

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

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

**AGENDA DATE:** Introduction: May 28, 2013  
Public Hearing: June 18, 2013

**CONTACT PERSON/PHONE:** Alex Hoffman, (915) 541-4638, [hoffmanap@elpasotexas.gov](mailto:hoffmanap@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 2

**SUBJECT:**

An Ordinance changing the zoning of Parcel 1: Lots 1-2 and 4-5, Block 1, Del Mesa Additions, City of El Paso, El Paso County, Texas from C-2 (Commercial) to G-MU (General Mixed Use); Parcel 2: A portion of Tract 4-C-1, Morehead Survey, City of El Paso, El Paso County, Texas from C-2/SP (Commercial/special permit) to G-MU (General Mixed Use); Parcel 3: A portion of 4-C-1, Morehead Survey, City of El Paso, El Paso County, Texas R-4/SP (Residential/special permit) to G-MU (General Mixed Use); Parcel 4: Lots 1-2, Block 1, V.A.L. Tract, City of El Paso, El Paso County, Texas from C-1/C/SP (Commercial/condition/special permit) to G-MU (General Mixed Use) and approving a master zoning plan. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Parcel 1: 5305 and 5331 Montana Avenue, Parcel 2: 1015 Chelsea Street, Parcel 3: 1012 Cardon Street, and Parcel 4: 1039 Chelsea Street. Property Owner: Chicos Tacos, Inc., Mora Holdings, LLC, Johanna Welsh Estate, and Omega Paving Contractors, Inc. PZRZ12-00044 (**District 2**). **THIS IS AN APPEAL CASE.**

**BACKGROUND / DISCUSSION:**

See attached.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Denial Recommendation (6-3).

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

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

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

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department

**APPROVED FOR AGENDA:**

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

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

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

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: LOTS 1-2 AND 4-5, BLOCK 1, DEL MESA ADDITIONS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-2 (COMMERCIAL) TO G-MU (GENERAL MIXED USE); PARCEL 2: A PORTION OF TRACT 4-C-1, MOREHEAD SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-2/SP (COMMERCIAL/SPECIAL PERMIT) TO G-MU (GENERAL MIXED USE); PARCEL 3: A PORTION OF 4-C-1, MOREHEAD SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4/SP (RESIDENTIAL/SPECIAL PERMIT) TO G-MU (GENERAL MIXED USE); PARCEL 4: LOTS 1-2, BLOCK 1, V.A.L. TRACT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1/C/SP (COMMERCIAL/CONDITIONS/SPECIAL PERMIT) TO G-MU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN. 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 *Parcel 1: Lots 1-2 and 4-5, Block 1, Del Mesa Additions, 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 C-2 (COMMERCIAL) to G-MU (GENERAL MIXED USE); *Parcel 2: A portion of Tract 4-C-1, Morehead Survey, 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 C-2/SP (COMMERCIAL/SPECIAL PERMIT) to G-MU (GENERAL MIXED USE); *Parcel 3: A portion of 4-C-1, Morehead Survey, 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/SP (RESIDENTIAL/SPECIAL PERMIT) to G-MU (GENERAL MIXED USE); *Parcel 4: Lots 1-2, Block 1, V.A.L. Tract, 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 C-1/C/SP (COMMERCIAL/CONDITIONS/SPECIAL PERMIT) to G-MU (GENERAL MIXED USE) AND APROVING A MASTER ZONING PLAN, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "B" and the Master Zoning Report attached as Exhibit "C" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

#179815/13-1007-720 Rezoning

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

PZRZ12-00044

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

THE CITY OF EL PASO

ATTEST:

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

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

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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

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

#179815/13-1007-720 Rezoning

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

PZRZ12-00044

## EXHIBIT "A"

Prepared for: Dunaway Associates  
November 1, 2012

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lots 1, 2, 4 and 5, Block 1, Del Mesa Addition, Lots 1 & 2, Block 1, V.A.L. Tract and Tract 4-C-1, Morehead Survey, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at City of El Paso monument on the monument line of Montana Avenue and Chelsea Street, Thence North  $39^{\circ}00'57''$  West a distance of 71.23 feet to a point on the westerly right of way line of Chelsea Street for the "TRUE POINT OF BEGINNING"

Thence 31.36 feet along the arc of a curve to the right which has a radius of 19.91 feet a central angle of  $90^{\circ}16'00''$  a chord which bears South  $45^{\circ}16'45''$  West a distance of 28.22 feet to a set  $\frac{1}{2}$ " rebar with cap marked TX 5152 on the northerly line of Montana Avenue;

Thence along said right of way line, North  $89^{\circ}34'00''$  West a distance of 189.89 feet to a set  $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point of curve;

Thence 31.33 feet along the arc of a curve to the right which has a radius of 19.86 feet a central angle of  $90^{\circ}25'00''$  a chord which bears North  $44^{\circ}22'45''$  West a distance of 28.18 feet to a set  $\frac{1}{2}$ " rebar with cap marked TX 5152 on the easterly right of way line of Cardon Street;

Thence along said right of way line, North  $00^{\circ}51'00''$  East a distance of 219.67 feet to a found concrete nail;

Thence along said right of way line, North  $03^{\circ}51'00''$  East a distance of 289.87 feet to a set  $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point of curve;

Thence 92.51 feet along the arc of a curve to the right which has a radius of 160.36 feet a central angle of  $33^{\circ}03'06''$  a chord which bears North  $20^{\circ}21'18''$  East a distance of 91.23 feet to a found pk nail;

Thence along said right of way line, North  $36^{\circ}54'00''$  East a distance of 35.00 feet to a found  $\frac{1}{2}$ " rebar for a point of curve;

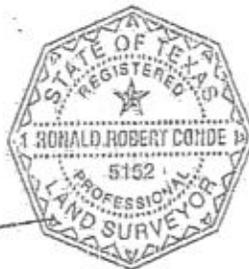
Thence 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of  $90^{\circ}00'00''$  a chord which bears North  $81^{\circ}52'45''$  East a distance of 28.22 feet to a found  $\frac{1}{2}$ " rebar on the southerly right of way line of Trowbridge Drive;

Thence along said right of way line, South  $53^{\circ}06'00''$  East a distance of 149.63 feet to a found  $\frac{1}{2}$ " rebar for a point of curve;

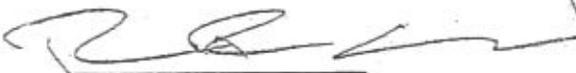
Thence 18.59 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of  $53^{\circ}16'00''$  a chord which bears South  $26^{\circ}29'15''$  East a distance of 17.93 feet to a found pk nail on the westerly right of way line of Chelsea Street;

Thence along said right of way line, South  $00^{\circ}10'00''$  West a distance of 522.19 feet to the **TRUE POINT OF BEGINNING** and containing 133,808 Sq. Ft. 3.072 acres of land more or less.

Note: Bearings based on plat of Del Mesa Addition as recorded in Volume 9, Page 3, Plat records of El Paso County, Texas



Job # 1112-01

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

CONDE, INC.  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286

**ANTICIPATED DEVELOPMENT SCHEDULE**  
 SUBDISTRICT 1 WITH ALL ASSOCIATED DEVELOPMENT IMPROVEMENTS  
 - COMPLETION FALL OF 2014  
 SUBDISTRICTS 2 AND 3 TO POSSIBLY DEVELOP IN THE FUTURE  
 - UNKNOWN TIME

**HIDDEN LAND USE**  
 GROCERY ALONG WITH POSSIBLE FUTURE LABELED COMMERCIAL

**PRIORITY DEVELOPMENT STANDARDS**

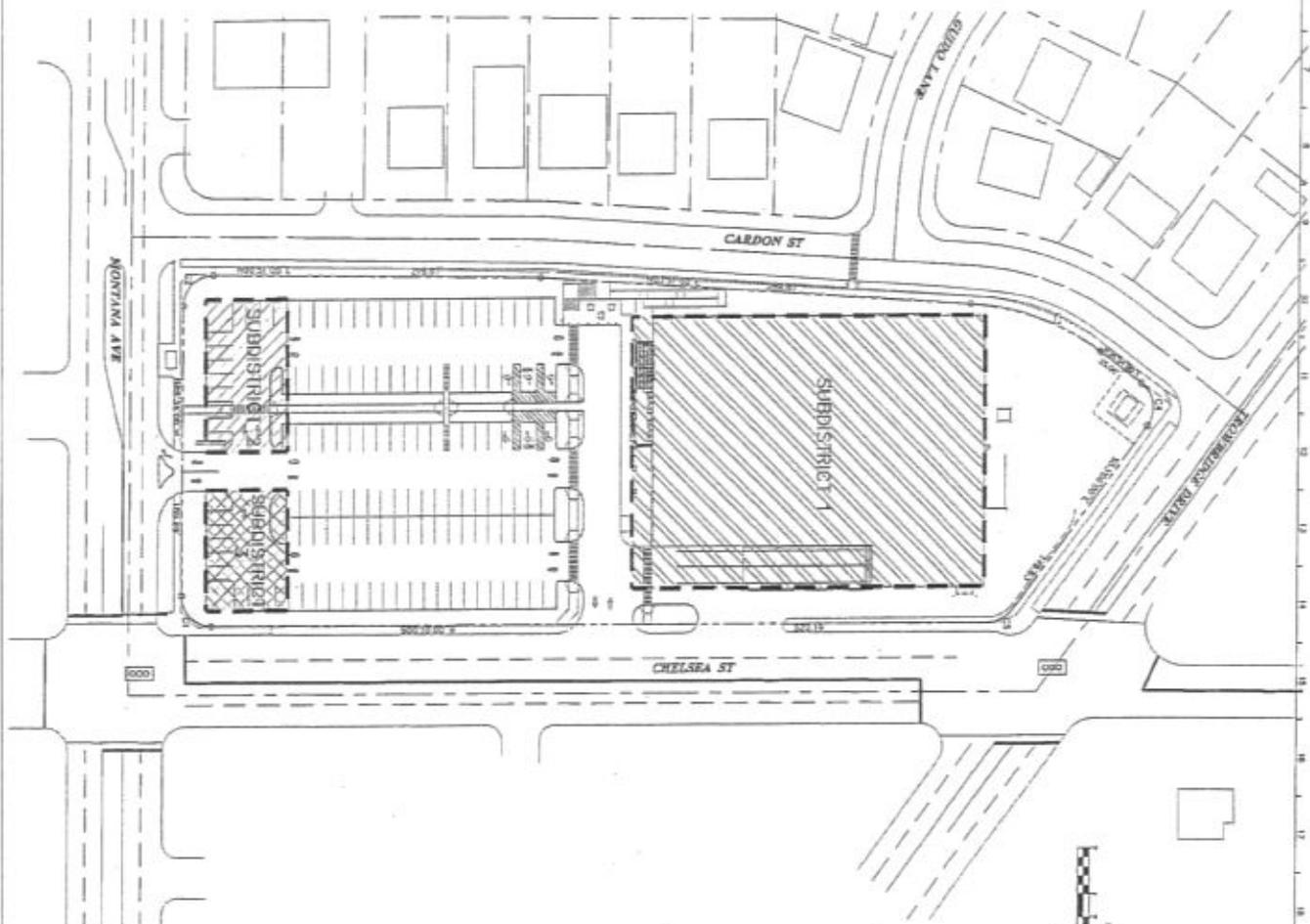
FRONT REAR SIDE YARD SETBACKS	MAXIMUM HEIGHT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
5'	20'	5'	45'
		N/A	N/A
		N/A	N/A

**ANTICIPATED TRAFFIC GENERATION IN PEAK HOUR**

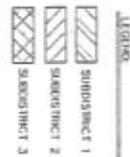
SUBDISTRICT	LAND USE	UNIT	TRIPS/UNIT	TRIPS
1	RESIDENTIAL	35.5 bed	8.40	337
2	OFFICE	2.5 bed	2.71	10
3	OFFICE	4.4 bed	2.71	12

**ACREAGE**  
 SUBDISTRICT 1 WITH ALL ASSOCIATED DEVELOPMENT IMPROVEMENTS  
 - 2.84 ACRES  
 SUBDISTRICT 2  
 - 0.13 ACRE  
 SUBDISTRICT 3  
 - 0.10 ACRE  
**TOTAL = 3.07 ACRES**

**MAXIMUM PROPOSED TOTAL FLOOR AREA**  
 SUBDISTRICT 1  
 - 40,000 S.F.  
 SUBDISTRICT 2  
 - 5,475 S.F.  
 SUBDISTRICT 3  
 - 4,350 S.F.  
**TOTAL = 49,825 S.F.**



**NOT A FINAL DEVELOPMENT PLAN**  
 This plan is a preliminary site plan and is not intended to be used for any other purpose. It is subject to change without notice. The applicant warrants that the information provided is true and correct to the best of their knowledge. The applicant warrants that the information provided is true and correct to the best of their knowledge. The applicant warrants that the information provided is true and correct to the best of their knowledge.



GRADE	BARREN	LUCKEN	FAVORABLE	COMMON	BEARING	UTIL. IS
C1	19.11'	21.38'	20.00'	18.32'	19.1300'	90.9000'
C2	18.88'	21.37'	20.00'	18.00'	18.81300'	90.2500'
C3	18.336'	23.31'	23.88'	18.25'	19.0723336'	100.038'
C4	20.00'	18.42'	20.00'	18.28'	18.154000'	90.9000'
C5	20.00'	18.00'	17.43'	15.281000'	15.18300'	

**DEVELOPER:**  
 WMA - ADRII SPORE, JR.  
 2001 SOUTH EAST Tenth STREET  
 HOUSTON, TX 77056-0550

**PREPARED BY:**  
 DUNAWAY ASSOCIATES, LP  
 530 HALEY AVE., SUITE 410  
 FORT WORTH, TEXAS 76107

**EXHIBIT "C"**

**PROPOSED WALMART NEIGHBORHOOD MARKET  
NWC OF MONTANA AVENUE AND CHELSEA STREET  
EL PASO, EL PASO COUNTY, TEXAS**

**LOTS 1, 2, 4, AND 5, BLOCK 1, DEL MESA ADDITION  
LOTS 1 & 2, BLOCK 1, V.A.L. TRACT  
TRACT 4-C-1 MOREHEAD**

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PREPARED BY:



DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE, SUITE 400  
FORT WORTH, TEXAS 76107  
TX Reg. F-1114

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## EXECUTIVE SUMMARY

The proposed development is located at the northwest corner of Montana Ave and Chelsea Street, and is more particularly described as Lots 1, 2, 4 and 5, Block 1, Del Mesa Addition, Lots 1 and 2, Block 1, V.A.L. Tract, and Tract 4C1 Morehead Survey. The proposed development contains 3.07 acres. The desired zoning for the proposed development is G-MU (General Mixed-Use). The proposed zoning allows for mixed use development.

The proposed project allows for a proposed Supermarket approximately 35,500 SF in size, with associated parking and other improvements. The development would allow for possible development of future buildings within the proposed parking area in the event adequate parking is realized or obtained elsewhere to serve the development and the owner is agreeable to the redevelopment.

The development will be served by the existing public streets surrounding the site, including Montana Avenue to the south, Chelsea Street to the east, Trowbridge Drive to the north, and Cardon Street to the west. Vehicular access to the site will be provided by a driveway to Montana Ave and two driveways to Chelsea Street into the development.

Utilities serving the proposed development would include water and sewer through the Public Service Board. These utilities would be constructed and all associated costs borne by the Developer. No offsite improvements are anticipated to be required for the services. All utilities within the development would be constructed as part of the development, including electrical and natural gas. Drainage for the proposed development would be provided through surface and underground drainage improvements

## INTRODUCTION

This report has been prepared for submittal and consideration by the City of El Paso City Development Department, City Planning Commission and El Paso City Council. Information contained in this report is intended to fulfill the requirements of the Master Zoning Plan Report, as described in Municipal Ordinance, Chapter 20.04.200-A-5. The requirements are as follows: A written report shall accompany the MZP that describes the purpose, characteristics, components and timing of the proposed mix of land uses within the development, and includes a general statement of how the development relates to the City's comprehensive plan. A detailed description shall be required for each proposed land use, identifying the permissible uses for any sub-district within the mixed-use district to determine the compatibility of such uses within the mixed-use district.

The proposed development consists of a 3.07 acre parcel. The property is situated at the northwest quadrant of the intersection Montana Ave and Chelsea Street, and is more particularly described as Lots 1, 2, 4 and 5, Block 1, Del Mesa Addition, Lots 1 and 2, Block 1, V.A.L. Tract, and Tract 4C1 Morehead Survey. The proposed development will be a mixed-use development, incorporating Supermarket use, with possible other future GMU land uses.

The subject property currently has an operating restaurant, veterinary clinic, and vacant residence on approximately half of the site, and the remaining half is vacant land. The property is currently mixed zoning of C-1, C-2, and R-4.

### INTENT AND PURPOSE OF DEVELOPMENT

It is the intention of the proposed developer, Wal-Mart Real Estate Business Trust, to purchase and re-develop the parcel into an approximately 35,500 SF Supermarket facility to help serve the surrounding community. The proposed building structure would be approximately 24' in height. Pedestrian Connectivity within the development was an important factor in the overall layout, particularly from Montana Avenue for the existing Sun Metro Bus system and future Rapid Transit System proposed, as well as to the residences west of the site along Cardon Street. The primary entrance in to the Supermarket will be located on the south side of the building facing Montana Avenue, and defined pedestrian sidewalks will be provided through the development from both Montana Avenue and Cardon Street. Access to Cardon Street will be provided via crosswalk at the intersection of Guido Lane and Cardon Street. An outdoor seating area is proposed at the southwest corner of the building to facilitate pedestrian interaction. The truck dock area for the Supermarket will be located on the east side of the building, along Chelsea Street, away from the residences.

### PROJECT PHASING

The development of the site for the Supermarket use is anticipated to begin in late 2013, with an opening anticipated in late 2014. All improvements associated with Subdistrict 1 development would be completed as part of this construction.

It is possible that at some undefined time in the future additional building construction could occur within the current proposed parking lot area shown in Subdistrict 2 and Subdistrict 3. The development of these districts would be subject to Wal-Mart or the owner at the time agreeing to the re-development of the surface parking to create Subdistricts 2-3. In addition to the the owner agreeing to the re-development, there will need to be adequate parking either through offsite surface parking or an onsite or offsite parking garage. Subdistrict 2 and 3 would likely also be dependent on many different factors, including but not limited to the development market at the time, the re-development context occurring around the site, , and the creation of high density walkable/urban development

### LAND USE DETAILS

#### Commercial:

Minimum Lot Size	N/A
Front Yard Setback	5 feet
Interior Side Yard Setback	0 feet
Street Side Yard Setback	5 feet
Rear Yard Setback	20 feet
Maximum Height	45 feet

Permitted uses for Commercial shall be only the following items as indicated below: The intended focus of this land use would be for commercial purposes.

- |   |  |
|---|--|
| Automated Teller Machine (ATM)          | Farmers Market                         |
| Credit Union                            | Data Processing Center                 |
| Employment Agency                       | Financial Institution                  |
| Office, Administrative & Manager's      | Office, Business                       |
| Office, Medical                         | Office, Professional                   |
| School, Arts & Crafts                   | Studio, Dance                          |
| Studio, Music                           | Studio, Photography                    |
| Telemarketing Agency                    | Clinic                                 |
| Drug Store                              | Medical Lab                            |
| Medical Treatment Facility              | Optical Dispensary                     |
| Pharmacy                                | Automobile Part Sales                  |
| Barber Shop                             | Beauty Salon                           |
| Dry Cleaning Shop                       | Laundromat, Laundry                    |
| Locksmith                               | Photofinishing Lab                     |
| Shoe Repair Shop                        | Movie Theatre (indoor)                 |
| Exercise Facility (indoor)              | Open Space (common, public or private) |
| Bank                                    | Electronic, Equipment Repair           |
| Park, Playground                        | Personal Goods Repair                  |
| Theatre, Performing                     | Apartment (5 or more units)            |
| Household Goods Repair                  | Bakery                                 |
| Precision Equipment Repair              | Boutique                               |
| Live-Work Flex Unit                     | Delicatessen                           |
| Book Store                              | Grocery                                |
| Cafeteria                               | Ice Cream Parlor                       |
| Drug Store                              | Package Liquor Store                   |
| Flower Shop, Florist                    | Pet Shop (including grooming)          |
| Hobby Store                             | Produce Stand                          |
| Music Store                             | Restaurant (sit down)                  |
| Other Retail Establishment (low-volume) | Snow Cone, Shaved Ice Stand or Trailer |
| Print & Copy Shop                       | Sporting Goods Store                   |
| Restaurant (drive-in or walk up)        | Streets and ROW (public or private)    |
| Specialty Shop                          | Supermarket                            |
| Sales Stands (ranch & farm products)    |  |

Services for utilities will be provided by the following:

Water	City of El Paso Water Utilities - Public Service Board
Natural Gas	Texas Gas
Electrical	El Paso Electric Company
Telephone	AT&T
Liquid Waste	City of El Paso Water Utilities - Public Service Board

#### GEOLOGICAL AND SOIL CONDITIONS

The geology of the site can be described as located on the hillsides of a river basin flood plain formed by the Rio Grande River. The basin (called the Hueco Bolson) was formed by a rift that was elevated through tectonic movement and formed the southern Rio Grande Valley or Mesilla Valley. The basin was

enclosed originally but was drained when the Rio Grande made its present course. The soils near the mountains and in playas and drainage ways have developed in recent times and have not taken enough water through their profile for caliche layers to be formed or for clay to be moved from the surface layer to the subsoils. These soils are in the Agustin, Canutio, Timbres, and Pajarito series. When the Rio Grande cut through the Hueco Bolson, the water help in the basin drainage away and the lakebed was exposed. The bed of the old lake consisted on deep material made up of clay and sand in thick layers. Where sand was at the surface, it was shifted about by wind. The Bluepoint soils formed in this sandy material. Exposed beds of clay have been mapped as Badlands, a miscellaneous land type.

A review of the Soil Survey of El Paso County Area as prepared by the United States Department of Agriculture indicates the site soils generally consist of loamy fine sand at the surface, with fine sand and stratified sand or sandy loam underlying the surface soils. The permeability of the underlying soils allows for the use of on-site ponding with percolation rates high enough to dissipate storm water runoff in a timely manner, when needed. The soil types at the site according to the Soil Conservation Services, Soil Survey are as follows:

**Bluepoint association, rolling (BPC)** – This soil is mostly found on hillsides of the Rio Grande River Valley with slopes ranging from 5 to 15 percent. The deep, gently sloping to strongly sloping soils are located just above the flood plain of the Rio Grande and below the escarpment of the Hueco Bolson. This association occupies about 15 percent of the county. Its parent material is wind-modified sandy alluvium, and its ecological classification is sand hills or desert shrub.

The Bluepoint soils account for 98 percent of the association and minor soils the remaining 2 percent. On about 89 percent of the total acreage, the Bluepoint soils have a loamy fine sand surface layer about 6 inches thick. This is underlain by very pale brown, moderately alkaline, loose material of sandy texture that is several feet thick. Bluepoint soils having a gravelly sand surface layer occur at higher elevations and make up about 9 percent of the association.

The Pajarito soils and Badlands occupy small areas. Pajarito soils are in low-lying places just above the Rio Grande flood plain. Badlands occur as outcrops or areas of exposed clay.

About 12 percent of the association is in the housing and industrial area of El Paso. Most of the remaining acreage is idle, but some is used as rangeland.

Soils of the Bluepoint series are deep, very pale brown, sandy, and moderately alkaline. They developed over outwash sediments, some of which have been altered by wind.

The surface of these soils is convex in some places and concave in others. Slopes range from 1 to 8 percent. The soils are well drained and have rapid internal drainage, slow surface runoff, and repaid permeability. Their available moisture capacity is low. Soil blowing is a severe hazard in unprotected areas.

**Badlands (BA)** – Badlands occur at and below the caliche-capped escarpments that separate the Hueco Bolson from the watershed of the Rio Grande. This land type is in discontinuous areas that lie parallel to the river and extend from the southeastern side of the city of El Paso south-eastward to the Hudspeth County line. The areas are irregularly shaped and 50 to 500 acres in size. Slopes are convex and range from 5 to 40 percent. Except for a few small plants of creosotebush, the land surface is bare.

Badlands consist mainly of heavy, plastic, reddish-gray clay that is stratified with layers of pink calcareous very fine sandy loam. Gullies are common in this soil material. The layers of clay are generally 4 to 9 feet thick, and the layers of very fine sandy loam are 2 to 6 feet thick. The clay is almost impervious, it is seldom wet to a depth of more than 3 or 4 inches.

Also trapped as Badlands are the caliche ridgetops and areas where gravelly sand overlies the reddish-gray clay.

This land is not suitable as cropland, and it has no value as rangeland.

**Pajarito series** - The Pajarito series consists of deep, pinkish-gray, loamy soils that are calcareous and moderately alkaline. These soils developed on alluvial fans or old terraces. They occur just above the Rio Grande flood plain and on alluvial fans in intermountain basins in the northern and eastern parts of the county.

The surface of these soils is plane in some areas and concave in others. Slopes range from less than 1 percent to about 3 percent. The soils are well drained and have moderate permeability in their surface layer and subsoils. Fertility and the available moisture capacity are moderate. Soil blowing and water erosion are hazards in unprotected areas.

Most of the acreage is used for range. Some of it is used for irrigated crops, housing and commercial developments, and military establishments or is idle.

Unless they are irrigated, the Pajarito soils are usually dry between the depths of 7 and 20 inches. The A horizon ranges from loam to fine sandy loam in texture. When this horizon is dry, it ranges from pinkish gray to pale brown in follow. The B2 horizon, when dry, is brown to yellowish brown, and ranges from loam to fine sandy loam and has a clay content of less than 18 percent. Pebble of limestone or igneous rock, or both, make up 0 to 15 percent of the A and B2 horizons, by volume. In most places, these pebble are coated with caliche.

The on-site soils appear to be acceptable for use onsite and for roadway subgrade, however, a geotechnical investigation is needed to determine the engineering properties of the soil.

Review of the preliminary Digital Federal Emergency Management Agency, Flood Insurance Rate Map Panel 4802140034B, indicates the site is situated in Zone C, areas of minimal flooding.

#### IDENTIFICATION OF POTENTIAL HAZARD AREAS

No potential dangers could be determined that would be the cause of imminent concern. The proposed site is not situated within a Special Flood Hazard Area, as defined by the Federal Emergency Management Agency.

#### TRAFFIC IMPACT ANALYSIS

A traffic impact analysis (TIA) was performed by Dunaway Associates, L.P. for the initial proposed development within Subdistrict 1 (Supermarket). Prior to completing the traffic study, Dunaway

collected AM and PM peak period turning movement counts at six intersections identified by the City of El Paso. These intersections included the intersections along Montana Avenue – at Reynolds Street, at Huckleberry Street, at Chelsea Street, and at Trowbridge Drive. Along Chelsea Street, the intersections included the Yandell Drive and Trowbridge Drive intersections. In addition to the peak period turning movement counts, Dunaway also collected 24-hour bidirectional counts along Montana Avenue, Chelsea Street, and Trowbridge Drive. These counts were used to analyze the roadway segments for those roads surrounding the proposed development.

Traffic modeling and analysis of the subject intersections/driveways was performed in accordance with standard engineering practice as detailed in the Highway Capacity Manual. The traffic analysis software, VISTRO, by PTV America, was utilized to determine the existing and proposed level of service at the critical intersections and all proposed site driveways. As part of the operational analysis, trip generation was determined for both the existing and proposed land uses. Dunaway used ITE's Trip Generation, 9<sup>th</sup> Edition to generate the anticipated site traffic for the proposed Neighborhood Market.

As required by the City of El Paso Ordinance, Dunaway completed the traffic analysis for two different time frames – existing and at opening year. In order to determine the potential impacts of the proposed Market on the surrounding streets, Dunaway conducted intersection analyses using PTV Vistro for the following scenarios: Year 2013 (Existing Conditions) and Year 2013 (Proposed Conditions - After Store Opening)

Year 2013 (Existing Conditions) – In this scenario, collected traffic volumes were used to analyze the existing traffic operation at the intersections in the study area. Existing signal timing information for the signalized intersections was provided by the City of El Paso and was used in the analyses. The analyses indicates that all of the existing intersections operate at level-of-service C or better during both the AM and PM peak hours.

Year 2014 (Proposed Conditions - After Store Opening) - The analyses indicates that after the Market opens, the LOS for the intersection of Trowbridge Drive at Montana Avenue remains LOS C and the level of service of Chelsea Street and Montana Avenue changes from LOS B to LOS C during the PM peak hour. All other intersections and driveways operate at LOS B or better.

With the completion of all of the analyses, based on existing traffic conditions and the amount of traffic expected for the proposed Market, Dunaway has determined that no major operational impacts are anticipated. All of the proposed access driveways are expected to operate at LOS B or better and the surrounding intersections are expected to operate at LOS C or better.

**Table 1. Expected Level of Service, Proposed Neighborhood Market**

Intersection	Control Type	2013 Existing Condition		2013 Existing + Site Traffic	
		AM	PM	AM	PM
Raynolds Road at Montana Avenue	Signalized	B	B	B	B
Huckleberry Street at Montana Avenue	Signalized	A	A	A	A
Chelsea Street at Montana Avenue	Signalized	B	B	B	C
Trowbridge Drive at Montana Avenue	Signalized	C	C	C	C
Chelsea Street at Trowbridge Drive	Signalized	A	A	A	B
Yandell Drive at Chelsea Street	Signalized	B	B	B	B
Driveway 1 along Montana Avenue	One-way Stop	-	-	B	B
Driveway 2 along Chelsea Street	One-way Stop	-	-	A	B

In addition to the initial TIA conducted for the Supermarket, the possible future developments within Subdistricts 2 and 3 were reviewed; assuming a Specialty Retail land use per the ITE trip generation manual. Based upon the assumed trip generation, no operational problems are anticipated at the critical intersections or access driveways. However, an additional TIA would be needed in the future at the time of the development of Subdistrict 2 or 3, in the event it occurs, to analyze for additional traffic growth in the area and other additional factors unknown at this time.

**COMPREHENSIVE PLAN GENERAL STATEMENT**

Based upon review of the City of El Paso Comprehensive Plan, the Future Land Use for this site is designated as G4, Suburban (Drivable). The proposed Supermarket will make use of an existing underutilized site to provide necessary goods to the surrounding community, allowing them to meet their nutritional needs without long car trips. Based upon this, and the proposed improvements associates with the development, the proposed development complies with goals of the current Comprehensive Plan. While the proposed development will facilitate automobile traffic, it also incorporates improvements to help provide pedestrian connectivity, including multiple access points to the facility by defined sidewalk areas throughout the site, enhanced landscaping utilizing xeriscape plantings and methods, and an outdoor seating area, allowing for interaction between the nearby residents, shoppers, and employees in the area. In addition, the development is compatible with the current bus transit system available in the area, as well as the future rapid transit system proposed.

## FENCING, SIGNAGE AND LIGHTING CRITERIA

### Fencing

The proposed development shall make use of fences in the form of walls along property lines adjacent to residentially zoned properties. The walls shall conform to a standard rock wall for the area, or be of a material approved by the City of El Paso. Rock utilized in the construction of the walls shall be quarry rock from local quarries. All walls shall have adequate foundations to maintain the stability of the wall for the duration of its life cycle. The rock used for rock walls shall be placed in mortar bedding, adequate to provide a solid wall without voids. Walls shall be capped with mortar to provide a finished top. All walls shall be uniform in construction and appearance.

Walls shall not be constructed at any location which would impede vehicular or pedestrian traffic through any open space, either public or private.

Retaining Walls shall be installed at the site as required based upon the site grades and elevation changes.

### Signage

The proposed development shall have a single monument sign, intended for placement on the south side of the development, along Montana Avenue. The proposed monument sign shall have the name of the development and shall have a maximum height of 10 feet, including its base. The actual sign face shall be limited to 80 square feet. The sign will be lighted, but shall not have excessive glare, and may make use of fully shielded light fixtures. Signage shall comply with Chapter 18.18 of the El Paso Municipal Code.

Signage on buildings shall comply with City of El Paso Municipal code Chapter 18.18, as well as all other requirements effecting signage in the Municipal Code.

In the event that Subdistricts 2 or 3 redevelop in the future, the monument sign in place can be modified, allowing for an additional 80 square feet of signage (160 square feet total) for use as a multi-tenant sign.

### Lighting

The proposed development shall utilize Parking lot lights as well as low pedestrian lighting fixtures, as needed, throughout the development for safety. Light fixtures shall be fully shielded and comply with the City of El Paso Municipal Code, Chapter 18.18.

## MEMORANDUM

**DATE:** May 20, 2013

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

**FROM:** Alex Hoffman, Zoning Administrator

**SUBJECT:** **PZRZ12-00044 and PZCR13-00004 Report to Council**

---

The City Plan Commission (CPC), on May 16, 2013, voted 6-3 to recommend **denial** of rezoning the subject properties from the current zoning districts to G-MU (General Mixed Use) and Master Zoning Plan (MZP) and the condition release request PZCR13-00004. A minority report was requested from a dissenting member of the City Plan Commission. A copy of the minority report has been attached. On May 17, 2013, the Planning Division received written appeal from the applicant of the City Plan Commission's decision, to have the case heard before City Council.

The Planning Division recommends **approval** of rezoning the subject properties from the current zoning districts to GMU (General Mixed Use) and the Master Zoning Plan (MZP) with the following conditions:

1. *That a ten-foot (10') landscape buffer be required along the entire length of the westernmost property line along Cardon Street.*
2. *A landscaped parkway with street trees 30 feet on center around the perimeter of the subject property.*
3. *Restrict all commercial truck traffic on Cardon Street.*
4. *No access shall be permitted to the site from Cardon Street.*

### **CPC Findings**

The CPC found that the rezoning is not in conformance with the Plan El Paso. The CPC also determined that the rezoning does not protect 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 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 are 3 phone calls and 1 letter in support and 14 phone calls and 11 letters in opposition to this rezoning request. The City has received a petition of opposition exceeding 20% of the property owners within the required 200-foot notification radius, triggering Section 211.006(d) of the Texas Local Government Code, requiring an affirmative three-fourths vote of all members of the governing body.

### **Attachment:**

1. Appeal Letter
2. Staff Report
3. CPC - Minority Report
4. 211 Map
5. Petition Signatures in Opposition
6. Petition Signatures in Support

APPEAL TO THE CITY COUNCIL

DATE: May 17, 2013

HONORABLE MAYOR AND CITY COUNCIL  
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

After a public hearing held on May 16, 2013, the

City Plan Commission denied my request for rezoning from Parcel 1: C-2 (Commercial), Parcel 2: C-2/sp (Commercial/special permit), Parcel 3: R-4/sp (Residential/special permit) and Parcel 4: C-1/c/sp (Commercial/conditions/special permit) to GMU (General Mixed Use) to allow for commercial development and release of existing condition. (Case No. PZRZ12-00044 (Rezoning) and PZCR13-00004 (Condition Release))

**legally described as:**

Parcel 1: Lots 1-2 and 4-5, Block 1, DEL MESA ADDITION

Parcel 2: A portion of Tract 4-C-1, MOREHEAD SURVEY

Parcel 3: A portion of Tract 4-C-1, MOREHEAD SURVEY

Parcel 4: Lots 1-2, Block 1, V.A.L. TRACT

I hereby request the City Council to review the decision of the Rezoning Case No. PZCR13-00004 and Condition Release Case No. PZCR13-00004 AND CONSIDER MY REQUEST

SET OUT ABOVE. I AM ATTACHING A LETTER SETTING FORTH MY

REASONS FOR BELIEVING THEIR DECISION TO BE IN ERROR.

Chicos Tacos, Inc., Mora Holdings, LLC and Omega Paving Contractors, Inc. c/o Chris Biggers (Dunaway Associates LP)

**APPLICANT**

550 Bailey Avenue, Suite 400, Fort Worth Tx 76107  
**ADDRESS**

(817) 335-1121  
**TELEPHONE NUMBER**

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



May 17, 2013

City Hall  
City Clerk Department, 1<sup>st</sup> Floor  
300 N. Campbell  
El Paso, Texas 79903

RE: Rezoning Case No. PZRZ12-00044 and Rezoning Condition Release Case No.  
PZCR13-00004

Dear Sir or Madam:

The Planning Commission recently denied our request to rezone the subject properties to a zoning of GMU (General Mixed Use) and release the existing zoning restriction for the above referenced zoning cases. This proposed rezoning and release of condition is being requested to allow for construction of a proposed Walmart Neighborhood Market grocery store. On behalf the property owners, Chicos Tacos, Inc., Mora Holdings, LLC and Omega Paving Contractors, Inc., Dunaway Associates L.P. submits this letter as a request for appeal to allow the referenced cases to proceed to forward to City Council for review and consideration.

Please do not hesitate to contact us with any questions or concerns. I can be reached by phone at 817-335-1121, or by email at [cbiggers@dunaway-assoc.com](mailto:cbiggers@dunaway-assoc.com).

Sincerely,

**DUNAWAY ASSOCIATES, L.P.**  
a Texas limited partnership

A handwritten signature in black ink, appearing to read 'C. Biggers'.

Chris Biggers, P.E.  
Principal / Program Manager



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

**Case No:** PZRZ12-00044  
**Application Type:** Rezoning  
**CPC Hearing Date:** May 16, 2013  
**Staff Planner:** Alex Hoffman, 915-541-4638, [hoffmanap@elpasotexas.gov](mailto:hoffmanap@elpasotexas.gov)

**Location:** Parcel 1: 5305 and 5331 Montana Avenue  
 Parcel 2: 1015 Chelsea Street  
 Parcel 3: 1012 Cardon Street  
 Parcel 4: 1039 Chelsea Street

**Legal Description:** Parcel 1: Lots 1-2 and 4-5, Block 1, Del Mesa Additions, City of El Paso, El Paso County, Texas  
 Parcel 2: A portion of Tract 4-C-1, Morehead Survey, City of El Paso, El Paso County, Texas  
 Parcel 3: A portion of 4-C-1, Morehead Survey, City of El Paso, El Paso County, Texas  
 Parcel 4: Lots 1-2, Block 1, V.A.L. Tract, City of El Paso, El Paso County, Texas

**Acreage:** 3.072 acres  
**Rep District:** 2  
**Existing Zoning:** Parcel 1: C-2 (Commercial)  
 Parcel 2: C-2/sp (Commercial/special permit)  
 Parcel 3: R-4/sp (Residential/special permit)  
 Parcel 4: C-1/c/sp (Commercial/conditions/special permit)

**Existing Use:** Parcel 1: Restaurant  
 Parcel 2: Animal Clinic  
 Parcel 3: Single-family dwelling  
 Parcel 4: Vacant

**Request:** Parcel 1: C-2 (Commercial) to GMU (General Mixed Use)  
 Parcel 2: C-2/sp (Commercial/special permit) to GMU (General Mixed Use)  
 Parcel 3: R-4/sp (Residential/special permit) to GMU (General Mixed Use)  
 Parcel 4: C-1/c/sp (Commercial/conditions/special permit) to GMU/c (General Mixed Use/condition)

**Proposed Use:** Wal-Mart Neighborhood Market  
**Property Owner:** Chicos Tacos, Inc., Mora Holdings, LLC, Johanna Welsh Estate, and Omega Paving Contractors, Inc.  
**Representative:** Dunaway Associates, L.P. c/o Chris Biggers

### SURROUNDING ZONING AND LAND USE

**North:** R-4 (Residential) / Single-family dwellings and Fire Station  
**South:** C-1 (Commercial) / Shopping Center  
**East:** C-1 (Commercial) / Shopping Center  
**West:** R-4 (Residential) / Single-family dwellings; C-2 (Commercial) / Restaurant

**PLAN EL PASO DESIGNATION:** G-4 Suburban (Walkable) (Central Plan)

**NEAREST PARK:** Mesa Terrace Park (2,409 feet)

**NEAREST SCHOOL:** Hillside Elementary (3,159 feet)

### NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association  
 United Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 2, 2013. The Planning Division has received 2 phone calls and 1 letter (see Attachment 6) in support and 11 phone calls and 9 letters (see Attachment 7) in opposition to the rezoning request.

### **HISTORY CASE**

On April 18, 2013, the case was heard by the City Plan Commission and the applicant requested to postpone 2 weeks until May 2, 2013. There were 16 neighbors present and expressing their support (6) and against (10) the rezoning request.

On May 2, 2013, the case was not heard by City Plan Commission and the applicant requested to postpone 2 more weeks until May 16, 2013 to coordinate with City Development Department and El Paso Department of Transportation.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from current zoning districts to GMU (General Mixed Use) to allow for Wal-Mart Neighborhood Market. The site plan shows a new 35,500 sq. ft. building for Wal-Mart Neighborhood Market. If approved, the GMU (General Mixed Use) zoning district requires a master zoning plan (MZP) for Wal-Mart Neighborhood Market and all other proposed uses. Access is proposed from Montana Avenue and Chelsea Street. This rezoning case is related to zoning condition release or amendment case (PZCR13-00004).

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject properties from the current zoning districts to GMU (General Mixed Use) and the Master Zoning Plan (MZP) with the following conditions:

- 1. That a ten-foot (10') landscape buffer be required along the entire length of the westernmost property line along Cardon Street.*
- 2. A landscaped parkway with street trees 30 feet on center around the perimeter of the subject property.*
- 3. Restrict all commercial truck traffic on Cardon Street.*
- 4. No access shall be permitted to the site from Cardon Street.*

The recommendation is based on compatibility with the GMU (General Mixed use) design standards which outline compatibility with nearby properties and future development. The proposed development will promote a harmonious relationship with surrounding adjacent and nearby properties, developed and undeveloped.

### **Plan El Paso- Future Land Use Map Designation**

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

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the GMU (General Mixed Use) district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

## **COMMENTS:**

### **Planning Division - Transportation**

TIA review:

The proposed right-in/right-out turn median at the proposed access to Montana shall be coordinated with EPDOT at building permit.

Notes:

1. The proposed location is located along the Montana Rapid Transit System (RTS) corridor. Location and arrangement of bus stops or bus pull in bays shall be coordinated and approved by Sun Metro.
2. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

### **El Paso Department of Transportation**

No objection. Recommend coordination with EPDOT for the design of the driveway onto Montana Avenue.

### **City Development Department – Plan Review**

No objections.

### **City Development Department - Landscaping Division**

Landscape plan on the detailed site plan is required.

### **City Development Department - Land Development**

No Objection.

Note:

Grading plan and permit shall be required.\*

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

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

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

### **Fire Department**

The proposed development does not adversely affect the fire department at this time.

### **Sun Metro**

Sun Metro does not oppose this request. Sun Metro does have two adjacent bus stops to the subject property. These bus stop will remain at their current locations, but it is requested that a minimum of a 50' clearance be provided at the bus stops along Montana and Chelsea as bus loading zones. This will permit our transit vehicles to efficiently service the bus stops. It is from previous experiences which we have identified that bus stops at or near such commercial establishments become locations of high ridership, thus our request for the minimum of a 50' bus loading zones. Sun Metro also recommends the installation of cart corrals near the bus stops.

### **El Paso Water Utilities**

We have reviewed the zoning change request described above and provide the following comments:

EPWU does not object to this request.

EPWU-PSB Comments

Water:

Along Montana Avenue between Cardon Street and Chelsea Street there is an existing twenty (20) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Montana Avenue between Cardon Street and Chelsea Street there is an existing six (6) inch diameter water main.

Along Montana Avenue between Cardon Street and Chelsea Street there is an existing twelve (12) inch diameter

raw, un-chlorinated water transmission main (flow line). This main is not active.

Along Cardon Street between Montana Avenue and Trowbridge Drive there is an existing six (6) inch diameter water main.

Along Trowbridge Drive between Cardon Street and Chelsea Street there is an existing twelve (12) inch diameter water main.

Along Chelsea Street between Trowbridge Drive and Montana Avenue there are no existing water mains.

Previous water pressure readings conducted on fire hydrant number 1634 located at the corner of Montana Avenue and Cardon Street have yielded a static pressure of 130 pounds per square inch (psi), residual pressure of 120 psi, discharge of 1,547 gallons per minute (gpm).

Sanitary Sewer:

Along Montana Avenue between Cardon Street and Chelsea Street there is an existing eighteen (18) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Cardon Street between Montana Avenue and Trowbridge Drive there is an existing eight (8) inch diameter sanitary sewer main.

Along Trowbridge Drive between Cardon Street and Chelsea Street there is an existing eight (8) inch diameter sanitary sewer main.

Along Chelsea Street between Trowbridge Drive and Montana Avenue there is an existing eight (8) inch diameter sanitary sewer main.

General

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

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **CITY PLAN COMMISSION OPTIONS**

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

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

### **Attachments:**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Illustrative Plan
- Attachment 4: Master Zoning Map
- Attachment 5: Master Zoning Plan
- Attachment 6: Support Letter
- Attachment 7: Opposition Letters

ATTACHMENT 1: ZONING MAP

PZRZ12-00044

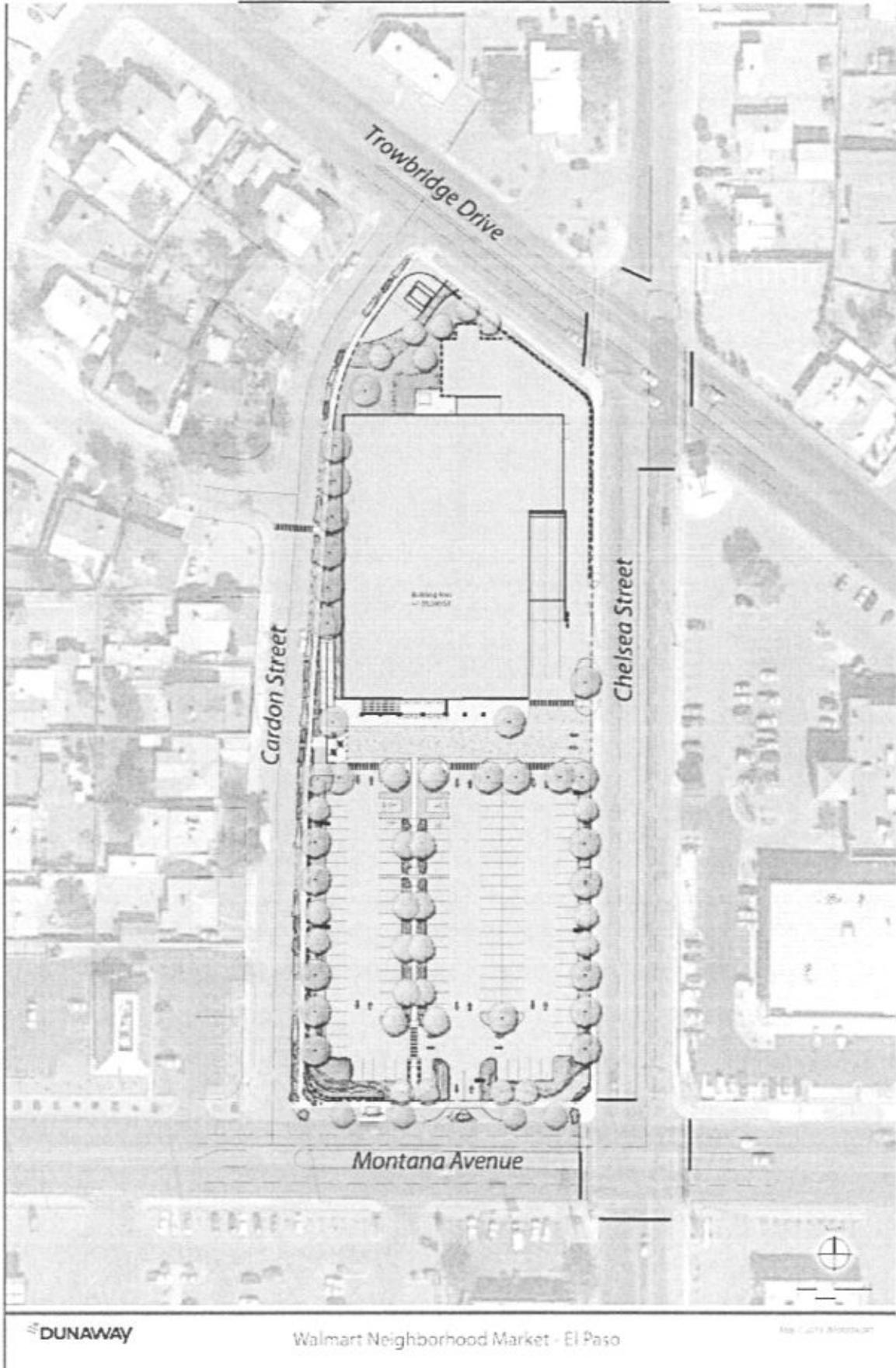


ATTACHMENT 2: AERIAL MAP

PZRZ12-00044



**ATTACHMENT 3: ILLUSTRATIVE PLAN**



**DUNAWAY**

Walmart Neighborhood Market - El Paso

Map © 2013 Autodesk



ATTACHMENT 5: MASTER ZONING PLAN

PROPOSED WALMART NEIGHBORHOOD MARKET  
NWC OF MONTANA AVENUE AND CHELSEA STREET  
EL PASO, EL PASO COUNTY, TEXAS

LOTS 1, 2, 4, AND 5, BLOCK 1, DEL MESA ADDITION  
LOTS 1 & 2, BLOCK 1, V.A.L. TRACT  
TRACT 4-C-1 MOREHEAD

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PREPARED BY:



DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE, SUITE 400  
FORT WORTH, TEXAS 76107  
TX Reg. F-1114

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## EXECUTIVE SUMMARY

The proposed development is located at the northwest corner of Montana Ave and Chelsea Street, and is more particularly described as Lots 1, 2, 4 and 5, Block 1, Del Mesa Addition, Lots 1 and 2, Block 1, V.A.L. Tract, and Tract 4C1 Morehead Survey. The proposed development contains 3.07 acres. The desired zoning for the proposed development is G-MU (General Mixed-Use). The proposed zoning allows for mixed use development.

The proposed project allows for a proposed Supermarket approximately 35,500 SF in size, with associated parking and other improvements. The development would allow for possible development of future buildings within the proposed parking area in the event adequate parking is realized or obtained elsewhere to serve the development and the owner is agreeable to the redevelopment.

The development will be served by the existing public streets surrounding the site, including Montana Avenue to the south, Chelsea Street to the east, Trowbridge Drive to the north, and Cardon Street to the west. Vehicular access to the site will be provided by a driveway to Montana Ave and two driveways to Chelsea Street into the development.

Utilities serving the proposed development would include water and sewer through the Public Service Board. These utilities would be constructed and all associated costs borne by the Developer. No offsite improvements are anticipated to be required for the services. All utilities within the development would be constructed as part of the development, including electrical and natural gas. Drainage for the proposed development would be provided through surface and underground drainage improvements.

## INTRODUCTION

This report has been prepared for submittal and consideration by the City of El Paso City Development Department, City Planning Commission and El Paso City Council. Information contained in this report is intended to fulfill the requirements of the Master Zoning Plan Report, as described in Municipal Ordinance, Chapter 20.04.200-A-5. The requirements are as follows: A written report shall accompany the MZP that describes the purpose, characteristics, components and timing of the proposed mix of land uses within the development, and includes a general statement of how the development relates to the City's comprehensive plan. A detailed description shall be required for each proposed land use, identifying the permissible uses for any sub-district within the mixed-use district to determine the compatibility of such uses within the mixed-use district.

The proposed development consists of a 3.07 acre parcel. The property is situated at the northwest quadrant of the intersection Montana Ave and Chelsea Street, and is more particularly described as Lots 1, 2, 4 and 5, Block 1, Del Mesa Addition, Lots 1 and 2, Block 1, V.A.L. Tract, and Tract 4C1 Morehead Survey. The proposed development will be a mixed-use development, incorporating Supermarket use, with possible other future GMU land uses.

The subject property currently has an operating restaurant, veterinary clinic, and vacant residence on approximately half of the site, and the remaining half is vacant land. The property is currently mixed zoning of C-1, C-2, and R-4.

### INTENT AND PURPOSE OF DEVELOPMENT

It is the intention of the proposed developer, Wal-Mart Real Estate Business Trust, to purchase and re-develop the parcel into an approximately 35,500 SF Supermarket facility to help serve the surrounding community. The proposed building structure would be approximately 24' in height. Pedestrian Connectivity within the development was an important factor in the overall layout, particularly from Montana Avenue for the existing Sun Metro Bus system and future Rapid Transit System proposed, as well as to the residences west of the site along Cardon Street. The primary entrance in to the Supermarket will be located on the south side of the building facing Montana Avenue, and defined pedestrian sidewalks will be provided through the development from both Montana Avenue and Cardon Street. Access to Cardon Street will be provided via crosswalk at the intersection of Guido Lane and Cardon Street. An outdoor seating area is proposed at the southwest corner of the building to facilitate pedestrian interaction. The truck dock area for the Supermarket will be located on the east side of the building, along Chelsea Street, away from the residences.

### PROJECT PHASING

The development of the site for the Supermarket use is anticipated to begin in late 2013, with an opening anticipated in late 2014. All improvements associated with Subdistrict 1 development would be completed as part of this construction.

It is possible that at some undefined time in the future additional building construction could occur within the current proposed parking lot area shown in Subdistrict 2 and Subdistrict 3. The development of these districts would be subject to Wal-Mart or the owner at the time agreeing to the re-development of the surface parking to create Subdistricts 2-3. In addition to the the owner agreeing to the re-development, there will need to be adequate parking either through offsite surface parking or an onsite or offsite parking garage. Subdistrict 2 and 3 would likely also be dependent on many different factors, including but not limited to the development market at the time, the re-development context occurring around the site, , and the creation of high density walkable/urban development

### LAND USE DETAILS

#### Commercial:

Minimum Lot Size	N/A
Front Yard Setback	5 feet
Interior Side Yard Setback	0 feet
Street Side Yard Setback	5 feet
Rear Yard Setback	20 feet
Maximum Height	45 feet

Permitted uses for Commercial shall be only the following items as indicated below: The intended focus of this land use would be for commercial purposes.

- Automated Teller Machine (ATM)
- Credit Union
- Employment Agency
- Office, Administrative & Manager's
- Office, Medical
- School, Arts & Crafts
- Studio, Music
- Telemarketing Agency
- Drug Store
- Medical Treatment Facility
- Pharmacy
- Barber Shop
- Dry Cleaning Shop
- Locksmith
- Shoe Repair Shop
- Exercise Facility (indoor)
- Bank
- Park, Playground
- Theatre, Performing
- Household Goods Repair
- Precision Equipment Repair
- Live-Work Flex Unit
- Book Store
- Cafeteria
- Drug Store
- Flower Shop, Florist
- Hobby Store
- Music Store
- Other Retail Establishment (low-volume)
- Print & Copy Shop
- Restaurant (drive-in or walk up)
- Specialty Shop
- Sales Stands (ranch & farm products)
- Farmers Market
- Data Processing Center
- Financial Institution
- Office, Business
- Office, Professional
- Studio, Dance
- Studio, Photography
- Clinic
- Medical Lab
- Optical Dispensary
- Automobile Part Sales
- Beauty Salon
- Laundromat, Laundry
- Photofinishing Lab
- Movie Theatre (indoor)
- Open Space (common, public or private)
- Electronic, Equipment Repair
- Personal Goods Repair
- Apartment (5 or more units)
- Bakery
- Boutique
- Delicatessen
- Grocery
- Ice Cream Parlor
- Package Liquor Store
- Pet Shop (including grooming)
- Produce Stand
- Restaurant (sit down)
- Snow Cone, Shaved Ice Stand or Trailer
- Sporting Goods Store
- Streets and ROW (public or private)
- Supermarket

Services for utilities will be provided by the following:

Water	City of El Paso Water Utilities - Public Service Board
Natural Gas	Texas Gas
Electrical	El Paso Electric Company
Telephone	AT&T
Liquid Waste	City of El Paso Water Utilities - Public Service Board

### GEOLOGICAL AND SOIL CONDITIONS

The geology of the site can be described as located on the hillsides of a river basin flood plain formed by the Rio Grande River. The basin (called the Hueco Bolson) was formed by a rift that was elevated through tectonic movement and formed the southern Rio Grande Valley or Mesilla Valley. The basin was

enclosed originally but was drained when the Rio Grande made its present course. The soils near the mountains and in playas and drainage ways have developed in recent times and have not taken enough water through their profile for caliche layers to be formed or for clay to be moved from the surface layer to the subsoils. These soils are in the Agustin, Canutio, Timbres, and Pajarito series. When the Rio Grande cut through the Hueco Bolson, the water help in the basin drainage away and the lakebed was exposed. The bed of the old lake consisted on deep material made up of clay and sand in thick layers. Where sand was at the surface, it was shifted about by wind. The Bluepoint soils formed in this sandy material. Exposed beds of clay have been mapped as Badlands, a miscellaneous land type.

A review of the Soil Survey of El Paso County Area as prepared by the United States Department of Agriculture indicates the site soils generally consist of loamy fine sand at the surface, with fine sand and stratified sand or sandy loam underlying the surface soils. The permeability of the underlying soils allows for the use of on-site ponding with percolation rates high enough to dissipate storm water runoff in a timely manner, when needed. The soil types at the site according to the Soil Conservation Services, Soil Survey are as follows:

**Bluepoint association, rolling (BPC)** – This soil is mostly found on hillsides of the Rio Grande River Valley with slopes ranging from 5 to 15 percent. The deep, gently sloping to strongly sloping soils are located just above the flood plain of the Rio Grande and below the escarpment of the Hueco Bolson. This association occupies about 15 percent of the county. Its parent material is wind-modified sandy alluvium, and its ecological classification is sand hills or desert shrub.

The Bluepoint soils account for 98 percent of the association and minor soils the remaining 2 percent. On about 89 percent of the total acreage, the Bluepoint soils have a loamy fine sand surface layer about 6 inches thick. This is underlain by very pale brown, moderately alkaline, loose material of sandy texture that is several feet thick. Bluepoint soils having a gravelly sand surface layer occur at higher elevations and make up about 9 percent of the association.

The Pajarito soils and Badlands occupy small areas. Pajarito soils are in low-lying places just above the Rio Grande flood plain. Badlands occur as outcrops or areas of exposed clay.

About 12 percent of the association is in the housing and industrial area of El Paso. Most of the remaining acreage is idle, but some is used as rangeland.

Soils of the Bluepoint series are deep, very pale brown, sandy, and moderately alkaline. They developed over outwash sediments, some of which have been altered by wind.

The surface of these soils is convex in some places and concave in others. Slopes range from 1 to 8 percent. The soils are well drained and have rapid internal drainage, slow surface runoff, and repaid permeability. Their available moisture capacity is low. Soil blowing is a severe hazard in unprotected areas.

**Badlands (BA)** – Badlands occur at and below the caliche-capped escarpments that separate the Hueco Bolson from the watershed of the Rio Grande. This land type is in discontinuous areas that lie parallel to the river and extend from the southeastern side of the city of El Paso south-eastward to the Hudspeth County line. The areas are irregularly shaped and 50 to 500 acres in size. Slopes are convex and range from 5 to 40 percent. Except for a few small plants of creosotebush, the land surface is bare.

Badlands consist mainly of heavy, plastic, reddish-gray clay that is stratified with layers of pink calcareous very fine sandy loam. Gullies are common in this soil material. The layers of clay are generally 4 to 9 feet thick, and the layers of very fine sandy loam are 2 to 6 feet thick. The clay is almost impervious, it is seldom wet to a depth of more than 3 or 4 inches.

Also trapped as Badlands are the caliche ridgetops and areas where gravelly sand overlies the reddish-gray clay.

This land is not suitable as cropland, and it has no value as rangeland.

**Pajarito series** - The Pajarito series consists of deep, pinkish-gray, loamy soils that are calcareous and moderately alkaline. These soils developed on alluvial fans or old terraces. They occur just above the Rio Grande flood plain and on alluvial fans in intermountain basins in the northern and eastern parts of the county.

The surface of these soils is plane in some areas and concave in others. Slopes range from less than 1 percent to about 3 percent. The soils are well drained and have moderate permeability in their surface layer and subsoils. Fertility and the available moisture capacity are moderate. Soil blowing and water erosion are hazards in unprotected areas.

Most of the acreage is used for range. Some of it is used for irrigated crops, housing and commercial developments, and military establishments or is idle.

Unless they are irrigated, the Pajarito soils are usually dry between the depths of 7 and 20 inches. The A horizon ranges from loam to fine sandy loam in texture. When this horizon is dry, it ranges from pinkish gray to pale brown in follow. The B2 horizon, when dry, is brown to yellowish brown, and ranges from loam to fine sandy loam and has a clay content of less than 18 percent. Pebble of limestone or igneous rock, or both, make up 0 to 15 percent of the A and B2 horizons, by volume. In most places, these pebble are coated with caliche.

The on-site soils appear to be acceptable for use onsite and for roadway subgrade, however, a geotechnical investigation is needed to determine the engineering properties of the soil.

Review of the preliminary Digital Federal Emergency Management Agency, Flood Insurance Rate Map Panel 4802140034B, indicates the site is situated in Zone C, areas of minimal flooding.

### IDENTIFICATION OF POTENTIAL HAZARD AREAS

No potential dangers could be determined that would be the cause of imminent concern. The proposed site is not situated within a Special Flood Hazard Area, as defined by the Federal Emergency Management Agency.

### TRAFFIC IMPACT ANALYSIS

A traffic impact analysis (TIA) was performed by Dunaway Associates, L.P. for the initial proposed development within Subdistrict 1 (Supermarket). Prior to completing the traffic study, Dunaway

collected AM and PM peak period turning movement counts at six intersections identified by the City of El Paso. These intersections included the intersections along Montana Avenue – at Reynolds Street, at Huckleberry Street, at Cheslea Street, and at Trowbridge Drive. Along Chelsea Street, the intersections included the Yandell Drive and Trowbridge Drive intersections. In addition to the peak period turning movement counts, Dunaway also collected 24-hour bidirectional counts along Montana Avenue, Chelsea Street, and Trowbridge Drive. These counts were used to analyze the roadway segments for those roads surrounding the proposed development.

Traffic modeling and analysis of the subject intersections/driveways was performed in accordance with standard engineering practice as detailed in the Highway Capacity Manual. The traffic analysis software, VISTRO, by PTV America, was utilized to determine the existing and proposed level of service at the critical intersections and all proposed site driveways. As part of the operational analysis, trip generation was determined for both the existing and proposed land uses. Dunaway used ITE's Trip Generation, 9<sup>th</sup> Edition to generate the anticipated site traffic for the proposed Neighborhood Market.

As required by the City of El Paso Ordinance, Dunaway completed the traffic analysis for two different time frames – existing and at opening year. In order to determine the potential impacts of the proposed Market on the surrounding streets, Dunaway conducted intersection analyses using PTV Vistro for the following scenarios: Year 2013 (Existing Conditions) and Year 2013 (Proposed Conditions - After Store Opening)

Year 2013 (Existing Conditions) – In this scenario, collected traffic volumes were used to analyze the existing traffic operation at the intersections in the study area. Existing signal timing information for the signalized intersections was provided by the City of El Paso and was used in the analyses. The analyses indicates that all of the existing intersections operate at level-of-service C or better during both the AM and PM peak hours.

Year 2014 (Proposed Conditions - After Store Opening) – The analyses indicates that after the Market opens, the LOS for the intersection of Trowbridge Drive at Montana Avenue remains LOS C and the level of service of Chelsea Street and Montana Avenue changes from LOS B to LOS C during the PM peak hour. All other intersections and driveways operate at LOS B or better.

With the completion of all of the analyses, based on existing traffic conditions and the amount of traffic expected for the proposed Market, Dunaway has determined that no major operational impacts are anticipated. All of the proposed access driveways are expected to operate at LOS B or better and the surrounding intersections are expected to operate at LOS C or better.

**Table 1. Expected Level of Service, Proposed Neighborhood Market**

Intersection	Control Type	2013 Existing Condition		2013 Existing + Site Traffic	
		AM	PM	AM	PM
Raynolds Road at Montana Avenue	Signalized	B	B	B	B
Huckleberry Street at Montana Avenue	Signalized	A	A	A	A
Chelsea Street at Montana Avenue	Signalized	B	B	B	C
Trowbridge Drive at Montana Avenue	Signalized	C	C	C	C
Chelsea Street at Trowbridge Drive	Signalized	A	A	A	B
Yandel Drive at Chelsea Street	Signalized	B	B	B	B
Driveway 1 along Montana Avenue	One-way Stop	-	-	B	B
Driveway 2 along Chelsea Street	One-way Stop	-	-	A	B

In addition to the initial TIA conducted for the Supermarket, the possible future developments within Subdistricts 2 and 3 were reviewed; assuming a Specialty Retail land use per the ITE trip generation manual. Based upon the assumed trip generation, no operational problems are anticipated at the critical intersections or access driveways. However, an additional TIA would be needed in the future at the time of the development of Subdistrict 2 or 3, in the event it occurs, to analyze for additional traffic growth in the area and other additional factors unknown at this time.

**COMPREHENSIVE PLAN GENERAL STATEMENT**

Based upon review of the City of El Paso Comprehensive Plan, the Future Land Use for this site is designated as G4, Suburban (Drivable). The proposed Supermarket will make use of an existing underutilized site to provide necessary goods to the surrounding community, allowing them to meet their nutritional needs without long car trips. Based upon this, and the proposed improvements associates with the development, the proposed development complies with goals of the current Comprehensive Plan. While the proposed development will facilitate automobile traffic, it also incorporates improvements to help provide pedestrian connectivity, including multiple access points to the facility by defined sidewalk areas throughout the site, enhanced landscaping utilizing xeriscape plantings and methods, and an outdoor seating area, allowing for interaction between the nearby residents, shoppers, and employees in the area. In addition, the development is compatible with the current bus transit system available in the area, as well as the future rapid transit system proposed.

## FENCING, SIGNAGE AND LIGHTING CRITERIA

### Fencing

The proposed development shall make use of fences in the form of walls along property lines adjacent to residentially zoned properties. The walls shall conform to a standard rock wall for the area, or be of a material approved by the City of El Paso. Rock utilized in the construction of the walls shall be quarry rock from local quarries. All walls shall have adequate foundations to maintain the stability of the wall for the duration of its life cycle. The rock used for rock walls shall be placed in mortar bedding, adequate to provide a solid wall without voids. Walls shall be capped with mortar to provide a finished top. All walls shall be uniform in construction and appearance.

Walls shall not be constructed at any location which would impede vehicular or pedestrian traffic through any open space, either public or private.

Retaining Walls shall be installed at the site as required based upon the site grades and elevation changes.

### Signage

The proposed development shall have a single monument sign, intended for placement on the south side of the development, along Montana Avenue. The proposed monument sign shall have the name of the development and shall have a maximum height of 10 feet, including its base. The actual sign face shall be limited to 80 square feet. The sign will be lighted, but shall not have excessive glare, and may make use of fully shielded light fixtures. Signage shall comply with Chapter 18.18 of the El Paso Municipal Code.

Signage on buildings shall comply with City of El Paso Municipal code Chapter 18.18, as well as all other requirements effecting signage in the Municipal Code.

In the event that Subdistricts 2 or 3 redevelop in the future, the monument sign in place can be modified, allowing for an additional 80 square feet of signage (160 square feet total) for use as a multi-tenant sign.

### Lighting

The proposed development shall utilize Parking lot lights as well as low pedestrian lighting fixtures, as needed, throughout the development for safety. Light fixtures shall be fully shielded and comply with the City of El Paso Municipal Code, Chapter 18.18.

## ATTACHMENT 6: SUPPORT LETTERS

Salloum, Andrew M.

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**From:** Hoffman, Alex P.  
**Sent:** Thursday, May 16, 2013 3:56 PM  
**To:** Salloum, Andrew M.  
**Subject:** Fwd: Wal-Mart on Chelsea

2 letters to add now.

Sent from my iPad

Begin forwarded message:

**From:** Risher Gilbert <[RGilbert@gilbertlf.com](mailto:RGilbert@gilbertlf.com)>  
**Date:** May 16, 2013, 15:50:28 MDT  
**To:** "Hoffman, Alex P." <[HoffmanAP@elpasotexas.gov](mailto:HoffmanAP@elpasotexas.gov)>  
**Subject:** Fwd: Wal-Mart on Chelsea

see a letter in support of the rezoning below

**From:** "GRD COMPANIES" <[grdcompanies@hotmail.com](mailto:grdcompanies@hotmail.com)>  
**Date:** May 16, 2013, 3:24:58 PM MDT  
**To:** "Rick Amstater" <[ramstater@rjlrealestate.com](mailto:ramstater@rjlrealestate.com)>  
**Subject:** Wal-Mart on Chelsea

Dear Rick,

As one of the largest property owners in the area directly across and next to the proposed Wal-Mart we have a vested interest in the success of the area. It is our opinion that the proposed Wal-Mart would be a blessing to the area and it has our full support. We have spent millions of dollars in the area in recent years and would love to see more investment in the area.

Best Regards,

George M Dipp  
VP Operations

Pasotex Investment Co.  
Oro Partners LTD.  
JC&GD Investment Co.  
George R Dipp Companies  
Core Acquisitions LLC

P.O. Box 1355 El Paso TX 79948

1

Phone (915) 858-3100  
Fax (915) 858-5353

CONFIDENTIALITY STATEMENT

All information contained in this facsimile message may be confidential or privileged and is intended only for the use of the individual or entity to who it is addressed. Should the reader of this message not be the intended recipient, you are notified that any distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender by telephone or email. Thank you for your cooperation.

NON-BINDING COMMUNICATION: Unless expressly stated, nothing in this communication or any attachment to it constitutes a binding offer, acceptance, agreement, or legal commitment on behalf of any party. There are no oral agreements. The submission of this proposal for examination does not constitute an agreement of any kind until such agreements are resolved in writing and signed by all parties.

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## ATTACHMENT 7: OPPOSITION LETTERS

**Salloum, Andrew M.**

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**From:** ochdav6@aol.com  
**Sent:** Thursday, May 02, 2013 12:52 PM  
**To:** Rubio, Arturo; Salloum, Andrew M.; Gallinar, Carlos; Hoffman, Alex P.  
**Cc:** kiduhr@wal-mart.com; mloweree@foodcityep.com  
**Subject:** WalMart Re-zoning (Case Numbers PZRZ12-00044 and PZCR13-00004)

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To All Concerned:

On behalf the Austin Terrace Neighborhood Association this will serve serve as this organization's official request for the City Plan Commission to deny subject rezoning.

I am away on business today and regret not attending today's hearing. I have been in touch with countless neighbors and community activists who feel as we do and wish to appeal to your better judgment and sense of decency.

My fifty-plus neighbors and I are vehemently opposed to the re-zoning (Case Numbers PZRZ12-00044 and PZCR13-00004) by the property owners which will allow the construction of a WalMart Neighborhood Grocery store (Regional Commercial Center RCC).

Our neighborhood association was never polled or contacted regarding this re-zoning issue. I can assure you that if we had been notified in a timely and proper manner you would have heard from **hundreds more** residents in this neighborhood long before today. In fact the majority of neighbors I have spoken with since the April 18th public hearing are outraged that they have not even heard of this issue. I personally only found out about this through the new media and not through an official notification.

The City Engineering Department's efforts to assist the applicant by encouraging re-designing and re-submitting plans to fit the RCC into the properties is not the issue, although it is very concerning that the City would favor the applicant in this manner and ignore the citizen outcry.

What is at issue is the incompatibility of the RCC at that location. WalMart can find better locations that conform to there requirements along Montana Ave. corridor, quite possibly in the under-served Cotton Street area.

It is unfair and incomprehensible that City Planning would force residential property owners to accept a 24/7 operation of this magnitude along with the traffic problems and the degradation of the quality of life and public safety concerns that will follow.

Our neighborhood is plagued by infrastructure problems, high volumes of traffic, and serious public safety issues already. Lets move El Paso forward by addressing these issues and basic fundamentals first, then consider what the citizens want before forcing another pet project on the tax-payers!

Sincerely,

David Ochoa, Pres.

Austin Terrace Neighborhood Association  
[ochdav6@aol.com](mailto:ochdav6@aol.com)

**Salloum, Andrew M.**

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**From:** Hoffman, Alex P.  
**Sent:** Wednesday, May 01, 2013 8:53 AM  
**To:** Salloum, Andrew M.  
**Subject:** Fwd: Walmart Rezoning

Another one.

Sent from my iPad

Begin forwarded message:

**From:** "madhadd@aol.com" <madhadd@aol.com>  
**Date:** April 30, 2013, 20:55:13 MDT  
**To:** "kduhr@wal-mart.com" <kduhr@wal-mart.com>, "Hoffman, Alex P." <HoffmanAP@elpasotexas.gov>, "McElroy, Mathew" <McelroyMX@elpasotexas.gov>, "rardovino@elp.rr.com" <rardovino@elp.rr.com>, "Larrynance45@gmail.com" <Larrynance45@gmail.com>, "kkborden@gmail.com" <kkborden@gmail.com>, "Delacruzluis33@gmail.com" <Delacruzluis33@gmail.com>, "angelo@amoreappraisals.com" <angelo@amoreappraisals.com>, "gwright@wrightdalbin.com" <gwright@wrightdalbin.com>, "dschauer@utep.edu" <dschauer@utep.edu>, "greveles@gmail.com" <greveles@gmail.com>, "mcbrandrup@hotmail.com" <mcbrandrup@hotmail.com>  
**Subject:** Walmart Rezoning

To Whom It May Concern:

I am the President of the Radford Hills Neighborhood Association. We, as an association, are OPPOSED to the re-zoning (Case Numbers PZRZ12-00044 and PZCR13-00004) by the property owners which will allow the construction of a WalMart Neighborhood Grocery store (Regional Commercial Center RCC). Re-designing and re-designing to fit the RCC is not the issue. The incompatibility of the RCC at a bad location is the main issue.

It is unfair and incomprehensible that City Planning would force residential property owners to accept a 24 hour operations, traffic problems, and the destruction of the quality of life and safety that currently exists. Imagine what neighborhood conditions will be like if you live only 30 feet across from a 24 hour WalMart Neighborhood Grocery store.

Furthermore, WalMart with no new population growth in the area will put local businesses, such as JR's Produce, Albertsons, Food City, and several others out of business. It may bring 65 jobs to the area, but what about the 100+ that will be lost by Albertson's employees who are directly across the street? Out of a sense of decency, how can this even be an issue? It is bad enough that a beloved neighborhood vet is going to have to move across town.

Please, please consider the pleas of the people who live in this area. Would you want a 24 hour WalMart in your neighborhood?

Sincerely,

Madeleine Haddox  
President  
Radford Hills Neighborhood Association

**Salloum, Andrew M.**

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**From:** Hoffman, Alex P.  
**Sent:** Wednesday, May 01, 2013 1:01 PM  
**To:** Salloum, Andrew M.  
**Subject:** FW: Wal-Mart

I don't know if this is really an opposition letter...but might as well include it.

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

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**From:** TAM5111@aol.com [mailto:TAM5111@aol.com]  
**Sent:** Wednesday, May 01, 2013 10:24 AM  
**To:** kjduhr@wal-mart.com  
**Cc:** Hoffman, Alex P.; unajj@att.net; tiabea22@gmail.com; Byrd, Susannah M.  
**Subject:** Wal-Mart

Kelli,

I live directly across the street from where you all plan to put the back of the Wal-Mart. You all are really shoving this thing down our throats. If I wanted to shop at Wal-Mart, I can very easily go to the one at Cielo Vista, I do go to Sams. I do not like the produce at your store, I do not like the meat and you all don't even have a fresh seafood section. I would continue to shop at Albertson's.

I don't need any additional traffic on my street. I live on the corner of Guido and Cardon. There has been quite a few traffic checks done and I have to tell you the last one that was done happened during a week the street was closed at times because they were redoing our sidewalks and laying new asphalt for the street, so you can't say there is not that much traffic. That was really ridiculous. My husband's truck had been hit by hit and run drivers twice.

I already hear the dumpster at several of the places around here being picked up at 4:00 am on Thursday and I don't want to here them coming from the back of your store.

Now let's get down to the nitty gritty. I would really have to ask how deep Wal-Mart's pockets are with our city government. From day one they have not been honest with the neighbors on Cardon and surrounding neighborhood regarding the property at 1039 Chelsea. We were never told who bought the property until it was all done. Vistacon was investigated, look into that. Then half the property was sold to Omega Paving and all they have done is dump dirt. We have been lied to since day one, and now you all come along. We don't want you here. Maybe the FBI needs to look into this transaction also. When our property values go down because of Wal-Mart, do our property taxes go down? I doubt it. I wouldn't be surprised if the city raises them.

Brother Welch is probably rolling over in his grave because of the way his children, Bill Welch, are going against his wishes for the property.

I am a firm believer in what goes around, comes around and all the deceit and dishonesty regarding this property will come back to bite several people in the ass.

You're taking away the quality of life we have come to enjoy. Go away, we don't want you here.

Terry Ann Mollier

**Salloum, Andrew M.**

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**From:** Hoffman, Alex P.  
**Sent:** Tuesday, April 30, 2013 3:25 PM  
**To:** Salloum, Andrew M.  
**Subject:** FW: Against WalMart

Another opposition letter. Can you please include?

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

---

**From:** Haddox, Grace K. [<mailto:ghaddox@epcc.edu>]  
**Sent:** Tuesday, April 30, 2013 1:57 PM  
**To:** Hoffman, Alex P.  
**Subject:** Against WalMart

Dear Mr. Hoffman:

I am against the re-zoning (Case Numbers PZRZ12-00044 and PZCR13-00004) by the property owners which will allow the construction of a WalMart Neighborhood Grocery store (Regional Commercial Center RCC). Re-designing and re-designing to fit the RCC is not the issue. The incompatibility of the RCC at a bad location is the main issue.

It is unfair and incomprehensible that City Planning would force residential property owners to accept a 24/7 operations, traffic problems, and the destruction of the quality of life and safety that currently exists. Imagine what neighborhood conditions will be like if you live only 30 feet across from a 24/7 WalMart Neighborhood Grocery store.

Furthermore, WalMart, as usual, will put local businesses, such as JR's Produce, which is just blocks down Montana, out of business. It may bring 65 jobs to the area, but what about the 100+ that will be lost by Albertson's employees who are directly across the street? Out of a sense of decency, how can this even be an issue? It is bad enough that a beloved neighborhood vet is going to have to move across town.

Please, please consider the pleas of the people who live in this area. Would you want a 24 hour WalMart in your neighborhood?

Sincerely,

Grace K. Haddox

812 Regan Dr.

**Salloum, Andrew M.**

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**From:** Hoffman, Alex P.  
**Sent:** Tuesday, April 30, 2013 4:46 PM  
**To:** Salloum, Andrew M.  
**Subject:** FW: Proposed WalMart-- Re-zoning Case#'s PZRZ12-00044&PZCR13-00004

3<sup>rd</sup> one for the day.

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

**From:** [unaji@att.net](mailto:unaji@att.net) [<mailto:unaji@att.net>]  
**Sent:** Tuesday, April 30, 2013 4:33 PM  
**To:** McElroy, Mathew; [rardovino@elp.rr.com](mailto:rardovino@elp.rr.com); [larrynance45@gmail.com](mailto:larrynance45@gmail.com); [kkborden@gmail.com](mailto:kkborden@gmail.com); [delacruzluiss@gmail.com](mailto:delacruzluiss@gmail.com); [angelo@amoreappraisals.com](mailto:angelo@amoreappraisals.com); [gwright@wrightdalbin.com](mailto:gwright@wrightdalbin.com); [dschauer@utep.edu](mailto:dschauer@utep.edu); [greveles@gmail.com](mailto:greveles@gmail.com); [mcbbrandrup@hotmail.com](mailto:mcbbrandrup@hotmail.com); Hoffman, Alex P.  
**Cc:** Beatriz Baeza; Madeline Haddox; David Ochoa  
**Subject:** Proposed WalMart-- Re-zoning Case#'s PZRZ12-00044&PZCR13-00004

Hello

I am against the re-zoning (Case Numbers PZRZ12-00044 and PZCR13-00004) by the property owners which will allow the construction of a WalMart Neighborhood Grocery store (Regional Commercial Center RCC).

Re-designing and re-designing to fit the RCC into the properties is not the issue. The incompatibility of the RCC at that location is the main issue. I am sure that WalMart can find better locations that conform to there requirements along Montana Ave. It is unfair and incomprehensible that City Planning would force residential property owners to accept a 24/7 operations, traffic problems, and the destruction of the quality of life and safety that currently exists.

Imagine what neighborhood conditions will be like if you live only 30 feet across from a 24/7 WalMart Neighborhood Grocery store.

Mr. JJimenez  
1206 Wagner Ln

**Salloum, Andrew M.**

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**From:** Hoffman, Alex P.  
**Sent:** Monday, April 29, 2013 5:35 PM  
**To:** Salloum, Andrew M.  
**Subject:** FW: Wal-mart

Can you include this as an additional opposition letter to the Wal-Mart rezoning?

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

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

**From:** Jeff [<mailto:mckll5@aol.com>]  
**Sent:** Monday, April 29, 2013 5:33 PM  
**To:** Hoffman, Alex P.  
**Subject:** Wal-mart

Sir,

I ask you to reconsider your approval of a Walmart on Chelsea and Trowbridge. This operation will destroy to fabric of this fine neighborhood. There are already traffic problem and this store will just exacerbate the problem. Also having a 24 hour operation is not conducive to being in a neighborhood. All other Walmart's in the city are not located in neighborhood like you are now proposing. We also have a grocery store here. Make them find a lot that is zoned for this type of business. Not change the zoning.

Thank you

Jeff  
Sent from space

**Salloum, Andrew M.**

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**From:** Hoffman, Alex P.  
**Sent:** Monday, April 22, 2013 9:00 AM  
**To:** Salloum, Andrew M.  
**Subject:** FW: opposed to Wal Mart application for zoning condition release

Can you include this opposition letter in the staff report? I also have received an additional opposition phone call.

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

**From:** Leticia Chavez [mailto:[leti.h.chavez@gmail.com](mailto:leti.h.chavez@gmail.com)]  
**Sent:** Thursday, April 18, 2013 9:42 PM  
**To:** Hoffman, Alex P.  
**Subject:** opposed to Wal Mart application for zoning condition release

I was unable to attend the CPC meeting this afternoon but want to make my opinion heard. I live in the cielo vista area west of Hawkins and regularly do business in the Chelmont area. Chico's tacos is an El Paso icon at that location and I am saddened that they conceded to Wal Mart. We often eat at Luby's, buy groceries at Albertson's or Jr's produce (a block west), and shop at Walgreens and the adjacent strip malls. There is already a traffic situation in the Chelsea/Montana area and I can't imagine how those streets would support neighborhood wal mart traffic generated and particularly, to ensure the safety of high pedestrian traffic. Having the tractor trailers making deliveries in and out of that small area is unthinkable. Let alone the trash that will be created in Wal Mart's parking lot!

Good luck to those residences on Cardon St. that did not respond to object -- Actually, I have a feeling that those residents didn't really understand the letter sent to them and what the future implications of allowing this would be. Furthermore, a "Neighborhood Wal Mart" is inconsistent with the character of the neighborhood and business area. They claim 65 jobs will be created, but I fear that most of these will be jobs lost from the neighboring businesses that will be impacted! Is this wal mart what the City touts as "smart growth?" Surely we can get more creative.

Lastly, in case you missed this article last Dec Wal Mart is not the most respectable corporate citizen.  
[http://www.elpasoinc.com/news/wire/article\\_d1117bb2-4d22-11e2-a098-0019bb30f31a.html](http://www.elpasoinc.com/news/wire/article_d1117bb2-4d22-11e2-a098-0019bb30f31a.html)

Thank you for your consideration,  
Leticia H. Chavez  
8305 Parade Ln.  
El Paso, Texas 79925  
915-778-4555

April 18, 2013

City Plan Commission  
c/o Planning Division  
2<sup>nd</sup> Floor  
222 S. Campbell Street  
El Paso, TX 79901

Re: Case NO. PZRZ12-00044 and PZCR13-00004

Dear sirs:

My name is Rita N. Villanueva. My husband Pablo and I have resided at 5107 Guido Lane in El Paso, Texas 79903 for over twenty-five years. In this time we have watched our quiet and comfortable neighborhood of mostly retired citizens gradually eaten away by commercialism (i.e., Pizza Hut, The Tot Shop, Walgreen's, Luby's, Chelmont Point Shopping Center on Montana Street, Chepe's Tamales on Trowbridge, Blockbuster on Montana adjacent to a small shopping center on Chelsea, and right across the street is Chelmont Park Shopping Center and next door is the Chelmont Shopping Center which was the only shopping center that we had for many years.

Now you are proposing to change the zoning to P-C (Planned Commercial) to build a supermarket. Why do we need another supermarket when we already have a beautiful Albertson's supermarket across from Chico's Tacos that serves our area? Another supermarket would adversely affect our neighborhood by causing a myriad of problems on its residents. Most profound of these problems imposed on citizens (retired and/or enfringed) is the difficult task of relocating from their residences of many years and try to replace these homes in these hard economic times just to make way for a supermarket that is not needed.

Further, we would highlight the current traffic congestion would grow progressively worse with another supermarket causing insurmountable stress (financial and otherwise) on all citizens involved.

Changing the zoning status in any aspect concerning Chico's Tacos is not acceptable.

The focus should be centered on what is best for the citizens of our neighborhood.

We strongly oppose these proposals.

Respectfully submitted,



Rita N. Villanueva



Pablo Villanueva

May 16, 2013

Dear El Paso City Plan Commission,

My name is Mrs. Baeza and I am a homeowner on Cardon Street. We bought our home with the intent to raise our family here. If the Walmart had been in place at the time of our purchase we would NOT have given it a second glance. I am speaking to you on behalf of our family and other nearby residents.

Since approximately 2006, we as a neighborhood have been fighting against ANY type of intrusive commercial activity directly in front of our homes that would, in effect, compromise our safety, jeopardize our financial state, and rob us of our tranquility and privacy.

I've heard this board and City Council in times past declare, "We can all agree that a car lot or a semi truck type of business would be completely inappropriate for this site. How is a busy, pigeon home parking lot or a 24 hour delivery site for semi's and diesel trucks any different or better? They are in essence worse. Are not the zoning codes in place to protect people and businesses-- That everyone stays in appropriate places for the good of the community?

Be wise and take caution with words like "serve the community" and "meeting the needs of people" to JUSTIFY the harming of the fewer for the "good" of many. We are not talking about providing a necessity for existence like clean water. We're talking about a convenience. Regarding Walmart's 400+ signatures in favor, if they were polled to put it directly in front of their homes for their convenience, undoubtedly those numbers in favor would drop drastically.

It is said, " A fool tries to adjust the truth so he does not have to adjust to it" --Henry Cloud. The truth is that no amount of walls, trees, sidewalks, watercolors or manipulating of the zoning name to PC, GMU or any other name is going to change the fact that a Walmart grocery store is a C-3, C-4 type of business that doesn't belong **30 feet** in front of people's homes.

I implore you to show that citizens do matter. If you would not welcome this type of commercial activity directly in front of or near your home and family, that you will protect our homes and families by denying their request to rezone, solely because that type of business would not only be incompatible, but also detrimental to the safety and quality of life of our neighborhood.

Sincerely,

  
Beatriz Baeza



**CITY OF EL PASO, TEXAS  
CITY PLAN COMMISSION**

**MEMORANDUM**

**DATE:** May 23, 2013

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

**FROM:** Larry Nance, Chair, City Plan Commission

**SUBJECT:** PZRZ12-00044 and PZCR13-00004 – City Plan Commission Minority Report

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At the May 16<sup>th</sup>, 2013 City Plan Commission meeting, a public hearing was held to consider the proposed rezone of approximately 3 acres of land located at the intersection of Montana, Chelsea, Trowbridge and Cardon Streets, respectively. The City Plan Commission recommended denial by the City Council of the rezoning case in a 6 to 3 vote, with myself being in the minority. My decision not to support the motion recommending denial stems from my belief that the applicant complied with GMU design standards and would enhance the neighborhood by providing a walkable shopping experience for the community and the potential expansion for future businesses. City Council has set a goal to provide for infill development to eliminate vacant lots, and this development achieves that goal. Additionally, the landscaping would provide an excellent enhancement to the community.

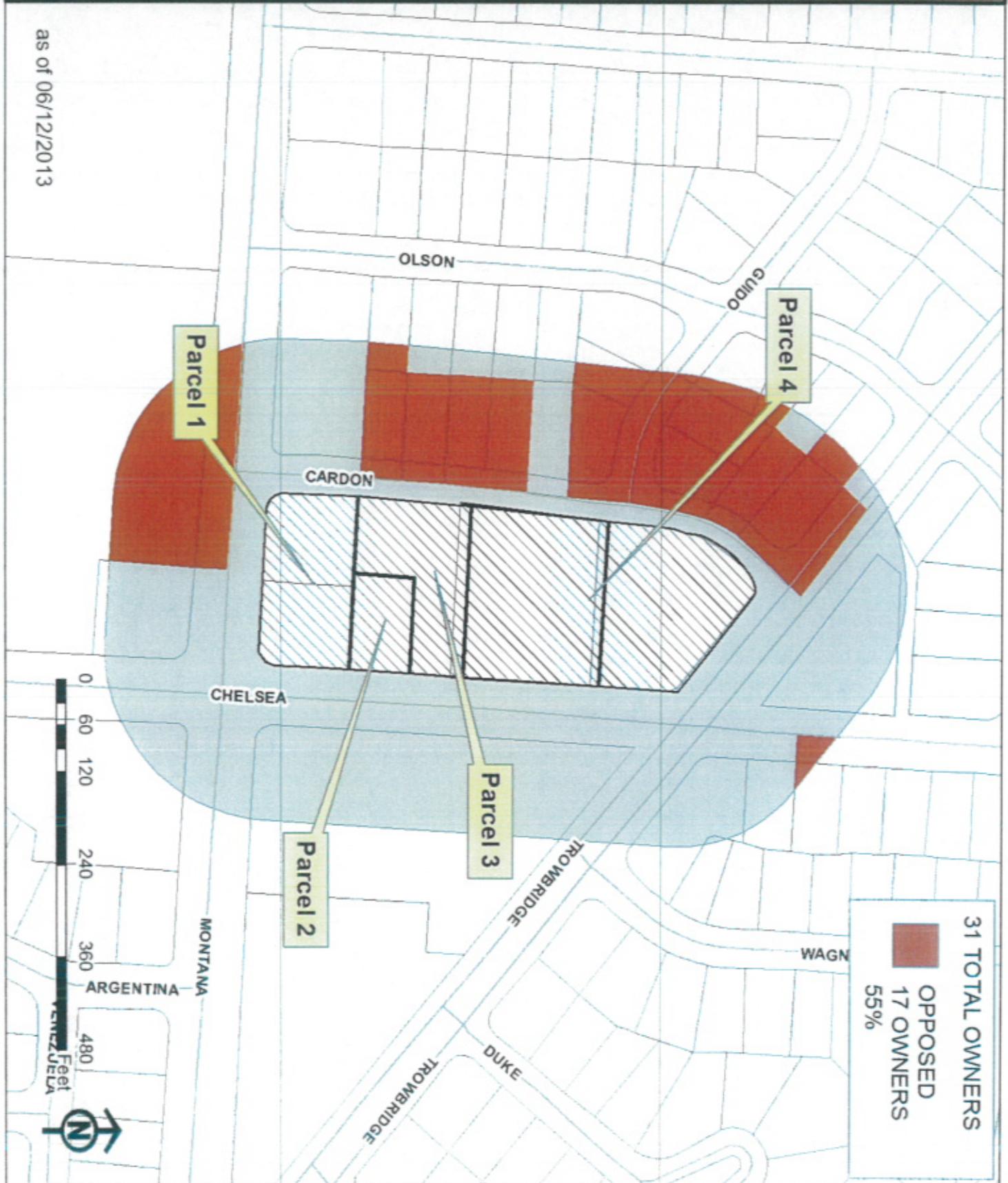
Traffic concerns were addressed in a traffic study and demonstrated that Wal-Mart and the planning department had developed a plan to mitigate the concerns. The restriction of truck and automobile traffic to the site from Cardon Street would provide for safe access to the site from the adjoining neighborhood.

It should be noted that the majority of the opposition came from employees of competing grocers. It is not the planning commission's responsibility to protect market share from existing businesses, nor do I believe it is in the best interest of the City to constrain competition. El Paso needs more tax paying businesses and choices for neighborhoods to shop within walking distance, and Wal-Mart will be an excellent fit for the proposed location. It would be a mistake for the City to develop a protectionist environment.

**For these reasons, I dissent from the City Plan Commission decision to recommend City Council deny rezoning case number PZRZ12-00044 and condition release case number PZCR13-00004.**

# PZRZ12-00044 & PZCR13-00004 211 MAP

as of 06/12/2013



340

### PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

5. PETITION SIGNATURE IN OPPOSITION

NAME (Print)	ADDRESS	SIGNATURE
Peter Delton Kozhech	5758 Las Brisas 79905	Peter Delton Kozhech
Martha Cervantes	1008 Olson 79903	Martha Cervantes
Gabriel Cervantes	1008 Olson 79903	Gabriel Cervantes
Daniel Magaña	1009 Cardon 79903	Daniel Magaña
Choi Magaña	1009 Cardon 79903	Choi Magaña
LAVENDER ZAMA	5004 Fuld Ln 79903	Lavender Zama
LETICIA BORRERO	4020 Trow Bridge 79903	Leticia Borrero
Mary Scott	4501 Memphis 79903	Mary Scott
Getzmann, Ynez	3609 Fort Blvd 79920	Getzmann, Ynez
RICHARD TELLES	5324 TIM BOWOLF	Richard Telles

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NAME (Print)	ADDRESS	SIGNATURE
Guadalupe MARTINEZ JR.	1216 CHELSEA ST.	Guadalupe Martinez Jr.
MONICALIZA GALANTE	5425 OLSON ST.	Monaliza Galante
VIRGILIO TERCCERO	1204 WAGNER-	Virgilio Terccero
ALICIA L RODRIGUEZ	1202 WAGNER	Alicia L Rodriguez
Emilia Rosales	5548 Peinado Lane	Emilia Rosales
Roberto MARTINEZ	5416 OLSON	Roberto Martinez
Gloria S. Burgess	5131 Timberwolf Dr	Gloria S Burgess
<del>OLIVER SEPULVEDA</del>	5120 TIM BERNWITZ	<del>Oliver Sepulveda</del>
Alicia L Vargas	1208 Chelsea	Alicia L Vargas
Roberto MARTINEZ	5815 OLSON	Roberto Martinez

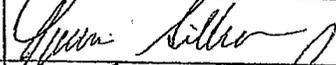
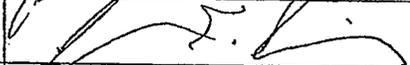
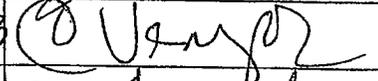
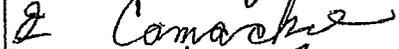
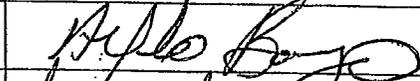
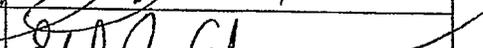
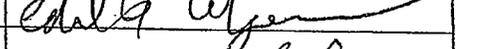
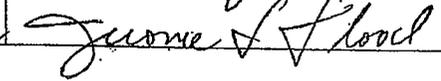
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NAME (Print)	ADDRESS	SIGNATURE
Coraciela Rodriguez	4310 Montana Ave	Coraciela Rodriguez
Don Salazar	6419 Cheyenne Trail	D. Salazar
Walter Flores	1529 Cerrano	Walter Flores
Hilda Aguilar	5209 Garry Owen Rd	Hilda Aguilar
Anthony Lozano	5108 Garry Owen	Anthony Lozano
Sam R Soler	823 Bolivar	Sam R Soler
Barbara Baldwin	4421 Nashville Ave.	Barbara Baldwin
Robert Baldwin	4421 Nashville Ave.	Robert Baldwin
Noemi Gomez	4707 Leeds	Noemi Gomez
Lionel Venzon	2707 Mason St	Lionel Venzon

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NAME (Print)	ADDRESS	SIGNATURE
Janie Sillas	1532 NUECES way <sup>El Paso TX</sup> 79925	
JUAN SILLAS	1532 NUECES WAY <sup>EL PASO</sup> 79925	
JUAN E. SILLAS	1532 NUECES way <sup>El Paso</sup> 79925	
CARMEN VENZOR	<del>4510 Nashville</del> <sup>2700 Man St</sup> 79903	
ETSOLLO CAMACHO	4510 Nashville Ave 79903	
Fred Borrego	4020 Troubridge	
Jose Jimenez, Jr	1206 Wagner Ln	
Jim Tolbert	2701 Frankfort	
ED ADSEMIAN	1505 HARDAWAY 79903	
Jerome T. Flood	6829 Pino Real Dr. 79912	

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NAME (Print)	ADDRESS	SIGNATURE
Raul Carrion	1021 CARDON ST	Raul Carrion
Cecilia "C" "	71 - 11 05	11 05
Abel Acosta	5108 GUIDO	Abel Acosta
Emma Legueta	5604 W. 12th	Emma Legueta
Ana G. Valdez	1022 ST Johns	Ana G. Valdez
DAN SALAZAR	6419 Cheyenne Tr. PO. Box 971244	D. Salazar Valley View
Oscar N. Gonzalez	7100 Datotree Ln.	Oscar N. Gonzalez
Stella Richards	712 Chelsea	Stella Richards
Carlos A. Loweree III	9117 McFall	Carlos A. Loweree III
Rachel Santos	10974 Gary Flayer	Rachel Santos

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NAME (Print)	ADDRESS	SIGNATURE
Beatriz Elena Baeza	1109 Cardon, El Paso, TX 79903	Beatriz Elena Baeza
Jose Jimenez, Jr.	1206 Waguenhn, EIP TX 79903	Jose Jimenez, Jr.
HERIBERTO BAEZA JR.	1109 CARDON, EL PASO, TX 79903	Heriberto Baeza Jr.
Madeleine Haddox	2711 Radford El Paso, TX 79903	Madeleine Haddox
Carmen M. Haddox	2711 Radford El Paso, TX 79903	Carmen M. Haddox
Grace Haddox	812 Regan Dr. El Paso, TX 79903	Grace Haddox
Basilio Chavez Jr.	812 Regan Dr. El Paso, TX 79903	Basilio Chavez Jr.
Theresa Ann Molliere	5111 Guido Lane	Theresa Ann Molliere
Sandra L. Welch	927 Reynolds St.	Sandra L. Welch
Laurene A Sean	1528 Reynolds St	Laurene A Sean

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NAME (Print)	ADDRESS	SIGNATURE
MARIA E. VELIZ	1232 CHELSEA	Maria E. Veliz
Rodolfo Gonzalez	1232 Chelsea	<del>Rodolfo Gonzalez</del>
Yvette Hernandez	1401 Chelsea	Yvette Hernandez
Michelle Cintron	1409 Chelsea	Michelle Cintron
Raul Baca	1409 Chelsea	Raul Baca
BARBARA Tagle	1609 Chelsea	Barbara Tagle
David A. Dalgabille	1709 CHELSEA ST.	David A. Dalgabille
Miguel Vera Si	5140 Timberwolf	Miguel Vera Si
TERRY ATAGUILE	5128 TIMBERWOLF ST	Terry Ataguile
Francis J Flood	5106 " ?	Francis J Flood

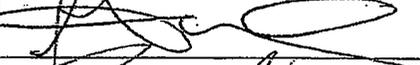
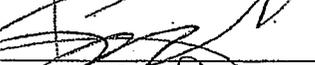
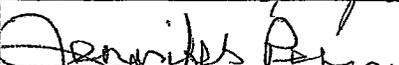
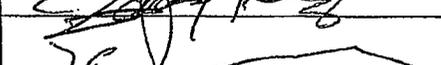
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NAME (Print)	ADDRESS	SIGNATURE
Beatriz Slack	1712 WAIN WRIGHT	<i>Beatriz Slack</i>
Florinda Molina	700 REGAN	<i>Florinda Molina</i>
Beatha Hernandez	1321 Hauze	<i>Beatha Hernandez</i>
ALFONSO LARDIN	509 Huckleberry	<i>Alfonso Lardin</i>
Carmen S. Carrasco	1524 Carlyle Place	<i>Carmen S. Carrasco</i>
Hugo Novarez	4711 CLIFTON	<i>Hugo Novarez</i>
Diana Beeler	11920 Mesquite Miella	<i>Diana Beeler</i>
Elmer Beeler	11920 Mesquite Mel Dr	<i>Elmer Beeler</i>
Carmen Thompson	3011 Sacramento Ave.	<i>Carmen Thompson</i>
John A. Thompson	3011 Sacramento Ave.	<i>John A. Thompson</i>

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NAME (Print)	ADDRESS	SIGNATURE
BLANCA CALDERON	8803 Magnolia St	
Adam Gurrola	3830 Johnson #13	
Sam Morgan	4345 Lomacitas	
Jaime Roca	10386 upland St 79924	
Michelle C. Espinoza	10084 Alcan ST	
Jennifer Penn	5116 Orleans Ave	
Lori L. Santos	4606 Tumbleweed ave	
Edward Beck	9040 Leo 79904	
EDWARD C BECK	11233 STARFISH 79930	
FERNANDO C. SIVERZ	3806 VEGA CT	

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NAME (Print)	ADDRESS	SIGNATURE
Audrea Unbe Sanders	1132 Duke 79903	Audrea Unbe Sanders
CECILIA FERRERA	1116 Duke 79903	Cecilia Ferrera
<del>JOSE R. HERRERA</del>	<del>1116 DUKE 79903</del>	<del>JOSE R. HERRERA</del>
Ema Legarreta	5104 Guido Lane - <sup>El Paso, Texas</sup> 79903	Ema Legarreta
ELISA S. GUILLETTE	1328 MATTHIAS DR. 79903	Elisa S. Guillette
RUSSELL R. GUILLETTE	1328 MATTHIAS DR EL PASO 79903	Russell R. Guillette
Potatjae Jacobson	1028 Olson 79903	Potatjae Jacobson
Richard C. Wilson	1017 Cardon - <sup>El Paso, TX.</sup> 79903	Richard C. Wilson
Norma Strickland	3206 Fillmore Ave.	Norma Strickland
Diane Strickland	3206 Fillmore	Diane Strickland

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NAME (Print)	ADDRESS	SIGNATURE
Edna Mae Walker	5538 Peinado Ln.	Edna Mae Walker
Alicia Rdz	4605 Montano	Alicia Rdz
MARIA O. CARRERA	3925 Bliss	Maria O. Carrera
BLANCA C. ROJO	1524 Chelsea St	Blanca C. Rojo
Sandra Gallegos	5429 Frutas Ave	Sandra Gallegos
Daniel Gallegos	5429 Frutas Ave	Daniel Gallegos
Juan Manuel Oviedo	3925 Bliss Ave	J.M.A.
Juan Zamarrin	2415 Hower St.	Juan Zamarrin
Adel Calles	2415 Hower	Adel Calles
NANCY DAY	4530 BONAS Ct.	Nancy J. Day

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NAME (Print)	ADDRESS	SIGNATURE
OLGA CABRAL	3800 VEGA CT	<i>Olga Cabral</i>
<del>Frank Lewis</del>	<del>5845 Robin</del>	<del><i>Frank Lewis</i></del>
Frank Lewis	5264 Yvette	<i>Frank Lewis</i>
<i>T. Agui</i>	10 S Juno	<i>T. Agui</i>
Greg Vega	3216 P-Harold	<i>Greg Vega</i>
Jarmin Honorato	3800 Lincoln	<i>Jarmin Honorato</i>
Carlos Perez	3800 Lincoln	<i>Carlos Perez</i>
ROBERT YOUNG	4416 E. Missouri 99903	<i>Robert Young</i>
Ninfa Orr	4641 La Luz	<i>Ninfa Orr</i>
Sylvia C. Orozco	5100 Gary Owen 99903	<i>Sylvia C. Orozco</i>

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NAME (Print)	ADDRESS	SIGNATURE
Sylvia R. Hunter	7403 Cuba Dr.	Sylvia R. Hunter
Richard Muñoz	3800 McKinley	Richard Muñoz
Leticia BORRERO	4020 Trowbridge	Leticia Borrero
Delia Muñoz	3820 Portarline	Delia Muñoz
Alex Ybarra	A301 Mentana	Alex Ybarra
JOE ORTEGA	501 HUCKLEBERRY	Joe Ortega
Darla Del Rio	1301 Howze	Darla Del Rio
Virginia Reschard	6124 Navajo	Virginia Reschard
Jacquer Quiroz	536 Bataan	Jacquer Quiroz
Manita R. Oliver	329 Chula	Manita R. Oliver

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NAME (Print)	ADDRESS	SIGNATURE
Susana Lewis	4420 Hueco 79903	Susana A Lewis
MARGARET ESTRADA	3008 DOUGLAS	Margaret Estrada
Socorro Plasencia	1216 Gaynold	Plasencia
<del>Zulda</del> VOLANDA L. GONZALEZ	1519 Reynolds St.	Zulda
Beatrice Estrada	3620 Tyler Ave	Beatrice Estrada
India Serenity	4619 Thawbrige Dr.	India Serenity
Patricia Valdez-Harrison	4475 Loma Diamante El Paso TX 79934	Patricia Harrison
Josephine G Acosta	706 OLSON 79963	J Acosta
Luis Gonzalez	3424 FRUITAS 79985	Luis Gonzalez
Irma Gonzalez	3232 Mountain Walk 79934	Irma Gonzalez

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NAME (Print)	ADDRESS	SIGNATURE
Rafael Gonzalez	3232 Mountain Walk <sup>79934</sup>	Rafael Gonzalez
LUPE URANGA	9252 McFALL 79925	L. Uranga
Abel URANGA	9252 McFALL 79925	Abel Uranga
Inez Franklin	1453 Monte Negro <sup>79936</sup>	Inez Franklin
Wendell T. Bidbehuber	3132 McLean 79936	Wendell T. Bidbehuber
Celina Gomez	9249 McFALL 79925	Celina Gomez
DAVID GOMEZ	9249 McFALL 79925	David Gomez
Ruben S Valdez	824 ESPOLON 79912	Ruben S Valdez
Christiane Valdez	824 ESPOLON DR. 79912	Christiane Valdez
JERRY FRANKLIN	1453 MONTE NEGRO 79936	Jerry Franklin

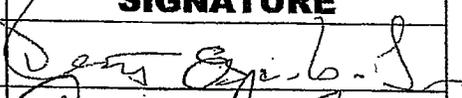
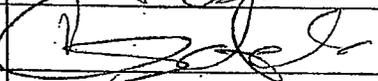
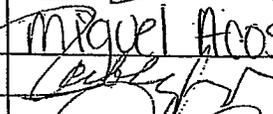
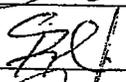
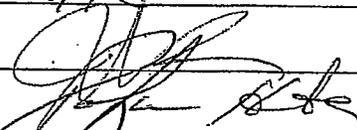
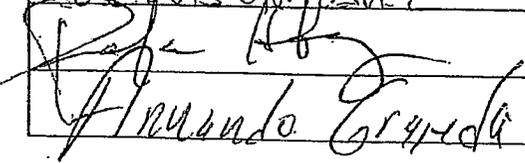
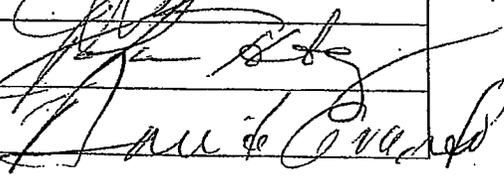
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NAME (Print)	ADDRESS	SIGNATURE
Azucena P. Lopez	1209 Wagner Lane	<i>Azucena P. Lopez</i>
Dolores Macias	449 Aliota Dr. 79905	<i>Dolores Macias</i>
Mantha Martinez	3317 Mobile	<i>Mantha Martinez</i>
Marva M. Chonillas	808 Crandall E. P.O. 79918	<i>Marva M. Chonillas</i>
Alicia E. Lopez	868 Belice Col. Hidalgo	<i>Alicia E. Lopez</i>
Rebecca Lee	4707 Caples Circle	<i>Rebecca Lee</i>
Daniel Lee	4707 Caples Circle	<i>Daniel Lee</i>
Sociedad Juarez	4507. Juarez	<i>Sociedad Juarez</i>
Chris Franco	4808 El Portal	<i>Chris Franco</i>
Natalia Franco	4809 El Portal	<i>Natalia Franco</i>

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NAME (Print)	ADDRESS	SIGNATURE
REYNA ESCOBEDO	5540 PEINADO	
CHRISTINA SANCHEZ	125 S. Glenwood	
MIGUEL ACOSTA	5108 WILGIDO	Miguel Acosta
PABLO JARAS	11024 DUKE	
Luzette Hernández	822 Peru	
RENE GUTIERREZ	4530 MOONLIGHT H	Rene Gutierrez
SANDRO SERA	1436 FERNANDEZ DR.	
JOSE LUIS GONZALEZ	7859 SILVER WAD	
	608 HOWARD ST	
Fernando Grande	11000 North Hampton	Fernando Grande

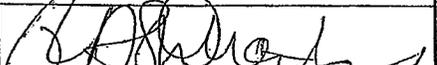
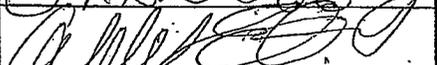
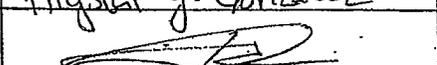
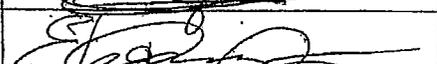
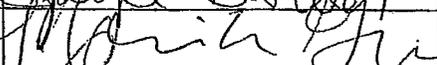
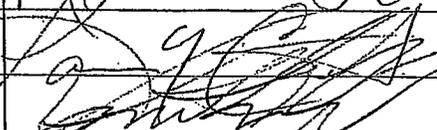
## PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
<i>(Carmen Deltoro)</i>	<i>3809 McKenney</i>	
Guadalupe Marcano	4414 Trounbridge	<i>Guadalupe Marcano</i>
Palma Benitez	600 CHELSEA APT# 312	<i>Palma Benitez</i>
GIYNA A. HERNANDEZ	1117 EL PASO ST. Apt I	<i>Gina Hernandez</i>
Victoria Contreras	123B Huckleberry Ln	<i>Victoria Contreras</i>
Maria Ouelos	4420 Yandell	<i>Maria Ouelos</i>
Pedro Otero D	1740 Seville / Alameda	<i>Pedro Otero</i>
Alice Edwards	4501 Clifton	<i>Alice Edwards</i>
Ricardo Luzcano	917 Williams	<i>Ricardo Luzcano</i>
Mario J. Vargas MARIA E VASQUEZ	6308 Wildcat Way	<i>Mario J. Vargas</i>

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Doris Vera-Duque	5517 Timberwolf	
Alberto Puerto	5517 Timberwolf	
Eduardo Mesa	11763 RONALD McNAUL	
Kristal Y. Gonzalez	733 Bellrose	Kristal Y. Gonzalez
Guillermo Lopez	2011 San Antonio	
AK SA GARCIA		
Joyce Barber	5109 Trowbridge	
Monica Garcia	1100 Reynolds	
Lorena Medina	1007 St Johns	

## PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
Moises Mena	5113 E. Vandell	<i>Mena</i>
Julian Samoniego	5113 E. Vandell	<i>Julian Samoniego</i>
Marilyn Escapita		<i>Marilyn Escapita</i>
Javier Garcia	1206 Hosary	<i>Javier Garcia</i>
EARNE ARRIPIEGA	6005 TEXAS	<i>Earne Arripiega</i>
Melena Lerma	897 Mission	<i>Melena Lerma</i>
Sylvia Aragon	1421 Geronimo	<i>Sylvia Aragon</i>
Juan Laguerz	4834 montana	<i>Juan Laguerz</i>
MARI ROIZ	4909 CULINMAN	<i>Mari Roiz</i>
BOLEDAD MEYERS	8500 VISCOUNT	<i>Boledad Meyers</i>

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Hector Franco	4808 E. Patal Dr.	<i>[Signature]</i>
Chris Herrera	1912 Sun Chariot	<i>[Signature]</i>
Diana J. Padilla	7227 N. Mesa St. #2003	<i>[Signature]</i>
Veronica M. Ramirez	3637 Wax Palm Pl.	<i>[Signature]</i>
Ampro Masals	Oregon 211	<i>[Signature]</i>
<i>[Signature]</i>	6546 Mohawk	<i>[Signature]</i>
Fallon Cisneros	208 Orndorff Dr.	<i>[Signature]</i>
LINDA FAUZZA	143 ANITA CR.	<i>[Signature]</i>
Brenda Holghin	6350 Deer Rd #23	<i>[Signature]</i>
Jaine Garcia	600 Chalkers #266	<i>[Signature]</i>

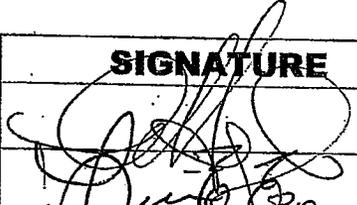
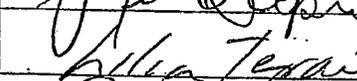
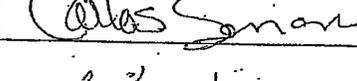
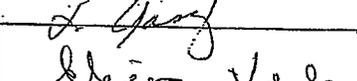
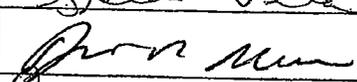
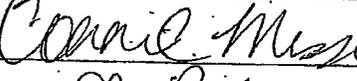
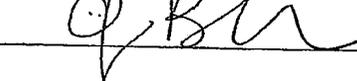
## PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
<i>Esmeralda Martinez</i>	6118 Tejas Dr	<i>Esmeralda Martinez</i>
<i>Margarita Sanchez</i>	4526 Bond St	<i>Margarita Sanchez</i>
Leo Trejo	653 Giles El Paso TX 79905	<i>Leo Trejo</i>
CHARLES BRADY	229 North 2990	<i>C. Brady</i>
<i>Miriam Ortega</i>	4919 Edna St	<i>Miriam Ortega</i>
Andrea Mercado	1011 Forrest Way	<i>A. Mercado</i>
<i>M. Bernabe</i>	4416 mobile	<i>M. Bernabe</i>
Juan Hernandez	2890 Grant Ave	<i>J. Hernandez</i>
Cecilia PEIERLS	Box 4534 79914	<i>Cecilia Peierls</i>
Dorina Rizo	1313 Hardaway 79903	<i>Dorina Rizo</i>

## PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
Lidia Alvarez	822 Peru PL.	
LUIS ESPINOZA	5305 Mountain	
Lilia Teran	910 Blanchard	
LUPÉ MENDOZA	4425 E. MISSOURI <sup>72903</sup>	
Carlos Sandoz	4725 Caples	
Laura Vance	5717 Caples	
Sheila Vela	5947 Trowbridge	
Jason Messer	1421 Geronimo	
Connie Messer	1421 Geronimo	
Gaby Bulos	4304 Leeds	

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Eduardo J. Chavez Jr.	10316 Thor - <sup>El Paso, TX.</sup> 79924	<i>Eduardo J. Chavez Jr.</i>
Becky M. Nguyen	8515 Mount Evert 79904	<i>Becky M. Nguyen</i>
Reynaldo Rivera	6607 Bandolero DR. 79923	<i>Reynaldo Rivera</i>
Arberto Subalcazar	14211 Wild Ridge El Paso, 79936	<i>Arberto Subalcazar</i>
Cristina I. Orozco	8601 Basil Ct El Paso TX 79925	<i>Cristina I. Orozco</i>
Robert Laven	1110 E River Ave 79902	<i>Robert Laven</i>
CYNTHIA E. SCHMITZ	10532 Cuesta Brava 79935	<i>Cynthia E. Schmitz</i>



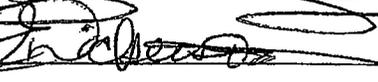
## PETITION AGAINST RE-ZONING

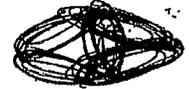
We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
MARION V. GORDON	15520 GARRY OWEN RD <sup>7903</sup>	<i>Marion V. Gordon</i>

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Todd R STUART	4701 Trowbridge Dr 79903	
<del>Sam Armijo</del>	3609 Polk 79930	
Elvira G. Dickerson	4316 Hastings Dr. 79903	
Rebecca L. McKenzie	4409 Cambridge Ave 79903	Rebecca L. McKenzie
Jose Luis Olozco	5100 GARRY OWEN 79903	



## PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
Sandra Dominguez	4124 Bliss	
Vanessa Monasterio	4711 Blenner Ct.	
	1414 MANTANA	RV FANDIN
CARMEN S. Flores	4016 McKinley Ave	
Carolyn Sanchez	8614 Comet	
Juan Perez	4828 Injun	
MARISELA OCHOA	325 S. Asuncate ST	
Martha Ortiz		

**PETITION AGAINST RE-ZONING**

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
MARY C. GONZALEZ	6304 Normandy Dr	Mary C. Gonzalez
Maria Garcia -	2629 Lebanon	Ma. Regina Garcia
CINDI JURADO	2623 Lebanon	Cindi Jurado
M. Amador	252 Navasota Pl.	M. Amador
DIANE DE REYES	252 NAVASOTA PL.	DIANE DE REYES
HILDA SOTO	2820 Juleta	Hilda Soto
BEATRIZ ESPARZA	4824 Cumberland	Beatriz Esparza
Ramona Harrison	4424 Hastings	Ramona Harrison
RICARDO A. CHAVEZ	1114 HOWZE ST	Ricardo A. Chavez
VICTORIA CHAVEZ	1114 HOWZE ST	Victoria Chavez

**PETITION AGAINST RE-ZONING**

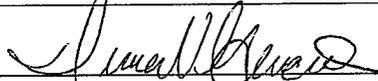
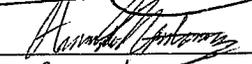
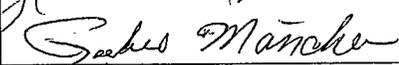
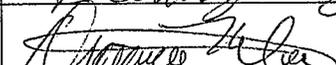
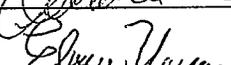
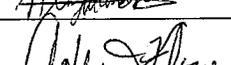
**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

<b>NAME (Print)</b>	<b>ADDRESS</b>	<b>SIGNATURE</b>
Heather Higgins	5640 Tropicana <del>79925</del>	Heather Higgins
Anthony Lozano	3108 Garry Owen	Anthony Lozano
JACQUELINE GALLOS	8420 FRENCH 709	JACQUELINE GALLOS
Shannon G. Cortez	1704 Chelsea	Shannon G. Cortez
Tamien Marquez	827 Brazil <del>79925</del>	Tamien Marquez
Carlos Amadoriz	P.O. BOX 2358 Anthony TX <del>79925</del>	Carlos Amadoriz
MARK BENITEZ	9268 MCFALL 79925	MARK BENITEZ

## PETITION AGAINST RE-ZONING

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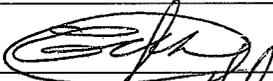
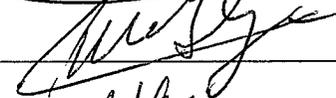
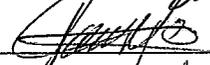
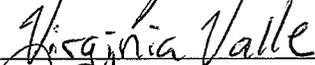
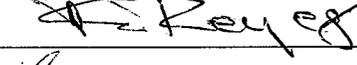
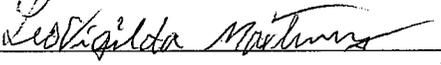
We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
Imalberense Garcia	1501 Fairfield Dr.	
MARCO A. GARCIA	1501 FAIRFIELD DR	
Armando Montañez	6203 Tes	
Yelanda N. Gercera	10217 SAIPLEY	
GABRI MANCHE	3909 FOOT BLVD	
Beatriz Elena Wang	6333 Orange Lane	
Elena Vargas	11837 Gomez Luis	
Elena Vargas	11837 GOMEZ LUIS	
Alejandro Mancha	11837 Gomez Luis	
Adriana Flores	3020 N. Piedras	

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### PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
GABRIEL LARA	1488 FITO HERNANDEZ, EP/TX 79228	
RUBEN GARCIA	814 PERU PL	
Loordes Velazquez	310 Cypress	
Juan Valle	1209 Chadbourne	
Virginia Valle	1211 Chadbourne	
Ana Deslongchamps	818 Chelsea	
Anthony Deslongchamps	818 Chelsea	
E. Petron Macias	1302 Howze	
Fabiola Reyes	5009 Timberwolf	
Leticia Gilda Martinez	829 Reagan	

**PETITION AGAINST RE-ZONING**

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
ALICIA LARA	1488 FITO HERNANDEZ, EP/TX. 79928	Alicia Lara
Patricia T Solis	2812 Rocky Ridge EP/TX 79904	Patricia Solis
Maria Silva	4500 Clifton	M Silva
Edna Carreon	1620 Bolton 79903	Edna Carreon
Nancy Caballero	1104 Howze 79903	N. Caballero
Maria Acosta	1104 Howze 79903	Maria Acosta
Lucila H Garcia	5516 E. YANDELL	Lucila H. GARCIA
JOSE D JORGE GARCIA	5516 E. YANDELL	Jose D Garcia
Ruben Garcia	5516 E. YANDELL	Ruben Garcia
JESUS P. GARCIA	5516 E. YANDELL	Jesus P. Garcia

## PETITION AGAINST RE-ZONING

CITY CLERK DEPT.  
2013 JUN 11 PM 5:17

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Elizabeth Lowry	325 Leon St. 79901	<i>Elizabeth Lowry</i>
Christine Bolas	815 Myrtle Ave 79901	<i>Christine Bolas</i>
Mary Bull	1003 E San Antonio Ave 79901	<i>Mary Bull</i>
Elizabeth Riehle	4601 Trowbridge 79903	<i>Elizabeth Riehle</i>
Jane German	4531 Bliss Ave. 79903	<i>Jane German</i>
Mary Lou Gomez-Leon	4100 Hueco 79903	<i>Mary Lou Gomez-Leon</i>
Pat Joyce	4606 Trowbridge #2 03	<i>Pat Joyce</i>
Mary Margaret Murphy	4601 Trowbridge 79903	<i>Mary Margaret Murphy</i>
Liz Deines	4601 Trowbridge 79903	<i>Liz Deines</i>
Mick Govea	9221 Leaf Dr. 79925	<i>Mick Govea</i>

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 2013 JUN 11 PM 5:17

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Dolores P. Bruce	4912 Klondike Court	Dolores P. Bruce
Mary Kay Mahowald	2423 McKinley, El Paso TX 79930	Mary Kay Mahowald
Isabel Fierro Isabel Fierro	11540 Montana Ave DL 79936	Isabel Fierro
Lourdes Lopez.	8124 Edgemere Blvd 79925	Lopez
Sarah Guemez	1101 Galloway Dr El Paso 79902	Sarah Guemera
Diana Walters	300-2 McCombs Chaparral NH 88081	Diana Walters
Evelyn Strahl	" " "	Evelyn Strahl
M. Isabel Galbe	" " "	M. Isabel Galbe
Maria Teresa Teller	300 " "	Maria Teresa Teller
Patricia H. Delgado	10509 Tareyton EP 79924	Patricia H. Delgado

**PETITION AGAINST RE-ZONING**

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
Amy Escobar	5005 Timberwolf	<i>Amy Escobar</i>
Mary Lou Vega	4815 Hastings	<i>Mary Lou Vega</i>
Dolores Rodriguez	4809 HASTINGS	<i>Dolores Rodriguez</i>
Ernesto Miranda	4805 Hastings Dr.	<i>Ernesto Miranda</i>
Michael and Diane John	4725 Hastings	<i>Michael and Diane John</i>
Abel and Claudia Loy	4717 Hastings	<i>Abel and Claudia Loy</i>
<del>Janeta Escobar</del>	4709 Hastings	<del><i>Janeta Escobar</i></del>
Eleanor Smith	4615 Hastings	<i>Eleanor Smith</i>
TERRANCE MURPHY	4605 HASTINGS	<i>Terrance Murphy</i>
MAUREEN K. MURPHY	4607 HASTINGS	<i>Maureen K. Murphy</i>

MARY  
Lou Vega

①

①

CITY CLERK DEPT.  
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### PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
RA PARSONS	5225 Timberwolf	RA Parsons
Jacques of J. L. L.	5217 TIMBERWOLF DR.	Jacques P. L.
Steven Slowik	5213 Timberwolf	Steven Slowik
Andrea Sanz	5143 timberwolf	Andrea Sanz
J. Evelyn Seibold	1713 WINDWRIGHT DR	J. Evelyn Seibold
Olga M. Scott	604 Regan 77903	Olga M. Scott
Montra Villan	5102 timberwolf dr. 74403	Montra Villan
Carlos Marrofo	5028 Timberwolf	Carlos Marrofo
David H. Stone	5024 Timberwolf Dr	David H. Stone
Sandra Stone	5024 Timberwolf	Sandra Stone

2013 JUN 11 PM 5:20

**PETITION AGAINST RE-ZONING**

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
Theresa Aguilar	10116 Honolulu	Theresa Aguilar
Rechel Chavez	2801 Bert Vancey	Rechel Chavez
Carl Jay	2801 Bert Vancey	Carl Jay
Daniel Madrox	10544 Champlain	Daniel Madrox
Pedro Chavez	4849 Sun Valley	Pedro Chavez
Aea K Aguilar	10116 Honolulu	Aea K Aguilar
Saul Paz	3680 George Dieter Dr. #406 <sup>79936</sup>	Saul Paz
Veronica Muñoz	810 Chelsea St	Veronica Muñoz
<del>ARMANDO</del> ARMANDO AGUILAR	10116 Honolulu	Armando Aguilar
Joseph Belle	2833 Pasillo Rock Pl. 79938	Joseph Belle

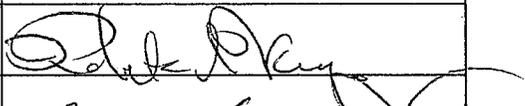
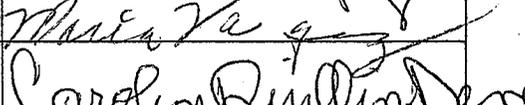
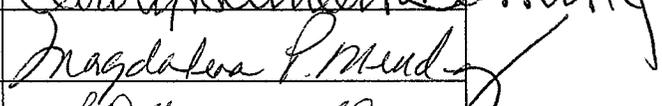
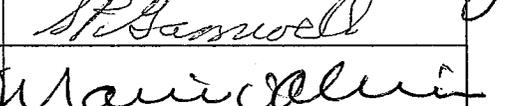
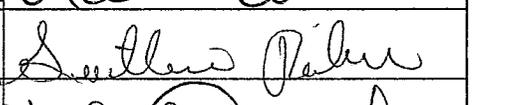
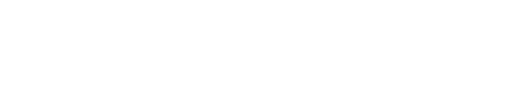
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### PETITION AGAINST RE-ZONING

CITY CLERK DEPT.

2013 JUN 11 PM 5:20

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Roberto A. Vasquez	23 Cumberland Circle	
MARIA A Vasquez	23 Cumberland Cir	
Carolyn Quillin Deming	4600 Hastings	
Magdalena Mendez	4806 Hastings	
S Parker Gamwell	4808 "	
MARIO VALENCIA	4808 Hastings	
Guillermo R. Rubio	4412 Hastings	
YOLANDA ALVARADO	5309 Timberwolf DR	
Eloria Mendez	1220 Chelsea	
JESUS LOPEZ	808 SIERRA ST.	

**PETITION AGAINST RE-ZONING**

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

<b>NAME (Print)</b>	<b>ADDRESS</b>	<b>SIGNATURE</b>
ESTELA GOMEZ	1400 MATHIAS-	E Gomez
MARTA E. SALDANA	1404 MATHIAS	Marta E. Saldana
Celso Flores JR.	5528 - Bandy CT.	Celso Flores
Pedro Guzman	5528 Timberwolf Dr	Pedro Guzman
Kipari Serrano	5528 Timberwolf Dr	Kipari Serrano
Patricia FOSTER	5508 Timberwolf Dr	Patricia Foster
Alicia Parra	1213 Wagner	Alicia Parra
Andres Hernandez	1331 Mathias	Andres Hernandez
MARK TAYLOR	1412 MATHIAS	Mark Taylor
Cynthia Medrano	1604 Mathias	Cynthia A. Medrano

## PETITION AGAINST RE-ZONING

2013 JUN 11 PM 5:20

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
DIANA LOPEZ	5539 Timberwolf	Diana Lopez
RAUL BANDA	5531 TIMBERWOLF	Raul Banda
Liliana Guzman	5524 Timberwolf	Liliana Guzman
Cesiah Garcia Trujillo	5504 Timberwolf Drive	Cesiah Garcia Trujillo
Laura Molina	5500 Timberwolf Drive	Laura Molina
LARRY BAUER	5311 TIMBERWOLF	Larry Bauer
BEN GOMEZ	5417 Timberwolf	Ben Gomez
Romy de la Rosa	712 Chelsea	Romy de la Rosa
DORA AULLA	5304 Timberwolf	Dora Aulla
Yolanda Muñoz	5313 Timberwolf	Yolanda Muñoz



CITY CLERK DEPT.  
2013 JUL 11 PM 5:22

### PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Armando D. Guerra	1640 Howze	Armando D. Guerra
PET GRAHAM CASEY	419 E. Hogue Rd	Pet Graham Casey
Pedro Morales	1127 Duke Ct	Pedro Morales

### PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Jose L Reyes	3716 MCKINLEY	Jose L Reyes

## PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
Patricia Villegas	9725 Montgomery Dr	<i>Patricia Villegas</i>
John Porce de Leon	2907 Tyler	<i>John Porce de Leon</i>
Amy Straley	14230 Strata Rock	<i>A. Straley</i>
Abbot R. Rangel	1444 Scott Ray	<i>Abbot R. Rangel</i>
Eddie Chavez Jr.	10316 Thon	<i>Eddie Chavez Jr.</i>
Morris Brown Jr	4601 Cumberland Cir	<i>Morris Brown Jr</i>
Diana Kamilar	3609 Fort Blvd 79930	<i>Diana Kamilar</i>



**PETITION AGAINST RE-ZONING**

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE	
ATANACIO MENDOZA	3412 OLSON	Atanacio Mendoza	5657735
Lennita Montepulos	5408 OLSON	Lennita Montepulos	309 1091
Rudy Licon	5404 OLSON	Rudy Licon	562-2152
Delia Licon	5404 OLSON	Delia Licon	562-2152
MARTA R. CORTES	5405 OLSON	Marta R. Cortes	520-1611
Consuelo Valverde	5409 OLSON	Consuelo Valverde	999 2322
Angel Valverde	5409 OLSON	Angel Valverde	(915) 501-8280
CASAR J Cortez	5405 OLSON	Casarr Cortez	2521253

CITY CLERK DEPT.  
2013 JUN 11 PM 5:23

## PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
FRANK VASQUES, JR.	29903 (HANDICAP: TEXT ONLY) 5117 RAYMOND JAYS (252-0815)	Frank Vasques, Jr.
JAVIER SUSTAITA	625 MISSION 244-1089	Javier Sustaita
Luis Cortez	800 Sierra Street	Luis Cortez
<del>J. Thompson</del> Domingo Thompson	10945 Willie Mays 79034	D. Thompson
Delia Salazar	4619 Ori Ver	Delia Salazar
Felicitas H. Borunda	800 Loretta	Felicitas H. Borunda
LUAPE FRESCAS	1200 Howze	Lupe Frescas
Connie ELLIOTT	1112 Howze St.	Connie S. Elliott

CITY CLERK DEPT.  
2013 JUN 11 PM 5:23

### PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
Charles Urias	4710 Chesterfield Ave.	<i>[Signature]</i>
Alicia Cano	6543 Aztec Rd	<i>Alicia Cano</i>
Alejandra Correa	4775 Cumberland Cir	<i>[Signature]</i>
Cherilyn Torrel	4779 Cumberland	<i>[Signature]</i>
Frank Garcia	4707 BANNER CT	<i>[Signature]</i>
FLO TOLE	4783 COMBERLAND CR.	<i>[Signature]</i>
William Tole	4785 Cumberland	<i>[Signature]</i>
Robert P. Bennie	4726 Cumberland Cir	<i>[Signature]</i>



## PETITION AGAINST RE-ZONING

CITY CLERK DEPT.

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Sabas Rivera	148 Toledo Pl	Sabas R Rivera
Guadalupe Skinfill	12459 Song Point	Guadalupe Skinfill
ECCLES FLORENCE	4401 N. STARBUCK	
Bonnie J Henson	808 Don Quixote 79922	Bonnie J Henson
Monica Delatorre	7900 USCOAST #104	Monica Delatorre
Elma Espinoza	114 Pennsylvania	Elma Espinoza
TOM VEG	3126 Nathan	Tom Veg
Daniel Palomino	116 N. Cebada	Daniel Palomino
VIRGINIA BURDET	2108 STARBUCK	Virginia Burdet
JAVIER HOLGUIN	4331 HUECO	Javier Holguin
Abraham A. Zarate	931 Driver Con-	

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
KATHLEEN BRAUN	465 GALLAGHER ST & PASO <sup>79915</sup>	Kathleen Braun
Fran Hicks	465 Gallagher "	Fran Hicks
Rita Specht	408 San Saba Rd	Rita Specht
Ariene Woelfel	465 GALLAGHER ST	Ariene Woelfel

CITY CLERK DEPT.  
 2013 JUN 17 AM 10:37

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
JOSE HERRERA	1128 DUKE	J Herrera
CECILIA PAYAN	1116 Duke Ct	Cecilia Payan
ROSE M. Sanchez	1010 E. Yandell	Rose M. Sanchez
Angel Payan	1128 DUKE CT.	angel Payan
Ana Minjares	9985 Debbie	Ana Minjares
Concepcion Perez	2012 Yandell Dr.	Concepcion Perez
CARMEN HERNANDEZ	1116 Duke Ct.	Carmen Hernandez
Luis Payan	1128 DUKE	Luis Payan
Pat MARRUFFO	1010 Yandell	Pat Marruffo

CITY CLERK DEPT.  
 2013 JUN 17 AM 10:37

## PETITION AGAINST RE-ZONING

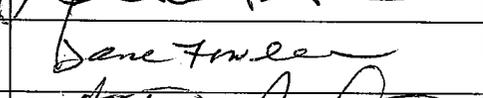
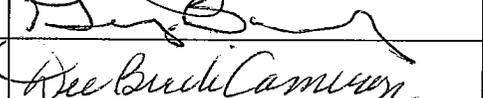
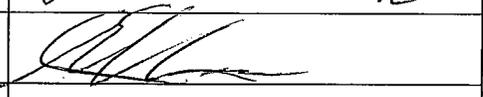
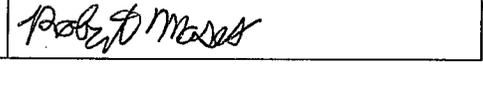
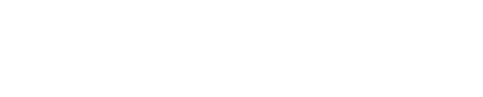
**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Lizette Villanueva	11869 Sun Cobb Dr.	<i>Lizette Villanueva</i>
Joyce Canavan	3014 Killarney	<i>Joyce Canavan</i>
Gloria Franco	4900 Klondike Ct	<i>Gloria Franco</i>
<del>Robert Xobbs</del>	3816 Taylor	<del>Robert Xobbs</del>
Barbara Esparza	3610 Fort Blvd	<i>B Esparza</i>
Eddie Rios	5305 Sun Valley	<i>Eddie Rios</i>
DAVE WABOURS	1525 A REBECCA AVE	<i>Dave Wabours</i>

CITY CLERK DEPT.  
 2013 JUN 17 AM 10:38

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Jim Tolbert	2701 Frankfort Ave. El Paso, TX 79930	
Connie Crawford	1010 Madeline El Paso TX 79902	
John N. Russell	1010 Madeline Dr El Paso TX 79902	
Judith P. Adelman	3344 E. 12th Dr El Paso TX 79904	
JANE FOWLER	3212 Kilkenny RD El Paso TX 79925	
Richard V. Teschner	1800 N. Stanton St., #302 El Paso, TX 79902-3541	
George Baily	9500 Verbena 79924	
Dee Cameron	601 Mississippi Ave. 79902	
ANTHONY HOLDER	3916 WAYMORE DR. EL PASO, TX 79902	
ROBERT MOSES	P.O. BOX 3011 CANUTILLO, TX 79835	

2013 JUN 17 AM 10:37  
 CITY CLERK DEPT.

TRAFFIC ISSUES

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Christopher Hernandez	2900 Nations	
Marilyn Peel	232 Pass Noble	Marilyn Peel
Virginia Galarza	8060 Gilbert Dr. 07	Virginia Galarza
Thomas Robinson	3324 Sheppard Ave #16	Thomas Robinson
George Barkly	9500 Verbena	George Barkly
Carlos Aceves	1033 Upsom #4	Carlos Aceves
Scott Cutler	112 Colina Alta Dr	Scott Cutler
Marshall Carter Tripp	79 Kingery DR	Marshall Carter Tripp

CITY CLERK DEPT.  
 2013 JUN 17 AM 10:38

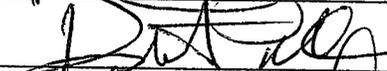
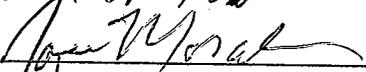
## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Ana Silva	4430 Oxford	Ana C. Silva
<del>Thomas Silva</del>	4430 Oxford	<del>Thomas Silva</del>
Lena R. Morales	4430 Cambridge Ave	Lena R. Morales
Wendy Hoggard	4830 Banner Court 03	<del>Wendy Hoggard</del>
Roni Hernandez	4718 CHESTERFIELD	Roni Hernandez
Lydia Hernandez	4718 Chesterfield	Lydia Hernandez
George Gonzalez	4221 Cumberland	George Gonzalez
Pat Palmer	4600 Memphis	Pat Palmer
Ma Ramirez	4600 Memphis	Ma Ramirez
David Ochoa	4431 Trowbridge Dr.	David Ochoa

**PETITION AGAINST RE-ZONING**

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Rony Sanfara	11073 PABUCAH	
Valerie Martinez	613 S-Concepcion st	
Robert Molinar	10337 Leewood	
MARIA ESCAMILLA	12204 Myrna Dedert Dr.	
Franzisko Martinez	829 Regan Dr.	
Jase Morales	10933 Sam SWEAN Dr	
<del>Olivia</del> Roman	8109 Freedom Dr.	
Hilda Aguilar	5209 Barky Owen	
Adriana Garcia	6373 Normandy	
Ricardo Clarke	9344 Chantilly	

**PETITION AGAINST RE-ZONING**

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

<b>NAME (Print)</b>	<b>ADDRESS</b>	<b>SIGNATURE</b>
Bill Messimer	10009 Foothill	Bill Messimer
Angel Rivera	1005 W. CLARK	Angel Rivera
Ricardo Rojas	3121 Aurora Ave.	Ricardo Rojas
MAURO MARTINEZ	9020 DIANA DR.	Mauro Martinez
WIKINS MILLER	1621 DANIEL DR.	WIKINS MILLER
Hilda Escobedo	1134 Trey Burton	Hilda Escobedo
Rosa Natividad	2807 Yarbrough	Rosa Natividad
DAVID QUIJERO	1402 HUNTER DR	David Quijero
Eric Ramos	9300 Montana apt. 2123	Eric Ramos
Sergio Escobar	12161 Banner Hill Ave.	Sergio Escobar

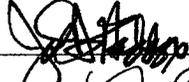
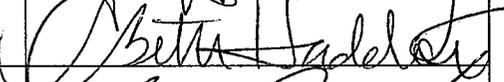
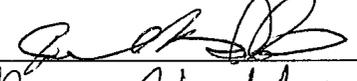
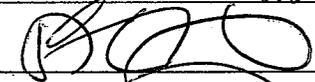
**PETITION AGAINST RE-ZONING**

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

<b>NAME (Print)</b>	<b>ADDRESS</b>	<b>SIGNATURE</b>
Monica Gameros	10200 Sawanisa Ln	<i>[Signature]</i>
Valerie Carrillo	1300 Howe St.	Valerie Carrillo
Esther Amador	14757 <del>Horizon</del> <sup>Craigton Ave.</sup>	<i>[Signature]</i>
Jorge Rodilla	4529 Leed's	JOP
NOE BARRON	10824 LEE TREVINO	NOE BARRON
Cristina Guzman	1111 Chadbourne St	<del>Cristina Guzman</del>
Lucia Valle	248 Peas	Lucia Valle
Christopher Rangel	5737 TROPICANA	Christopher Rangel
Erick Villalobos	4545 marchans	Erick Villalobos
Zoila Barrozo	1540 James Chisum	Zoila Barrozo

## PETITION AGAINST RE-ZONING

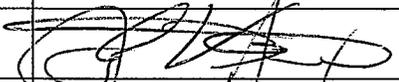
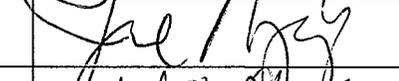
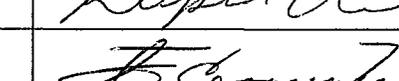
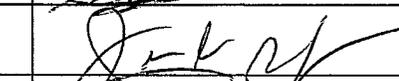
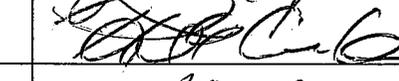
We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
John H. Haddox	2711 Radford - 79903	
L Berkeley	1305 N Virginia <sup>79902</sup>	
Elizabeth Haddox	4541 Croton Cir.	
Stuart Haddox	4541 Croton Cir	
John Haddox Jr.	4541 Croton Cir	
Roy Berkeley-Haddox	1305 N. Virginia	
Peter Haddox	1305 N. Virginia St.	
Daniela Terrazas	10112 Ballymote	
TIM HAREN	2711 RADFORD ST.	
Charles Haddox	1305 N. Virginia	

CITY CLERK DEPT.  
2013 JUN 11 PM 5:21

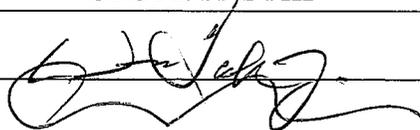
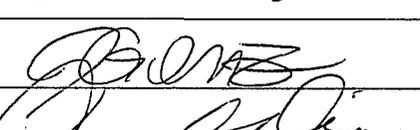
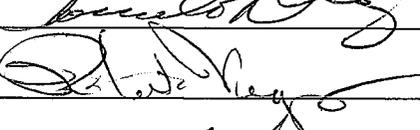
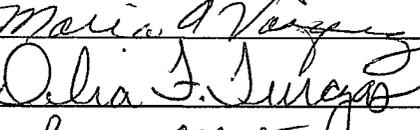
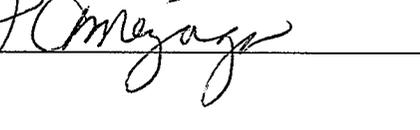
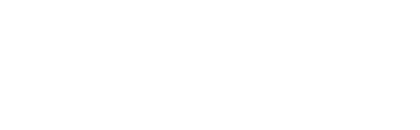
## PETITION AGAINST RE-ZONING

We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.

NAME (Print)	ADDRESS	SIGNATURE
Greg Vera	7509 N. Ochoa St.	
Jame Amezaga	10132 Trinidad	
Nedson K Robison III	4600 LEEDS AVE	
Laura Avila	4515 Frankfort	
Krystal Avila	4515 Frankfort	
Eduardo Avila	4515 Frankfort	
Stephanie Wunz	2204 Hibbert Pl	
JUAN SIFUANTA	4312 MOBILE	
Pablo Castro	3515 Lebanon	
FLO TOLE	4783 CUMBERLAND CR	

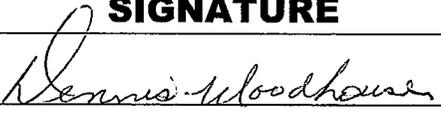
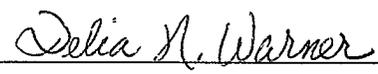
## PETITION AGAINST RE-ZONING

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NAME (Print)	ADDRESS	SIGNATURE
William Tole	4783 Cumberland 79903	
Soledad Basoco	10660 Jetrock 79935	
Acqueline Gonzalez	10660 Jetrock 79935	
CONSUELO DIAZ	1706 RAYNOLD 79903	
Roberto A. Vasquez	23 Cumberland Circle 79903	
MARIA A VASQUEZ	23 Cumberland Circle 79903	
Delia F. Terrazas	1517 Howze 79903	
SARA MATYEAR	2629 MOUNTAIN 79930	
Ricardo Comacho	4510 NASHVILLE 79903	
PATRICIA AMEZAGA	10132 TRINIDAD	

**PETITION AGAINST RE-ZONING**

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Dennis C. Woodhouse	1028 Olson - <sup>El Paso, TX,</sup> 79903	
DELIA N. WARNER	5107 GUIDO LANE <sup>EL PASO, TX,</sup> 79903	
TAMMY FONCE	1620 St. Johns <sup>EL PASO TX</sup> 79903	

## PETITION AGAINST RE-ZONING

CITY CLERK DEPT.  
2023 JUN 11 11:51:22

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Carmen Uribe (J)	5541 Peinado	Carmen J. Uribe
Carmen Uribe-Sanders	1132 DUKE EP 79903	Carmen Uribe Sanders
ED SANDERS	1132 DUKE EP 79903	Ed Sanders

**PETITION AGAINST RE-ZONING**

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

<b>NAME (Print)</b>	<b>ADDRESS</b>	<b>SIGNATURE</b>
Rita N. Villanueva	5107 Guido Lane-El Paso, Tx. 79903	Rita N. Villanueva
Pablo Villanueva	5107 Guido Lane-El Paso, Tx. 79903	Pablo Villanueva
Oswaldo Veloz	1015 Cardon St El Paso, TX 79903	
Rudy Licon	5404 OLSON ST. EL PASO TX 79903	Rudy Licon
Delia Licon	5404 OLSON-EL PASO, TX 79903	Delia Licon

**PETITION AGAINST RE-ZONING**

CITY CLERK DEPT.  
2013 JUN 11 PM 5:22

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

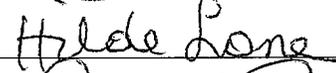
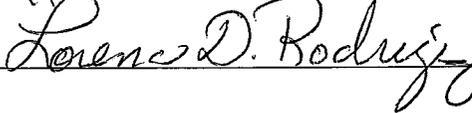
<b>NAME (Print)</b>	<b>ADDRESS</b>	<b>SIGNATURE</b>
Jorge A. Armendariz	1409 N. STANTON <sup>EP TX</sup> 79901	Jorge Armendariz
Jorge A. Espanza	6420 Chyenne Trails	Jorge A. Espanza
Lorena B. Alvarado	12198 Coral Gate Tx 79936	Lorena B. Alvarado
GÓMEZ, SALVADOR P.	3445 GUTHRIE DR - 79935	Salvador Gomez
Enrique G. Fierro	8612 Whitus Dr 79925	Enrique G. Fierro
LAVIER UAGA	4815 Hastings 79903	Laviera Uaga

# PETITION AGAINST RE-ZONING

CITY CLERK DEPT.

2013 JUN 11 PM 5:22

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
David Henry	10625 Holmes Dr. El Paso 79924	
Olivia Ortiz	45265 13th Cavalry Cir. El Paso 79904	
HILDA LANE	801 REGAN EL PASO TX 79915	
LORENA RORIGUEZ	5004 E. Mandell	

## PETITION AGAINST RE-ZONING

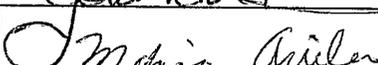
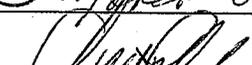
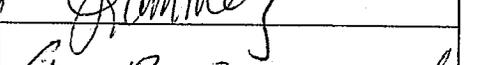
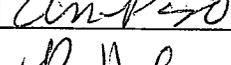
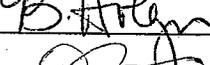
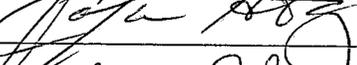
CITY CLERK DEPT.  
2013 JUN 11 PM 5:20

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Naomi Hernandez	1015 Cardon St El Paso, TX 79903	Naomi Hernandez
Jorge Campos	1015 Cardon St El Paso, TX 79903	Jorge Campos
MARGARITA S. ZUBIA	1200 ST. John's Dr.	Margarita S. Zubia
ANGIE M. ZUBIA	1105 CARDON ST. EL PASO TX 79903	Angie M. Zubia
Sasha O miranda	1500 Magruder ST. APT 510H	Sasha O miranda
SANDRA MENDOZA.	1505 WALKER CUT	Sandra Mendoza
Paloma Towne	21 Cumberland	Paloma Towne
Michael M. Towne	21 Cumberland	Michael M. Towne
Laurence R. Cordero	2900 Mountain Ave 79930	Laurence R. Cordero
MIRIAM CORDERO	2900 Mountain 79930	Miriam Cordero

### PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Jairo Holguin	9025 Soapberry Way	
Uplonda Rubio	847 Mission Rd. 79903	
Maria Aolles	8420 Yandell. 79903	
Angelina Rodriguez	608 Ellis 79903	
VERONICA RAMIREZ	3637 WAX PALM PL 79903	
Ampro Morales	Oregon 2011 Apt. 5	
Brenda Holguin	6350 Deer #23 79901	
Benata Vasquez	4411 Hueco 79903	
RAFAEL Hernandez	608 Huerta 79905	
Maria Silva	4722 Clifton 79903	

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Guadalupe Bustillos	4859 Atlas Apt #8 - TX. 79904 <sup>El Paso</sup>	<i>Guadalupe Bustillos</i>
Angelica Mota	885 Dyer 170, El Paso, TX 79904	<i>AM</i>
Crystal Lopez	8815 Dyer St, 170, El Paso TX <sup>79904</sup>	<i>Crystal Lopez</i>
Elizabeth Carrana	8815 Dyer 170, El Paso, TX 79904	<i>Elizabeth Carrana</i>
Lorena Mota	8815 Dyer 170 El Paso, TX, 79904	<i>Lorena Mota</i>
Araceli Gamboa	10333 Geouse Rd #190	<i>Araceli Gamboa</i>

CITY CLERK DEPT.  
 2013 JUN 17 PM 4:32

## PETITION AGAINST RE-ZONING

**We the undersign request that the applications by the property owners to re-zone (Case Numbers PZRZ12-00044 and PZCR13-00004) for the purpose of allowing the construction of a Regional Commercial Center be denied because the proposed re-zonings on this site represent an encroachment upon existing residential properties that would not only be incompatible but also detrimental to the safety and quality of life of the existing neighborhood environment.**

NAME (Print)	ADDRESS	SIGNATURE
Richard Chavarria Jr.	4415 Cumberland- El Paso, TX. 79903	

CITY CLERK DEPT.  
2013 JUN 17 PM 4:32









English: I am in favor of a new Walmart Neighborhood Market being built on Montana St. where Chicos Tacos currently sits.

	NAME	ADDRESS	I Authorize Walmart to share my name and address with City Council in support of this new Walmart store	
			YES	NO
<del>1</del>	<del>Maria Esteva</del>	<del>4722 Cliff St</del>	<del>✓</del>	<del>✓</del>
2	Alicia RODRIGUEZ	4709 La Luz	✓	
3	Rosa Perro	1627 HOWZE	✓	
4	Norma CHAVEZ	1601 HOWZE	✓	
5	MARIA MUELA	1533 HOWZE ST	✓	
6	Michael Woodruff	8410 Columbus Way	✓	
7	Esteban Portillo	1208 Raynolds	✓	
8	Diego B.	1412 Raynolds	✓	
9	Maria T. Ruiz	1420 Raynolds	✓	
10	Juanita	1321 Chadbourne	✓	
11	Laine Cervante	1320 Chadbourne	✓	
12	Esmeralda Guillen	1200 Chadbourne	✓	
13	Juanita	1319 Chadbourne	✓	
14	Eduardo	1214 Chadbourne	✓	
15	Phyllis	1212 Chadbourne	✓	
16	Alejandra Escobar	1210 Chadbourne	✓	
17	Melina Garcia	1104 Chadbourne	✓	
18	Socorro	1107 Chadbourne	✓	
19	Esmeralda Salo	1100 Chadbourne	✓	
20	Anthony Maldonado	4907 Quitman Ave	✓	
21	Alan Salazar	4907 Quitman Ave.	✓	
22	Lilia Leyva	4911 Quitman Ave	✓	
23	Jc Coniceros	4911 Quitman Ave.	✓	
24	Priscilla Sifuentes	4911 Quitman Ave	✓	
25	Jonathan Leyva	4911 Quitman Ave	✓	
26	Jesse Leyva	4911 Quitman Ave	✓	
27	MARIA MELENDEZ	4913 Quitman Ave	✓	
28	Lizeth Negrete	4915 Quitman Ave	✓	
29	Cynthia Juarez	5003 Quitman Ave	✓	
30	José Mora	5003 Quitman Ave	✓	
31	Talia Hermosillo	5001 Quitman Ave	✓	
32	Christian Cruz	5001 Quitman Ave	✓	

PAUL DOMINGUEZ GROUP 4

English: I am in favor of a new Walmart Neighborhood Market being built on Montana St. where Chicos Tacos currently sits.

	NAME	ADDRESS	I Authorize Walmart to share my name and address with City Council in support of this new Walmart store	
			YES	NO
1	Rogelio Liviagua	Clifton 4708	/	
2	Maria Reyes		/	
3	Denise Rodriguez	11015 Howze St	/	
4	Elisa Canyon	1521 Howze	/	
5	Margarita	1314 Howze	/	
6	Sandra	1311 Howze	/	
7	Elisa	1310 Howze	/	
8	Ale Bedoya	1300n Howze	/	
9	Cecilia Madrid	1205 Howze	/	
10	Jessica Madrid	1209 Howze	/	
11	Maximo Arzobas	1209 Howze	/	
12	Jesse	1205 Howze	/	
13	Ricardo Acosta	5547 Peinado Apt A	/	
14	Luis Salazar	4717 Clifton Ave.	/	
15	Sonia Pohl	1209 Selden Ave	/	
16	Carolina Herrera	1103 Selden	/	
17	Blanca Lozano	1100 Selden	/	
18	Hector Capitan	1232 Huckleberry	/	
19	Tomás Silva	1230 Huckleberry	/	
20	<del>Elisa</del>	<del>1230 Huckleberry</del>	<del>/</del>	<del></del>
21	Doreen Hannah	1226 Huckleberry	/	
22	Arjentina Hannah	1222 Huckleberry	/	

Paul Lopez











English: I am in favor of a new Walmart Neighborhood Market being built on Montana St. where Chicos Tacos currently sits.

	NAME	ADDRESS	I Authorize Walmart to share my name and address with City Council in support of this new Walmart store	
			YES	NO
1	Francisco Flores	820 Cardon	✓	
2	Stacey Gonzalez	712 Cardon Gonzalez	✓	
3	Maria H. Huerta	700 Cardon Maria H. Huerta	✓	
4	Veronica Montoya	600 Cardon Veronica Montoya	✓	
5	Marina Ibarra	512 Cardon Marina Ibarra	✓	
6	Patricia Nakata	5505 Paroanay Patricia Nakata	✓	
7	Gloria Wilson	5541 Paroanay Gloria Wilson	✓	
8	Brenda Brent	5509 Paraguay Brenda Brent	✓	
9	Emilia M. Nuñez	5517 Paraguay Emilia M. Nuñez	✓	
10	Yadira Mora	5515 Paraguay Yadira Mora	✓	
11	Carman Morales	5525 Paraguay Carman Morales	✓	
12	Reyna Calderon	5529 Paraguay - Reyna Calderon	✓	
13	Moadup B	5533 Paraguay Moadup B	✓	
14	HERNANDEZ ERIN	5601 PARAGUAY T. Hernandez	✓	
15	Juis Carral	5612 Paraguay Juis Carral	✓	
16	CARMEN R. RODRIGUEZ	5429 PARAGUAY Carmen R. Rodriguez	✓	
17	Shelene Thomas	5414 E. Vandell Willene Thomas	✓	
18	A Clark	5633 Venezuela A. Clark	✓	
19	Jos. Perez	824 Peru Pl Jos. Perez	✓	
20	JESUS NEVAREZ	822 PERU PL JESUS NEVAREZ	✓	
21	Ruben Garcia	814 Peru Pl Ruben Garcia	✓	
22	Judy Wootton	810 Peru Pl Judy Wootton	✓	
23	Jose Perez	824 Peru Jose Perez	✓	
24	JOSE RIOS	5528 E. YANDELL Jose Rios	✓	

Hilda Moriel

English: I am in favor of a new Walmart Neighborhood Market being built on Montana St. where Chicos Tacos currently sits.

NAME	ADDRESS	I Authorize Walmart to share my name and address with City Council in support of this new Walmart store	
1 ARTURO SOMMERLAD	817 Cardon 79903	<input checked="" type="radio"/> YES	<input type="radio"/> NO
2 Lydia Petty	809 Cardon 79903	<input checked="" type="radio"/> YES	<input type="radio"/> NO
3 VELMA BARTLETT	5112 El Encino Dr 79903	<input checked="" type="radio"/> YES	<input type="radio"/> NO
4 PABLO MARTINEZ	705 Cardon	<input checked="" type="radio"/> YES	<input type="radio"/> NO
5 Patricia Nucla	Patricia Nucla 7 Cardon 79903	<input checked="" type="radio"/> YES	<input type="radio"/> NO
6 ROSA MORALES	Rosa Morales 5032 Hanns Worth	<input checked="" type="radio"/> YES	<input type="radio"/> NO
7 Virginia Arellano	Virginia Arellano 500 Cardon St	<input checked="" type="radio"/> YES	<input type="radio"/> NO
8 Carmen Gonzalez	Carmen Gonzalez 5512 Paraguay 79903	<input checked="" type="radio"/> YES	<input type="radio"/> NO
9 Teresa Fernandez	Teresa Fernandez 5516 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
10 Remedios Cuellar	Remedios Cuellar 5520 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
11 Alma Cuellar	Alma Cuellar 5532 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
12 Virginia Rosales	Virginia Rosales 5524 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
13 Wilfrad Edwards	Wilfrad Edwards 5523 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
14 Manuel Peralta	Manuel Peralta 5600 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
15 David Rosemond	David Rosemond 5424 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
16 MacArmentalamantes	MacArmentalamantes 5416 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
17 David Casar	David Casar 5412 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
18 Lucy Martinez	Lucy Martinez 5408 Paraguay	<input checked="" type="radio"/> YES	<input type="radio"/> NO
19 Joshua Trerizo	Joshua Trerizo 819 Peru	<input checked="" type="radio"/> YES	<input type="radio"/> NO
20 Bertha Holguin	Bertha Holguin 815 Peru	<input checked="" type="radio"/> YES	<input type="radio"/> NO
21 Christina Irigoyen	Christina Irigoyen 811 Peru	<input checked="" type="radio"/> YES	<input type="radio"/> NO
22 Irma Loyca	Irma Loyca 807 Peru	<input checked="" type="radio"/> YES	<input type="radio"/> NO
23 Tony Fierro	Tony Fierro 801 Peru	<input checked="" type="radio"/> YES	<input type="radio"/> NO
24 Soledad Rivera	Soledad Rivera 5524 Yandell	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Elina Vega











English: I am in favor of a new Walmart Neighborhood Market being built on Montana St. where Chiccos Tacos currently sits.

NAME	ADDRESS	I Authorize Walmart to share my name and address with City Council in support of this new Walmart store	
		YES	NO
Selma P... ↓	554 Bataan Circle, 79903	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ray Emery	548 " " "	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Buckley	517 Bataan Circle 79903	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MARIA CAUCE	4303 E. MISSOURI 79903	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MARIA L. HERNANDEZ	613 MARR	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JOSE W. LERO	4916 E YANDELL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
R... 4305 E...	79903	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4311 TUAROSA		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4417 E VANDELL		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Manuel Delgado	21411 WYOMING	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Loew J... 4418 Wyoming		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dolores ... 4430 ... #18		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4101 MISSOURI Apt. A 79903		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Helen E ... 4400 E MISSOURI 79903		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4426 BANDA 79903		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert ... 616 ELLIS		<input checked="" type="checkbox"/>	<input type="checkbox"/>
708 ...		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grace Lee	4635 Walter Lane 79903	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ramon Flores	4636 E. YANDELL 79903	<input checked="" type="checkbox"/>	<input type="checkbox"/>

English: I am in favor of a new Walmart Neighborhood Market being built on Montana St. where Chicos Tacos currently sits.

NAME	ADDRESS	I Authorize Walmart to share my name and address with City Council in support of this new Walmart store	
		YES	NO
<del>Robert R. Regan</del>	<del>4625 L. L. 17 El Paso TX</del>	<del>✓</del>	
<del>RAUL PENA</del>	<del>4628 LA LUZ AVE</del>	<del>100%</del>	
<del>4632 CLIFTON AVE</del>		<del>✓</del>	
<del>ROSEMARY CAMARILLO</del>			
Robert L Galvan	4509 CLIFTON	✓	
Rosalba Torres	4507 CLIFTON	✓	
Delta P. Maricanda	4515 Huaco		✓
Evelina Raminie	4512 Huaco	✓	
Maria Carlinas	4426 Huaco Ave	✓	
Martha Forias	4415 Huaco AV	✓	
Thomas O'Leary	4413 Huaco	✓	
Esther White	4319 CLIFTON	✓	
Tommy Pierce	4321 LA LUZ	✓	
M. Portillo	4406 LA LUZ	✓	
Adriel	4411 La Luz	✓	
	916 Ellis St.	✓	
Walter Gutierrez	900 Ellis St.	✓	
J. Parker	828 Ellis St.	✓	
J. M. J.	4025 E. Yandell	✓	
Eric P. J.	4535 E. Yandell	✓	
	807 Priver	✓	
Rob. Hernandez	815 DRIVER CR	✓	
J. Fernandez	901 DRIVER CIRCLE	✓	
H.A. F. J.	901 DRIVER CIRCLE	✓	
BENJ. P. Rivas	919 DRIVER CR.	✓	

Alessandra Malon 10/7



## Salloum, Andrew M.

---

**From:** Hoffman, Alex P.  
**Sent:** Monday, June 17, 2013 7:54 AM  
**To:** Salloum, Andrew M.  
**Subject:** FW: Proposed WalMart-Central

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

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**From:** [TAM5111@aol.com](mailto:TAM5111@aol.com) [mailto:[TAM5111@aol.com](mailto:TAM5111@aol.com)]  
**Sent:** Saturday, June 15, 2013 12:00 PM  
**To:** District #2  
**Cc:** Mayor; District #1; District #3; District #4; District #5; District #6; District #7; Hoffman, Alex P.; Gallinar, Carlos; McElroy, Mathew; [angelicaandrea@yahoo.com](mailto:angelicaandrea@yahoo.com); [mloweree@foodcityep.com](mailto:mloweree@foodcityep.com)  
**Subject:** Proposed WalMart-Central

June 15, 2013

To whom it may concern,

I am going to be living in my house at 5111 Guido Lane for the rest of my life. I love my house. When I get up in the morning, I get to see the sun come up and I anticipate a beautiful day to enjoy life while I have my coffee and read the paper next to the kitchen window. I hear the water from my pond and enjoy listening to the birds as they visit.

At night I can sit in my yard with a glass of wine and enjoy watching the moon rise, hear the pond and just relax from the day and anticipate the evening. It's very peaceful. It's calming to any anxiety's that may have happened during the day. My husband and I can talk and watch the dogs, and just enjoy our hard work and our neighborhood. I love seeing my neighbors and the great area we live in.

You will be taking all of this away if you allow WalMart to build across the street, 30 feet from my house or any building of that size. WalMart is under a huge misconception if they think we need a store in this neighborhood. If I wanted to shop WalMart, which I don't care for, I could just as easily go to the one in Cielo Vista. You don't put building that size, with that much traffic, and noise in neighborhoods. Granted they say they will be employing 65 people, but how many others might lose their jobs. It's just wrong. Walk ability, well, who would want to walk to the store and shop, then have to carry home all the bags, it's just plain stupidity. I don't want the extra traffic and parking on my street because someone can't find a parking place in that small space and decides to park here and walk through an opening they say they are going to put in.

I really think this will lower the property value on our homes, are you prepared to lower our taxes. This will just bring down the quality of life in our neighborhood and it's really sad that we have to even fight this.

I'm begging you to vote against this. They don't need to put another store here, they have built plenty of other WalMarts we can go to if we want.

Thank you for your consideration on this vote and let your conscience be your guide. Come visit and see what we are talking about.

Sincerely,  
TerryAnn Mollier

## Salloum, Andrew M.

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**From:** Hoffman, Alex P.  
**Sent:** Monday, June 17, 2013 7:54 AM  
**To:** Salloum, Andrew M.  
**Subject:** FW: I am against the re-zoning (Case Numbers PZRZ12-00044 and PZCR13-00004)

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

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

From: Michael Cervantes [<mailto:zepotex@yahoo.com>]  
Sent: Friday, June 14, 2013 4:18 PM  
To: Hoffman, Alex P.  
Subject: I am against the re-zoning (Case Numbers PZRZ12-00044 and PZCR13-00004)

Mr Hoffman  
city planner

I am against the re-zoning (Case Numbers PZRZ12-00044 and PZCR13-00004) by the property owners which will allow the construction of a WalMart Neighborhood Grocery store Dear Representative(s) We are Cervantes family: property owners at 4425 Trowbridge, Our intersection at Radford and Trowbridge is already not designed for any increase in traffic as we have had accidents and heavy traffic increases in recent years. The city has been confronted with that issue many times. The obvious move by Walmart is to compete against Albertsons, and the repercussions will be the probable closing of Big 8 at Copia and Montana. This could create another problem and send that intersection in decline. What about Fox Plaza area, will dry goods business and the supermarkets decline as a result of a price giant moving in? The city is advocating smart growth, but obviously this will increase the density of the area. No doubt the property needs to be developed and the highest and best will be the city obtaining the property and develop a community center and maybe a new Chelsea neighborhood pool for the kids since the city shut down the old one this year. Use some of that quality of life money for the kids in that neighborhood.

Michael Cervantes; Juana Cervantes; Michelle Cervantes; Christopher Cervantes (voters)and Laura Cervantes(student)

915-345-8216

## Salloum, Andrew M.

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**From:** Hoffman, Alex P.  
**Sent:** Monday, June 17, 2013 3:26 PM  
**To:** Salloum, Andrew M.  
**Subject:** FW: Against Proposed Walmart on Chelsea and Montana

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

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**From:** Anita Valdez [<mailto:anita1022@sbcglobal.net>]  
**Sent:** Monday, June 17, 2013 3:24 PM  
**To:** Hoffman, Alex P.  
**Subject:** Against Proposed Walmart on Chelsea and Montana

Dear Mr. Hoffman:

I want to express my strong opposition to the proposed Walmart in my neighborhood. I believe that if Walmart is allowed to establish itself in my neighborhood, many of the local businesses that give this part of the city its character, will be forced to close. This will impact the quality of life for our area negatively as many of our neighbors will become unemployed. Additionally, this area of town cannot sustain the increase in traffic that opening this unnecessary retailer will drive. Finally, the quality of life for our neighborhoods will diminish as congestion increases in our neighborhoods. We have a campaign to promote local businesses in El Paso, allowing this international corporation to edge out local businesses is counter to that endeavor. We do not want El Paso to become a collection of non-local corporations that do not represent our city.

Additionally, Wall Mart is notorious for mistreating its employees by not giving them benefits. This pushes its employees into Medicare as they have no medical insurance. This taxes our healthcare system and ends up costing the taxpayers.

For these reasons, I strongly urge you to oppose construction of the proposed Walmart.

Ana G. Valdez  
1022 St. John's  
El Paso, TX 79903