduced lot depth and setbacks on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the **R-3 (Residential) District** regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON06-00148** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this _____ day of _____, 2008

THE CITY OF EL PASO

_____
John F. Cook, Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

CITY CLERK DEPT.
08 JAN 18 PM 3:35

APPROVED AS TO FORM:

_____
Lupe Cuellar, Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Kimberly Forsyth, Senior Planner
Development Services Department

CITY CLERK DEPT.
08 JAN 18 PM 3:35

AGREEMENT

Rodolfo Gonzalez, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-3 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 24 day of DECEMBER, 2007.

(Signature)

Rodolfo GONZALEZ/OWNER
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 24 day of DECEMBER, 2007, by Rodolfo GONZALEZ for **Rodolfo Gonzalez**, as Applicant.

(Seal)

PETE MARTINEZ
MY COMMISSION EXPIRES
December 31, 2008

Notary Public, State of Texas
Signature

PETE MARTINEZ
Printed or Typed Name

My Commission Expires:
DEC. 31, 2008

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
VACANT, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

CITY CLERK DEPT.
08 JAN 18 PM 3:35

MEMORANDUM

DATE: January 18, 2008

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

FROM: Melissa Kellum, Planner

SUBJECT: **ZON06-00148**

The City Plan Commission (CPC), on October 4, 2007, voted **7-0** to recommend **DENIAL** of a special permit request for infill development to reduce lot depth and setbacks.

The CPC found that the special permit is not in conformance with The Plan for El Paso Citywide land use goals that El Paso: "provide a wide range of housing types that respond to the needs of all economic segments of the community." The CPC found that the proposed special permit will have an adverse impact on the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole. The CPC also determined that the special permit does not protect the best interest, health, safety, and welfare of the public in general.

The Planning Division received four letters and a petition containing twenty (20) signatures in opposition to this request.

This is an appeal case and a 211 case. During review of application, staff determined that additional ponding reports were required. Further scheduling was postponed until those reports were submitted. Several months passed before staff received reports. Once reviewed and approved, scheduling of the case resumed.

Attachment: Appeal letter, 211 Memo, Staff Report, Site Plan, Elevations, Application, Opposition letters, Petition

CITY CLERK DEPT.
08 JAN 18 PM 3:36

received KE 1/24

APPEAL TO THE CITY COUNCIL

DATE: 10/19/2007

HONORABLE MAYOR AND CITY COUNCIL
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

After a public hearing held on Oct, 4, 2007, the City Plan Commission denied my request for Special Permit for infill

legally described as: Christy Tracts, Block C Tracts 8 & 9

I hereby request the City Council to review the decision of the City Plan Commission AND CONSIDER MY REQUEST SET OUT ABOVE. I AM ATTACHING A LETTER SETTING FORTH MY REASONS FOR BELIEVING THEIR DECISION TO BE IN ERROR.

CITY CLERK DEPT.
07 OCT 19 PM 2:49

Raymond Boulis
APPLICANT

12125 FRANCIS SCOBEE
ADDRESS

(915) 355-9027
TELEPHONE NUMBER

Two (2) copies filed in City Clerk's Office on:

CITY CLERK DEPT.
08 JAN 18 PM 3:36

APPLEAL TO CITY COUNCIL

Date: October 19, 2007

Honorable Mayor and City Council

City of El Paso, Texas

Dear Mayor and Council:

After a public hearing held on October 4, 2007 the City Plan Commission denied my request for a Special Permit for Infill. I request that City Council review the decision of the City Plan Commission. City Plan Commission denied our request for infill, because the commission made a comment that they were not going to allow new construction on a road that is substandard. The road is James Street a city street, not a private street that would require that the owner maintain the street. Another comment made by another commissioner, which he would not approve a property that had not been checked for ponding.

The Development Coordinating Committee requested that we provide Engineering Department with a percolation test and ponding area calculations from a registered Engineer, which were submitted reviewed and approved by the Engineering Department. And also there was opposition from area residents, but that did not seem to have too much of an impact on their decision for denial. I would appreciate that you consider the decision of the City Plan Commission, since we complied with all the requirements of the Development Coordinating Committee and Engineering Department. The City Plan Commission denied the infill, because of substandard street and not being reviewed for ponding, which in fact we did comply with all request by all departments for engineering ponding area calculations, and percolation test.

Thank you for time and consideration on this matter, if you any questions please free to contact me. (915) 355-9027

Raymond Bonilla

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
VACANT, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

CITY CLERK DEPT.
08 JAN 18 PM 3:36

DATE: January 18, 2008

TO: Honorable Mayor and City Council

FROM: Melissa Kellum, Planner

SUBJECT: **Neighborhood Opposition; Invocation of 211.006(d) Provisions ZON06-00148**

A proposed special permit request to allow infill development for reduced lot depth and setbacks on the subject property has generated sufficient protest in accordance with Texas Statute 211.006(d) to warrant additional study. A petition with twenty (20) signatures in opposition has been received; 3 are from property owners within two hundred (200) feet of the area covered by this special permit request.

An analysis was conducted, using approved Department procedures. The land immediately adjoining the property covered by the rezoning request and extending 200 feet from that area was measured using the Zoning Map of the City of El Paso.

CASE NUMBER: ZON06-00148
LOCATION: 536 James Street
PROPOSED USE: Single-family Residential

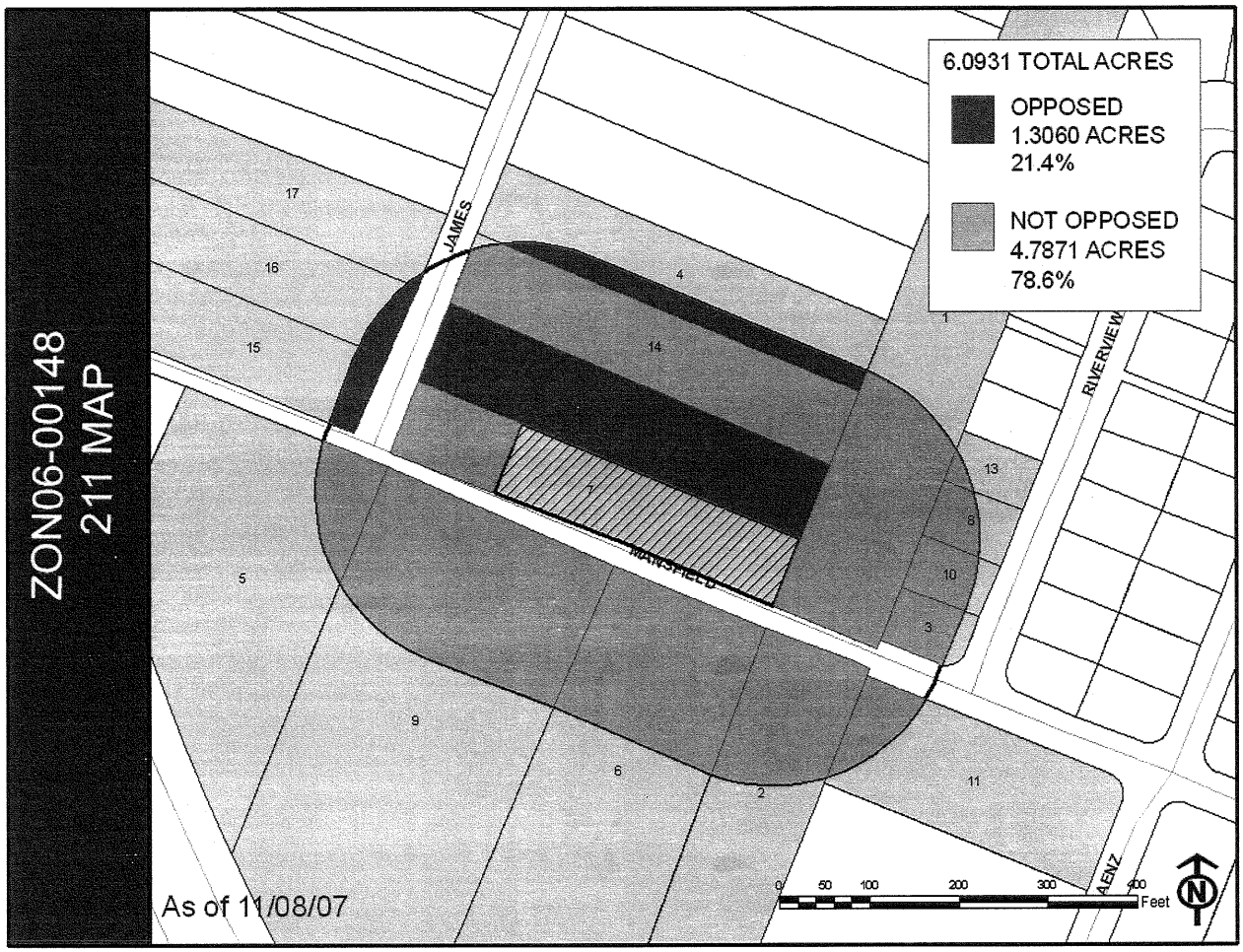
GROSS LAND AREA (excluding site): 6.0931 acres

20% OF ADJOINING AREA: 1.2186 acres
OPPOSED ADJOINING AREA: 1.3060 acres

PERCENT OF ADJOINING AREA OPPOSED: 21.4 %

Based on this analysis and calculation of the area in opposition, this rezoning request **does** require the affirmative vote of at least three-fourths (7) of all members of the City Council.

cc: Lupe Cuellar, Asst. City Attorney; Philip Etiwe, Development Review Manager; Kelly Carpenter, Deputy Director, Planning

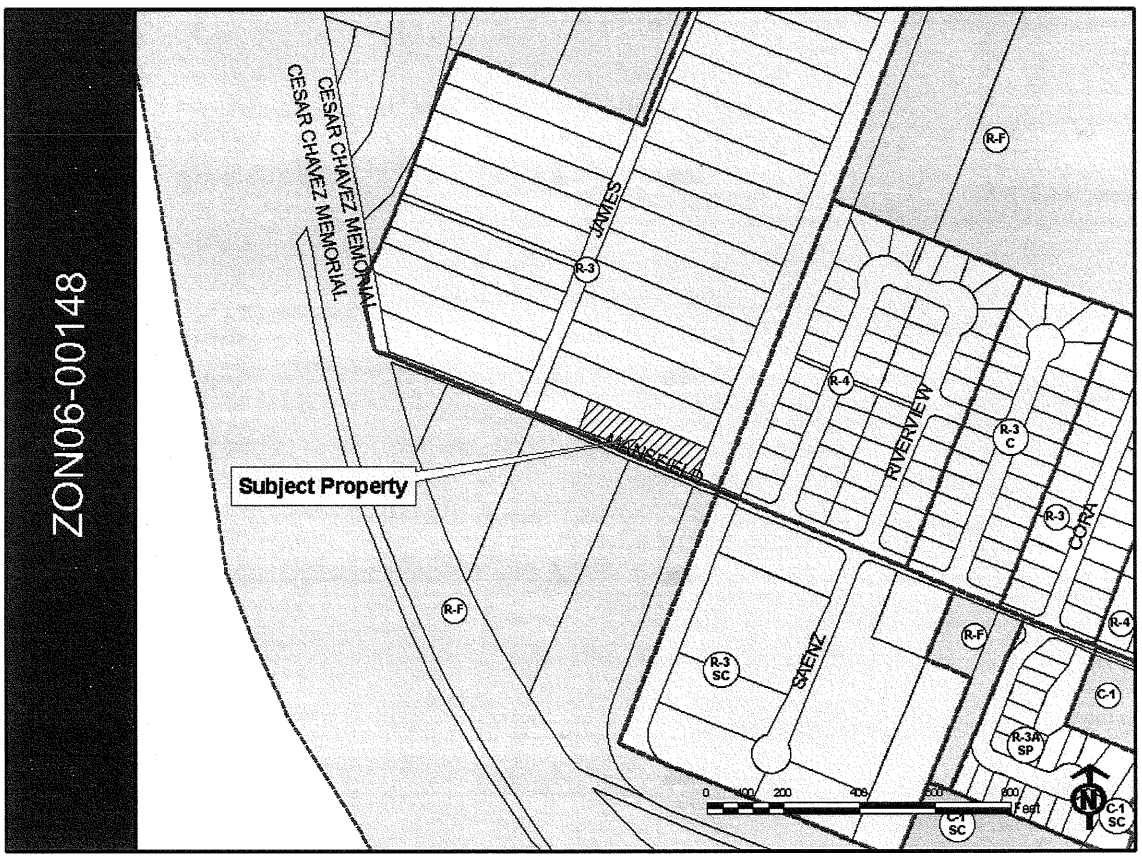


CITY CLERK DEPT.
08 JAN 16 PM 3:36

CITY CLERK DEPT.
08 JAN 18 PM 3:36

ZON06-00148

Application Type:	Special Permit
Property Owner(s):	Rodolfo Gonzalez
Representative(s):	Raymond Bonilla
Legal Description:	A portion of Tracts 8 and 9, Block C, Christy Tract, City of El Paso, El Paso County, Texas
Location:	536 James Street
Representative District:	7
Area:	0.669 acres ***Zoning:*** R-3 (Residential)
Request:	Special permit for infill development to allow reduced lot depth and reduced yard setbacks
Recognized Neighborhood Associations Contacted:	Thomas Manor Neighborhood Association
Public Response:	Four letters and one petition with 20 signatures in opposition
Surrounding Land Uses:	***North:*** R-3 / Residential, ***South:*** R-F / Vacant, ***East:*** R-4 / Residential, ***West:*** R-3 / Residential
Year 2025 Designation:	**Residential** (Lower Valley Planning Area)



General Information:
The applicant is requesting a special permit for an infill development to allow reduced lot depth and reduced yard setbacks for residential development. The property is currently zoned R-3 (Residential) and is 0.669 acres in size. The request is for lot depths of 86.50 ft. (from the required 90 ft.) and reduced yard setbacks of 15 ft. front and 20 ft. rear (from the required 25 ft. front and rear). A twenty foot (20') driveway is required per proposed dwelling unit. The proposed site plan shows four (4) lots to be located on the site. Access is proposed via Mansfield Avenue. There are no zoning conditions on this property.

Staff Recommendation:
The Development Coordinating Committee (DCC) recommends **APPROVAL** of this special permit request.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso ""provide a wide range of housing types that respond to the needs of all economic segments of the community."
- **The Year 2025 Projected General Land Use Map** for the Lower Valley Planning Area designates this property for **Residential** land uses.
- **R-3 (Residential) zoning** permits infill development by special permit.

Findings:
The City Plan Commission must determine the following:

A. Will the special permit for infill development protect the best interest, health, safety and welfare of the public in general?
B. Will the special permit for infill development be compatible with adjacent land uses?
C. What is the relation of the proposed special permit to the City's Comprehensive Plan?
D. What effects will the proposed special permit have on the natural environment, social and economic conditions and property values in the vicinity and the city as a whole?

Development Services - Building Permits and Inspections Division:
Zoning Review: Year 2025 designation Administrative Review decision. No objection.
Landscaping: Landscape not required for this project. Residential zoned areas do not require landscaping.

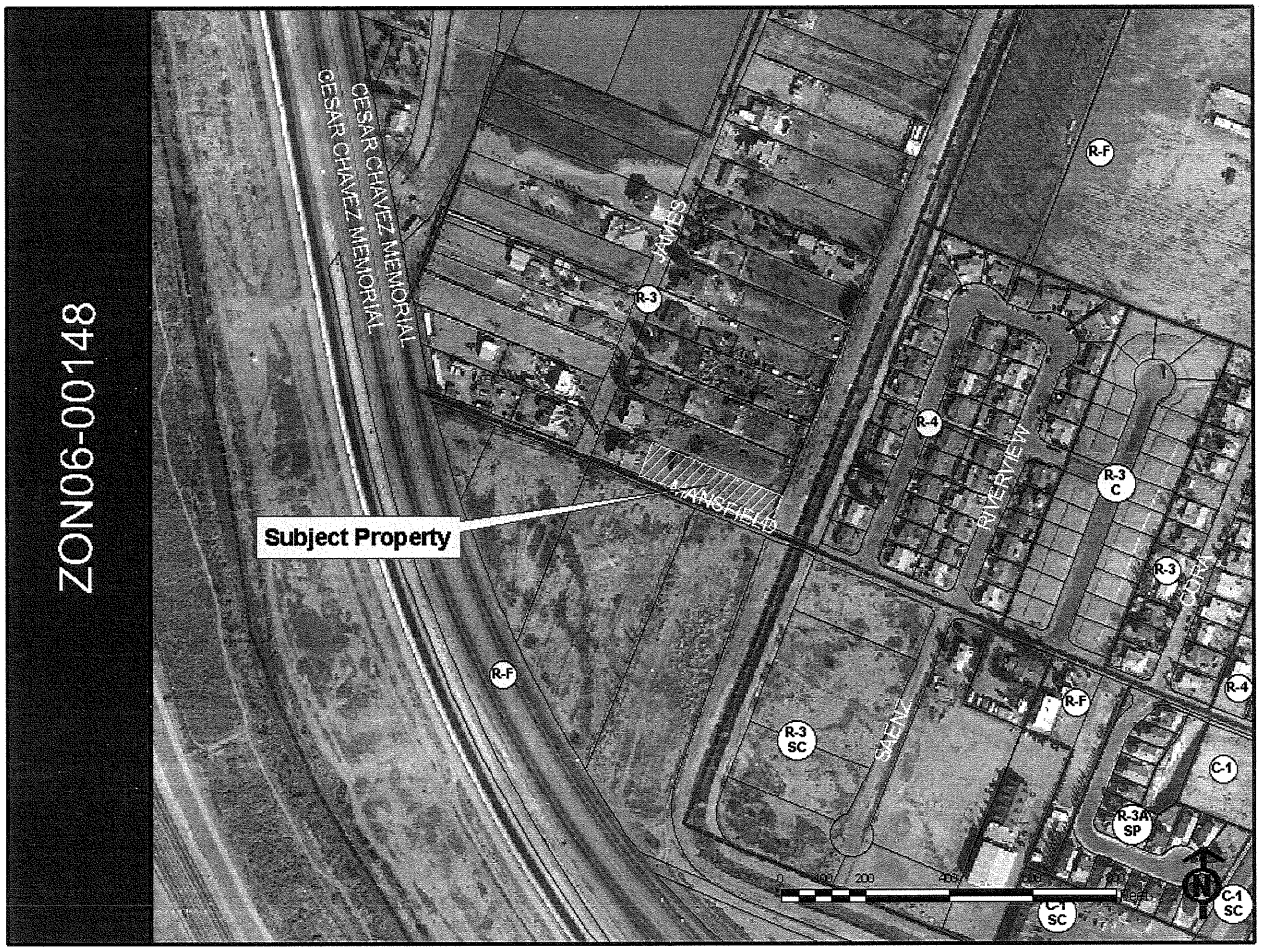
Development Services - Planning Division:
Current Planning: Planning Division recommends approval of this special permit for infill development to allow reduced lot depth and setbacks. The proposed use is in conformance with the projected land use for the area.
Land Development: No comments received.

Engineering Department, Traffic Division:
No major traffic issues with proposed infill development to reduced lot depth and setbacks.

Fire Department:
No comments received.

08 JAN 18 PM 3:36
CITY CLERK DEPT.

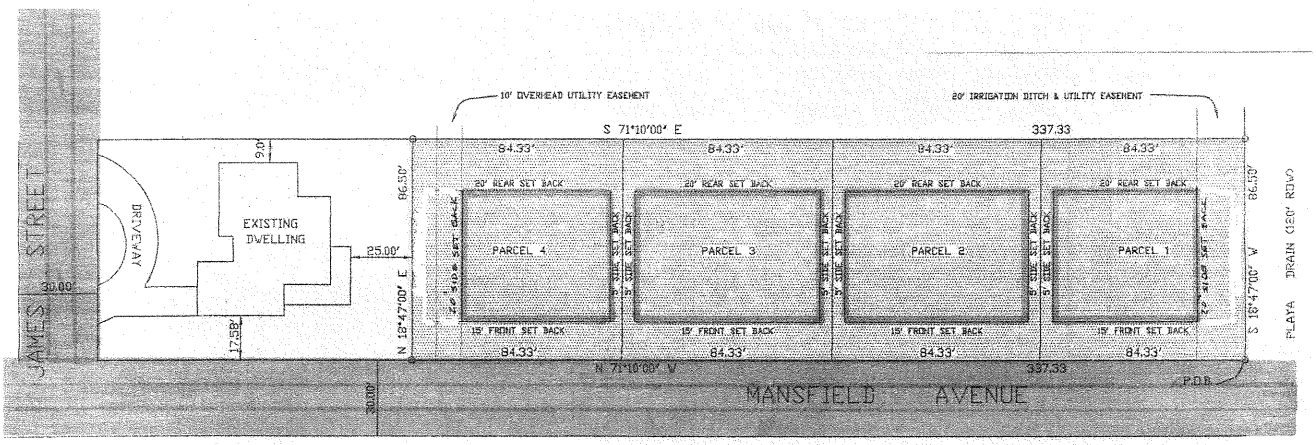
El Paso Water Utilities:
EPWU does not object to this request.



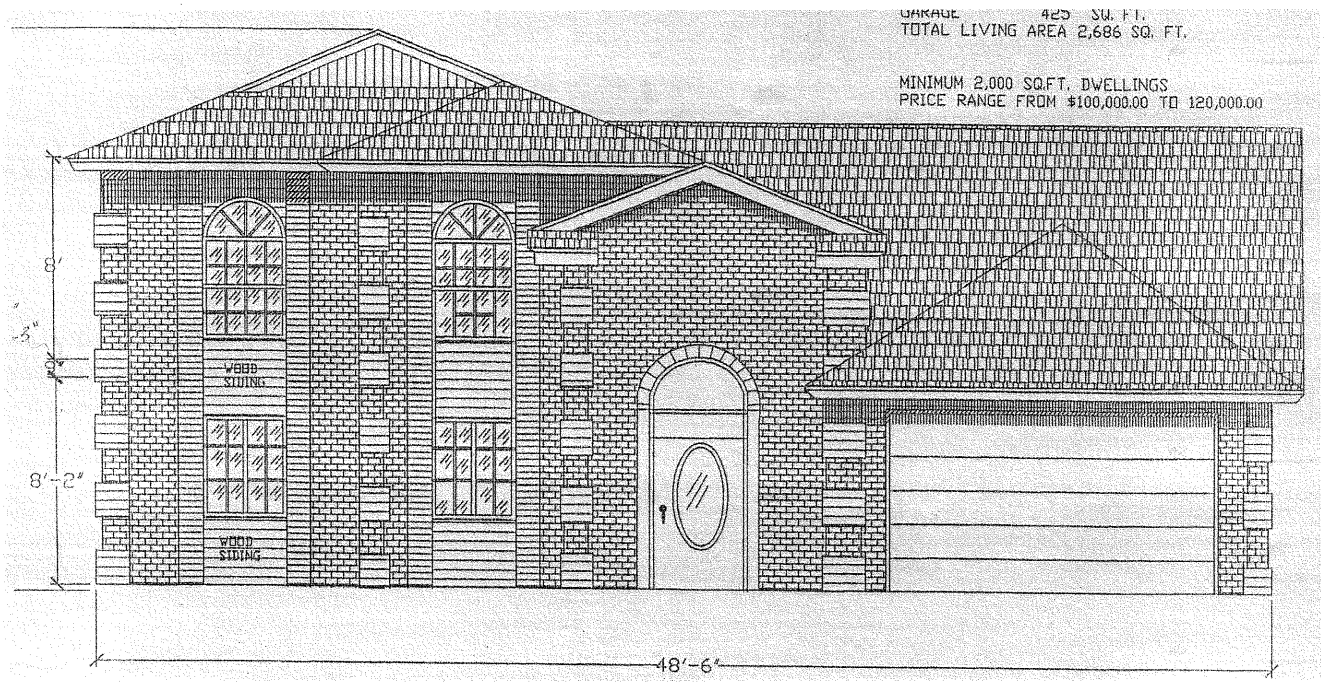
CITY CLERK DEPT.
08 JAN 18 PM 3:36

List of Attachments:
Attachment 1: Site Plan
Attachment 2: Application
Attachment 3: Opposition Letters
Attachment 4: Petition

Attachment 1: Site Plan



PARCELS ARE SUBJECT TO ON-SITE PONDING



CITY CLERK DEPT.
08 JAN 18 PM 3:36

Attachment 2: Application

SPECIAL PERMIT APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

City of El Paso, Texas
2 Civic Center Plaza
El Paso, TX 79901-1196
915-541-4024

1. CONTACT INFORMATION

PROPERTY OWNER(S): [illegible] GONZALEZ
ADDRESS: [redacted] ZIP CODE: _____ PHONE: _____
APPLICANT(S): [illegible] GONZALEZ
ADDRESS: [redacted] ZIP CODE: _____ PHONE: _____
REPRESENTATIVE: [illegible] BANUELA
ADDRESS: [redacted] ZIP CODE: [redacted] PHONE: [redacted]
E-MAIL ADDRESS: [redacted] FAX: [redacted]

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: C454-999-000C-2500
LEGAL DESCRIPTION: C CHRISTY S 86.5 FT of TR 8 #9
STREET ADDRESS OR LOCATION: 536 JAMES REP DISTRICT: 7
ACREAGE: .9194 .69 PRESENT ZONING: R-3 PRESENT LAND USE: RESIDENTIAL
SPECIAL PERMIT REQUEST: INFILL DEVELOPMENT to Allow Reduced LOT DEPTH & REDUCED YARD SETBACKS

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
LEGAL DESCRIPTION: _____
STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
SPECIAL PERMIT REQUEST: _____

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
LEGAL DESCRIPTION: _____
STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
SPECIAL PERMIT REQUEST: _____

CITY OF EL PASO NOV 02 2006 PLANNING DIVISION

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
Printed Name: Adolfo GONZALEZ Signature: [signature]
Printed Name: _____ Signature: _____
Printed Name: _____ Signature: _____

Note: Signatures are required for all owners of record for the property proposed for special permit. Attach additional signatures on a separate sheet of paper.

****OFFICE USE ONLY****
ZON 06-00148 RECEIVED DATE: 10/31/06 APPLICATION FEE: $ 550.00
DCC REVIEW DATE: 11/22/06 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 12/07/06 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: [signature] FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404117

Revised 10/2006 1

CITY CLERK DEPT.
08 JAN 18 PM 3:36

CITY CLERK DEPT.
08 JAN 18 PM 3:36

Oct, 3rd 2007 - oct 4- 2007
To City Council Representative Steve Ortega (c/o)
City Plan Commission / Development Services Dept and Planning Division, 5th Floor, City Hall, 2 Civic Center Plaza, El Paso TX.

CASE NO: ZONE06-00148

Mr. Steve Ortega

This response is in regards to a letter received from the Development Services Department Planning Division , in which Mr Rodolfo Gonzales, is requesting a special permit for property located at 536 James Street, which consists of 0.919 acres of land. The request is a special permit for infill development to allow a reduction of lot depth and a reduction of yard setbacks to permit single-family dwellings. There is already a house on this property that belongs to Mr Gonzales. All of the houses in our particular area have about an acre of land and are single family dwellings. Some of the residents have horses or other farm animals on their properties. The lots were sold under the stipulation that only one single family dwelling would be allowed to be build per acre lot, to preserve the farming and ranching living environment of the area and that was the main reason most of us chose to build our homes in this area.

Allowing Mr Gonzales to build multiple single –family dwellings on one property will only encourage others to do the same and further, deteriorate our open spaces and our quality of life in the area.

What Mr Gonzales is proposing to do on his property, is totally unacceptable to all the residents of our area. Also if you were to tour the area, you would see for yourselves, that the road infrastructure, particularly James Street and Craddock Streets are one lane roads that barely meet the needs of the present residents residing in the area. We would like to be able to continue living in this area in the same ranching and farming environment as most of us have for the past 26 to 28 years.

Therefore we sincerely hope that the City Council Members , The City Plan Commission and The Department of Planning and Development , consider our request and reasons for denying Mr Rodolfo Gonzales his request for a special permit for infill development to allow a reduction of lot depth and reduction of yard setbacks to permit single-family dwellings.

The City Plan Commission will consider the request on October 4, 2007 at 1:30 pm.

(Our Position) Deny Mr Gonzales request for Special Permit

Respectfully Yours:
Mr and Mrs Damian Urquidi

10/3/07

CITY CLERK DEPT.
06 JAN 18 PM 3:36

November 28, 2006

City Plan Commission
c/o Development Services Department
Planning Department, 5th Floor, City Hall
2 Civic Center Plaza
El Paso, TX 79901-1196

Re: Case No. ZON06-00148

Dear Sirs:

I am aware of the request for a special permit for the case reference above. My residence is only a few houses away from Mr. Gonzalez'. I am against any rezoning or any special permit to allow him to build multiple homes on his property.

One reason is when my husband and I purchased our lot, the covenants stated that only one single home was allowed. That is the reason we liked the property. We found out later that Mr. Tome, another resident, next to Mr. Gonzalez has built several apartments on his backyard. Traffic from those people is significant.

Another reason is the entire James Street is now becoming a commercial/industrial neighborhood. We already have too much traffic with all the different businesses running out of their homes. My next door neighbor and some others run their business out of their back yards. My next door neighbor built large sheds/garages that cover up his whole acre. All his fifteen plus employees park along side the empty lot across the street from his home.

James Street is a very narrow street and does not accommodate two cars without one having to slip out to the dirt. A speed limit sign has been requested by me several times, but have been denied. Residents and visitors at the end of the street, (536 James) tend to speed through the entire road without consideration to the pedestrians on site.

I will be at the meeting to further express my concerns to this permit. Please don't allow more destruction to our neighborhood.

Sincerely,

Candelaria

Elizabeth G. Candelaria

CITY CLERK DEPT.
08 JAN 18 PM 3:36

City Plan Commission and To Whom It May Concern:

In Regards to CASE NO: ZON06-00148 (536 James St)

From Higinio & Sally Salinas

We would like to begin with stating we have nothing against the Gonzalez family. This is about a great little neighborhood and its future plans, nothing personal.

Our wish is that James St remains the same. A peaceful, quite and very very low traffic street. We have an 18th month old little boy and James St is a perfect street to raise him. We bought our property under the assumption that it was farm and ranch community. We hope it remains.

Allowing one property owner to build for profit will set a dangerous precedent. All property owners WOULD and SHOULD also build for profit. This is good for the check book but devastating for James St.

So it is up to you decision makers! Allow the NARROW James St to remain a peaceful, quite, low traffic street. Or create a chaotic, loud, high traffic street.

MR & MRS. Higinio Salinas December 6, 2006

CITY CLERK DEPT.

08 JAN 18 PM 3:36

Nov 23rd, 2006

To the City Plan Commission / Development Services Dept and Planning Division, 5th Floor, City Hall, 2 Civic Center Plaza, El Paso TX.

CASE NO: ZONE06-00148

Ladies and Gentlemen:

This response is in regards to a letter received from the Development Services Department Planning Division , in which Mr Rodolfo Gonzales, is requesting a special permit for property located at 536 James Street, which consists of 0.919 acres of land. The request is a special permit for infill development to allow a reduction of lot depth and a reduction of yard setbacks to permit single-family dwellings. There is already a house on this property that belongs to Mr Gonzales. All of the houses in our particular area have about an acre of land and are single family dwellings. Some of the residents have horses or other farm animals on their properties. The lots were sold under the stipulation that only one single family dwelling would be allowed to be build per acre lot, to preserve the farming and ranching living environment of the area and that was the main reason most of us choose to build our homes in this area.

What Mr Gonzales is proposing to do on his property, is totally unacceptable to all the residents of our area. Also if you were to tour the area, you would see for yourselves, that the road infrastructure, particularly James Street and Craddock Streets are one lane roads that barely meet the needs of the present residents residing in the area. We would like to be able to continue living in this area in the same ranching and farming environment as most of us have for the past 26 to 28 years.

Therefore we sincerely hope that the City Council Members , The City Plan Commission and The Department of Planning and Development , consider our request and reasons for denying Mr Rodolfo Gonzales his request for a special permit for infill development to allow a reduction of lot depth and reduction of yard setbacks to permit single-family dwellings.

Respectfully Yours:
Mr and Mrs Geronimo Chavez

(Our Position) Deny Mr Gonzales request for Special Permit

Attachment 4: Petition

CITY CLERK DEPT.
08 JAN 18 PM 3:36

Nov 30th 2006 OCT-4-2007

To City Council Representative Steve Ortega (c/o)
City Plan Commission / Development Services Dept and Planning Division, 5th Floor, City Hall, 2 Civic Center Plaza, El Paso TX.

CASE NO: ZONE06-00148

Mr. Steve Ortega

This response is in regards to a letter received from the Development Services Department Planning Division , in which Mr Rodolfo Gonzales, is requesting a special permit for property located at 536 James Street, which consists of 0.919 acres of land. The request is a special permit for infill development to allow a reduction of lot depth and a reduction of yard setbacks to permit single-family dwellings. There is already a house on this property that belongs to Mr Gonzales. All of the houses in our particular area have about an acre of land and are single family dwellings. Some of the residents have horses or other farm animals on their properties. The lots were sold under the stipulation that only one single family dwelling would be allowed to be build per acre lot, to preserve the farming and ranching living environment of the area and that was the main reason most of us chose to build our homes in this area.

Comments

What Mr Gonzales is proposing to do on his property, is totally unacceptable to all the residents of our area. Also if you were to tour the area, you would see for yourselves, that the road infrastructure, particularly James Street and Craddock Streets are one lane roads that barely meet the needs of the present residents residing in the area. We would like to be able to continue living in this area in the same ranching and farming environment as most of us have for the past 26 to 28 years.

Therefore we sincerely hope that the City Council Members , The City Plan Commission and The Department of Planning and Development , consider our request and reasons for denying Mr Rodolfo Gonzales his request for a special permit for infill development to allow a reduction of lot depth and reduction of yard setbacks to permit single-family dwellings.

Respectfully Yours: Concerned Residents of James St. of El Paso, Tx 79915

Print Name	Home Address	Phone#	Signatures
Martin A. Saldivar			
Artura Diaz			
Jose Luis Garcia			
Leon Alvarez			
Olga Cordova			
Henry Candelaria			

El Paso, Tx
(Our Position) Deny Mr Gonzales request for Special Permit

CITY CLERK DEPT.

08 JAN 18 PM 3:36

Nov 30th 2006 - Oct-4-2007
To City Council Representative Steve Ortega (c/o)
City Plan Commission / Development Services Dept and Planning Division, 5th Floor,
City Hall, 2 Civic Center Plaza, El Paso TX.

CASE NO: ZONE06-00148

Mr. Steve Ortega

This response is in regards to a letter received from the Development Services Department Planning Division , in which Mr Rodolfo Gonzales, is requesting a special permit for property located at 536 James Street, which consists of 0.919 acres of land. The request is a special permit for infill development to allow a reduction of lot depth and a reduction of yard setbacks to permit single-family dwellings. There is already a house on this property that belongs to Mr Gonzales. All of the houses in our particular area have about an acre of land and are single family dwellings. Some of the residents have horses or other farm animals on their properties. The lots were sold under the stipulation that only one single family dwelling would be allowed to be build per acre lot, to preserve the farming and ranching living environment of the area and that was the main reason most of us chose to build our homes in this area.

What Mr Gonzales is proposing to do on his property, is totally unacceptable to all the residents of our area. Also if you were to tour the area, you would see for yourselves, that the road infrastructure, particularly James Street and Craddock Streets are one lane roads that barely meet the needs of the present residents residing in the area. We would like to be able to continue living in this area in the same ranching and farming environment as most of us have for the past 26 to 28 years.

Therefore we sincerely hope that the City Council Members , The City Plan Commission and The Department of Planning and Development , consider our request and reasons for denying Mr Rodolfo Gonzales his request for a special permit for infill development to allow a reduction of lot depth and reduction of yard setbacks to permit single-family dwellings.

Respectfully Yours: **Concerned Residents of James St. of El Paso, Tx 79915**

Print Name	Home Address	Phone#	Signatures
Sally V Salinas			
Lebrena Vasquez			
Dora Vasquez			

El Paso,Tx
(Our Position) Deny Mr Gonzales request for Special Permit

CITY CLERK DEPT.

08 JAN 18 PM 3:36

Nov 30th 2006 Oct-4-2007

To City Council Representative Steve Ortega (c/o)
City Plan Commission / Development Services Dept and Planning Division, 5th Floor,
City Hall, 2 Civic Center Plaza, El Paso TX.

CASE NO: ZONE06-00148

Mr. Steve Ortega

This response is in regards to a letter received from the Development Services Department Planning Division , in which Mr Rodolfo Gonzales, is requesting a special permit for property located at 536 James Street, which consists of 0.919 acres of land. The request is a special permit for infill development to allow a reduction of lot depth and a reduction of yard setbacks to permit single-family dwellings. There is already a house on this property that belongs to Mr Gonzales. All of the houses in our particular area have about an acre of land and are single family dwellings. Some of the residents have horses or other farm animals on their properties. The lots were sold under the stipulation that only one single family dwelling would be allowed to be build per acre lot, to preserve the farming and ranching living environment of the area and that was the main reason most of us chose to build our homes in this area.

What Mr Gonzales is proposing to do on his property, is totally unacceptable to all the residents of our area. Also if you were to tour the area, you would see for yourselves, that the road infrastructure, particularly James Street and Craddock Streets are one lane roads that barely meet the needs of the present residents residing in the area. We would like to be able to continue living in this area in the same ranching and farming environment as most of us have for the past 26 to 28 years.

Therefore we sincerely hope that the City Council Members , The City Plan Commission and The Department of Planning and Development , consider our request and reasons for denying Mr Rodolfo Gonzales his request for a special permit for infill development to allow a reduction of lot depth and reduction of yard setbacks to permit single-family dwellings.

Respectfully Yours: Concerned Residents of James St. of El Paso, Tx 79915

Print Name	Home Address	Phone#	Signatures
Ma. Salas			[illegible]
Mrs Ruben Perea			Ruben Perea
Ruben Perea			Mrs [illegible]
Betty Rodriguez			Betty Rodriguez
Ruben Perea Jr			[illegible]

El Paso,Tx
(Our Position) Deny Mr Gonzales request for Special Permit

CITY CLERK DEPT.
08 JAN 18 PM 3:36

Nov 30th 2006
To City Council Representative Steve Ortega (c/o)
City Plan Commission / Development Services Dept and Planning Division, 5th Floor,
City Hall, 2 Civic Center Plaza, El Paso TX.

CASE NO: ZONE06-00148

Mr. Steve Ortega

This response is in regards to a letter received from the Development Services Department Planning Division , in which Mr Rodolfo Gonzales, is requesting a special permit for property located at 536 James Street, which consists of 0.919 acres of land. The request is a special permit for infill development to allow a reduction of lot depth and a reduction of yard setbacks to permit single-family dwellings. There is already a house on this property that belongs to Mr Gonzales. All of the houses in our particular area have about an acre of land and are single family dwellings. Some of the residents have horses or other farm animals on their properties. The lots were sold under the stipulation that only one single family dwelling would be allowed to be build per acre lot, to preserve the farming and ranching living environment of the area and that was the main reason most of us chose to build our homes in this area.

What Mr Gonzales is proposing to do on his property, is totally unacceptable to all the residents of our area. Also if you were to tour the area, you would see for yourselves, that the road infrastructure, particularly James Street and Craddock Streets are one lane roads that barely meet the needs of the present residents residing in the area. We would like to be able to continue living in this area in the same ranching and farming environment as most of us have for the past 26 to 28 years.

Therefore we sincerely hope that the City Council Members , The City Plan Commission and The Department of Planning and Development , consider our request and reasons for denying Mr Rodolfo Gonzales his request for a special permit for infill development to allow a reduction of lot depth and reduction of yard setbacks to permit single-family dwellings.

Respectfully Yours: Concerned Residents of James St. of El Paso, Tx 79915

Print Name	Home Address	Phone#	Signatures
Higinio Salinas			
[illegible]			
Henry Candelaria			
Liberato Vergez			
JOEY CARDENAS			
Ruben Perea JR			

El Paso,Tx
(Our Position) Deny Mr Gonzales request for Special Permit

CITY CLERK DEPT.

08 JAN 18 PM 3:35

LEGAL DESCRIPTION:

BEING A PORTION OF LAND OUT OF TRACTS 8 AND 9, BLOCK C, CHRISTY TRACT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 29,179.32 SQUARE FEET, OR 0.6699 OF AN ACRE MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF BEGINNING BEING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF THE PLAYA DRAIN AND THE NORTHERN RIGHT-OF-WAY LINE OF MANSFIELD AVENUE; THENCE, ALONG SAID NORTHERN RIGHT-OF-WAY LINE, NORTH 71 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 337.33 FEET TO A POINT FOR CORNER;

THENCE, NORTH 18 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 86.50 FEET TO A POINT FOR CORNER;

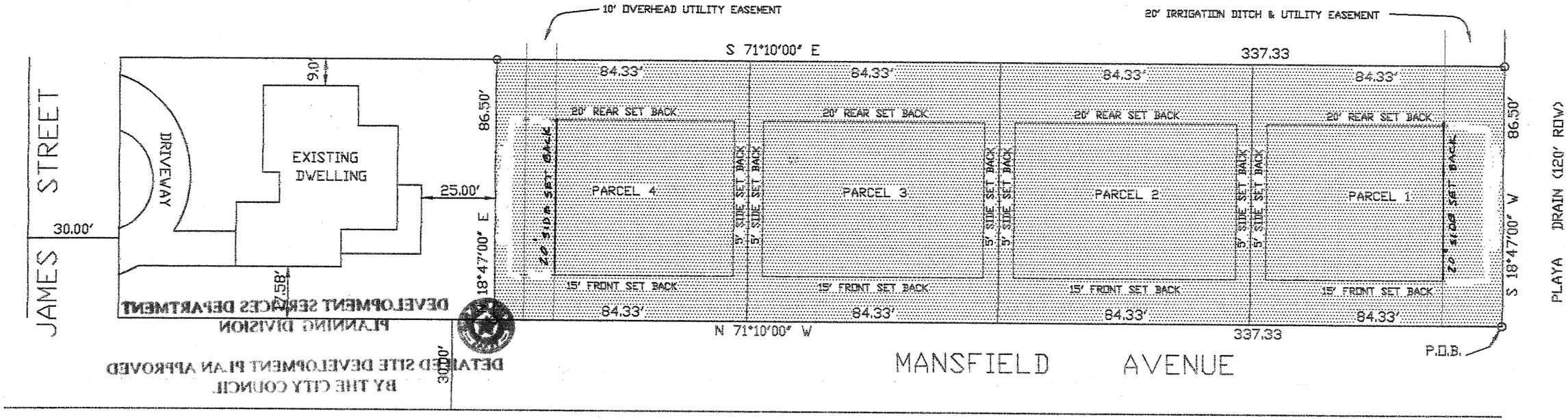
THENCE, SOUTH 71 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 337.33 FEET TO A POINT FOR CORNER;

THENCE SOUTH 18 DEGREES 47 MINUTES 00 SECONDS WEST DISTANCE OF 86.50 FEET, TO A POINT IN THE NORTHERN RIGHT-OF-WAY OF MANSFIELD AVENUE, THE TRUE POINT OF BEGINNING, CONTAINING 29,179.32 SQUARE FEET, OR 0.6699 OF AN ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS
S. I. AGUILAR
27792
LICENSED
PROFESSIONAL ENGINEER

P.E.
11-26-06

Exhibit "A"



PARCELS ARE SUBJECT TO ON-SITE PONDING

LEGAL DESCRIPTION:

BEING A PORTION OF LAND OUT OF TRACTS 8 AND 9, BLOCK C, CHRISTY TRACT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 29,179.32 SQUARE FEET, OR 0.6699 OF AN ACRE MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF BEGINNING BEING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF THE PLAYA DRAIN AND THE NORTHERN RIGHT-OF-WAY LINE OF MANSFIELD AVENUE; THENCE, ALONG SAID NORTHERN RIGHT-OF-WAY LINE, NORTH 71 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 337.33 FEET TO A POINT FOR CORNER;

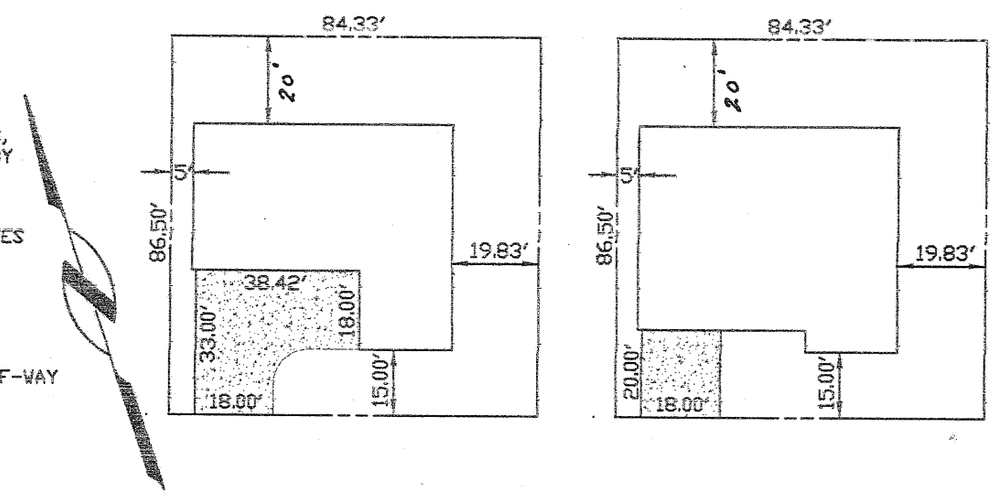
THENCE, NORTH 18 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 86.50 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 71 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 337.33 FEET TO A POINT FOR CORNER;

THENCE SOUTH 18 DEGREES 47 MINUTES 00 SECONDS WEST DISTANCE OF 86.50 FEET, TO A POINT IN THE NORTHERN RIGHT-OF-WAY OF MANSFIELD AVENUE, THE TRUE POINT OF BEGINNING, CONTAINING 29,179.32 SQUARE FEET, OR 0.6699 OF AN ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS
S. I. AGUILAR
27792
LICENSED
PROFESSIONAL ENGINEER

P.E.
11-26-06



TYPICAL DRIVEWAY DETAIL

SCALE: 1"=40'