

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

DEPARTMENT: City Development Department

AGENDA DATE: Introduction: February 11, 2013
Public Hearing: March 5, 2013

CONTACT PERSON/PHONE: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance granting Special Permit No. PZST12-00019, to allow for a medical treatment facility on the property described as a Portion of Tract 9, 8A, and 11, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.320 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 6297 Strahan Road. Property Owner: Gallego Dream Continues, LLC. PZST12-00019 (**District 1**)

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (6-0)

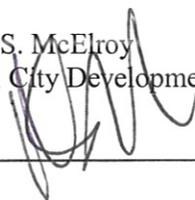
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Director, City Development Department



APPROVED FOR AGENDA:

MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST12-00019, TO ALLOW FOR A MEDICAL TREATMENT FACILITY ON THE PROPERTY DESCRIBED AS A PORTION OF TRACT 9, 8A, AND 11, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, **Gallego Dream Continues, LLC., Applicant**, has applied for a Special Permit for a medical treatment facility to include lifestyle medicine; and,

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

WHEREAS, the City Plan Commission has recommended approval 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 the application conforms to all requirements of Sections 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 a **R-F (Ranch-Farm)** District:
Portion of Tract 9, 8A, and 11, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A"
2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code for a medical treatment facility; and,
3. That this Special Permit is issued subject to the development standards in the **R-F (Ranch-Farm)** 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 incorporated herein by reference for all purposes; and,
4. That if at any time the Owner or the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. **PZST12-00019** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; 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 of the City Plan Commission before building permits are issued.

PASSED AND APPROVED this _____ day of _____, 2013.

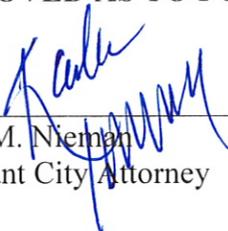
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew S. McElroy, Director
City Development Department



BROCK & BUSTILLOS INC.
 CONSULTING CIVIL ENGINEERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
 President
 RANDY P. BROCK, P.E.
 Executive Vice President
 SERGIO J. ADAME, P.E.
 Vice President - Engineering
 ISAAC CAMACHO, R.P.L.S.
 Survey Manager
 TBPE Reg. No. F-737
 TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION

Parcel 1

A 1.7021 acre parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tracts 8A, 9 and 11, Block 11, Upper Valley Surveys and being more particularly described by metes and bounds as follows:

***BEGINNING** at a 1-1/2 inch pipe found at the intersection of the south right-of-way line of Borderland Road (40.00 feet wide) and the westerly right-of-way line of Strahan Road (40.00 feet wide); **WHENCE**, a 5/8 inch found for the northwest corner of Tract 9A, Block 11, Upper Valleys Surveys bears South 23°12'41" West, a distance of 1,631.32 feet;*

***THENCE**, leaving the south right-of-way line of Borderland Road and following the westerly right-of-way line of Strahan Road, South 09°42'00" West, at a distance of 171.40 feet pass the east boundary line of said Tract 11 and at a total distance of 298.71 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for the southeast corner of the parcel herein described;*

***THENCE**, leaving the westerly right-of-way line of Strahan Road, North 87°31'30" West, at a distance of 17.99 feet pass the west boundary line of said Tract 11 and at a total distance of 230.55 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for the southwest corner of the parcel herein described;*

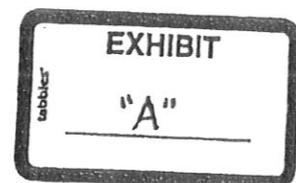
***THENCE**, North 00°16'00" West, a distance of 283.58 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set on the south right-of-way line of Borderland Road for the northwest corner of the parcel herein described;*

***THENCE**, following the south right-of-way line of Borderland Road, North 89°49'00" East, at a distance of 212.32 feet pass the west boundary line of said Tract 11, at a distance of 252.32 feet pass the east boundary line of said Tract 11 and at a total distance of 281.98 feet to the **POINT OF BEGINNING**.*

Said parcel containing 1.7021 acres (74,141.9 square feet), more or less, and being subject to all easements of record.

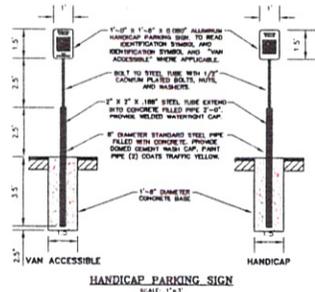
I hereby certify that this description was prepared by me or under my supervision.

Isaac Camacho
 Isaac Camacho, TX R. P. L. S. No. 5337
 Date: September 11, 2012
 06922-001 Parcel 1

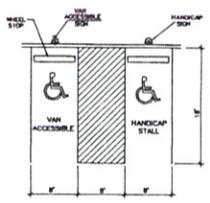


DETAIL SITE PLAN

BEING PORTION OF TRACTS 9, 8A, AND 11,
BLOCK 11, UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 1.7021± ACRES



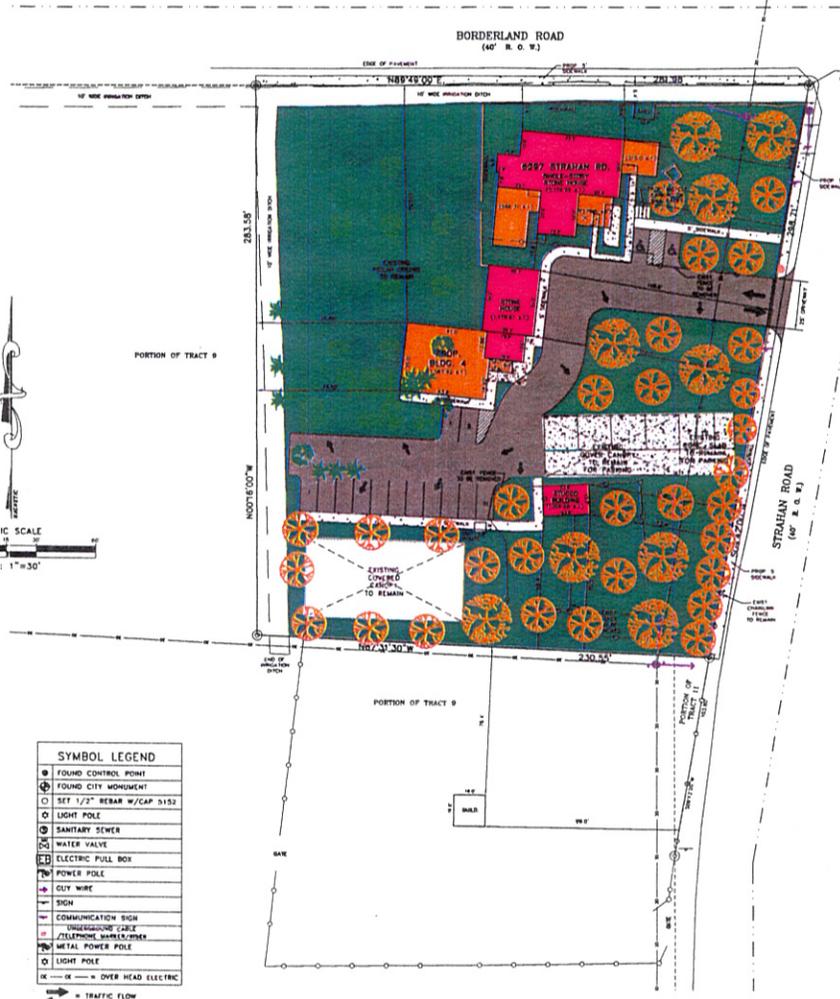
HANDICAP PARKING SIGN
SCALE: 1"=3'



TYPICAL HANDICAP PARKING
SCALE: 1"=3'



TYPICAL BICYCLE PARKING
SCALE: 1"=3'



PARKING INFORMATION

MEDICAL/CLINIC

TOTAL SITE:	74,141.88 SQ. FT. ~ 1.7021 AC.
EXISTING BUILDING:	3,727.00 SQ. FT.
PROPOSED BUILDING:	2,724.00 SQ. FT.
TOTAL BUILDING:	6,453.00 SQ. FT.
TOTAL PARKING REQUIRED BY CITY CODE:	22
TOTAL HANDICAPPED PARKING REQUIRED:	1
TOTAL BICYCLE PARKING REQUIRED:	3
TOTAL REGULAR PARKING PROPOSED:	20
TOTAL HANDICAPPED PARKING PROPOSED:	2
TOTAL PARKING PROPOSED:	22

TYPICAL PARKING DIMENSIONS:
STALLS: 9 FT. BY 16 FT.
BICYCLE: 24" BY 75"

REQUIRED LANDSCAPING

TOTAL SITE REQUIRED:	11,121.00 sf.
TOTAL SITE PROPOSED:	42,292.00 sf.
DECIDUOUS OR CANOPY TREES	11 - 2" CALIPER
SHRUBS	222 - 5 gal. (1'x1')
GROUNDCOVER	1,112 sf. Min.

ONE DECIDUOUS OR EVERGREEN TREE HAVING A MINIMUM TWO INCH CALIPER ARE 10' AT THE TIME OF PLANTING.

SHADING SHALL BE REQUIRED FOR PARKING LOTS AND VEHICULAR USE AREAS THAT ARE LOCATED WITHIN THE PROJECT. WITH TEN PARKING SPACES OR MORE SHALL BE PROVIDED WITH AT LEAST ONE PARKING LOT TREE FOR EVERY TEN PARKING SPACES.

CANOPY TREES REQUIRED BY CITY CODE: 2

SUBSTITUTION AS PER EL PASO MUNICIPAL ORDINANCE 18.46.090 SECTION 1:

TREES AS PER "RECOMMENDED TREES FOR EL PASO" WEST TEXAS URBAN FORESTRY COUNCIL.

THIS PROPERTY WILL REQUIRE ON SITE PONDING. ON SITE PONDING AREA TO BE ESTABLISHED AT TIME OF LOT DEVELOPMENT. LANDSCAPE AREAS WILL BE UTILIZED FOR HARVESTING AND RETENTION OF STORMWATER RUNOFF.

LAND USE PERCENTAGE

MEDICAL/CLINIC	8.70%
COVERED CANOPY	4.33%
LANDSCAPING, IRRIGATION DITCH AND SIDEWALKS	69.11%
PARKING AND DRIVEWAYS	17.86%
	100.00%

EXISTING DECIDUOUS OR CANOPY TREES AND SHRUBS

PROPOSED DECIDUOUS OR CANOPY TREES

PROPOSED SHRUBS

LANDSCAPING

EXISTING BUILDINGS

PROPOSED BUILDINGS

PAVEMENT

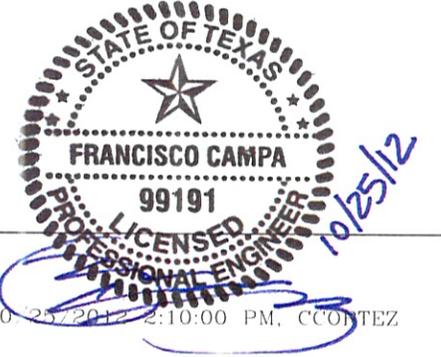
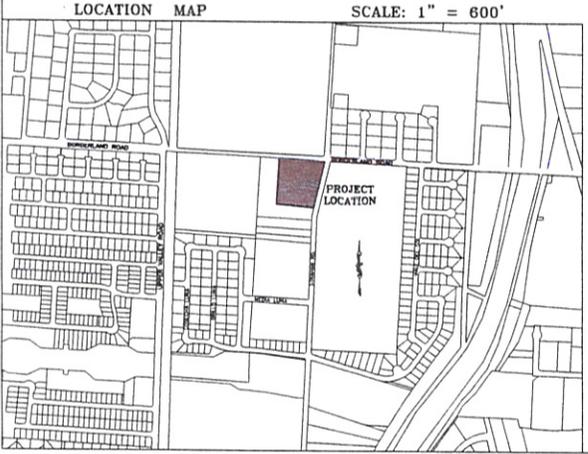
EXIST. ZONING: R-F
SPECIAL PERMIT TO ALLOW:
--- MEDICAL/CLINIC

EXIST. ZONING: R-F (SETBACKS)

FRONT YARD	50 FT.
REAR YARD	50 FT.
SIDE YARD	20 FT.
SIDE ABUTTING STREET	25 FT.

SYMBOL LEGEND

●	FOUND CONTROL POINT
⊕	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5153
○	LIGHT POLE
⊙	SANITARY SEWER
⊙	WATER VALVE
⊙	ELECTRIC PULL BOX
⊙	POWER POLE
⊙	CITY WIRE
⊙	SIGN
⊙	COMMUNICATION SIGN
⊙	UNDERGROUND CABLE
⊙	TELEPHONE SERVICE
⊙	METAL POWER POLE
⊙	LIGHT POLE
⊙	OVER HEAD ELECTRIC
→	TRAFFIC FLOW
→	DRAINAGE FLOW



MEMORANDUM

DATE: February 1, 2013

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

FROM: Michael McElroy, Planner

SUBJECT: PZST12-00019

The City Plan Commission (CPC) on November 15, 2012, voted **6-0** to recommend **APPROVAL** of the special permit application to allow for a medical treatment facility in the R-F (Ranch-Farm) zoning district.

The CPC found that the special permit is in conformance with the Plan for El Paso and that the proposed use is in conformance with the Plan El Paso-Future Land Use Map Designation for the Northwest Planning Area. The proposed development is compatible with adjacent land uses. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general; and the special permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were nine (9) letters and one (1) phone call in **OPPOSITION** to this request.

Attachments: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00019
Application Type: Special Permit
CPC Hearing Date: November 15, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 6297 Strahan Road
Legal Description: Being a Portion of Tract 9, 8A, and 11, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Acreage: 1.702 acres
Rep District: 1
Zoning: R-F (Ranch-Farm)
Existing Use: Agricultural
Request: To allow for a medical treatment facility, to include lifestyle medicine
Proposed Use: Medical treatment facility
Property Owner: Gallego Dream Continues, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: Outside City Limits / Agricultural
South: R-F (Ranch-Farm) / Agricultural
East: R-F (Ranch-Farm) / Elementary School
West: R-F (Ranch-Farm) / Agricultural

Plan El Paso Designation: O3, Agriculture (Northwest)
Nearest Park: Rio Grande River Trail #1 (1.972 ft.)
Nearest School: Josie H. Damiam Elementary (67 ft.)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley, Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Upper Valley Neighborhood Association, Coronado Neighborhood Association

NEIGHBORHOOD INPUT

Notices of the November 15, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on October 29, 2012. The Planning Division received nine (9) letters and one (1) phone call in opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit to allow a medical treatment facility in the R-F zoning district. The applicant proposes the addition of approximately 2,700 sq. ft. of medical office space to an existing 3,700 sq. ft. residential property.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request as the applicant meets the requirements of Section 20.04.320, Special Permit Approvals and 20.04.150 Detailed Site Development Plan.

Plan El Paso- Future Land Use Map Designation

All applications for special permits shall demonstrate compliance with the following criteria:

O-3 Agriculture - Active farmland in the Rio Grande Valley. Changes to City codes and policies may limit

plat and utility approvals beyond City limits in a coordinated effort to protect significant portions of farmland.

The purpose of the R-F (Ranch-Farm) district is to provide primarily fallow or agricultural areas within the City, protect and conserve these areas within and adjacent to urban development and intended to afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development. Designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of this district.

COMMENTS:

City Development Department - Planning Division - Transportation

No objection to the special permit.

Comments:

1. Borderland is a minor arterial on the Major Thoroughfare Plan (MTP) and is substandard. Additional dedication and/or improvements may be required at the time a subdivision plat is filed.
2. Sidewalks are required along Borderland Drive and Strahan Road for the proposed development as there is a school located directly adjacent to the site.
3. Sidewalks shall continue across the proposed driveway. Sidewalks are not permitted to ramp down across driveways.

Note:

1. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Planning Division - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

El Paso Fire Department

Recommend approval as presented. Does not adversely affect fire department at this time. ** Note: A more detailed reviewed will be done by fire plan review during the permitting process**

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 8-inch diameter water main along Strahan Road fronting the subject property. Also, there is an existing 12-inch diameter water main along Borderland Road fronting the subject property. These water mains are available for service.

Sanitary Sewer:

3. There is an existing 8-inch diameter sewer main along Strahan Road. A sanitary sewer main extension is required along the entire Borderland Road frontage.

General:

4. Application for water and sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan 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 special permit and detailed site development plan into conformance with the review criteria in Plan 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 special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments:

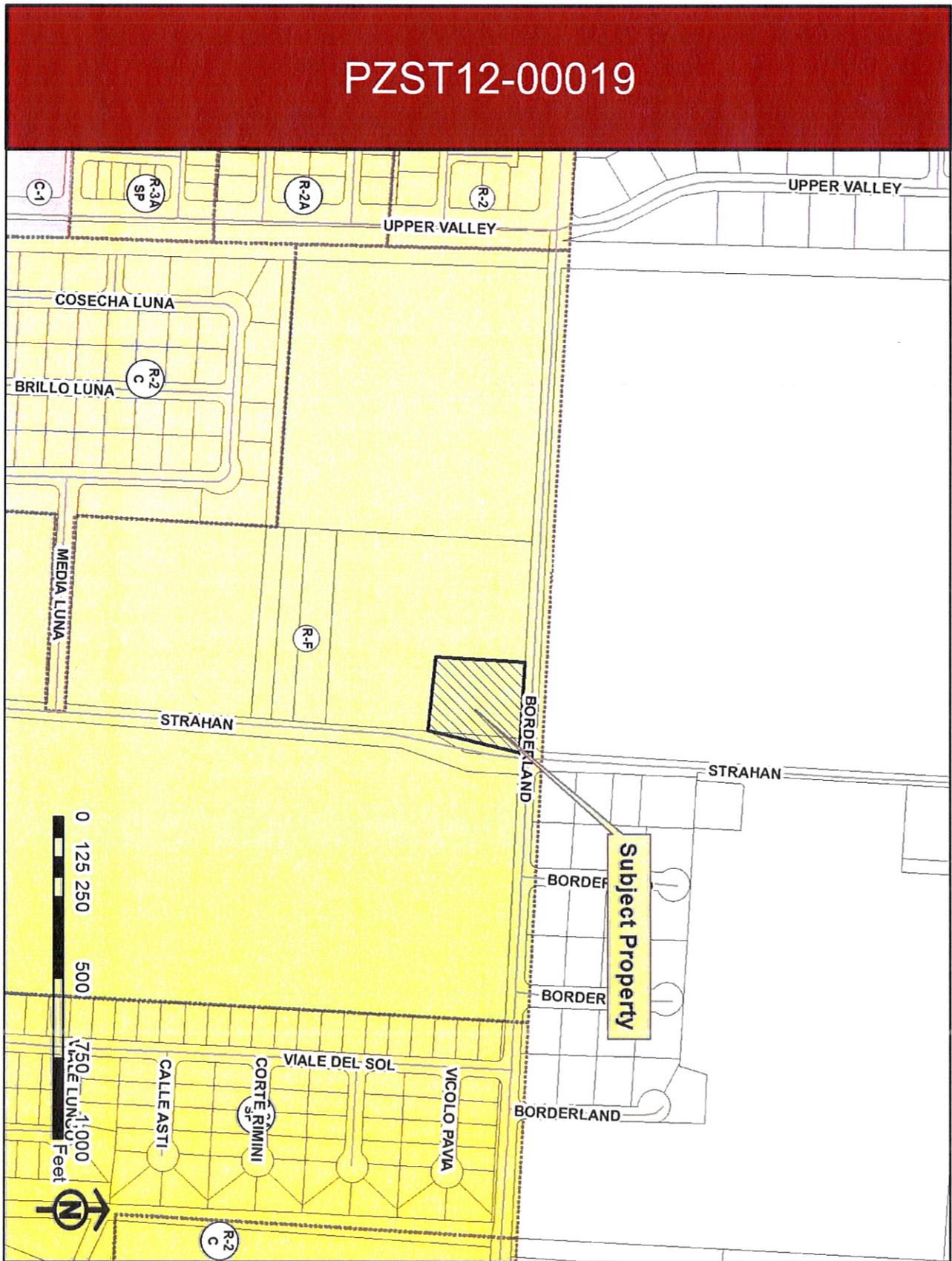
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

Attachment 4: Opposition Letters

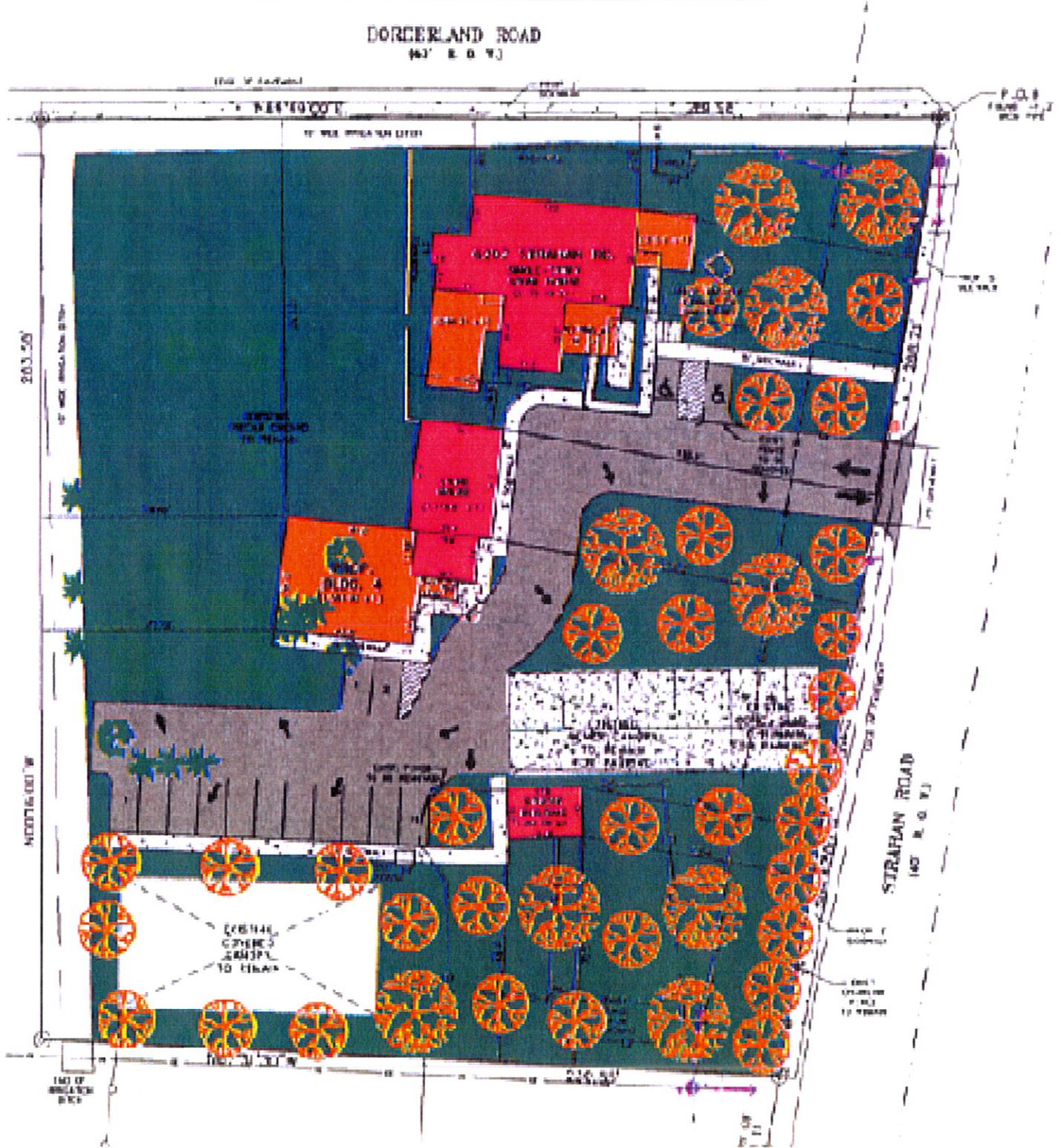
ATTACHMENT 1: LOCATION MAP



PZST12-00019



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: OPPOSITION LETTERS

McElroy, Michael

From: Josh Hardin <jhardin@hardintech.com>
Sent: Tuesday, October 30, 2012 12:33 PM
To: McElroy, Michael
Cc: strath5969@aol.com; Mayra Hardin (mhardin@episd.org)
Subject: Proposed zoning change for medical clinic on Strahan Rd

Good afternoon, Mr., McElroy – We reside on 6017 Strahan Rd and have recently become aware of plans to build a medical clinic on Strahan Rd. Please add our names to those opposed to the proposed commercial zoning in our rural neighborhood. Strahan Rd and Borderland do not have the ability to handle current traffic efficiently, much less the additional traffic the medical center would bring. Also, we moved this area specifically to be away from the commercial areas, as I imagine many other residents have.

Thank you for your time and consideration,

Josh and Mayra Hardin
6017 Strahan Rd.
915-203-1218

Josh Hardin | Hardin Technology

www.hardintech.com

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

October 25, 2012

Dear Mr. McElroy,

In 1994 we carefully selected a residential area to build our house. This area was chosen because with rural zoning it promotes a healthy, long, productive life

We oppose any commercial development as it is detrimental to quality family life. Commercialization does not have a place in residential areas, as it contributes to poor air quality thus increasing many illnesses. Noise pollution decreases an individual's longevity. In addition, it interferes with proper restful sleep contributing to a person's irritability and stress. Among other things businesses indirectly promote vandalism and crime.

Development also destroys the natural animal and plant life, altering health promoting ecological systems now present.

All services needed by our community are accessible nearby in properly zoned commercial areas.

This is a residential area. We oppose anything that threatens the upper valley, as it exists today, and our peaceful and healthy lifestyle. We respectfully request that the city deny any future petitions for Commercial Zoning:

1. On entire Strahan Road up to the Canutillo Texas line
2. East of Upper Valley Road and west of Doniphan Drive
3. 400 ft. extending on either side of the Artcraft Road right-of-way from Doniphan Drive to the New Mexico State line known as Artcraft Road Corridor (see map for approximate area of interest)

Please uphold the City of El Paso's plan to save the Valley as approved by City Council January 13th 2004 (see attached document). We request that you initiate proceedings to modify the City Council text amendment of January 13, 2004 to extend the boundaries from Borderland Road to the Canutillo Texas line.

Sincerely,



Victor & Leticia Villalobos

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

McElroy, Michael

From: McElroy, Michael
Sent: Thursday, October 25, 2012 8:03 AM
To: McElroy, Michael
Subject: FW: Proposed Strahan zoning change

-----Original Message-----

From: jmarquez4@elp.rr.com [mailto:jmarquez4@elp.rr.com]
Sent: Wednesday, October 24, 2012 9:21 PM
To: McElroy, Michael
Subject: Proposed zoning change

Please place my families objection to any entity requesting commercial zoning in this area. There is commercial zoning on upper valley road where this Gallegos dream continue,llc can go. This change will devastate the beauty of this rural area it will congest and destroy our neighborhood with traffic. And addition violates the broad development plan approved for our area.

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

McElroy, Michael

From: BakerGrd@cs.com
Sent: Wednesday, October 24, 2012 10:37 AM
To: McElroy, Michael
Cc: strath5959@aol.com
Subject: Rezoning opposition letter attached
Attachments: Zoning October 23.pdf

Mr. McElroy,

I was recently told about the Strahan/Borderland Road rezoning case by my neighbor, the Strathmanns. I have attached a letter from my wife and I, and have copied the Strathmanns.

In the past, I have spoken at two City Council rezoning meetings about the planning/geologic issues in this neighborhood. Since my last City Council meeting, I've been dealing with medical problems and gotten distracted from civic participation. If I've made errors in my letter, I would appreciate if you could point me to relevant recent (5 years) changes, if the City has finally conducted the appropriate land use study. My last testimony led the City Engineer to conduct some spot checks of engineering soil and drainage conditions that he told me confirmed the geologic/geophysical studies we'd done. His results changed the subdivision design under discussion, but I don't know that it was ever generalized beyond that subdivision.

Mark Baker
915-877-2777
bakergrd@cs.com

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

McElroy, Michael

From: KTurner206@aol.com
Sent: Tuesday, October 23, 2012 1:56 PM
To: McElroy, Michael
Subject: Proposed Zoning Change for medical clinic on South Strahan Road

Mr. Michael McElroy, CNU-A
Planner
City Development Department
City of El Paso, Texas

Dear Mr. McElroy:

Please accept this letter to register my objection to the proposed zoning change for South Strahan Road requested by Gallego Dream Continues, LLC or for any other entity requesting commercial zoning in this area. The zoning change requested is not in conformance with previously approved plans for this area. Such a drastic change to commercial zoning would negatively impact the rural nature of the area, increase traffic flow and danger to the children in this area and disrupt the neighborhood.

There are children at the south end of South Strahan and Damien School is across the street from the land where the zoning change is being requested, at the northern portion of South Strahan Road. South Strahan Road has only one mile of paving.

Please place our objection to the proposed change in your file for presentation to the full City Development Department, the City Plan Commission, and to the City Council representatives.

Thank you,

Kathryn Holland
Owner - 3 acre parcel on South Strahan Rd.

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

McElroy, Michael

From: Mary Lou Schichtl <jmschichtl@yahoo.com>
Sent: Monday, October 22, 2012 10:29 AM
To: McElroy, Michael
Cc: Hoffman, Alex P.
Subject: Zoning on Strahan Rd.

Dear Mr. McElroy:

We are writing to strongly object to the proposed zoning change for S. Strahan Rd. We have lived here at 6068 S. Strahan for over 30 years and want it to remain with no commercial zoning, as in the previously approved plans for this area. Our road is dead end and the only outlet is at Borderland and Strahan. This is a beautiful rural area and we would like it to remain so. Thank you for presenting our objection to the Development Department and to City Council. James and Mary Lou Schichtl , 6068 S. Strahan, El Paso, TX. 79932 Phone 8772654

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

Mr. Michael McElroy, CNU-A
Planner
City Development Department
City of El Paso, Texas

Dear Mr. McElroy:

Please accept this letter to register our objection to the proposed zoning change for South Strahan Road requested by Gallego Dream Continues, LLC or for any other entity requesting commercial zoning in this area. The zoning change requested is not conformance with previously approved plans for this area. Such a drastic change to commercial zoning would negatively impact the rural nature of the area, increase traffic flow and danger to the children in this area and disrupt the neighborhood.

Please place our objection to the proposed change in your file for presentation to the full City Development Department, the City Plan Commission, and to the City Council representatives.

Thank you,

Arturo Garcia and Ilian Gonzalez
Owner – 1 acre parcel on South Strahan rd.
6048 Strahan rd.
El Paso Texas, 79932

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

McElroy, Michael

From: James J. Strathmann, <strath5959@aol.com>
Sent: Wednesday, October 17, 2012 3:15 PM
To: McElroy, Michael
Subject: Objection to Zoning Change on South Strahan Rd

To Mr. Michael McElroy, Planner for the City Development Department: For your File

Mr. McElroy: Please inform the City of El Paso Texas City Plan Commission and City Council Representatives:

The Strathmann family respectfully objects to any change of zoning on South Strahan Road. We have lived here for many years and desire that this area retain its pastoral and rural ambience. We have a home and an equestrian center, and we feel that future development has been previously and properly defined as low-density residential.

Sincerely,

James J. Strathmann, Property Owner
5959 S. Strahan Road
El Paso, Texas 79932

ATTACHMENT 4: OPPOSITION LETTERS (CONTINUED)

McElroy, Michael

From: Hoffman, Alex P.
Sent: Wednesday, October 17, 2012 11:40 AM
To: McElroy, Michael
Subject: FW: Proposed Zoning Change for Medical Clinic on Strahan Road

Michael,

Please handle the opposition request letters. Also, this may be worth letting the applicant know.

Alex P. Hoffman, AICP
Lead Planner, Zoning
City Development Department
City of El Paso
(915) 541-4638

From: James J. Strathmann or Phyllis A. Strathmann [<mailto:strath5959@aol.com>]
Sent: Wednesday, October 17, 2012 11:38 AM
To: Hoffman, Alex P.
Subject: Proposed Zoning Change for Medical Clinic on Strahan Road

Dear Mr. Hoffman,

We have been advised by representatives of Save The Valley that a request has been received to change the zoning of a parcel of land on South Strahan Rd. We wish to advise you there is opposition from several neighbors who own sizable tracts of land on South Strahan. At this point, at least four property owners are in opposition. Please advise me who I should contact with the City Planning Department in order that we may submit our letters regarding the proposed change.

Thank you,

Phyllis A. Strathmann