

**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 releasing a condition placed on property by Ordinance No. 16788 which changed the zoning of Lots 1-2, Block 1, V.A.L. Tract, City of El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1039 Chelsea Street. Property Owner: Omega Paving Contractors, Inc. PZCR13-00004 (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

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**APPROVED FOR AGENDA:**

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

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

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

AN ORDINANCE RELEASING A CONDITION PLACED ON PROPERTY BY ORDINANCE NO. 016788 WHICH CHANGED THE ZONING OF LOTS 1 AND 2, BLOCK 1, V.A.L. TRACT, CITY OF EL PASO, EL PASO COUNTY, TEXAS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL-PASO CITY CODE.

WHEREAS, the zoning of the property described as *Lots 1 and 2, Block 1, V.A.L. Tract, City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 016788 approved by City Council on December 11, 2007; and,

WHEREAS, the rezoning was subject to certain zoning conditions, and

WHEREAS, placement of such conditions were necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

WHEREAS, the owner (applicant) submitted an application requesting the removal of one of the conditions; and,

WHEREAS, a public hearing regarding removal of the condition was held before the City Plan Commission, and the Commission recommended denial of the release of the condition; and,

WHEREAS, the City Council of the City of El Paso has determined that the release of certain condition will protect the best interest, health, safety, and welfare of the public in general.

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

That the first condition imposed by Ordinance No. 016788 approved by City Council on December 11, 2007, on the portion of land identified in Exhibit "A" be released.

*Condition as follows:*

*1. That a fifteen foot (15') landscape buffer including trees native to the area at fifteen foot (15') offsets be placed along the property line adjacent to Cardon Street*

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

THE CITY OF EL PASO

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

ATTEST:

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

*SIGNATURES CONTINUE ON THE FOLLOWING PAGE*

#179850/13-1007-735-Zoning Condition Release

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

PZCR13-00004

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

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Karla M. Nieman  
Assistant City Attorney

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Mathew S. McElroy, Director  
City Development Department

ORDINANCE NO. 016788

AN ORDINANCE CHANGING THE ZONING OF TRACT 4C, MOREHEAD BLOCK, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4/SP (RESIDENTIAL/SPECIAL PERMIT) TO C-1/SP/C (COMMERCIAL/SPECIAL PERMIT/CONDITION), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the property owner has requested that the property be rezoned to from a residential zone to C-1 (commercial) uses; and,

WHEREAS, the property is abutting residential property and as such conditions are needed to transition the area from a residential zone to a commercial use, such as restricting access to and from the property which will mitigate the traffic impact on the abutting residential property and also address the traffic safety concerns related to Trowbridge Street; and,

WHEREAS, due to the restricted access, the property owner has agreed to orient the front of the buildings toward Chelsea Street and to locate parking, air conditioning units, trash container, utility boxes and services areas to the rear of buildings;

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

That the zoning of *Tract 4C, Morehead Block, 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 C-1/sp/c (Commercial/special permit/condition), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

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

1. That a fifteen foot (15') landscape buffer including trees native to the area at fifteen foot (15') offsets be placed along the property line adjacent to Cardon Street; and
2. That access to the property is only permitted from Chelsea Street; and
3. That a detailed site development plan be reviewed and approved per the El Paso City Code prior to building permits being issued; and,
4. That automotive tune up service and automobile and light truck lubrication services be prohibited.

SIGNATURES ON FOLLOWING PAGE

ORDINANCE NO. 016788

Zoning Case No: ZON07-00094

PASSED AND APPROVED this 11<sup>th</sup> day of December, 2007.

THE CITY OF EL PASO

John F. Cook  
John F. Cook  
Mayor

ATTEST:

Richarda Duffy Momsen  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

Kelly Carpenter  
Kelly Carpenter, AICP, Deputy Director  
Development Services Department -  
Planning Division

CITY OF EL PASO DEPT.  
07 DEC 11 PM 3:46

ORDINANCE NO. 016788

Zoning Case No: ZON07-00094

## MEMORANDUM

**DATE:** May 20, 2013

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

**FROM:** Alex Hoffman, Zoning Administrator

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

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The City Plan Commission (CPC), on May 16, 2013, voted 6-3 to recommend **denial** of the condition release request based on the denial recommendation of rezoning request, PZRZ12-00044. 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 recommended **approval** of the condition release request based on the rezoning conditions recommended on rezoning request PZRZ12-00044.

The CPC determined that the release of the zoning condition on the subject property do not protect the best interest, health, safety and welfare of the public in general; and the release of the zoning condition will have a negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were 11 phone calls in opposition to the condition release request.

**Attachment:**  
Appeal Letter  
Staff Report  
CPC - Minority Report

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:** PZCR13-00004  
**Application Type:** Zoning Condition Release  
**CPC Hearing Date:** May 16, 2013  
**Staff Planner:** Alex Hoffman, 915-541-4638, [hoffmanap@elpasotexas.gov](mailto:hoffmanap@elpasotexas.gov)

**Location:** 1039 Chelsea Street  
**Legal Description:** Lots 1 and 2, Block 1, V.A.L. Tract, City of El Paso, El Paso County, Texas  
**Acreage:** 1.7135 acres  
**Rep District:** 2  
**Zoning:** C-1/c/sp (Commercial/condition/special permit)  
**Existing Use:** Vacant  
**Request:** Release condition No. 1 in Zoning Condition Ordinance No. 016788, dated December 11, 2007  
**Proposed Use:** Wal-Mart Neighborhood Market

**Property Owner:** Omega Paving Contractors, Inc.  
**Representative:** Dunaway Associates, L.P.

### **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

**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 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 received 4 phone calls in opposition to the zoning condition release request.

### **APPLICATION DESCRIPTION**

The request is for a release of condition No. 1 in Zoning Condition Ordinance No. 016788 dated December 11, 2007 (see attachment 4) as described below:

*1. That a fifteen foot (15') landscape buffer including trees native to the area at fifteen foot (15') offsets be placed along the property line adjacent to Cardon Street*

This case is related to rezoning case (PZRZ12-00044).

### **CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the condition release request as the application is related to PZRZ12-00044, which staff has also recommended for approval.

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

All applications for a condition release review 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 C-1 (Neighborhood Commercial) district is to provide compatible neighborhood convenience goods and services that serve day-to-day needs. Permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

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.

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

Applicant shall meet the landscape code at the time of permit.

**City Development Department – Planning Division - Transportation**

Condition Release Comments:

It is not recommended to release the restricted access to this site as the proposed driveway location will impede traffic safety.

**City Development Department – Land Development**

We have no objection to the condition release request.

Developer/Engineer needs to address the following comments:

1. Commercial driveway abutting Chelsea shall be 35' max.
2. Provide Flood Zone Designation.
3. Grading plan and permit shall be required.\*
4. Storm Water Pollution Prevention Plan and/or permit required.\*
5. 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**

If this is just regarding a 15 ft. Buffer for landscaping and this does not affect F.D. access then we do not object for the release of condition #1 landscape.

**Sun Metro**

Sun Metro does not oppose this request. Recommends coordination with Sun Metro on the locations of existing bus stops adjacent to properties. It is also recommended that sidewalks be constructed to permit pedestrian access to mass transit opportunities.

**EPWU**

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 a condition release request application:

1. Recommend approval of the application finding that it is in conformance with the review criteria for 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 it into conformance with the review criteria for 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 it does not conform to the review criteria for Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

### **Attachments**

1. Location Map
2. Aerial Map
3. Zoning Condition Dated December 11, 2007

ATTACHMENT 1: LOCATION MAP

PZCR13-00004



ATTACHMENT 2: AERIAL MAP

PZCR13-00004



Doc# 20070115859

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ORDINANCE NO. 016788

AN ORDINANCE CHANGING THE ZONING OF TRACT 4C, MOREHEAD BLOCK, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4/SP (RESIDENTIAL/SPECIAL PERMIT) TO C-1/SP/C (COMMERCIAL/SPECIAL PERMIT/CONDITION), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the property owner has requested that the property be rezoned to from a residential zone to C-1 (commercial) uses; and,

WHEREAS, the property is abutting residential property and as such conditions are needed to transition the area from a residential zone to a commercial use, such as restricting access to and from the property which will mitigate the traffic impact on the abutting residential property and also address the traffic safety concerns related to Trowbridge Street; and,

WHEREAS, due to the restricted access, the property owner has agreed to orient the front of the buildings toward Chelsea Street and to locate parking, air conditioning units, trash container, utility boxes and services areas to the rear of buildings;

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

That the zoning of *Tract 4C, Morehead Block, 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 C-1/sp/c (Commercial/special permit/condition)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

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

1. That a fifteen foot (15') landscape buffer including trees native to the area at fifteen foot (15') offsets be placed along the property line adjacent to Cardon Street; and
2. That access to the property is only permitted from Chelsea Street; and
3. That a detailed site development plan be reviewed and approved per the El Paso-City Code prior to building permits being issued; and,
4. That automotive tune up service and automobile and light truck lubrication services be prohibited.

SIGNATURES ON FOLLOWING PAGE

ORDINANCE NO. 016788

Zoning Case No: ZON07-00094

434459 v2 - Planning/ORD/ZON07-00094/Rezoning Application/Conditions

RECEIVED  
MAY 16 2013

PASSED AND APPROVED this 11<sup>th</sup> day of December, 2007.

THE CITY OF EL PASO

John F. Cook  
John F. Cook  
Mayor

ATTEST:

Richarda Duffy Momsen  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

Kelly Carpenter  
Kelly Carpenter, AICP, Deputy Director  
Development Services Department -  
Planning Division

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ORDINANCE NO. 016788

Zoning Case No: ZON07-00094

#14459 v2 - Planning/ORD/ZON07-00094/Rezoning Application/Conditions



**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.**

## 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: 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  
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