

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

**DEPARTMENT:** City Development Department

**AGENDA DATE:** Introduction: July 10, 2012  
Public Hearing: July 31, 2012

**CONTACT PERSON/PHONE:** Michael McElroy, 541-4238

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting special permit No. PZST12-00004, to allow for infill development with reduced yard setbacks on the property described as Lots 1 through 4, Block 15, Sunset Heights Subdivision, An Addition to the City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Property Owner: Carlos Figueroa. Subject Property: 1207 Los Angeles Drive. PZST12-00004 (District 8)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

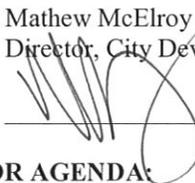
City Plan Commission (CPC) – Approval Recommendation (7-0)

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

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

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

**DIRECTOR:** Mathew McElroy  
Director, City Development Department

  
\_\_\_\_\_

**APPROVED FOR AGENDA:**

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

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

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST12-00004, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED YARD SETBACKS ON THE PROPERTY DESCRIBED AS LOTS 1 THROUGH 4, BLOCK 15, SUNSET HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, Carlos Figueroa has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for an Apartment Residence with reduced yard setbacks; and,

**WHEREAS**, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

**WHEREAS**, the City Plan Commission has recommended approval of the subject Special Permit; and,

**WHEREAS**, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

**WHEREAS**, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

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

1. That the property described as follows is in an **A-3/h (APARTMENT/HISTORIC)** Zone District:  
*Lots 1 through 4, Block 15, Sunset Heights Subdivision, an addition to the City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; and,*
2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for an Apartment Residence with reduced yard setbacks; and,
3. That this Special Permit is issued subject to the development standards in the A-3/h (APARTMENT/HISTORIC) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and,

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

**PZST12-00004**

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST12-00004 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

**APPROVED AS TO CONTENT:**

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

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

**PZST12-00004**



EXHIBIT "A"

Lots 1 through 4, Block 15  
Second Revised Map of Sunset Heights,  
City of El Paso, El Paso County, Texas  
March 27, 2012

**METES AND BOUNDS DESCRIPTION**

Exhibit "A"

**FIELD NOTE DESCRIPTION** of the Lots 1 through 4, Block 15, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found city monument located on the centerline intersection of Los Angeles Street (70' R.O.W.) and Nevada Street (60' R.O.W.), **THENCE**, leaving said centerline intersection and along the centerline of Nevada Street, South 79°28'48" West, a distance of 155.00 feet to a point; **THENCE**, leaving said centerline of Nevada Street, North 10°31'12" West, a distance of 30.00 feet to the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, North 10°31'12" West, a distance of 100.00 feet to a point;

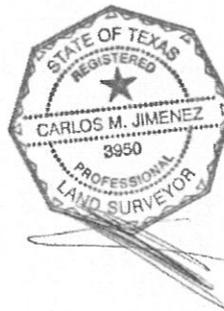
**THENCE**, North 79°28'48" East, a distance of 120.00 feet to a point;

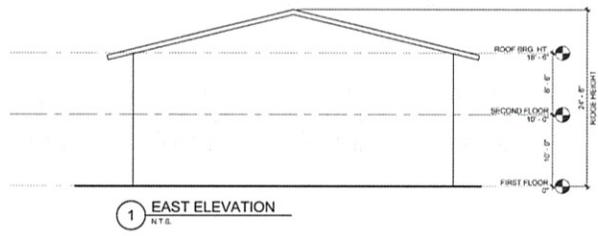
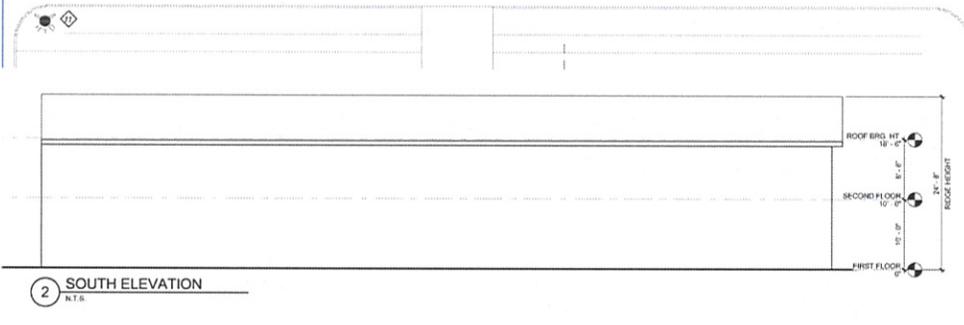
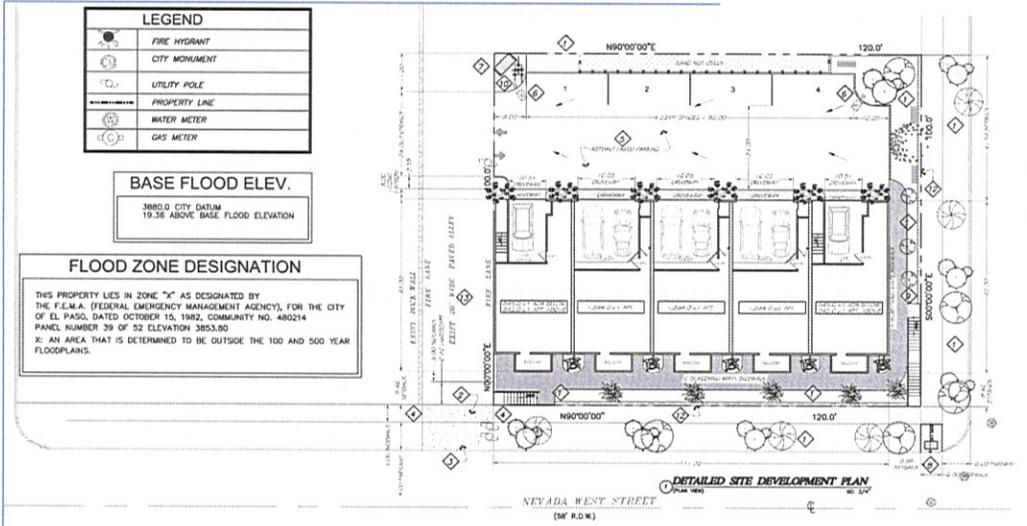
**THENCE**, South 10°31'12" East, a distance of 100.00 feet to a point;

**THENCE**, South 79°28'48" West, a distance 120.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 12,000.00 square feet or 0.2754 acres of land more or less.

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

CAD Consulting Co.  
1790 Lee Trevino Drive, Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2012\12-0726.wpd





**OWNER NAME AND ADDRESS:**  
FIGUEROA CARLOS & WENDY  
708 DULCE TERRA DR.  
EL PASO, TEXAS 79912

**ENGINEER**  
CARLOS FIGUEROA P.E.S.E.  
3431 DURAZO AVE.  
EL PASO, TEXAS 79905

**LEGAL DESCRIPTION**  
BENS LOTS: 1 THROUGH 4, BLOCK 15,  
SUNSET HEIGHTS SUBDIVISION  
AN ADDITION TO THE CITY OF EL PASO, EL PASO  
COUNTY, TEXAS. AREA 0.27 ACRES +/-

**BENCHMARK**  
2 CITY MONUMENTS CLOSE TO PROJECT SITE AS  
FOLLOWS:  
1. 3845.07' CENTERLINE INTERSECTION OF NEVADA  
& LOS ANGELES EAST,  
2. 3853.80' CENTERLINE INTERSECTION OF NEVADA  
& LOS ANGELES WEST.

**LANDSCAPING**  
LANDSCAPE REQUIRED:  
11,761.20 SQ. FT. X 0.15 = 1,764.0 SQ. FT.  
FRONTAGE: 1,214.0 SQ. FT.  
SIDE: 898.0 SQ. FT.  
GARDEN: 107.0 S.F.  
TOTAL INTERIOR: 2,019.0 S.F.  
TOTAL PARKWAY: 1,715.0 SQ. FT.  
TOTAL SUPPLIED: 3,786.0 S.F.

**ZONING**  
A-2H (HISTORICAL)  
SETBACKS: REQUIRED SETBACKS: PROPOSED  
FRONT: 20 FEET FRONT: 9 FEET  
BACK: 20 FEET BACK: 0 FEET  
ABUTTING SIDE: 5 FEET ABUTTING SIDE: 48 FEET  
SIDE: 4 FEET SIDE: 5 FEET

**OCCUPANCY**  
SINGLE FAMILY DWELING

**CONSTRUCTION**  
TYPE V

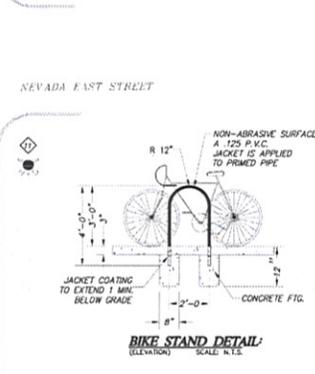
**PARKING SPACE REQ'D**  
5 APTS. UNITS 2 SPACES REQ'D = 10 SPACES SUPPLIED,  
2 ADA APTS. UNITS 1 SPACE REQ'D = 2 SPACES SUPPLIED  
TOTAL OF 12 PARKING STALLS SUPPLIED.

**DRAINAGE PLAN:**  
THE SITE RUNOFF WILL BE MANAGED BY PROPOSED GRADING  
SURFACE. THE SURFACE FLOWS WILL THEN BE COLLECTED  
ON EXISTING PLUVIAL DRAINAGE

**SCHOOL DISTRICT**  
THE EL PASO SCHOOL DISTRICT

**BICYCLE PARKING REQ'D**  
SUPPLIED: 3 BIKE RACK SPACES

**HANDICAP PARKING REQ'D**  
THERE ARE 2 ADA DWELLING UNITS WITH  
INDIVIDUALLY SUPPLIED PROPER INTERIOR GARAGE  
PARKING SPACE.



**KEYED NOTES**

- PROPOSED LANDSCAPE AREA
- PROPOSED 4" CONC. SIDEWALK  
COMPLY WITH ADA STANDARDS. SEE  
D/S-1.
- NEW CONCRETE APRON AS PER CITY  
AND TADOT STDS. SEE 3/C-7.
- ALIGN NEW CONC. SIDEWALK W/ EXIST.  
CONC. SIDEWALK. VERIFY TYP  
COMPLIANCE. SEE 4/C-7.
- 2" HMA OVER 6" CRUSHED BASE  
OVER COMPACTED EARTH. SEE 5/C-7.
- NEW METAL HALVE SITE POLE LIGHT,  
PROVIDE UC CONDUIT W/ PULLSTRNG.
- PROPOSED DUMPSTER ENCLOSURE W/  
BROUGHT IRON GATES & 4" CONC.  
PAD. FIELD VERIFY.
- REMOVE EXIST CURB FOR NEW ADA  
CONCRETE RAMP. REFER TO 2/C-7  
FOR SPECS.
- PROPOSED 4'-0" x 4" OP. LANDING  
SIDEWALK, REIN. W/ 6#8 1/2 W.W.M.
- PROVIDE 1- (3) 6"-3/2"-0" BIKE  
RACKS. SPECS PER SECT. 20.14.110  
ON A 3" CONC. SLAB.
- EXISTING FIRE HYDRANT.
- NEW PERIMETER RETAINING ROCK WALL.
- EXISTING PAVED 20' WIDE ALLEY.  
OWNER WILL MAINTAIN THIS SINGLE  
ENTRANCE ADA ACCESSIBLE AND SHALL  
BE DEEMED AS A CONSTANT "TIRE  
LANE". SIGNAGE OF "NO PARKING  
ALLOWED" WILL BE PLACED  
THROUGHOUT THE ALLEY THE LENGTH  
OF THE PROJECT PROPERTY'S LINE.

**GENERAL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR  
COMPLIANCE WITH ALL CODES, ORDINANCES AND  
REGULATIONS APPLICABLE AT PROJECT LOCATION.  
CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND  
SECURING ALL NECESSARY PERMITS,  
APPROVALS, ETC. FOR ALL TRADES.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE  
FOR KEEPING AHEAD OF CONSTRUCTION  
PROGRESS AND WHERE DELAYS HAVE OCCURRED  
DUE TO CONTRACTOR'S FAULT, MAKE UP THE  
LOST TIME AT HIS OWN EXPENSE AS NECESSARY  
TO MAINTAIN THE CONTRACT SCHEDULE.
- WHEN "APPROVED EQUAL," "EQUAL TO," OR  
"QUALIFYING TERMS" ARE USED, IT SHALL BE  
BASED UPON THE REVIEW AND APPROVAL BY THE  
OWNER.
- DRAWINGS ARE NOT TO BE SCALED FOR  
INFORMATION.
- CONTRACTOR SHALL VERIFY ALL DMS. AND  
JOB CONDITIONS AND SHALL REPORT IT IN  
WRITING TO THE OWNER ANY AND ALL  
DISCREPANCIES OR OMISSIONS WHICH WOULD  
INTERFERE WITH SATISFACTORY COMPLETION OF  
WORK.
- CONTRACTOR TO OVERSEE CLEANING AND  
ENSURE THAT THE PREMISES ARE MAINTAINED  
CLEANED ON A DAILY BASIS, AND ALL TRASH TO  
BE DISPOSED OF PROPERLY.
- CONTRACTOR SHALL TAKE PRECAUTIONS AS  
NECESSARY TO PROTECT NEW AND EXISTING  
UTILITY LINES AND EXIST. CONSTRUCTION.
- CONTRACTOR SHALL ESTABLISH CONTROL  
LINES AND POINTS AND SHALL MAINTAIN SUCH  
CONTROLS THROUGHOUT THE DURATION OF THE  
PROJECT.
- ANY LABOR OR MATERIAL, EITHER NOT  
SHOWN ON THE DRAWINGS OR NOT SPECIFIED,  
BUT WHICH IS OBVIOUSLY NECESSARY TO  
COMPLETE THE WORK, SHALL BE FURNISHED WITH  
OUT ADDITIONAL COST.
- O.C. TO ENSURE THAT THE PROJECT IS  
TEXAS ACCESSIBILITY STANDARDS COMPLIANT AS  
PER THE T&S 1904 CONCRETE RAMPS TO HAVE  
1:12 (0.83%) MAX. SLOPE. RAMP TO BE  
SCORED WITH 1/2" GROOVE FULL LENGTH AND  
WIDTH OF RAMP PERPENDICULAR TO THE  
DIRECTION OF TRAVEL. IT SHALL BE PAINTED WITH  
CONTRASTING COLOR.

**SITE PLAN**

**LOS ANGELES APARTMENT COMPLEX**  
1207 LOS ANGELES  
EL PASO, TEXAS 79901

STRUCTURAL DESIGN  
CARLOS FIGUEROA P.E.S.E.  
3431 DURAZO AVE.  
EL PASO, TEXAS 79905

SCALE: N.T.S.

DATE: 09-10-12

PREPARED BY: Ray

REVISIONS:

3 OF



**PLANNING AND ECONOMIC DEVELOPMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** 7/09/12

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

**FROM:** Michael McElroy, Planner

**SUBJECT: SPECIAL PERMIT PZST12-00004**

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The City Plan Commission (CPC), on **May 17, 2012** voted **7-0** to recommend **APPROVAL**, concurring with Staff's recommendation.

The CPC found that this special permit request is in conformance with Plan El Paso; and the proposed use is in conformance with the Future Land Use Map. The CPC also determined that this special permit request is in the best interest, health, safety and welfare of the public in general; and that Apartments are compatible with adjacent land uses.

There were **TWO LETTERS IN OPPOSITION** to this request.

**Attachment:** Staff Report



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

**Case No:** PZST12-00004  
**Application Type:** Special Permit  
**CPC Hearing Date:** May 17, 2012

**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** 1207 Los Angeles Drive  
**Legal Description:** Lots 1 through 4, Block 15, Sunset Heights Subdivision, an addition to the City of El Paso, El Paso County, Texas  
**Acreage:** 0.2754 acres  
**Rep District:** 8  
**Zoning:** A-3/h (Apartment/Historic)  
**Existing Use:** Vacant  
**Request:** Reduction in front and back setbacks / infill development  
**Proposed Use:** Apartments  
**Property Owner:** Carlos Figueroa  
**Representative:** Carlos Figueroa

**SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential) / Vacant  
**South:** R-4/h (Residential/historic) / Single family dwellings  
**East:** R-4/h (Residential/historic) / Single family dwellings  
**West:** R-4/h (Residential/historic) / Single family dwellings

**Plan El Paso Designation:** G2, Traditional Neighborhood (Walkable) (Central Planning Area)  
**Nearest Park:** Dunn Park (745 ft.)  
**Nearest School:** Vilas Elementary (1,460 ft.)

**NEIGHBORHOOD ASSOCIATIONS**

Sunset Heights Neighborhood Improvement Association, Sunset Heights Association of Community Friends, El Paso Central Business Association

**NEIGHBORHOOD INPUT**

Notices of this public hearing were mailed to all property owners within 300 feet of the subject property on April 23, 2012. The Planning Division received two letters in opposition to the special permit, one of which was from the Sunset Heights Neighborhood Improvement Association.

**APPLICATION DESCRIPTION**

The applicant is requesting a special permit for infill development of a two-story five unit apartment with garage parking included totaling approximately 8,882 sq. ft., including two ADA ready apartments. The building is proposed to encroach on the east and west sides. Specifically, a zero foot rear setback (west) has been requested. Furthermore, a setback reduction to allow encroachment to within 9 feet of the front (east) setback has been requested. Access is to be from the alley.

**PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development.

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

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

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the A-3 (Medium Density Apartment District) district is to provide locations for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. Permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

**COMMENTS:**

**Planning Division - Transportation**

1. If used for access, it is recommended that the abutting alley be improved to city standards as per Section 19.15.160 (Alleys) of the El Paso City Code and in accordance with the DSC.
2. All existing / proposed paths of travel, accessible sidewalks, and wheelchair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

**Engineering & Construction Management Service Department - Land Development**

1. Grading plan and permit shall be required.\* 2. Storm Water Pollution Prevention Plan and/or permit required.\* 3. Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.\* \* This requirement will be applied at the time of development.

**Fire Department**

The revision of the site plan does reveal corrections, therefore approval w/conditions is granted. The 20 ft. wide alley which provides the single entrance into the complex shall be deemed and maintained as a constant fire lane. All markings and proper signage shall be in place accordingly. Also signage for "NO PARKING ALLOWED" shall be placed throughout alley. The corner of the complex that is shown to be on the corner of the alley and Nevada Street shall not have a fence that impedes the IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrants systems shall be submitted to fire department for review and approval prior to construction.

**Sun Metro**

Sun Metro does not oppose this request.

**Police Department**

The El Paso Police Department does not have an issue with this request.

**El Paso Water Utilities**

1. EPWU does not object to this request.

**Water:**

2. There is an existing 6-inch diameter high pressure water main extending along the alley west of the subject property (1207 Los Angeles Drive) that is available for service. The water main is located approximately 9-feet west from the western property line.

3. Previous water pressure reading from fire hydrant # 552 located at the southeast intersection of El Paso Street and Cliff Drive, have yielded a static pressure of 110 (psi) pounds per square inch, a residual pressure of 96 (psi) pounds per square inch and a discharge of 1186 (gpm) gallons per minute. The estimated pressure at the subject property is approximately 120 (psi) from the water main located in the alley.

4. If connection to the 6-inch diameter pipe is required, EPWU recommends the owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

5. There is an existing 8-inch diameter low pressure water main extending along Nevada Avenue that is available for service. The water main is located approximately 9-feet north from the center line of the right-of-way.

6. There is an existing 8-inch diameter low pressure water main extending along Los Angeles Drive that is available for service. The water main is located approximately 17-feet west from the center line of the right-of-way.

7. Previous water pressure reading from fire hydrant # 1770 located at the southeast intersection of Nevada Avenue and Randolph Drive, have yielded a static pressure of 50 (psi) pounds per square inch, a residual pressure of 45 (psi) pounds per square inch and a discharge of 993 (gpm) gallons per minute.

8. There is an existing 16-inch diameter water main extending along Los Angeles Drive approximately 12-feet west from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

**Sanitary Sewer:**

9. There is an existing 8-inch diameter sanitary sewer main extending along Nevada Avenue that is available for service. The sewer main is located approximately 5-feet north from the center line of the right-of-way.

10. There is an existing 8-inch diameter sanitary sewer main extending along Los Angeles Drive that is available for service. The sewer main is located approximately 1-foot east from the center line of the right-of-way.

**General:**

11. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU –

PSB Rules and Regulations. The applicant 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 special permit and detailed site development plan application:

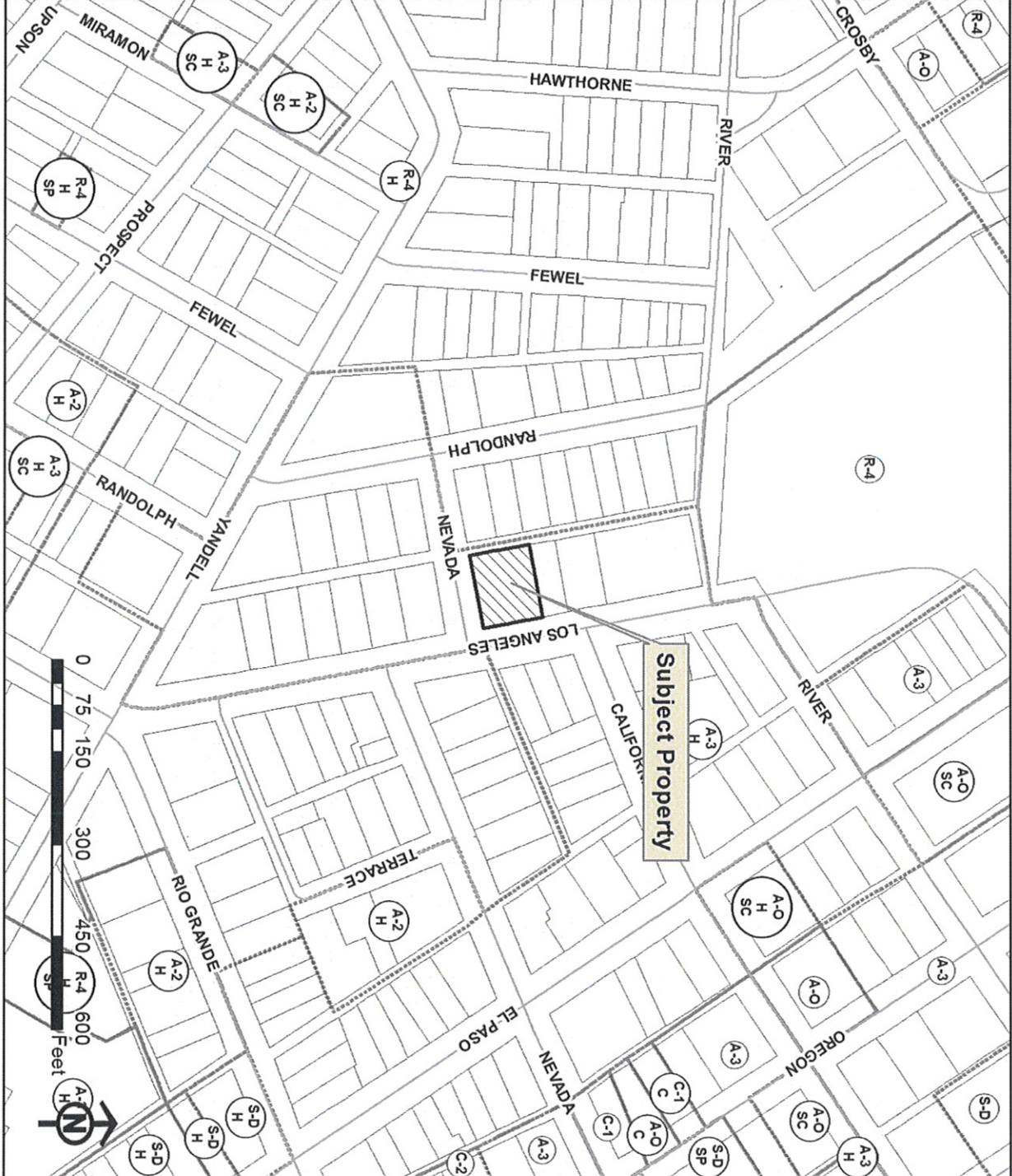
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan 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 special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments:**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Detailed Site Plan

ATTACHMENT 1: LOCATION MAP

PZST12-00004

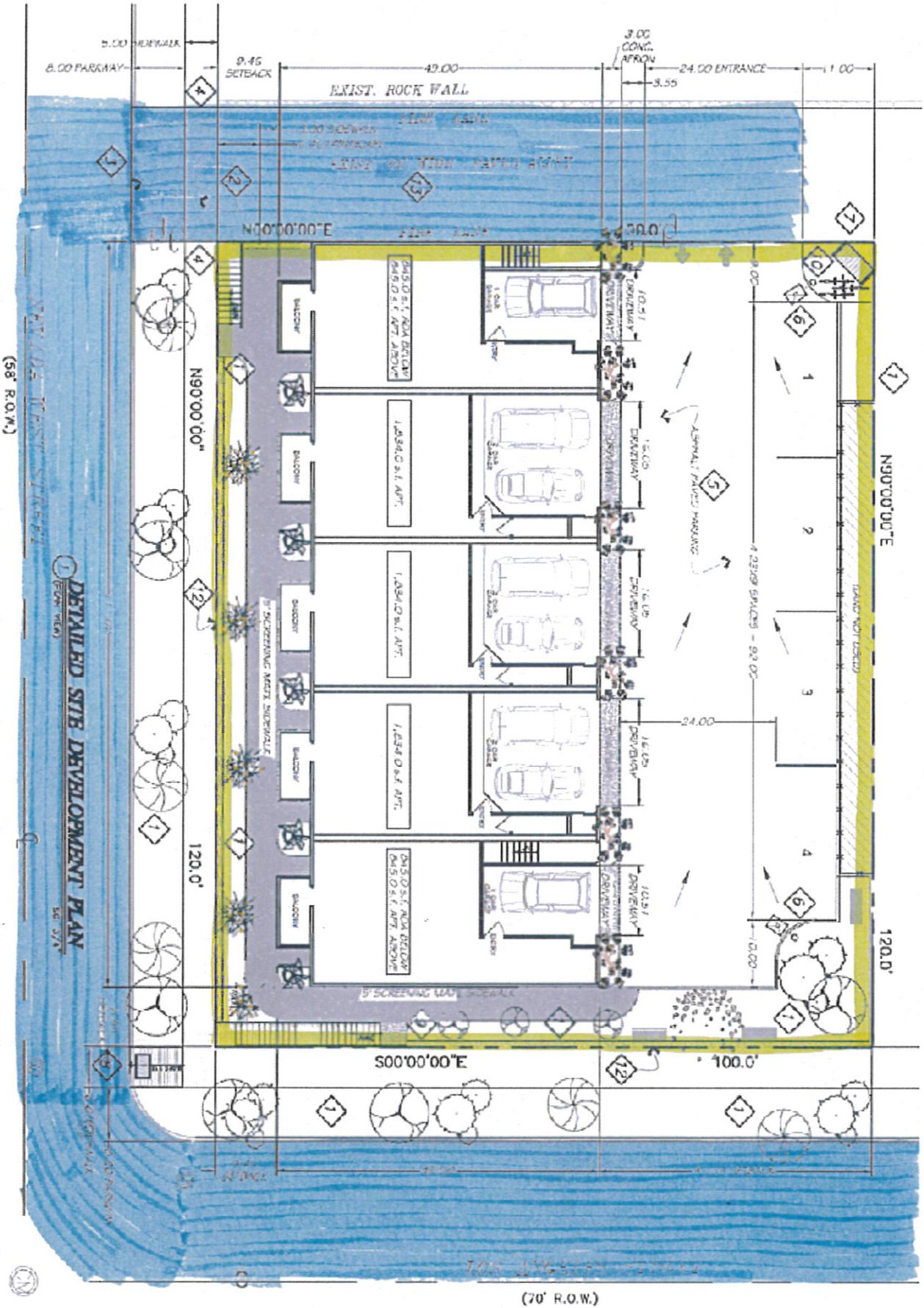


ATTACHMENT 2: AERIAL MAP

PZST12-00004



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



## McElroy, Michael

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**From:** Joel Guzman <joel.guzman@huntcompanies.com>  
**Sent:** Wednesday, May 16, 2012 1:28 PM  
**To:** McElroy, Michael  
**Subject:** FW: Public Comment for public hearing for this Thursday's CPC case PZST12-00004; 1207 Los Angeles Dr.

Michael, see below from the neighborhood association. I believe it was addressed to Mathew because of my original email error.

Thanks,

Joel Guzman

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**From:** Sunset Heights Neighborhood Improvement Assoc [mailto:sunset\_heights\_assoc@yahoo.com]  
**Sent:** Wednesday, May 16, 2012 12:50 PM  
**To:** Joel Guzman; 'mcelroymx@elpasotexas.gov'  
**Cc:** Alberta Carter; Alexander Appelzoller; Amy O'Rourke; Andrea Silva; Anne Mosley; Armando Gutierrez; bagatela@hotmail.com; Barbara Christopher; Belinda Luna; Bob Storch; Carlos Silva; Carlos Rubio; Cecilia Arraga; Cesar Gomez; Christina Valles; Claudia Rivers; Cory Stoerner; Dale Farley; Daniel Delahaye; David Montelongo; David and Noemi Tovar; Diana Ramirez; Doug Yost; Eddie Venegas; Edgar Lopez; ejwegs@aol.com; Ernesto Villanueva; Felipe Luna; Gabriel Solis; Gerardo Guemez; Gilbert and Mundo; Gita Upreti; Gracie Odell; Greg Kahn; Hal Marcus; Harold and Jennie Block; Heather Cawley; Hector and Veronica Aguirre; Historical Society; James Madrid; Javier A. De La Cruz; Jennifer Matthews; jlaw4001@yahoo.com; Joe Gomez; Joel Guzman; John Wiebe; Jorge Fitzmaurice; Joseph Nevarez; Juan Sandoval; Katie Brady; Laura O'Dell; Leah Osborne; Lee Frederick; Leo Miletich; Letty Ruvalacaba; Lucinda Hermann; Lupe Storch; Lydia Flynn; Marcus Duchene; Margo Lowder; Maria Rivera; Mario Gonzalez; Mark Rojas; Martha Sernas; Matt Moore; mgon450@yahoo.com; Miguel Angel Chavez; Olivia Chavez; Omar and Brenda; Pam and Ralph Aguirre; Providencia 'Velazquez; Ralph and Annie; Ray Rutledge; Rick Kern; Rob Costin; Robert McGregor; Robert Moreno; Sarah Guemez; Scott Felix; Selena Solis; Steven Borron; Sunset Heights Assoc; Thelma Lewis; Tim and Theresa Green; Tod Osborne; Tristan Chavez-Poeschel  
**Subject:** Re: Public Comment for public hearing for this Thursday's CPC case PZST12-00004; 1207 Los Angeles Dr.

Mathew,

We have several concerns regarding the construction for 1207 Los Angles. Joel has been vocal regarding the current permit request. We have those same concerns and others regarding the acutal proposed construction for the site. SHNIA, Sunset Heights Neighborhood Improvement Association, is, as the current plans stand, is very much opposed to the construction and the request for the current permit. We are not opposed to new construction in our area, however we do feel that it needs to be sensitive to our HLC overlay and the design of the neighborhood. I was contacted by a homeowner directly behind where the site regarding the construction. She opposes it because she is afraid that construction, and possible use of dynamite to blast the rock, will negatively affect her property, as well as that of others. She's also not crazy about the proposed design, and she has concerns about parking, and the "narrowness" of Nevada. With the EMT station across the street, she may have legitimate concerns. She said she contacted somebody at the "city" and that they said that she is the only one who has opposed the construction. We have spoken with historic preservation regarding our concerns.

Please feel free to contact me if you have any questions at (915) 542-1784 or (915) 443-2196.

Thank you,

Leah Osborne

President

SHNIA

From: Joel Guzman <joel.guzman@huntcompanies.com>

To: Joel Guzman <joel.guzman@huntcompanies.com>; "mcelroymx@elpasotexas.gov" <mcelroymx@elpasotexas.gov>

Cc: 'Sunset Heights Neighborhood Improvement Assoc' <sunset\_heights\_assoc@yahoo.com>

Sent: Wednesday, May 16, 2012 9:17 AM

Subject: Public Comment for public hearing for this Thursday's CPC case PZST12-00004; 1207 Los Angeles Dr.

Matthew, can I add these photo to the public comment email I sent yesterday:

Attached are 3 photos of an apartment complex at 201 W. California that has an almost exact site plan as this CPC case (at least with respect to the zero alley setback).

Note that the dumpster trucks can't access thru the alley therefore the dumpster "must be" in the public ROW (parkway).

Thanks,

Joel Guzman

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From: Joel Guzman

Sent: Tuesday, May 15, 2012 8:56 AM

To: 'mcelroymx@elpasotexas.gov'

Cc: 'Sunset Heights Neighborhood Improvement Assoc'

Subject: public comment for public hearing for this Thursday's CPC case PZST12-00004; 1207 Los Angeles Dr.

Matthew, I just noticed you're the staff planner for this case. First, congratulations on your selection to the CNU board and for the Groves award, good job!

As the neighbor across the street from this project below is my concern with the rear setback reduction:

Concern: The zero foot rear setback (along the alley) will make it easy for the future Solid Waste garbage truck to complain that his trucks can't make turns inside the 20' alley to access the dumpster alcove.

Question: Can the owner confirm that his tentative trash contractor will actually pickup the container from that alcove?

Comment: We have a problem with unsightly dumpster on the public parkways of Sunset Heights and I'm afraid the trash contractor will simply give the apartment owner an ultimatum in the future: "Place the dumpster in the public parkway or I'm not picking up your dumpster."

Thanks,

Joel Guzman & Selena Solis

1210 Los Angeles Dr.

El Paso, TX 79902