Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S

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

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

AGENDA DATE: **Introduction: March 10, 2009**
Public Hearing: March 31, 2009

CONTACT PERSON/PHONE: **Ismael B. Segovia, 541-4027**

DISTRICT(S) AFFECTED:

SUBJECT:
An Ordinance changing the zoning of Tract 12B and a portion of Tract 12A, Block 35, Ysleta Grant, City of El Paso, El Paso County, Texas From R-F (Ranch and Farm) to A-2 (Apartment). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 8772 Alameda Ave. Applicant: Jose M. Chavez, ZON08-00077 (District 6).

BACKGROUND / DISCUSSION:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Unanimous Denial Recommendation of GMU (Genernal Mixed Use) request
City Plan Commission (CPC) – Denial Recommendation of GMU request (4-1)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Q. Torres
Director, Development Services

_____

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Melina Castro

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 12B AND A PORTION OF TRACT 12A, BLOCK 35, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT). 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 12B and a portion of Tract 12A, Block 35, Ysleta Grant, 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-F (Ranch and Farm)** to **A-2 (Apartment)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2009.

THE CITY OF EL PASO

_____
John F. Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Mathew S. McElroy, Deputy Director
Development Services Department
Planning Division

Doc #46034/Planning/Ord/ZON08-00077 (Rezoning)/LCUE

Being all of Tract 12B and a portion of Tract 12A, Block 35
Ysleta Grant,
City of El Paso, El Paso County, Texas
August 19, 2008

METES AND BOUNDS DESCRIPTION
Exhibit "A"

FIELD NOTE DESCRIPTION of all of Tract 12B, and a portion of Tract 12A, Block 35, Ysleta Grant, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE located on the southwesterly corner of Tract 12B, Block 35, and being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said southwesterly corner, North 47°18'00" East, a distance of 748.24 feet to a point,

THENCE, 377.21 feet along the arc of a curve to the right whose radius is 66091.01 feet, whose interior angle is 00°19'37", whose chord bearing is South 24°23'43" East, a distance of 377.21 feet to a point;

THENCE, South 20°40'00" East, 248.61 feet to a point;

THENCE, North 85°03'00" West, a distance of 796.40 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 223,313.83 square feet or 5.1266 acres of land more or less.

Carlos M. Jiménez
Registered Professional Land Surveyor
Texas No. 3950

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 503
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2008\81714.wpd

STATE OF TEXAS
REGISTERED
CARLOS M. JIMENEZ
3950
PROFESSIONAL
LAND SURVEYOR

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S

M E M O R A N D U M

DATE: March 2, 2009

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

FROM: Ismael B. Segovia, Senior Planner

SUBJECT: **ZON08-00077**

The City Plan Commission (CPC), on February 12, 2009, voted **4-1** to recommend **DENIAL** of rezoning the subject property from R-F (Ranch and Farm) to GMU (General Mixed Use). The City Plan Commission does recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to A-2 (Apartment).

The CPC found that the GMU (General Mixed Use) rezoning is not in conformance with The Plan for El Paso. The CPC also determined that the A-2 (Apartment) rezoning protects the best interest, health, safety and welfare of the public in general; that the A-2 (Apartment) is compatible with adjacent land uses; and the A-2 (Apartment) rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was a petition submitted on Sept. 19, 2008 with signatures in **OPPOSITION** and 34 letter submitted on Dec. 16, 2008 in **FAVOR** to this request.

Attachment: Staff report, zoning map, aerial map, conceptual site plan, petition in opposition, and letters in favor.

Mayor
John F. Cook

City Council

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Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

City of El Paso – City Plan Commission Staff Report

Case No:	ZON08-00077
Application Type	Rezoning
CPC Hearing Date	February 12, 2009
Staff Planner	Ismael B. Segovia, 915-541-4027, segoviaib@elpasotexas.gov
Location	8772 Alameda
Legal Description	Tracts 12B and a Portion of 12A, Block 35, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage	5.100 acres
Rep District	6
Existing Use	Vacant
Request	From R-F (Ranch and Farm) to GMU (General Mixed Use)
Proposed Use	Senior Citizen Complex
Property Owner	Juanita Falvey
Representative	Conde, Inc.
Distance to Park	Rio Grande River Trail #2 (2,120 feet)
Distance to School	Community Learning Special Campus (350 feet)

SURROUNDING ZONING AND LAND USE
North: R-4 (Residential); Single-family Residential
South: A-2 (Apartment); El Paso Housing Authority
East: C-1 (Commercial); Retail
West: A-2 (Apartment); El Paso Housing Authority

THE PLAN FOR EL PASO DESIGNATION: Residential and Mixed Use (Mission Valley Planning Area)

NEIGHORHOOD ASSOCIATIONS: Save the Valley 21; Teens in Action for a Healthy Community

NEIGHBORHOOD INPUT

Notice of the public hearing was mailed to all property owners within 300 feet of this proposed rezoning. Planning did receive 22 letters from surrounding property owners and 12 letters from the adjacent apartments in support of the request and one petition in opposition.

APPLICATION DESCRIPTION

The applicant is requesting a rezoning from R-F (Ranch and Farm) to GMU (General Mixed Use) in order to permit a Senior Citizen Complex. The property is 5.100 acres in size and is vacant. Access is proposed via San Juan Lane. There are no zoning conditions currently imposed on this property.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION
The Development Coordinating Committee (DCC) provides the following comments:
DCC recommends **Denial** of the GMU (General Mixed Use) rezoning request and recommends **Approval** of an A-2 (Apartment) zoning district.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **Denial** of the rezoning request from R-F (Ranch and Farm) to GMU (General Mixed-Use) and recommends **Approval** of an A-2 (Apartment) zoning district.

The Plan for El Paso –City-wide Land Use Goals:

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

a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.

b. Goal: Provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with Federal, State and Local regulations.

The proposed rezoning is for a proposed senior citizen complex development. The 2025 General Land Use map designates the area for residential and mixed-use development; however, the properties abutting the subject property are primarily apartment or residential zoning districts.

Development Services Department - Building Permits and Inspections Division:
Landscaping:
This project will not meet code as submitted. Landscape required under 18.46. No calculations provided and project lacks landscape area.

BP&I:
Proposed Contractor Yard permitted on C-4 district. Insufficient data provided to determine yard, off-street parking, and loading standards. Shall need to provide six foot high masonary screening wall along the property line abutting the residential districts.

Development Services Department - Planning Division:
Current Planning:
1. The Year 2025 Projected General Land Use Map for the **Mission Valley Planning Area** designates this property for **Residential** and **Mixed-Use** land uses.

2. The Planning Division recommends **Denial** of the rezoning request from R-F (Ranch and Farm) to GMU (General Mixed-Use) and recommends **Approval** of an A-2 (Apartment) zoning district. Planning recommends the denial based on the level of density and that A-2 (Apartment) zoning is more compatible with the abutting A-2 (Apartment) zoning districts.

Engineering Department - Traffic Division:
No objections to proposed rezoning.

TxDOT:

No comments

Fire Department:
No comments received.
El Paso Water Utilities:
EPWU does not object to this request.

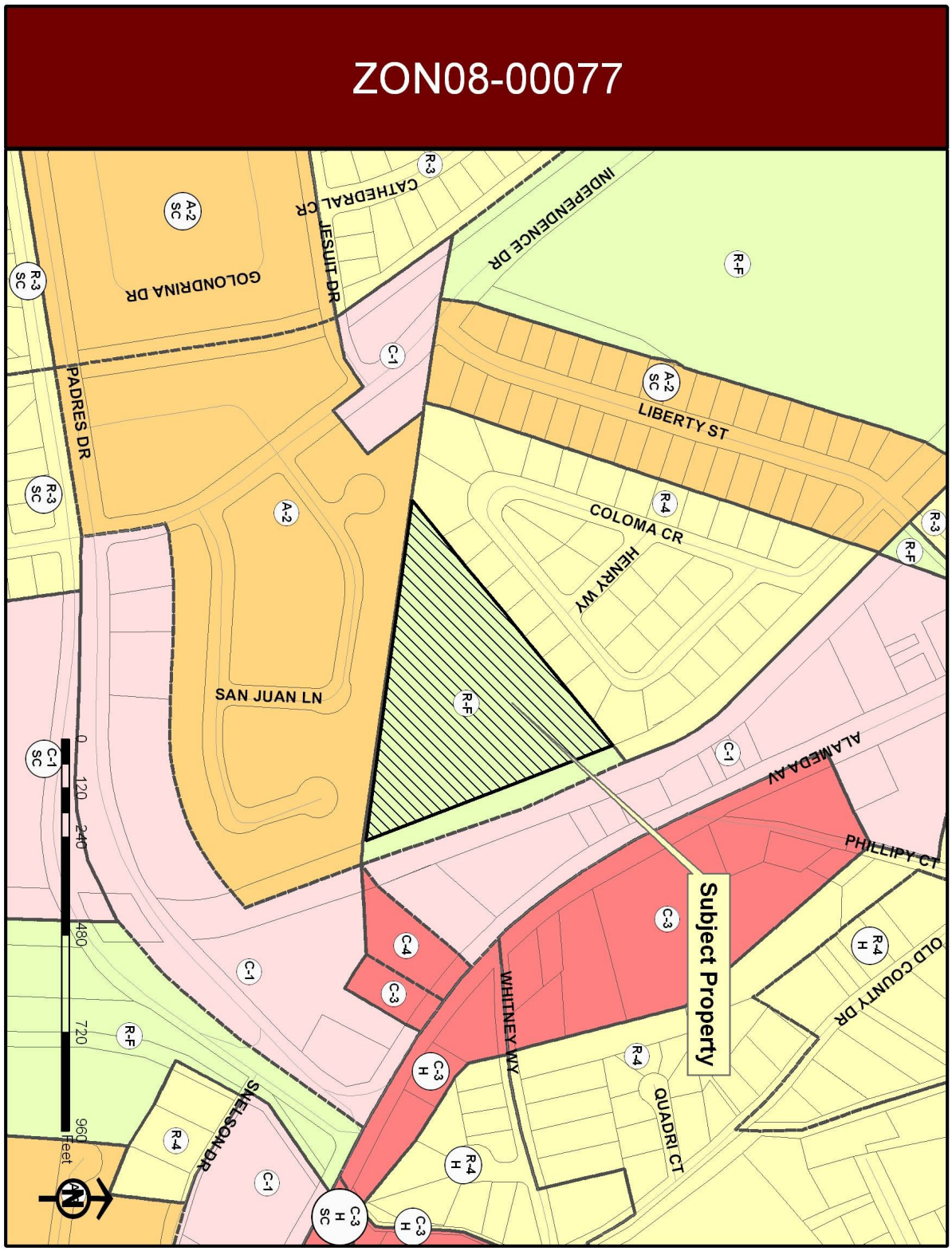
CITY PLAN COMMISSION OPTIONS

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

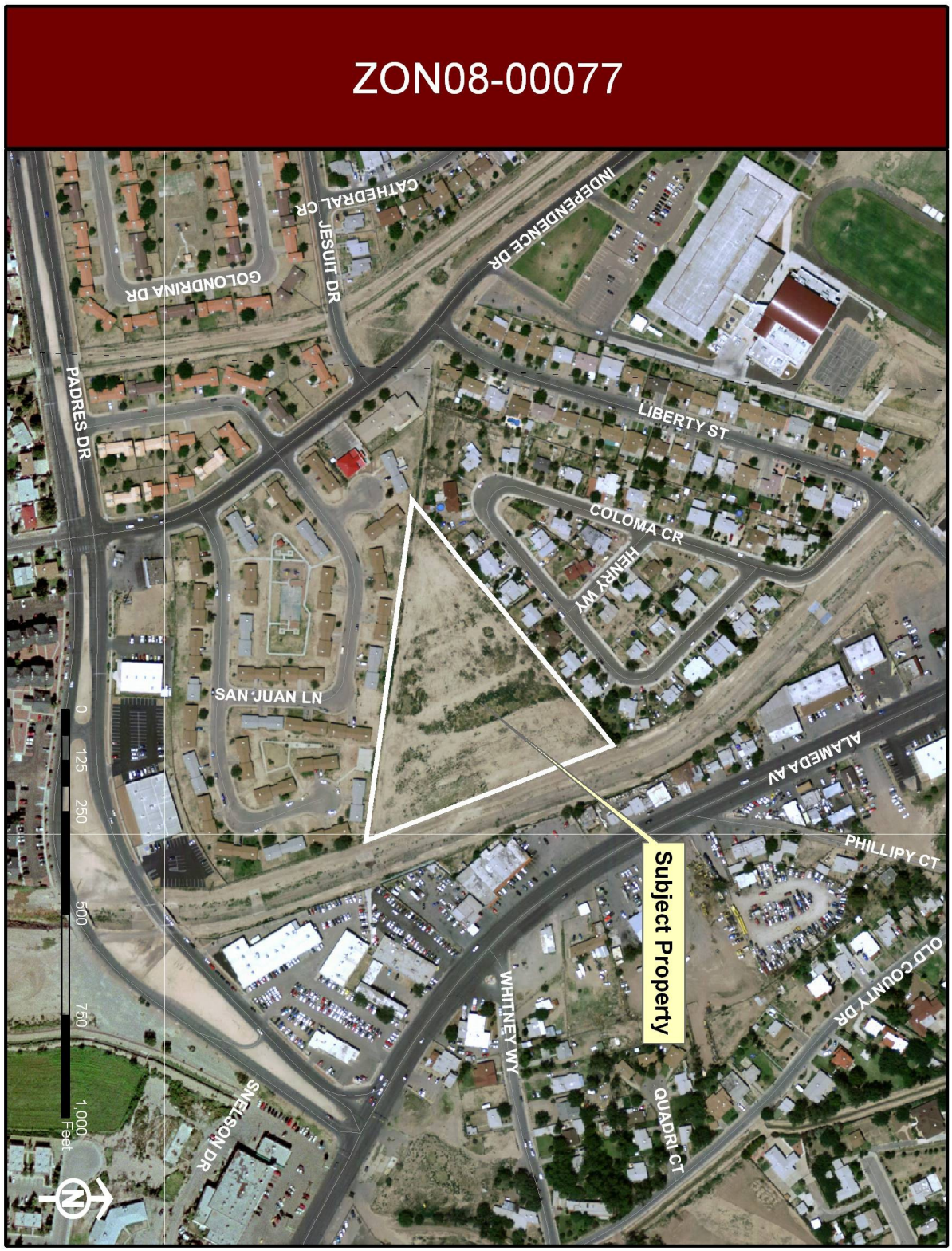
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the rezoning into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

Attachments
1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan
4. Master Zoning Plan
5. Letters in Favor
6. Petition in Opposition

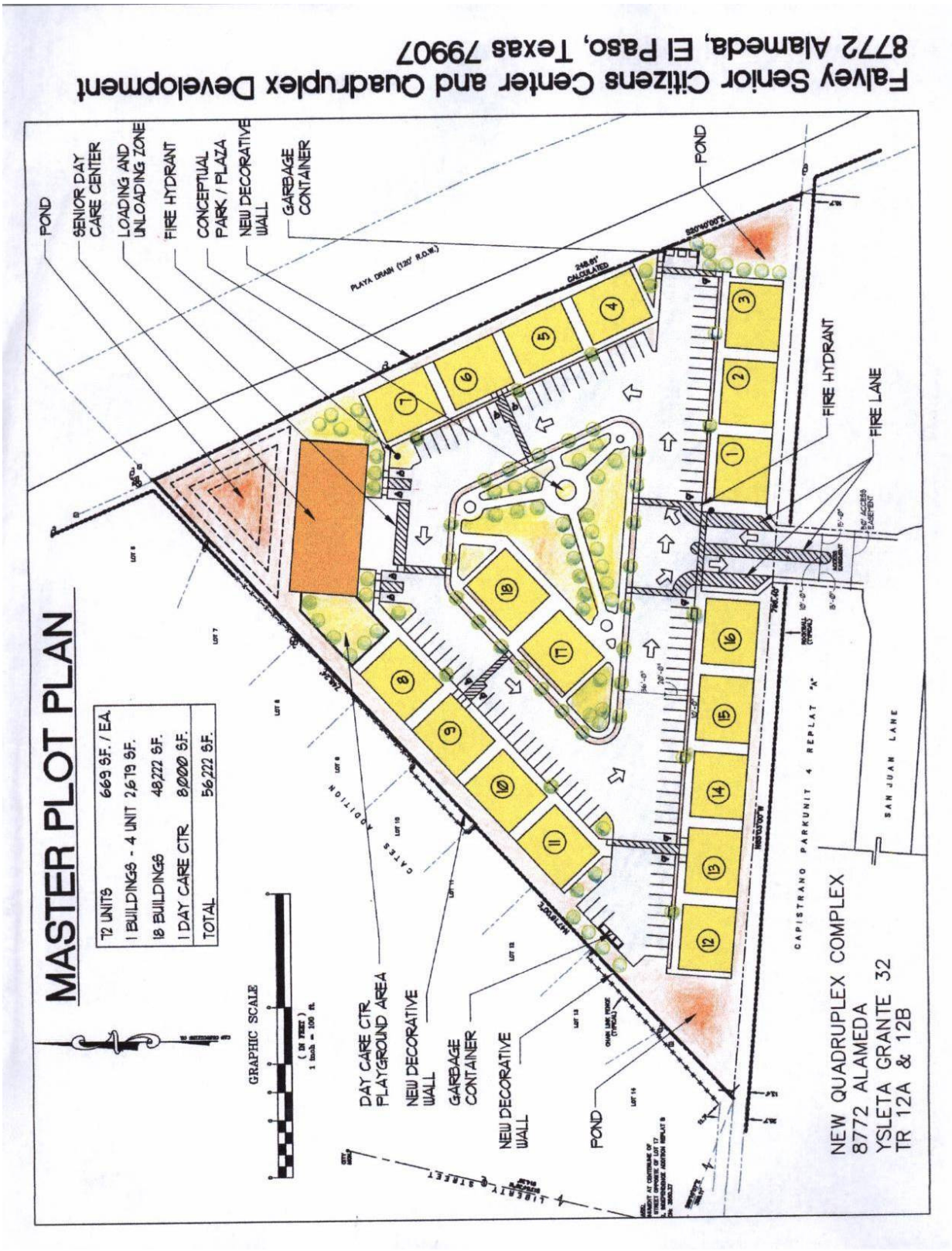
Attachment 1: Zoning Map



Attachment 2: Aerial Map



Attachment 3: Conceptual Site Plan



FALVEY SENIOR CITIZEN COMPLEX
GMU MASTER ZONING PLAN

Purpose: To encourage the following: a Mixed Use Development that will contain office, medical and related retail uses. To also provide a Mixed Use development within an in-fill area to serve the surrounding communities that it abuts.

Relationship to Comprehensive Plan: The 2025 El Paso Comprehensive Plan designates this area as Mixed Use and Residential.

Date: 12-29-08

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
3.00	***Educational:***	**20%**							2	2 years
	Adult day care center		n/a	1/4 acre Minimum	75%	10' rear	45' Maximum	Landscape Only		
	Church/Temple/Synagogue		n/a	n/a	75%	n/a	45' Maximum	n/a		
	Child Care Facility(type 3 &4)		n/a	1/4 acre Minimum	50%	n/a	25" Maximum	n/a		
	Community Recreational Center		n/a	1Acre Minimum	50%	10' rear	45' Maximum	Landscape Only		
	Library / Museum		n/a	n/a	75%	n/a	45' Maximum	n/a		
4.00	***Office***	**10%**							1	1year
	ATM		n/a	n/a	100%	n/a	25' Maximum	Landscape Only		
	Offices (Business, Medical, Professional)		n/a	n/a	75%	n/a	45' Maximum	Landscape Only		
	Studio (Dance/Music/Photography)		n/a	n/a	75%	n/a	45' Maximum	n/a		
6.00	***Medical***	**50%**							1	1 year
	Assisted living facility (elderly)		88 units	3,000 sq.ft. Minimum	75%	n/a	25' Maximum	Landscape Only		
	Intermediate care (elderly)		n/a	n/a	75%	n/a	45' Maximum	Landscape Only		
	Clinic		n/a	n/a	75%	n/a	25' Maximum	Landscape Only		

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
	Drug Store/Pharmacy		n/a	n/a	75%	n/a	25' Maximum	Landscape Only		
	Nursing home		n/a	n/a	75%	n/a	45' Maximum	Landscape Only		
	Optical Dispensary		n/a	1/4 Acre Minimum	50%	n/a	25' Maximum	Landscape Only		
10.00	***Personal Services***	**5%**	n/a						2	2 years
	Barber Shop/Beauty Salon		n/a	n/a	75%	n/a	25' Maximum	n/a		
	Dry Cleaning		n/a	2,500 Sq. Ft.	75%	n/a	25' Maximum	n/a		
	Laundromat		n/a	n/a	75%	n/a	25' Maximum	n/a		
	Massage Parlor		n/a	n/a	75%	n/a	25' Maximum	n/a		
11.00	***Recreational***	**10%**							1	1 year
	Open Space /Park		n/a	n/a	50%	n/a	n/a	n/a		
	Bingo Hall		n/a	1/2 acre Minimum	70%	10' Front/ 20' Rear	45' Maximum	Landscape Only		
	Athletic/Exercise facility		n/a	1/4 acre Minimum	75%	10' rear	45' Maximum	Landscape Only		
	Theatre		n/a	1/4 acre Minimum	75%	10' Front/ 20' Rear	45' Maximum	Landscape Only		
	Swimming Pool		n/a	n/a	100%	n/a	15' Maximum	n/a		
12.00	**Repair Services**	**2%**								
	Household Goods repair		n/a	n/a	75%	n/a	25' Maximum	Landscape Only		
	Personal Goods repair		n/a	n/a	75%	n/a	25' Maximum	Landscape Only		
13.00	***Residential***	**1%**							1	1 year
	Dwelling, resident watchman		n/a	n/a	75%	n/a	35' Maximum	n/a		
	Proposed Land Use	**Percent of Development**	**Density**	**Lot Sizes**	**Lot Coverage**	**Yard Setbacks**	**Building Height**	**Buffers**	**Phase**	**Timing**
14.00	***Sales***	**2%**							2	2 years
	Bakery		n/a	n/a	75%	10' rear	25' Maximum	n/a		
	Book Store		n/a	n/a	75%	n/a	25' Maximum	n/a		
	Boutique		n/a	n/a	75%	n/a	25' Maximum	n/a		
	Delicatessen		n/a	n/a	75%	10' rear	25' Maximum	n/a		
	Hobby Store		n/a	n/a	75%	10' rear	35' Maximum	n/a		
	Flower Shop		n/a	n/a	75%	10' rear	25' Maximum	n/a		
	Grocery		n/a	n/a	75%	10' rear	25' Maximum	n/a		
	Ice Cream Parlor		n/a	n/a	75%	10' rear	25' Maximum	n/a		
	Nursery (Green House)		n/a	n/a	75%	10' rear	25' Maximum	n/a		
	Restaurant		n/a	n/a	75%	10' rear	25' Maximum	n/a		
	Snow Cone Stand		n/a	n/a	75%	n/a	25' Maximum	n/a		
	Specialty Shop		n/a	n/a	75%	n/a	25' Maximum	n/a		

JC General Contractors INC

JC Machinery Leasing Co.

8250 North Loop Ste# A
EL Paso, Texas 79907
Phone (915) 598-8008
Fax (915) 598-8676
www.jc-general.com

December 16, 2008

We would like to develop the area next to your neighborhood. This would be a Senior Citizen Community along with an adult daycare. The area will also have a park area, and walking paths for the community which would be available to the public. With this community in place it would eliminate the eyesore that currently exists. It would clean the area of graffiti and would not allow undesirables to loiter in the area thereby making all residential areas safer and easier to patrol. We would like to have your input and opinions on the positive impact this would bring to your community so we may present this to city council and your local representative.

Por medio de la presente, nos gustaria compartir nuestras ideas para desarrollar el area colindante a su colonia. Este proyecto consistira en un Centro Comunitario Para Adultos el cual contara con areas jardinadas y andadores que estaran abiertas al publico. La creacion de este Centro mejorara el area que actualmente luce descuidada, con grafiti y que es utilizada para bandalismo de esta manera mejorara la seguridad, aparciencia y el acceso. Es por esto que estamos interesados en saber su opinion y sugerencias del impacto que este proyecto puede tener en su comunidad y presentar su opinion ante el municipio de la ciudad de El Paso, Tx.

Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8625 San Juan padres Apt 48
Resident:	Alfredo Velez
Approval of Project:	✓ A.V
Disapproval of Project:	/
Comments:	

Attachment 5: Letters in Favor

JC General Contractors INC

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8754 Coloma
Resident:	Jose Luis Flores
Approval of Project:	✓
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

JC General Contractors INC.

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Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

CITY CLERK DEPT.
09 MAR -4 PM 3:51

Address:	8760 Coloma Circle
Resident:	Guadalupe Rodriguez Garcia
Approval of Project:	Lupe Rodriguez Garcia
Disapproval of Project:	
Comments:	Do not want a park - Approved only for Adult Center.

Attachment 5: Letters in Favor

JC General Contractors INC

JC Machinery Leasing Co.

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8756 Coloma Cir.
Resident:	Lourdes and Ismael Palacios
Approval of Project:	Lourdes Palacios
Disapproval of Project:	
Comments:	Do not want apts. or park

CITY CLERK DEPT.
09MAR -4 PM 3:51

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	Ma Elena Aguil
Resident:	8762 Colorado
Approval of Project:	M E A
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8772 coloma
Resident:	M. Michele Hisa
Approval of Project:	✓
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

JC General Contractors INC

JC Machinery Leasing Co.

8250 North Loop Ste# A
EL Paso, Texas 79907
Phone (915) 598-8008
Fax (915) 598-8676
www.jc-general.com

December 16, 2008

We would like to develop the area next to your neighborhood. This would be a Senior Citizen Community along with an adult daycare. The area will also have a park area, and walking paths for the community which would be available to the public. With this community in place it would eliminate the eyesore that currently exists. It would clean the area of graffiti and would not allow undesirables to loiter in the area thereby making all residential areas safer and easier to patrol. We would like to have your input and opinions on the positive impact this would bring to your community so we may present this to city council and your local representative.

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8311 Colorado Cir
Resident:	Esteban Santillan
Approval of Project:	✓ ES
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8726 Coloma Circle
Resident:	Mariana Lopez
Approval of Project:	Yes
Disapproval of Project:	
Comments:	Good Luck!

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8730 Coloma cir
Resident:	Elena S. Amesquita
Approval of Project:	✓ E.A.
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8734 Coloma Cir.
	El Paso, TX 79907
Resident:	Evalt Sanchez
Approval of Project:	yes EHS
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address: 8732 Coloma Cir
Resident: David L Robinson
Approval of Project: yes
Disapproval of Project:
Comments:

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8763 Coloma
Resident:	Luis A. Torres
Approval of Project:	Approve
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8737 Coloma Cir.
Resident:	RAUL PARRA
Approval of Project:	yes
Disapproval of Project:	Raul Parra
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8752 COLOMA
Resident:	Margarita Rubio / Victor M. Luna
Approval of Project:	aceptó Margarita Rubio
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	270 Liberty St
Resident:	Gilberto AGUILAR
Approval of Project:	SI MA
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8769 Coloma cir
Resident:	Claudia Aguilera
Approval of Project:	yes CA.
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8800 Alameda Morenos Service
Resident:	Amalia Molina
Approval of Project:	Yes AM
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8744 Alameda Ave
Resident:	Seitsinger Walter
Approval of Project:	We approve WDC
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8772 Alameda Rubio's Preschool Day Care
Resident:	
Approval of Project:	yes C.R.
Disapproval of Project:	
Comments:	

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JC General Contractors INC

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8763 Henry Way
Resident:	Chris Gonzalez
Approval of Project:	Yes
Disapproval of Project:	
Comments:	n/a

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8766 Alameda Victorias
Resident:	Mary Mascorro
Approval of Project:	✓ Mary
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8770 Alameda Ave El Paso, Tx 79907 ABC Tax Services
Resident:	
Approval of Project:	
Disapproval of Project:	
Comments:	

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December 16, 2008

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8768 ALAMODA EL PASO SOUND
Resident:	JOSE TOJADA
Approval of Project:	YES J. T
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

JC General Contractors INC

JC Machinery Leasing Co.

8250 North Loop Ste# A
EL Paso, Texas 79907
Phone (915) 598-8008
Fax (915) 598-8676
www.jc-general.com

December 16, 2008

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8604 SAN JUAN
Resident:	ROSA HDEZ
Approval of Project:	✓
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8628 San Juan
Resident:	Bertha Aldana
Approval of Project:	✓
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8653 - SAN ~~JUAN~~ JUAN - AP 61
Resident:	SAMUEL GOMEZ
Approval of Project:	X S-6 ch
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8645 San Juan #59
Resident:	Dorteria Cordero
Approval of Project:	✓ H.C.
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8633 San Juan
Resident:	Jorge Reyes
Approval of Project:	J. R.
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address: 8654 San Juan #62	
Resident: Socorro Rojo	
Approval of Project: ✓ S.M. Socorro Rojo	
Disapproval of Project:	
Comments:	

Attachment 5: Letters in Favor

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8630 San Juan
Resident:	Laura Ramirez
Approval of Project:	✓ Laura Ramirez
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	SAN andrea 55
Resident:	Josefina Rivera L.
Approval of Project:	✓ Josefina Rivera L.
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8611 San Juan Ln #42 El Paso Tx 79907
Resident:	Isabel Campos
Approval of Project:	X yes
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8613 San Juan #43
Resident:	[illegible]
Approval of Project:	[illegible]
Disapproval of Project:	
Comments:	

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Best regards,

Eduardo Guzman
JC General Contractors, Inc.
Project Manager

Cecilia De Leon
JC General Contractors, Inc.
Design Consultant

Address:	8619 San Juan #44
Resident:	Delfina Pacana
Approval of Project:	Si
Disapproval of Project:	
Comments:	Si Es Para la Comunida Para Mejorar Esta muy Bien

Printed Name	Signature	Address	Comment	Date
Sandra Bustamante	Sandra Bustamante	7613 Mojave Dr	Housing for elderly	9/29/08
Ricardo I. Diaz	Richard Diaz	5156 Garry Glen	No projects	
Isela Ramos	Isela Ramos	300 Dream Spirit	Housing for the elderly	9/29/08

RICARDO GARCIA
8758 COLOMA CIRCLE
EL PASO, TEXAS 79907

September 25, 2008

The City of El Paso
Development Services Planning Division
#2 Civic Center Plaza, 5th Floor
El Paso, Texas 79901

ATTN: Mr. Arturo Rubio

Re: CASE No: ZON08-00077
Property: Tract 12B and Tract 12A, Block 35, Ysleta Grant
5.1266 acres (vacant lot)

Mr. Rubio:

I am a life-time resident of our city and have resided in my neighborhood for over forty-years. I am writing this letter to express my concerns about a discussion and a pending decision to change the zoning from R-F (Ranch and Farm) to GMU (General Mixed Use) regarding the above-mentioned property. I understand that the decision is being considered to allow for a mix of residential and commercial development.

This letter is not intended to oppose changing of the zoning in the above-referenced property, but it is to express a concern regarding the construction of either residential or commercial dwellings. This neighborhood consists of many residents who have lived in their homes for over forty years. Taking this into consideration, I would like to convey that our neighborhood is a very peaceful, friendly and family-oriented community. The community would like to express their concern regarding the dangers of having a vacant lot, crimes that have been committed on the property, and the breeding of bugs and mosquitoes.

First of all, I would like to mention that the residents of Coloma Circle and Henry Way would like to state their concerns on the day of the meeting which will be held on September 25, 2008, at 1:30 p.m. However, because of work, school and/or prior commitments, some of the residents will not be able to attend this meeting. Therefore, they have asked me to represent them by introducing this letter with the attached signature pages on the day of the meeting. I will present questions, concerns and other issues on behalf of the neighbors and myself regarding the development of new residential dwellings on the property mentioned hereof.

Attachment 6: Petition in Opposition

September 19, 2008
Page 2

For many years, we, the community, have cleaned and maintained the vacant lot to the best of our abilities to avoid people using this vacant lot as a meeting place to commit crimes, drugs and a place for truant students to "hangout". On many occasions, calls were placed to the El Paso Police Department so that these matters were handled in accordance with the law. The residents whose backyards face towards the locked vacant lot are very concerned with the many incidents that have occurred due to the lack of interest in which the owner's have placed on this property.

Not only does this locked vacant lot pose a danger for drugs and violence to be committed, but also as a dumping place for other people's trash. People have accessed the locked property through the levy to dump their trash. Homeless people have made their homes on this property with the trash that has been previously dumped.

In addition, overgrown bushes and weeds have created a hazard not only as a breeding place for bugs and mosquitoes during the summer, but also as fuel for brush fires, which have happened in the past. Nonetheless, the community has stepped up to clean and to keep the locked vacant lot as safe as possible for everyone concerned.

Furthermore, the community is now faced with the construction of a new residential community that will bring trouble if it is allowed to build project homes and/or apartments. Statistically project homes attract gangs, drugs, crimes and danger to its surrounding neighborhoods. Moreover, if a rock wall fence is built to divide the two communities, this will create an alley which will ultimately create an even bigger opportunity for gangs, drugs and crimes to be committed.

Finally, the community would like to see this locked vacant lot be put to good use in a way in which it will benefit not only the present owner, but this small community who has lived here for over forty years. Some of our residents are elderly people who are extremely afraid of losing their tranquility they have had in this neighborhood for many, many years. Other residents in this community are disabled, retired and others have inherited their homes from their parents, and they too fear for their safety. We would like the new changes to benefit our community and not to jeopardize the tranquility, safety and security we have all struggled to maintain for more than forty-years.

Please take into consideration the concerns mentioned herein as they are of great importance to the entire community on Coloma Circle and Henry Way.

Thank you for your courtesies and attention to this matter.

The Community on Coloma Circle and Henry Way

Attachment 6: Petition in Opposition

Petition to the attached Letter

Petition summary and background	We do not agree that project homes, apartments, homes be built on the locked vacant lot.
Action petitioned for	We, the undersigned, are concerned citizens who urge the City of El Paso to act now to secure that our community retains its safety, security and tranquility by not allowing the construction of any dwellings that might jeopardize our families.

Printed Name	Signature	Address	Comment	Date
Guadalupe RODRIGUEZ	[illegible]	876 Coloma	DO NOT WANT PROJECTS	9/22/08
Josh Rodriguez	[illegible]	8760 Coloma		9/22/08
Maria Elena Arguijo	Maria Elena Arguijo	8760 Coloma		9/22/08
Maria	Guadalupe [illegible]	876 Coloma		9-22-08
Mirbelle Soto	[illegible]	924 Calais	my grandma resides in Coloma and I visit with her with my children	9/22/08
Teresa Aguirre	[illegible]	924 Calais	This is my mom's house I grew up here	9/22/08
Jesus Aguirre	[illegible]	924 Calais	This is a nice neighborhood for my family and I not interested	9-22-08
Tony Garcia	Tony Garcia	8769 Henry way	oppose to projects	9-22-08
Teresa Soto	[illegible]	8769 Henry way	opposed to Projects	9-22-08
Amanda Alderete	[illegible]	924 Calais	"NO PROJECTS"	9/22/08
Maria Elena Arguijo	[illegible]	8762 Coloma Circle	No Projects NO APARTMENTS DE FAMILIA	9/22/08
RAMON GARCIA JR	Ramon Garcia Jr	5817 Blackhawk Dr	I was raised in this area don't what any changes	9/22/08

CITY CLERK DEPT.
09 MAR -4 PM 3:53

Printed Name	Signature	Address	Comment	Date
Marie E Flores	Marie E Flores	8754 Coloma Cir	-No-	9-23-08
Jose Flores	Jose L. Flores	8754 Coloma Cir		9-23-08
Ricardo Aar	Rick Garcia	8758 Coloma	Build a Park for the kids	9-23-08
Ramon Garcia	Ramon Garcia	8760 Coloma Cir.	Build a Park For the Kids	9-23-08
YOLANDA SMELTZER	[illegible]	8758 Coloma Cir	No Commercial Property	9-23-08
Lourdes Palacios	Lourdes Palacios	8756 Coloma	No Appt	9-29-08
Ismael Palacios	Ismael Palacios	8756 Coloma	" "	9-29-08
Margarita Rocha	Margarita Rocha	8757 Coloma		9-29-08
Amelia Chavez	Amelia Chavez	8738 Coloma Cir	No housing projects ~~Build~~	
Virginia B Acosta	Virginia B Acosta	8728 Coloma	No housing Project	9/29/08
Nick Acosta	Nick Acosta	8728 Coloma cir.	no housin project	9/29/08
Joan A Rivera	Joan A Rivera	8741 Harding W	Park	9/29/08
Linda Vasq	Linda Vasq	4317 Manchester	no housing project	9/29/08
Jan Turner	Jan Turner	4217 Olympic	no housing projects	9/28/08
James L Carpenter	James L Carpenter	4912 Manchester	no housing projects	9/28/08
[illegible]	[illegible]	5156 Garry Dawson	" " "	9-28-08

09 MAR -4 PM 3:53

CITY CLERK DEPT.