

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

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

**AGENDA DATE:** Introduction: March 26, 2013  
Public Hearing: April 16, 2013

**CONTACT PERSON/PHONE:** Harrison Plourde, (915) 541-4114, [PlourdeHT@elpasotexas.gov](mailto:PlourdeHT@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 6

**SUBJECT:**

An ordinance changing the zoning of the following legally described 528.58 acre tract of land including Kennedy Brothers Memorial; Gall Subdivision; tracts 16a, 16b, 16c, 16d, 20, 20a, 21a, 21a1, 21b, 21b1, 21c, 21c1, 21c1c1, 21c1d, 21c1c2, 21c1b, 21c1b1, 21d, 21d1, 21e, 21e1, 21f, 21f1, 22a, 22b, 22b1, 22b1a, 23a, 23b, 23b1, 23b2, 23c, 23d, 28a, 28a1, 28b, 28c, 28d, 30b, 30c, block 8, Ysleta Grant; tracts 13a, 13b, 13d, block 35 Ysleta Grant; tract 26, block 36, Ysleta Grant; tracts 2, 3a, 3c, 3d, 3e, 4a, 5, 6a, 6b, 7a, 7b, 8a, 8b, 8c, 8d, 8e, 8f, 8f1, 8g, 8h, 8j, 8k, 10, 11a, 11b, 11b1, 11c, 11d, 11e, 11e1, 11e2, 11e1a, 11e1b, 11f, 11g, 11j, 11k, 11l, 11m, 11n, 11p, 11p1, 11r, 11s, 11t, 11u, 12, 12a, 13a, 13c, 13h, 14, 15, 16, 17, 17a, 18, 19, 19a, 20, 21a, 21b, 22b, 29a, 29b, 29b1, 29b1a, 29b1b, 29b1c, 29b1d, 29c, 30a, 30b, 30c, 32b, 32d, 33a, 33b, 34a, 34b, 35a, 35b, 37a, 38, 39a, 39b, 39c, 40, 41, 43, 44, 45, 46a, 46b, 46c, 46c1, block 37, Ysleta Grant; tracts 1, 2a, 2b1, 2b2, 2b3, 2b4, 2b5, 3a, 3b, 3c, 4a, 4c, 4c3, 4c4, 4c5, 4d, 4d1, 4d1a, 4d2, 4d2a, 4d3, 4d3a, 4d4, 4d4a, 4d5, 4d5a, 5, 18a, 18e, 18g, 18h, 19b, 19c, 19d, 19e, 19f, 19g, 19g1, 19g1b, 19h, 23a, 23b, 23b1, 23c, 23c1, 23d1, 24, block 38, Ysleta Grant; tracts 2, 3a, 3b, 3d, 4a, 4b, 4c, 4ca, 4c1b, 4d, 4d1, 4e, 4e1, 4f, 5c, 5c6, 6a, 6b, 6c1, 6c2, 7a, 8a, 8b, 9a, 9b, 10a, 10b, 10c, 10c1, 10c2, 10d, 10e, 10f, 10g, 10h, 11a, 11b, 12a, 12b, 12c, 13a, block 39, Ysleta Grant; tracts 3c, 3c1, 5b, 5c4, 5c6, block 40, Ysleta Grant; tracts 1, 2a, 2b, 3a, 3b, 3b1, 3b2, 3b3, 4b, 4d, 5, 6a, 6b, 7a2, 7b, 7c, 7d1, 7d, 7d2, 8a, 8a7, 8a9, 8a1, 8a1a, 8a2, 8a2a, 8a3, 8a4, 8a5, 8a6, 8a10, 8a11, 8k, 8m, 8o, 8s, 8v, 8u, 8z, 8y, 8w, 8w1, 8x, 8x1, 8x2, 8x5, 8x6, 8x3, 8x4, 9a, 9b, 9b1, 9b1b, 9b2, 9b3, 8b, 8b1, 8c, 8e, 8f, 8g, 8h, 8i, 8j, 8p, 8q, 8t, 10c, 10c1, 10d, 10e, 11a, 11b, 12a, 12b, 12c1a, 12c1b, 12c3, 13, 14, 15, 16, 17a, 17b, 22f, block 42, Ysleta Grant; tracts 1a, 1b, 1c, 1d, 1d1, 1d2, 1d2a, 1d2c, 1e, 2, 3, 4, 5a, 5b1, 6a, 6b, 6c, 6d1, 6f, 6h, 6k, 6k1, 6j, 6i, 6l, 7a, 7c, 8, 9, 10, 12, 14a, 15, block 43, Ysleta Grant; tracts 1a, 1b1, 1c, 1d, 2a, 2b, 3, 4, 5, 6, 6a, 6b, 6c, 7a, 7b, 11b, 12, 13b, 13c, 13d, 15, 16, 17, 18, 19a, 19b, 19b1, 19c, 20, block 44, Ysleta Grant; tracts 1, 2a, 2b, 3, 5, 6, 7, 9b, 9b1, 9b2, 9b3, 9c, 10a, 10b, 10d, 10c, 10e, 11, 12a, 12b, 12c, 13, 14a, 14b, 15a, 15b1, 15b3, 16b, 16d, 16e, 16f, 16g, 16j, 23a, 23b, 24, 25a, 25b, 26, 27a, 28, 30a, 31, 32, 33a, 33c, 33b, block 45, Ysleta Grant; tracts 1a, 2a, 2c, 3a, 3b, 3d, 3e, 3f, 3f1, 3f2, 3f3, 3j, 3g, 3h, 5, 5a, 6, 7, 8a, 9b, 9c, 10b, 10b1, 10c1, 10c1a, 10c1b, 10c, 10c2, 10c3, 10c3a, 10c4, 10c5, 10c6, 10c7, 10c8, 10c8a, 10c9, 10c10, 10c11, 10c11a, 10c12, 10c12a, 10c13, 10c14, 10c14a, 10d, 10d1, 10d3, 10e, 10j, 10i, 10f, 10f1, 10g, 10h, 10i1, 10l, 10l1, 11, 12a, 12a1, 12a1a, 12b, 12c, 12c1, 12c1a, 12c2, 12c4, 12c5, 12c6, 12c4a, 12d2, 12d4, 12e, 12e2, 12g1a, 12g2, 12f, 12h, 12h1, 12h4, 12h5, 12h6, 12j, 12k, 12l, 12l1, 12l2, 12n, 12o, 12p, 12q, 12r, 12r1, 12r1a, 12r2, 12s, 12s1, 12t, 12u, 12u1, 12u2, 12v, 12v1, 13a, 13a1, 14a1, 14b, 15a, 15b, 15b1, 15c, 15d, 16, 17a, 17a1, 18a, 18b, 18b1, 18c, 19, 20, 21, 22, 23a, 23a1, 23b, 23b1, 24, 24a, 25, 26, 27a, 27a1, 27c, 27d, 27d1, 28a, 28b, 28c, 29, 30, block 46, Ysleta Grant; tracts 6e, 6f, 6f1a, 6f1b, 6f2, 6f3, 6f3a, 6f2a, 6f2b, 6f2b1, 6f2b2, 6f2c, 6f4, 6f4a, 6f4b, 6f4b1, 6f5, 6f5a, 7a1, 7a2, 7b, block 47, Ysleta Grant; tracts 1b, 2, 2a, 3a, 3b, 4a, 4b, 4c, 4d, 4e, 4f, 4g, 4h, 4j, 4k, 5b, 7, 8, 9a, 11a, 12, 13a, 13b, 15, 18, 19a, 9a1, 19b, 19b1, 20, 21, 22, block 48, Ysleta Grant; tracts 10, 11, 12, 12a, 12a1, 12b, 12d, 13, block 49, Ysleta Grant; Apodaca Subdivision; lots 55 through 74, a portion of lot 1, lots 2 through 25, and lots 49 through 54, Alexander Addition to Ysleta; Lone Star Subdivision; Estrada Replat A; Valumbrosa, lots 1 through 11, lots 13 through 33, lots 34 through 42, block 1, and lots 12 through 21, block 2; Valumbrosa Replat; Home Improvement No. 1; Home Improvement No. 2; Indian Town Subdivision; Frymuth Subdivision; J.R. Lopez Subdivision; lots 1 through 16, lots 17 through 32, and lots 33 through 49, North Valumbrosa; lots 101 through 110, North Valumbrosa No. 2; a portion of tract 1 and tracts 2 through 10,

Franklin Place; a portion of tract 11 and tracts 12 through 22, Franklin Place Replat; tracts 25 through 31 and tracts 16 through 24, Sunland Gardens; tracts 3 through 17 and tracts 18 through 33, block b, Spohr Addition; tract 12 and a portion of tract 13, Spohr Addition; Arizona Subdivision; Lydia Dixon; Lydia Dixon No. 2; Gemotes; Shanks Carpenter; Shanks Carpenter Replat A; Yoshida Subdivision; lots 1 through 5, block 1, and a portion of lot 25, block 1, and lots 4, 5, and 6, block 2, Frutas Place; Pullman Subdivision; Harris Subdivision; Carpenter & Ammons; Trice; Phelps; Phelps Replat of Lot A; Valle Hermosa; and a portion of lot 2, block 24, Capistrano Park Unit Four as described in Volume 1279, Page 1443 and Volume 2379, Page 2053, real property records of El Paso County, Texas, from their current zoning district to SCZ (SmartCode Zone); the penalty is as provided for in Chapter 21.60 of the El Paso City Code. Property Owner: Multiple. PZRZ12-00036 (**District 6**).

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

*Plan El Paso – March 6, 2012*

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Recommendation pending

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

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

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

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department

*FOR*

*DAVID A. CORONADO*

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING LEGALLY DESCRIBED 528.58 ACRE TRACT OF LAND INCLUDING KENNEDY BROTHERS MEMORIAL; GAAL SUBDIVISION; TRACTS 16A, 16B, 16C, 16D, 20, 20A, 21A, 21A1, 21B, 21B1, 21C, 21C1, 21C1C1, 21C1D, 21C1C2, 21C1B, 21C1B1, 21D, 21D1, 21E, 21E1, 21F, 21F1, 22A, 22B, 22B1, 22B1A, 23A, 23B, 23B1, 23B2, 23C, 23D, 28A, 28A1, 28B, 28C, 28D, 30B, 30C, BLOCK 8, YSLETA GRANT; TRACTS 13A, 13B, 13D, BLOCK 35 YSLETA GRANT; TRACT 26, BLOCK 36, YSLETA GRANT; TRACTS 2, 3A, 3C, 3D, 3E, 4A, 5, 6A, 6B, 7A, 7B, 8A, 8B, 8C, 8D, 8E, 8F, 8F1, 8G, 8H, 8J, 8K, 10, 11A, 11B, 11B1, 11C, 11D, 11E, 11E1, 11E2, 11E1A, 11E1B, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11P, 11P1, 11R, 11S, 11T, 11U, 12, 12A, 13A, 13C, 13H, 14, 15, 16, 17, 17A, 18, 19, 19A, 20, 21A, 21B, 22B, 29A, 29B, 29B1, 29B1A, 29B1B, 29B1C, 29B1D, 29C, 30A, 30B, 30C, 32B, 32D, 33A, 33B, 34A, 34B, 35A, 35B, 37A, 38, 39A, 39B, 39C, 40, 41, 43, 44, 45, 46A, 46B, 46C, 46C1, BLOCK 37, YSLETA GRANT; TRACTS 1, 2A, 2B1, 2B2, 2B3, 2B4, 2B5, 3A, 3B, 3C, 4A, 4C, 4C3, 4C4, 4C5, 4D, 4D1, 4D1A, 4D2, 4D2A, 4D3, 4D3A, 4D4, 4D4A, 4D5, 4D5A, 5, 18A, 18E, 18G, 18H, 19B, 19C, 19D, 19E, 19F, 19G, 19G1, 19G1B, 19H, 23A, 23B, 23B1, 23C, 23C1, 23D1, 24, BLOCK 38, YSLETA GRANT; TRACTS 2, 3A, 3B, 3D, 4A, 4B, 4C, 4CA, 4C1B, 4D, 4D1, 4E, 4E1, 4F, 5C, 5C6, 6A, 6B, 6C1, 6C2, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 10C, 10C1, 10C2, 10D, 10E, 10F, 10G, 10H, 11A, 11B, 12A, 12B, 12C, 13A, BLOCK 39, YSLETA GRANT; TRACTS 3C, 3C1, 5B, 5C4, 5C6, BLOCK 40, YSLETA GRANT; TRACTS 1, 2A, 2B, 3A, 3B, 3B1, 3B2, 3B3, 4B, 4D, 5, 6A, 6B, 7A2, 7B, 7C, 7D1, 7D, 7D2, 8A, 8A7, 8A9, 8A1, 8A1A, 8A2, 8A2A, 8A3, 8A4, 8A5, 8A6, 8A10, 8A11, 8K, 8M, 8O, 8S, 8V, 8U, 8Z, 8Y, 8W, 8W1, 8X, 8X1, 8X2, 8X5, 8X6, 8X3, 8X4, 9A, 9B, 9B1, 9B1B, 9B2, 9B3, 8B, 8B1, 8C, 8E, 8F, 8G, 8H, 8I, 8J, 8P, 8Q, 8T, 10C, 10C1, 10D, 10E, 11A, 11B, 12A, 12B, 12C1A, 12C1B, 12C3, 13, 14, 15, 16, 17A, 17B, 22F, BLOCK 42, YSLETA GRANT; TRACTS 1A, 1B, 1C, 1D, 1D1, 1D2, 1D2A, 1D2C, 1E, 2, 3, 4, 5A, 5B1, 6A, 6B, 6C, 6D1, 6F, 6H, 6K, 6K1, 6J, 6I, 6L, 7A, 7C, 8, 9, 10, 12, 14A, 15, BLOCK 43, YSLETA GRANT; TRACTS 1A, 1B1, 1C, 1D, 2A, 2B, 3, 4, 5, 6, 6A, 6B, 6C, 7A, 7B, 11B, 12, 13B, 13C, 13D, 15, 16, 17, 18, 19A, 19B, 19B1, 19C, 20, BLOCK 44, YSLETA GRANT; TRACTS 1, 2A, 2B, 3, 5, 6, 7, 9B, 9B1, 9B2, 9B3, 9C, 10A, 10B, 10D, 10C, 10E, 11, 12A, 12B, 12C, 13, 14A, 14B, 15A, 15B1, 15B3, 16B, 16D, 16E, 16F, 16G, 16J, 23A, 23B, 24, 25A, 25B, 26, 27A, 28, 30A, 31, 32, 33A, 33C, 33B, BLOCK 45, YSLETA GRANT; TRACTS 1A, 2A, 2C, 3A, 3B, 3D, 3E, 3F, 3F1, 3F2, 3F3, 3J, 3G, 3H, 5, 5A, 6, 7, 8A, 9B, 9C, 10B, 10B1, 10C1, 10C1A, 10C1B, 10C, 10C2, 10C3, 10C3A, 10C4, 10C5, 10C6, 10C7, 10C8, 10C8A, 10C9, 10C10, 10C11, 10C11A, 10C12, 10C12A, 10C13, 10C14, 10C14A, 10D, 10D1, 10D3, 10E, 10J, 10I, 10F, 10F1, 10G, 10H, 10I1, 10L, 10L1, 11, 12A, 12A1, 12A1A, 12B, 12C, 12C1, 12C1A, 12C2, 12C4, 12C5, 12C6, 12C4A, 12D2, 12D4, 12E, 12E2, 12G1A, 12G2, 12F, 12H, 12H1, 12H4, 12H5, 12H6, 12J, 12K, 12L, 12L1, 12L2, 12N, 12O, 12P, 12Q, 12R, 12R1, 12R1A,

12R2, 12S, 12S1, 12T, 12U, 12U1, 12U2, 12V, 12V1, 13A, 13A1, 14A1, 14B, 15A, 15B, 15B1, 15C, 15D, 16, 17A, 17A1, 18A, 18B, 18B1, 18C, 19, 20, 21, 22, 23A, 23A1, 23B, 23B1, 24, 24A, 25, 26, 27A, 27A1, 27C, 27D, 27D1, 28A, 28B, 28C, 29, 30, BLOCK 46, YSLETA GRANT; TRACTS 6E, 6F, 6F1A, 6F1B, 6F2, 6F3, 6F3A, 6F2A, 6F2B, 6F2B1, 6F2B2, 6F2C, 6F4, 6F4A, 6F4B, 6F4B1, 6F5, 6F5A, 7A1, 7A2, 7B, BLOCK 47, YSLETA GRANT; TRACTS 1B, 2, 2A, 3A, 3B, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 5B, 7, 8, 9A, 11A, 12, 13A, 13B, 15, 18, 19A, 9A1, 19B, 19B1, 20, 21, 22, BLOCK 48, YSLETA GRANT; TRACTS 10, 11, 12, 12A, 12A1, 12B, 12D, 13, BLOCK 49, YSLETA GRANT; APODACA SUBDIVISION; LOTS 55 THROUGH 74, A PORTION OF LOT 1, LOTS 2 THROUGH 25, AND LOTS 49 THROUGH 54, ALEXANDER ADDITION TO YSLETA; LONE STAR SUBDIVISION; ESTRADA REPLAT A; VALUMBROSA, LOTS 1 THROUGH 11, LOTS 13 THROUGH 33, LOTS 34 THROUGH 42, BLOCK 1, AND LOTS 12 THROUGH 21, BLOCK 2; VALUMBROSA REPLAT; HOME IMPROVEMENT NO. 1; HOME IMPROVEMENT NO. 2; INDIAN TOWN SUBDIVISION; FRYMUTH SUBDIVISION; J.R. LOPEZ SUBDIVISION; LOTS 1 THROUGH 16, LOTS 17 THROUGH 32, AND LOTS 33 THROUGH 49, NORTH VALUMBROSA; LOTS 101 THROUGH 110, NORTH VALUMBROSA NO. 2; A PORTION OF TRACT 1 AND TRACTS 2 THROUGH 10, FRANKLIN PLACE; A PORTION OF TRACT 11 AND TRACTS 12 THROUGH 22, FRANKLIN PLACE REPLAT; TRACTS 25 THROUGH 31 AND TRACTS 16 THROUGH 24, SUNLAND GARDENS; TRACTS 3 THROUGH 17 AND TRACTS 18 THROUGH 33, BLOCK B, SPOHR ADDITION; TRACT 12 AND A PORTION OF TRACT 13, SPORH ADDITION; ARIZONA SUBDIVISION; LYDIA DIXON; LYDIA DIXON NO. 2; GEMOTES; SHANKS CARPENTER; SHANKS CARPENTER REPLAT A; YOSHIDA SUBDIVISION; LOTS 1 THROUGH 5, BLOCK 1, AND A PORTION OF LOT 25, BLOCK 1, AND LOTS 4, 5, AND 6, BLOCK 2, FRUTAS PLACE; PULLMAN SUBDIVISION; HARRIS SUBDIVISION; CARPENTER & AMMONS; TRICE; PHELPS; PHELPS REPLAT OF LOT A; VALLE HERMOSA; AND A PORTION OF LOT 2, BLOCK 24, CAPISTRANO PARK UNIT FOUR AS DESCRIBED IN VOLUME 1279, PAGE 1443 AND VOLUME 2379, PAGE 2053, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, FROM THEIR CURRENT ZONING DISTRICT TO SCZ (SMARTCODE ZONE); THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 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 the following legally described 528.58 acre tract of land including Kennedy Brothers Memorial; Gall Subdivision; Tracts 16A, 16B, 16C, 16D, 20, 20A, 21A, 21A1, 21B, 21B1, 21C, 21C1, 21C1C1, 21C1D, 21C1C2, 21C1B, 21C1B1, 21D, 21D1, 21E, 21E1, 21F, 21F1, 22A, 22B, 22B1, 22B1A, 23A, 23B, 23B1, 23B2, 23C, 23D, 28A, 28A1, 28B, 28C, 28D, 30B, 30C, Block 8, Ysleta Grant; Tracts 13A, 13B, 13D, Block 35 Ysleta Grant; Tract

26, Block 36, Ysleta Grant; Tracts 2, 3A, 3C, 3D, 3E, 4A, 5, 6A, 6B, 7A, 7B, 8A, 8B, 8C, 8D, 8E, 8F, 8F1, 8G, 8H, 8J, 8K, 10, 11A, 11B, 11B1, 11C, 11D, 11E, 11E1, 11E2, 11E1A, 11E1B, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11P, 11P1, 11R, 11S, 11T, 11U, 12, 12A, 13A, 13C, 13H, 14, 15, 16, 17, 17A, 18, 19, 19A, 20, 21A, 21B, 22B, 29A, 29B, 29B1, 29B1A, 29B1B, 29B1C, 29B1D, 29C, 30A, 30B, 30C, 32B, 32D, 33A, 33B, 34A, 34B, 35A, 35B, 37A, 38, 39A, 39B, 39C, 40, 41, 43, 44, 45, 46A, 46B, 46C, 46C1, Block 37, Ysleta Grant; Tracts 1, 2A, 2B1, 2B2, 2B3, 2B4, 2B5, 3A, 3B, 3C, 4A, 4C, 4C3, 4C4, 4C5, 4D, 4D1, 4D1A, 4D2, 4D2A, 4D3, 4D3A, 4D4, 4D4A, 4D5, 4D5A, 5, 18A, 18E, 18G, 18H, 19B, 19C, 19D, 19E, 19F, 19G, 19G1, 19G1B, 19H, 23A, 23B, 23B1, 23C, 23C1, 23D1, 24, Block 38, Ysleta Grant; Tracts 2, 3A, 3B, 3D, 4A, 4B, 4C, 4CA, 4C1B, 4D, 4D1, 4E, 4E1, 4F, 5C, 5C6, 6A, 6B, 6C1, 6C2, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 10C, 10C1, 10C2, 10D, 10E, 10F, 10G, 10H, 11A, 11B, 12A, 12B, 12C, 13A, Block 39, Ysleta Grant; Tracts 3C, 3C1, 5B, 5C4, 5C6, Block 40, Ysleta Grant; Tracts 1, 2A, 2B, 3A, 3B, 3B1, 3B2, 3B3, 4B, 4D, 5, 6A, 6B, 7A2, 7B, 7C, 7D1, 7D, 7D2, 8A, 8A7, 8A9, 8A1, 8A1A, 8A2, 8A2A, 8A3, 8A4, 8A5, 8A6, 8A10, 8A11, 8K, 8M, 8O, 8S, 8V, 8U, 8Z, 8Y, 8W, 8W1, 8X, 8X1, 8X2, 8X5, 8X6, 8X3, 8X4, 9A, 9B, 9B1, 9B1B, 9B2, 9B3, 8B, 8B1, 8C, 8E, 8F, 8G, 8H, 8I, 8J, 8P, 8Q, 8T, 10C, 10C1, 10D, 10E, 11A, 11B, 12A, 12B, 12C1A, 12C1B, 12C3, 13, 14, 15, 16, 17A, 17B, 22F, Block 42, Ysleta Grant; TRACTS 1A, 1B, 1C, 1D, 1D1, 1D2, 1D2A, 1D2C, 1E, 2, 3, 4, 5A, 5B1, 6A, 6B, 6C, 6D1, 6F, 6H, 6K, 6K1, 6J, 6I, 6L, 7A, 7C, 8, 9, 10, 12, 14A, 15, Block 43, Ysleta Grant; Tracts 1A, 1B1, 1C, 1D, 2A, 2B, 3, 4, 5, 6, 6A, 6B, 6C, 7A, 7B, 11B, 12, 13B, 13C, 13D, 15, 16, 17, 18, 19A, 19B, 19B1, 19C, 20, Block 44, Ysleta Grant; Tracts 1, 2A, 2B, 3, 5, 6, 7, 9B, 9B1, 9B2, 9B3, 9C, 10A, 10B, 10D, 10C, 10E, 11, 12A, 12B, 12C, 13, 14A, 14B, 15A, 15B1, 15B3, 16B, 16D, 16E, 16F, 16G, 16J, 23A, 23B, 24, 25A, 25B, 26, 27A, 28, 30A, 31, 32, 33A, 33C, 33B, Block 45, Ysleta Grant; Tracts 1A, 2A, 2C, 3A, 3B, 3D, 3E, 3F, 3F1, 3F2, 3F3, 3J, 3G, 3H, 5, 5A, 6, 7, 8A, 9B, 9C, 10B, 10B1, 10C1, 10C1A, 10C1B, 10C, 10C2, 10C3, 10C3A, 10C4, 10C5, 10C6, 10C7, 10C8, 10C8A, 10C9, 10C10, 10C11, 10C11A, 10C12, 10C12A, 10C13, 10C14, 10C14A, 10D, 10D1, 10D3, 10E, 10J, 10I, 10F, 10F1, 10G, 10H, 10I1, 10L, 10L1, 11, 12A, 12A1, 12A1A, 12B, 12C, 12C1, 12C1A, 12C2, 12C4, 12C5, 12C6, 12C4A, 12D2, 12D4, 12E, 12E2, 12G1A, 12G2, 12F, 12H, 12H1, 12H4, 12H5, 12H6, 12J, 12K, 12L, 12L1, 12L2, 12N, 12O, 12P, 12Q, 12R, 12R1, 12R1A, 12R2, 12S, 12S1, 12T, 12U, 12U1, 12U2, 12V, 12V1, 13A, 13A1, 14A1, 14B, 15A, 15B, 15B1, 15C, 15D, 16, 17A, 17A1, 18A, 18B, 18B1, 18C, 19, 20, 21, 22, 23A, 23A1, 23B, 23B1, 24, 24A, 25, 26, 27A, 27A1, 27C, 27D, 27D1, 28A, 28B, 28C, 29, 30, Block 46, Ysleta Grant; Tracts 6E, 6F, 6F1A, 6F1B, 6F2, 6F3, 6F3A, 6F2A, 6F2B, 6F2B1, 6F2B2, 6F2C, 6F4, 6F4A, 6F4B, 6F4B1, 6F5, 6F5A, 7A1, 7A2, 7B, Block 47, Ysleta Grant; Tracts 1B, 2, 2A, 3A, 3B, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 5B, 7, 8, 9A, 11A, 12, 13A, 13B, 15, 18, 19A, 9A1, 19B, 19B1, 20, 21, 22, Block 48, Ysleta Grant; Tracts 10, 11, 12, 12A, 12A1, 12B, 12D, 13, Block 49, Ysleta Grant; Apodaca Subdivision; Lots 55 through 74, a portion of Lot 1, Lots 2 through 25, and Lots 49 through 54, Alexander Addition to Ysleta; Lone Star Subdivision; Estrada Replat A; Valumbrosa, Lots 1 through 11, Lots 13 through 33, Lots 34 through 42, Block 1, and Lots 12 through 21, Block 2; Valumbrosa Replat; Home Improvement No. 1; Home Improvement No. 2;

Indian Town Subdivision; Frymuth Subdivision; J.R. Lopez Subdivision; Lots 1 through 16, Lots 17 through 32, and Lots 33 through 49, North Valumbrosa; Lots 101 through 110, North Valumbrosa No. 2; a portion of Tract 1 and Tracts 2 through 10, Franklin Place; a portion of Tract 11 and Tracts 12 through 22, Franklin Place Replat; Tracts 25 through 31 and Tracts 16 through 24, Sunland Gardens; Tracts 3 through 17 and Tracts 18 through 33, Block B, Spohr Addition; Tract 12 and a portion of Tract 13, Spohr Addition; Arizona Subdivision; Lydia Dixon; Lydia Dixon No. 2; Gemotes; Shanks Carpenter; Shanks Carpenter Replat A; Yoshida Subdivision; Lots 1 through 5, Block 1, and a portion of Lot 25, Block 1, and Lots 4, 5, and 6, Block 2, Frutas Place; Pullman Subdivision; Harris Subdivision; Carpenter & Ammons; Trice; Phelps; Phelps Replat of Lot A; Valle Hermosa; and a portion of Lot 2, Block 24, Capistrano Park Unit Four as described in Volume 1279, Page 1443 and Volume 2379, Page 2053, Real Property Records of El Paso County, Texas and as further described in the site drawing at **Exhibit "A"**, incorporated herein for all purposes, and as more particularly described by metes and bounds on the attached **Exhibit "B"** and survey map on the attached **Exhibit "C"**, both incorporated herein for all purposes, be changed **from their current zone district as described on Exhibit "A" to SCZ (SmartCode Zone)**, within the meaning of Title 21, SmartCode; and,

That the zoning map of the City of El Paso be revised accordingly; and,

That the City Council approve the Regulating Plan attached as **Exhibit "D"** and incorporated herein for all purposes; and,

That the development of the property described above and land uses allowed on such property shall be in accordance with Title 21, SmartCode, the attached Regulating Plan, and the El Paso City Code.

**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:**

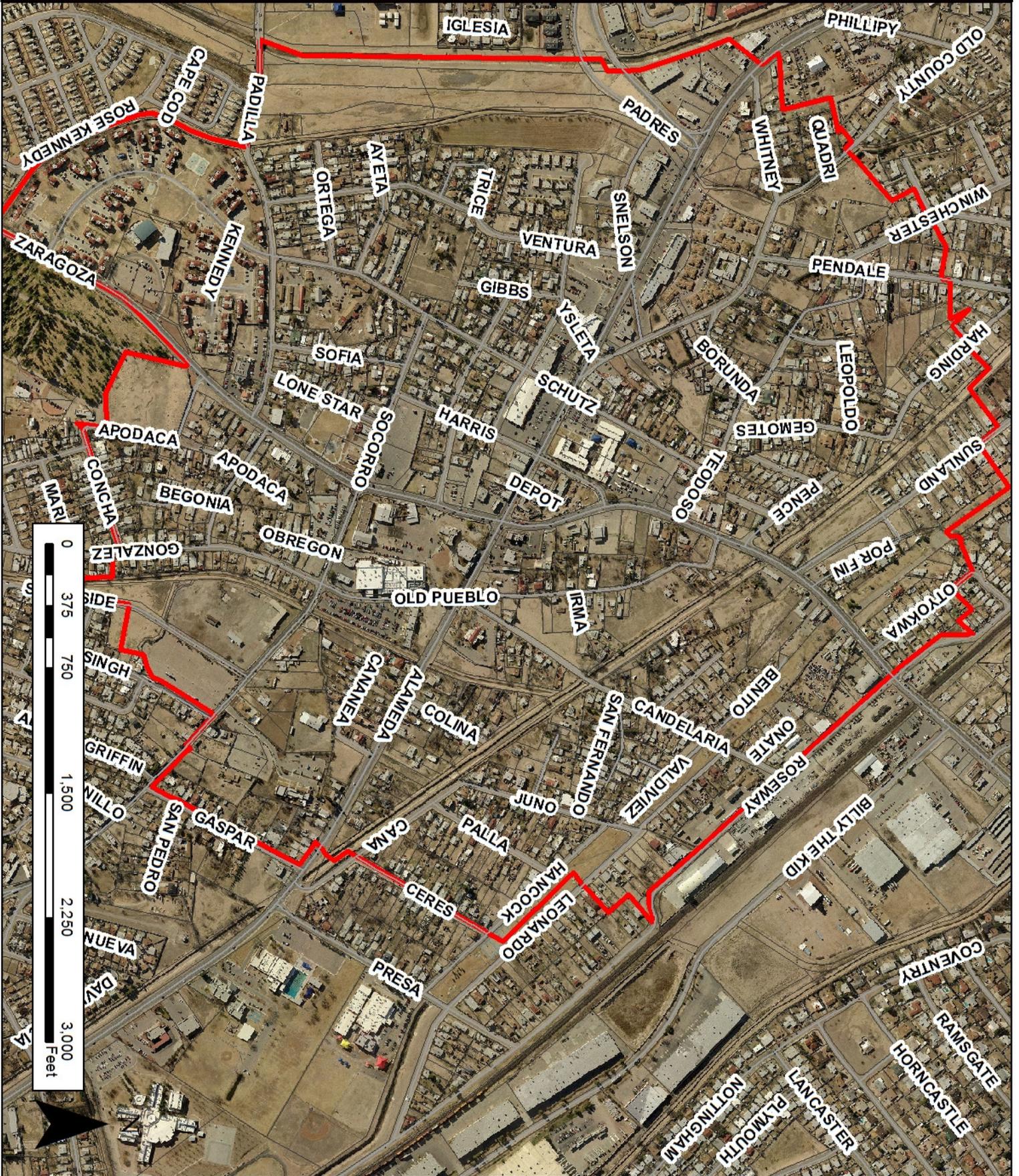
\_\_\_\_\_  
Karla M. Nieman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElrey, Director  
City Development Department

# EXHIBIT A

## PZRZ12-00036



# EXHIBIT B

## LEGAL DESCRIPTION

Kennedy Brothers Memorial

Gall Subdivision

Tracts 16A, 16B, 16C, 16D, 20, 20A, 21A, 21A1, 21B, 21B1, 21C, 21C1, 21C1C1, 21C1D, 21C1C2, 21C1B, 21C1B1, 21D, 21D1, 21E, 21E1, 21F, 21F1, 22A, 22B, 22B1, 22B1A, 23A, 23B, 23B1, 23B2, 23C, 23D, 28A, 28A1, 28B, 28C, 28D, 30B, 30C, Block 8, Ysleta Grant

Tracts 13A, 13B, 13D, Block 35, Ysleta Grant

Tracts 26, Block 36, Ysleta Grant

Tracts 2, 3A, 3C, 3D, 3E, 4A, 5, 6A, 6B, 7A, 7B, 8A, 8B, 8C, 8D, 8E, 8F, 8F1, 8G, 8H, 8J, 8K, 10, 11A, 11B, 11B1, 11C, 11D, 11E, 11E1, 11E2, 11E1A, 11E1B, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11P, 11P1, 11R, 11S, 11T, 11U, 12, 12A, 13A, 13C, 13H, 14, 15, 16, 17, 17A, 18, 19, 19A, 20, 21A, 21B, 22B, 29A, 29B, 29B1, 29B1A, 29B1B, 29B1C, 29B1D, 29C, 30A, 30B, 30C, 32B, 32D, 33A, 33B, 34A, 34B, 35A, 35B, 37A, 38, 39A, 39B, 39C, 40, 41, 43, 44, 45, 46A, 46B, 46C, 46C1, Block 37, Ysleta Grant

Tracts 1, 2A, 2B1, 2B2, 2B3, 2B4, 2B5, 3A, 3B, 3C, 4A, 4C, 4C3, 4C4, 4C5, 4D, 4D1, 4D1A, 4D2, 4D2A, 4D3, 4D3A, 4D4, 4D4A, 4D5, 4D5A, 5, 18A, 18E, 18G, 18H, 19B, 19C, 19D, 19E, 19F, 19G, 19G1, 19G1B, 19H, 23A, 23B, 23B1, 23C, 23C1, 23D1, 24, Block 38, Ysleta Grant

Tracts 2, 3A, 3B, 3D, 4A, 4B, 4C, 4CA, 4C1B, 4D, 4D1, 4E, 4E1, 4F, 5C, 5C6, 6A, 6B, 6C1, 6C2, 7A, 8A, 8B, 9A, 9B, 10A, 10B, 10C, 10C1, 10C2, 10D, 10E, 10F, 10G, 10H, 11A, 11B, 12A, 12B, 12C, 13A, Block 39, Ysleta Grant

Tract 3C, 3C1, 5B, 5C4, 5C6, Block 40, Ysleta Grant

Tracts 1, 2A, 2B, 3A, 3B, 3B1, 3B2, 3B3, 4B, 4D, 5, 6A, 6B, 7A2, 7B, 7C, 7D1, 7D, 7D2, 8A, 8A7, 8A9, 8A1, 8A1A, 8A2, 8A2A, 8A3, 8A4, 8A5, 8A6, 8A10, 8A11, 8K, 8M, 8O, 8S, 8V, 8U, 8Z, 8Y, 8W, 8W1, 8X, 8X1, 8X2, 8X5, 8X6, 8X3, 8X4, 9A, 9B, 9B1, 9B1B, 9B2, 9B3, 8B, 8B1, 8C, 8E, 8F, 8G, 8H, 8I, 8J, 8P, 8Q, 8T, 10C, 10C1, 10D, 10E, 11A, 11B, 12A, 12B, 12C1A, 12C1B, 12C3, 13, 14, 15, 16, 17A, 17B, 22F, Block 42, Ysleta Grant

Tracts 1A, 1B, 1C, 1D, 1D1, 1D2, 1D2A, 1D2C, 1E, 2, 3, 4, 5A, 5B1, 6A, 6B, 6C, 6D1, 6F, 6H, 6K, 6K1, 6J, 6L, 6L, 7A, 7C, 8, 9, 10, 12, 14A, 15, Block 43, Ysleta Grant

Tracts 1A, 1B1, 1C, 1D, 2A, 2B, 3, 4, 5, 6, 6A, 6B, 6C, 7A, 7B, 11B, 12, 13B, 13C, 13D, 15, 16, 17, 18, 19A, 19B, 19B1, 19C, 20, Block 44, Ysleta Grant

Tracts 1, 2A, 2B, 3, 5, 6, 7, 9B, 9B1, 9B2, 9B3, 9C, 10A, 10B, 10D, 10C, 10E, 11, 12A, 12B, 12C, 13, 14A, 14B, 15A, 15B1, 15B3, 16B, 16D, 16E, 16F, 16G, 16J, 23A, 23B, 24, 25A, 25B, 26, 27A, 28, 30A, 31, 32, 33A, 33C, 33B, Block 45, Ysleta Grant

# EXHIBIT B

Tracts 1A, 2A, 2C, 3A, 3B, 3D, 3E, 3F, 3F1, 3F2, 3F3, 3J, 3G, 3H, 5, 5A, 6, 7, 8A, 9B, 9C, 10B, 10B1, 10C1, 10C1A, 10C1B, 10C, 10C2, 10C3, 10C3A, 10C4, 10C5, 10C6, 10C7, 10C8, 10C8A, 10C9, 10C10, 10C11, 10C11A, 10C12, 10C12A, 10C13, 10C14, 10C14A, 10D, 10D1, 10D3, 10E, 10J, 10I, 10F, 10F1, 10G, 10H, 10I1, 10L, 10L1, 11, 12A, 12A1, 12A1A, 12B, 12C, 12C1, 12C1A, 12C2, 12C4, 12C5, 12C6, 12C4A, 12D2, 12D4, 12E, 12E2, 12G1A, 12G2, 12F, 12H, 12H1, 12H4, 12H5, 12H6, 12J, 12K, 12L, 12L1, 12L2, 12N, 12O, 12P, 12Q, 12R, 12R1, 12R1A, 12R2, 12S, 12S1, 12T, 12U, 12U1, 12U2, 12V, 12V1, 13A, 13A1, 14A1, 14B, 15A, 15B, 15B1, 15C, 15D, 16, 17A, 17A1, 18A, 18B, 18B1, 18C, 19, 20, 21, 22, 23A, 23A1, 23B, 23B1, 24, 24A, 25, 26, 27A, 27A1, 27C, 27D, 27D1, 28A, 28B, 28C, 29, 30, Block 46, Ysleta Grant

Tract 6E, 6F, 6F1A, 6F1B, 6F2, 6F3, 6F3A, 6F2A, 6F2B, 6F2B1, 6F2B2, 6F2C, 6F4, 6F4A, 6F4B, 6F4B1, 6F5, 6F5A, 7A1, 7A2, 7B, Block 47, Ysleta Grant

Tract 1B, 2, 2A, 3A, 3B, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 5B, 7, 8, 9A, 11A, 12, 13A, 13B, 15, 18, 19A, 19A1, 19B, 19B1, 20, 21, 22, Block 48, Ysleta Grant

Tract 10, 11, 12, 12A, 12A1, 12B, 12D, 13, Block 49, Ysleta Grant

Apodaca Subdivision

Lot 55 through 74, portion lot 1 and Lots 2 through 25, Lots 49 through 54, Alexander Addition to Ysleta

Lone Star Subdivision

Estrada Replat A

Valumbrosa, Lots 1 through 11, 13 through 33, 34 through 42, Block 1, Lots 12 through 21, Block 2

Valumbrosa Replat

Home Improvement Unit 1

Home Improvement No. 2

Indian Town Subdivision

Frymuth Subdivision

J.R. Lopez Subdivision

Lots 1 through 16, 17 through 32, 33 through 49, North Valumbrosa

# EXHIBIT B

Lots 101 through 110, North Valumbrosa No. 2  
Portion of Tracts 1 and Tracts 2 through 10, Franklin Place

Portion of Tract 11 and Tracts 12 through 22, Franklin Place Replat

Tracts 25 to 31 and Tracts 16 to 24, Sunland Gardens

Tracts 3 to 17 & Tracts 18 to 33, Block B, Spohr Addition

Tract 12 and portion of Tract 13, Spohr Addition

Arizona Subdivision

Lydia Dixon

Lydia Dixon No. 2

Gemotes

Shanks Carpenter

Shanks Carpenter Replat A

Yoshida Subdivision

Lots 1 to 5, Block 1 and portion of lot 25, Block 1,  
Lots 4, 5 and 6, Block 2, Frutas Place

Pullman Subdivision

Harris Subdivision

Carpenter & Ammons

Trice

Phelps

Phelps Replat of Lot A

Valle Hermosa

Portion of Lot 2, Block 24, Capistrano Park Unit Four  
(Vol. 1279, Pg. 1443) & (Vol. 2379, Pg. 2053)

# EXHIBIT B

December 20, 2012

## METES AND BOUNDS DESCRIPTION

the **"TRUE POINT OF BEGINNING"** being a brass disk City monument at the centerline intersection of Roseway Dr and Candelaria Street Y= 10,630,984.92 X= 434,514.80 in the Texas State Plane Coordinate System Central 4203 Zone, NAD 83,

Thence South 42°26'27" East a distance of 917.74 feet to a found brass disk city monument at the point of curve Roseway Street;

Thence, South 68°37'58" East a distance of 273.01 feet to a point;

Thence, South 45°55'38" West a distance of 218.32 feet to a point;

Thence, South 41°58'05" East a distance of 165.58 feet to a point on the common line of tracts 100 & 101, North Valumbrosa No. 2;

Thence, South 48°01'55" West a distance of 320.00 feet to a point;

Thence, South 41°58'33" East a distance of 604.39 feet to a point;

Thence, South 30°17'39" West a distance of 992.10 feet to a point;

Thence, South 33°34'37" West a distance of 248.39 feet to a point on the north line of Valumbrosa Subdivision;

Thence along said line, South 61°16'25" East a distance of 235.00 feet to a point in the centerline of Gaspar St.;

Thence along said line, South 27°45'35" West a distance of 1042.33 feet to a point;

Thence leaving said line, North 45°44'25" West a distance of 344.08 feet to a point on the northerly right of way line of Socorro Road;

Thence leaving said line, South 44°15'35" West a distance of 39.78 feet to a point;

Thence, North 48°01'16" West a distance of 218.05 feet to a point on the easterly line of Tract 10, Block 49, Ysleta Grant ;

Thence along said line, South 32°17'54" West a distance of 391.97 feet to a point;

Thence along said line, South 63°11'11" West a distance of 99.57 feet to a point;

Thence along said line, South 73°26'51" West a distance of 70.15 feet to a point on the easterly line of Tract 12, Block 49, Ysleta Grant;

# EXHIBIT B

Thence along said line, South 12°49'55" West a distance of 147.38 feet to a point on the northerly line of Tract 12D, Block 49, Ysleta Grant;

Thence along said line, North 76°53'02" West a distance of 275.25 feet to a point on the centerline of Southside Road;

Thence along said centerline, South 10°03'35" West a distance of 472.24 feet to a point;

Thence leaving said line, North 86°50'58" West a distance of 66.25 feet to a point on the east line of Alexander To Ysleta;

Thence along said line, North 03°48'58" West a distance of 413.26 feet to a point on the common line of lots 24 & 25, Block 1 Alexander To Ysleta;

Thence along said line, South 86°11'02" West a distance of 120.00 feet to a point on the easterly right of way line of Gonzales Road;

Thence leaving said line, North 81°14'21" West a distance of 25.61 feet to a point for the centerline of Gonzales Road and Concha St.

Thence along the centerline of Concha St, South 72°20'02" West a distance of 764.81 feet to a point of curve centerline Concha St.

Thence along said centerline of Concha St, 48.78 feet along the arc of a curve to the right which has radius of 336.98 feet a central angle of 08°17'35" a chord which bears South 76°28'49" West a distance of 48.73 feet to a point;

Thence along said line, South 88°02'12" West a distance of 200.00 feet to a point;

Thence , North 08°13'02" East a distance of 157.24 feet to a point;

Thence along said line, North 64°07'58" West a distance of 282.20 feet to a point on the westerly line of said Tract 13;

Thence along said line, North 13°48'02" East a distance of 380.30 feet to a point;

Thence, South 81°41'02" West a distance of 86.80 feet to a point;

Thence, South 66°12'02" West a distance of 155.70 feet to a point;

Thence, South 28°08'57" West a distance of 1263.70 feet to a point;

Thence, North 56°05'05" West a distance of 435.01 feet to a point;

# EXHIBIT B

Thence 100.49 feet along the arc of a curve to the right which has radius of 260.93 feet a central angle of  $22^{\circ}04'00''$  a chord which bears North  $45^{\circ}03'05''$  West a distance of 99.87 feet to a point;

Thence, North  $34^{\circ}01'05''$  West a distance of 107.51 feet to a point;

Thence 100.54 feet along the arc of a curve to the right which has radius of 554.80 feet a central angle of  $10^{\circ}23'00''$  a chord which bears North  $28^{\circ}49'35''$  West a distance of 100.41 feet to a point;

Thence, North  $23^{\circ}38'05''$  West a distance of 305.96 feet to a point;

Thence 100.55 feet along the arc of a curve to the right which has radius of 528.56 feet a central angle of  $10^{\circ}54'00''$  a chord which bears North  $18^{\circ}11'05''$  West a distance of 100.40 feet to a point;

Thence, North  $12^{\circ}44'05''$  West a distance of 84.28 feet to a point;

Thence 98.96 feet along the arc of a curve to the right which has radius of 139.31 feet a central angle of  $40^{\circ}42'00''$  a chord which bears North  $07^{\circ}36'55''$  East a distance of 96.89 feet to a point;

Thence, North  $27^{\circ}57'55''$  East a distance of 240.27 feet to a point;

Thence 97.70 feet along the arc of a curve to the left which has radius of 304.08 feet a central angle of  $18^{\circ}24'30''$  a chord which bears North  $18^{\circ}45'40''$  East a distance of 97.28 feet to a point;

Thence, North  $09^{\circ}33'25''$  East a distance of 192.75 feet to a point in the centerline of Padilla Road;

Thence along said centerline, North  $77^{\circ}10'05''$  West a distance of 418.60 feet to a point;

Thence along said centerline, South  $86^{\circ}54'55''$  West a distance of 199.96 feet to a point near the centerline of the Playa drain;

Thence along said centerline, North  $18^{\circ}15'47''$  East a distance of 215.12 feet to a point;

Thence along said centerline, North  $01^{\circ}17'01''$  East a distance of 1753.44 feet to a point;

Thence leaving said centerline, North  $62^{\circ}55'09''$  East a distance of 56.69 feet to a point;

Thence, North  $01^{\circ}13'55''$  East a distance of 315.40 feet to a point;

Thence, North  $18^{\circ}21'16''$  West a distance of 559.79 feet to a point;

# EXHIBIT B

Thence, North 38°21'32" East a distance of 283.00 feet to a point on the northeasterly right of way line of Alameda Ave.;

Thence along said right of way line, North 38°58'24" West a distance of 192.19 feet to a point;

Thence along said right of way line, North 29°47'24" West a distance of 24.00 feet to a point on the northerly line of Tract 18L, Block 38, Ysleta Grant;

Thence along said line, North 74°30'36" East a distance of 343.81 feet to a point on the easterly line of Tract 18L, Block 38, Ysleta Grant;

Thence leaving said line, North 15°15'24" West a distance of 138.80 feet to a point;

Thence, North 79°33'25" East a distance of 207.14 feet to a point on the southerly line of Tract 18A, Block 38, Ysleta Grant;

Thence along said line, North 50°46'24" West a distance of 53.47 feet to a point on the westerly line of Tract 18A, Block 38, Ysleta Grant;

Thence along said line, North 72°19'36" East a distance of 130.00 feet to a point;

Thence along said line, South 42°33'24" East a distance of 23.96 feet to a point on the southerly right of way line of Old County Road;

Thence leaving said right of way line, North 48°54'59" East a distance of 424.06 feet to a point on the southerly line of Tract 18A, Block 38, Ysleta Grant;

Thence, North 25°56'01" West a distance of 149.66 feet to a point on the southerly right of way line of Aranda Ln.;

Thence along said right of way line, North 64°03'59" East a distance of 175.00 feet to a point;

Thence leaving said right of way line, North 50°45'34" East a distance of 52.63 feet to a point on the northerly right of way line of Winchester Road;

Thence along said right of way line, North 24°52'57" West a distance of 10.71 feet to a point;

Thence leaving said right of way line, North 65°06'43" East a distance of 173.56 feet to a point;

Thence, North 10°23'43" East a distance of 154.56 feet to a point on the common line of Lots 7 & 8, Block1 Frutas Place;

# EXHIBIT B

Thence along said line, South  $79^{\circ}36'17''$  East a distance of 191.38 feet to a point near the centerline of Pendale Road;

Thence along said centerline, South  $09^{\circ}45'33''$  West a distance of 98.92 feet to a point;

Thence leaving said centerline, North  $88^{\circ}54'12''$  East a distance of 233.22 feet to a point on the south line of Tract 12, Spohr;

Thence along said line, North  $22^{\circ}07'55''$  West a distance of 130.50 feet to a point on the north line of Tract 12, Spohr;

Thence along said line, South  $42^{\circ}05'41''$  East a distance of 125.81 feet to a point near the centerline of Obregon St.;

Thence along said centerline, North  $47^{\circ}56'27''$  East a distance of 152.20 feet to a point on the northerly right of way line of Harding St.;

Thence along said right of way line, North  $42^{\circ}03'33''$  West a distance of 17.50 feet to a point;

Thence leaving said right of way line, North  $47^{\circ}56'27''$  East a distance of 177.07 feet to a point near the centerline of The Franklin Canal;

Thence along said centerline, South  $44^{\circ}47'45''$  East a distance of 204.11 feet to a point;

Thence leaving said centerline, North  $53^{\circ}05'33''$  East a distance of 307.05 feet to a point near the centerline of Sunland Road;

Thence along said centerline, South  $37^{\circ}14'10''$  East a distance of 77.22 feet to a point;

Thence leaving said centerline, North  $53^{\circ}05'33''$  East a distance of 305.04 feet to a point near the centerline of the Middle Drain;

Thence along said centerline, South  $37^{\circ}16'53''$  East a distance of 538.39 feet to a point;

Thence leaving said centerline, North  $52^{\circ}43'07''$  East a distance of 58.72 feet to a point;

Thence, North  $12^{\circ}37'35''$  East a distance of 34.70 feet to a point;

Thence, South  $72^{\circ}34'58''$  East a distance of 20.04 feet to a point on the northerly line of Tract 23, Franklin Place;

Thence along said line, North  $67^{\circ}01'09''$  East a distance of 194.66 feet to a point on the centerline of Otyokwa Way;

# EXHIBIT B

Thence along said centerline, South 38°21'25" East a distance of 154.38 feet to a point on the northerly line of Franklin Place;

Thence along said line, North 47°32'35" East a distance of 188.30 feet to a point on the easterly line of Franklin Place;

Thence along said line, South 36°53'25" East a distance of 102.10 feet to a point;

Thence leaving said line, North 45°19'35" East a distance of 106.45 feet to a point;

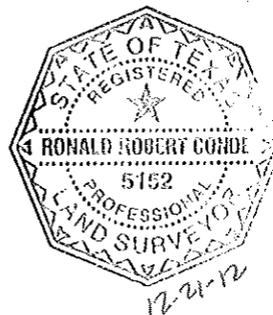
Thence, South 14°11'08" East a distance of 258.38 feet to a point on the northerly line of Franklin Place;

Thence leaving said line, South 41°32'44" East a distance of 1196.14 feet to the **TRUE POINT OF BEGINNING** and containing 528.58 acres of land more or less.

Note: A drawing of even date accompanies this description.

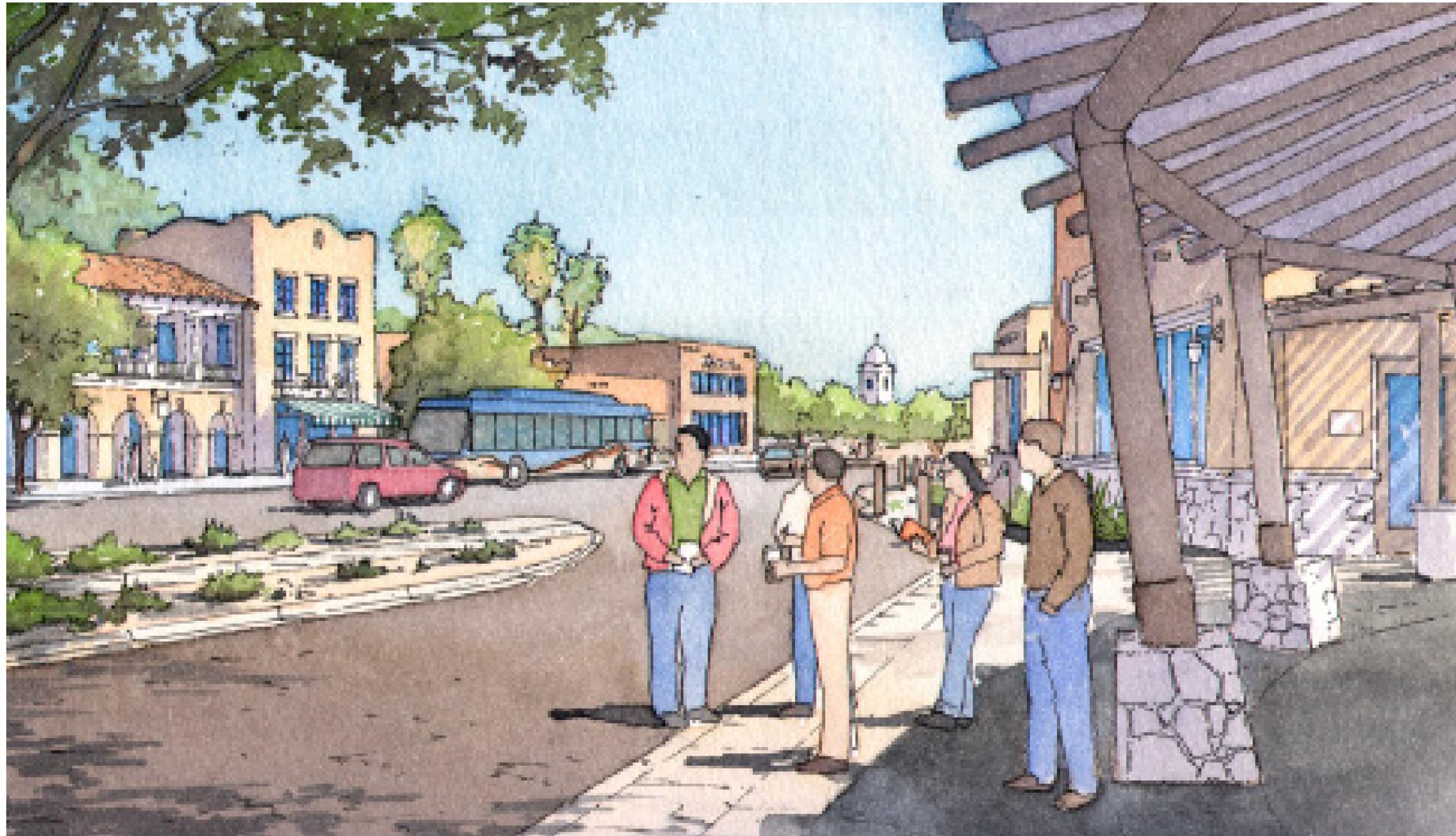


Ron R. Conde  
R.P.L.S. No. 5152





# EXHIBIT D



Mission Valley Transfer Station

SMARTCODE APPLICATION  
EL PASO, TEXAS  
CODE OF ORDINANCES  
TITLE 21 APPLICATION

MISSION VALLEY TRANSFER STATION  
INFILL TRADITIONAL NEIGHBORHOOD,  
TRANSIT ORIENTED DEVELOPMENT  
OVERLAY

PREPARED FOR THE CITY OF EL PASO, CITY DEVELOPMENT DEPARTMENT

FEBRUARY 2013



Socorro Road Shultz Drive Change Over Time Sequence

# EXHIBIT D

## TABLE OF CONTENTS

- Page 2 TABLE OF CONTENTS
- Page 3 CODE COMPLIANCE CHECKLIST
- Page 4 ILLUSTRATIVE PLAN
- Page 5 SITE PLAN
- Page 6 AERIAL MAP
- Page 7 EXISTING ZONING
- Page 8 HISTORIC DISTRICT DESIGNATION
- Page 9 TRANSECT ZONES
- Page 10 CIVIC ZONES
- Page 11 BLACK AND WHITE REGULATING PLAN FOR RECORDING

## Project Team

### **Lead Consultant:**

Dover Kohl & Partners  
Town Planning  
Joseph Kohl  
Jason King  
Pamela Stacy  
Kenneth Garcia

### **Planning/Transportation**

The Street Plans Collaborative  
Anthony Garcia  
Mike Lydon  
Thomas Johnson  
Marta Vicedo

# EXHIBIT D

## CODE COMPLIANCE CHECKLIST

New Community     Infill Community

Site Plan

Legal Description

Regulating Plan: Transect Zones

Regulating Plan: Civic Zones

Regulating Plan: Special Requirements

Regulating Plan: Thoroughfare Network

Regulating Plan: Block Network/Size

Request for warrant or variance if any

Proof of Notice if any

From Title 21 - SmartCode of the El Paso Code of Ordinances

Per Section 21.10.040 - Process, General to all Plans.

A. Any property to be developed under this Title must be part of an approved New Community Plan or an Infill Community Plan as defined and set forth in Chapter 21.30 or Chapter 21.40 of this Title respectively.

B. Any property to be developed under this Title must be first zoned "SmartCode Zone". The rezoning application shall include the following:

1. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches, showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction;

2. A proposed regulating plan for the land being rezoned that complies with this Title, consisting of one or more maps showing the following:

a. For New Community Plans, regulating plans designate the precise location of:

- (1) Transect Zones (Section 21.30.040);
- (2) Civic Zones, including Civic Spaces and Civic Buildings (Section 21.30.050);
- (3) Special Districts, if any (Section 21.30.060);
- (4) Thoroughfare network and block layout (Section 21.30.070);
- (5) Special Requirements, if any (Section 21.30.090).

b. For Infill Community Plans, regulating plans designate the precise location of:

- (1) Transect Zones (Section 21.40.030);
- (2) Civic Zones, including Civic Spaces and Civic Buildings (Section 21.40.040);
- (3) Special Districts, if any (Section 21.40.050);
- (4) Thoroughfare network, existing or planned (Table 3A, Table 3B);
- (5) Special Requirements, if any (Section 21.40.070).

3. Submittals of New Community & Infill Community Plans shall also include additional information required by this Title, such as:

- a. Identification of pedestrian sheds and community types;
- b. Requests for Warrants or Variances, if any (Section 21.10.050);
- c. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

4. The process and procedure once an application is submitted shall be in accordance with the provisions of Article VI of Title 20, Zoning, Section 20.04, of the City Code, except that the application requirements specified in Section 21.10.040(B) shall supersede the application requirements stated in Article VI of Section 20.04.380, Zoning.

## COMMUNITY TYPE

Per Sec. 21.30.020 & 21.40.020 - Sequence of community design for New and Infill Communities, "Each pedestrian shed shall be designated with a community type in accordance with Section 21.30.030. The pedestrian sheds shall determine the approximate boundaries and centers of the communities."

Indicate the applicable Community Type:

**Infill TND** (Traditional Neighborhood Development) Shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations.

**Infill RCD** (Regional Center Development). Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.

**Infill TOD** (Transit-Oriented Development) Any infill TND or infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

**New Community Clustered Land Development (CLD)**. Shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.

**New Community Traditional Neighborhood Development (TND)** shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres.

**New Community Regional Center Development (RCD)** shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.

**New Community Transit-Oriented Development (TOD)** Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

# EXHIBIT D

## ILLUSTRATIVE PLAN

Ysleta and the Mission Valley area is unique due to its history, dense population and small winding streets. The intricate street network found throughout Ysleta should be emulated as new street connections are created.

Land use and transportation decisions should be made in conjunction with one another. A transportation decision was made to locate the end of the Mission Valley Transfer Station at the intersection of Zaragoza Road and Alameda Avenue. Accordingly, land use around the transfer center should complement that decision.

The Ysleta Mission offers a unique opportunity as a tourist attraction at the end of the Mission Valley Transfer Line. With a comprehensive bus system, the transfer center in this location allows people to come out to the mission, not just travel toward downtown and other employment centers, increasing the potential ridership in this area.

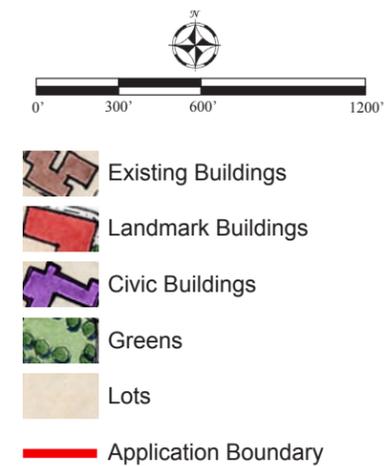
Ysleta is already home to a large population within a 10-minute walk of the transfer center, but to best complement transit, additional density in the area should be encouraged. At the same time, pedestrian routes should be enhanced and increased.

Many blocks have large undeveloped areas at their center with little or no street frontage. By creating a series of green spaces and pedestrian connections that flow through the blocks, additional housing opportunities are created at these mid-block locations. Alleys are created or extended to allow access to the rear of the properties facing the streets. Creating attractive green spaces at the center of large blocks allows new residential units facing the public space while allowing for access by rear alley. Pedestrian links from the surrounding streets open the central green spaces to the community and allow pedestrian connections through the block.

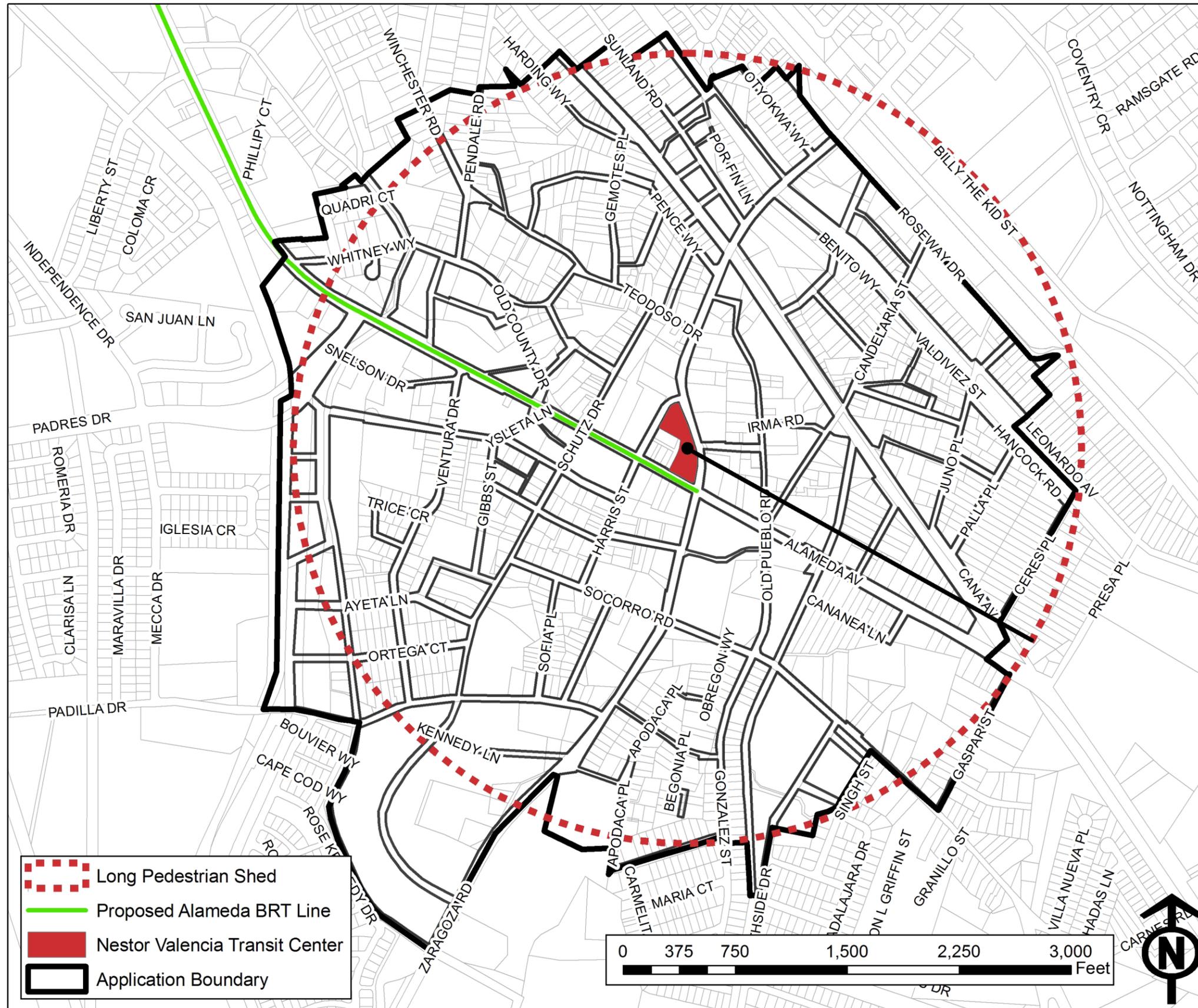
Large parking lots should be lined with commercial or residential uses, enhancing the pedestrian environment and eliminating dead zones. This will not only help pedestrians and reduce transportation problems, but will also help in recreating a self-sufficient local economy in the Ysleta area, thereby making it more attractive to the El Paso community at large.

### General Recommendations

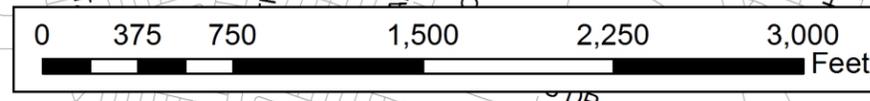
- A** Leverage transit investment in the Mission Valley Transfer Station with infill oriented land use policies.
- B** Courtyard buildings help to increase the density around the transfer station.
- C** The center of large blocks are infilled with new development that fronts green spaces.
- D** New commercial and residential infill opportunities line parking lots and front Alameda Avenue.
- E** The school and transfer station can share parking lots in mid-block locations.
- F** Trailways are added along the drainage canals. New homes should either front or have their sides face the drainage canals.
- G** Special paving patterns act as gateways and alert drivers to the special area they are entering and to be aware of pedestrians and bicyclists.
- H** Structured parking reduces the need for surface parking lots.
- I** A new street connection and park improve connectivity throughout the neighborhood.
- J** A civic green in front of the Ysleta Lutheran Mission adding to its civic presence within the neighborhood.



# EXHIBIT D



-  Long Pedestrian Shed
-  Proposed Alameda BRT Line
-  Nestor Valencia Transit Center
-  Application Boundary



## SITE PLAN

-  Identify application type
-  Identify Community type and boundaries based on Pedestrian Shed. (See below)

For Infill Community TNDs: "An infill TND shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations. The edges of an infill TND should blend into adjacent neighborhoods and/or a downtown without buffers." §21.40.020(B)

For Infill Community TODs: "Any infill TND or infill RCD on an existing or projected rail or bus rapid transit network may be redesignated in whole or in part as with a TOD overlay and permitted the higher density represented by the effective parking allowance in §21.50.090(B)(4). A proposed TOD overlay shall be clearly indicated on an Infill Regulating Plan and shall be subject to approval by City Council concurrently with approval of, or amendment to, a SmartCode Zone." §21.40.020(C)

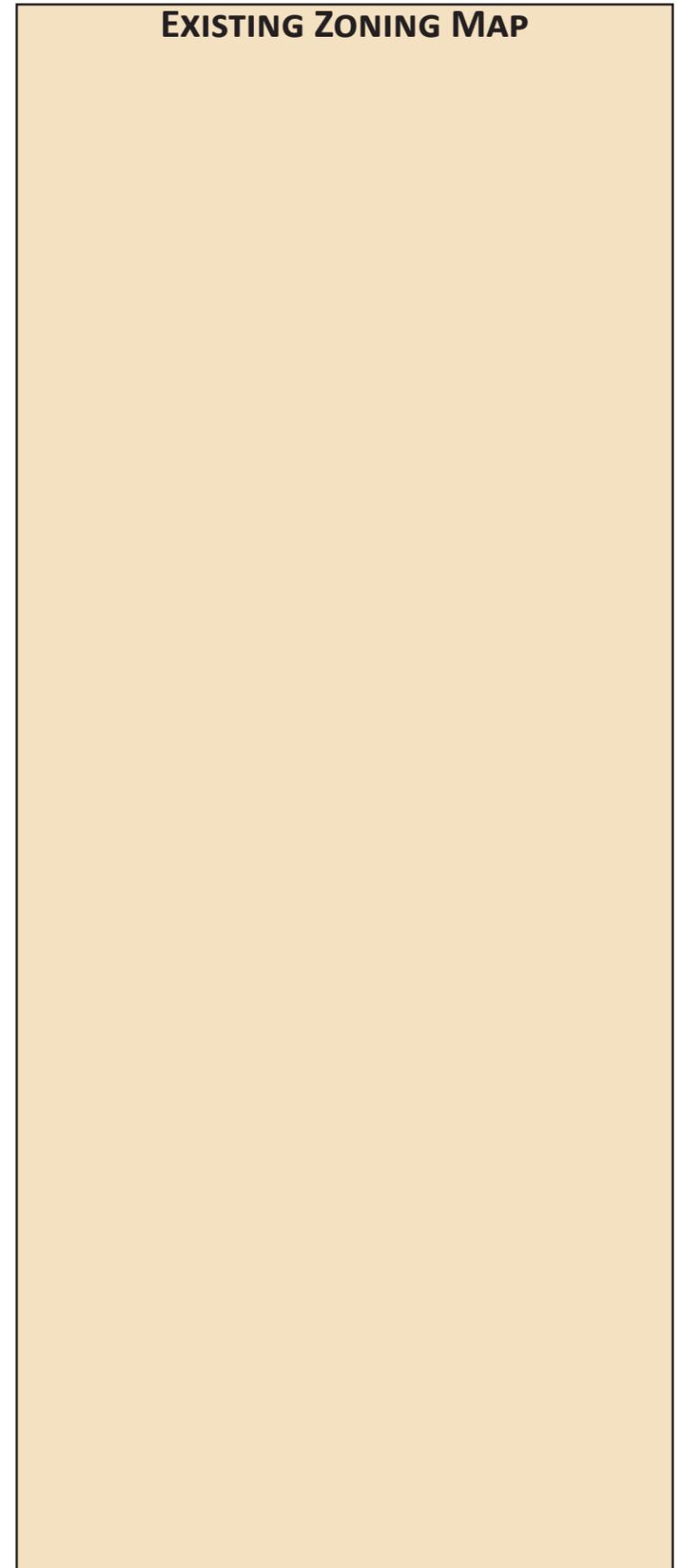
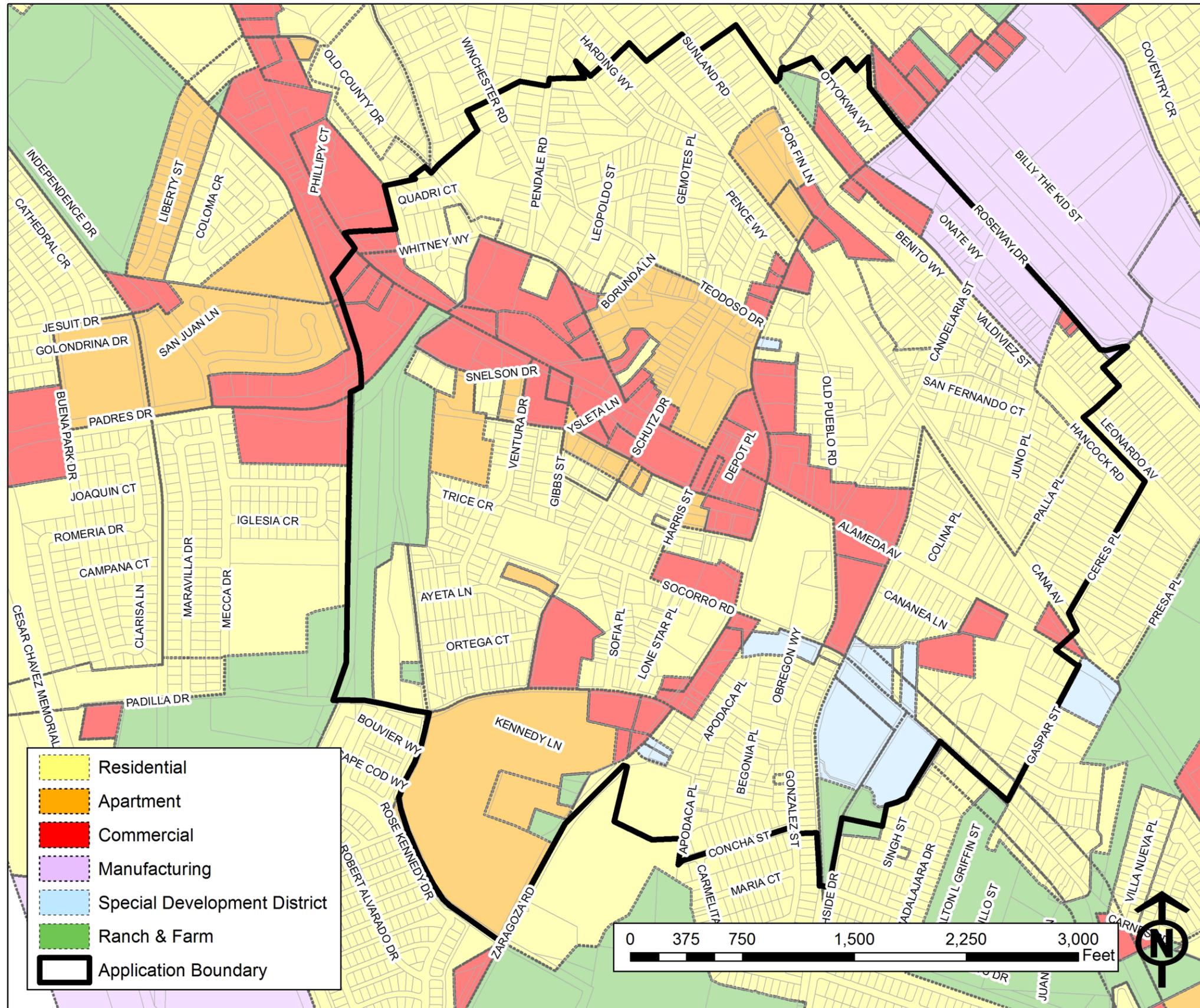
## PROJECT DATA

Project Name:	Mission Valley Transfer Station
Application Type:	Infill Community
Community Type:	Infill TND-TOD
Total Site Area:	528.58 Acres
Net Site Area*:	528.58 - 42.46 = 486.12 Acres
Shed Type:	One Long Pedestrian Shed

\* Net Site Area includes Thoroughfares, but excludes T1 and Civic Zones.

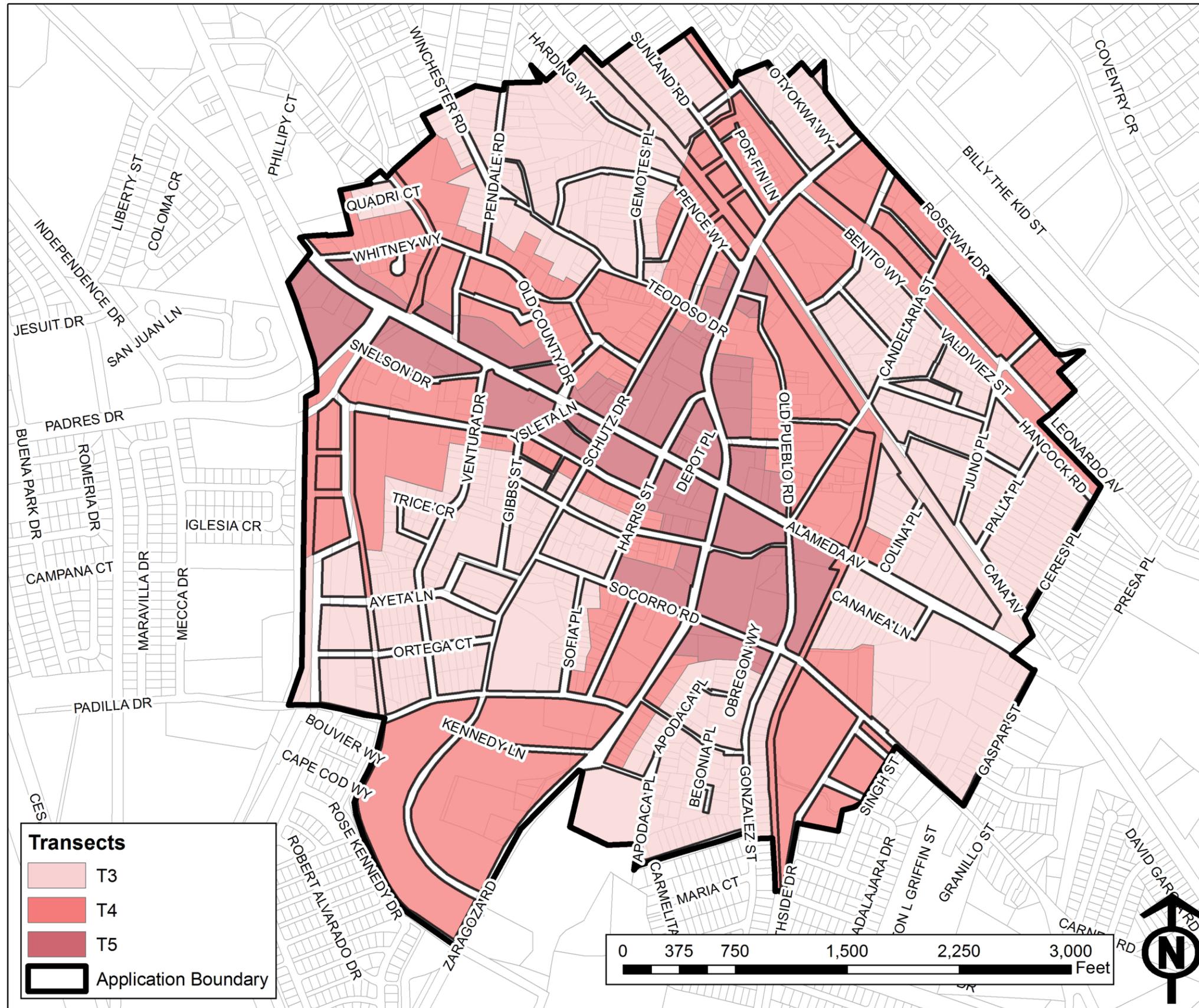


# EXHIBIT D





# EXHIBIT D



## TRANSECT ZONE ALLOCATION

Compliance with transect zone allocation requirements as set forth in §21.80.170, Table 14(A)

Regarding Transect Zones: "Transect Zone standards for Infill Regulating Plans have been calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and were later adopted into this Title by City Council. After approval into a SmartCode Zone by the City Council, landowners in each Transect Zone may obtain building scale plans that include any of the elements indicated by Chapters 21.40 and 21.50." §21.40.030

TRANSECT ZONE ALLOCATION TABLE

T3 SUB-URBAN		T4 GENERAL URBAN		T5 URBAN CENTER		Gross Site Area (Acres)^
Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	
192.40	44.3%	181.00	41.6%	61.20	14.1%	434.60

\*RECOMMENDED TRANSECT ALLOCATIONS as per §21.80.170, Table 14(A). Not required for Infill Community Plans.

^Gross Site Area does not include thoroughfares

# EXHIBIT D

## CIVIC ZONES

Regarding Civic Zones: "Infill Regulating Plans should designate Civic Space zones and Civic Building zones. Civic Spaces are public sites permanently dedicated to Open Space. Civic zones are designated on infill community regulating plans; property designated as a Civic zone must also be assigned to a Transect Zone." §21.40.040(A)(1)

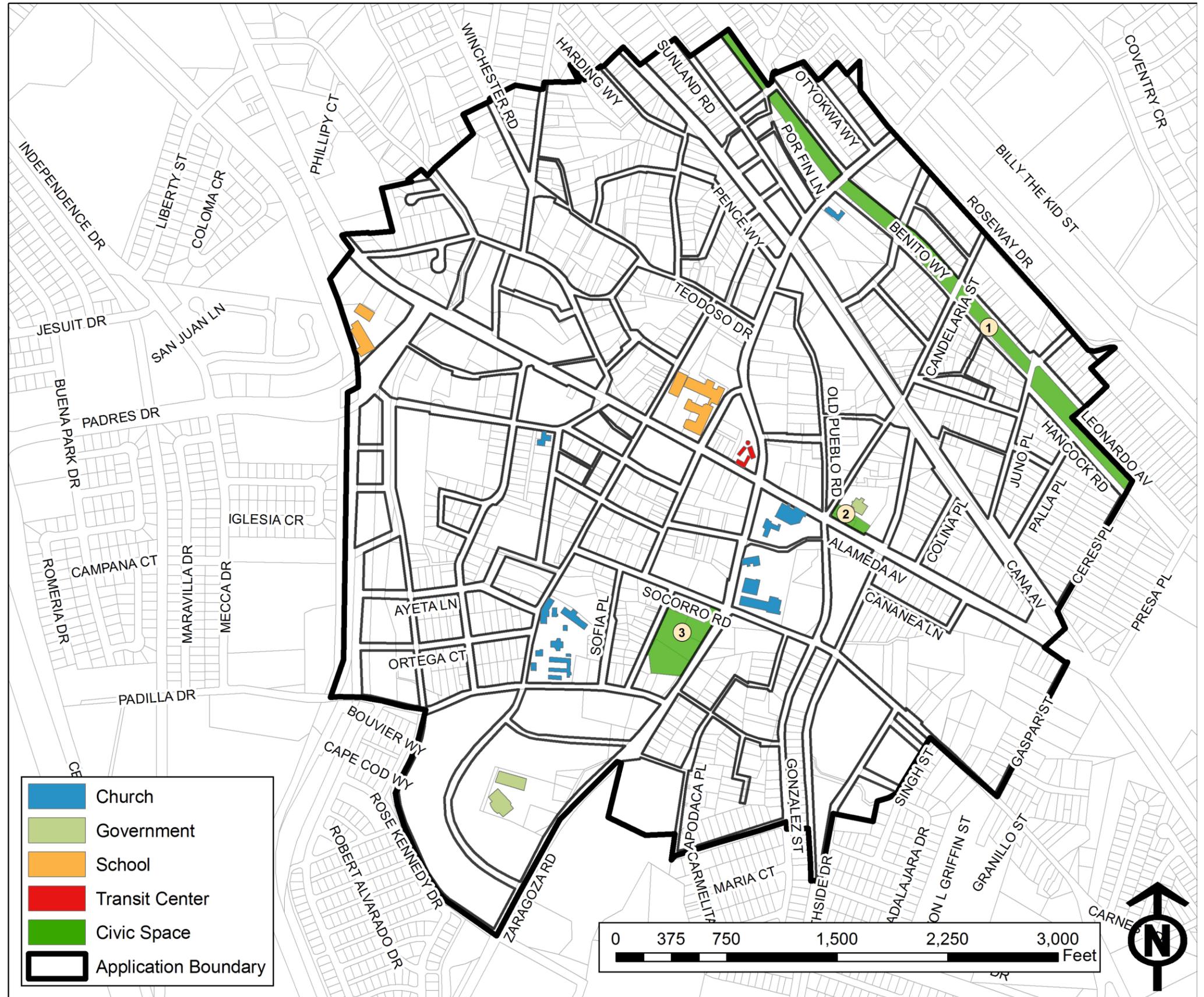
Regarding Civic Space Zones: "Civic Spaces shall be generally designed as described in Table 13, their type determined by their Transect Zone." §21.40.040(B)(1)

Regarding Civic Building Zones: "Civic Buildings shall be permitted on Civic Building zones reserved in the Infill Regulating Plan. Civic Buildings shall be subject to the requirements of Chapter 21.50." §21.40.040(C)

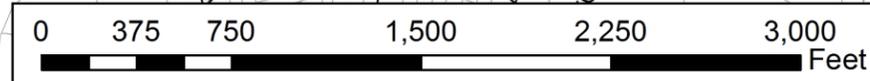
NOTE: This map is intended to show opportunities for future civic space locations, and is not mandatory.

CIVIC SPACE TYPE AND ACREAGE			
	TYPE	TRANSECT	ACREAGE
1	Square	T5	0.67
2	Square	T4	0.51
3	Green <sup>s</sup>	T4	3.71
4	Greenway	T4	3.50
5	Playground	T5	0.14
7	Playground	T4	0.34
8	Square	T4	1.79
9	Green <sup>s</sup>	T4	0.52
10	Playground	T4	0.30
11	Plaza	T3	0.28
12	Green <sup>s</sup>	T3	2.08
13	Greenway	T3/T4	1.68
14	Greenway	T3/T4	3.27
15	Greenway	T4	1.00
16	Plaza	T5	0.36
17	Green <sup>s</sup>	T5	0.63
18	Greenway	T3/T4	9.56
19	Green <sup>s</sup>	T5	1.29
20	Greenway	T4	0.17
21	Plaza*	T5	0.17
22	Greenway	T4	8.28
23	Green	T5	0.86
24	Green <sup>s*</sup>	T5	0.19
<b>Total</b>			<b>41.30</b>

\* Civic spaces of substandard size are shown but not counted toward the Civic Zone requirement. Substandard civic spaces may not necessarily front 50% on a thoroughfare. <sup>s</sup> Playground located in this civic space.



- Church
- Government
- School
- Transit Center
- Civic Space
- Application Boundary







**CITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** May 20, 2013

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

**FROM:** Harrison Plourde, Planner

**SUBJECT:** REZONING PZRZ12-00036

---

The City Plan Commission (CPC) meeting was originally scheduled for April 4, 2013; it was postponed until May 16, 2013, where CPC recommended approval of the rezoning by a 6-0 vote.

**Attachment:** Staff Report



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ12-00036  
**Application Type:** Rezoning  
**CPC Hearing Date:** May 16, 2013 (postponed from April 18, 2013)  
**Staff Planner:** Harrison Plourde, (915) 541-4114, [PlourdeHT@elpasotexas.gov](mailto:PlourdeHT@elpasotexas.gov)

**Location:** The area of the Mission Valley with the southernmost boundary of Roseway Drive, the northernmost boundary of the Montoya Lateral at the intersection with Mecca Drive and Padilla Drive, the easternmost boundary being on the Franklin Canal adjacent to Santa Rosalia Court and the westernmost boundary on the Franklin Canal east of the intersection of Pendale Road and Harding Way.

**Legal Description:** A 528.58 acre tract of land including Kennedy Brothers Memorial; Gall Subdivision; Tracts 16A, 16B, 16C, 16D, 20, 20A, 21A, 21A1, 21B1, 21C, 21C1, 21C1C1, 21C1D, 21C1C2, 21C1B, 21C1B1, 21D, 21D1, 21E, 21E1, 21F, 21F1, 22A, 22B, 22B1, 22B1A, 23A, 23B, 23B1, 23C, 23D, 28A, 28A1, 28B, 28C, 28D, 30B, 30C, Block 8, Ysleta Grant; Tracts 13A, 13B, 13D, Block 35, Ysleta Grant; Tract 26, Block 36, Ysleta Grant; Tracts 2, 3A, 3C, 3D, 3E, 4A, 5, 6A, 6B, 7A, 7B, 8A, 8B, 8C, 8D, 8E, 8F, 8F1, 8G, 8H, 8J, 8K, 10, 11A, 11B, 11B1, 11C, 11D, 11E, 11E1, 11E2, 11E1A, 11E1B, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11P, 11R, 11S, 11T, 11U, 12, 12A, 13A, 13C, 13H, 14, 15, 16, 17, 17A, 18, 19, 19A, 20, 21A, 21B, 22B, 29A, 29B, 29B1, 29B1A, 29B1B, 29B1C, 29B1D, 29C, 30A, 30B, 30C, 32B, 32D, 33A, 33B, 34A, 34B, 35A, 35B, 37A, 38, 39A, 39B, 39C, 40, 41, 43, 44, 45, 46A, 46B, 46C, 46C1, Block 37, Ysleta Grant; Tracts 1, 2A, 2B1, 2B2, 2B3, 2B4, 2B5, 3A, 3B, 3C, 4A, 4C, 4C3, 4C4, 4C5, 4D, 4D1, 4D1A, 4D2, 4D2A, 4D3, 4D3A, 4D4, 4D4A, 4D5, 4D5A, 5, 18A, 18G, 18H, 19B, 19C, 19D, 19E, 19F19G, 19G1, 19G1B, 19H, 23A, 23B, 23B1, 23C, 23C1, 23D1, 24, Block 38, Ysleta Grant; Tracts 2, 3A, 3B, 3D, 4A, 4B, 4C, 4CA, 4C1B, 4D, 4D1, 4E, 4E1, 4F, 5C, 5C6, 6A, 6B, 6C1, 6C2, 7A, 8A, 9A, 9B, 10A, 10B, 10C, 10C1, 10C2, 10D, 10E, 10F, 10G, 10H, 11A, 11B, 12A, 12B, 12C, 13A, Block 39, Ysleta Grant; Tract 3C, 3C1, 5B, 5C4, 5C6, Block 40, Ysleta Grant; Tracts 1, 2A, 2B, 3A, 3B, 3B1, 3B2, 3B3, 4B, 4D, 5, 6A, 6B, 7A2, 7B, 7C, 7D1, 7D, 7D2, 8A, 8U, 8Z, 8Y, 8W, 8W1, 8X, 8X1, 8X2, 8X4, 8X6, 8X3, 8X4, 9A, 9B, 9B1, 9B1B, 9B2, 9B3, 8B, 8B1, 8C, 8E, 8F, 8G, 8H, 8I, 8J, 8P, 8Q, 8T, 10C, 10C1, 10D, 10E, 11A, 11B, 12A, 12B, 12C1A, 12C1B, 12C3, 13, 14, 15, 16, 17A, 17B, 22F, Block 42, Ysleta Grant; Tracts 1A, 1B, 1C, 1D, 1D1, 1D2, 1D2A, 1D2C, 1E, 2, 3, 4, 5A, 5B1, 6A, 6B, 6C, 6D1, 6F, 6H, 6K, 6K1, 6J, 6I, 6L, 7A, 7C, 8, 9, 10, 12, 14A, 15, Block 43, Ysleta Grant; Tracts 1A, 1B1, 1C, 1D, 2A, 2B, 3, 4, 5, 6, 6A, 6B, 6C, 7A, 7B, 11B, 12, 13B, 13C, 13D, 15, 16, 17, 18, 19A, 19B, 19B1, 19C, 20, Block 44, Ysleta Grant; Tracts 1, 2A, 2B, 3, 5, 6, 7, 9B, 9B1, 9B2, 9B3, 9C, 10A, 10B, 10D, 10C, 10E, 11, 12A, 12B, 12C, 13, 14A, 14B, 15A, 15B1, 15B3, 16B, 16D, 16E, 16F, 16G, 16J, 23A, 23B, 24, 25A, 25B, 26, 27A, 28, 30A, 31, 32, 33A, 33C, 33B, Block 45, Ysleta Grant; Tracts 1A, 2A, 2C, 3A, 3B, 3D, 3E, 3F, 3F1, 3F2, 3F3, 3J, 3G, 3H, 5, 5A, 6, 7, 8A, 9B, 9C, 10B, 10B1, 10C1, 10C1A, 10C1B, 10C, 10C2, 10C3, 10C3A, 10C4, 10C5, 10C6, 10C7, 10C8, 10C8A, 10C9, 10C10, 10C11, 10C11A, 10C12, 10C12A, 10C13, 10C14, 10C14A, 10D, 10D1, 10D3, 10E, 10J, 10I, 10F, 10F1, 10G, 10H, 10I1, 10L, 10L1, 11, 12A, 12A1, 12A1A, 12B, 12C, 12C1, 12C1A, 12C2, 12C4, 12C5, 12C6, 12C4A, 12D2, 12D4, 12E, 12E2, 12G1A, 12G2, 12F, 12H, 12H1, 12H4, 12H5,

12H6, 12J, 12K, 12L, 12L1, 12L2, 12N, 12O, 12P, 12Q, 12R, 12R1, 12R1A, 12R2, 12S, 12S1, 12T, 12U, 12U1, 12U2, 12V, 12V1, 13A, 13A1, 14A1, 14B, 15A, 15B, 15B1, 15C, 15D, 16, 17A, 17A1, 18A, 18B, 18B1, 18C, 19, 20, 21, 22, 23A, 23A1, 23B, 23B1, 24, 24A, 25, 26, 27A, 27A1, 27C, 27D, 27D1, 28A, 28B, 28C, 29, 30, Block 46, Ysleta Grant; Tracts 6E, 6F, 6F1A, 6F1B, 6F2, 6F3, 6F3A, 6F2A, 6F2B, 6F2B1, 6F2B2, 6F2C, 6F4, 6F4A, 6F4B, 6F4B1, 6F5, 6F5A, 7A1, 7A2, 7B, Block 47, Ysleta Grant; Tracts 1B, 2, 2A, 3A, 3B, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 5B, 7, 8, 9A, 11A, 12, 13A, 13B, 15, 18, 19A, 19A1, 19B, 19B1, 20, 21, 22, Block 48, Ysleta Grant; Tracts 10, 11, 12, 12A, 12A1, 12B, 12D, 13, Block 49, Ysleta Grant; Apodaca Subdivision; Lots 55 through 75, portion of Lot 1 and Lots 2 through 25, Lots 49, through 54, Alexander Addition to Ysleta; Lone Star Subdivision; Estrada Replat A; Lots 1 through 11, 13 through 33, 34 through 42, Block 1, Lots 12 through 21, Block 2, Valumbrosa; Valumbrosa Replat; Home Improvement Unit 1; Home Improvement No. 2; Indian Town Subdivision; Frymuth Subdivision; J.R. Lopez Subdivision; Lots 1 through 16, 17 through 32, 33 through 49, North Valumbrosa; Lots 101 through 110, North Valumbrosa No. 2; a Portion of Tract 1 and Tracts 2 through 10, Franklin Place; a Portion of Tract 11 and Tracts 12 through 22, Franklin Place Replat; Tracts 25 through 31 and Tracts 16 through 24, Sunland Gardens; Tracts 3 through 17 and Tracts 18 through 33, Block B, Spohr Addition; Tract 12 and a portion of Tract 13, Spohr Addition; Arizona Subdivision; Lydia Dixon; Lydia Dixon No. 2; Gemotes; Shanks Carpenter; Shanks Carpenter Replat A; Yoshida Subdivision; Lots 1 through 5, Block 1, and a portion of Lot 25, Block 1, Lots 4, 5 and 6, Block 2, Frutas Place; Pullman Subdivision; Harris Subdivision; Carpenter & Ammons; Trice; Phelps; Phelps Replat of Lot A; Valle Hermosa; and a Portion of Block 24, Capistrano Park Unit Four as described in Volume 1279, Page 1443, and Volume 2379, Page 2053, Real Property Records of El Paso County, Texas.

**Acreage:** 528.58 acres  
**Rep District:** 6  
**Zoning:** A-O (Apartment/Office), A-O/C (Apartment-Office/Conditions), A-O/H (Apartment-Office/Historic), A-2 (Apartment), A-2/C (Apartment/Conditions), A-2/H (Apartment/Historic), A-2/SC (Apartment/Special Contract), A-2/SP (Apartment/Special Permit), A-M/SC (Apartment-Mobile Home/Special Contract), C-1 (Commercial), C-1/C (Commercial/Conditions), C-1/C/H (Commercial/Conditions/Historic), C-1/H (Commercial/Historic), C-1/H/SP (Commercial/Historic/Special Permit), C-1/SC (Commercial/Special Contract), C-1/SC/H (Commercial/Special Contract/Historic), C-2/SC (Commercial/Special Contract), C-3 (Commercial), C-3/H (Commercial/Historic), C-3/SC/H (Commercial/Special Contract/Historic), C-3/SP/H (Commercial/Special Permit/Historic), C-4 (Commercial), C-4/C (Commercial/Conditions), C-4/H (Commercial/Historic), C-4/SC (Commercial/Special Contract), C-4/SC/H (Commercial/Special Contract/Historic), M-1 (Light Manufacturing), R-3/SC (Residential/Special Contract), R-4 (Residential), R-4/H (Residential/Historic), R-5 (Residential), R-5/SC/H (Residential/Special Contract/Historic), R-F (Ranch and Farm), SD (Special District), SD/C (Special District/Conditions), SD/C/H (Special District/Conditions/Historic), SD/H (Special District/Historic)  
**Existing Uses:** Apartment/Office, Apartment, Commercial, Residential and Light Manufacturing Uses  
**Request:** From A-O (Apartment/Office), A-O/C (Apartment-Office/Conditions), A-O/H (Apartment-Office/Historic), A-2 (Apartment), A-2/C (Apartment/Conditions), A-2/H (Apartment/Historic), A-2/SC (Apartment/Special Contract), A-2/SP (Apartment/Special Permit), A-M/SC (Apartment-Mobile Home/Special Contract), C-1 (Commercial), C-1/C (Commercial/Conditions), C-1/C/H

(Commercial/Conditions/Historic), C-1/H (Commercial/Historic), C-1/H/SP (Commercial/Historic/Special Permit), C-1/SC (Commercial/Special Contract), C-1/SC/H (Commercial/Special Contract/Historic), C-2/SC (Commercial/Special Contract), C-3 (Commercial), C-3/H (Commercial/Historic), C-3/SC/H (Commercial/Special Contract/Historic), C-3/SP/H (Commercial/Special Permit/Historic), C-4 (Commercial), C-4/C (Commercial/Conditions), C-4/H (Commercial/Historic), C-4/SC (Commercial/Special Contract), C-4/SC/H (Commercial/Special Contract/Historic), M-1 (Light Manufacturing), R-3/SC (Residential/Special Contract), R-4 (Residential), R-4/H (Residential/Historic), R-5 (Residential), R-5/SC/H (Residential/Special Contract/Historic), R-F (Ranch and Farm), SD (Special District), SD/C (Special District/Conditions), SD/C/H (Special District/Conditions/Historic), SD/H (Special District/Historic) to SCZ (SmartCode Zone)

**Proposed Use:** Infill Community Traditional Neighborhood Development, Transit Oriented Development

**Property Owner:** Multiple

**Applicant:** The City of El Paso

**Representative(s):** The City of El Paso/City Development Department

### **SURROUNDING ZONING AND LAND USE**

**North:** R5 (Residential), C-4 (Commercial), M-1 (Light Manufacturing), M-1/SC (Light Manufacturing/Special Contract)

**South:** R-F (Ranch and Farm), R-3/SC (Residential/Special Contract), P-R 1 (Planned Residential Development), C-1 (Commercial), C-1/SC (Commercial/Special Contract), C-3 (Commercial)

**East:** R-F (Ranch and Farm), R-F/H (Ranch and Farm/Historic), R-4/SP (Residential/Special Permit), R-5 (Residential), C-1 (Commercial), C-3 (Commercial), SD/C (Special District/Conditions)

**West:** R-F (Ranch and Farm), R-F/H (Ranch and Farm/Historic), R-4 (Residential), R-4/H (Residential/Historic), R-4/SC (Residential/Special Contract), R-5 (Residential), C-1 (Commercial), C-3 (Commercial), SD/C (Special District/Conditions)

**Plan El Paso Designation:** G-3 (Post War), G-2 (Traditional Neighborhood, Walkable), O-1 (Preserve) and G7 (Industrial and/or Railyard) – Mission Valley Planning Area

**Nearest Park:** Pueblo Viejo Park (Roseway Drive East to Presa Place), Ysleta Pedestrian Plaza (9107 Alameda Avenue) and Ysleta Park (9068 Socorro Road)

**Nearest School:** Robert F. Kennedy Pre-Kinder (9009 Alameda Avenue) and Community Learning Special Campus (121 Padres Drive)

### **NEIGHBORHOOD ASSOCIATIONS**

- Save the Valley 21
- Ysleta Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within the proposed rezoning area and within 300 feet of the proposed rezoning area on March 20, 2013. Planning staff received 38 informational phone calls, and no phone calls either in favor or in opposition. **Staff received a petition signed by 79 residents**

either in favor of postponement or expressing opposition.

## **PUBLIC MEETINGS**

5 public meetings were held:

1. Monday, April 23, 2012, 5:00pm-7:00pm  
Nestor A. Valencia Mission Valley Transfer Center  
Community Meeting for City Representative Ortega
2. Wednesday, May 2, 2012, 6:00pm-8:00pm  
YISD Arts Center  
Community Meeting for City Representatives Acosta, Holguin & Ortega
3. Saturday, October 20, 2012, 9:00 am-12:00 pm  
Nestor A. Valencia Mission Valley Transfer Center
4. Thursday, April 25, 2013, 6:00 pm-9:00 pm  
Nestor A. Valencia Mission Valley Transfer Center
5. Tuesday, May 14, 2013  
Community Meeting for City Representative Holguin

## **CASE HISTORY**

The regulating plan for this rezoning case was prepared by Dover, Kohl & Partners and Street Plans Collaborative, on behalf of the City of El Paso. The plan calls for the designation of the site as a Traditional Neighborhood Development-Transit Oriented Development, defined by one Long, or mile diameter, Pedestrian Shed. The development of this regulating plan and rezoning application follows the recommendations made in the Plan El Paso for the Mission Valley Planning Area.

## **APPLICATION DESCRIPTION**

The applicant is requesting to rezone 528.58 acres of property located north of Roseway Drive, South of the Montoya Lateral at the intersection of Mecca Drive and Padilla Drive, West of Franklin Canal adjacent to Santa Rosalia Court, and East of Franklin Canal at the intersection of Pendale Road and Harding Way to allow for one Infill Community, Traditional Neighborhood Development-Transit Oriented Development.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject properties to SCZ (SmartCode Zone) based on the regulating plan's compatibility with the recommendations made in Plan El Paso. The plan complies with Title 21 (SmartCode) of the El Paso City Code and furthers the City Council direction to promote smart growth.

## **Plan El Paso: Regional Land Use Patterns**

**Goal 1.2:** The City of El Paso highly values the traditional neighborhoods that were laid out in all directions from Downtown and will maintain and improve their highly walkable character, transit accessibility, diverse mix of land uses, and historic building stock. These policies apply to land in the G-2 "Traditional Neighborhood" growth sector on the Future Land Use Map.

**Policy 1.2.1:** The City should maintain and strengthen the historic landmark status of Austin Terrace, Chihuahuita, Magoffin, Manhattan Heights, Old San Francisco, Sunset Heights, Ysleta, and the Mission Trail Historic Corridor and District.

**Policy 1.2.3:** Vacant and underutilized parcel in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City.

**Goal 1.3:** The City of El Paso wishes to diversify its post-war and suburban neighborhoods in strategic locations in order to increase the variety of housing options, including rowhouses, apartments, and

condominiums, and to expand opportunities for employment and neighborhood shopping without requiring long car trips.

**Policy 1.3.1:** Most neighborhoods, even new ones, would benefit from a greater variety of activities within walking and bicycling distance. For instance, a greater number of smaller parks are preferable to a few larger ones that are accessible only to those with a private vehicle. Likewise, smaller schools often become the centerpiece of their neighborhoods rather than distant facilities to which most students must be driven or bused each day. This policy is most applicable within the G-3 “Post-War” and G-4 “Suburban” growth sectors on the Future Land Use Map.

**Policy 1.3.2:** Sun Metro bus routes and rapid transit system (RTS) stops and transfer centers offer independence to those who live in drivable neighborhoods but do not have access to a car. The land near transfer centers and RTS stops offers major redevelopment opportunities to take special advantage of those facilities. These locations are designated as overlays on the Future Land Use Map.

### **Plan El Paso: Goals and Policies for Urban Design**

**Goal 2.1:** The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.

**Policy 2.1.4:** Development is encouraged to integrate jobs into or near residential neighborhoods, or to re-balance existing communities by adding jobs within a ½-mile radius of residential neighborhoods or by adding residences within a ½-mile radius of concentration of jobs.

**Policy 2.1.12:** Preferred locations for higher density development and redevelopment are sites in Compact Urban areas, which include the following land as identified on the Future Land Use Map:

- a. Existing walkable neighborhoods, identified as land in the G-1 “Downtown” and G-2 “Traditional Neighborhood” sectors.
- b. Planned walkable communities, identified as land in the O-7 “Urban Expansion” sector.
- c. Future redevelopment and infill neighborhoods, identified with these overlays: “Local Transfer Centers,” “RTS Stops,” and “Future Compact Neighborhoods.”

### **Plan El Paso: Goals and Policies for Historic Preservation**

**Goal 8.6:** Improve the performance of El Paso’s existing Historic Districts.

**Policy 8.6.7:** Encourage new commercial and live/work uses within historic districts to make them more economically viable and livable.

**Goal 8.7:** Promote historic preservation as part of a holistic strategy to promote walkable, livable, and humane place making.

**Policy 8.7.3:** Market historic districts to potential homeowners and property owners for the walkable, complete lifestyle that these neighborhoods offer. These homeowners spark a new generation of homeowners who will enjoy the benefits of mixed-use walkable communities and can increase the market for new walkable communities throughout El Paso.

### **COMMENTS:**

#### **Transportation Planning**

Transportation Planning provided the following comments:

1. Include the following language for the thoroughfare assemblies under all landscape type if none is designated: Trees at 30 feet o.c. average when right-of-way is available.
2. Resolve discrepancy between CS 60-42 on the Thoroughfare Network and CS 64-42 on the Thoroughfare Assemblies.
3. Modify assembly identified as ST 40-30 to include two 10-foot travel lanes, one 8-foot parking lane on one side, and two 6-foot sidewalks.

These comments have been addressed in the final Regulating Plan.

**City Development Department – Planning Division – Land Development**

No objection.

**City Development Department – Building Permits & Inspections**

No comments received.

**Sun Metro**

No comments received.

**Fire Department**

No comments received.

**El Paso Water Utilities - Engineering**

El Paso Water Utilities – Engineering has reviewed the rezoning referenced above and provides the following statement:

EPWU cannot confirm that water and sanitary sewer service can be provided at this time to the entire area if it is redeveloped as SmartCode. EPWU needs to conduct water and sanitary sewer analysis of the area to determine the improvements/upgrades to the existing water and sewer systems required to provide service to the property due to the permitted higher density. The water and sanitary sewer facilities within the area were designed and sized based on conventional development and do not have the capacity to serve the additional units based on a SmartCode development. EPWU needs ample time to conduct the analysis and requests the applicant to provide EPWU with the information required to facilitate the analysis.

**Police Department**

No comments received.

**CITY PLAN COMMISSION OPTIONS**

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

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

**ATTACHMENTS:**

Attachment 1: Zoning Map

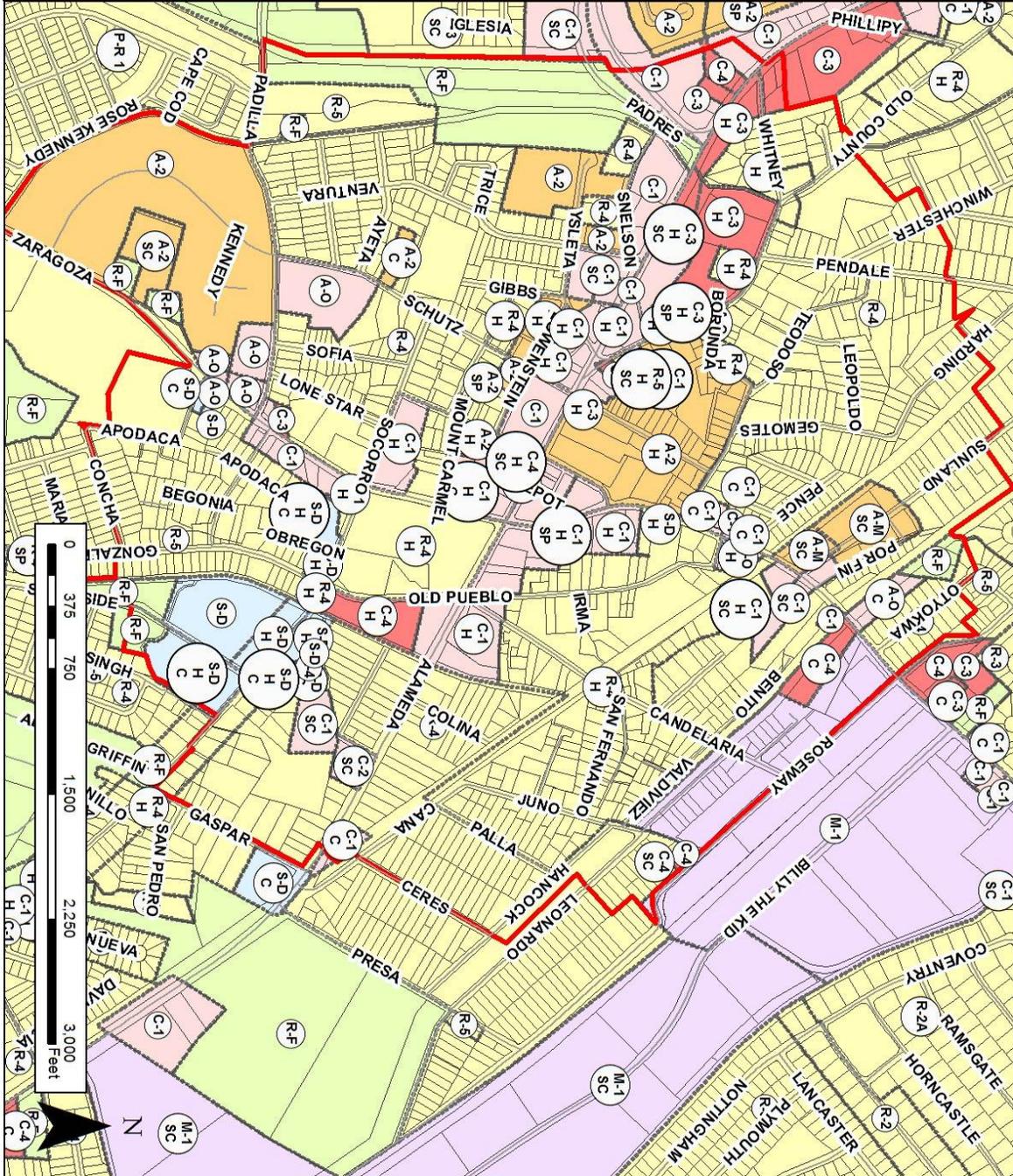
Attachment 2: Aerial Map

Attachment 3: Regulating Plan

Attachment 4: **Petition in Favor of Postponement or Expressing Opposition (separately attached)**

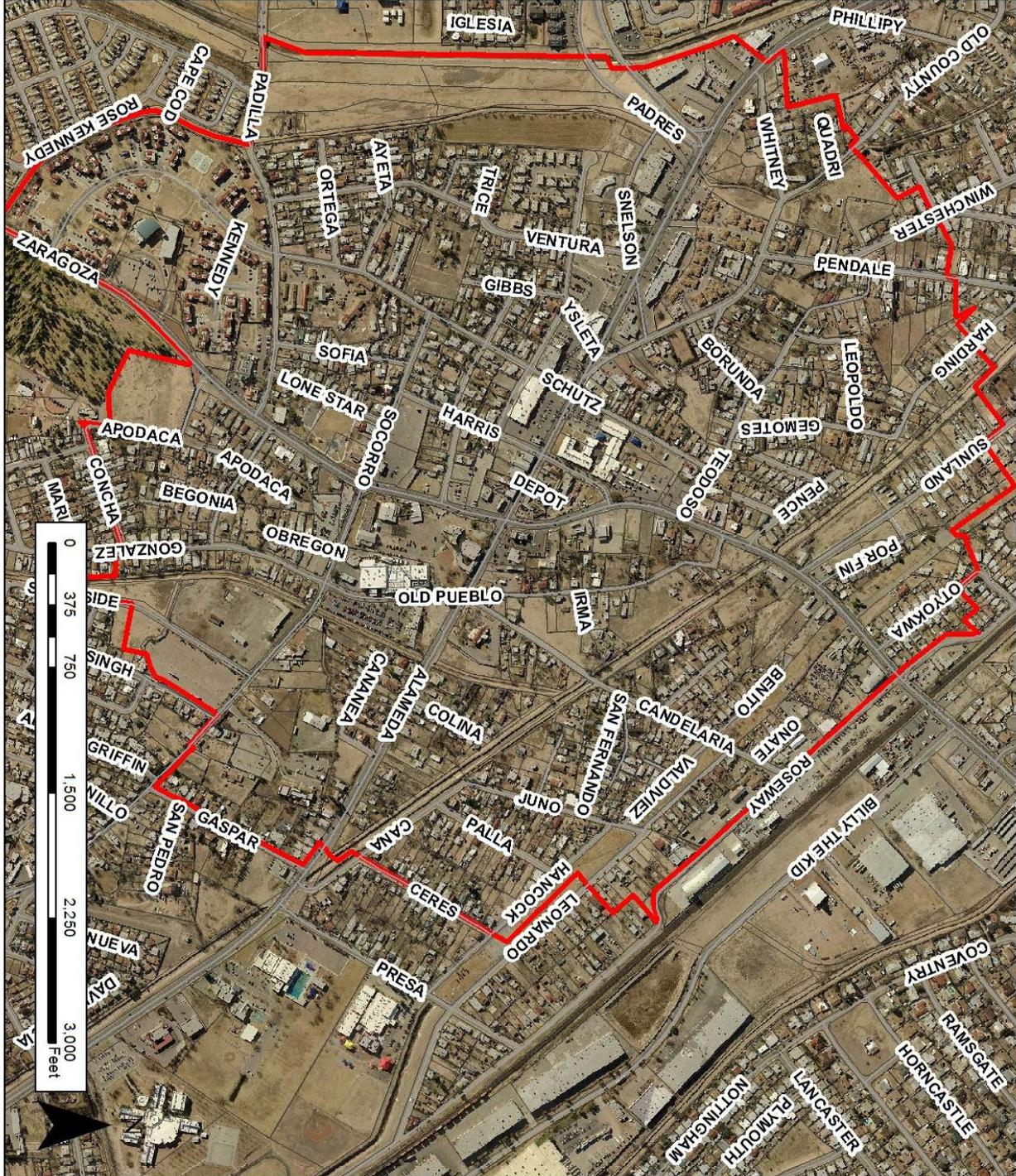
ATTACHMENT 1: ZONING MAP

PZRZ12-00036

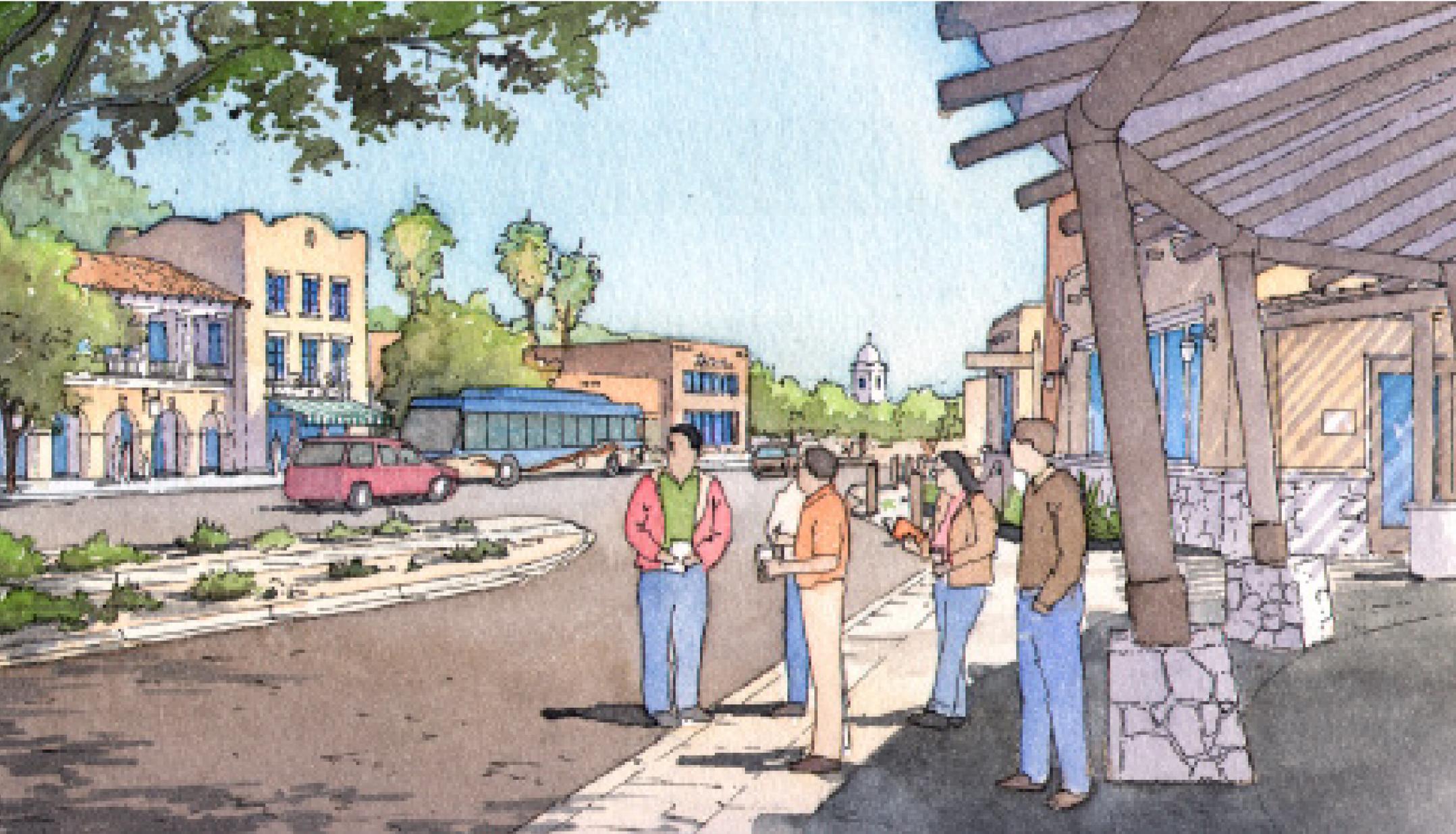


ATTACHMENT 2: AERIAL MAP

PZRZ12-00036



ATTACHMENT 3



Mission Valley Transfer Station

SMARTCODE APPLICATION  
EL PASO, TEXAS  
CODE OF ORDINANCES  
TITLE 21 APPLICATION

MISSION VALLEY TRANSFER STATION  
INFILL TRADITIONAL NEIGHBORHOOD,  
TRANSIT ORIENTED DEVELOPMENT  
OVERLAY

PREPARED FOR THE CITY OF EL PASO, CITY DEVELOPMENT DEPARTMENT

FEBRUARY 2013



Socorro Road Shultz Drive Change Over Time Sequence

# ATTACHMENT 3

## TABLE OF CONTENTS

- Page 2 TABLE OF CONTENTS
- Page 3 CODE COMPLIANCE CHECKLIST
- Page 4 ILLUSTRATIVE PLAN
- Page 5 SITE PLAN
- Page 6 AERIAL MAP
- Page 7 EXISTING ZONING
- Page 8 HISTORIC DISTRICT DESIGNATION
- Page 9 TRANSECT ZONES
- Page 10 CIVIC ZONES
- Page 11 BLACK AND WHITE REGULATING PLAN FOR RECORDING

## Project Team

### **Lead Consultant:**

Dover Kohl & Partners  
Town Planning  
Joseph Kohl  
Jason King  
Pamela Stacy  
Kenneth Garcia

### **Planning/Transportation**

The Street Plans Collaborative  
Anthony Garcia  
Mike Lydon  
Thomas Johnson  
Marta Vicedo

# ATTACHMENT 3

## CODE COMPLIANCE CHECKLIST

New Community     Infill Community

Site Plan

Legal Description

Regulating Plan: Transect Zones

Regulating Plan: Civic Zones

Regulating Plan: Special Requirements

Regulating Plan: Thoroughfare Network

Regulating Plan: Block Network/Size

Request for warrant or variance if any

Proof of Notice if any

From Title 21 - SmartCode of the El Paso Code of Ordinances

Per Section 21.10.040 - Process, General to all Plans.

A. Any property to be developed under this Title must be part of an approved New Community Plan or an Infill Community Plan as defined and set forth in Chapter 21.30 or Chapter 21.40 of this Title respectively.

B. Any property to be developed under this Title must be first zoned "SmartCode Zone". The rezoning application shall include the following:

1. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches, showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction;

2. A proposed regulating plan for the land being rezoned that complies with this Title, consisting of one or more maps showing the following:

a. For New Community Plans, regulating plans designate the precise location of:

- (1) Transect Zones (Section 21.30.040);
- (2) Civic Zones, including Civic Spaces and Civic Buildings (Section 21.30.050);
- (3) Special Districts, if any (Section 21.30.060);
- (4) Thoroughfare network and block layout (Section 21.30.070);
- (5) Special Requirements, if any (Section 21.30.090).

b. For Infill Community Plans, regulating plans designate the precise location of:

- (1) Transect Zones (Section 21.40.030);
- (2) Civic Zones, including Civic Spaces and Civic Buildings (Section 21.40.040);
- (3) Special Districts, if any (Section 21.40.050);
- (4) Thoroughfare network, existing or planned (Table 3A, Table 3B);
- (5) Special Requirements, if any (Section 21.40.070).

3. Submittals of New Community & Infill Community Plans shall also include additional information required by this Title, such as:

- a. Identification of pedestrian sheds and community types;
- b. Requests for Warrants or Variances, if any (Section 21.10.050);
- c. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

4. The process and procedure once an application is submitted shall be in accordance with the provisions of Article VI of Title 20, Zoning, Section 20.04, of the City Code, except that the application requirements specified in Section 21.10.040(B) shall supersede the application requirements stated in Article VI of Section 20.04.380, Zoning.

## COMMUNITY TYPE

Per Sec. 21.30.020 & 21.40.020 - Sequence of community design for New and Infill Communities, "Each pedestrian shed shall be designated with a community type in accordance with Section 21.30.030. The pedestrian sheds shall determine the approximate boundaries and centers of the communities."

Indicate the applicable Community Type:

**Infill TND** (Traditional Neighborhood Development) Shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations.

**Infill RCD** (Regional Center Development). Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.

**Infill TOD** (Transit-Oriented Development) Any infill TND or infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

**New Community Clustered Land Development (CLD)**. Shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.

**New Community Traditional Neighborhood Development (TND)** shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres.

**New Community Regional Center Development (RCD)** shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.

**New Community Transit-Oriented Development (TOD)** Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

# ATTACHMENT 3

## ILLUSTRATIVE PLAN

Ysleta and the Mission Valley area is unique due to its history, dense population and small winding streets. The intricate street network found throughout Ysleta should be emulated as new street connections are created.

Land use and transportation decisions should be made in conjunction with one another. A transportation decision was made to locate the end of the Mission Valley Transfer Station at the intersection of Zaragoza Road and Alameda Avenue. Accordingly, land use around the transfer center should complement that decision.

The Ysleta Mission offers a unique opportunity as a tourist attraction at the end of the Mission Valley Transfer Line. With a comprehensive bus system, the transfer center in this location allows people to come out to the mission, not just travel toward downtown and other employment centers, increasing the potential ridership in this area.

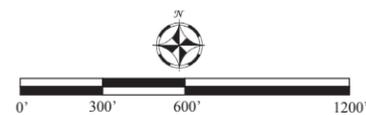
Ysleta is already home to a large population within a 10-minute walk of the transfer center, but to best complement transit, additional density in the area should be encouraged. At the same time, pedestrian routes should be enhanced and increased.

Many blocks have large undeveloped areas at their center with little or no street frontage. By creating a series of green spaces and pedestrian connections that flow through the blocks, additional housing opportunities are created at these mid-block locations. Alleys are created or extended to allow access to the rear of the properties facing the streets. Creating attractive green spaces at the center of large blocks allows new residential units facing the public space while allowing for access by rear alley. Pedestrian links from the surrounding streets open the central green spaces to the community and allow pedestrian connections through the block.

Large parking lots should be lined with commercial or residential uses, enhancing the pedestrian environment and eliminating dead zones. This will not only help pedestrians and reduce transportation problems, but will also help in recreating a self-sufficient local economy in the Ysleta area, thereby making it more attractive to the El Paso community at large.

## General Recommendations

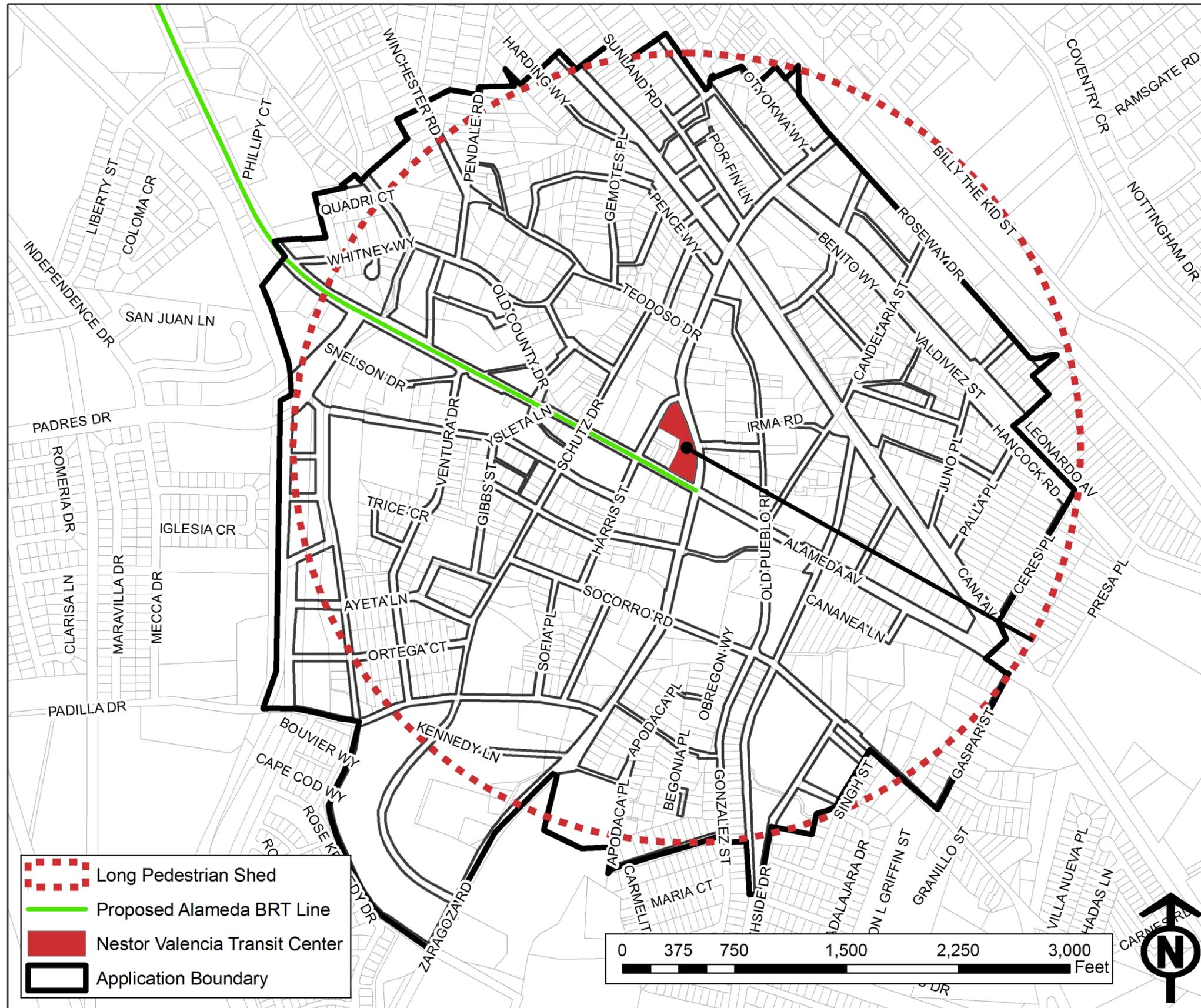
- A** Leverage transit investment in the Mission Valley Transfer Station with infill oriented land use policies.
- B** Courtyard buildings help to increase the density around the transfer station.
- C** The center of large blocks are infilled with new development that fronts green spaces.
- D** New commercial and residential infill opportunities line parking lots and front Alameda Avenue.
- E** The school and transfer station can share parking lots in mid-block locations.
- F** Trailways are added along the drainage canals. New homes should either front or have their sides face the drainage canals.
- G** Special paving patterns act as gateways and alert drivers to the special area they are entering and to be aware of pedestrians and bicyclists.
- H** Structured parking reduces the need for surface parking lots.
- I** A new street connection and park improve connectivity throughout the neighborhood.
- J** A civic green in front of the Ysleta Lutheran Mission adding to its civic presence within the neighborhood.

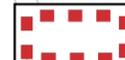


- Existing Buildings
- Landmark Buildings
- Civic Buildings
- Greens
- Lots
- Application Boundary



# ATTACHMENT 3



-  Long Pedestrian Shed
-  Proposed Alameda BRT Line
-  Nestor Valencia Transit Center
-  Application Boundary

## SITE PLAN

-  Identify application type
-  Identify Community type and boundaries based on Pedestrian Shed. (See below)

For Infill Community TNDs: "An infill TND shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations. The edges of an infill TND should blend into adjacent neighborhoods and/or a downtown without buffers." §21.40.020(B)

For Infill Community TODs: "Any infill TND or infill RCD on an existing or projected rail or bus rapid transit network may be redesignated in whole or in part as with a TOD overlay and permitted the higher density represented by the effective parking allowance in §21.50.090(B)(4). A proposed TOD overlay shall be clearly indicated on an Infill Regulating Plan and shall be subject to approval by City Council concurrently with approval of, or amendment to, a SmartCode Zone." §21.40.020(C)

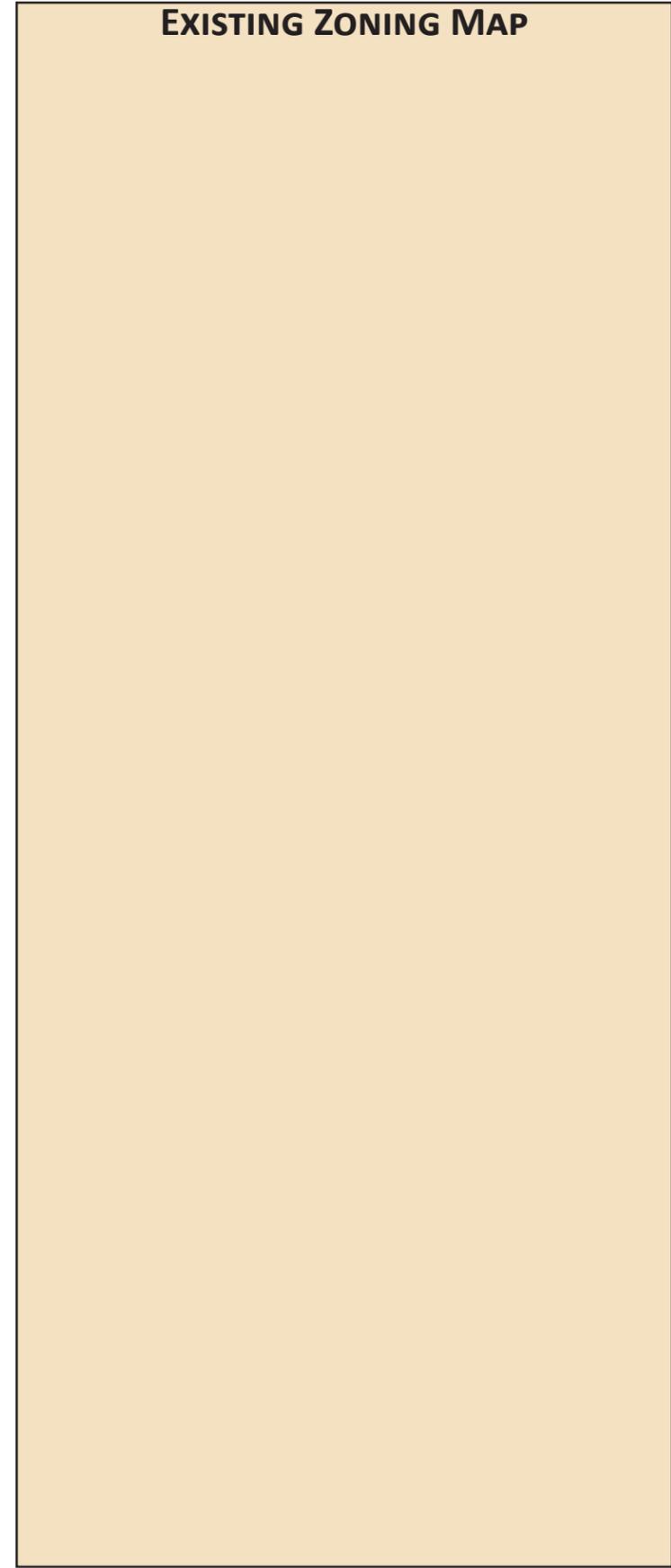
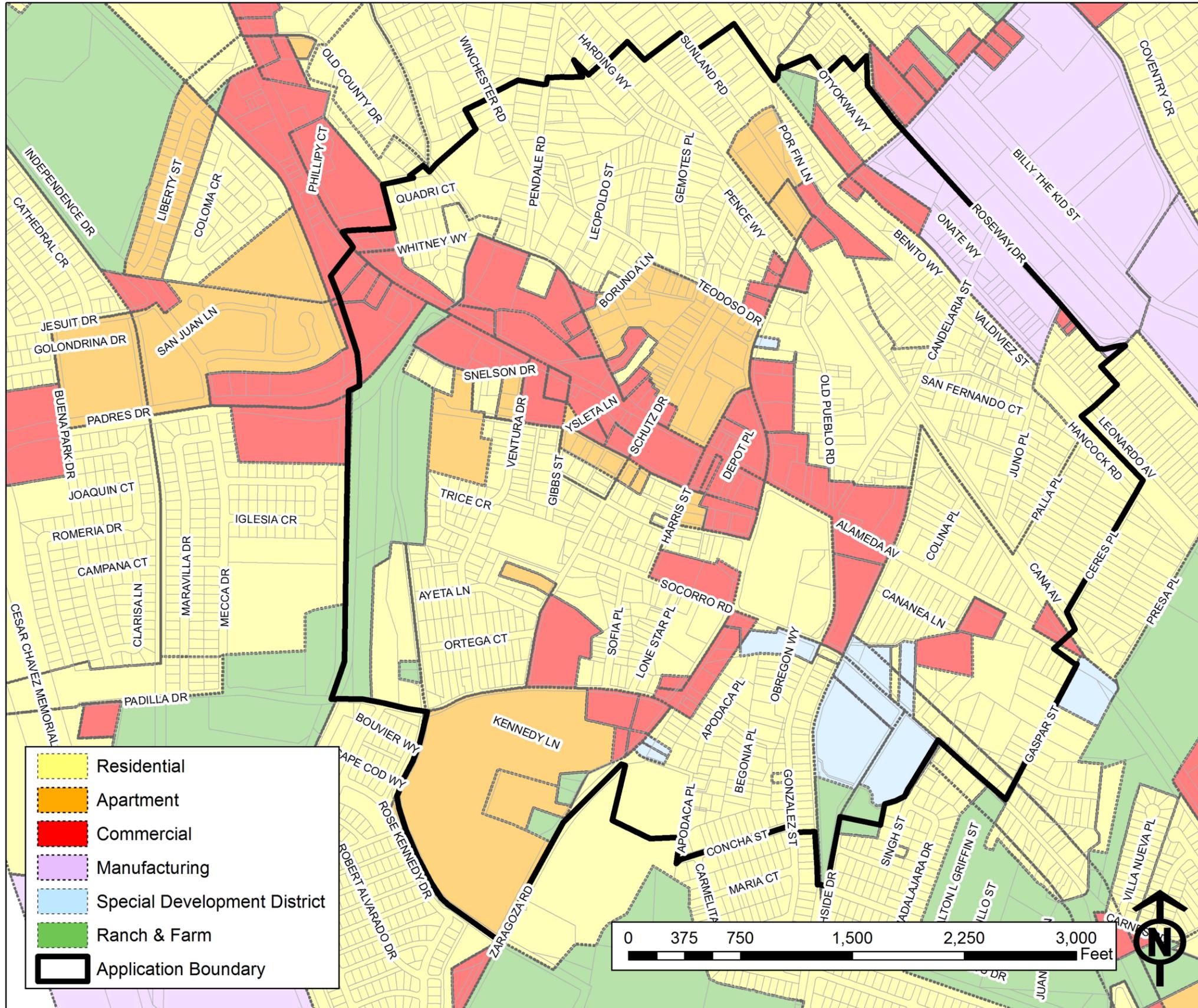
## PROJECT DATA

Project Name:	Mission Valley Transfer Station
Application Type:	Infill Community
Community Type:	Infill TND-TOD
Total Site Area:	528.58 Acres
Net Site Area*:	528.58 - 42.46 = 486.12 Acres
Shed Type:	One Long Pedestrian Shed

\* Net Site Area includes Thoroughfares, but excludes T1 and Civic Zones.



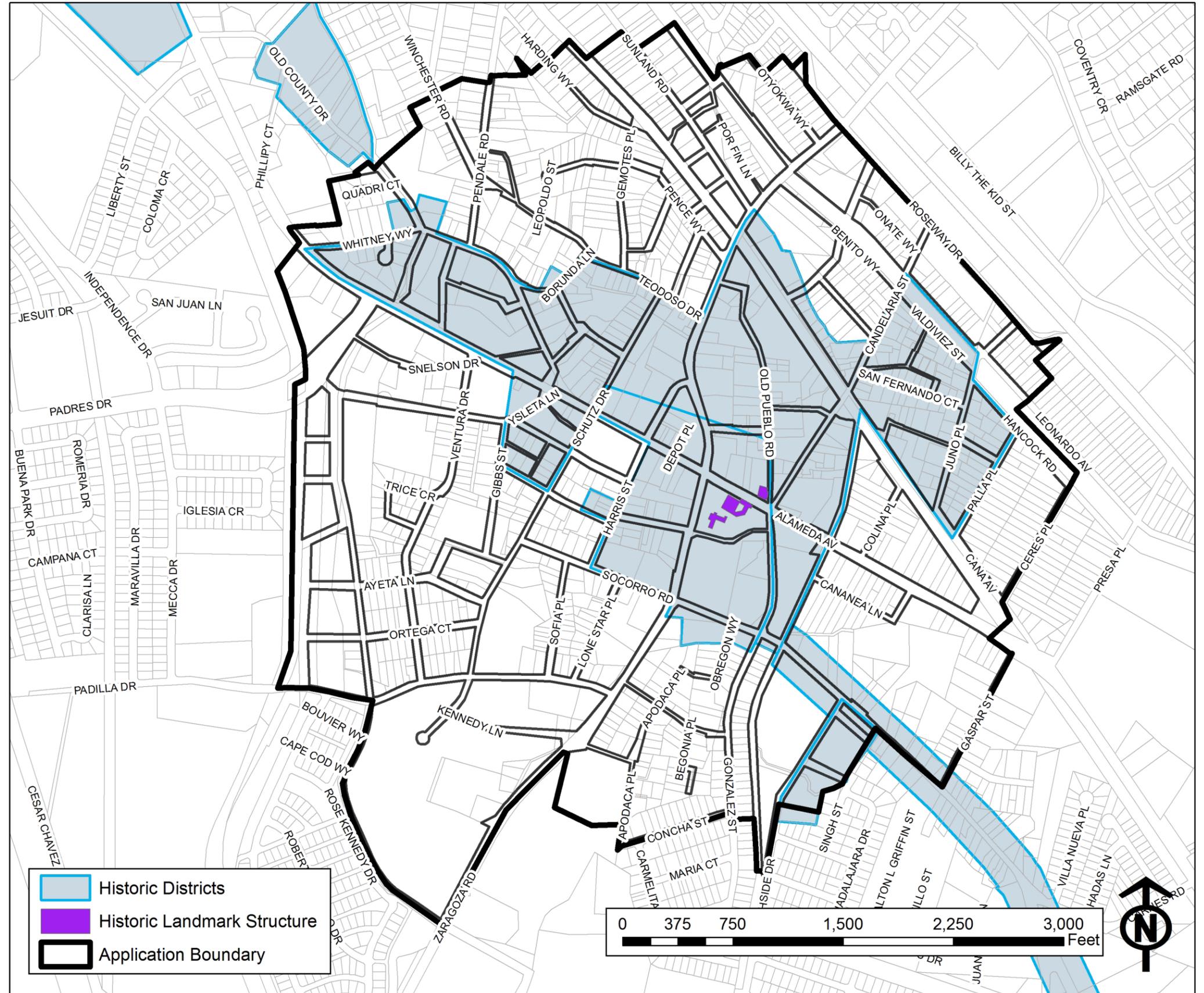
# ATTACHMENT 3



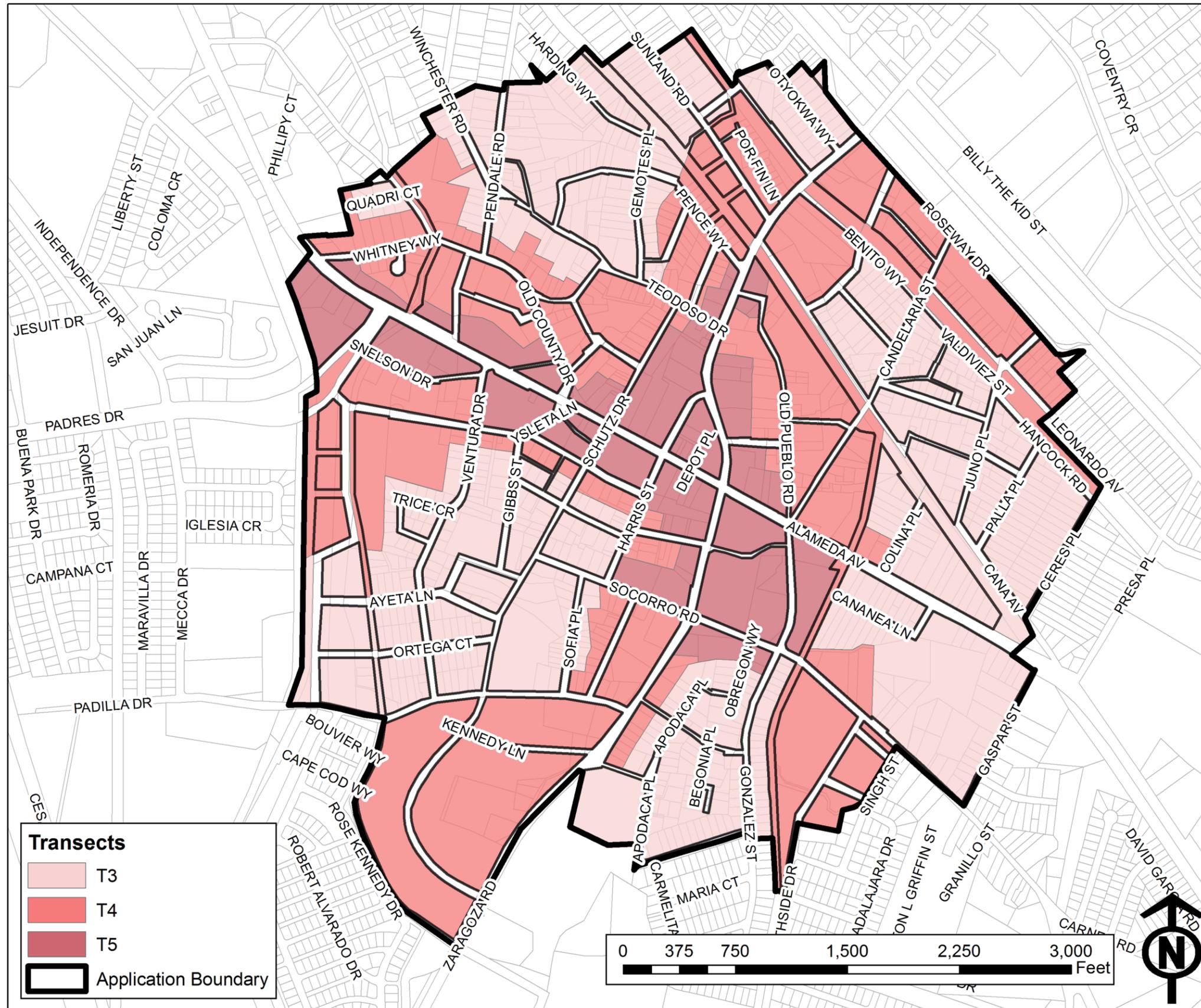
# ATTACHMENT 3

## HISTORIC DISTRICT DESIGNATION

Note: All properties within the application boundary with a historic district overlay will retain such designation.



# ATTACHMENT 3



## TRANSECT ZONE ALLOCATION

Compliance with transect zone allocation requirements as set forth in §21.80.170, Table 14(A)

Regarding Transect Zones: "Transect Zone standards for Infill Regulating Plans have been calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and were later adopted into this Title by City Council. After approval into a SmartCode Zone by the City Council, landowners in each Transect Zone may obtain building scale plans that include any of the elements indicated by Chapters 21.40 and 21.50." §21.40.030

TRANSECT ZONE ALLOCATION TABLE

T3 SUB-URBAN		T4 GENERAL URBAN		T5 URBAN CENTER		Gross Site Area (Acres)^
Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	
192.40	44.3%	181.00	41.6%	61.20	14.1%	434.60

\*RECOMMENDED TRANSECT ALLOCATIONS as per §21.80.170, Table 14(A). Not required for Infill Community Plans.

^Gross Site Area does not include thoroughfares

# ATTACHMENT 3

## CIVIC ZONES

Regarding Civic Zones: "Infill Regulating Plans should designate Civic Space zones and Civic Building zones. Civic Spaces are public sites permanently dedicated to Open Space. Civic zones are designated on infill community regulating plans; property designated as a Civic zone must also be assigned to a Transect Zone." §21.40.040(A)(1)

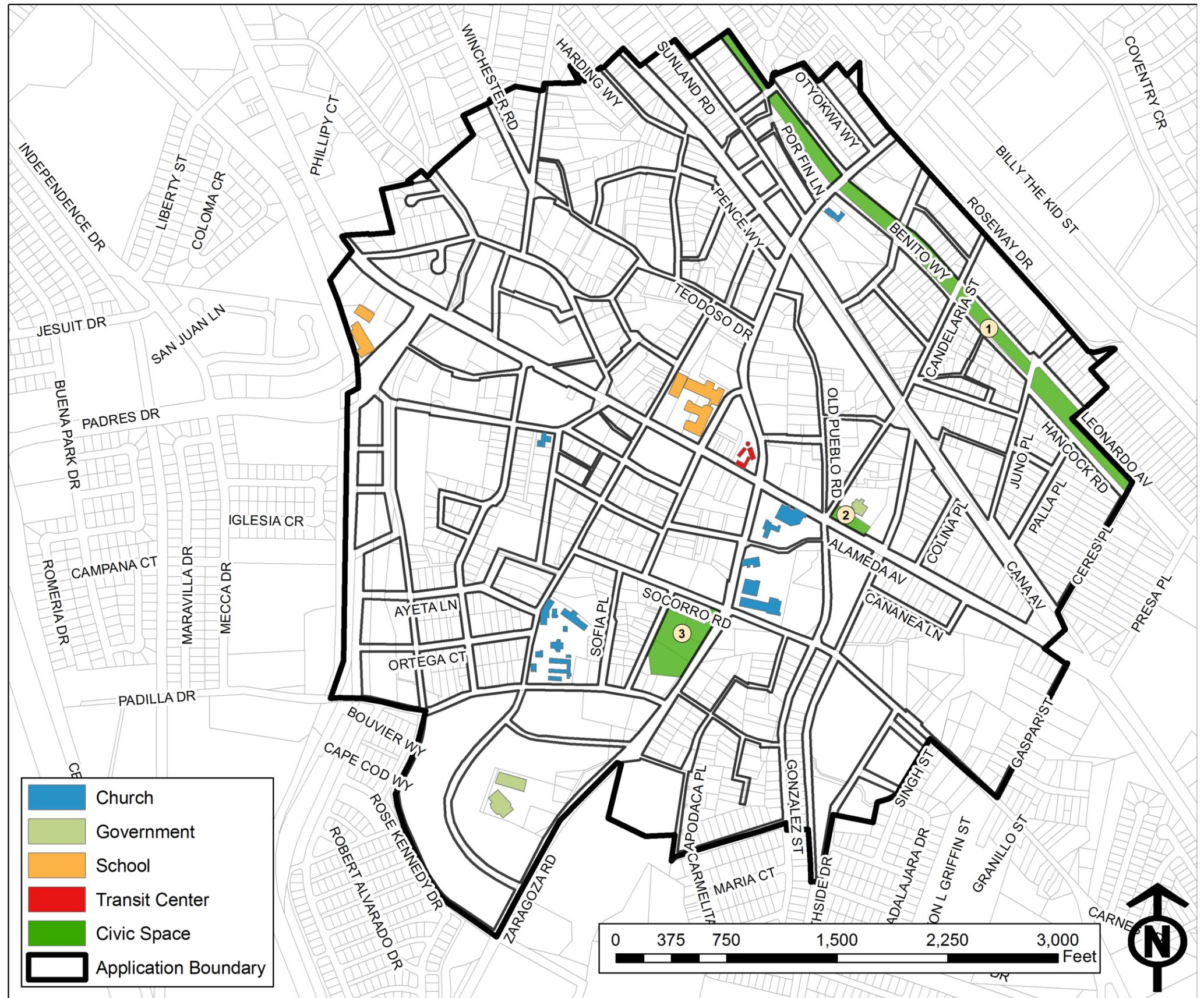
Regarding Civic Space Zones: "Civic Spaces shall be generally designed as described in Table 13, their type determined by their Transect Zone." §21.40.040(B)(1)

Regarding Civic Building Zones: "Civic Buildings shall be permitted on Civic Building zones reserved in the Infill Regulating Plan. Civic Buildings shall be subject to the requirements of Chapter 21.50." §21.40.040(C)

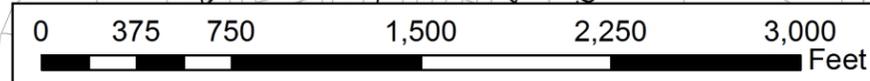
NOTE: This map is intended to show opportunities for future civic space locations, and is not mandatory.

CIVIC SPACE TYPE AND ACREAGE			
	TYPE	TRANSECT	ACREAGE
1	Square	T5	0.67
2	Square	T4	0.51
3	Green <sup>s</sup>	T4	3.71
4	Greenway	T4	3.50
5	Playground	T5	0.14
7	Playground	T4	0.34
8	Square	T4	1.79
9	Green <sup>s</sup>	T4	0.52
10	Playground	T4	0.30
11	Plaza	T3	0.28
12	Green <sup>s</sup>	T3	2.08
13	Greenway	T3/T4	1.68
14	Greenway	T3/T4	3.27
15	Greenway	T4	1.00
16	Plaza	T5	0.36
17	Green <sup>s</sup>	T5	0.63
18	Greenway	T3/T4	9.56
19	Green <sup>s</sup>	T5	1.29
20	Greenway	T4	0.17
21	Plaza*	T5	0.17
22	Greenway	T4	8.28
23	Green	T5	0.86
24	Green <sup>s*</sup>	T5	0.19
<b>Total</b>			<b>41.30</b>

\* Civic spaces of substandard size are shown but not counted toward the Civic Zone requirement. Substandard civic spaces may not necessarily front 50% on a thoroughfare. <sup>s</sup> Playground located in this civic space.

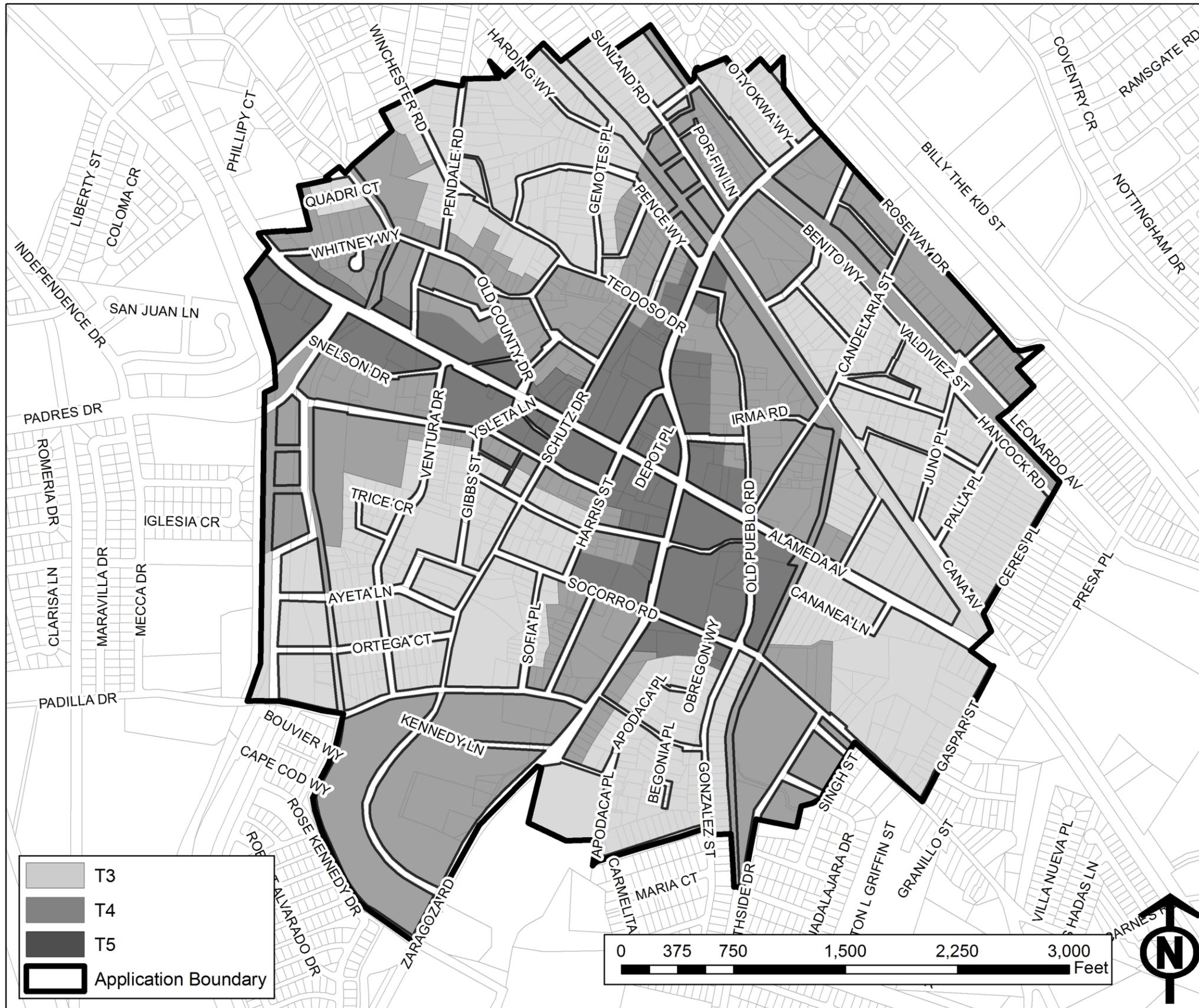


- Church
- Government
- School
- Transit Center
- Civic Space
- Application Boundary



# ATTACHMENT 3

**BLACK AND WHITE REGULATING PLAN  
FOR RECORDING**



# ATTACHMENT 4

City Plan Commission  
c/o Planning Division  
P.O. Box 1890  
El Paso, Texas 79950-1890

May 8, 2013

Dear City Plan Commissioners,

My name is Carla Monsisvais, and I am a 3<sup>rd</sup> generation, life-long resident of Ysleta. My residence is located in the heart of the area which would be directly affected by the proposed SmartCode initiative.

This initiative for the future of Ysleta does not appear to take into consideration the current actions recently made by our city's leadership regarding the rerouting of commercial trucks from the downtown bridge to the Zaragoza Bridge, thus creating higher traffic of this kind in our area. The permanent closing of several streets in our area for the purpose of accommodating railroad traffic will also divert traffic through our area. Alameda Avenue will be greatly affected by the two aforementioned actions, and yet the SmartCode initiative entails making Alameda a two-lane highway, when it is currently a four-lane highway. Where is this traffic supposed to go? It appears that the SmartCode initiative for this community's future is not even in alignment with our city's current actions. Do you expect the community to support the SmartCode initiative, hoping you will "figure it out later?" I believe that the future of this community deserves more forethought than this.

I also believe that this initiative, from what I have been presented to date, is very vague and ambiguous. I have personally attended 3 meetings which offered very little clarification or answers regarding our concerns. There is no mention of a funding source noted anywhere, nor a timeline. The purpose of this type of zoning has not been made clear, except to state time and time again by representatives of our city's planning division that its intention is to encourage pedestrian traffic and enhance this area by creating higher-density, urbanized neighborhoods. The quality of life that is enjoyed by the residents of this area, a generally elderly population, will greatly be diminished. I fail to understand why proposing a high-density community would be appealing, or considered an

# ATTACHMENT 4

enhancement to any area, as it creates more vehicles, more traffic, and in many cases, more crime. The peacefulness we now enjoy would fade with time.

I was one of over 20 residents from the Ysleta area prepared to present remarks on this agenda item at the April City Plan Commission Public Hearing. This agenda item was postponed due to what has been perceived by many as the intentional inefficiency of the City Development Department Planning Division. Unfortunately, many of us will not be able to attend the City Plan Commission Public Hearing scheduled to take place on May 16, 2013. Attached to this letter please find 79 letters from myself and fellow property owners stating that this is not what we want, and would like to go on record that there is opposition to the SmartCode initiative for Ysleta.

Respectfully,



Carla V. Monsisvais  
119 N. Schutz Drive  
El Paso, Texas 79907  
(915) 253-1104

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Carla V. Monsisvais

Signature Carla V. Monsisvais

Address 119 N. Schutz Drive

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Rose Mary Manriquez Barrera

Signature Rose Mary Manriquez Barrera

Address 9281 Cane Ave.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Juan Luis Salinas  
Signature Juan Salinas  
Address 8803 Harding Way  
El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

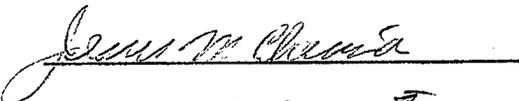
As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name JESUS CHEVIERA

Signature 

Address 257 - S. SCHUTE

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Martha Alvarez

Signature Martha Alvarez

Address 224 Lone Star

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name MARÍA NAVA

Signature Maria Nava

Address 230 LOVE STAR PL.

El Paso, Texas 79907

✓

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Alicia López

Signature

Alicia López

Address

228 Lone Star

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

FRANCISCO ALDERETE

Signature

Francisco Alderete

Address

9030 SOCORRO Rd.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Ramón & María Sepulveda

Signature Ramón

Address 149 S. Schütz Dr.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,



Printed Name

Maria Sepulveda

Signature

Maria Sepulveda

Address

9017 Mt. Carmel

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Xochitl A.

Signature

Xochitl Alvarez

Address

154 S Schutz DR.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

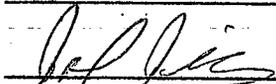
As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name JOE / JIMENEZ

Signature 

Address 18939 MI. CARMEI

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Daniel Castañeda

Signature

Daniel Castañeda

Address

150 Gibbs

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name IRENE LOZANO

Signature Irene Lozano

Address 142 Gibbs

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name JUANITA A LOZANO

Signature Juanita A Lozano

Address 142 Gibbs, El Paso

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

EDUARD JES SEGROVIA

Signature

Eduardo Segrovia

Address

158 9<sup>th</sup> St

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Rubinia Perez

Signature

Rubinia Perez

Address

138 S. Schutz

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name JOE E TORRES

Signature Joe E Torres

Address 8937 OLD COUNTY RD.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Noema Ortega

Signature

Noema Ortega

Address

9232 Roseway

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

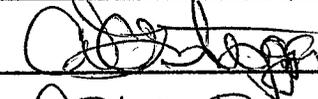
There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Aida Ortega

Signature



Address

9260 Roseway

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Gloria Portillo

Signature

Gloria Portillo

Address

9018 So Corro Rd

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Diana Miranda

Signature

Diana Miranda

Address

9722 Penamo Dr 79927

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Signature

Address

Hector Vazquez  
Hector Vazquez  
151 PALMA PL

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Laura Rosenkrans

Signature 

Address 8803 Healing Way

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

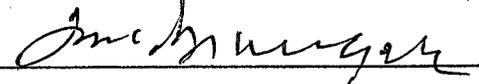
Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Tom R. Granger  
Signature   
Address 8934 Lowenstein Ave  
El Paso, Texas 79907

*W*

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name MANUELA CANDELARIA

Signature Manuela Candelaria

Address 9139 ALAMEDA AVE.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

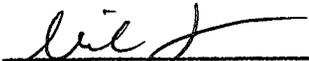
As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Mike Lara

Signature 

Address 9159 Concha

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Rola Guinones

Signature Rola Guinones

Address 9168 Alameda ave

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Pola Quiñone

Signature Pola Quiñone

Address 8855 Harding way  
El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, ~~I wish to strongly object to this major change in our community.~~  
This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. I believe the best recourse would be to postpone action and work closer with the community before taking action. *until we get better*

*Understanding*  
Sincerely,

Printed Name

*Jorena Mejorado*

Signature

*Jorena Mejorado*

Address

*9173 Socorro Rd.*

El Paso, Texas 79907

*Jorena Mejorado@gmail.com*

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Leonor M. Armstrong

Signature

Leonor M. Armstrong

Address

242 Trice

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Signature

Address

Rosalinda Lopez  
Rosalinda Lopez  
Rosalinda Lopez  
226 SCHULTZ

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Robert Lopez

Signature

[Handwritten Signature]

Address

226 So. Cedar St

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Alfonso Baezadr.

Signature Alfonso Baeza Jr.

Address 250 Trice

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Miguel Mercado

Signature Miguel Mercado

Address 128 Ventura Dr, 79907

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Jose Hidalgo

Signature



Address

222 Civic Center

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name ROSALBA CHAVIRA

Signature Rosalba Chavira

Address 217 Face-Ce

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

NORBERTA M. MATA

Signature

Norberta M. Mata

Address

8924 Acosta Ln

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

*Enrique Dominguez*

Signature

*89 29 Alleta*

Address

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Natividad A Morales

Signature Natividad A Morales

Address 8907 Ayeta Ln

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Jose M Aguinaga

Signature Jose M Aguinaga

Address 206 Trice

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name George Morales

Signature George Morales

Address 8207 Ayeta Ln

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

*Suzana O'Neill*

Signature

*Suzana O'Neill*

Address

*8100 N. Mesa Ln.*

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Johiela CASTAÑEDA

Signature

Johiela Castañeda

Address

140 Cerro Pl

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

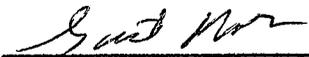
As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name GILBERT MONABES

Signature 

Address 8861 Old County Rd

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Martha A. Foix  
Signature   
Address 170 N. Zaragoza Rd  
El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Alvin P. Felix Jr

Signature

Alvin P. Felix Jr

Address

115 Harris St.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name FLAVIA L. GARCIA

Signature Flavia L. Garcia

Address 8810 Cityviewway El Paso 07

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

RITA GARCIA

Signature

Rita Garcia

Address

8810 Otyokwa Way

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Raúl Espinoza

Signature Raúl Espinoza

Address 229 N. ZARAGOZA Rd.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Lilia G. Espinoza

Signature Lilia G. Espinoza

Address 229 N. Zaragoza Rd

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name La Tapatia Inc

Signature Esther Rosencrans

Address 8941 Old County Rd

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Josias J. Arguidi Jr.

Signature Josias J. Arguidi Jr.

Address 8926 Compton Pl

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Soeorro A. Urquidi  
Signature Soeorro A. Urquidi  
Address 8924 Genotes

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Abraham Valverde

Signature

Abraham Valverde

Address

132 S. SCHULTZ

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name ANGELINA - PEREZ

Signature Angelina Perez

Address 138 S. Schutz El Paso, TX

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name MARIA N. MUNOZ

Signature Maria N. Munoz

Address 9058 Benito Way

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Isidra Gatewood

Signature

Isidra Gatewood

Address

8931 Aleta Ln.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name JAMES R GATEWOOD

Signature 

Address 8931 Ayeza Ln

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Maria Hernandez

Signature

9010 Leidos

Address

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name CARMEN L LEYVA  
Signature Carmen L Leyva  
Address 121 N. Schutz Dr.  
El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Ramon Lopez

Signature Ramon Lopez

Address 125 N. Skottz

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Michele Macias

Signature Michele Macias

Address 141 N. Schutz Pl

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Consuelo Hernandez

Signature Consuelo Hernandez

Address 8951 Alameda R.F.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Araceli Portillo

Signature Araceli Portillo

Address 8346 Troy

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name MANUELA LOPEZ

Signature Manuela Lopez

Address 125 N. SHUTZ

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name JOSE Gutierrez

Signature Jose Gutierrez

Address 147 N. SCHWITZ

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Rita Lopez

Signature

Rita Lopez

Address

231 Trevi Circle

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

ESTEFANA ALDECETE

Signature

Estefana Aldete

Address

9030 Socorro Rd.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, ~~I wish to strongly object to this major change in our community.~~ ✓  
This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.** I need more information in order to make an informed decision.  
Sincerely,

Printed Name Virginia De La Vega

Signature V. De La Vega

Address 9181 Socorro Rd

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Frank E. Ortiz

Signature

Frank E. Ortiz

Address

196 W. Old Pueblo

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Esther Rosencrans

Signature Esther Rosencrans

Address 8937 Old County Rd

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Natividad C. Puente

Signature Natividad C. Puente

Address 8922 Gematos Pl.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Alicia R. Chacón

Signature Alicia R. Chacón

Address 8937 Old County Rd

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Martha Hernandez

Signature Martha Hernandez

Address 180 N. Old Pueblo

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Carmen Vasquez

Signature Carmen Vasquez

Address 153 NSchutz Dr

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name CONCEPCION P. FERNANDEZ

Signature 

Address 146 NORTH SCHULTZ

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name

Benita Acosta

Signature

Benita Acosta

Address

100 Pella 79907

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

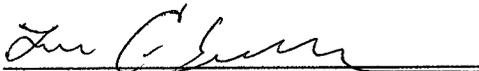
As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Luis C. Zamorano

Signature 

Address 9181 San Fernando St.

El Paso, Texas 79907

# ATTACHMENT 4

El Paso City Development Department – Planning Division  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Dear Commissioners,

As a property owner directly affected by the proposed City's SmartCode initiative, **I wish to strongly object to this major change in our community.** This proposal has never been properly discussed or explained to us. We do not know how it will affect us or when it would take effect.

We do, however, know that this is an unfunded proposal, therefore, we may never experience the positive effects of the SmartCode, but we will most certainly feel the negative effects almost immediately.

There are too many unanswered questions for us to support this proposal. **I believe the best recourse would be to postpone action and work closer with the community before taking action.**

Sincerely,

Printed Name Olga Zamorano

Signature Olga Zamorano

Address 9181 San Fernando Ct.

El Paso, Texas 79907