

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: May 13, 2008
Public Hearing: June 3, 2008

CONTACT PERSON/PHONE: Ernesto Arriola, 541-4723

DISTRICT(S) AFFECTED: #3

SUBJECT:

An ordinance changing the zoning of a portion of lots 12 and 13, R. L. Dorbandt Addition, City of El Paso, El Paso County, Texas from R-4 (Residential) to P-R II (Planned Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 170 Polo Inn Road. Applicant: Jose Sanchez, ZON07-00156 (District 3) **THIS IS AN APPEAL**

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) –Recommendation of Denial
City Plan Commission (CPC) –Denied Request (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: _____ **DATE:** _____
Patricia Adatao, Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 12 AND 13, R.L. DORBANDT ADDITION, CITY OF EL PASO, EL PASO COUNTY TEXAS FROM R-4 (RESIDENTIAL) TO P-RII (PLANNED RESIDENTIAL). 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 Lots 12 and 13, R.L. Dorbandt 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 P-RII (Planned Residential), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2008.

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

Patricia D. Adufo
Patricia D. Adufo, Deputy City Manager
Development & Infrastructure Services

CITY CLERK DEPT.
08 MAY -5 PM 3:32

ORDINANCE NO. _____

Zoning Case No. ZON07-00156



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

PATRICIA D. ADAUTO
DEPUTY CITY MANAGER
DEVELOPMENT & INFRASTRUCTURE SERVICES

VACANT
DIRECTOR, DEVELOPMENT SERVICES

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

**DEVELOPMENT SERVICES
PLANNING DIVISION**

MEMORANDUM

DATE: May 1, 2008
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Ernesto Arriola, Planner
SUBJECT: ZON07-00156

The City Plan Commission (CPC), on March 27, 2008, voted 6-0 to **deny** the rezoning application to rezone the subject property from R-4 (Residential) to P-R11 (Planned Residential).

The CPC determined that this rezoning is not in the best interest, health, safety and welfare of the public in general; that the proposed use is not compatible with adjacent land uses; and the effects of the rezoning will have negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were 12 calls in opposition, 9 letters in opposition (see attachment), 5 Petitions in opposition (see attachment), and 15 letters in favor (see attachment) of this request.

Attachment: Staff Report

APPEAL TO THE CITY COUNCIL

DATE: April 9, 2008

HONORABLE MAYOR AND CITY COUNCIL
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

After a public hearing held on March 27, 2008, the City Plan Commission
denied my request for a change of zoning for 170 Polo Inn

legally described as:

A portion of Lots 12 and 13, R.L. Dorbandt
Addition to El Paso,
El Paso County, Texas
2.763 Acres

I hereby request the City Council to review the decision of the City Plan

Commission AND CONSIDER MY REQUEST SET OUT ABOVE. I AM

ATTACHING A LETTER SETTING FORTH MY REASONS FOR BELIEVING

THEIR DECISION TO BE IN ERROR.


Ray Mancera, Representative
532-2444
ray@manceragroup.com

Jose Sanchez
APPLICANT

170 Polo Inn (79915)
ADDRESS

881-1858
TELEPHONE NUMBER

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

CITY CLERK DEPT.
1000 CHINA BLDG
EL PASO, TEXAS 79910

08 JUN -2 AM 11:30

CITY CLERK DEPT.

RAY MANCERA

April 9, 2008

05 APR 10 PM 3:52

The Honorable Mayor John Cook
 The Honorable City Council
 CITY OF EL PASO
 2 Civic Center Plaza
 El Paso, Tx 79901

RE: Letter Appealing Decision of City Plan Commission for 170 Polo Inn (ZON07-00156)

Dear Council,

My client, Mr. Jose Sanchez, submitted a request for a change of zoning from R-4 to PR-2 for his property located at 170 Polo Inn. We disagree with the Staff's and CPC's decision to deny our request. The request for a PR-2 came after numerous meetings with the Department of Planning, area residents and we sincerely believe the request is appropriate for the following reasons:

1. PR-2 complies with the 2025 Long Range Comprehensive Plan. Staff did not inform the CPC the City's 2025 Projected Housing Density designates this area with the highest density housing units allowed per acre in the City (See Attachment "A"). This means our 2.763 acre property would allow 44,208 units. We were requesting 36 units plus the home.
2. The CPC in its denial said they agreed with Mr. Armando Rivas, an area residents, that the Fire Department did not have an adequate evacuation plan in case of hazardous spill like the "one which occurred on North Loop several years ago". Storage of hazardous is not allowed in PR-2 and the accident that occurred on North Loop is zoned C-4 and M-1. The Fire Dept. addressed the CPC stating they could satisfactorily address any emergency in the area and the applicant would have to comply with all applicable fire codes. We do not plan to mix chemical ingredients except those used when washing clothes.
3. Increase in traffic was also cited by area residents in their opposition. Traffic Department had no comments recognizing that an increase from 34 units currently allowed under the existing R-4 zoning to 36 plus the house did not contribute more than what currently exists. There is a City park within walking distance and Little Flower Catholic Church across the street from the property. These two uses do create some traffic but provides recreation and spirituality to area residents. Traffic did thank the applicant for agreeing to improve the existing city's 20' right of way fronting the site to match the adjacent property.

For these reasons and others which will be presented at Council we respectfully appeal the CPC's decision.

Sincerely,



Ray Mancera
 Representative for Jose Sanchez, Property Owner and Applicant.

New Address: 1644 Lomaland 105, El Paso, Tx 79935

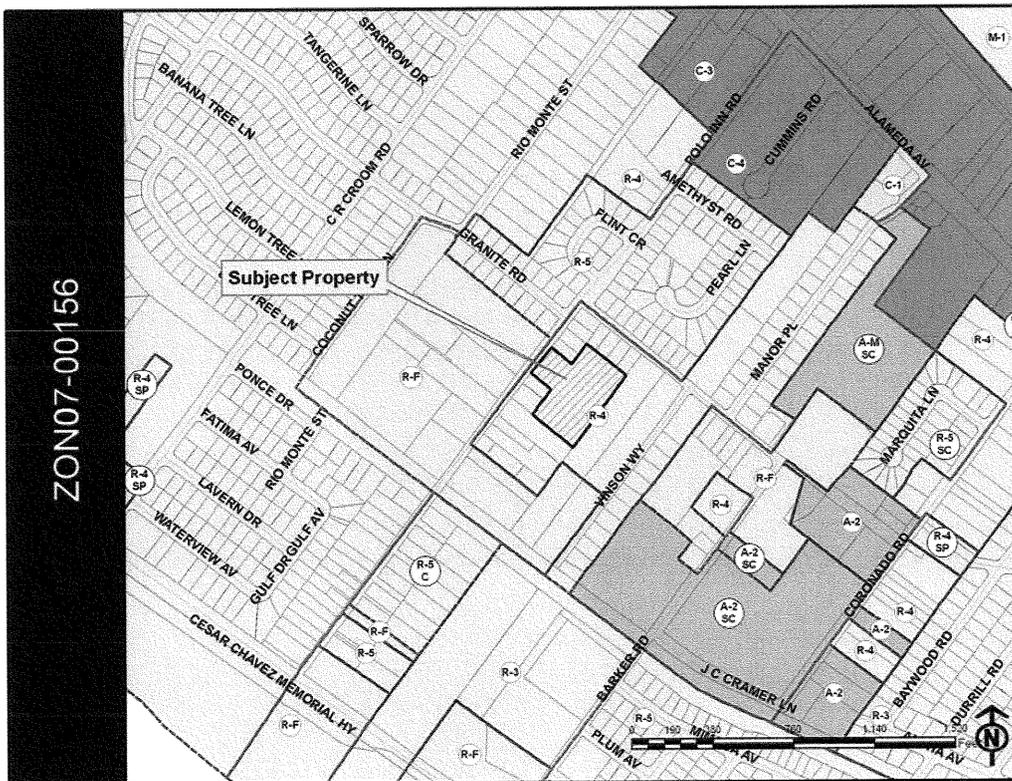
2401 E. Missouri
 El Paso, Texas 79903
 (915) 532-2444
 Fax 532-2021
 raymancera@msn.com



ZON07-00156

Application Type: Rezoning
Property Owner(s): Jose Sanchez
Applicant(s): Same
Representative(s): Ray Mancera
Legal Description: A Portion of Lots 12 and 13, R.L. Dorbandt Addition, City of El Paso, El Paso County, Texas
Location: 170 Polo Inn Road
Representative District: 3
Area: 2.763 acres (120,356 sq. ft.)
Present Zoning: R-4 (Residential)
Present Use: Single family home
Proposed Zoning: P-R11 (Planned Residential)
Proposed Use: Apartments
Public Response: 12 calls in opposition
 9 letters in opposition (see attachment)
 15 letters in favor (see attachment)
 5 Petitions (see attachment)

Recognized Neighborhood Associations Contacted: Cedar Grove Neighborhood Improvement Association, El Paso Lower Valley Association
Surrounding Land Uses: **North:** R-5 **South:** R-F **East:** R-4 **West:** R-F
Year 2025 Designation: Residential (Lower Valley Planning Area)



08 JUN -2 AM 11:30

General Information:

The applicant is requesting rezoning of the 2.763 subject property from R-4 (Residential) to P-R11 (Planned Residential) in order to permit thirtyseven units. There are 5 existing structures on the property. Access is proposed via Polo Inn Road. There are no zoning conditions on this property.

Application History

The application was submitted on November 21, 2007 as a rezoning request from R-4 (Residential) to A-2 (Apartment).The Planning Division's recommendation was to deny based on incompatibility with surrounding area, density, and character of the neighborhood.

On December 18, 2007, staff met with applicant's representative at his request, to review density and zoning issues. Staff suggested P-R11 zoning with a maximum of 24 dwellings. The applicant's representative stated that the P-R11 would not be sought and they would go forward with the A-2 rezoning request. The representative stated that the applicant was going to build 9 quadraplexes, leave the existing dwelling, and have a total of 37 dwelling units on the property.

On December 19, 2007 at DCC, the applicant was not present and the meeting was postponed to allow the applicant be present. On December 26, 2007, the applicant's representative requested postponement of DCC for two weeks until January 15, 2008.

The applicant's representative requested to meet with Planning staff to discuss the project. Staff and the applicant's representative met on January 14, 2008. The applicant's representative presented staff with a conceptual site plan. Staff notified the representative that the proposed development would not be feasible under an A-2 zone due to the district's requirements. The representative asked what zone district would allow the project as designed. Staff stated that A-4 (Apartments), A-3 (Apartments), or PR-II (Planned Residential) may allow the project to work with the amount of land available, but an engineer or architect would need to make it work. Planning's position and concerns on the increased density were also discussed. The applicant requested postponement of both the DCC and the CPC for a later date.

On January 17, 2008, the representative for the applicant requested to amend the rezoning application to a zoning request of R-4 to P-R11 and requested that a detailed site plan application for the P-R11 be heard concurrently with the P-R11 application. The representatvie also requested that DCC be heard on February 27, 2008 and CPC be heard on March 27, 2008. The applicant's deadline to submit the detailed site plan for the City Plan Committee hearing on March 27, 2008 was January 30, 2008. The applicant failed to submit a complete application by January 30, 2008. The applicant decided to allow the zoning case to proceed without the detailed site plan.

On January 26, 2008, the representative for the applicant held a neighborhood meeting to discuss their proposed development. 24 people were present at the meeting. The applicant described the structures as 2 to 3 bedroom with a total of 9 apartment buildings on the property. Members of the public voiced their concerns regarding their community, increased traffic, stress on local schools, and ownership in the neighborhood. A member of the public also asked if a traffic impact study had been done, the applicant's representative had no comment.

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Staff Recommendation:

Development Coordinating Committee (DCC) recommends **denial** of this request for rezoning from R-4 (Residential) to PR-II (Planned Residential).

The recommendation is based on the following:

- **P-RII zoning** allows for residential development of up to 38 units on the 2.763 acres and **is not compatible** with adjacent development.
- The P-RII zoning is not compatible with surrounding area, low density, and character of the neighborhood.

Development Services Department - Building Permits and Inspections Division:

Multi-family Dwelling Units permitted on proposed PR-2 (Planned Residential) District with required detailed site development approval. Insufficient data submitted to determine compliance with all proposed Districts Development Standards. Shall need to provide a six foot high masonry screening wall along property lines abutting the Residential Districts.

Development Services Department - Planning Division:

Current Planning recommends denial of the P-RII (Planned Residential) zoning. The recommendation is based on the incompatibility of the proposed land use with the surrounding area, the impact increased density would have, and character of the surrounding neighborhood.

Land Development

- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- Grading plan and permit shall be required.*
- Storm Water Pollution Prevention Plan and/or permit be required.*
- Drainage plans must be approved by the Development Services Department, Engineering Section.*
- No water runoff allowed outside the proposed development boundaries, (On-site ponding required)
- The Subdivision is within Flood Zones, Shaded X, and X: Zone Shaded X, Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or within drainage areas less than 1 square mile; and areas protected by levees from 1 % annual chance flood. Zone X areas determined to be outside 0.2% annual chance floodplain

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

Engineering Department - Traffic Division:

No objection to rezoning to PR-2.

NOTE: Polo Inn Road has a paved width of 20' in front of this property
Recommend that roadway improvements be made to match the adjacent property.

Fire Department:

The El Paso Fire Department does not have any issues with rezoning case ZON07-00156

El Paso Water Utilities:

EPWU does not object to this request.

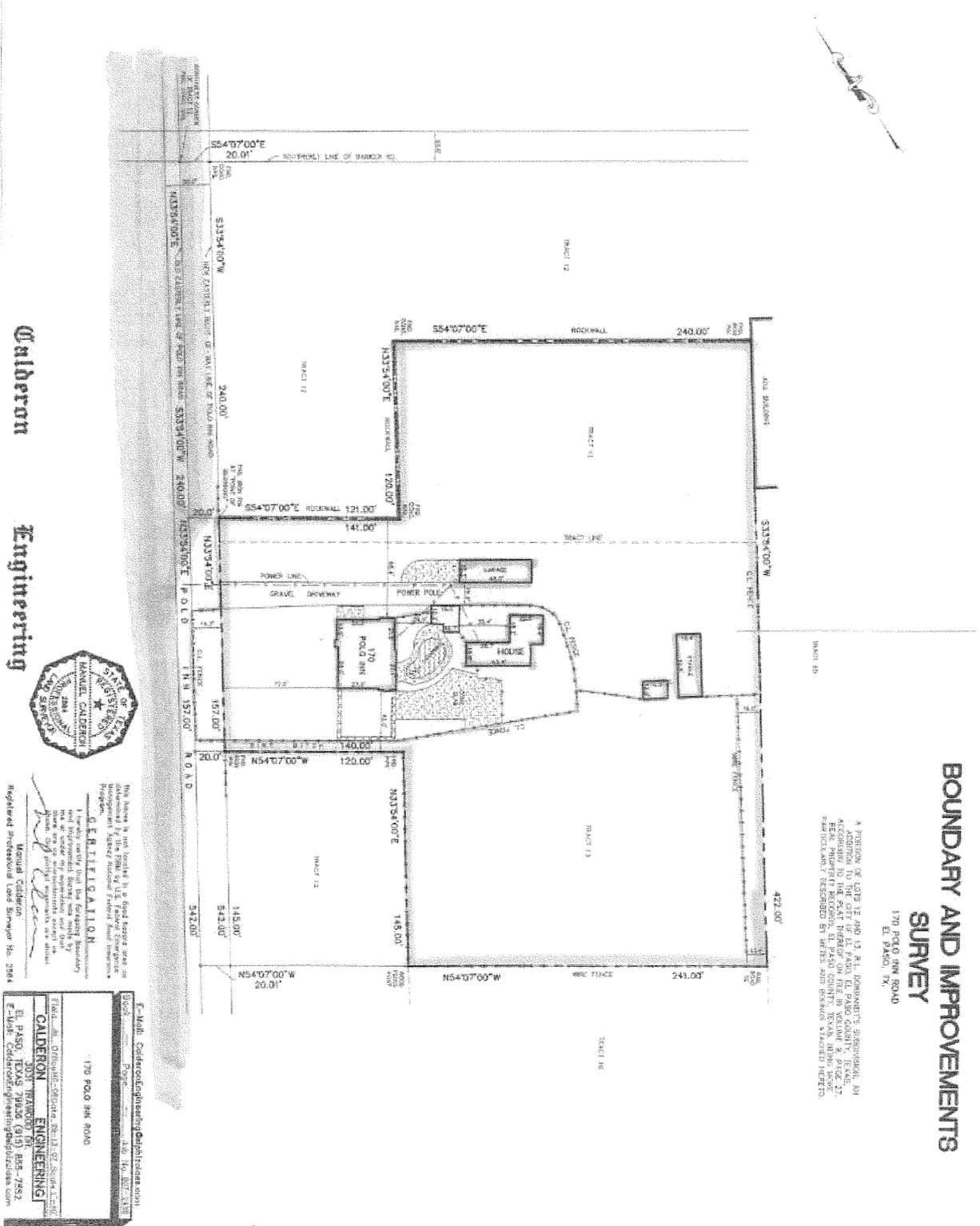
Aerial



List of Attachments:

- Attachment 1: Survey Map
- Attachment 2: Conceptual Site Plan
- Attachment 3: Application
- Attachment 4: A-2 Opposition Letters and Petition
- Attachment 5: P-R11 Opposition Letters, Petition, and current 211 Status Map
- Attachment 6: Letters in Support

Attachment 1: Survey Map



BOUNDARY AND IMPROVEMENTS SURVEY
 170 POLO INN ROAD
 EL PASO, TX.

A PORTION OF LOT 16 AND 17 A.L. DOMINIQUE'S SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN THE PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING PROPERTY ACQUIRED BY THE STATE OF TEXAS, BEING MORE PARTICULARLY DESCRIBED BY DEEDS AND ORDINANCES AS DESCRIBED HERETO.

Calderon Engineering



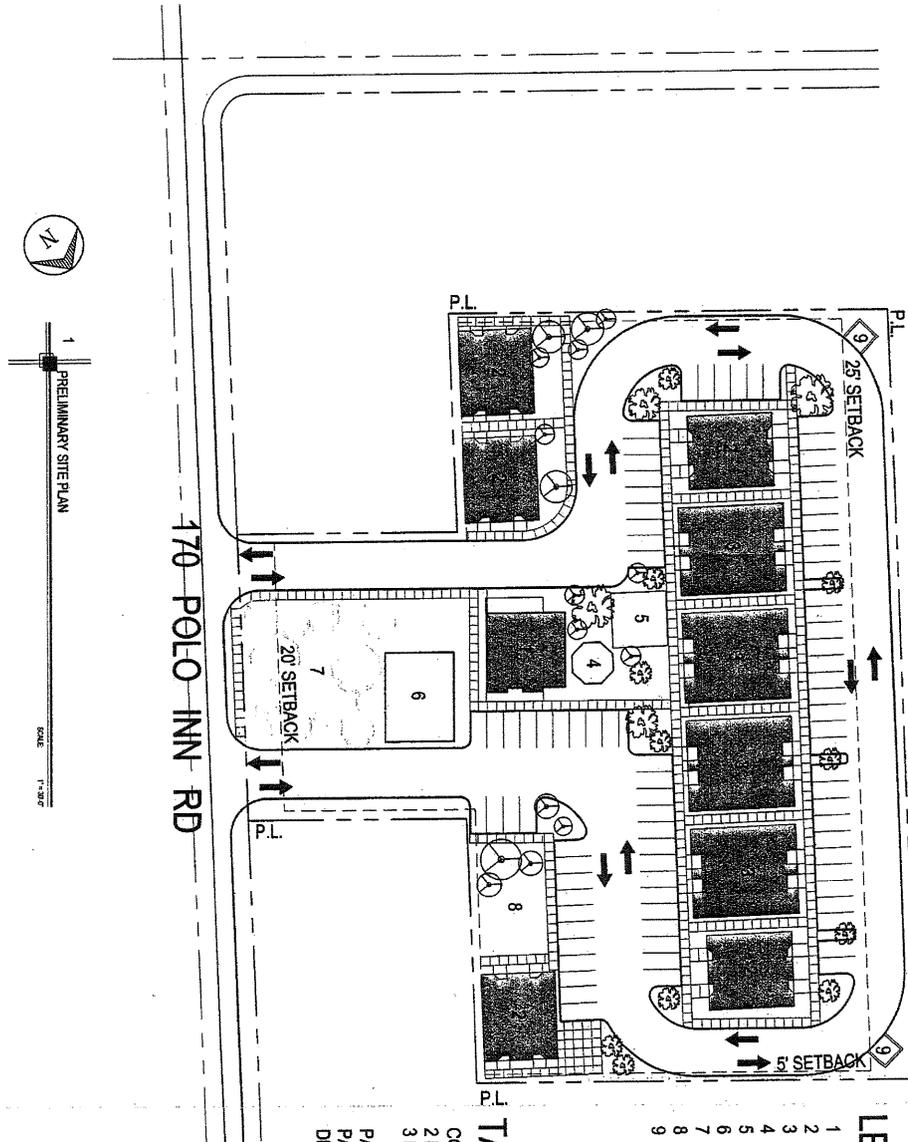
This survey is not intended to be used for any purpose other than that for which it was prepared. It is not to be used as evidence in any legal proceeding. The surveyor's liability is limited to the work shown on this survey. The surveyor is not responsible for any errors or omissions in this survey. The surveyor is not responsible for any damages or injuries resulting from the use of this survey. The surveyor is not responsible for any costs or expenses incurred by any party in connection with this survey.

MANUEL CALDERON
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 2884
 STATE OF TEXAS

Calderon Engineering
 170 POLO INN ROAD
 EL PASO, TEXAS 79902 (915) 835-7852
 E-MAIL: CALDERON@CALDERONENGINEERING.COM

WMM.00166

Attachment 2: Conceptual Site Plan



LEGEND

- 1 COMMUNITY CENTER
- 2 2 BDRM - 2 STORY
- 3 3 BDRM - 2 STORY
- 4 GAZEBO
- 5 PLAYGROUND
- 6 EXISTING RESIDENCE
- 7 PECAN GROOVE/PONDING
- 8 PONDING
- 9 TRASH RECEPTACLE

TABLE

COMMUNITY CENTER - 1900 SF
 2 BDRM - 20 UNITS = 5 BLDGS
 3 BDRM - 16 UNITS = 4 BLDGS
 PARKING REQ'D - 85
 PARKING PROVIDED - 85
 DESIRED ZONING - A-2

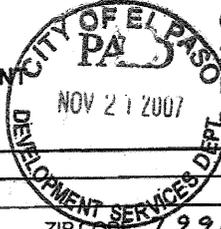
FOR REVIEW ONLY
 THIS DOCUMENT IS PREPARED BY
 ARCHITECTURE + PLANNING + INTERIOR DESIGN
 ARCHITECT: FERRIS GONZALEZ, JR.
 REG. NO. 14190
 DATE: 2/14/08

	Architecture + Planning + Interior Design 257 Westside Ave. El Paso, TX 79901 P.O. BOX 100000 El Paso, TX 79910 www.artarchitecture.com	A NEW DEVELOPMENT FOR: VALLE VISTA APARTMENTS 170 POLO INN RD EL PASO, TEXAS	SHEET TITLE	REVISIONS Δ _____ Δ _____ Δ _____	Check By: _____ Date: _____ Project No: 08-002 Date Issued: JANUARY 14, 2008
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Attachment 3: Application



REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



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

1. CONTACT INFORMATION

PROPERTY OWNER(S): JOSE SANCHEZ
ADDRESS: 170 POLO INN RD. ZIP CODE: 79915 PHONE: _____
E-MAIL ADDRESS: _____ FAX: _____

REPRESENTATIVE(S): RAY MANCERA
ADDRESS: 8312 CIELO VISTA WNU ZIP CODE: 79925 PHONE: 532-2444
E-MAIL ADDRESS: raymancera@yahoo.com FAX: 778-1782

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: D76199900105100
LEGAL DESCRIPTION: DORBANDT Pt. OF 12 + Pt. OF 13 (157' ON S, 121' ON N, 120' ON W, 240' ON N, 422' ON E, 341' ON S, 170' ON W, 120' ON S, 115' ON W, 120' ON S) REP DISTRICT: 3
STREET ADDRESS OR LOCATION: 170 POLO INN RD.
ACREAGE: 2.7630 PRESENT ZONING: R-4 PRESENT LAND USE: HOUSE/LAND
PROPOSED ZONING: A-2 PROPOSED LAND USE: APARTMENTS
1-17-08 PR-2

3. PARCEL TWO INFORMATION

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

4. PARCEL THREE INFORMATION

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

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
Printed Name: JOSE SANCHEZ Signature: [Signature]
Printed Name: _____ Signature: _____
Printed Name: _____ Signature: _____

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

****OFFICE USE ONLY****
ZON 07-00156 RECEIVED DATE: 11/21/07 APPLICATION FEE: \$ 810.00
DCC REVIEW DATE: 12/19/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 1/17/08 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: E. Aniola

Revised 9/2006

08 JUN -2 AM 11:30

Attachment 3: A-2 Opposition Letters and Petition

Miguel Melendez
7196 Granite Rd.
El Paso Texas 79915
Case No. ZON07-00156

City Plan Commission
c/o Planning Division
5th Floor, City Hall
2 Civic Center Plaza
El Paso Texas 79901-1196

Dear Sirs:

This letter is to file my opposition to the proposed building of apartments at 170 Polo Inn Road. This zoning change would damage the infrastructure of the area. The road it self is not conducive to heavier traffic, the schools in the area cannot support additional students and the church that is directly in front of this location would lend it self to congestion when services are session. This area is primary single family homes and the apartments would damage the integrity of the neighborhood.

Cordially,

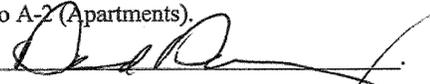
Miguel Melendez

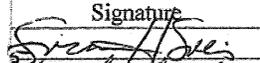
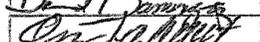
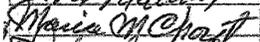
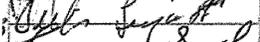
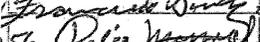
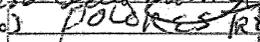
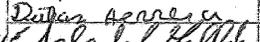
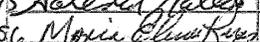
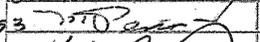
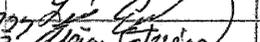
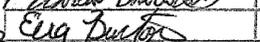
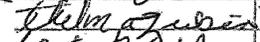
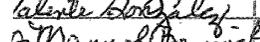
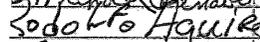
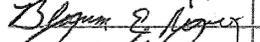
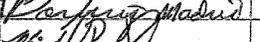
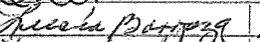
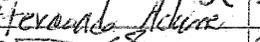
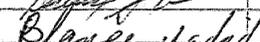
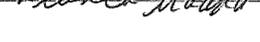
2007-00106

Residents of District 3 Petition

I, the undersigned, urge the City of el Paso to oppose the request to change the zoning on the property at 170 Polo Inn Road from R-4 (Residential) to A-2 (Apartments).

All names were signed in my presence


(signature of party distributing Petition)

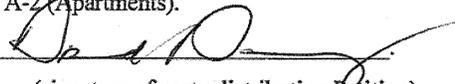
Signature	Name	Residential Address	Postal Code	Date
	Socorro H. Solis	7198 GRANITE	79915	01-07-08
	MIGUEL MELLENDEZ	7196 GRANITE	79915	1/7/08
	David Dominguez	166 Polo Inn	79915	1-7-08
	Oscar Alderete	164 Polo INN	79915	1-7-08
	Maria M. Chavez	162 Polo INN	79915	1-7-08
	Ulysses Lujan	160 Polo INN	79915	1-7-08
	Francisco Sanchez	7304 Barker Rd	79915	1-7-08
	Della Montreal	7217 Barker Rd	79915	1-7-08
	Dolores Rizo	7215 Barker Rd	79915	1-7-08
	DULCES HERRERA	7216 Barker Rd	79915	1-7-08
	Soledad Garcia	7219 Barker Rd	79915	1-7-08
	Maria Elena Reyes	7213 Barker Rd	79915	1-7-08
	MARGARITA PEÑA	191 Polo Rd	79915	1-8-08
	Luis Enriquez	7197 Granada	79915	1-8-08
	Adrian Contreras	176 Polo Inn	79915	1-9-08
	Eva Burton	190 Polo Inn	79915	1-9-08
	Thelma Zubola	192 Polo Inn	79915	1-9-08
	Valente Gonzalez	197 Flint Circle	79915	1-9-08
	Mayuel Panavidez	187 Flint Cir	79915	1-9-08
	Blanca Aquino	187 FLINT CR	79915	1-9-08
	BLANCA E NUÑEZ	185 Flint Cir	79915	1-9-08
	Jose Perez	183 Polo INN	79915	1-11-2008
	Maria C. Sada	7228 Barker	79915	1-11-08
	Beatrice A. Sada	7228 Barker Rd	79915	1-11-08
	Jose Nieto	7238 BARKER RD	79915	1-11-08
	Porfirio Madrid	7192 Granite Rd	79915	1-12-08
	Michael Rodriguez	7101 Avenida	79915	01-16-2008
	LUCIA C. CORRAL	139 MARGANTA	79915	1-16-2008
	LUCIA BARRERA	180 Polo INN	79915	1-16-2008
	Terence Adams	184 Polo Inn	79915	1-16-08
	Daniela Galaviz	176 Polo Inn	79915	1-16-08
	DIANA SALAZAR	185 Polo Inn	79915	1-16-08
	Blanca Madrid	7192 Granite	79915	1-16-08

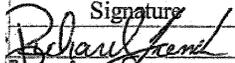
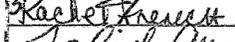
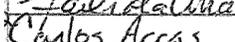
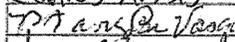
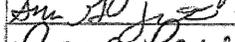
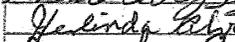
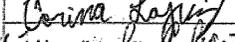
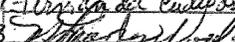
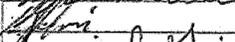
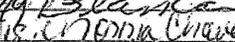
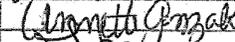
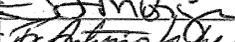
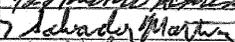
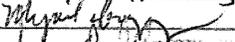
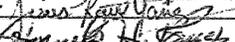
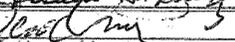
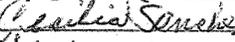
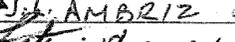
09 JUN -2 AM 11:30

Residents of District 3 Petition

I, the undersigned, urge the City of el Paso to oppose the request to change the zoning on the property at 170 Polo Inn Road from R-4 (Residential) to A-2 (Apartments).

All names were signed in my presence


(signature of party distributing Petition)

Signature	Name	Residential Address	Postal Code	Date
	RICHARD FRENCH	202 POLO INN	79915	16 DEC 08
	RACHEL FRENCH	202 POLO INN	79915	1-16-08
	Fabiola Arras	202 Polo Inn #1	79915	1-16-08
	Carlos Arras	202 Polo Inn #1	79915	1-16-08
	MARY LOU VASQUEZ	203 Polo Inn	79915	01-16-08
	Sonia G. Amuraza	205 Polo Inn	79915	1-16-08
	Diana Perez	7196 Granite	79915	1-16-08
	Remedial Lopez	7194 Granite	79915	1-16-08
	Yesinda Alvarado	7194 Granite	79915	1-16-08
	Corina Lopez	7194 Granite	79915	1/16/08
	Fernanda Gudimeth	7195 Granite	79915	1-16-08
	Lourdes Varela	7193 Granite	79915	1-16-08
	Pedro Garcia	7191 Granite	79915	1-16-08
	Sonia J. Garcia	7191 Granite	79915	1-16-08
	BLANCA MARTINEZ	79915	79915	1-16-08
	NORMA CHAVEZ	7183 Granite	79915	1-16-08
	Annette Gonzales	162 Polo Inn	79915	1-17-08
	JIM MORGAN	7229 Barker	79915	01-16-08
	FRANCISCO LASHERAS	171 POLO INN	79915	01-17-08
	Salvador Martinez	7148 Orange Tree	79915	1-17-08
	Myriel Dominguez	7221 Barker	79915	1-17-08
	Jesus Kaul Yanez	7223 Barker	79915	1-17-08
	CONSUELO H. RAMIREZ	7205 BARKER	79915	01-17-08
	FLAVIO O RAMIREZ	7205 BARKER RD	79915	01-17-08
	Cesilia Sanchez	148 Polo Inn	79915	01-17-08
	J.L. AMBRIZ	140 Polo Inn	79915	1-17-08
	Arturo Rojas	199 Polo Inn	79915	1-17-08

09 JUN -2 AM 11:30

01/12/2008 13:56 FAX 9157795250

CENTURY 21 THE EDGE

001

To: Ernesto Arriola

From: Maria M Choze

Date: 1/11/07

Ref: Case No: ZON 07-00156

Following is the letter, to oppose
the zone change for 170 Pab Inn.

Thank You

Maria M Choze

06 JUN -2 AM 11:31

01/12/2008 13:56 FAX 9157795250

CENTURY 21 THE EDGE

002

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

1/11/07

Dear Ernesto Arriola,

This letter is in response to the notification letter sent to me on January 2, 2008, Case No. ZON07-00156 regarding property at 170 Polo Inn. I am in protest of the zone change from R-4 to A-2 at the mentioned address. I am the original home owner at 162 Polo Inn. I have lived at this address for the last 28 years. I truly enjoy my neighborhood as it stands as residential zoning. Most of the home owners in the neighborhood have been here for years giving a sense of security for my family and my neighbor's families.

I oppose the construction of an apartment complex behind my home. I am also concerned with the negative impact that complex will have on the value of my home.

Please utilize this letter as opposition that I and my neighbors have on the rezoning requested by the interested party at 170 Polo Inn.

Sincerely,



Maria M. Chozet
162 Polo Inn
El Paso, TX 79915

Case No. ZON07-00156

08 JUN -2 AM 11:31

To: El Paso City Plan Commission

From: Sada, Maria C & 3
7228 Barker Rd.
El Paso, Texas 79915

Subject: Case No: **ZONO7-00156**
Property at 170 Polo Inn Road from R-4 to A-2

Date: January 15, 2008

We are opposed to the proposed change request by Jose Sanchez for **170 Polo Inn Road** from single family home (**R-4**) to Apartments (**A-2**) for the following reasons:

This property is located directly in front of **Little Flower Church**. **Polo Inn** narrows at this point and is a country road with heavy traffic which also carries traffic from **Barker** to and from **Hidden Valley**. **Polo Inn Road** is also used by the community to **Cowboy Park** which is located on **Polo Inn** and the **Playa Drain**. **Sun Metro** buses pass on **Polo Inn** coming and going hourly along with the traffic from school busses to **Riverside Middle and Riverside High School**. These buses use **Barker Rd.**, a very narrow road, which intersects at the corner of **Barker** and **Polo Inn** to bring and take the students to the schools. Weekend traffic to the church and the park is also heavy.

This community of single family homes should not have to face the added problem of higher population density in their neighborhood. The **Cramer Apartments**, 184 **Barker** and Apartments at 180 **Barker**, already offer low cost housing in the community.

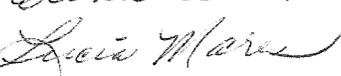
We recommend that zoning changes be made only for single family residential . Ownership empowers the property owner to keep the quality of life issues in the forefront and it protects property values for those who have already invested in the community. Apartments in this area will not improve our lives and will make it more difficult because of increased traffic, crime and loud disruptive behavior. Our quality of life should be considered and if possible improved by careful consideration to the community made up of senior citizens and young families who have worked hard to have a safe environment in which to live.

We thank you for giving us this opportunity to express our concerns and hope that you will not change the zoning at **170 Polo Inn to A-2 Apartments**.

Respectfully,


Maria Cecilia Sada

Beatrice A. Sada

Elena S. Medina


08 JUN -2 AM 11:31

Arriola, Ernesto A.

From:**Sent:** Monday, January 14, 2008 10:47 AM**To:****Cc:****Subject:** Case No. ZON07-00156

Dear Mr. Arriola,

We are answering the letter we received on January 5, 2008 about the request made by Jose Sanchez to change the zoning on his property at 170 Polo Inn Rd, El Paso, Texas 79915, from R-4 (residential) to A-2 (apartments).

We live on the corner of Granite and Polo Inn (across from the Sanchez property) and, of course, we dislike the idea of apartments coming into our residential area.

First, it means that our property will lose value. We, as well as our neighbors, are very disappointed about this. We have lived in this area almost forty (40) years and we worked very hard to keep our property in good condition so that we can count on it being a good investment. Building apartments in this residential area will cause our property value to depreciate, something that we certainly do not want after working so hard all of our lives.

Second, Polo Inn was just paved in 2007 and it is a very narrow road in which the city buses have to give way to smaller vehicles to pass on so that they can continue on their way because both vehicles don't fit on the road at the same time! If you'll recall, the re-paving of this street was in the news and newspaper because, while the street was re-paved, it was not widened. Now with apartments on Polo Inn, there will so much more traffic coming in and out of 170 Polo Inn. Also, there's a church right across from 170 Polo Inn, Little Flower Catholic Church. Try to envision apartments right across the street from an already busy driveway leading to the church. This street is a very busy street already, adding more traffic to this part of the street will cause accidents. Before considering this type of money-making venture, please reconsider and physically look at the area, and try to picture what it would look like when it's all said and done.

We completely disagree with this proposed plan and hope that you can see how the condition of the property at 170 Polo Inn after apartments are built, and the neighborhood stability and safety will affect our property value ~ our life investment, and our well-being.

Thank you for affording us this opportunity to voice our comments and concerns.

Octavio Solis and Socorro Solis
7198 Granite Rd.
El Paso, Texas 79915
Home phone:

Start the year off right. Easy ways to stay in shape in the new year.

2/21/2008

WE OPPOSE THE REQUEST TO CHANGE THE ZONING ON THE PROPERTY AT 170 POLO INN ROAD

NAME	NUMBER	STREET	ZIP CODE	OTHER ADDRESS	SIGNATURE
CATHOLIC DIOCESE OF EL PASO	171	POLO INN RD	79907		
SILVA, ROSEMARY	7199	GRANITE	79915		
MELENDEZ, MIGUEL & VICTORIA	7196	GRANITE	79915		<i>Stella Ramirez</i>
FRANCISCO CASTILLO	7205	BARKER RD			<i>Miguel Melendez - Victoria Melendez</i>
CASTILLO, FRANCISCO & MARIA G M	7209	BARKER RD	79915		<i>Stella Ramirez</i>
LUNA, ROBERTO & JUAN	180	POLO INN RD	79905		
SOLIS, OCTAVIO & SOCORRO H	7198	GRANITE	79915		
CHOZET, JESUS E & MARIA	162	POLO INN RD	79915		<i>Walter H. Solis</i>
TREJO, DOLORES	7215	BARKER RD	79915		<i>Maria Chozet</i>
SANCHEZ FRANCISCO & MARIA A	7204	BARKER RD	79915		<i>X to address change</i>
BARAJAS, CARMEN V	7217	BARKER RD	79915		<i>X Francisco Sanchez</i>
ALDERETE, OSCAR I & SILVIA	164	POLO INN RD	79915		<i>Paul Aldrete Sylvia Aldrete</i>
TALAVERA, RALL SR	7208	BARKER RD	79915		
GALLARDO, CRUZ JR & SOLEDAD	7218	BARKER RD	79915		<i>X Paul Aldrete Sylvia Aldrete</i>
PEREZ, JOSE A & NORMA V	183	POLO INN RD	79915		<i>Jose A Perez Norma V Perez</i>
DOMINGUEZ, DAVID & DELILAH	186	POLO INN RD	79915		<i>David Dominguez Delilah Dominguez</i>
DOMINGUEZ, JUANA S	7221	BARKER RD	79915		
MONREAL, LUIS & DELIA	7212	BARKER RD	79915		<i>X Delia Monreal</i>
SANCHEZ, JOSE	170	POLO INN RD	79915		
MACIAS, MIGUEL & CONCEPCION	7216	BARKER RD	79936		
SERRANO, JORGE	7224	BARKER RD	79912		
SADA, MARIA C & J	7228	BARKER RD	79915		<i>Antonia Sada, Maria Sada, Elena Sada</i>
GONZALEZ, RUDY JR (TR)	184	POLO INN RD	79926		<i>Luis Sada</i>
SALAZAR, DAVID	188	POLO INN RD	79915		<i>X David Salazar</i>
SERRANO, JORGE			79912		
SADA MARIA C & J	197	VINSON WAY	79915		<i>Antonia Sada, Maria Sada, Elena Sada</i>
ISSAC, ROSA M	186	POLO INN RD	79915		<i>X Rosa Issac</i>
BARRAZA, LUCIA	180	POLO INN RD	79915		<i>X Rosa Barraza</i>
NUNGARAY, LEO	176	POLO INN RD	79907		<i>X</i>
PENA, MARGARITA	191	POLO INN RD	79915		<i>X</i>
REYES, MARIA E	7213	BARKER RD	79915		<i>X Maria Reyes</i>
RODARTE, SALVADOR	7201	BARKER RD	79915		<i>X Salvador Rodarte</i>

ZON07-00156

20

June 3, 2008

We oppose the rezoning on the property of Jose Sanchez at 170 Pole Inn Rd.

Print Name	Signature	Address	Phone
Lucia Marras	Lucia Marras	7928 Barker	
Elean S. Medina	Elean S. Medina	7229 Barker	
Maria Cecilia Soto	Maria Cecilia Soto	7205 Barker	
Cynthia Santillano	Cynthia Santillano	75 Vinton Way	
Catalina M. Garcia	Catalina M. Garcia	145 MARSH PI	
Juan J. Lopez	Juan J. Lopez	7277 BARKER	
TERESA E. ACOSTA SA	TERESA E. ACOSTA SA	7177 GRANITE RD	
Miriam Jereck	Miriam Jereck	7177 Granite Rd	
MAYRA MARTINEZ	MAYRA MARTINEZ	183 VINTON WAY	
Sonia Escamilla	Sonia Escamilla	183 VINTON WAY	
ANA LUISA PEREZ	ANA LUISA PEREZ	184 Coronado Rd	
Jose A. Rendon	Jose A. Rendon	154 Coronado Rd	
MA. DEL CARMEN ARRAS	MA. DEL CARMEN ARRAS	105 Margarita	
SILVIA RENDON	SILVIA RENDON	154 Coronado Rd	
Ladislao Jimenez	Ladislao Jimenez	7421 MIMOSA	
Alicia Jimenez	Alicia Jimenez	7421 MIMOSA	
Esterina Garcia	Esterina Garcia	7413 Mimosa	
Jose Garcia	Jose Garcia	7413 Mimosa	
WARM CLAYTON	WARM CLAYTON	7175 BARKER	
WALTER GUZMAN	WALTER GUZMAN	7225 BARKER	
Isabella Delgado	Isabella Delgado	146 Coronado	
Maria Elena Campa	Maria Elena Campa	145 Coronado	
Julia Alvarez	Julia Alvarez	141 Coronado	
Concepcion Alvarez	Concepcion Alvarez	141 Coronado	
Isabel K. Miller	Isabel K. Miller	7219 BARKER RD	
MA. DEL CARMEN ARRAS	MA. DEL CARMEN ARRAS	105 Margarita	
ADRIANA KAMILA	ADRIANA KAMILA	7205 BARKER	
FLAVIO O. RAMIREZ	FLAVIO O. RAMIREZ	7205 BARKER	
Benedict Burke	Benedict Burke	184 Coronado Rd	
Julia Torres	Julia Torres	144 DURRELL	
CRONO TORRES	CRONO TORRES	144 DURRELL	
JAMES MORRIS	JAMES MORRIS	7229 Barker Rd	
Angie Macarot	Angie Macarot	7229 Barker Rd	
Maria Luisa Carrera	Maria Luisa Carrera	180 Vinton Way	
Rachel Frenett	Rachel Frenett	202 POLE INN	
Richard Frenett	Richard Frenett	202 POLE INN	
Lilian Leyva	Lilian Leyva	178 Vinton Way	

We oppose of the rezoning on the property of Jose Sanchez at 170 Pole Inn Rd.

Print Name	Signature	Address	Phone
TRINA L. JASINE	[Signature]	7124 PEARTREE	
Isela Mendez	[Signature]	7108 Orange Tree	
OSCAR SYLVA ALBER	[Signature]	164 [Address]	
YULIA MARTINEZ	[Signature]	112 Manor	
CAROLINA MARTINEZ	[Signature]	112 Manor	
Alain Di Paz	[Signature]	7101 Orange Tree	
Meritha Escamilla	[Signature]	160 Barker Rd	
Luis ESCAMILLA	[Signature]	160 Barker Rd	
Mayra Escamilla	[Signature]	183 Vinson Way	
George Luis Escamilla	[Signature]	183 Vinson Way	
Georgette Radilla	[Signature]	7132 [Address]	
Isabel Herrera	[Signature]	7140 Peach Tree Ln	
Amara Liras	[Signature]	7141 [Address]	
Pina Liras	[Signature]	" "	
ALFONSO MENDOZA			
Priscilla E. Lopez	[Signature]	7157 Otto Way	
Bertha E. Lopez	[Signature]	7157 Otto Way	
Securita S. S. S.	[Signature]	7198 G. WHITE	
Rebecca Salas	[Signature]	7109 [Address]	
Jose SALAS	[Signature]	7109 Lemon Tree	
Maria Chozet	[Signature]	162 P. 10 [Address]	
Securita S. S.	[Signature]	7198 G. WHITE	
Jeanhaura B. Pacilla	[Signature]	141 Manor Pl	
Julia Rendón	[Signature]	772-1682	
James Morgan	[Signature]	779-2486	
Cristina Ruiz	[Signature]	7178 Whiteville	
Carmin Rojas	[Signature]	705 Marquita	
George Radilla	[Signature]	141 Manor Pl	

08 JUN -2 AM 11:31



Ysleta Independent School District

James Booher
Facilities & Construction Department
Division of Operations

9600 Sims Drive
El Paso, Texas 79925-7225
Office: (915) 434-0090
FAX: (915) 435-9532

March 3, 2008

Mr. Ernie Arriola
City of El Paso Planning
2 Civic Center Plaza, 5th floor
El Paso, Texas 79901-1153

Via E-mail: arriolaea@elpasotexas.gov

Dear Ernie:

Please be aware that the Ysleta Independent School District is increasingly concerned with the premise of altering an existing zone condition within our district. Specifically, we have been apprised that a zoning request has been filed to amend the current zoning designation in the Polo Inn/Cedar Grove area. This condition would equate to added traffic flows and vehicular congestion in the vicinity of our Cedar Grove Elementary School. Obviously, this influx may contribute to unsafe conditions with our children which warrant issuance of this letter.

Thanks for your continued support for our school district. Please call me if you have any questions or comments regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Booher", written over a horizontal line.

James D. Booher, AIA
Executive Director of Facilities and Construction

Cc: Dr. Anna Perez, Associate Superintendent, Division of Operations

Ysleta Independent School District Vision Statement:

All students who enroll in our schools will graduate from high school, fluent in two or more languages, prepared and inspired to continue their education in a four-year college, university or institution of higher education so that they become successful citizens in their community.

09 JUN -2 AM 11:31

March 14, 2008

The City of El Paso
Development Services - Planning Division
City Council Chambers, 2nd Floor, City Hall
2 Civic Center Plaza
El Paso TX 79901-1196

Case No. ZON07-00156

We are in receipt of your letter regarding the above case.

We are against changing the zoning from R-4 to P-R11 for apartments.

The last time was when apartments were built near Cedar Grove School and we had a lot of trouble afterwards i.e., cars speeding, graffiti and twice cars crashed into our rock wall.

We cannot attend the meeting on March 27th because of poor health.

Please take this letter into account that we are opposing building the apartments.

Thank you,

Valente + Isela Gonzalez
197 Flint Circle
El Paso Tx 79915-3512

08 JUN -2 AM 11:31

President Ana Duenez
 Vice President Julio A. Rubio
 Secretary Jaime Morales
 Treasurer Angie Morgan



EL PASO LOWER VALLEY ASSOCIATION

March 8, 2008

Mr. Ernesto Arriola
 Department Services Planning Division
 City of El Paso
 2 Civic Center Plaza, 5th Floor
 El Paso, Texas 79901

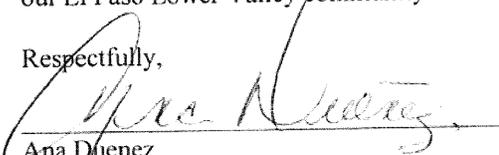
Dear Mr. Ernesto Arriola:

We, the citizens of the El Paso Lower Valley Association are notifying you via this correspondence that we are opposed to the plan to rezone the property on 170 Polo Inn Road. We feel this request is justified for the following reasons:

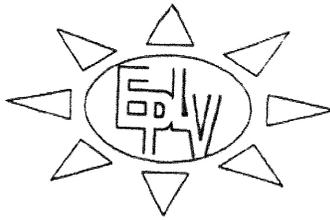
- Impact of additional traffic that is problematic now.
- The lack of support you have received from the Ysleta Independent School District to make this rezoning change.
- Safety issues that include the fact that there is only one entrance/ exit out of the area and in case of a fire, traffic going in and out at the same time is not possible – the existing street is too narrow to handle 2 way traffic even now.
- Building a two-story structure would impact the visual privacy of the existing residents since the homes are so close together.
- Quality of life of the existing residents with the addition of 60 multi-family units that will cause new residents to park on the street in front of existing residential homes.
- There is no drainage on the existing street for the existing amount of homes causing run-off water to go into the existing properties.
- A petition against this rezoning change has been signed by all the homeowners that will be impacted by this change (turned in to you).
- Support against the planned rezoning by three surrounding neighborhood communities (Cedar Grove, Hidden Valley and Lakeside) on a signed petition (included with this letter).

Please listen to the voices of the City of El Paso residents and homeowners that will be directly affected by this change. They are the only ones that have the right to protest this rezoning in our community. We need your support in maintaining the quality of life of our El Paso Lower Valley community.

Respectfully,


 Ana Duenez
 President, El Paso Lower Valley Association

President Ana Duenez
 Vice President Julio A. Rubio
 Secretary Jaime Morales
 Treasure Angie Morgan

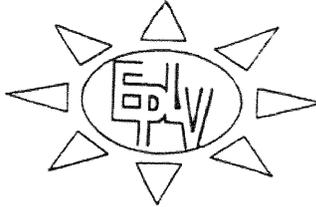


EL PASO LOWER VALLEY ASSOCIATION

We the residents and El Paso Lower Valley Association, we are oppose of the rezoning on the property of Jose Sanchez at 170 Polo Inn Rd.

Name	Address
Manuel Hernandez	221 Elda
Jose A. Ruiz	223 Coronado
Maria Eugenia Benitez	141 Coronado Apt 4
Dora E. Thompson	220 Elda Rd
Person Lopez	221 Poplar Way
Eneida Perez	305 TEAKWOOD RD.
Paul G. Mendoza	217 Baywood
Monika Mendez	217 Baywood
Francisco Villa	222 Aspen
Balthazar Zamora	7130 Kinite
JULIAN MATA	7315 MINOSA
Salvador Barnes	173 Pearl Ln
Jesus G. Duran	173
Dione Huerta	206 Cherry
Glecia Andrade	182 Edith
Leslie Briones	173 Pearl Ln
Osman Hernandez	227 Durmill
Jorge Acevedo	149 Aspen Rd
Mich. Luna	7390 Minosa
MANUEL CERECERET	241 17490 RD
Maeda Portillo	159 Cherry St.
VICTOR TOBIAS	CITY PLANNING
Carlos Aguirre	11301 Custer Lake
Christina Cruz	11313 Custer Lake
Laura A. Cruz	"
David A. Cruz	"
Daniel A. Cruz	"
Franchesca Feeton	108 Miller G.
Isabelita Garcia	7413 Minosa

President Ana Duenez
 Vice President Julio A. Rubio
 Secretary Jaime Morales
 Treasure Angie Morgan

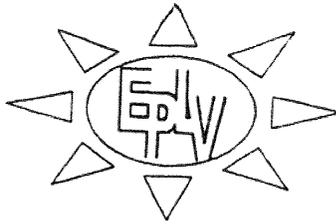


EL PASO LOWER VALLEY
 ASSOCIATION

We the residents and El Paso Lower Valley Association, we are oppose of the rezoning on the property of Jose Sanchez at 170 Polo Inn Rd.

Name	Address	Phone #
George Ingham	223 Durrill	
Chano Torres	144 Durrill	
Carmen Onofre	145 Durrill	
Elvira Onofre	145 Durrill	
Roberto Jimenez	7421 Mimosa	
Enrique Jimenez	267 J. ...	
TRINA ...	411 ...	
Adela ...	336 ...	
Roberto ...	7340 ALPHA	
Jose Medrano Jr.	101 Manor Pl	
...	702 ...	
...	7332 ...	
...	158 Durrill	
HERALD ...	158 Durrill	
JULIO PIEDRA	158 Durrill	
Maria Elena ...	145 ...	
MARIA ...	148 Durrill Rd	
Margaret ...	147 Durrill Rd	
Daniel ...		
...	7332 ...	
...	7144 ...	
...	188 ...	
Michael ...	240 ...	
MARCELA ...	240 ...	
Rudy ...	1231 Stanley St	
Erica ...	1231 Stanley St	
Lina ...	#2 ...	
...	927 ...	

President Ana Duenez
 Vice President Julio A. Rubio
 Secretary Jaime Morales
 Treasure Angie Morgan

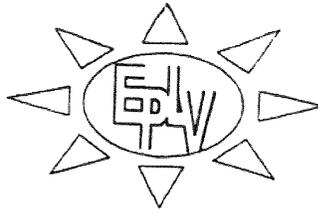


EL PASO LOWER VALLEY ASSOCIATION

We the residents and El Paso Lower Valley Association, we are oppose of the rezoning
 on the property of Jose Sanchez at 170 Polo Inn Rd.

Name	Address	Phone #
Susana K. Cruz	7281 Balsam Dr	
Agueda	17	
Spina E. Garcia	758 Ponce	
Hevora D. Lopez	106 Pearl	
JULIO A RUBIO	204 PAPA YA	
Luis H. Miranda	233 Marisol Dr	
THOMAS SERIZANO	DEPT OF COMMERCE DEV OFFICE EL PASO	
JUAN FERRAZO	107 Aspaw	
FRANK + MARY ANDINO	149 Elder	
JOSE (JUBEN) BELTRAN		
LEONOR VALENZUELA	208 ELLEN	
ROBERT DEREZ	206 MANGO	
Amanda's Maiera	7316 Mimosa	
Guadalupe Romero	7171 LAVEN	
Paola Lopez	203 Olive	
Concepcion Montes	167 Baywood Rd.	
Tobias R. OCAMPO	222 MANGO R	
Ofelia Portillo	152 Baywood	
Francisco Garcia	205 Cherry	
JULIETA GARCIA	1111	
M. E. Lopez	147 Textwood	
Laura Maria Ramirez	Montezuma Ln	
CHRISTINE RIVERA	457 Gladys AVE	
Marta Elena Lopez	185 Pearl	
Laura Lopez	7363 Ironwood	
Hector Martinez	4151	
SERGIO HERRERA	206 CHERRY	
Walter Lopez	7407 M. Lopez	

President Ana Duenez
 Vice President Julio A. Rubio
 Secretary Jaime Morales
 Treasure Angie Morgan



EL PASO LOWER VALLEY ASSOCIATION

We the residents and El Paso Lower Valley Association, we are oppose of the rezoning on the property of Jose Sanchez at 170 Polo Inn Rd.

Name	Address	Phone #
Emilia Lopez	7367 MI MESA	
Jaime Morales	7365 Ironwood	
Wanda Florent Nore	209 ASPEN	
Tom Asguth	2 CIVIC CENTER PL	
MARIE L. CORONA	901 ESCOBAR	
Allen L. Korman	205 ASPEN PL	
Ismael GUZMAN	" "	
Allen Korman	158 CHERRY	
Andy Ramirez	8852 TASSAY	
Veronica & Henry Flores	7365 Ironwood	
Mantha Cardona	7406 Alpha Ave	
Lupe Muro	7352 Alpha	
Manuel Torres	7416 Cephalop	
Christina Garcia	7346 Cephalop	
John S.	5813 DeWitt	
Angela Mison	3 ATKINSON	
Harold Castro	7358 Mimosa Ave	
Manuel Vega	7218 MIBUSA	
Christina Escobar	206 Cherry	
Margarita B. Ramirez	7331 WISLEY	
Roberto A. Posa	211 ASPEN	
Jesus URGINA	211 ASPEN	
Manuel F. Hernandez	206 PAPA YR	
Edgar Martinez	152 PAPA YR	
Edmundo MacKRAID	7367 Alpha	
Gene Duran	145 PAPA YR	
Law A. Ramirez	121 MANDRAPI	
Edmundo C. Gutierrez	8434 PAPA YR	

We the residents and two Associations in this area El Paso Lower Valley Association and Cedar Grove Association, we are oppose of the rezoning on the property of Jose Sanchez at 170 Pole Inn Rd.

Print Name	Signature	Address
MIGUEL MELENDEZ	Miguel Melendez	7196 Granite
GERARDO MELENDEZ	Gerardo Melendez	7196 Granite
ROBERTA MELENDEZ	Roberta Melendez	7196 Granite
PARFIRIO MADRID	Parfirio Madrid	7192 Granite Rd
Blanca Madrid	Blanca Madrid	7192 Granite Rd
Belinda Madrid	Belinda Madrid	7192 Granite Rd
Norma Peña	Norma Peña	1853 Pole Inn
Cecilia Lopez	Cecilia Lopez	7197 Granite
...
CHRISTINA ENRIQUETA	Christina Enriquez	7197 Granite
...
MARGARITA PEÑA	Margarita Peña	191 Pole Inn Rd
...
RAMON GONZALEZ	Ramon Gonzalez	186 Pole Inn
DAVID SALAZAR	David Salazar	188 Pole Inn
...
CECILIA SANCHEZ	Cecilia Sanchez	148 Pole Inn Rd
...

We the residents and two Associations in this area El Paso Lower Valley Association and Cedar Grove Association, we are oppose the rezoning on the property of Jose Sanchez at 170 Pole Inn Rd.

Print Name	Signature	Address	Phone
Lucia Mares	<i>Lucia Mares</i>	7328 Barker	
Elena S. Medina	<i>Elena S. Medina</i>	7228 Barker	
Maria Cecilia Salas	<i>Maria Cecilia Salas</i>	7225 Barker	
Cynthia Santillano	<i>Cynthia Santillano</i>	185 V. N. SCA	
Carolina M. Caravello	<i>Carolina M. Caravello</i>	145 W. WOODSTOCK	
Jorge T. Acosta Jr.	<i>Jorge T. Acosta Jr.</i>	7177 Granite	
Jorge F. Acosta Sr.	<i>Jorge F. Acosta Sr.</i>	7177 GRANITE RD	
Wenerva Acosta	<i>Wenerva Acosta</i>	7177 GRANITE RD	
Maira Martinez	<i>Maira Martinez</i>	183 Vanson Way	
Virginia Escamilla	<i>Virginia Escamilla</i>	183 Vanson Way	
Paula Escamilla	<i>Paula Escamilla</i>	183 Vanson Way	
Maria Luisa Rivas	<i>Maria Luisa Rivas</i>	184 Coronado Rd	
Maria G. Lopez	<i>Maria G. Lopez</i>	112 Margarita	
JOSE A. Rendon	<i>Jose A. Rendon</i>	154 Coronado Rd	
SILVIA Rendon	<i>Silvia Rendon</i>	154 Coronado Rd	
MA DEL CARMEN-ARRAS	<i>Ma del Carmen Arras</i>	105 Margarita	
LADISLAW JIMENEZ	<i>Ladislaw Jimenez</i>	7421 MIMOSA	
Abigail Jimenez	<i>Abigail Jimenez</i>	7421 MIMOSA	
Jamara Garcia	<i>Jamara Garcia</i>	7413 Mimosa	
JOSE GARCIA	<i>Jose Garcia</i>	7413 Mimosa	
MARIA C. GRANADA	<i>Maria C. Granada</i>	7115 BARKER	
JUAN C. GUINATA	<i>Juan C. Guinata</i>	7225 BARKER	
Eduardo Burke	<i>Eduardo Burke</i>	184 Coronado	
Cecilia Delgado	<i>Cecilia Delgado</i>	141 Coronado	
Maria Elena Lopez	<i>Maria Elena Lopez</i>	7213 Barker Rd	
Elig Almagro	<i>Elig Almagro</i>	191 Coronado	
Concepcion Almagro	<i>Concepcion Almagro</i>	191 Coronado	
Selidad Escamilla	<i>Selidad Escamilla</i>	7219 5th Hwy N.E.	
Jose Luis Lopez	<i>Jose Luis Lopez</i>	725 Coronado	
Dablo Herrera	<i>Dablo Herrera</i>	121 MARGARITA	
FLAVIO ORTIZ	<i>Flavio Ortiz</i>	7205 BARKER	
Consuelo H. Ramirez	<i>Consuelo H. Ramirez</i>	7205 BARKER	
ISELA TORRES	<i>Isele Torres</i>	1441 DURRILL	
CHARO TORRES	<i>Charo Torres</i>	1441 DURRILL	
Laura Leise Cuenca	<i>Laura Leise Cuenca</i>	186 Vanson Way	
Rachel Frencit	<i>Rachel Frencit</i>	202 Pole Inn	
Richard Frencit	<i>Richard Frencit</i>	202 Pole Inn	
Liliana Reyna	<i>Liliana Reyna</i>	178 Vanson Way	

CITY CLERK DEPT.

08 JUN -2 AM 11:31

CITY CLERK DEPT.

08 JUN -2 AM 11:3

FROM : BEA SADA

4. 21 2008 11:25AM P1

To: El Paso City Planning Commission

I am the property owner of 193 Polo Inn Rd and would like to inform you that I oppose the zoning change at 170 Polo Inn Rd El Paso Tx 79915.

Thank you,

Yvonne Jay
Yvonne Jay

STATE OF Florida
COUNTY OF El Paso
The foregoing instrument was acknowledged before me this 2nd day of June at 11:30 AM, 2008
Yvonne Jay
Walter K. Kilduff
Notary Public, State of Florida
(Type or Print)
(State Number, if any)



CITY CLERK DEPT.

08 JUN -2 AM 11:32

Arriola, Ernesto A.

From: Miguel Macias
Sent: Monday, June 02, 2008 10:33 AM
To:
Cc:
Subject: Rezoning change

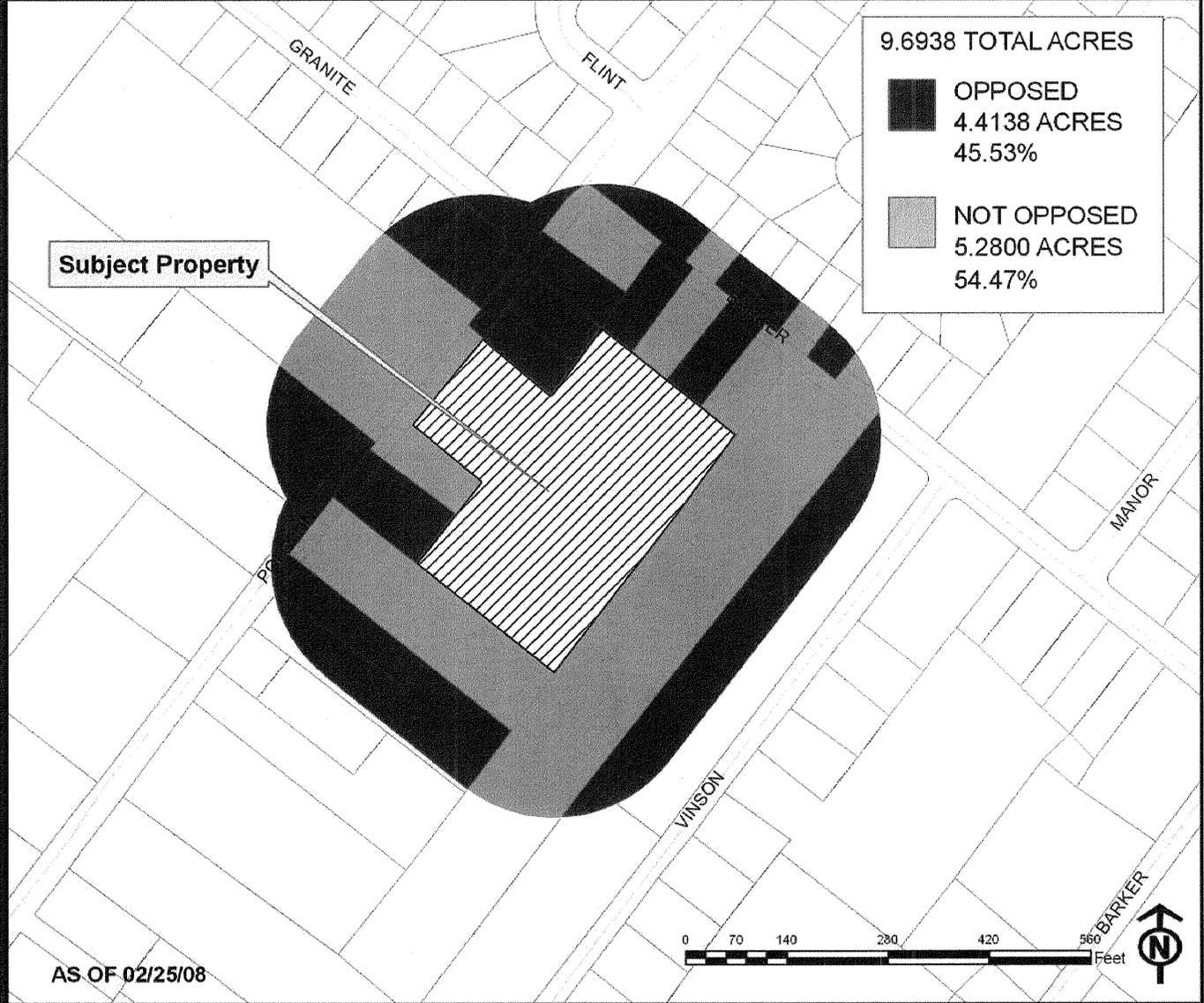
Dear Mr. Arriola,

I am in protest of the proposed zone change from R-4 to A-2, Case No.ZON07-00156, at 170 Polo Inn. I own the property at 7218 Barker Road, and my property would be affected by the planned rezoning project. I oppose the construction of an apartment complex behind my home, and I am concerned with the negative impact the complex will have on the value and security of my home.

Thank you for your time,
Miguel Macias

CITY CLERK DEPT.
08 JUN -2 4M11:32

ZON07-00156 211 MAP



Attachment 6: Letters in Support

Testimony to the El Paso Planning Commission regarding Project Vida's proposed Multi-family Tax Credit Project at Valle Vista 170 Polo Inn Road

Good Morning:

My name is JoAnna Guillen and I have been involved with affordable housing since 1987. I am employed by the El Paso Collaborative for Community and Economic Development.

I am here in support of Project Vida's proposed tax credit project at Polo Inn. As a housing advocate, I am aware of the need for a broad spectrum of housing needed to accommodate El Pasoans. And while home ownership is a desirable goal for many individuals and families, there is still an urgent and critical need for rental housing in this community.

In my experience, the concept of locating multi-family housing in predominantly single-family neighborhoods is not always well-received. Residents and representative of local government alike theorize that property values will decrease if an apartment complex is positioned in their neighborhood. I contend that this is an excuse to mask the true underlying motive for opposing the project – which is, they really don't want poor people living in close proximity. To support my statement, I have one question that I would like all of you to think about.

“If the proposed complex were designed to house medical professionals, law enforcement officers, or lawyers, would you all have the same complaint?”

It is my honest belief that there would be no opposition to this project if that were the case. So I ask that you think about who the prospective tenants might be. It is possible they will be the people who work in your yards, fix your roofs or cars, make lunch for your children in the school cafeteria, work at the daycare center where you leave your children, manufacture your clothing or boots, and maybe even clean your own homes.

They are likely to be hard-working families that cannot pay market rental rates and still feed their children and put gas in their cars.

I hope my comments will cause you to reflect on the motives for your opposition to this project and others like it that will be proposed in the future. As a community we need to be sure that we can provide safe, decent and affordable housing for all El Pasoans regardless of their income levels.

My final comment is another question,

“Where should we put affordable housing?”

**The answer should be: In my neighborhood, and in my neighborhood,
and in my neighborhood.**

Thank you.

CITY CLERK DEPT.
09 JUN -2 AM 11:32

Arriola, Ernesto A.

From: .
Sent: Tuesday, March 25, 2008 2:44 PM
To: Arriola, Ernesto A.
Subject: Polo Inn Project

I am in support of the Polo Inn Project offered by Project Vida

Brooke Stenicka, .

Thank you!

3/26/2008

CITY CLERK DEPT.
08 JUN -2 AM 11:32



March 24, 2008

Ernie Arriola
City of El Paso Planning Dept
2 Civic Center Plaza
El Paso, TX 79901

Dear Mr. Arriola:

This letter is in support of an affordable housing project to be built under the auspices of Project Vida that will require re-zoning from R-4 to Planned Residential (PR-II). The proposed project would be located at 170 Polo Inn Road.

Lutheran Social Services supports the project for the following reasons:

- Our agency has served low-income, aging and disabled persons in El Paso since 1975. Our programs optimize independence of that population, and we understand that a portion of the Polo Inn Road project will also be available to serve low-income seniors, helping support that underserved population;
- The Polo Inn Road project and its residents will focus the city's attention and services on the area. Senior citizen residents tend to vote more frequently and to verbalize concerns to their governmental representatives; and
- Interspersing residents of different ages at the Polo Inn Road project will be beneficial to all residents because the proximity of the homes and the age variation work toward creating community in its fullest sense. A dynamic of interdependence occurs where elderly residents maintain a close watch on what happens in their community and younger residents assist seniors who need additional help.

As a faith-based agency, Lutheran Social Services is proud to have worked with Project Vida on projects and planning for low-income elderly and disabled persons. Experience has shown Project Vida to be a strong and effective voice on behalf of people who are marginalized for whatever reason in our community. On behalf of Lutheran Social Services, I urge your support of this project that will benefit El Paso and its citizens for years to come.

Sincerely,

A handwritten signature in cursive script that reads "Peter Nicolson".

Executive Director for Senior Services

9640 Montwood Drive ⊥ El Paso, TX ⊥ 79925
915-598-5403 ⊥ FAX 915-592-7399 ⊥ www.lsss.org

SITY CLERK DEPT.
08 JUN -2 AM 11:32

EL PASO HUMAN SERVICES, INC.

P.O. Box 11451
El Paso, Texas 79995-1451
(915) 534-7227
FAX (915) 544-1997

March 25, 2008

Ernie Arriola
City of El Paso Planning Dept
2 Civic Center Plaza
El Paso, Tx 79901

Dear Mr. Arriola:

I support the Polo Inn project offered by Project Vida. Citizens of El Paso need a program offering safe and affordable housing in their community. Allowing this project to go forward will benefit those individuals in need of housing assistance as well as the El Paso community as a whole. Your consideration is greatly appreciated.

Sincerely,

Susana Reza
Director

CITY CLERK DEPT.
08 JUN -2 AM 11:32



FAMILY SERVICE OF EL PASO
"Strength to Families Under Stress"

March 24, 2008

Ernie Arriola
City of El Paso Planning Dept
2 Civic Center Plaza
El Paso, Tx 79901

Dear Mr. Arriola:

It is my pleasure to offer our support for an affordable housing project that will require re-zoning from R-4 to Planned Residential (Polo Inn Project).

Family Service of El Paso has been dedicated to serve the low income community for over 100 years and fully supports Project Vida's efforts to enhance our resources for community improvement as well as a benefit to families who currently are not able to find safe and affordable housing in our city.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Salcido".

Richard Salcido, LPC
Executive Director

6040 Surety Dr. El Paso, TX 79905 (915) 781-9900 Fax: (915) 781-9930 E-mail: familyrep@SBCGlobal.net
Post Adoption Program 812 N. Virginia, Ste. 205, El Paso TX 79901 (915) 544-4523 Fax (915) 521-2949



CITY CLERK DEPT.
03 JUN -2 AM 11:32



LOWER VALLEY HOUSING CORPORATION

215 W. Main - P.O. Box 638
Fabens, Texas 79838
(915) 764-3413 Telephone/Fax

March 25, 2008

Mr. Ernie Arreola
Planning Department
City of El Paso
City Hall
Two Civic Center Plaza
El Paso, Texas 79901
Email address: ArreolaEA@elpasotexas.gov

Dear Mr. Arreola:

AT the request of Bill Schlesinger, Project Vida, we are sending you a copy of the Letter of Support we sent to him for the **Project Vida proposed project at 170 Polo Inn Road**, which will be addressed at the Planning Commission Meeting to be held on March 27, 2008.

Unfortunately, due to an injury, I will not be able to attend in person to offer the support of Lower Valley Housing Corporation (LVHC). We do, however, heartily support and endorse Project Vida's plan to build 9 townhouse buildings that will comprise 36 units (20 Two bedroom and 16 three bedroom townhomes) on 2.76 acres of undeveloped land, which is currently under consideration for rezoning.

LVHC hopes that Planning Commission will recommend the re-zoning because the proposed project is much needed and it will improve the neighborhood. The 2 bedroom units will rent for as little as \$175 up to a maximum of \$468 per month and the 3 bedroom units will rent for as little as \$201 up to a maximum of \$541 per month and the residents incomes will be restricted to not more than \$2,180 per month for a 2 bedroom unit and not more than \$2,520 per month for a 3 bedroom unit. These rates will really make good, decent living in a nice neighborhood available for lower income folks living in the Mission Valley who are paying more for less quality of life shelter.

Sincerely,

Nancy Hanson
Executive Director

08 JUN -2 4M11:32



LOWER VALLEY HOUSING CORPORATION

215 W. Main - P.O. Box 638
Fabens, Texas 79838
(915) 764-3413 Telephone/Fax

March 24, 2008

Bill Schlesinger
Executive Director
Project Vida
3607 Rivera Street
El Paso, Texas 79905

Dear Mr. Schlesinger:

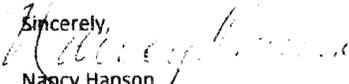
Lower Valley Housing Corporation (LVHC) is pleased to hear, and to support, your plan to build 36 new townhouses to be located at 170 Polo Inn Road, an area in the Lower Valley that will be improved by Project Vida's new complex.

Indeed, LVHC has enjoyed being able to point to Project Vida as an example of what can be done to help build up an existing neighborhood, creating a sense of true community where people like to live and raise their families in peace and tranquility. We thank you for allowing LVHC to take people to see what you have done in the Central Rivera and Northeast areas; both neighborhoods are so impressive. We encourage everyone to visit them.

Your plan to build townhomes that will rent for a maximum of \$468 for a 2 Bedroom unit and \$541 for a 3 bedroom unit is excellent. This will allow people that do not earn more than \$2,180 per month to be able to rent a 2 bedroom unit and people that do not earn more than \$2,350 per month to rent the 3 bedroom unit. This project will make nice homes available to people who, otherwise, would not be able to live in good homes that are safe, decent and affordable. And, the added benefit for such a complex is that it helps people to build up their credibility and as their incomes increase, make it possible for them to become homeowners.

LVHC, with its 48 unit complex, has helped more than 300 families to move from renting to homeownership. As you know, we specialize in the production of mutual self-help owner/builder new homes and over 300 families, living in the more than 1,000 affordable housing units we have created, have moved into our apartment complex, renting close to where their new mutual self-help homes will be and then moved from Green Desert Apartments to their new home when the house is completed.

We heartily endorse your proposal to build 36 new Townhouses on Polo Inn Road. We know that the neighborhood will be greatly enhanced when the complex is completed.

Sincerely,

Nancy Hanson
Executive Director

CITY CLERK DEPT.

08 JUN -2 AM 11:32

March 25, 2008

Rev. Bill Schlesinger, Executive Director
Project VIDA
3607 Rivera
El Paso, Texas 79903

Re: Testimony to the El Paso Planning Commission regarding Project Vida's proposed Multi-family Tax Credit Project at Valle Vista 170 Polo Inn Road

Rev. Schlesinger:

The El Paso Collaborative for Community and Economic Development is a local nonprofit organization that facilitates affordable housing. As an organization, we are very familiar with the complexity and challenges of developing housing for low-income families, especially in existing neighborhoods.

This testimonial is in support of the construction of 9 townhouse style Quadraplexes for a total of 36 units at the above referenced address. I commend your efforts in addressing El Paso's need of affordable rental housing and applaud your many successes. It takes special organizations and special people, such as you, to take the initiative to assist low-income families with rental housing. I believe that everyone at the El Paso Planning & Zoning Commission, El Paso Mayor and City Council members, along with the general public living within close proximity of the proposed complex and beyond have met at least one person of low-income status who needed one break, such as affordable rental housing, in order to move forward with either continued education, get a better job or eventually become a home owner. Perhaps someone from the Commission, City Council or an individual living within close proximity were at one time down on their luck, got the break they needed, and are now a part of mainstream America.

I took the liberty of personally taking a drive to the location and feel that the proposed complex is an excellent fit in the area. Polo Inn Road is a dead-end street which minimizes traffic and the fact that you are considering paving the street in front of the complex will make traffic flow even smoother.

Should you need for the El Paso Collaborative to testify in person before P&Z Commission or any other governing body, we will gladly do so. Good luck in your endeavor and I am hopeful the City of El Paso will give this complex favorable consideration.

Sincerely,

Delia Chavez, Executive Director

Cc: Mr. Arriola, City Planning

08 JUN -2 AM 11:32



EL PASO COALITION FOR THE HOMELESS

6501 BOEING DRIVE, SUITE H2, EL PASO, TEXAS 79925

PHONE (915) 843-2170 FAX (915) 843-2184

March 24, 2008

Mr. Ernie Arriola
City of El Paso Planning Dept
2 Civic Center Plaza
El Paso, TX 79901

Re: Rezoning of 170 Polo Inn

Dear Mr. Arriola:

This letter is written in support of the pending request for rezoning of the referenced property from R4 to PR II. PV Community Development Corporation is proposing to construct nine quadraplexes for a total of 36 units of housing. What is most important to our non-profit organization and its members is that the property will provide 36 units of quality long-term affordable housing.

In the City's recent *Consolidated Annual Performance and Evaluation Report (CAPER)* the City reports that more than 22% of all persons in El Paso have incomes below the poverty rate and that the City is working to increase the stock of affordable housing -- especially infill housing -- through funding, technical assistance, and strengthening the network of housing non-profits. The report demonstrates the importance of Low Income Housing Tax Credit projects to the City's ability to increase affordable housing. While CDBG and HOME funds were able to assist 97 households with affordable housing, the Tax Credit projects were able to assist 828 households (p D-84). The City specifically acknowledges, however, that a very real barrier to increasing affordable housing is "NIMBYism" -- the negative attitude of "not in by backyard" that continues to promote "stereotyping" of affordable housing (p ES-11).

While we understand and applaud the desire of neighborhood residents to prevent changes that would have a negative influence on the neighborhood, we strongly object to residents basing their opposition on stereotypes about affordable housing and the persons it would draw. The City must be vigilant in ensuring that objections to the proposed zoning change for 170 Polo Inn are grounded in relevant facts. We believe the key facts include:

- The project will have only 2 more dwelling units (5%) than what's allowed under existing R4 zoning -- so density and traffic are not true concerns.
- Central Appraisal District data demonstrate that construction of private tax credit projects generally increase, not depress, surrounding property values.
- The average median income of the families in the proposed project will not be substantially different from the average median income for the neighborhood's census tract.

We further believe that the City has the duty to realistically consider the neighborhood's ability to remain "as is." As property owners age and taxes increase, more owners will look to sell. Comparing the current cost of development and new construction to the appraised value of surrounding property, it is unlikely that the subject property – or future property offered for sale in the area – will be developed for single-family homes or even duplexes. Small to mid-scale market-rent apartment complexes will also be economically unfeasible, increasing pressure for zoning changes to much higher density.

Project Vida's 36-unit tax credit project offers a neighborhood-scale project with positive features no market-based project can match:

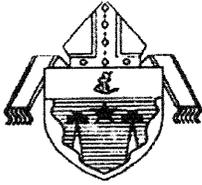
- It is tightly regulated and monitored to insure that the property remains attractive and viable for at least 30 years.
- Project residents must share detailed information about their family income – providing far greater assurance of legitimacy and character than most neighborhoods enjoy.
- The inclusion of a community center will keep the project-owner involved and on-site far more than with other developments.
- Project Vida is a respected non-profit with a track record of quality projects and neighborhood enhancement.

We urge the City to follow its own guidance, avoid stereotyping, and consider this zoning change on the proper merits. This is the only way the City will make real progress toward meeting its affordable housing goals.

We ask that this letter be made a part of the record in the zoning case and presented to the City Plan Commission and City Council.

Sincerely,

Susan F. Austin
Executive Director



Diocese of El Paso
Chancery Office

CITY CLERK DEPT.

09 JUN -2 AM 11:32

22 February 2008

Ms. Robbie Meyer
Texas Department of Housing and Community Affairs
LIHTC Program Manager
P.O. Box 13941
Austin, Texas 78711-3941

RE: Valle Vista Tax Credit Development

Dear Ms. Meyer:

On behalf of the Diocese of El Paso, I would like to express support for the Project Vida Community Development Corporation (PVCDC) in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Valle Vista Apartments at 170 Polo Inn in El Paso, Texas.

Quality affordable housing and better living conditions for hard working families is needed in so many parts of El Paso. This project will enhance a neighborhood in one of the oldest parts of El Paso and will bring a new vitality to the neighborhood, as well as increase the tax base and create jobs.

I hope we can count on a favorable reply by the Texas Department of Housing and Community Affairs for the approval of these developments. I have been very impressed by all that Project Vida has been able to accomplish for our community, and this housing project will be one more boost to El Pasoans.

Sincerely,

Rev. John Stowe, OFM Conv.
Moderator of the Curia / Vicar General

400 St. Matthews Street • El Paso, TX 79907-4214 • 915-872-8407 • Fax: 915-872-8413

Latch Key  Centers Unlimited, Inc.

CITY CLERK DEPT.

08 JUN -2 AM 11:32

Office: 609 South Tays
915/533-9447 Fax 915/533-8171
Email: lkcinco@hotmail.com
TDD Access 1-800-RELAY-TX

Mailing Address:
3800 N. Mesa Suite 2-A PMB 257
El Paso, TX 79902

February 20, 2008

Robbye Meyer
Texas Department of Housing and Community Affairs
LIHTC Program Manager
P.O. Box 13941
Austin, TX 78711-3941

RE: Valle Vista Tax Credit Development

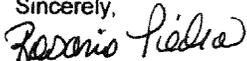
Dear Ms. Meyer:

I am pleased to give my full support to Project Vida Community Development Corporation (PVCDC) in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Valle Vista Apartments at 170 Polo Inn, in El Paso, Texas.

This developments will not only increase the availability of quality affordable housing and better living for the hard working families of El Paso, but also will assist in adding to the tax base and creating jobs. It is an infill project in the heart of one of the oldest parts of El Paso and will infuse new growth and vitality to the area.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of these developments.

Sincerely,



Rosario Piedra
Child Care Director

Serving South El Paso Since 1985





La Mujer Obrera

2000 Texas Ave. El Paso, TX 79901 - Phone: 915.533.9710 - Fax 915.544.3730
website: www.mujerobrera.org - email: info@mujerobrera.org

CITY CLERK DEPT.

09 JUN -2 AM 11:32

February 21, 2008

Robbye Meyer
Texas Department of Housing and Community Affairs
LIHTC Program Manager
P.O. Box 13941
Austin, TX 78711-3941

RE: Valle Vista Tax Credit Development

Dear Ms. Meyer:

I am pleased to give my full support to Project Vida Community Development Corporation (PVCDC) in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Valle Vista Apartments at 170 Polo Inn, in **El Paso, Texas**.

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Sincerely,

Irma Montoya
Executive Director
La Mujer Obrera
2000 Texas Ave.
El Paso Texas 79901
915) 533-9710

CITY CLERK DEPT.

08 JUN - 8 AM 11:32



Child Crisis Center of El Paso

A UNITED WAY AGENCY



2100 N. Stevens • El Paso, Texas 79930 • (915) 562-7955 • Fax (915) 562-2524

February 20, 2008

Robbye Meyer
Texas Department of Housing and Community Affairs
LIHTC Program Manager
P.O. Box 13941
Austin, TX 78711-3941

RE: Valle Vista Tax Credit Development

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Sincerely,

Alfonso V. Velarde
Executive Director

CRISIS NURSERY • EMERGENCY SHELTER • FAMILY RESOURCE CENTER • PADRES DEL NORTE
FAMILY VISITATION CENTER • RESPITE CARE • HEALTHY FAMILIES