



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

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 7D, FIRST SUPPLEMENTAL MAP OF PARKLAND ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-1 (APARTMENT) AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

That the zoning of a portion of Tract 7D, First Supplemental Map of Parkland Addition, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-4 (Residential) to A-1 (Apartment), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

*A ten-foot landscaped buffer with evergreen trees placed at 15 feet on center shall be required along property lines adjacent to Franklin Park, and the easterly and westerly property lines. The evergreen trees shall be at least ten feet in height and of at least a two-inch caliper.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

\_\_\_\_\_  
Mathew S. McElroy  
Deputy Director – Planning  
Development Services Department

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

ZON08-00113

Being a Portion of Tract 7D,  
First Supplemental Map of Parkland Addition,  
City of El Paso, El Paso County, Texas

December 11, 2008

### METES AND BOUNDS DESCRIPTION

**FIELD NOTE DESCRIPTION** of a Portion of Tract 7D, First Supplemental Map of Parkland Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found iron rod located at the common boundary line of Tract 6D and Tract 7D, same being the northerly right-of-way line of Transmountain Road and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said common boundary line and along said northerly right-of-way line, North 90°00' 00" West, distance of 52.00 feet to a set iron rod for corner;

**THENCE**, leaving said northerly right-of-way line of Transmountain Road, North 01°07' 30" West, a distance of 259.86 feet to a set iron rod for corner;

**THENCE**, North 90°00' 00" West, distance of 278.00 feet to a set iron rod for corner;

**THENCE**, North 01°07' 30" West, a distance of 355.14 feet to a found iron rod for corner;

**THENCE**, South 90°00' 00" East, distance of 330.00 feet to a set iron rod for corner;

**THENCE**, South 01°07' 30" East, a distance of 615.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 130,684.05 square feet or 3.00 acres of land more or less.

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

CAD Consulting Co.  
1790 Lee Trevino Drive. Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2005\251610-2.wpd



## EXHIBIT A

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

ZON08-00113

MEMORANDUM



**DATE:** April 24, 2009  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Mirian Spencer, Planner  
**SUBJECT:** **ZON08-00113**

The City Plan Commission (CPC) on April 9, 2009 voted **5-0** to recommend **APPROVAL** of the rezoning request from R-4 (Residential) to A-1 (Apartment) in agreement with the recommendation of staff and the Development Coordinating Committee (DCC). The CPC imposed the following as a condition of the rezoning request:

*A ten-foot landscaped buffer with evergreen trees placed at 15 feet on center shall be required along property lines adjacent to Franklin Park, and the easterly and westerly property lines. The evergreen trees shall be at least ten feet in height and of at least a two-inch caliper.*

The property owners are requesting to change the zoning of the property from R-4 (Residential) to A-1 (Apartment) to permit a self-storage warehouse. The application is in conformance with The Plan for El Paso because the proposed A-1/c (Apartment/conditions) zoning district is compatible with the adjacent R-4 (Residential) and A-M/sc (Apartment/Mobile Home/special contract) zoning districts and the adjacent development. The proposed A-1/c (Apartment/conditions) zoning district will permit a mixture of housing types, and permit medium densities of dwelling units as well as permit a transition from low-density residential neighborhoods by permitting non-residential uses that serve the adjacent residential developments. The landscaped buffer will serve as mitigation between the proposed self-storage warehouses and the existing adjacent park, wildlife preserve, and single-family residential development.

The CPC found that the rezoning is in conformance with The Plan for El Paso. The CPC also found that the proposed use is compatible with adjacent land uses. The CPC also determined that the rezoning protects the best interest, health, safety, and welfare of the public in general; and the rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were seven letters in opposition to the request. The nature of the opposition is that the proposed zoning district would change the residential character of the neighborhood and the self-storage warehouses could negatively affect the wildlife preserve.

**Attachment:** Staff Report, Zoning Map, Aerial Map, Conceptual Site Plan, Opposition Map, Opposition Letters

Mayor  
John F. Cook

City Council

District 1  
Ann Morgan Lilly

District 2  
Susannah M. Byrd

District 3  
Emma Acosta

District 4  
Melina Castro

District 5  
Rachel Quintana

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Beto O'Rourke

City Manager  
Joyce A. Wilson

**Development Services Department**

Victor Q. Torres - Director

2 Civic Center Plaza - 5<sup>th</sup> Floor · El Paso, Texas 79901 · (915) 541-4622 · Fax  
(915) 541-4799



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

**Case No:** ZON08-00113  
**Application Type** Rezoning  
**CPC Hearing Date** April 9, 2009  
**Staff Planner** Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov

**Location** 6001 Transmountain Road  
**Legal Description** A portion of Tract D, First Supplemental Map of Parkland Addition, City of El Paso, El Paso County, Texas  
**Acreage** 2.999 acres  
**Rep District** 4  
**Existing Use** Vacant  
**Existing Zoning** R-4 (Residential)  
**Proposed Zoning** A-1 (Apartment)

**Property Owner** David Harrell  
**Representative** Carrera Design Group, Inc.

**SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential)/ Franklin Park  
**South:** R-4 (Residential)/ Church, Loop 375, and Parkland Middle School  
**East:** R-2 (Residential)/ Single-Family Residential  
**West:** R-4 (Residential)/ Church

**THE PLAN FOR EL PASO DESIGNATION:** Residential (Northeast Planning Area)

**NEAREST PARK:** Franklin Park (Adjacent to North)

**NEAREST SCHOOL:** Parkland Middle School (1,118 feet)

**NEIGHBORHOOD ASSOCIATIONS**

Northeast El Paso Civic Association

**NEIGHBORHOOD INPUT**

Notices of the February 12, 2009 public meeting were mailed out to all property owners within 300 feet of the subject property on January 14, 2009. Notices of the revised public meeting were mailed out to all property owners within 300 feet of the subject property on March 25, 2009. The Planning Division has received seven letters in opposition to the rezoning request.

**CASE HISTORY**

The case was previously scheduled to be heard at the February 12, 2009 CPC hearing date, but was deleted in order for the property owners to submit a subdivision application for the property.

**APPLICATION DESCRIPTION**

The property owners are requesting to change the zoning from R-4 (Residential) to A-1 (Apartment) in order to permit self-storage warehouses. The property is 2.999 acres in size and is vacant. The property owners are proposing 269 storage units, 27 RV parking spaces, and an office on the site. Access is proposed via Transmountain Road. There are no conditions imposed on the property.

**DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The Development Coordinating Committee provides the following comments:

The DCC recommends **APPROVAL** of the rezoning request from R-4 (Residential) to A-1 (Apartment) and recommends the following condition:

- A ten-foot landscaped buffer with evergreen trees placed at 15 feet on center shall be required along property lines adjacent to Franklin Park, and the easterly and westerly property lines. The evergreen trees shall be at least ten feet in height and of at least a two-inch caliper.

**PLANNING DIVISION RECOMMENDATION**

Planning recommends **APPROVAL** of the rezoning request from R-4 (Residential) to A-1 (Apartment) and recommends the following condition:

- A ten-foot landscaped buffer with evergreen trees placed at 15 feet on center shall be required along property lines adjacent to Franklin Park, and the easterly and westerly property lines. The evergreen trees shall be at least ten feet in height and of at least a two-inch caliper.

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

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

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city’s neighborhoods.

The application is in conformance with The Plan for El Paso because the proposed A-1 (Apartment) zoning district is compatible with the adjacent R-4 (Residential) and A-M/sc (Apartment/Mobile Home/special contract) zoning districts and the adjacent development. The proposed A-1 (Apartment) zoning district will permit a mixture of housing types, and permit medium densities of dwelling units as well as permit a transition from the low-density residential neighborhood by permitting non-residential uses that serve the adjacent residential developments. The landscape buffer will serve as mitigation between the proposed self-storage warehouses and the existing adjacent park, wildlife preserve, and single-family residential development.

**Development Services Department - Building Permits and Inspections Division**

Zoning: No objection to the proposed rezoning. The minimum parking requirements for self-storage warehouses are one parking space per every 400 sq. ft. GFA of office plus one space for every 5000 sq. ft. GFA of warehouses. The conceptual site plan is only showing four parking spaces being provided on the site. A six-foot masonry screening wall is required along the property lines abutting the R-4 (Residential) zoning districts. The conceptual site plan is proposing a six-foot chain link fence. The access route to the property shall be labeled.

Landscaping: Landscaping will be required for the development proposed. The site will not meet code under Section 18.46 as submitted. No landscaping calculations provided.

**Development Services Department - Planning Division**

Current Planning: recommends **APPROVAL** of the rezoning request from R-4 (Residential) to A-1 (Apartment) and recommends the following condition:

- A ten-foot landscaped buffer with evergreen trees placed at 15 feet on center shall be required along property lines adjacent to Franklin Park, and the easterly and westerly property lines. The evergreen trees shall be at least ten feet in height and of at least a two-inch caliper.

Land Development: Site location is **not** located within a Special Flood Hazard Area, Flood Zones B and C, Panel 480214 0020 B. The following will be required at the time of development:

1. ADA accessible sidewalks, wheel-chair ramp(s), and driveway(s).

2. Grading plan and permit will be required at the time of development.
3. Storm water pollution prevention plan and/or permit required at the time of development.
4. Drainage plans must be approved by the Development Services Department, Engineering section at the time of development.
5. No water runoff allowed outside the development boundaries (on-site ponding required).
6. Coordination with TxDOT.

**Engineering Department - Traffic Division**

Traffic has no objections to the proposed rezoning. Sidewalks shall be provided. The applicants shall coordinate access with TXDOT.

**Fire Department**

No opposition to the request at this time.

**Parks**

No opposition to the request at this time.

**El Paso Water Utilities**

EPWU does not object to this request.

**Water**

Along Woodrow Bean Trans Mountain Road between Bomarc Street and Cross Street there is an existing thirty (30) inch diameter raw, un-chlorinated water transmission main (flow line). No service connections are allowed to this main.

Along Woodrow Bean Trans Mountain Road fronting Tract 7D, Parkland Addition there is an existing water main. Along the easternmost portion of Tract 7D, Parkland Addition the size of this main is twelve (12) inches in diameter for a length of approximately 58 feet. The remainder of the described water main fronting the westernmost portion of Tract 7D, consist of a size of eight (8) inches in diameter.

Along Quail Avenue between Bomarc Street and Caribou Drive there is an existing six (6) inch diameter water main.

Previous water pressure readings conducted on a fire hydrant located at the corner of Woodrow Bean and Cross Street have yielded a static pressure of 92 pounds per square inch (psi), residual pressure of 78 psi, at a discharge of 1,300 gallons per minute (gpm).

**Sanitary Sewer**

Along Woodrow Bean Trans Mountain Road between Bomarc Street and Cross Street there are no existing sanitary sewer mains.

Along Quail Avenue between Bomarc Street and Caribou Drive there is an existing eight (8) inch diameter sanitary sewer main.

**General**

Sanitary sewer service to the subject property is critical due to the length of the proposed sanitary sewer main. EPWU-PSB requires complete final grading plans before committing to provide sanitary sewer service to the site. Sanitary sewer flow from the subject property is anticipates to be conveyed to Quail Avenue along a private easement within the park site. The Owner is to coordinate with EPWU-PSB and the Parks and Recreation Department. Owner is to provide invert elevation information pertaining to the existing sanitary sewer system to verify sanitary sewer service availability

Woodrow Bean Trans Mountain Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Woodrow Bean Trans Mountain Road right-of-way requires written permission from TxDOT.

**TXDOT**

Access to this property from Trans Mountain Road has been granted by TXDOT.

**CITY PLAN COMMISSION OPTIONS**

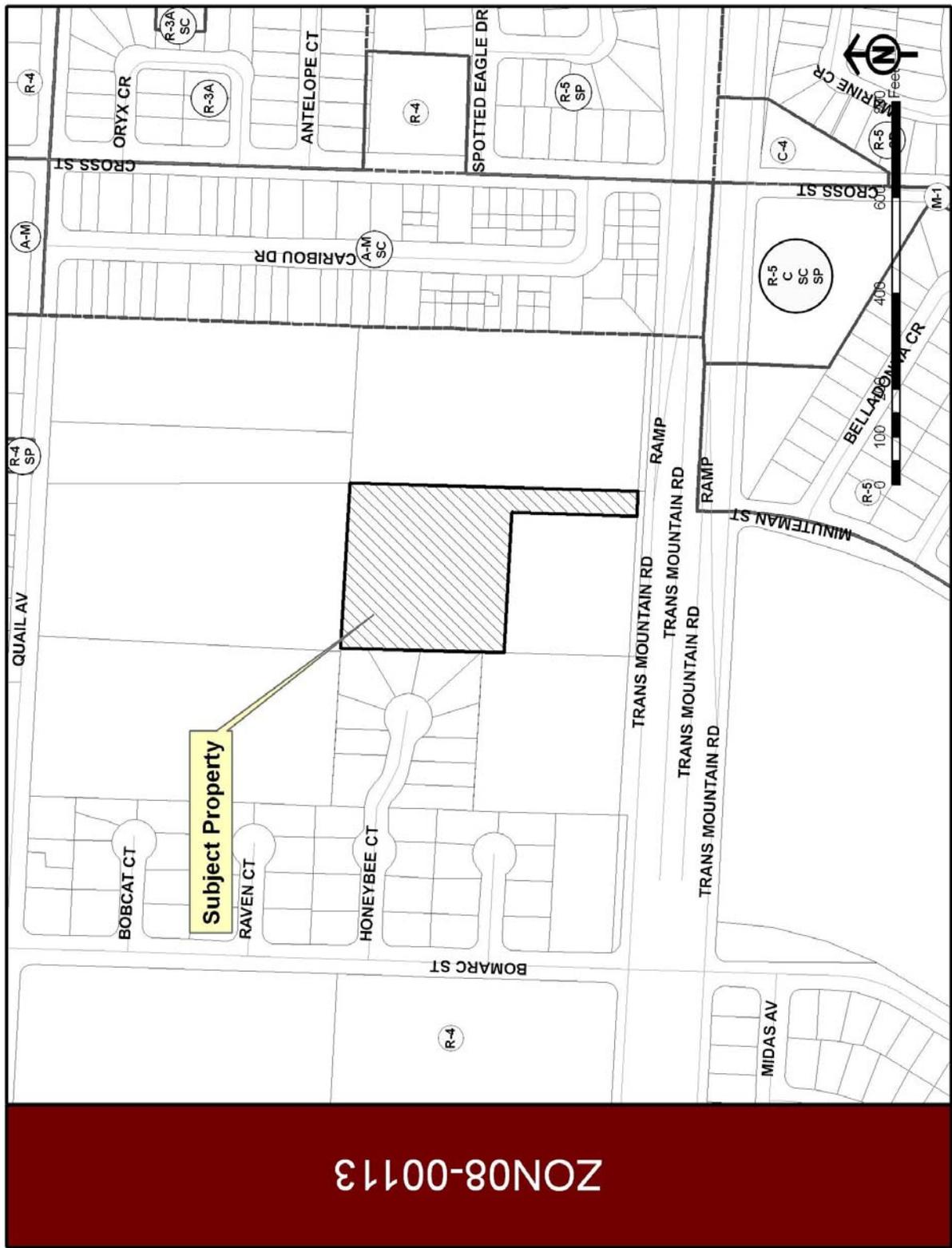
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

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

**Attachments**

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan
4. Opposition Map
5. Opposition Letters

ATTACHMENT 1: ZONING MAP

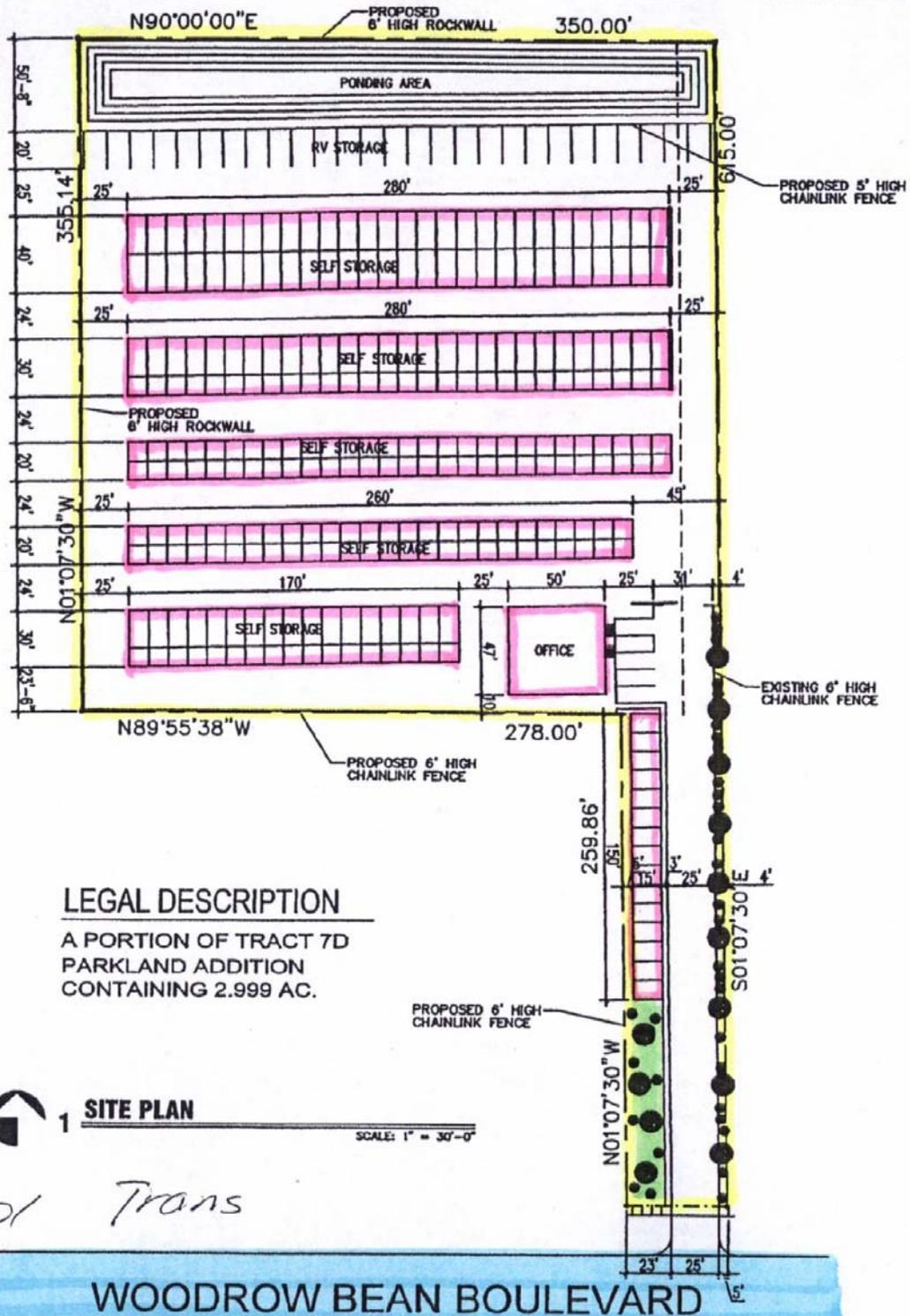


ZON08-00113

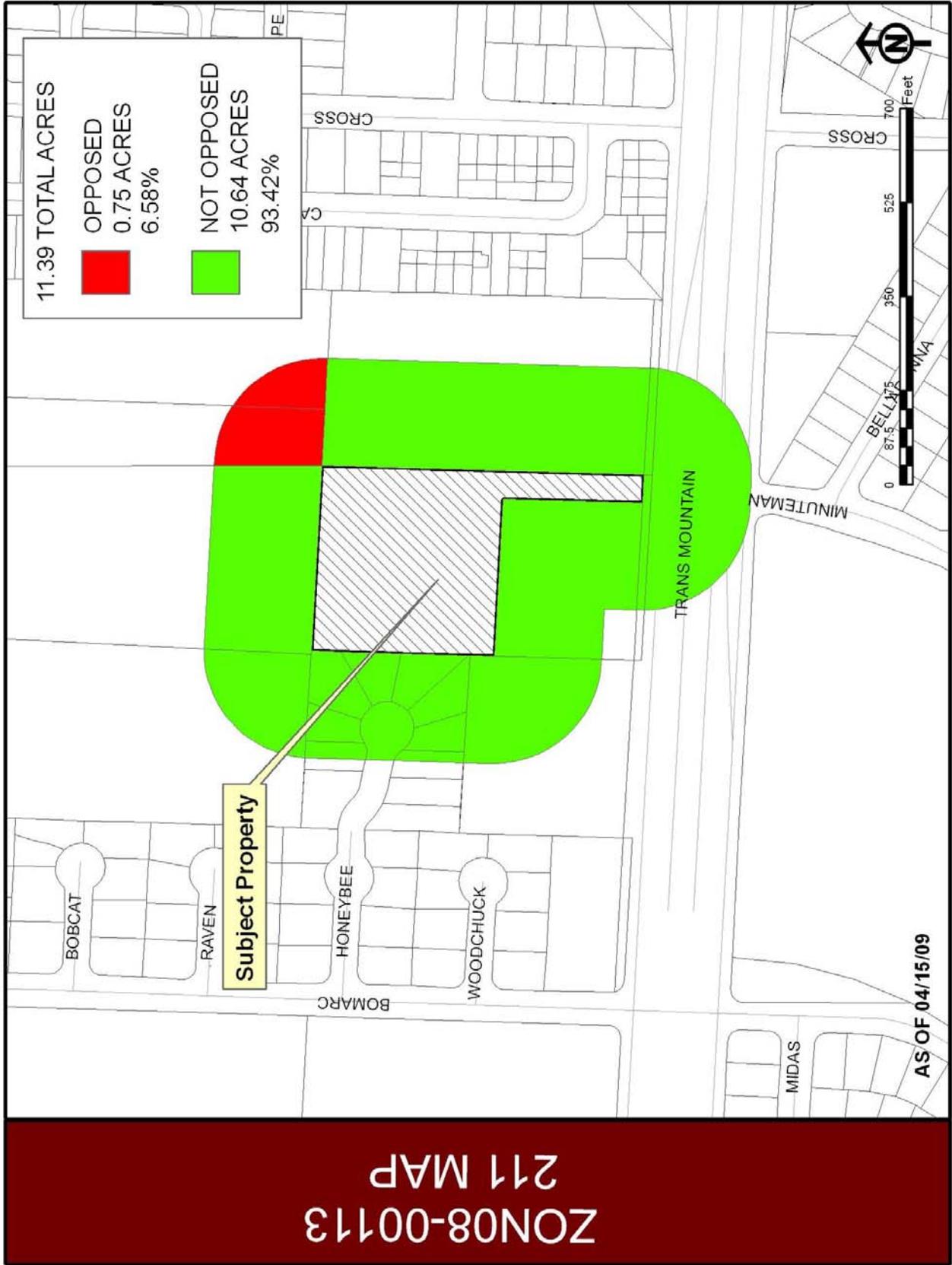
ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: CONCEPTUAL SITE PLAN



ATTACHMENT 4: OPPOSITION MAP



ATTACHMENT 5: OPPOSITION LETTERS

April 7, 2009

El Paso City Plan Commission  
**Re: Case No. ZON08-00113**  
6001 Transmountain Road

Dear Plan Commission Members:

Greetings and peace.

Thank you so much for this opportunity. You know not how much it is appreciated.

I just wish to once again kindly state my sincere opposition to the application for rezoning of the property at 6001 Transmountain Road by resubmitting my previous letter and map which I have attached. We have a keen interest in what becomes of the property at 6001 Transmountain since a corner of our home property touches a corner of the subject property. Actually, the subject property does not frontage Transmountain Road, but is behind a property that does. Only the drive way, or access, touches Transmountain Road. The bulk of the property borders on nice two story neighborhood homes, churches, and a heavily used and loved neighborhood area park. A self storage is really out of sync with the residential and neighborhood character of the area.

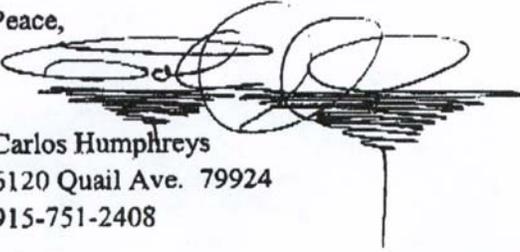
Again, we still agree strongly that the present designation of R-4 the city has designated is the best and proper use of the land due to the very residential nature of the area, plus the fact there is no shortage of self storage businesses in the immediate area. Changing the zoning changes the social, economic, natural, environmental, and cultural character of the neighborhood drastically.

We commend the committee who recommended a perimeter of native trees prominently around the property as the wildlife that once inhabited the subject land including quail, desert cardinals, thrashers, kestrels, hawks, harriers, burrowing owls, rabbits, ground squirrels and many other wildlife have been disturbed by the bulldozing of the property over a year ago but have slowly returned as the native grasses and plants have come back. Still, this area is very residential in nature and should remain this way, R-4, for reasons mentioned on the attached letter and map.

Again, thank you for your hard and thoughtful work, we know it is not easy.

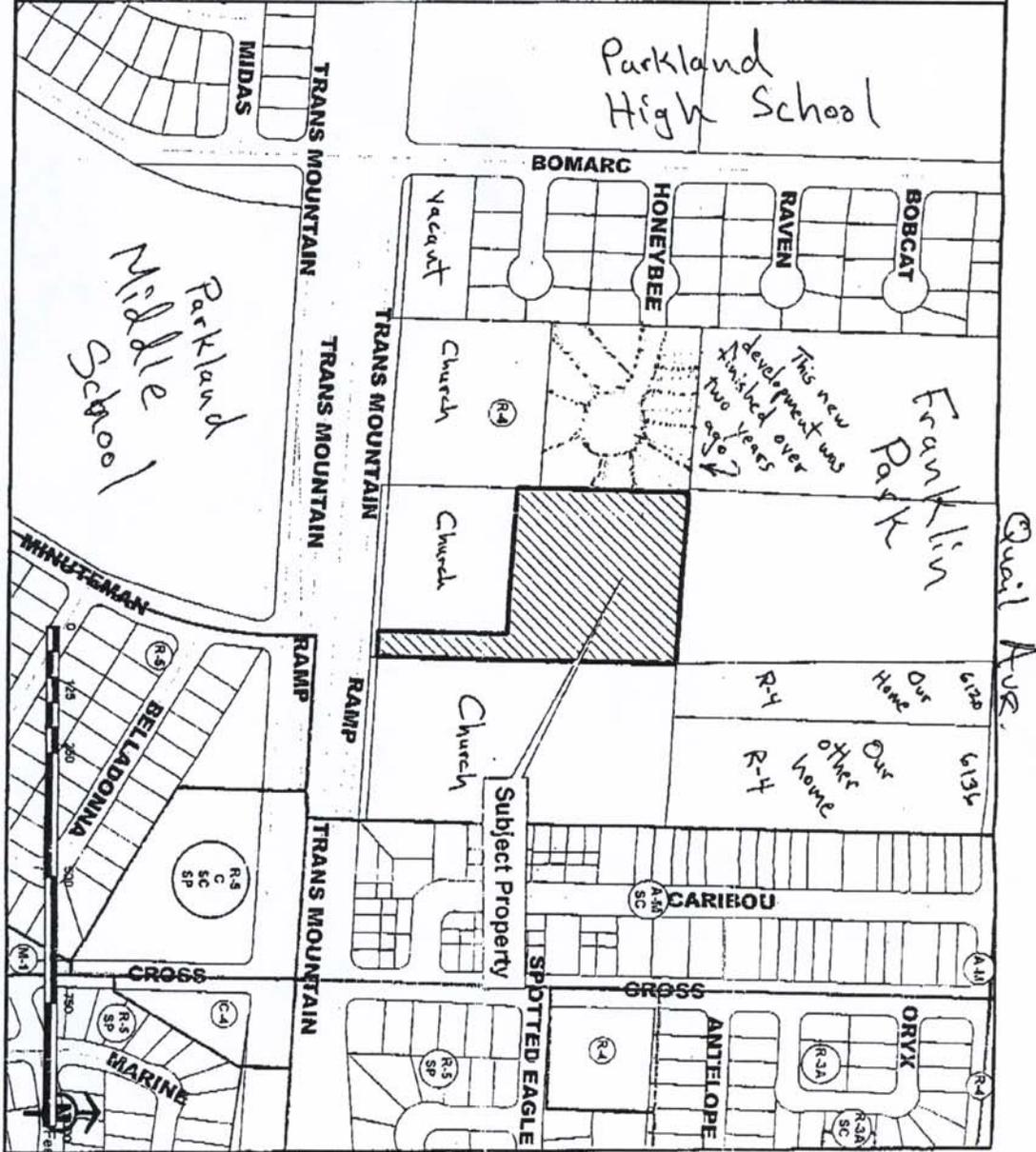
May you soar with the eagles always...

Peace,

  
Carlos Humphreys  
6120 Quail Ave. 79924  
915-751-2408

# ZON08-00113

**PUBLIC NOTICE:** Sign Language interpreters will be provided for this hearing upon request. Requests must be made to the Development Services Department - Planning Division at a minimum of 24 hours prior to the date and time of this hearing. Copies of the agenda will be provided in Braille, large print, or audio tape upon request. Requests must be made at a minimum of 48 hours prior to the date and time of the hearing at either of the following numbers (915) 541-4024 or (915) 541-4056.



Development Services Department  
 Victor Q. Torres - Director  
 2 Civic Center Plaza - 5<sup>th</sup> Floor - El Paso, Texas 79901 • (915) 541-4622 • Fax

February 10, 2009

City Plan Commission  
Case No. ZON08-00113  
6001 Transmountain Rd.

Dear members of the City Plan Commission:

Greetings and peace...

First, thank you so much for the opportunity to submit this letter regarding the request for a zoning change at 6001 Transmountain Road. It is indeed most appreciated...

Secondly, please know that our property touches a corner of the property that is seeking the rezoning, so we have a very keen and special interest in what is done on that particular parcel of property due to the immediate proximity. The Parkland neighborhood where the property lies is a very R-4 residential neighborhood, and the property at 6100 Transmountain consists of a beautiful park on one side, a beautiful church on the other, a small church in front, very nice new homes adjacent to the other side (the west side), and schools a block away. Indeed, a very nice and small residential community and neighborhood. I do wish to point out that the map provided of the area does not show the 11 beautiful homes that were recently built next to the property seeking rezoning, some homes two stories high. I have penciled in the additional residential development on the attached map.

Third, we live in a home that is 1.6 acres and is adjacent to Franklin Park. Our home is certified by the National Wildlife Federation as a backyard habitat. Expanding on the green space idea of the park and neighborhood, we decided on a backyard habitat as our gift to the Parkland area. Since certifying our property, our yard is now home to many species of native plants, birds, bugs, toads, mammals, and small reptiles, namely lizards and geckos. All have come to this small oasis in the desert on their very own. Visitors come to the park, mainly families, walk up to our fence, and marvel at the green space and wildlife, many times gazing at the goldfinches, hummingbirds, quail, and butterflies that occupy our home. We constantly receive many compliments on our efforts and hard work on the property. Recently we added the 3.3 acre property next door at 6136 Quail Ave. to protect and expand the yard and habitat even more. This is now 5 acres of green space within a very small, good, and wonderful community.

With that in mind, we kindly ask that the property remain R-4 as originally planned and recommended by the City of El Paso. We are opposed to the change from R-4 to A-1. Changing the property to A-1 for self storage would be changing the character of the neighborhood drastically. As for self storage businesses, there are several already in the area. One is four blocks away on Quail Street and Dyer, the other is four blocks the other direction on Quail and Railroad, another is five or six blocks on Transmountain Road and Dyer, all under a

half mile from our home, and even then, there are still others that are just a little further than that.

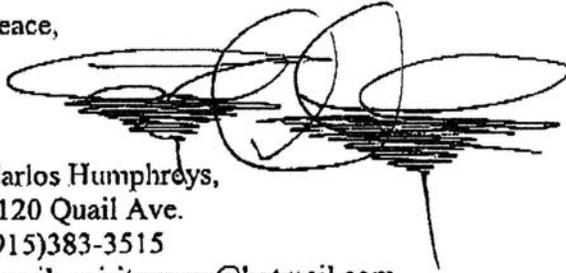
In conclusion, we are concerned of the environmental, social, and economic impact of rezoning the property for self storage or anything other than R-4, as it would have a huge impact on the residential character of the neighborhood. Just the water run-off from a self storage is bothersome to us. Our habitat is pesticide and chemical free, and we would love to keep it that way.

Again, we thank you so much the opportunity to provide our opposition to the rezoning, and for the great and hard work the City Planners and the Commission does.

That is all.

May you soar with the eagles always...

Peace,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Carlos Humphreys,  
6120 Quail Ave.  
(915)383-3515  
Email: [spiritranner@hotmail.com](mailto:spiritranner@hotmail.com)

Attachement: map

April 7, 2009  
February 9, 2009

City Plan Commission  
Developmental Services Department  
2 Civic Center Plaza 5<sup>th</sup> Floor  
El Paso, Texas 79901-1196  
(915) 541-4027  
Fax (915)541-4028  
Email: segoviaib@elpasotexas.gov

Case No: ZON08-00113  
Date: April 9, 2009  
Time: 1:30pm  
Place: City Hall Building

Dear City of El Paso Plan Commission,

The purpose of this letter is to express opposition to the re-zoning of 6001 Transmountain Road. The current owners have requested that the zoning be changed from R-4, which allows one residence or duplex on the 3 acre plot, to A-1, which would allow a self storage unit or apartments.

As a property owner whose property shares a common corner, I feel that any rezoning for development of storage units, apartments, subdivisions, or commercial property would significantly have a negative impact on the value and quality of my properties and the neighborhood as a whole. All of the surrounding properties are zoned R-4 which maintains consistency with the original plan for the area.

The City has invested and is continuing to contribute bond money and tax dollars into the betterment of the park. Current plans include a jogging track, picnic areas and improved landscaping and lighting. It is my sincere opinion that re-zoning of 6001 Transmountain Road would substantially detract from the ambiance currently appreciated by the residents of the Parkland Addition.

Thank you for your consideration in this matter.

Sincerely,  
  
Kathleen Whelen  
6120 & 6136 Quail Ave  
El Paso, Texas 79924  
(915) 751-2408  
(915) 820-1895 cell  
whelenk@aol.com

February 9, 2009

City Plan Commission  
Developmental Services Department  
2 Civic Center Plaza 5<sup>th</sup> Floor  
El Paso, Texas 79901-1196  
(915) 541-4027  
Fax (915)541-4028  
Email: [segoviaib@elpasotexas.gov](mailto:segoviaib@elpasotexas.gov)

Case No: ZON08-00113  
Date: February 12, 2009  
Time: 1:30pm  
Place: City Hall Building

Dear City of El Paso Plan Commission,

The purpose of this letter is to express opposition to the re-zoning of 6001 Transmountain Road. The current owners have requested that the zoning be changed from R-4, which allows one residence or duplex on the 3 acre plot, to A-1, which would allow a self storage unit or apartments.

As a property owner whose property shares a common corner, I feel that any rezoning for development of storage units, apartments, subdivisions, or commercial property would significantly have a negative impact on the value and quality of my properties and the neighborhood as a whole. All of the surrounding properties are zoned R-4 which maintains consistency with the original plan for the area.

The City has invested and is continuing to contribute bond money and tax dollars into the betterment of the park. Current plans include a jogging track, picnic areas and improved landscaping and lighting. It is my sincere opinion that re-zoning of 6001 Transmountain Road would substantially detract from the ambiance currently appreciated by the residents of the Parkland Addition.

Thank you for your consideration in this matter.

Sincerely,   
Kathleen Whelen  
6120 & 6136 Quail Ave  
El Paso, Texas 79924  
(915) 751-2408  
(915) 820-1895 cell  
[whelenk@aol.com](mailto:whelenk@aol.com)

Dear City Planning Commission February 11<sup>th</sup> 2009

Hello, my name is Joshua Ditlevson. Although my mother is asking me to write this letter, I also have an opinion that forces my heart to write. My opinion on the land, which will go to storage units, is negative. I feel this way for I contribute to organizations such as the Audubon Society and Franklin Mts Coalition and Rio Bosque Wetlands, so therefore my love for habitat and animals grows stronger with every day that passes. My whole family shares this opinion.

My parents bought two property's, not to endanger the animals from losing their homes due to construction, but to make places for the animals to live.

My heart has pushed my emotions past what I can truly say about this topic but I can say that I am truly upset. I hope this letter convinces you to leave the land alone. Thank you for your time.

Sincerely, Josh Ditlevson

CASE: ZON08-00113

Dear City of El Paso,

I am writing to oppose the re-zoning of 6001 Transmountain Rd. I am not a property owner, for I am only 12 years old, but I have an inheritance interest in 6120 Quail and 6136 Quail. I plan to continue living there when I grow up.

The owners of the property in question purchased it, as is, zoned R-4. This is the 2nd time they've tried to re-zone this area for some other use. It seems to me that these people are just trying to make a quick profit off of our neighborhood. I wish that the people who bought the land were wanting to become residents of our community, rather than changing it for the benefit. I don't think you should allow anything but a house or two on that property. A permanent home owner would provide good neighbors and maybe kids to play with, but self-storage units or apartments would make the neighborhood less stable. I also think apartments and self-storage units would detract from the character and beauty of the area. By the way, there is already 2 self-storage units within 4 blocks of this residential area. Thank you for listening to my concerns.

-BEN DITLEVSON

to: city of El Paso TX

From: Laura Dillenon

Case: ZON08-00113

Dear city of El Paso,

The last time by I wrote a letter  
it workt now Im more conserend  
and am glad to share them.

Since I was 3 years old I  
stareted discovering the  
world and each science project  
just keeps geting beter and  
beter but what always  
chers me up is the  
nature that sarunds me.  
If this property gets  
destroid most of that  
hapiens goes away and  
in my child hood it would be  
sad for me becuse I would  
know that in the feuture  
nowone would want it anymore  
but me only if it was like  
it is now and I am only 9  
years old. So I would say  
just one or to Houses in the  
3 akers.

Sinceraly, 9 year old Laura Dillenon

P4

Date: 11/1/09 ➔

Dear city of El Paso, thank you for sending us a letter to tell us that the zoning for the property behind our house might change. My mom bought our house when I was 1 year old. Now I am 8 and I love our big yard because it is a home for many different birds, insects and animals. We are even an Animal Planet certified Backyard Habitat. (This program can be seen on TV every day at 8:30). I even raise caterpillars and their host plants to encourage others to allow nature to be enjoyed. I sell the plants at the Farmers Market in Las Cruces. I donate 10% to the Rio Grande Wetland because they make a place for wildlife right here in the city. When I was 6 years old, I collected over 300 signatures to preserve Carter Range from being developed.

P2

Date: 4/11/07

All I wanted for my birthday that year was a million signatures. I am concerned that if the zoning for 6001 Woodrow Bean changes, the owners will build more trailer parks and apartments and this leaves no space for the animals. I have already seen all the desert around our neighborhood become filled with many apartments and duplexes and there are no yards or empty lots to provide habitat for the animals. We used to have many rabbits that would stretch out under our trees and little ground squirrels making burrows in our backyard. At night, we would see a burrowing owl hunting mice in the park and even a few times, we saw coyotes hunting fads at the tennis court.

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With all this development,  
these animals have moved  
out of our area. The last  
little bunny was hit by a  
car on Quail Ave in September.  
I make me sad to think  
that people want to take  
up all the space in El Paso.  
I think families should  
be required to have big  
yards that provide habitat  
for the plants, animals and  
insects that were here  
first. I know you might not  
value my ideas because I am  
just one child. At least I know  
I stood up for what I believed  
and didn't keep silent. I  
have said what I think  
the animals might have  
said if they had been  
given the opportunity.  
Sincerely, Laura Ditlevsen

thank you!

