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

DEPARTMENT: **Planning and Economic Development Department, Planning Division**

AGENDA DATE: **Introduction: July 5, 2011**
Public Hearing: July 26, 2011

CONTACT PERSON/PHONE: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:
An Ordinance changing the zoning of all of Tract 5, Block 14, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-2 (Residential) to G-MU (General-Mixed Use). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: North of Borderland Road and West of Westside Drive, Property Owner: Rio Valley, LLC PZRZ11-00012 (District 1) **THIS ITEM IS AN APPEAL CASE.**

BACKGROUND / DISCUSSION:
History: On May 19, 2011, the CPC recommended denial of rezoning application PZRZ11-00012, contrary to the staff recommendation. Staff recommended approval of this request to allow a development that incorporates many smart growth principles. This development complies with the purpose of the G-MU District, and furthers the City Council direction to promote smart growth. The CPC voted 4-2 to recommend denial of the rezoning request from R-2 (Residential) to G-MU (General Mixed Use), to allow for a mixed use neighborhood that proposes single-family, two-family, multi-family and commercial development. The CPC recommendation for denial was based on a desire for conservation of farmland and large lots in this area, and incompatibility with residential uses to the south (part of the Upper Valley Plan with a 2.5 unit per acre density requirement). The Comprehensive Plan for El Paso did not include the subject property since it was annexed in 2007, and there are no density restrictions in the approved development agreement or annexation ordinance. This item includes an appeal and a minority report request; both requests are attached.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Reviewed
City Plan Commission (CPC) – Denial Recommendation 4-2

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

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

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director, Planning and Economic Development Department

_____

APPROVED FOR AGENDA:
CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACT 5, BLOCK 14, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-2 (RESIDENTIAL) TO G-MU (GENERAL-MIXED USE). 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 *all of Tract 5, Block 14, Upper Valley Surveys, 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-2 (RESIDENTIAL) to G-MU (GENERAL-MIXED USE)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2011.

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

EXHIBIT "A"

March 17, 2011

DESCRIPTION OF A 58.635 ACRE TRACT

The parcel of land herein described is part of Tract 5, Block 14, Upper Valley Surveys, City of El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows to wit:

COMMENCING at a found 1/2-inch iron with plastic SLI cap stamped "TX 2998", said point also being the southeast corner of Tract 5, Block 14, Upper Valley Surveys; Thence North 90° 00' 00" West, a distance of 312.40 feet to a point lying on the southern boundary line of Tract 5, Block 14, Upper Valley Surveys, said point also being the TRUE POINT OF BEGINNING of this description;

THENCE, North 90° 00' 00" West, along said right-of-way line of Borderland Road, a distance of 1083.00 feet to a point lying on the common boundary line between Tracts 5 and 6A, Block 14, Upper Valley Surveys, said point being a found 5/8-inch iron;

THENCE, North 00° 06' 00" West, along said boundary line, a distance of 1918.30 feet to a point lying on the common boundary line between Tracts 4 and 5, Block 14, Upper Valley Surveys, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

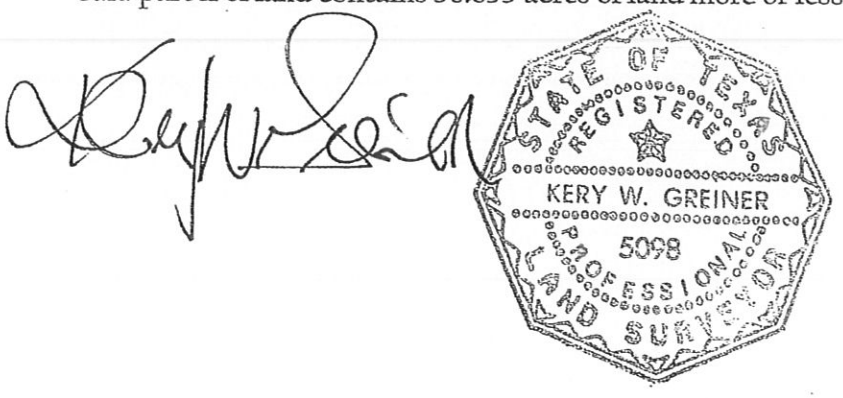
THENCE, South 89° 58' 35" East, along said boundary line, a distance of 1449.20 feet to a point lying on the westerly right-of-way line of Westside Drive (FM 260), said point being a set chiseled "X";

THENCE, South 01° 30' 25" West, along said right-of-way line, a distance of 1374.18 feet, to an angle point;

THENCE, South 90° 00' 00" West, leaving said right-of-way line, a distance of 326.71 feet, to an angle point;

THENCE, South 00° 00' 00" West, a distance of 544.00 feet, to a point on the northerly right-of-way line of Borderland Road and the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 58.635 acres of land more or less.



MEMORANDUM

DATE: June 27, 2011

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

FROM: Arturo Rubio, Senior Planner

SUBJECT: **PZRZ11-00012**

The City Plan Commission (CPC), on May 19, 2011 voted 4-2 to recommend **Denial** of rezoning subject property from R-2 (Residential) to G-MU (General-Mixed Use). This item includes an appeal and a minority report request; both requests are attached.

The CPC found that the rezoning is not in conformance with the Plan for 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 were 10 e-mails and 2 phone calls in opposition to this request.

Attachment: Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ11-00012
Application Type:	Rezoning
CPC Hearing Date:	May 19, 2011
Staff Planner:	Arturo Rubio, 915-541-4633, *rubioax@elpasotexas.gov*
Location:	North of Borderland Road and West of Westside Drive
Legal Description:	Tract 5, Block 14, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Acreage:	58.635 acres
Rep District:	1
Zoning:	R-2 (Residential)
Existing Use:	Vacant
Request:	From R-2 (Residential) to G-MU (General-Mixed Use)
Proposed Use:	Residential/Commercial
Property Owner:	Rio Valley, LLC
Representative:	Summit Engineering, LLC

SURROUNDING ZONING AND LAND USE

North:	ETJ/Single-family dwellings
South:	R-2/c/sp (Residential/condition/special permit)/single-family dwellings R-F (Ranch and Farm)/ Single-family dwelling
East:	PR-I (Planned Residential I)/Vacant
West:	ETJ/Single-family dwellings/Vacant

Plan for El Paso Designation: Residential (Planning Area Not Specified)
Nearest Park: River Park West Unit 3 Park (6,160 Feet)
Nearest School: Garcia Elementary School (920 Feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Neighborhood Association
Save the Valley
Coronado Neighborhood Association
Upper Mesa Hills Neighborhood Association
Mountain Arroyos Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 12, 2011. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-2 (Residential) to G-MU (General Mixed Use), the Master Zoning Plan shows a mixed use development of 186 single-family dwelling units, 178 attached dwelling units (multi-family, four-family and two-family dwelling units), 5.187 acres of park and open space, and 4.942 acres of commercial development. A summary of the Master Zoning Plan is attached (attachment 5, pg. 8-25). The proposed access is from Westside Drive and Borderland Road. The proposed development incorporates many smart growth principles.

CASE HISTORY

A development agreement for this property was approved by City Council on May 8. 2007. The development agreement included a development plan for 188 R-2 (Residential) single-family lots. The property was annexed into the City on August 14, 2007 and the property was rezoned in accordance with the development agreement on April 28, 2007.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-2 (Residential) to G-MU (General Mixed Use) and the Master Zoning Plan based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with the purpose of the GMU District, and furthers the City Council direction to promote smart growth.

The Plan for El Paso-City-Wide Land Use Goals

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

a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.

b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

d. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the G-MU (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.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **approval**.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

No objections.

Department of Transportation

The Department of Transportation does not object to the proposed rezoning.

The following revisions shall be coordinated with the Department of Transportation to determine the developer's proportionate share of mitigation at the intersections identified in the TIA. Such proportionate share will be provided at the time of platting and in accordance with Title 19.

1. Please revise the TIA to include the developer's proportionate share of traffic mitigation at the following intersections:
    a. Borderland Road and Westside Drive
    b. Borderland Road and Upper Valley Road

2. Per Title 19 and the Development Agreement, right-of-way dedication and improvements will be required along Westside Drive and Borderland Road. This is not reflected in the provided TIA. The Findings and Recommendations section of the TIA states that the developer has no recommendations for improvements to Westside Drive or Borderland Road. Please revise to include the required improvements per the amended development agreement.
3. Site trip generation:
    a. Use fitted curve equation
4. Roadway segment analysis:
    a. Include ADT analysis in addition to AM/PM.
    b. Include the volumes and V/C ratio in table with LOS.
    c. Show no build vs. build-out vs. build-out with mitigation for each horizon year.
5. Intersection analysis:
    a. Include Delay for signalized intersections in addition to LOS.
    b. Show no build vs. build-out vs. build-out with mitigation for each horizon year.
    c. For two way stops, needs to show movement with the worst case LOS.
6. The following figures shall be included in the body of the TIA for all access points and intersections:
    a. Peak hour site generated traffic assignment volumes (turning movements)
    b. Future background traffic assignment volumes
    c. Future background with site generated traffic volumes

Notes:

1. Synchro reports do not need to be printed out if data files are provided electronically.
2. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for Construction.

Fire Department

El Paso Fire Department has no objections to the rezoning.

CITY PLAN COMMISSION OPTIONS

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

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.

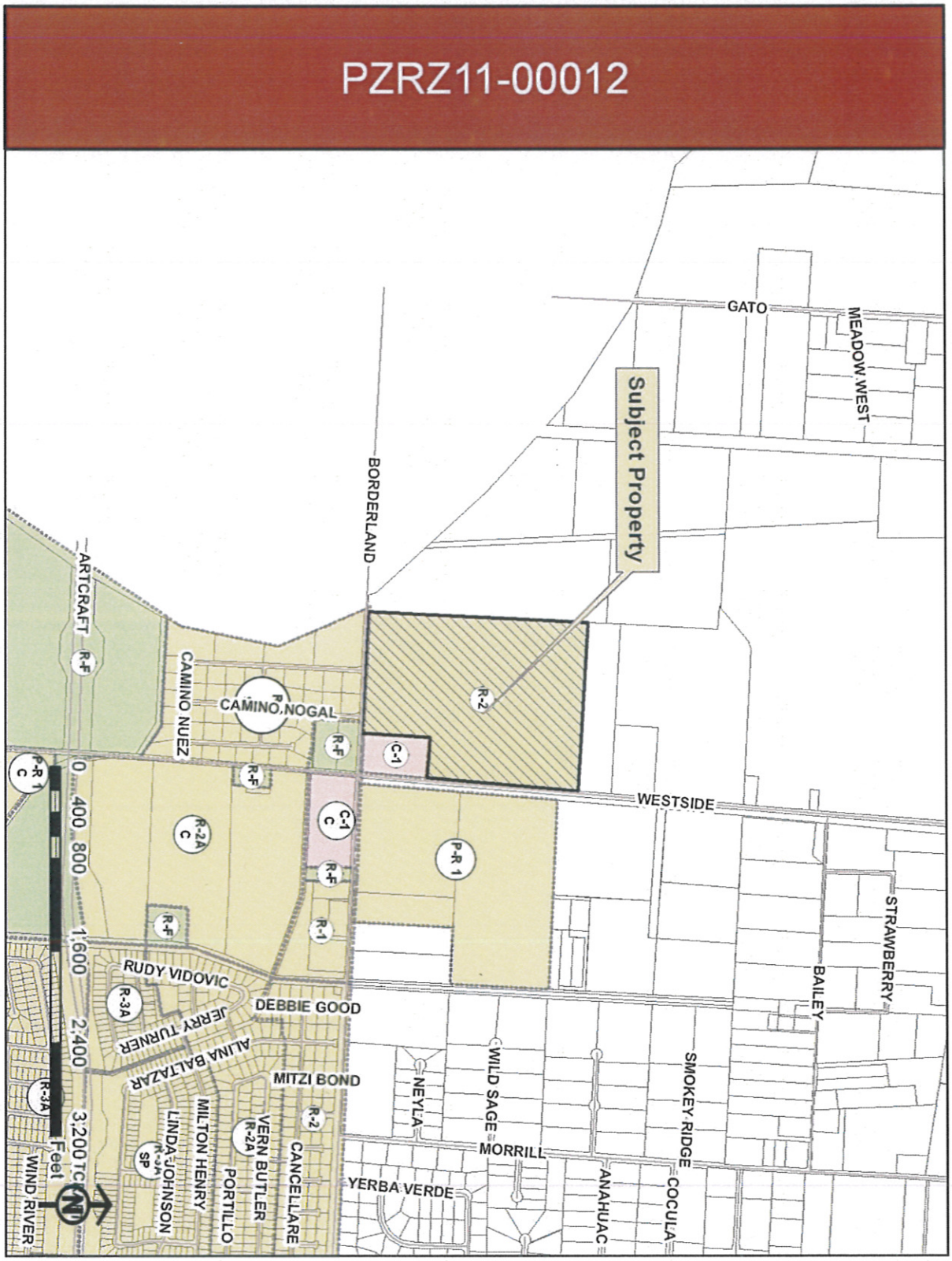
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.

3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Master Zoning Map
Attachment 4: Mixed-Use Map
Attachment 5: Master Zoning Plan Summary

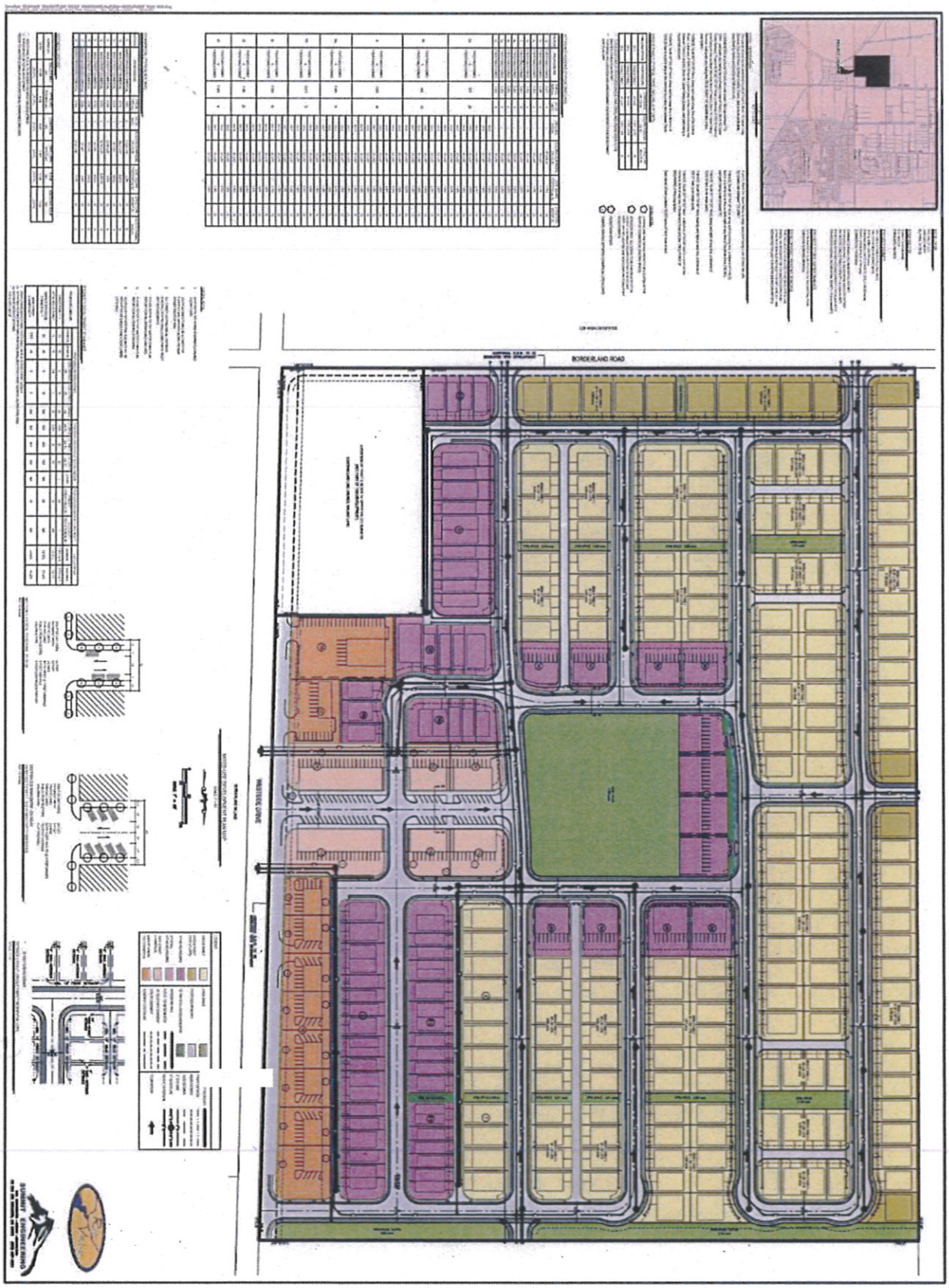
ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: MASTER ZONING MAP

ATTACHMENT 4: MIXED-USE DEVELOPMENT MAP



MASTER ZONING PLAN REPORT

RIO VALLEY

EL PASO, TEXAS

PREPARED FOR:

RIO VALLEY, LLC

May 5, 2011

CIVIL ENGINEERING -DESIGN -CONSULTING

PO Box 375 Fairacres, New Mexico 88033 Phone (575)527-5321 Fax (575)527-1161

EXECUTIVE SUMMARY

The proposed development is located in the Upper Valley of El Paso, and more particularly described as Tract 5, Block 14, Upper Valley Surveys. The proposed development contains 62.626 acres, excluding a 3.991 acre parcel at the southeastern corner of the development property. The desired zoning for the proposed development is G-MU (General Mixed-Use). The proposed zoning allows for mixed use development, and allows for the incorporation of several of the Smart Code initiatives into the proposed development layout.

The proposed project allows for mixed use development with the majority of the project site dedicated to single family residential lots. The remainder of the site is split between multi-family residential use and commercial use. The multi-family residential areas would generally be intermediate density, approximately 19.9 dwelling units per acre, with a small area of high density, greater than 20 dwelling units per acre. The afore mentioned densities are based on net areas, which exclude areas represented by roadway right-of-way and open space. The commercial land use would be utilized for office/retail, commensurate with the surrounding residential development.

Roadways within the residential areas would have 50 foot wide right-of-ways, with sufficient lane width for on-street parking. The primary development entrance would have an 85 foot right-of-way, with angled parking along the roadway, and store front buildings with zero front setbacks. This would provide for a small town feel, with sufficient sidewalk space for pedestrian traffic, and shade tree landscaping.

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. Offsite improvements would be necessary to extend service lines to the development. 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 community drainage and ponding. A dual use park is proposed. The entire park area would be landscaped, and would include a meandering lower tier that would provide for drainage retention. Park furnishings would be located in the higher tier, away from potential inundation by ponding of storm water runoff.

INTRODUCTION

This report has been prepared for submittal and consideration by the City of El Paso Community 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 subdistrict within the mixed-use district to determine the compatibility of such uses within the mixed-use district.

The proposed development consists of a 62.626 acre parcel, excluding a 3.991 acre tract at the southeastern corner of the development property. The property is located in the Upper Valley of El Paso, and is situated at the northwest quadrant of the intersection of Borderland Road and Westside Drive, and more particularly described as Tract 5, Block 14, Upper Valley Surveys. The proposed development shall be a mixed-use development, incorporating single family residential, multi-family residential and commercial land uses. The majority of the development will be devoted to single family residential use. The remainder will be occupied by multi-family residential and commercial. The multi-family residential areas defined in the Master Zoning Plan and Mixed-Use Development Plan Map, are proposed as Duplex, Triplex or Quadraplex units. All multi-family units will be constructed as attached housing, and are described as such on the plans.

The subject property is currently vacant, and was previously approved for development under a development agreement dated May 2007, under Rio Valley Addition. The initial zoning for the previous development was set as R-2 for the residential portion of the development, and C-1 for the 3.991 acre, commercial tract. Development, as set forth in the afore mentioned development agreement, did not commence due to a downturn in the housing market.

INTENT AND PURPOSE OF DEVELOPMENT

It is the intention of the developer, Rio Valley, LLC, to develop the existing undeveloped parcel into an inclusive community consisting of single family residential lots, multi-family residential lots and commercial lots. The intended use for the single family residential lots will be for site built single family residences on lots varying from 5,000 to 7,000 square feet. The proposed single family residential structures would consist of 1,400 to 2,100 square foot homes. The multi-family lots are intended for duplex units or four-plex units the lot sizes for the multi-family units vary from 3,000 to 12,000 square feet with individual units ranging from 900 to 1,800 square feet. The commercial lots are intended to service the development, neighboring planned developments and the surrounding area. The commercial lots are divided into two categories, those along the "Main Street" and those along Westside Road. The types of businesses intended for the all of the commercial lots would be small retail, specialized service and retail, and office space. Intended businesses would be those types of businesses generally associated with residential neighborhoods. The sizes of the commercial lots range from 8,600 to 32,000 square feet, with the potential to further subdivide the lots along "Main Street" to a minimum width of 25 feet. The proposed structures for commercial use

would vary greatly in architectural style, size and height, depending on location and use. Please refer to the attached elevations and renderings in the appendix of this report. Locations for the different land uses were determined, by providing a transition from low density residential housing, to commercial areas. This transition is critical to the success of the development, and follows along the lines of the current Smart Code. Connectivity within the development was an important factor in the overall layout. Both vehicular travel and pedestrian travel were accounted for in the various land use regions. In the single family residential areas, connecting parkways were utilized to facilitate pedestrian traffic, as well as provide a sense of common open space throughout the development. Rear loaded lots were utilized in both single family and multi-family land uses. These lot configurations allow for open front yards, without garage doors and driveways. Providing a more open, contiguous frontage, that appears more inviting for the traveling public. The use of open space was also incorporated into some of the single family lot configurations, with a common open space area situated between the fronts of lots. This configuration allows for a true common space within the development, and adds a contiguous landscaped buffer along the fronts of the proposed homes without the break lines of driveways and garages. The single family lots may have detached garages, and the option for accessory units over the garages, provided the defined setbacks are complied with.

The centralized dual use park is a prominent feature in the development. The park will allow for a large centralized area of open space, with typical park features and furniture. The land uses surrounding the park are generally rear loaded multi-family structures, with the building fronts, facing the park. The park will also be utilized as a retention pond for storm water runoff. The intended design would allow for an upper and lower tier of the park topography. The limits of the pond would meander through the park area, providing sufficient storage for major storm events, but allow for gentle slopes that could be permanently landscaped and maintained. All park furnishings and permanent structures would be placed in the upper tier of park, to avoid inundation during storm events. The lower tier of the park would be constructed with a permeable bottom, to allow for expedient exfiltration, and minimum storage time.

Included in the appendix of this report are several renderings and photos, which will be representative of the types of structures, intended for use within the development. The primary development entrance would have an 85 foot right-of-way, with angled on-street parking along the roadway, and store front buildings with zero front setbacks. This would provide for a small town, main street feel, with sufficient sidewalk space for pedestrian traffic, and shade tree landscaping. Proposed buildings along the entrance road would be two story structures with commercial space at the ground floor and loft style apartments on the second floor. The use of awnings and shade structures would be allowed as an encroachment along the pedestrian sidewalk, to encourage the use of walkways along the main street. The remaining commercial sites, along Westside Road, would be single story, providing space for small retail and office businesses. The actual use, size, configuration and style of the Westside Road commercial property,

would be determined by market driven requirements. Parking, building square footage and setbacks would remain consistent with the development plan land use.

It is the intent of the developer to construct all roadways, roadway improvements, offsite utilities and utilities within the project. Construction will also include all necessary drainage facilities required for the project. Offsite utilities are being coordinated with the Public Service Board, (PSB). There are four separate entities presently negotiating with the PSB, which will share in the cost of the offsite utilities, being extended to the site. The PSB has already completed design of the offsite utility improvements, and will facilitate the construction of the utilities.

PROJECT PHASING

The development of the entire project is intended to occur in a single phase. All roadways and utilities will be included in the initial development, as well as offsite utility extensions and any necessary improvements to adjacent roadways. Upon completion of construction and acceptance of the project, construction of the single family residential areas will commence first. The multi-family and commercial areas will be constructed, depending on market absorption and demand for the different projects products.

The current time line for the project development is listed below:

DESCRIPTION	START DATE	END DATE
Zone Change	March 2011	June 2011
Preliminary / Final Plats	June 2011	July 2011
Development Construction	July 2011	February 2012
Single Family Housing	March 2012	January 2015
Multi-Family Housing	April 2012	February 2015
Commercial Development	April 2012	February 2016

LAND USE DETAILS

Single Family Residential:

Minimum Lot Size:	50 feet x 90 feet
Maximum Density:	8.3 units per acre
Front Yard Setback:	15 feet
Interior Side Yard Setback:	5 feet
Street Side Yard Setback:	10 feet
Rear Yard Setback:	15 feet
Maximum Height:	35 feet

Permitted uses for Single Family Residential shall be only the following items, as indicated below: The intended focus of this land use would be for site built, single family homes.

Open Space (common, public or private)
Park Playground
Family Home
Detention / Retention Basin
Streets and ROW (public or private)

Attached Housing:

Minimum Lot Size:	30 feet x 90 feet
Maximum Density:	19.9 units per acre
Front Yard Setback:	15 feet
Interior Side Yard Setback:	0/4 feet*
Street Side Yard Setback:	5 feet
Rear Yard Setback:	15 feet
Maximum Height:	35 feet

* Interior side yard setbacks will vary between 0 feet and 4 feet, as the duplex, triplex and quadraplex units will be constructed in the form of patio homes or townhouses.

Permitted uses for Attached Housing shall be only the following items as indicated below: The intended focus of this land use would be for multiple dwelling units on a single lot. Lots may have one, two three or four attached dwelling units.

Open Space (common, public or private)
Park Playground
Family Home
Duplex (two family dwelling)
Triplex (three family dwelling)
Quadraplex (four family dwelling)
Detention / Retention Basin
Streets and ROW (public or private)

Commercial (Market Driven / "Main Street"):

Minimum Lot Size:	N/A
Front Yard Setback:	20 feet / 0 feet (max. 5 feet)
Interior Side Yard Setback:	0 feet / 0 feet
Street Side Yard Setback:	10 feet / 5 feet
Rear Yard Setback:	20 feet / 46 feet
Maximum Height:	35 feet / 35 feet

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

Automated Teller Machine (ATM)	Bank
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
Automotive Rental Location (satellite)	*Carwash, Self-Service
Barber Shop	Beauty Salon
Dry Cleaning Shop	Laundromat, Laundry
Locksmith	Photofinishing Lab
Shoe Repair Shop	Taxidermist
Exercise Facility (indoor)	Movie Theatre (indoor)
Nightclub, Bar, Cocktail Lounge	Open Space (common, public or private)
*Park, Playground	*Racquetball Club, Indoor
*Swimming Pool (commercial)	*Tennis Club, Indoor
Theatre, Performing	Electronic, Equipment Repair
Household Goods Repair	Personal Goods Repair
Precision Equipment Repair	Apartment (5 or more units)
Live-Work Flex Unit	Bakery
Book Store	Boutique
Cafeteria	Delicatessen
Drug Store	Feed Dealer
Flower Shop, Florist	Grocery
Hobby Store	Ice Cream Parlor
Music Store	Nursery, Greenhouse
Other Retail Establishment (low-volume)	Package Liquor Store
Pawn Shop	Pet Shop (including grooming)
Print & Copy Shop	Produce Stand
*Restaurant (drive-in or walk up)	Restaurant (sit down)
Shopping Center, Community	Snow Cone, Shaved Ice Stand or Trailer
Specialty Shop	Sporting Goods Store
Sales Stands (ranch & farm products)	Streets and ROW (public or private)
Farmers Market	

* Uses allowed in Westside Road commercial area but not along "Main Street"

Services for utilities will be provided by the following:

Water	City of El Paso Water Utilities– Public Service Board
Natural Gas	El Paso Natural Gas
Electrical	El Paso Electric Company
Telephone	Qwest
Cable Television	Time Warner
Liquid Waste	City of El Paso Water Utilities – Public Service Board

GEOLOGICAL AND SOIL CONDITIONS

The geology of the site can be described as a river basin flood plain formed by the Rio Grande River. The river valley was formed by a rift that was elevated through tectonic movement and formed the southern Rio Grande Valley or Mesilla Valley. The Franklin Mountains occur at the east side of the river valley with the fast rising escarpment on the west side of the river valley. The sedimentary material deposited at the valley floor, and consequently at the site, is generally fine grained sand, silt and clay with some gravel. The sedimentary material, by nature, is generally fine grained with moderate hydraulic conductivity. This material ranges from a depth of tens of feet to hundreds of feet, depending on location and subsurface ridge lines.

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 silty and clay soils at the surface, with silty sand 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. Soils encountered at the site can be categorized through the Soil Conservation Services, Soil Survey, and are as follows:

Anapra silty clay loam (An). – This nearly level soil occupies areas throughout the flood plain of the Rio Grande. The areas are generally 5 to 170 acres in size and are irregular in shape. The soil makes up about 6 percent of the irrigated acreage in the county.

Typically, the surface layer of this soil is brown, calcareous silty clay loam about 16 inches thick. The next layer is brown, calcareous silty clay loam that extends to a depth of 23 inches. This is underlain by pinkish-gray fine sand that is stratified with thin layers of fine sandy loams and loamy fine sand.

Included with this soil in mapping are areas of Harkey silty clay loam and Glendale silty clay loam. These inclusions generally are less than 1 acre in size and lie in the same position in the landscape as Anapra silty clay loam.

This soil is used mostly as irrigated cropland. A few areas are used for residential and commercial developments. If the soil is properly irrigated and managed, it is suited to

most of the common crops. Surface runoff is slow. The main concern of management is moderate crusting on the surface.

Cropping systems that include alfalfa, sudangrass, and barley are suitable for keeping the surface layer in good tilth and regularly supplying organic matter. Leaching the soil periodically controls salinity. The response to fertilization is good. Although the soil has been leveled for irrigation, additional leveling is needed in some places for better distribution of water (fig. 12). (Capability Unit IIs-3; range site not assigned)

Glendale silty clay loam (Ge). – A profile of this soil is described as typical for the Glendale series. The soil is nearly level and occupies areas throughout the Rio Grande flood plain. These areas are irregular in shape; they range from 5 to 100 acres in size. All the acreage has been leveled for irrigation. The soil makes up 5.4 percent of the irrigated acreage in the county.

Typically, the surface layer of this soil is brown, friable, calcareous silty clay loam about 17 inches thick. The next layer is silty clay loam that contains a few thin lenses of silt loam. This is underlain by sediments consisting of layers that range from clay to sand.

Areas mapped as this soil include areas of Saneli silty clay, Tigua silty clay, Glendale silty clay, Glendale loam, Harkey loam, Gila loam, and Saneli silty clay loam. These inclusions are generally less than 1 acre in size and lie in the same position in the landscape as Glendale silty clay loam.

This soil is used mostly as irrigated cropland. A few areas are used for residential and commercial developments. If the soil is well managed and irrigated, it produces a good growth of most crops common in the county. Surface runoff is slow. Permeability is slow in the surface layer and below it. Fertility and the available moisture capacity are high. Generally, the underlying material is well drained. In managing the soil, the main concerns are surface crusting and slight susceptibility to salinity. As the soil dries out after irrigation, a moderately hard crust forms on the surface.

Glendale silty clay (Gs). – Areas of this nearly level soil occur throughout the flood plain of the Rio Grande. They range from 5 to 100 acres in size and are irregular in shape. All the acreage has been leveled for irrigation. The soil makes up about 9 percent of the irrigated acreage in the county.

Typically, the surface layer is reddish-brown, very hard, calcareous silty clay about 18 inches thick. It overlies material that is mainly silty clay loam but includes a few thin strata of silt loam. The underlying sediments consist of strata of clay to fine sand.

Included with this soil in mapping are areas of Glendale silty clay loam, Harkey silty clay loam, and Gila loams. These inclusions generally are less than 1 acre in size

and occupy the same position in the landscape as Glendale silty clay.
This soil is used chiefly for irrigated crops. It is well suited to these crops if it is properly irrigated and managed. Surface runoff is slow. Permeability is very slow in the surface layer and is slow in the material below it. The available moisture capacity and fertility are high. The main concerns of management are hard crusting on the surface, very slow permeability in the surface layer, and moderate susceptibility to salinity.

Harkey loam (Ha). – This nearly level soil occupies areas throughout the Rio Grande flood plain. The areas are irregular in shape and range from 10 to 100 acres in size. All of the acreage has been leveled for irrigation. The soil makes up 16 percent of the irrigated acreage in the county.

Typically, this soil has a surface layer of pale-brown, friable, calcareous loams about 17 inches thick. Next are layers of stratified soil material that extend to a depth of about 40 inches. The layers consist of loamy very fine sand, fine sandy loam, loams, and very fine sandy loams that have all average texture of loam. Beginning at a depth of 40 inches are sediments ranging from sand to clay in texture.

Included with this soil in mapping are areas of Harkey silty clay loams. Saneli silty clay loam, Gila loams, Vinton loams, and soils that have a fine sandy loam surface layer. These inclusions generally are less than 1 acre in size and occur in the sauce position in the landscape as Harkey loams.

This soil is used mainly as irrigated cropland, though a few areas are used for housing and commercial developments. Most crops grow well if the soil is properly managed and irrigated. Permeability is moderate in the surface layer and in the underlying material. This material is well drained, except in places where it includes a clay layer. Fertility and the available moisture capacity are high. Maintaining good tilth and regularly supplying organic matter are the main concerns of management.

Harkey silty clay loam (Hk). – This soil has the profile described as typical for the Harkey series. The soil is nearly level and occupies irregularly shaped areas throughout the flood plain of the Rio Grande. The areas range from 10 to 200 acres Brazito, Glendale, Saneli, Tigua, and Vinton soils. The land type makes up about 1 percent of the county.

Among the areas in which this land occurs is one that extends along the rectified channel of the Rio Grande. To maintain a permanent boundary between the United States and Mexico, the river was straightened; and a manmade channel was constructed. On both sides of the river, 200 to 400 feet back from the main channel, levees were constructed so that the farmland and populated areas would he protected from flooding. Southeast of the city of El Paso, the land that lies between the main channel and the levee is U.S. Government property and is under control of the

International Boundary and Water Commission (IBWC). This area extends continuously along the length of the river. It is used mostly for recreation, but a small acreage is leased for grazing.

Northward from El Paso City to the New Mexico line, and beyond, the Rio Grande is entirely in the United States and the land between the river and the levee on each side is controlled by the IBWC.

Tigua series In the Tigua series are deep, pinkish-gray soils that developed in sediments recently deposited on the flood plain of the Rio Grande. These sediments consist of very hard, very firm clay to silty clay that has a high content of lime.

All of the acreage has been leveled for irrigation, and consequently these soils are nearly level and have an almost uniform surface. Commonly, they have been graded into benches where the difference in elevation from one bench to the next varies from a few inches to about 2 feet. In former years the Tigua soils were subject to flooding by the river, but now they are protected by dams and levees. They are somewhat poorly drained and have very slow internal drainage and permeability. Surface runoff is very slow to ponded. The available moisture capacity and fertility are high.

The Tigua soils are used chiefly as irrigated cropland, though some areas have been developed for residential and commercial uses. Cotton and alfalfa are the principal crops, but grain sorghum, corn, small grains, and vegetable crops also are suitable.

The on-site soils appear to be acceptable for roadway subgrade, however, a geotechnical investigation is currently being undertaken to determine the engineering properties of the soil.

Review of the preliminary Digital Federal Emergency Management Agency, Flood Insurance Rate Map Panel 48141C0175F, indicates the site is situated in Zone X, areas of 500-year flood.

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 Summit Engineering. Existing traffic data was obtained from the City of El Paso. Traffic data included existing Average Daily Traffic (ADT), along both Westside Drive and Borderland Road. Additional information was obtained from the City of El Paso for the intersections of Westside Drive/Artcraft, Westside Drive/Borderland Road and Borderland Road/Upper Valley Road. The information obtained from the City of El Paso was dated May 20, 2008 for Westside Drive, Borderland Road and Upper Valley Road. The traffic for the intersection of Westside Road and Artcraft Was dated November 2007. All traffic data was adjusted to current date using a 3% growth factor. Additional ADT traffic data was obtained from traffic counters placed along Westside Drive and Borderland Road. This field Data was utilized in the traffic calculations requiring ADT counts.

Traffic modeling and analysis was performed in accordance with the Highway Capacity Manual. Computer simulation software, Synchro 7 by Trafiicware, was utilized to determine the level of service of the intersections, HCS 2000, was utilized to determine the level of service of the roadway segments. Traffic generation was determined from the different categories based on proposed land use.

The TIA includes analysis of traffic models, for several different time increments. The existing conditions were determined, conditions under complete build-out, five year horizon and ten year horizon were also determined. The level of service for roadway segments as well as intersections and proposed driveways were analyzed. Projected traffic included that of the base traffic plus traffic generated by the proposed development, plus traffic generated by proposed developments surrounding the project site.

The results of the traffic model analysis are as follows:

Roadway Segments (Level of Service AM/PM):

Roadway	Existing 2011	Existing Projected to 2016	Full Build-Out 2016	5-year	10-year
Westside -(North of Borderland)	C / A	C /A	C / B	C /B	D/B
Borderland-(West of Westside)	A / A	A / A	A / A	A / A	A / A

Intersections (Level of Service AM/PM):

Intersection	Existing 2011	Existing Projected to 2016	Full Build-Out 2016	5-year	10-year
Westside / Borderland	B / A	B / A	C / B	E / C	F / E
Westside / Artcraft	C / C	C / C	D / C	D / D	E / E
Borderland / Upper Valley	A / A	A / A	A / A	A / A	A / A
Westside / Entrance DW1	*	*	A / A	**	**
Westside Entrance DW2	*	*	A / A	**	**
Westside Entrance DW3	*	*	A / A	**	**
Westside Entrance DW4	*	*	A / A	**	**
Westside Entrance DW5	*	*	A / A	**	**
Westside / Street A	*	*	B / A	**	**
Westside Entrance DW6	*	*	A / A	**	**
Borderland / Street B	*	*	A / A	**	**
Borderland / Street E	*	*	A / A	**	**

* Existing traffic does not exist prior to development.
** No additional traffic is generated beyond full development.

Due to the multiple developments surrounding the project site, several sets of analysis were conducted. The existing base traffic was projected through to the build-out year with a growth factor of 3 percent, each of the surrounding developments were included with traffic generation set at full build-out conditions, and Rio Valley was projected with traffic generation at full build-out conditions.

With the completion of all of the analysis, the modeled projections indicate that the level of service for the roadway segments diminishes slightly. However, the slight decrease in the level of service does not warrant the need for major improvements to the roadway sections. The analysis also included the major intersections. Model projections for the intersections, indicate that all the intersections maintain the same level of service or have a slight decrease in level of service, with the exception of the intersection of Westside Drive and Artcraft Road. In order to maintain the level of service, a dedicated right hand turn lane would be required, along with adjustments to the timing and configuration of the intersection.

An additional 36 feet of right-of-way would be given for Westside Drive, as well as 16 feet for Borderland Road. As part of the development improvements, Westside Drive, along the east frontage of the project property will be reconstructed with the proportional improvements required for an arterial roadway. The roadway cross-section and parkway will be determined at time of platting. Proportional improvements will also

be made along the Borderland Road frontage, with the roadway cross-section determined at time of platting.

COMPREHENSIVE PLAN GENERAL STATEMENT

In reviewing the City of El Paso Comprehensive Plan, The land use segment of the plan is most applicable to the proposed zone change for this project. There are several segments of the plan that are very applicable to the intent of this project and indicate a compliance with the plan, goals and policies. Listed below are several examples of intended compliance with the comprehensive plan:

Neighborhood Commercial

This category applies to commercial land uses that serve neighborhoods. These commercial land uses contribute to neighborhood identity by serving as a focus for neighborhood activity, and are typically small-scale retail and service establishments. It may include a small commercial corridor, or one (1) or more freestanding commercial establishments. Within this designation, residential, office and light commercial uses are considered complementary uses. These light commercial developments are encouraged along collector or higher order arterial streets, and should incorporate pedestrian oriented design features.

The above statement reflects the exact intent of the commercial area within the proposed development. The Small Town Main Street theme being utilized as the main entry into the development is intended to be a collective meeting place for this and the surrounding neighborhoods.

Medium Density Residential

This category is intended for dwellings ranging from 7.1 to 20 units per acre. This designation allows for a mixture of housing types, including single-family, two-family, and multi-family dwellings. It is generally located on the periphery of low-density single-family neighborhoods and other infill sites as a transition to higher intensity land uses. Access is encouraged along higher order local street classifications, with direct arterial street access to nearby major activity centers or corridors.

The proposed layout of housing, including single family housing and attached housing allows for a variable density and varying type of residential use. Westside Drive is currently classified as a major arterial, and Borderland Road is currently classified as a minor arterial. These roadway classifications satisfy the traffic needs for the proposed development.

Mixed Use

This land use designation permits development of one (1) or more of the three major land use categories - residential, commercial, and industrial. It provides a choice of land use combinations that provide an opportunity for maximum flexibility and which encourage the development of innovative projects. The mix of land uses and their intensities are functionally connected to create cohesive development that is independently viable. Direct linkages to land uses should be accommodated through the use of open space and landscaped areas. Mixed-use projects may be configured as integrated projects, stacked uses,

or individual buildings with single uses. Development within this designation is intended to expand the potential for residential development in close proximity to employment centers and public transit, and to encourage redevelopment and infill opportunities.

Mixes of residential and commercial uses are allowed at higher intensities to maximize the development opportunities of these locations. Development of a residential mix should encompass diverse housing densities, types and ownership patterns. This designation facilitates new development, but also provides for the retention and integration of existing land uses.

The above excerpt from the Comprehensive Plan, well defines the land use, residential mix and innovative design of the proposed project. The mixed use of residential and commercial land uses, as well as the differing residential uses, are situated to allow for diverse housing densities, types and styles.

GOAL: PROVIDE AND ENFORCE STANDARDS FOR PROVIDING DECENT, SAFE AND SANITARY HOUSING FOR ALL EL PASOANS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

POLICY: Promote fair housing opportunities which allow each person to obtain housing without regard to race, color, sex, religion, or national origin.

POLICY: Locate housing developments for elderly residents within walking distance of retail and service centers, community facilities, medical facilities, and/or transportation facilities.

ACTION: Revise and strengthen the fair housing policy of the City.
ACTION: Allow manufactured or mobile home development as an alternative housing type in all housing density ranges.

The above goals and policies are reflected in the design of the proposed development. The different housing types allow for diverse social and economic opportunities. The current bus transportation system does not service the proposed project site, however as the project progresses and the opportunity for additional ridership increases, an extension of the current route system may be possible.

GOAL: PROVIDE A WIDE RANGE OF HOUSING TYPES THAT RESPOND TO THE NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY.

POLICY: Encourage innovative home design and development to promote housing opportunities.

ACTION: Distribute high residential densities throughout the community.
ACTION: Provide adequate open space, either in private yards or common areas, in all residential developments.

POLICY: Encourage use of planned unit developments which integrate private amenities.

With the proposed zone change from R-2 to G-MU, there is an opportunity for greater diversity in the type of housing available for the project. There would also be an opportunity for an increased density in residential use. Both of these factors, fall in line

with the stated policies, and help to achieve the stated goal.

GOAL: ENCOURAGE THE PROVISION OF NEIGHBORHOOD COMMERCIAL SERVICES WHICH ARE COMPATIBLE WITH A NEIGHBORHOOD'S RESIDENTIAL CHARACTER.

POLICY: Promote mixed uses within designated neighborhoods.

POLICY: Locate neighborhood commercial centers within walking distance of residences and on mass transit routes.

POLICY: Community facilities should be equitably distributed to the extent feasible throughout the City.

POLICY: Encourage neighborhood amenities that include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points throughout the City.

POLICY: Public and private development should be designed to improve the character of existing neighborhoods.

POLICY: Encourage neighborhood park and ride commuter facilities within neighborhood commercial centers.

The goal and policies outlined above are all consistent with the intent of the proposed project. With the incorporation of neighborhood commercial areas, and the mixed use intended for the project, the goals and policies are being achieved. The incorporation of a centralized park space, pedestrian connectivity, and distribution of open space throughout the development enhance the character and flow of the development, to make it an all inclusive neighborhood.

FENCING, SIGNAGE AND LIGHTING CRITERIA

Fencing

The proposed development shall make use of fences in the form of walls, located along some lot lines. The walls shall conform to a standard rock wall for the area. Rock utilized in the construction of the walls shall be quarry rock from local quarries. Walls shall be constructed true and plumb, and centered on lot lines where applicable, or maintained within the lot lines of the lot owner. All walls shall have adequate foundations to maintain the stability of the wall for the duration of its life cycle. The rock 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.

The height of the walls may vary based on the location and application of the wall. The following criteria shall be utilized in the design and placement of wall within the proposed development:

Garden Walls	Max. Height = 3.0 feet
Yard Walls	Max. Height = 5.0 feet
Yard Walls adjacent to mid-block open space.	Max. Height of solid wall =3.0' (open wrought iron fencing may extend to a total height of 5.0')

All walls shall have a minimum width of 14 inches and a maximum width of 18 inches.

Yard walls placed at side yards, shall not extend beyond the front wall of residential units. Garden walls may be utilized to separate the fronts of single family lots only.

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

Walls shall not be constructed along side yard lot lines of any commercial lots, nor shall any wall be constructed along Westside Drive.

Signage

The proposed development shall have a single monument sign, intended for placement on the west side of Westside Road. The proposed monument sign shall have the name of the development and shall have a maximum height of six feet. The actual sign face shall be limited to 48 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.

Additional pedestal or monument signs may be utilized for commercial properties along Westside Road. Signage shall not exceed a height of 6 feet and shall not have a signage area greater than 48 square feet. Lighted signs will be permitted, provided they do not produce excessive glare, or make use of fully shielded light fixtures. All 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.

Lighting

The proposed development shall utilize street lights throughout the development. All street lights shall make use of ornamental fixtures, with ornamental poles. Light fixtures shall be fully shielded and comply with the City of El Paso Municipal Code, Chapter 18.18.

Exterior lighting for residential areas, shall make use of fully shielded lighting. Accent lighting for architectural ascetics may be utilized, but must conform to all City codes.

Lighting of parking lots in commercial areas shall be performed by use of building lighting where possible. Light poles and fixtures shall match those of the development street lights, and must comply with City of El Paso Municipal Code, Chapter 18.18.

MASTER ZONING PLAN REPORT

RIO VALLEY

EL PASO, TEXAS

PREPARED FOR:

RIO VALLEY, LLC

June 15, 2011

SUMMIT ENGINEERING
CIVIL ENGINEERING -DESIGN -CONSULTING

PO Box 375 Fairacres, New Mexico 88033 Phone (575)527-5321 Fax (575)527-1161

June 16, 2011

Rio Valley, LLC
6300 Escondido
El Paso, Texas 79912

Job No.100801

ATTN: Mr. Jack Winton

RE: **Master Zoning Plan Report**
Rio Valley
El Paso, Texas

Dear Mr. Winton;

This report has been prepared for inclusion with the application for a zone change submittal to the City of El Paso, for the proposed Rio Valley development. The proposed development is situated at the northwest quadrant of the intersection of Borderland Road and Westside Drive, in El Paso's Upper Valley.

This report contains information and maps required as per Article IV, Section 20.04.200, A-5 of the City of El Paso Municipal Code. This report is a requirement for a Master Zoning Plan.

If you have any questions or need additional information, please contact our office.

Respectfully;

SUMMIT ENGINEERING, LLC

Greg D. Byres, P.E.

Tony J. Trevino, P.E.

STATE OF TEXAS
TONY J. TREVINO
107073
LICENSED PROFESSIONAL ENGINEER

SUMMIT ENGINEERING

CIVIL ENGINEERING -DESIGN -CONSULTING PO BOX 375 FAIRACRES, NEW MEXICO 88033 (575) 527-5321 FAX (575) 527-1161

EXECUTIVE SUMMARY

The proposed development is located in the Upper Valley of El Paso, and more particularly described as Tract 5, Block 14, Upper Valley Surveys. The proposed development contains 62.626 acres, excluding a 3.991 acre parcel at the southeastern corner of the development property. The desired zoning for the proposed development is G-MU (General Mixed-Use). The proposed zoning allows for mixed use development, and allows for the incorporation of several of the Smart Code initiatives into the proposed development layout.

The proposed project allows for mixed use development with the majority of the project site dedicated to single family residential lots. The remainder of the site is split between multi-family residential use and commercial use. The multi-family residential areas would generally be intermediate density, approximately 20.6 dwelling units per acre. The afore mentioned densities are based on net areas, which exclude areas represented by roadway right-of-way and open space. The commercial land use would be utilized for office/retail, commensurate with the surrounding residential development.

Roadways within the residential areas would have 50 foot wide right-of-ways, with sufficient lane width for on-street parking. The primary development entrance would have an 85 foot right-of-way, with angled parking along the roadway, and store front buildings with zero front setbacks. This would provide for a small town feel, with sufficient sidewalk space for pedestrian traffic, and shade tree landscaping.

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. Offsite improvements would be necessary to extend service lines to the development. 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 community drainage and ponding. A dual use park is proposed. The entire park area would be landscaped, and would include a meandering lower tier that would provide for drainage retention. Park furnishings would be located in the higher tier, away from potential inundation by ponding of storm water runoff. In addition to the dual use park/pond, there is a proposed orchard area, along the eastern portion of the project. This area would allow for additional open space, and would utilize water harvesting of storm water.

INTRODUCTION

This report has been prepared for submittal and consideration by the City of El Paso Community 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 subdistrict within the mixed-use district to determine the compatibility of such uses within the mixed-use district.*

The proposed development consists of a 62.626 acre parcel, excluding a 3.991 acre tract at the southeastern corner of the development property. The property is located in the Upper Valley of El Paso, and is situated at the northwest quadrant of the intersection of Borderland Road and Westside Drive, and more particularly described as Tract 5, Block 14, Upper Valley Surveys. The proposed development shall be a mixed-use development, incorporating single family residential, multi-family residential and commercial land uses. The majority of the development will be devoted to single family residential use. The remainder will be occupied by multi-family residential and commercial. The multi-family residential areas defined in the Master Zoning Plan and Mixed-Use Development Plan Map, are proposed as Duplex, Triplex or Quadraplex units. All multi-family units will be constructed as attached housing, and are described as such on the plans.

The subject property is currently vacant, and was previously approved for development under a development agreement dated May 2007, under Rio Valley Addition. The initial zoning for the previous development was set as R-2 for the residential portion of the development, and C-1 for the 3.991 acre, commercial tract. Development, as set forth in the afore mentioned development agreement, did not commence due to a downturn in the housing market.

INTENT AND PURPOSE OF DEVELOPMENT

It is the intention of the developer, Rio Valley, LLC, to develop the existing undeveloped parcel into an inclusive community consisting of single family residential lots, multi-family residential lots and commercial lots. The intended use for the single family residential lots will be for site built single family residences on lots varying from 4,500 to 7,000 square feet. The proposed single family residential structures would consist of 1,400 to 2,100 square foot homes. The multi-family lots are intended for duplex units or four-plex units the lot sizes for the multi-family units vary from 3,000 to 12,000 square feet with individual units ranging from 900 to 1,800 square feet. The commercial lots are intended to service the development, neighboring planned developments and the surrounding area. The types of businesses intended for the all of the commercial lots would be small retail, specialized service and retail, and office space. Intended businesses would be those types of businesses generally associated with residential neighborhoods. The sizes of the commercial lots range from 9,500 to 22,600 square

feet, with the potential to further subdivide the lots to a minimum width of 25 feet. The proposed structures for commercial use would vary greatly in architectural style, size and height, depending on location and use. Please refer to the attached elevations and renderings in the appendix of this report.

Locations for the different land uses were determined, by providing a transition from low density residential housing, to commercial areas. This transition is critical to the success of the development, and follows along the lines of the current Smart Code. Connectivity within the development was an important factor in the overall layout. Both vehicular travel and pedestrian travel were accounted for in the various land use regions. In the single family residential areas, connecting parkways were utilized to facilitate pedestrian traffic, as well as provide a sense of common open space throughout the development. Rear loaded lots were utilized in both single family and multi-family land uses. These lot configurations allow for open front yards, without garage doors and driveways. Providing a more open, contiguous frontage, that appears more inviting for the traveling public. The use of open space was also incorporated into some of the single family lot configurations, with a common open space area situated between the fronts of lots. This configuration allows for a true common space within the development, and adds a contiguous landscaped buffer along the fronts of the proposed homes without the break lines of driveways and garages. The single family lots may have detached garages, and the option for accessory units over the garages, provided the defined setbacks are complied with.

The centralized dual use park is a prominent feature in the development. The park will allow for a large centralized area of open space, with typical park features and furniture. The land uses surrounding the park are generally rear loaded multi-family structures, with the building fronts, facing the park. The park will also be utilized as a retention pond for storm water runoff. The intended design would allow for an upper and lower tier of the park topography. The limits of the pond would meander through the park area, providing sufficient storage for major storm events, but allow for gentle slopes that could be permanently landscaped and maintained. All park furnishings and permanent structures would be placed in the upper tier of park, to avoid inundation during storm events. The lower tier of the park would be constructed with a permeable bottom, to allow for expedient exfiltration, and minimum storage time.

An additional open space feature is proposed for the development, in the form of an orchard. Trees proposed for the orchard may include pomegranate trees, which can accommodate more brackish water. This would allow for water harvesting of storm water runoff from a portion of the development, and make for a large buffer between Westside Road and the proposed development.

Included in the appendix of this report are several renderings and photos, which will be representative of the types of structures, intended for use within the development. The primary development entrance would have an 85 foot right-of-way, with angled on-

street parking along the roadway, and store front buildings with zero front setbacks. This would provide for a small town, main street feel, with sufficient sidewalk space for pedestrian traffic, and shade tree landscaping. Proposed buildings along the entrance road would be two story structures with commercial space at the ground floor and loft style apartments on the second floor. The use of awnings and shade structures would be allowed as an encroachment along the pedestrian sidewalk, to encourage the use of walkways along the main street.

It is the intent of the developer to construct all roadways, roadway improvements, offsite utilities and utilities within each phase of the project. Construction will also include all necessary drainage facilities required for the project. Offsite utilities are being coordinated with the Public Service Board, (PSB). There are four separate entities presently negotiating with the PSB, which will share in the cost of the offsite utilities, being extended to the site. The PSB has already completed design of the offsite utility improvements, and will facilitate the construction of the utilities.

PROJECT PHASING

The development of the entire project is intended to occur in a two phases. All roadways and utilities will be included in each phase of development, as well as offsite utility extensions and any necessary improvements to adjacent roadways. Upon completion of construction and acceptance of the subdivision and infrastructure, within each phase, construction of the single family residential areas will commence first. The multi-family and commercial areas will be constructed, depending on market absorption and demand for the different projects products.

The current time line for the project development is listed below:

DESCRIPTION	START DATE	END DATE
Zone Change	March 2011	July 2011
Preliminary / Final Plats	July 2011	August 2011
Development Construction (Phase I)	August 2011	March 2012
Single Family Housing	April 2012	January 2015
Multi-Family Housing	April 2012	February 2015
Development Construction (Phase II)	March 2013	October 2013
Single Family Housing	November 2013	September 2015
Multi-Family Housing	November 2013	October 2015
Commercial Development	November 2013	October 2015

LAND USE DETAILS

Single Family Residential (Standard lots / Rear Loaded Lots):

Minimum Lot Size:	50 feet x 90 feet
Maximum Density:	8.2 units per acre
Front Yard Setback:	15 feet / 10 feet
Garage Setback:	20 feet / 20 feet
Interior Side Yard Setback:	5 feet / 5 feet
Street Side Yard Setback:	10 feet / 10 feet
Rear Yard Setback:	15 feet / 15 feet
Maximum Height:	35 feet / 35 feet

Permitted uses for Single Family Residential shall be only the following items, as indicated below: The intended focus of this land use would be for site built, single family homes.

Open Space (common, public or private)
Park Playground
Family Home
Detention / Retention Basin
Streets and ROW (public or private)

Attached Housing:

Minimum Lot Size:	30 feet x 90 feet
Maximum Density:	20.6 units per acre
Front Yard Setback:	15 feet
Garage Setback:	20 feet
Interior Side Yard Setback:	0/4 feet*
Street Side Yard Setback:	5 feet
Rear Yard Setback:	15 feet
Maximum Height:	35 feet

* Interior side yard setbacks will vary between 0 feet and 4 feet, as the duplex, triplex and quadraplex units will be constructed in the form of patio homes or townhouses.

Permitted uses for Attached Housing shall be only the following items as indicated below: The intended focus of this land use would be for multiple dwelling units on a single lot. Lots may have one, two three or four attached dwelling units.

Open Space (common, public or private)
Park Playground
Family Home
Duplex (two family dwelling)
Triplex (three family dwelling)
Quadraplex (four family dwelling)

Detention / Retention Basin
Streets and ROW (public or private)

"Main Street" Commercial:

Minimum Lot Size:	N/A
Front Yard Setback:	0 feet (maximum 5 feet)
Interior Side Yard Setback:	0 feet
Street Side Yard Setback:	5 feet
Rear Yard Setback:	46 feet
Maximum Height:	35 feet

Permitted uses for Commercial shall be only the following items as indicated below: The intended focus of this land use would be for neighborhood 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
Automotive Rental Location (satellite)
Barber Shop
Dry Cleaning Shop
Locksmith
Shoe Repair Shop
Exercise Facility (indoor)
Nightclub, Bar, Cocktail Lounge
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)
Bank
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
Taxidermist
Movie Theatre (indoor)
Open Space (common, public or private)
Electronic, Equipment Repair
Personal Goods Repair
Apartment (5 or more units)
Bakery
Boutique
Delicatessen
Feed Dealer
Grocery
Ice Cream Parlor
Nursery, Greenhouse
Package Liquor Store
Pet Shop (including grooming)

Pawn Shop
Print & Copy Shop
Shopping Center, Community
Specialty Shop
Sales Stands (ranch & farm products)
Farmers Market
Produce Stand
Restaurant (sit down)
Snow Cone, Shaved Ice Stand or Trailer
Sporting Goods Store
Streets and ROW (public or private)

Services for utilities will be provided by the following:

Water	City of El Paso Water Utilities– Public Service Board
Natural Gas	El Paso Natural Gas
Electrical	El Paso Electric Company
Telephone	Qwest
Cable Television	Time Warner
Liquid Waste	City of El Paso Water Utilities – Public Service Board

GEOLOGICAL AND SOIL CONDITIONS

The geology of the site can be described as a river basin flood plain formed by the Rio Grande River. The river valley was formed by a rift that was elevated through tectonic movement and formed the southern Rio Grande Valley or Mesilla Valley. The Franklin Mountains occur at the east side of the river valley with the fast rising escarpment on the west side of the river valley. The sedimentary material deposited at the valley floor, and consequently at the site, is generally fine grained sand, silt and clay with some gravel. The sedimentary material, by nature, is generally fine grained with moderate hydraulic conductivity. This material ranges from a depth of tens of feet to hundreds of feet, depending on location and subsurface ridge lines.

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 silty and clay soils at the surface, with silty sand 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. Soils encountered at the site can be categorized through the Soil Conservation Services, Soil Survey, and are as follows:

Anapra silty clay loam (An). – This nearly level soil occupies areas throughout the flood plain of the Rio Grande. The areas are generally 5 to 170 acres in size and are irregular in shape. The soil makes up about 6 percent of the irrigated acreage in the county.

Typically, the surface layer of this soil is brown, calcareous silty clay loam about 16 inches thick. The next layer is brown, calcareous silty clay loam that extends to a depth of 23 inches. This is underlain by pinkish-gray fine sand that is stratified with thin layers of fine sandy loams and loamy fine sand.

Included with this soil in mapping are areas of Harkey silty clay loam and Glendale silty clay loam. These inclusions generally are less than 1 acre in size and lie in the same position in the landscape as Anapra silty clay loam.

This soil is used mostly as irrigated cropland. A few areas are used for residential and commercial developments. If the soil is properly irrigated and managed, it is suited to most of the common crops. Surface runoff is slow. The main concern of management is moderate crusting on the surface.

Cropping systems that include alfalfa, sudangrass, and barley are suitable for keeping the surface layer in good tilth and regularly supplying organic matter. Leaching the soil periodically controls salinity. The response to fertilization is good. Although the soil has been leveled for irrigation, additional leveling is needed in some places for better distribution of water (fig. 12). (Capability Unit IIs-3; range site not assigned)

Glendale silty clay loam (Ge). – A profile of this soil is described as typical for the Glendale series. The soil is nearly level and occupies areas throughout the Rio Grande flood plain. These areas are irregular in shape; they range from 5 to 100 acres in size. All the acreage has been leveled for irrigation. The soil makes up 5.4 percent of the irrigated acreage in the county.

Typically, the surface layer of this soil is brown, friable, calcareous silty clay loam about 17 inches thick. The next layer is silty clay loam that contains a few thin lenses of silt loam. This is underlain by sediments consisting of layers that range from clay to sand.

Areas mapped as this soil include areas of Saneli silty clay, Tigua silty clay, Glendale silty clay, Glendale loam, Harkey loam, Gila loam, and Saneli silty clay loam. These inclusions are generally less than 1 acre in size and lie in the same position in the landscape as Glendale silty clay loam.

This soil is used mostly as irrigated cropland. A few areas are used for residential and commercial developments. If the soil is well managed and irrigated, it produces a good growth of most crops common in the county. Surface runoff is slow. Permeability is slow in the surface layer and below it. Fertility and the available moisture capacity are high. Generally, the underlying material is well drained. In managing the soil, the main concerns are surface crusting and slight susceptibility to salinity. As the soil dries out after irrigation, a moderately hard crust forms on the surface.

Glendale silty clay (Gs). – Areas of this nearly level soil occur throughout the flood plain of the Rio Grande. They range from 5 to 100 acres in size and are irregular in shape. All the acreage has been leveled for irrigation. The soil makes up about 9 percent of the irrigated acreage in the county.

Typically, the surface layer is reddish-brown, very hard, calcareous silty clay about 18 inches thick. It overlies material that is mainly silty clay loam but includes a few thin strata of silt loam. The underlying sediments consist of strata of clay to fine sand.

Included with this soil in mapping are areas of Glendale silty clay loam, Harkey silty clay loam, and Gila loams. These inclusions generally are less than 1 acre in size and occupy the same position in the landscape as Glendale silty clay.
This soil is used chiefly for irrigated crops. It is well suited to these crops if it is properly irrigated and managed. Surface runoff is slow. Permeability is very slow in the surface layer and is slow in the material below it. The available moisture capacity and fertility are high. The main concerns of management are hard crusting on the surface, very slow permeability in the surface layer, and moderate susceptibility to salinity.

Harkey loam (Ha). – This nearly level soil occupies areas throughout the Rio Grande flood plain. The areas are irregular in shape and range from 10 to 100 acres in size. All of the acreage has been leveled for irrigation. The soil makes up 16 percent of the irrigated acreage in the county.

Typically, this soil has a surface layer of pale-brown, friable, calcareous loams about 17 inches thick. Next are layers of stratified soil material that extend to a depth of about 40 inches. The layers consist of loamy very fine sand, fine sandy loam, loams, and very fine sandy loams that have all average texture of loam. Beginning at a depth of 40 inches are sediments ranging from sand to clay in texture.

Included with this soil in mapping are areas of Harkey silty clay loams. Saneli silty clay loam, Gila loams, Vinton loams, and soils that have a fine sandy loam surface layer. These inclusions generally are less than 1 acre in size and occur in the sauce position in the landscape as Harkey loams.

This soil is used mainly as irrigated cropland, though a few areas are used for housing and commercial developments. Most crops grow well if the soil is properly managed and irrigated. Permeability is moderate in the surface layer and in the underlying material. This material is well drained, except in places where it includes a clay layer. Fertility and the available moisture capacity are high. Maintaining good tilth and regularly supplying organic matter are the main concerns of management.

Harkey silty clay loam (Hk). – This soil has the profile described as typical for the Harkey series. The soil is nearly level and occupies irregularly shaped areas throughout the flood plain of the Rio Grande. The areas range from 10 to 200 acres Brazito, Glendale, Saneli, Tigua, and Vinton soils. The land type makes up about 1 percent of the county.

Among the areas in which this land occurs is one that extends along the rectified channel of the Rio Grande. To maintain a permanent boundary between the United States and Mexico, the river was straightened; and a manmade channel was constructed. On both sides of the river, 200 to 400 feet back from the main channel, levees were constructed so that the farmland and populated areas would he protected from flooding. Southeast of the city of El Paso, the land that lies between the main channel and the levee is U.S. Government property and is under control of the International Boundary and Water Commission (IBWC). This area extends continuously along the length of the river. It is used mostly for recreation, but a small acreage is leased for grazing.

Northward from El Paso City to the New Mexico line, and beyond, the Rio Grande is entirely in the United States and the land between the river and the levee on each side is controlled by the IBWC.

Tigua series In the Tigua series are deep, pinkish-gray soils that developed in sediments recently deposited on the flood plain of the Rio Grande. These sediments consist of very hard, very firm clay to silty clay that has a high content of lime.

All of the acreage has been leveled for irrigation, and consequently these soils are nearly level and have an almost uniform surface. Commonly, they have been graded into benches where the difference in elevation from one bench to the next varies from a few inches to about 2 feet. In former years the Tigua soils were subject to flooding by the river, but now they are protected by dams and levees. They are somewhat poorly drained and have very slow internal drainage and permeability. Surface runoff is very slow to ponded. The available moisture capacity and fertility are high.

The Tigua soils are used chiefly as irrigated cropland, though some areas have been developed for residential and commercial uses. Cotton and alfalfa are the principal crops, but grain sorghum, corn, small grains, and vegetable crops also are suitable.

The on-site soils appear to be acceptable for roadway subgrade, however, a geotechnical investigation is currently being undertaken to determine the engineering properties of the soil.

Review of the preliminary Digital Federal Emergency Management Agency, Flood Insurance Rate Map .Panel 48141C0175F, indicates the site is situated in Zone X, areas of 500-year flood.

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 Summit Engineering. Existing traffic data was obtained from the City of El Paso. Traffic data included existing Average Daily Traffic (ADT), along both Westside Drive and Borderland Road. Additional information was obtained from the City of El Paso for the intersections of Westside Drive/Artcraft, Westside Drive/Borderland Road and Borderland Road/Upper Valley Road. The information obtained from the City of El Paso was dated May 20, 2008 for Westside Drive, Borderland Road and Upper Valley Road. The traffic for the intersection of Westside Road and Artcraft Was dated November 2007. All traffic data was adjusted to current date using a 3% growth factor. Additional ADT traffic data was obtained from traffic counters placed along Westside Drive and Borderland Road. This field Data was utilized in the traffic calculations requiring ADT counts.

Traffic modeling and analysis was performed in accordance with the Highway Capacity Manual. Computer simulation software, Synchro 7 by Trafficware, was utilized to determine the level of service of the intersections, HCS 2000, was utilized to determine the level of service of the roadway segments. Traffic generation was determined from the different categories based on proposed land use.

The TIA includes analysis of traffic models, for several different time increments. The existing conditions were determined, conditions under complete build-out, five year horizon and ten year horizon were also determined. The level of service for roadway segments as well as intersections and proposed driveways were analyzed. Projected traffic included that of the base traffic plus traffic generated by the proposed development, plus traffic generated by proposed developments surrounding the project site.

The results of the traffic model analysis are as follows:

Roadway Segments (Level of Service AM/PM):

Roadway	Existing 2011	Existing Projected to 2016	Full Build-Out 2016	5-year	10-year
Westside -(North of Borderland)	C / A	C /A	C / B	C /B	D/B
Borderland-(West of Westside)	A / A	A / A	A / A	A / A	A / A

Intersections (Level of Service AM/PM):

Intersection	Existing 2011	Existing Projected to 2016	Full Build-Out 2016	5-year	10-year
Westside / Borderland	B / A	B / A	C / B	E / C	F / E
Westside / Artcraft	C / C	C / C	D / C	D / D	E / E
Borderland / Upper Valley	A / A	A / A	A / A	A / A	A / A
Westside / Entrance DW1	*	*	A / A	**	**
Westside Entrance DW2	*	*	A / A	**	**
Westside Entrance DW3	*	*	A / A	**	**
Westside Entrance DW4	*	*	A / A	**	**
Westside Entrance DW5	*	*	A / A	**	**
Westside / Street A	*	*	B / A	**	**
Westside Entrance DW6	*	*	A / A	**	**
Borderland / Street B	*	*	A / A	**	**
Borderland / Street E	*	*	A / A	**	**

* Existing traffic does not exist prior to development.
** No additional traffic is generated beyond full development.

Due to the multiple developments surrounding the project site, several sets of analysis were conducted. The existing base traffic was projected through to the build-out year with a growth factor of 3 percent, each of the surrounding developments were included with traffic generation set at full build-out conditions, and Rio Valley was projected with traffic generation at full build-out conditions.

With the completion of all of the analysis, the modeled projections indicate that the level of service for the roadway segments diminishes slightly. However, the slight decrease in the level of service does not warrant the need for major improvements to the roadway sections. The analysis also included the major intersections. Model projections for the intersections, indicate that all the intersections maintain the same level of service or have a slight decrease in level of service, with the exception of the intersection of Westside Drive and Artcraft Road. In order to maintain the level of service, a dedicated right hand turn lane would be required, along with adjustments to the timing and configuration of the intersection.

An additional 36 feet of right-of-way would be given for Westside Drive, as well as 16 feet for Borderland Road. As part of the development improvements, Westside Drive, along the east frontage of the project property will be reconstructed with the proportional improvements required for an arterial roadway. The roadway cross-section and parkway will be determined at time of platting. Proportional improvements will also

be made along the Borderland Road frontage, with the roadway cross-section determined at time of platting.

COMPREHENSIVE PLAN GENERAL STATEMENT

In reviewing the City of El Paso Comprehensive Plan, The land use segment of the plan is most applicable to the proposed zone change for this project. There are several segments of the plan that are very applicable to the intent of this project and indicate a compliance with the plan, goals and policies. Listed below are several examples of intended compliance with the comprehensive plan:

Neighborhood Commercial

This category applies to commercial land uses that serve neighborhoods. These commercial land uses contribute to neighborhood identity by serving as a focus for neighborhood activity, and are typically small-scale retail and service establishments. It may include a small commercial corridor, or one (1) or more freestanding commercial establishments. Within this designation, residential, office and light commercial uses are considered complementary uses. These light commercial developments are encouraged along collector or higher order arterial streets, and should incorporate pedestrian oriented design features.

The above statement reflects the exact intent of the commercial area within the proposed development. The Small Town Main Street theme being utilized as the main entry into the development is intended to be a collective meeting place for this and the surrounding neighborhoods.

Medium Density Residential

This category is intended for dwellings ranging from 7.1 to 20 units per acre. This designation allows for a mixture of housing types, including single-family, two-family, and multi-family dwellings. It is generally located on the periphery of low-density single-family neighborhoods and other infill sites as a transition to higher intensity land uses. Access is encouraged along higher order local street classifications, with direct arterial street access to nearby major activity centers or corridors.

The proposed layout of housing, including single family housing and attached housing allows for a variable density and varying type of residential use. Westside Drive is currently classified as a major arterial, and Borderland Road is currently classified as a minor arterial. These roadway classifications satisfy the traffic needs for the proposed development.

Mixed Use

This land use designation permits development of one (1) or more of the three major land use categories - residential, commercial, and industrial. It provides a choice of land use combinations that provide an opportunity for maximum flexibility and which encourage the development of innovative projects. The mix of land uses and their intensities are functionally connected to create cohesive development that is independently viable. Direct linkages to land uses should be accommodated through the use of open space and landscaped areas. Mixed-use projects may be configured as integrated projects, stacked uses,

or individual buildings with single uses. Development within this designation is intended to expand the potential for residential development in close proximity to employment centers and public transit, and to encourage redevelopment and infill opportunities.

Mixes of residential and commercial uses are allowed at higher intensities to maximize the development opportunities of these locations. Development of a residential mix should encompass diverse housing densities, types and ownership patterns. This designation facilitates new development, but also provides for the retention and integration of existing land uses.

The above excerpt from the Comprehensive Plan, well defines the land use, residential mix and innovative design of the proposed project. The mixed use of residential and commercial land uses, as well as the differing residential uses, are situated to allow for diverse housing densities, types and styles.

GOAL: PROVIDE AND ENFORCE STANDARDS FOR PROVIDING DECENT, SAFE AND SANITARY HOUSING FOR ALL EL PASOANS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

POLICY: Promote fair housing opportunities which allow each person to obtain housing without regard to race, color, sex, religion, or national origin.

POLICY: Locate housing developments for elderly residents within walking distance of retail and service centers, community facilities, medical facilities, and/or transportation facilities.

ACTION: Revise and strengthen the fair housing policy of the City.
ACTION: Allow manufactured or mobile home development as an alternative housing type in all housing density ranges.

The above goals and policies are reflected in the design of the proposed development. The different housing types allow for diverse social and economic opportunities. The current bus transportation system does not service the proposed project site, however as the project progresses and the opportunity for additional ridership increases, an extension of the current route system may be possible.

GOAL: PROVIDE A WIDE RANGE OF HOUSING TYPES THAT RESPOND TO THE NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY.

POLICY: Encourage innovative home design and development to promote housing opportunities.

ACTION: Distribute high residential densities throughout the community.
ACTION: Provide adequate open space, either in private yards or common areas, in all residential developments.

POLICY: Encourage use of planned unit developments which integrate private amenities.

With the proposed zone change from R-2 to G-MU, there is an opportunity for greater diversity in the type of housing available for the project. There would also be an opportunity for an increased density in residential use. Both of these factors, fall in line

with the stated policies, and help to achieve the stated goal.

GOAL: ENCOURAGE THE PROVISION OF NEIGHBORHOOD COMMERCIAL SERVICES WHICH ARE COMPATIBLE WITH A NEIGHBORHOOD'S RESIDENTIAL CHARACTER.

POLICY: Promote mixed uses within designated neighborhoods.

POLICY: Locate neighborhood commercial centers within walking distance of residences and on mass transit routes.

POLICY: Community facilities should be equitably distributed to the extent feasible throughout the City.

POLICY: Encourage neighborhood amenities that include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points throughout the City.

POLICY: Public and private development should be designed to improve the character of existing neighborhoods.

POLICY: Encourage neighborhood park and ride commuter facilities within neighborhood commercial centers.

The goal and policies outlined above are all consistent with the intent of the proposed project. With the incorporation of neighborhood commercial areas, and the mixed use intended for the project, the goals and policies are being achieved. The incorporation of a centralized park space, pedestrian connectivity, and distribution of open space throughout the development enhance the character and flow of the development, to make it an all inclusive neighborhood.

FENCING, SIGNAGE AND LIGHTING CRITERIA

Fencing

The proposed development shall make use of fences in the form of walls, located along some lot lines. The walls shall conform to a standard rock wall for the area. Rock utilized in the construction of the walls shall be quarry rock from local quarries. Walls shall be constructed true and plumb, and centered on lot lines where applicable, or maintained within the lot lines of the lot owner. All walls shall have adequate foundations to maintain the stability of the wall for the duration of its life cycle. The rock 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.

The height of the walls may vary based on the location and application of the wall. The following criteria shall be utilized in the design and placement of wall within the proposed development:

Garden Walls	Max. Height = 3.0 feet
Yard Walls	Max. Height = 5.0 feet
Yard Walls adjacent to mid-block open space.	Max. Height of solid wall =3.0' (open wrought iron fencing may extend to a total height of 5.0')

All walls shall have a minimum width of 14 inches and a maximum width of 18 inches.

Yard walls placed at side yards, shall not extend beyond the front wall of residential units. Garden walls may be utilized to separate the fronts of single family lots only.

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

Walls shall not be constructed along side yard lot lines of any commercial lots, nor shall any wall be constructed along Westside Drive.

Signage

The proposed development shall have a single monument sign, intended for placement on the west side of Westside Road. The proposed monument sign shall have the name of the development and shall have a maximum height of six feet. The actual sign face shall be limited to 48 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.

Additional pedestal or monument signs may be utilized for commercial properties along Westside Road. Signage shall not exceed a height of 6 feet and shall not have a signage area greater than 48 square feet. Lighted signs will be permitted, provided they do not produce excessive glare, or make use of fully shielded light fixtures. All 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.

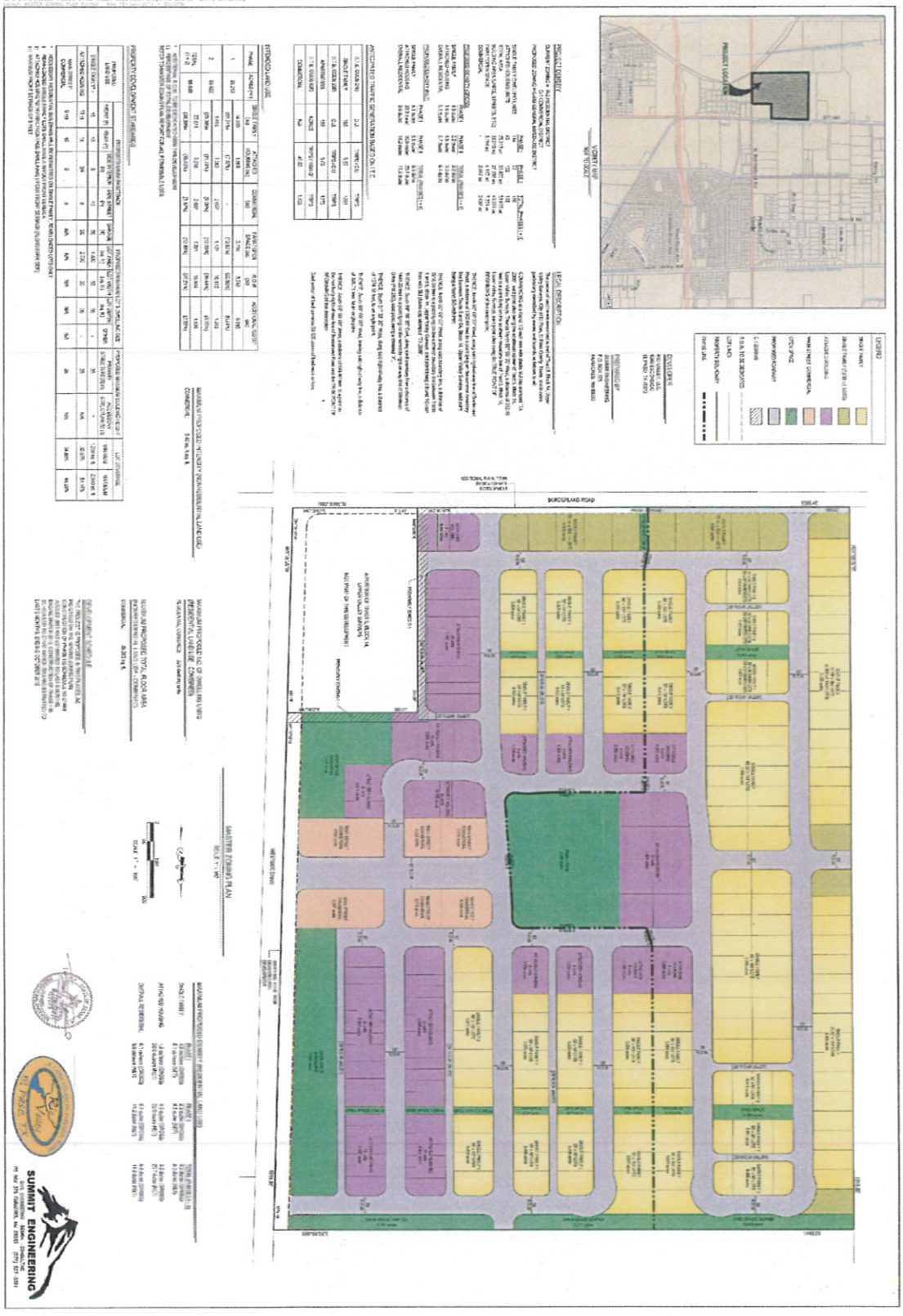
Lighting

The proposed development shall utilize street lights throughout the development. All street lights shall make use of ornamental fixtures, with ornamental poles. Light fixtures shall be fully shielded and comply with the City of El Paso Municipal Code, Chapter 18.18.

Exterior lighting for residential areas, shall make use of fully shielded lighting. Accent lighting for architectural ascetics may be utilized, but must conform to all City codes.

Lighting of parking lots in commercial areas shall be performed by use of building lighting where possible. Light poles and fixtures shall match those of the development street lights, and must comply with City of El Paso Municipal Code, Chapter 18.18.

REVISED MASTER ZONING MAP



REVISED MIXED-USE MAP

June 1, 2011

HONORABLE MAYOR AND CITY COUNCIL
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

After a public hearing held on May 19, 2011, the City Plan Commission denied our request for a change of zoning from R-2 to G-MU (PZRZ11-00012) for a property located at the northwest corner of Borderland Rd. and Westside Rd. and more particularly described as Tract 5, Block 14, Upper Valley Surveys, City of El Paso, El Paso County, Texas
I hereby request the City Council to review the decision of the City Plan Commission and consider my request set out above. I am attaching a letter setting forth my reasons for believing this decision to be justified for your consideration.

Rio Valley LLC
APPLICANT

6300 Escondido Dr
El Paso, Texas 79912
ADDRESS

(915) 584-8629
TELEPHONE NUMBER

Scott Winton
(915) 637-0787
scottwinton@sbcglobal.net
REPRESENTATIVE

Greg Byres
(575)527-5321
summitengineer@aol.com
Engineer

Appeal sent via email to: City Clerk clerksoffice@elpasotexas.gov on June 2, 2011

Rio Valley LLC
6300 Escondido
El Paso, TX 79912

June 1, 2011

Honorable Mayor and Members of the City Council

Re: Zoning Case PZRZ11-00012

We would like for you to reconsider the most recent action by the City Planning Commission on the above referenced zoning case.
We feel this is justified due to a number of reasons:

We have made additional modifications to our plan that we feel address some of the concerns that were discussed at the CPC meeting.

The city has invested a tremendous amount of time, effort and money towards implementing Smart Growth measures to help achieve the goal of being the least car dependant city in the southwest. Our development offers the city an opportunity to help advance towards that goal and the appropriateness of our application should be heard by the elected body of the city.

Respectfully submitted,

Scott Winton,
Owner Representative

MINORITY REPORT

Minority Report
Considerations

Request: Rezoning from R-2 (Residential) to G-MU (General Mixed Use)
Zoning Case: PZRZ11-00012
Location: North of Borderland Road and West of Westside Drive

History: On May 19, 2011, the CPC recommended denial of rezoning application PZRZ11-00012, contrary to the staff recommendation. Staff recommended approval of this request to allow a development that incorporates many smart growth principles. This development complies with the purpose of the G-MU District, and furthers the City Council direction to promote smart growth. The CPC voted 4-2 to recommend denial of the rezoning request from R-2 (Residential) to G-MU (General Mixed Use), to allow for a mixed use neighborhood that proposes single-family, two-family, multi-family and commercial development. The CPC recommendation for denial was based on a desire for conservation of farmland and large lots in this area, and incompatibility with residential uses to the south (part of the Upper Valley Plan with a 2.5 unit per acre density requirement). The Comprehensive Plan for El Paso did not include the subject property since it was annexed in 2007, and there are no density restrictions in the approved development agreement or annexation ordinance.

Current Minority Opinion: Two CPC members expressed concern that the City Plan Commission has been consistent in supporting the recommendations of staff based on compatibility and the Comprehensive Plan for El Paso as reasons for approval or denial. Staff recommended approval of this application that utilized a hybrid smart growth type of development. The current zoning will promote sprawl. The proposed development complies with the purpose of the G-MU District, and furthers the City Council direction to promote smart growth. This property is not within the Comprehensive Plan for El Paso and the surrounding properties to the north, east and west are vacant.

Additional facts that City Council should consider in approving or denying cases that are similar to PZRZ11-00012:

1. This type of sustainable development is necessary for the future of El Paso.
2. El Paso is no longer a small town.
3. This is a good example of the type of development we want to see for the City of El Paso.
4. This development is similar to what is being developed in other major cities such as San Antonio, San Francisco etc.

Final Recommendation: Overturn the CPC and affirm staff recommendation on this item.

Other Consideration: In the future, use other considerations in approving or disapproving rezoning requests in addition to compatibility and the comprehensive plan. Individual applicants may have hardships that are ignored in the process.

Rubio, Arturo

From: Tom Russell [stealingelectricity@gmail.com]
Sent: Monday, May 16, 2011 11:22 AM
To: Rubio, Arturo
Subject: Objection

Dear Mr. Rubio:
We vigorously *oppose* the high density/commercial re-zoning for the corner of Borderland and Westside. This re-zoning defies the 2.5 homes per gross acre, and will further ruin what's left of irrigated farm land. This is not "smart growth;" it is furthering of the destruction of what's left of our beautiful valley. We own three acres near this area plan, and our neighbor owns five and a horse ranch which would face this re-zoning. It's time to put a cap on these destructive and corrupt decisions, and save what's left of the valley.
Thanks,

Tom and Nadine Russell
Borderland Road.

Rubio, Arturo

From: Gomez, Martha (GE Energy Services) [Martha.Gomez@ge.com]
Sent: Monday, May 16, 2011 11:29 AM
To: Rubio, Arturo
Subject: PZRZ11-00012 Rezoning of Tract 5,block 14 North of BorderlandRoad and West of Westside Drive
Importance: High

Dear Sirs:

I am totally opposed to the rezoning of the above listed property on the north of Borderland and west of Westside Drive. This is zone R-2 and should stay as such to maintain the essense of the upper valley. Moving to anything other than R-2 would destroy 1) the essence of the valley that needs to be preserved (green space) 2) would disallow the new housing to benefit from irrigation which would be a possibility if maintained at R-2.(This option would help the city with low water usage) 3) Many of the smart growth principles do not apply to the upper valley as stated by the study team. Their preference is to maintain the valley at 2.5 homes per acre.

The city has voted to keep the valley at 2.5 homes per acre and should vote against this rezoning. How can the planning commission vote against the policies that are are supposed to enforce. If the planning commission attended any of the meetings regarding smart growth, they would know that the smart growth is not intended for the Upper Valley.

Thanks,

Martha Gomez
1042 Esplanada (off Westside Drive)

Rubio, Arturo

From: Michael Kolstad [mkolstad7@sbcglobal.net]
Sent: Monday, May 16, 2011 9:20 PM
To: Rubio, Arturo
Subject: High density development for intersection of Westside and Borderland

Mr. Rubio,

I would like the planning commission to reconsider Winton's request for a high-density development at the corner of Westside Dr and Borderland. Growth is inevitable. But it is not a wise idea logistically to cram as many people as possible on any given property in the Upper Valley. Especially as doing so is not for the benefit of the new residents or for the Westside. It's really for the sake of maximizing Winton's profit.

Michael Kolstad

Rubio, Arturo

From: Silver Valenzuela [svalenzu@elp.rr.com]
Sent: Monday, May 16, 2011 10:33 PM
To: Rubio, Arturo
Subject: Winton Plan for Borderland and Westside Drive

Really?

You are really considering approving Winton's plan for the Upper Valley corner of Borderland and Westside drive? What about the Master Plan Admendment that calls for 2.5 per gross acre.

Plan for the future, there usually is one, and enforce the Master Plan Admendment. Do the right thing for El Paso, not just the developers.

We oppose Winton's plan and hope you will support us. They can plan a nice community with out breaking the rules.

S. Valenzuela

Rubio, Arturo

From: John Kipp [jkipp@elp.rr.com]
Sent: Monday, May 16, 2011 6:52 PM
To: Rubio, Arturo
Subject: Against high-density rezoning in Upper Valley

Mr. Rubio,

I am writing to say I am against the plan to have high density housing allowed in in the Borderland-West Side Drive area. The existing zoning per the most recent plan should remain in place. I think Upper Valley development should help maintain as much of the rural setting as possible with larger lots only.
Thank you for your consideration.

John Kipp
El Paso TX 79932

Rubio, Arturo

From: betty ann seiler [baseiler@windstream.net]
Sent: Monday, May 16, 2011 12:17 PM
To: Rubio, Arturo
Cc: Save the Valley.whc; Miller, Carol
Subject: PZRZ11-00012, Winton Boaderland prosed rezone

This is being written in protest of the proposed re-zoning of this property to High Density Mixed Use. We just underwent an extensive virtual town hall meeting of the Master Plan where many people posted objection to high density development of the Upper Valley. Did you not read what the citizens of El Paso had to say? How can you say there is no objection? We are trying to preserve a way of life here that we, and in many cases our ancestors, have devoted our Earthly treasure to preserve. If the developer wants to put in high density commercial development, let him go into the desert to do it and leave the "farm land" of the Upper Valley alone. This is the last place in El Paso where a person can find a place to live a rural lifestyle, and we want to have the opportunity to do that.
Sincerely, Betty Ann Seiler, 4135 Emory, El Paso, 79922

Case No: PZRZ11-00012
Application Type: Rezoning
CPC Hearing Date: May 19, 2011
Staff Planner: Arturo Rubio, 915-541-4633, *rubioax@elpasotexas.gov*
Location: North of Borderland Road and West of Westside Drive
Legal Description: Tract 5, Block 14, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Acreage: 58.635 acres
Rep District: 1
Zoning: R-2 (Residential)
Existing Use: Vacant
Request: From R-2 (Residential) to G-MU (General-Mixed Use)
Proposed Use: Residential/Commercial
Property Owner: Rio Valley, LLC
Representative: Summit Engineering, LLC

Date: 5/16/2011

To: El Paso City Planning Dept.,
Attn: Mr. Arturo Rubio
From: Love Road Neighborhood Association

2.5 homes, or <u>less,</u> per gross acre should be the ceiling for any development in the Upper Valley. The Love Road Neighborhood Association strongly opposes the application to rezone this property.

Alma Ramsey, President
Love Road Neighborhood Associaiton

Rubio, Arturo

From: Todd Marler [gowestsliders@aol.com]
Sent: Monday, May 16, 2011 12:49 PM
To: Rubio, Arturo
Subject: objection to the development on Westside and Borderland

Dear Mr. Rubio:

My family and I could not **oppose** this development and rezoning more! This rezoning on the corner of Borderland and Westside defies the 2.5 homes per gross acre. My home and property are closest to this development. We live at 6393 Westside Drive, which is located on the corner of Westside and Borderland. Our home and property are completely opposite to the description of what this developer is trying to construct. Our home and property is a farm. We raise horses, have a horse arena & barn. The development in question would completely ruin the spirit and feel of our area.

Furthermore, this developer has not taken care of his property. It lay in extremely high weeds (six to eight foot high) for over a year. It has been a fire hazard for that same length of time. The only reason that he recently cut the weeds (within the last 2 weeks) was for the rezoning process. If this is the way he is going to develop then we can not help but be worried about our future. He has not be concerned with how his development has made our property look for over a year and we are certain he will not be concerned about it in the future.

His rezoning proposal seems greedy at best. He has done nothing with the land for months and now he wants to maximize the profit from this property. My family and others in the local area ask for you to tell him NO! His current zoning is proper and more consistent with the area. Please be my families voice and protector and tell him NO! Your commission is all that we have to protect us against developers like this.

Thank you,
Todd & Fonda Marler & Family

Rubio, Arturo

From: Jim Maxfield [JMaxfield@mid-westtextile.com]
Sent: Monday, May 16, 2011 1:05 PM
To: Rubio, Arturo
Cc: Save The Valley
Subject: proposed development at Borderland and Westside.

Sir:

This is an email in objection to the proposed development by Winton at Borderland and Westide. This area has been designated by ordinance of the City Council as part of the Master Plan Amendment to be developed at no greater density than 2.5 homes per acre and no commercial. This proposed development would exceed that by more than double and would be the only development permitted to exceed those definitions since the imposition of the ordinance. The consulting group that the City has hired to examine the growth in the Upper Valley has looked at this development and is also opposed to it as violating the nature of the surrounding area and needs for the community. I sincerely hope that the City would not consider violating another of its private consultants, as well as the concerns of community in order to line the pockets of another developer-It is time we adhered to proper standards for developing regions of our City that provide quality of life. As a neighbor to this area I would find it appalling if the City violated the Ordinance and its consultant and the concerns of stakeholders in this area.

James Maxfield
940 W. Borderland

_____ Information from ESET NOD32 Antivirus, version of virus signature database 6126 (20110516) _____

The message was checked by ESET NOD32 Antivirus.

http://www.eset.com

Rubio, Arturo

From: John Kipp [jkipp@elp.rr.com]
Sent: Monday, May 16, 2011 6:52 PM
To: Rubio, Arturo
Subject: Against high-density rezoning in Upper Valley

Mr. Rubio,

I am writing to say I am against the plan to have high density housing allowed in in the Borderland-West Side Drive area. The existing zoning per the most recent plan should remain in place. I think Upper Valley development should help maintain as much of the rural setting as possible with larger lots only.
Thank you for your consideration.

John Kipp
El Paso TX 79932

Rubio, Arturo

From: Michael Kolstad [mkolstad7@sbcglobal.net]
Sent: Monday, May 16, 2011 9:20 PM
To: Rubio, Arturo
Subject: High density development for intersection of Westside and Borderland

Mr. Rubio,

I would like the planning commission to reconsider Winton's request for a high-density development at the corner of Westside Dr and Borderland. Growth is inevitable. But it is not a wise idea logistically to cram as many people as possible on any given property in the Upper Valley. Especially as doing so is not for the benefit of the new residents or for the Westside. It's really for the sake of maximizing Winton's profit.

Michael Kolstad

Rubio, Arturo

From: ccalhounco@aol.com

Sent: Tuesday, May 17, 2011 12:05 PM

To: Rubio, Arturo

Subject: Winton addition on Borderland and Westside Drive

I wish to strongly express my disapproval of the proposed plan for high density development and commercial space on Borderland. It is totally inappropriate for the little green space that we have in El Paso to be used in this way.
Thank you for your interest.
Catherine Calhoun
915-584-4235

Rubio, Arturo

From: Save The Valley [savethevalley@whc.net]
Sent: Tuesday, May 17, 2011 4:34 PM
To: Rubio, Arturo
Cc: Wilson, Joyce A.
Subject: Request developer agreement and Dover Kohl recommendations for PZRZ11-00012 CPC May 19
Importance: High

Dear Mr. Rubio,

Please send Save the Valley a copy of the developer's agreement for Zoning case PZRZ11-00012:

"A development agreement for this property was approved by City Council on May 8, 2007. The development
agreement included a development plan for 188 R-2 (Residential) single-family lots. The property was annexed into the City on August 14, 2007 and the property was rezoned in accordance with the development
agreement on April 28, 2007. " item 8 agenda for May 19

It is our understanding that the City is asking Dover Kohl to advise developers of ways to improve developments according to Dover Kohl standards. Please send copies of the recommendations by Dover Kohl for development of this property, including the recommendations they suggested for 2.5 per gross acre as is called for in the Master Plan Amendment.

Since the CPC is meeting Thursday, May 19, we would like this information provided tomorrow, May 18.

Thank you.

Best regards,

Mary Frances Keisling, President
Save the Valley Neighborhood/Civic Association
5701 Vista Linda
El Paso, Texas 79932
915-440-0679 915-584-3040

Rubio, Arturo

From: Save The Valley [savethevalley@whc.net]
Sent: Wednesday, May 18, 2011 2:00 PM
To: Rubio, Arturo
Cc: Wilson, Joyce A.; District #1
Subject: letter of Opposition to PZRZ11-00012

Dear Mr. Rubio,

Save the Valley Neighborhood/ Civic Association is opposed to case PZRZ11-00012 as 2.5 homes or fewer per gross acre is the Master Plan Amendment for the Upper Valley . As land is annexed into the city, the 2.5 applies.

Save the Valley Board
Mary Frances Keisling, President
5701 Vista Linda
El Paso, Texas 79932
915-440-0679 915-584-3040

Rubio, Arturo

From: Melanie Wayne [melwayne@elp.rr.com]
Sent: Wednesday, May 18, 2011 2:45 PM
To: Rubio, Arturo
Cc: 'Save The Valley'
Subject: Winton Development at Borderland and Westside Drive

To: Arturo Rubio
Regarding: Rezoning of the Winton Development at Borderland and Westside Drive

Dear Mr. Rubio,
I am writing to **voice my objection** to the re-zoning of the property (# PZRZ11-00012) from R-2 (Residential) to G-MU (General Mixed Use) on Borderland and Westside Drive. We, in the valley, are constantly fighting the developers who want to change the ambience of the upper valley by making it "look" like the rest of the city. It is bad enough that we are stuck with the cookie-cutter home developments along Artcraft, but now developers like Mr. Winton want to impose the same situation all over the upper valley.

This property was annexed in 2007 with the mandate of **2.5 homes per gross acre**. Mr. Winton's plan allows for much smaller lots, more packed in homes, commercial buildings etc. The land was annexed in 2007 and therefore should come under the Master Plan Amendment which calls for 2.5 homes per gross acre.

Please **DENY** Mr. Winton's request to override the original zoning and stick to the Master Plan Amendment for the Upper Valley.

Melanie Wayne
5595 Westside Drive

Rubio, Arturo

From: Sally Mletzko [Willowisp99@whc.net]

Sent: Wednesday, May 18, 2011 4:29 PM

To: Rubio, Arturo

Subject: Winton plan on Bordeland/Westside

Dear Sir, I have recently been notified of the plan to build more homes than were originally agreed to in the Master Plan Amendment @2.5 per gross acre. Unfortunately I will not be able to attend the meeting on the 19th, so I stand opposed to any change in the zoning. This kind of development is not appropriate for the neighborhood. Thank you for your attention. Sally Mletzko 5656 Maurice Bell 79932

Rubio, Arturo

From: Maria Pazos Herrera [sunlandmotors@sbcglobal.net]

Sent: Wednesday, May 18, 2011 4:37 PM

To: Rubio, Arturo

Subject: REZONING BORDERLAND AND WESTSIDE

PLEASE NOTE THAT WE ARE AGAINTS THE REZONING OF THE PARCEL OF LAND ON THE CORNER OF BORDERLAND AND WESTSIDE DR. THE MASTER PLAN AMENDMENT CALLS FOR 2.5 HOMES PER GROSS ACRE AND THAT SHOULD BE FOLLOWED. START BY MAKING ARTCRAFT A BIGGER ROAD TO HANDLE THE ADDITIONAL TRAFFIC.

Rubio, Arturo

From: Billy Crossland [oastexas@aol.com]
Sent: Wednesday, May 18, 2011 6:23 PM
To: Wilson, Joyce A.; District #1; Rubio, Arturo
Subject: Case PZRZ11-00012

Dear Mr. Rubio,

I am opposed to case PZRZ11-00012 for the borderland/westside development as 2.5 homes or fewer per gross acre is what is required by the Master Plan Amendment for the Upper Valley . As land is annexed into the city, the 2.5 applies.

Billy Crossland
1059 Villa Linda
El Paso Tx 79932

Rubio, Arturo

From: mejfe@aol.com
Sent: Wednesday, May 18, 2011 7:48 PM
To: Rubio, Arturo
Subject: CPC Item # PZRZ11-00012

Dear Mr Rubio,

I would like to state my opposition to this property [PZRZ11-00012] being changed from R2 zoning to GMU zoning. The map on your attachment shows concentrated houses along Borderland and I recall the Mancera agreement only allowed 2.5 houses per acre along Borderland. I believe the Hagan property directly across the street is R2 zoning, please check your records. This particular property was brought into the city as R2 zoning and should remain that.

I believe in 'Smart Growth' development but not in the Upper Valley of El Paso. Montecillo, along Mesa is the perfect place for smart growth but not in the farmlands of El Paso.

I have many people supporting me in this opposition. I only hope our representative Ann Morgan-Lilly will stand behind us since she attended a forum and she said she would support the 2.5 houses per acre in the Upper Valley and any newly annexed property.

Thank you for your attention to this matter.

Marie Eichelmann
898 Forest Hills Dr
584-3040

Rubio, Arturo

From: Ana Lee [acovey@att.net]
Sent: Wednesday, May 18, 2011 9:11 PM
To: Rubio, Arturo
Cc: Wilson, Joyce A.; District #1
Subject: Opposed to case PZRZ11-00012

Mr. Rubio,

Living in the Upper Valley, I am opposed to the case above. Many of the recent subdivisions don't seem to be abiding by the 2.5 homes or fewer per gross acre and I just don't understand why current code is not being enforced. It is my understanding that the land was annexed into the city. As such the 2.5 homes or fewer per gross acre in the Mast Plan Amendment for the Upper Valley should apply.

Thank you,

AnaLee Covey
501 Trails End Court

Rubio, Arturo

From: Miller, Carol [cmiller@utep.edu]
Sent: Wednesday, May 18, 2011 10:23 PM
To: Rubio, Arturo
Subject: rezoning property bad idea

May 18, 2011

Case No: PZRZ11-00012
Application Type: Rezoning
CPC Hearing Date: May 19, 2011
Staff Planner: Arturo Rubio, 915-541-4633, *rubioax@elpasotexas.gov*
Location: North of Borderland Road and West of Westside Drive
Legal Description: Tract 5, Block 14, Upper Valley Surveys, City of El Paso, El Paso County, Texas

Date: 5/18/2011

To: El Paso City Planning Dept.

Attn: Mr. Arturo Rubio

From: Upper Valley Neighborhood Association

The upper valley is rural. Not suburbs. The fact is that 2.5 homes, or less, per gross acre should be the ceiling for any development in the Upper Valley.

The Upper Valley Neighborhood Association strongly opposes the application to rezone this property.

Dr. Carol Miller, President,
Upper Valley Neighborhood Association

Rubio, Arturo

From: Pmgelp7@aol.com

Sent: Tuesday, June 21, 2011 3:18 PM

To: Rubio, Arturo

Subject: complaint and Winton's proposal

Mr. Winton's idea of making money is to override what is best for everyone else. His proposed plan is illegal, because it exceeds the 2.5 master plan requirements! Your help and advice in this matter is appreciated. Clarence Sperbeck, a concerned Upper Valley resident who believes Winton should be held to the same standards as everyone else.

From: Lucy Malkani [mailto:lucymalkani@gmail.com]
Sent: Tuesday, July 19, 2011 1:38 PM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.; Rubio, Arturo
Subject: Against Zoning Case PRZ11-00012.

To Whom It may Concern,
We, my husband and I, are against the zoning case PRZ11-00012. It was already voted down. Please do not change your votes. Thank you for listening to your constituents.

Sincerely,

Mr. and Mrs. Nicholas Malkani
Willow Creek Dr.

7/19/2011

From: Tony Pearson [mailto:a1tonypea@gmail.com]
Sent: Tuesday, July 19, 2011 2:07 PM
To: District #2; District #3; District #4; District #5; District #6; District #7; District #8; Mayor
Subject: PRZ 11-00012 The further raping of the Upper Valley

Dear Council Member,
As some of you know I campaigned vigorously against Rep. lilly during the recent election, and the above mentioned zoning case was one of my prime motivators for doing so.
I ask all of you to please stand up to lilly and her big developer buddy, Winton Homes and support the Plans Commission and deny them this zoning variance.

Please do the right thing and vote no and show El Paso that you really do care.

Thank you for your consideration.

Tony Pearson

From: Missy Courtney [mailto:courtney@elp.rr.com]
Sent: Wednesday, July 20, 2011 9:06 AM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.; Rubio, Arturo
Subject: Zoning case PRZ11-00012

Please consider the desires of the people who would be affected by the proposed change to zoning in the Borderland/Westside area, and deny Mr. Winton's appeal. If El Paso is to be considered by potential residents as a desirable place to live, we must preserve some of its natural beauty and provide areas that are free from noise and congestion. Let the remaining undeveloped land of the Upper Valley be that place. Surely our nation has suffered enough from the greed of the unscrupulous; we should not take it anymore!

Missy Courtney
Upper Valley resident

7/20/2011

From: Jim Maxfield [mailto:JMaxfield@mid-westtextile.com]
Sent: Thursday, July 21, 2011 3:22 PM
To: Mayor
Subject: Regading Winton Project at Borderland and Wesstside PRX11-00012

Dear mayor Cook

I am appalled that the City would even consider permitting this development to proceed as *originally* planned and **absolutely** opposed to it being amended to increase the density further by considering the appeal of Mr. Winton to the City Planning Commissions denial of his requires to zone the area at even higher density than his original plan.

This area is an area which the Council has already committed to enforce at a density no greater than 2.5 homes per acre, per the Comprehensive Plan. Your expensive and competent private consultants also opine that a GMU density, as requested, is inappropriate for this area. The local residents do not desire this form of development as it adjoins no less than 100 homes that are 1-5 acre tracts, as well as large tract farm and horse operations. It is in the last irrigated farmland of El Paso and enjoys high usage for all EL Paso residents for biking, hiking and horseback riding. For us to develop this in a high density manner, inconsistent with our Comprehensive Plan, contrary to the desire of the citizens and contrary to the recommendations of our experts would be to bow to the developer's influence against all common logic.

As the President of one of EL Paso's largest private employers (we have more than 500 employees in the Empowerment Zone), I would ask that you deny this appeal and re-visit the original development to utilize City resources in a manner that supports our long term desires for this area and promotes the quality of life for our citizens.

Thank you

_____ Information from ESET NOD32 Antivirus, version of virus signature database 6302 (20110717) _____

The message was checked by ESET NOD32 Antivirus.

http://www.eset.com

From: Joy Slusher [mailto:JSlusher@MithoffBurton.com]
Sent: Thursday, July 21, 2011 3:28 PM
To: Mayor; District #3; District #7; District #8; District #1; District #2; District #4; District #5; District #6; Wilson, Joyce A.
Subject: Re-Zoning of Upper Valley, Track 5, Block 14

Re-Zoning Request

Please withhold your approval of this re-zoning request. Please hold to your previous decision and deny the re-zoning involving property in the Upper Valley. Obviously, it does not fit the Plan for the Valley, it erodes the rural atmosphere of the Valley, it would create additional traffic problems, it would be way, way too dense for the Valley. The Valley does not need more commercial lots nor multi-family housing. We need to maintain our open spaces and not be crammed together like New York City.
Thank you for your consideration.

Joy Slusher
813 Del Mar
El Paso, TX 79932
581-0222

From: Joy Slusher [mailto:JSlusher@MithoffBurton.com]
Sent: Thursday, July 21, 2011 3:28 PM
To: Mayor; District #3; District #7; District #8; District #1; District #2; District #4; District #5; District #6; Wilson, Joyce A.
Subject: Re-Zoning of Upper Valley, Track 5, Block 14

Re-Zoning Request

Please withhold your approval of this re-zoning request. Please hold to your previous decision and deny the re-zoning involving property in the Upper Valley. Obviously, it does not fit the Plan for the Valley, it erodes the rural atmosphere of the Valley, it would create additional traffic problems, it would be way, way too dense for the Valley. The Valley does not need more commercial lots nor multi-family housing. We need to maintain our open spaces and not be crammed together like New York City.
Thank you for your consideration.

Joy Slusher
813 Del Mar
El Paso, TX 79932
581-0222

From: Maria Pazos Herrera [mailto:sunlandmotors@sbcglobal.net]
Sent: Thursday, July 21, 2011 4:32 PM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.; Rubio, Arturo; Byrd, Susannah M.; Acosta, Emma; Robinson, Carl L.; Noe, Mike; Holguin, Eddie; Ortega, Steve; Niland, Cortney; Cook, John F.
Cc: Save the Valley
Subject: Zoning Case PZRZ11-00012. I

Dear Mayor and City Council members,

I am writing this to ask you to please vote to DENY Zoning Case PZRZ11-00012. I am opposed to this zoning change for the same reasons that the CPC voted 4-2 to Deny.

On May 19, the City Plan Commission voted to **DENY** Mr Winton's request to change his zoning from R2 single family residential to GM-U with 364 units (up to 20 per acre density in some parts) and commercial on 58.63 acres on the northwest corner of Borderland and Westside. (Zoning case PZRZ11-00012) The vote was 4-2 to deny. He is appealing the decision and goes to Council on Tuesday, July 26. Quote from CPC decision/memorandum:

"The CPC found that the rezoning is not in conformance with the Plan for 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."

Please deny this request to rezone.

Thank you.

7/21/2011

From: Dora Thomas [mailto:dthomas004@elp.rr.com]
Sent: Thursday, July 21, 2011 5:00 PM
To: Mayor
Cc: District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.
Subject: DENY Zoning Case PZRZ11-00012
Importance: High

Please vote to **DENY** Zoning Case PZRZ11-00012. I am opposed to this zoning change for the same reasons that the CPC voted 4-2 to Deny.

On May 19, the City Plan Commission voted to **DENY** Mr. Winton's request to change his zoning from R2 single family residential to GM-U with 364 units (up to 20 per acre density in some parts) and commercial on 58.63 acres on the northwest corner of Borderland and Westside. (Zoning case PZRZ11-00012) The vote was 4-2 to deny. He is appealing the decision and goes to Council on Tuesday, July 26. Quote from CPC decision/memorandum:

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As a member of this community, I am requesting you all to **deny** Mr. Winton's request to rezone.

Respectfully,

Dora Vasquez-Thomas

7/25/2011

From: Maria Pazos Herrera [mailto:sunlandmotors@sbcglobal.net]
Sent: Thursday, July 21, 2011 4:32 PM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.; Rubio, Arturo; Byrd, Susannah M.; Acosta, Emma; Robinson, Carl L.; Noe, Mike; Holguin, Eddie; Ortega, Steve; Niland, Cortney; Cook, John F.
Cc: Save the Valley
Subject: Zoning Case PZRZ11-00012. I

Dear Mayor and City Council members,

I am writing this to ask you to please vote to DENY Zoning Case PZRZ11-00012. I am opposed to this zoning change for the same reasons that the CPC voted 4-2 to Deny.

On May 19, the City Plan Commission voted to **DENY** Mr Winton's request to change his zoning from R2 single family residential to GM-U with 364 units (up to 20 per acre density in some parts) and commercial on 58.63 acres on the northwest corner of Borderland and Westside. (Zoning case PZRZ11-00012) The vote was 4-2 to deny. He is appealing the decision and goes to Council on Tuesday, July 26. Quote from CPC decision/memorandum:

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Please deny this request to rezone.

Thank you.

-----Original Message-----
From: Helen Knopp [mailto:hknopp@elp.rr.com]
Sent: Thursday, July 21, 2011 7:00 PM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.
Subject: Rezoning Case PXRZ11-00012

Dear Mayor and City Council:

I ask you to please support and uphold the recent decision of the CPC regarding the rezoning of Mr. Winton's request to change his zoning from R2 to GM-U on the northwest corner of Borderland and Westside.

El Paso's Upper Valley is a treasure to El Paso, combining residential and agricultural living into a unique area of El Paso. Nowhere else in the City can you experience the same ambiance and lifestyle of El Paso's Upper Valley. As stated by the CPC, Mr. Winton's changed zoning "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." While Smart Growth makes sense for much of El Paso, it does not make sense for the Upper Valley.

The impact cannot be described any more accurately than verbalized by the City's CPC. I implore you to support the CPC's decision as such a development would be irreversible, and help destroy what is special to the Upper Valley and unique to El Paso.

Sincerely,

Helen Knopp
5756 Box Elder
El Paso, Texas 79932

Dear Mayor and City Council members,

I am writing this to ask you to please vote to DENY Zoning Case PZRZ11-00012. I am opposed to this zoning change for the same reasons that the CPC voted 4-2 to Deny.

On May 19, the City Plan Commission voted to **DENY** Mr Winton's request to change his zoning from R2 single family residential to GM-U with 364 units (up to 20 per acre density in some parts) and commercial on 58.63 acres on the northwest corner of Borderland and Westside. (Zoning case PZRZ11-00012) The vote was 4-2 to deny. He is appealing the decision and goes to Council on Tuesday, July 26. Quote from CPC decision/memorandum:

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Please deny this request to rezone.

Thank you.

July 21, 2011

Dear Mayor and City Council Member

RE: Rezoning case #PZRZ11-00012 (Upper Valley)

This is to state my opposition to the zoning change from R2 to GM-U and to uphold the City Plan Commission's denial of such change.

Although I support "smart growth" in many locations, this is not one of them. The city approved the R2 zoning in this area for a good reason. This area of El Paso lends itself to more rural planning. This is the only area in El Paso that lends itself to R1 and R2 zoning. A city must be diversified enough to give it's citizens options for their home environment. This is the only area in El Paso to offer the more rural R1 and R2 zoning. If we take this away, we take away that option and force our citizen into one cookie-cutter option of "smart growth". The smart growth concept is not in keeping with the existing properties in the area and would not be fair to those property owners.

Let's do "smart growth" elsewhere" and keep the existing R2 and R1 zoning in the upper valley.

Thank you for your time,

Richard W. Knopp
5756 Box Elder
El Paso, Texas 79932

From: JBB/MB [mailto:jboone1@elp.rr.com]
Sent: Saturday, July 23, 2011 8:27 PM
To: Rubio, Arturo
Subject: Zoning Case PRZ 11-00012

I strongly oppose Zoning Case PRZ 11-00012, because such high density housing and the addition of commercial entities go against the recommendations of the City Plan Commission and are the wrong direction for Upper Valley growth. I ask that you stand against Zoning Case PRZ 11-00012.

Respectfully,

Martha Boone
James Boone

825 Green Cove
El Paso, TX

7/25/2011

From: betty ann seiler [mailto:baseiler@windstream.net]
Sent: Saturday, July 23, 2011 7:08 PM
To: Rubio, Arturo
Cc: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.
Subject: Rezoning Case PZRZ11-00012

Dear Mr. Rubio, Mr. Mayor, and El Paso City Councilors,

This letter is being written to object to the zoning change that would allow for the high density commercial development at the corner of Borderland and Westside and to ask you to deny the request.

The proposed development is not in compliance with the Master Plan for El Paso. The Upper Valley is a unique area of El Paso, and as such is a treasure that should be saved, not sold off piecemeal to developers who want to urbanize it. It is rural and needs to remain such. It is a lifestyle - not just an undeveloped piece of property. Many of the inhabitants of the Upper Valley have been there for multiple generations and have invested their fortunes and lives in maintaining the life style that they love. I was born onto Emory Rd. 67 years ago, and have many memories of my father fighting to be sure we could remain rural when we were annexed into the city. Unfortunately, many of the promises of that time have been forgotten and the rural ambiance is being chewed away at constantly. If we are to save any of what is important to the people of the Valley, we need to put an end to the kind of development Mr. Winton is proposing. There are many other areas in El Paso where he can put his commercial development. If he wants to do something that would be beneficial to the people of the Upper Valley, he could put in 3 acre lots - or bigger - that would foster rural living that would be much healthier and sustainable for families.

Sincerely, Betty Ann Seiler, 4135 Emory

7/25/2011

From: appraisalaba [mailto:John@aba-re-appraisal.com]
Sent: Friday, July 22, 2011 3:32 PM
To: Rubio, Arturo
Subject: PRZ11-00012 Valley Rezoning (IN FAVOR)

I am in favor of the re-zoning in the valley that would allow for walkable communites. I am not in favor of our government subsidizing larger lots. I don't believe that a small group of minority opinion should deter the growth of our community because of a narrow belief that the valley should be reserved for larger lot sized parcels. Our current market does not support growth in homes of larger sizes. Our growth is not being driven by sales of large custom built, or large luxury homes. The immediate need for this community is to place more reasonably sized lots in desireable communites. As co founder of El Paso Investors Club, and as a residential certified real estate appraiser with over ten years experience, I can tell you that there is more benefit in a re-zoning that would allow for a more compact density that would satisfy the urgent need for housing in EL Paso.

Respectfully,

John O'Leary

Thank you for ordering your appraisal from
ABA Real Estate Appraisal Inc.
El Paso & Dona Ana County
www.aba-re-appraisal.com

7/25/2011

From: Vivian Alvarado [mailto:atiggger7@yahoo.com]
Sent: Friday, July 22, 2011 3:28 PM
To: Rubio, Arturo
Subject: PRZ11-00012

To whom it may concern,

This email is regarding the Rio Valley development over by Artcraft Rd., (PRZ 11-00012) and I am asking to please approve the zoning request that will be held on July 26, 2011 only because I am an interested future buyer that would love to live in a neighborhood where local stores and parks are only a walking distance away. Not only that, I am a person that lives in the Horizon City area in far east El Paso and my job is located on the West side of El Paso, so as you can see my traveling distance to work is more that 75 miles per day. This development also makes sense because we have too much dependency on cars and with gas been at it's highest right now many struggle to save money and live without stress. This development not only will look wonderful, but also open a numerous amount of job opportunities and will allow more tax revenue for the city and county, plus is well suited for the two new schools close by.

Sincerely,
Vivian Alvarado.

7/25/2011

From: Alma Ramsey [mailto:aramsey@elp.rr.com]
Sent: Friday, July 22, 2011 3:20 PM
To: Rubio, Arturo
Cc: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.
Subject: Rezoning Case PZR11-00012

July 22, 2011

RE: REZONING CASE PZRZ11-00012

Mr. Rubio, Mr. Mayor, and El Paso City Council Representatives:

Please stop the cannibalization of the Upper Valley and deny the appeal of Rezoning Case PZR11-00012. The area encompassed by this development has been designated by ordinance of the City Council as part of the Master Plan Amendment to be developed at no greater density than 2.5 homes per acre with no commercial development. Truly smart growth would preserve the green open spaces that the Upper Valley provides to all citizens of El Paso.

Each of El Paso's neighborhoods has its own character and beauty. The unique characteristics that the Upper Valley offers should be celebrated and preserved because El Paso does not have any other neighborhood that comes close to resembling it. If we are to attract a diverse population to our city then we must do all we can to protect the Upper Valley from the kind of over building and population density that Rezoning Case PZR11-00012 requesting.

I am the President of the Love Road Neighborhood Association and our neighborhood has been a party to pleadings before the City Council asking to reign in developers who wish to dramatically change the character of a neighborhood. In our case two single-family residential lots in our neighborhood were purchased for the avowed purpose of building a parking lot. Each of the one and a half acre lots contained a single-family detached dwelling. The City of El Paso gave the developer approval to pave huge sections of the front, side, and rear yards of the two houses with asphalt and park as many cars as the space would allow. I hope we can avoid a similar outcome in this case.

I am encouraged to read that Representative Susie Byrd states in her blog, "We write city codes as minimums but hope that in building neighborhoods for El Pasoans, developers will go above and beyond the codes to build great places that will stand the test of time." Rezoning Case PZR11-00012 presents Mr. Winton with exactly this kind of a choice. The Master Plan Amendment was well conceived when it asserted that the Upper Valley should be developed at no greater density than 2.5 homes per acres. I urge you to uphold that ordinance and thus encourage Mr. Winton to comply with not only the desires of property owners in the area, but with the laws of the City of El Paso .

Alma Ramsey

220 Oleander Way

From: brianna enriquez [mailto:brianna_enriquez@yahoo.com]
Sent: Friday, July 22, 2011 2:39 PM
To: Rubio, Arturo
Subject: PZRZ11-00012

Dear Mr. Rubio,

This email is in regards tot he Rezoning of Tract 5, in the area of Borerland and Westside Drive. I am for the PZRZ11-00012. I drive by that location daily and do beleive that addition of communitiy homes would be a great idea for that area since there are parks and bike trails for the residents to enjoy. In addition to that, it will create new jobs for many El Pasoans in a time when the unemployment rate is high and will generate property tax revenue.

Sincerely,

Brianna Concha

7/25/2011

From: Linda-A Thomas [mailto:lthomas36@yahoo.com]
Sent: Friday, July 22, 2011 2:37 PM
To: Rubio, Arturo
Subject: PZRZ11-00012 Rezoning

Dear Mr. Rubio,

I wanted to inform you that I am ***FOR*** THE PZRZ11-00012 Rezoning of Tract 5, block 14 North of Borderland and West of Westside Drive. I live nearby and commute through that area frequently and feel that the type of community that the Winton Builder is proposing would be a positive feature to the neighborhood. I know that Desert View Homes and Padilla Homes have sub-divisions on the same side of Borderland Street and in my opinion they add life to the area.

One of the features that I love about that area is that the neighborhoods between Borderland and Artcraft have a very family and health oriented atmosphere. The walking paths along Artcraft that connect to the river paths always seem to have people and families bike riding or excercising on the paths.

The idea of having a large park in the middle of the sub-division is appealing to me in that there is a sense of community. I have been involved with Neighborhood Watch and feel that people need to be more united. A sub-division that will provide meeting places where neighbors can once again know eachother is very attractive to me and I hope for you too.

With kind regards and ***For the Rezoning***,
Linda Thomas

7/25/2011

From: Ric Lara [mailto:ric.lara@lrcreative.com]
Sent: Friday, July 22, 2011 9:27 AM
To: Byrd, Susannah M.; Lilly, Ann Morgan; Acosta, Emma; Robinson, Carl L.; Noe, Mike; Holguin, Eddie; Ortega, Steve; Niland, Cortney; Cook, John F.; Mayor; Wilson, Joyce A.; Rubio, Arturo
Subject: REZONING CASE PZRZ11-00012 appeal-From Richard Lara

REZONING CASE PZRZ11-00012 appeal

This is much more than preserving the integrity and the rural feel of the valley.

Kudos to the city reps that foresaw (and voted against) that a development of this magnitude will force the City to buy in to it whether it wants to or not. A development of this size will immediately demand more ancillary support, parks, widening of the roads, adding sidewalks, traffic lights/studies et.al. El Paso is growing and it needs to grow; but not at the expense of what makes us unique. Lets think about and preserve the things that make different parts of the city desirable and protect it as such...can you imagine putting a Franchise Chain Motel in the middle of Mesilla Square just to open it up to more tourists? Please vote to deny this project for this area.
Respectfully, Richard Lara

7/25/2011

From: Anna Schotten [mailto:annaschotten@yahoo.com]
Sent: Monday, July 25, 2011 8:29 AM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.; Rubio, Arturo
Cc: savethevalley@whc.net
Subject: Zoning Case PRZ11-00012

I am in opposition to Zoning Case PRZ11-00012.

Anna Schotten
Upper Valley Resident

7/25/2011

From: Kayla Gay [mailto:kaylaegay@gmail.com]
Sent: Sunday, July 24, 2011 11:07 AM
To: Rubio, Arturo
Subject: Rezoning Case PRZ11-00012

Dear Mayor and City Council members,

I am writing this to ask you to please vote to DENY Zoning Case PZRZ11-00012. I am opposed to this zoning change for the same reasons that the CPC voted 4-2 to Deny.

On May 19, the City Plan Commission voted to **DENY** Mr Winton's request to change his zoning from R2 single family residential to GM-U with 364 units (up to 20 per acre density in some parts) and commercial on 58.63 acres on the northwest corner of Borderland and Westside. (Zoning case PZRZ11-00012) The vote was 4-2 to deny. He is appealing the decision and goes to Council on Tuesday, July 26. Quote from CPC decision/memorandum:

"The CPC found that the rezoning is not in conformance with the Plan for 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."

Please deny this request to rezone.

Thank you.

Kayla Gay
115 Lindbergh
El Paso, TX 79932

7/25/2011

From: Chris Goodwin [mailto:cgood@elp.rr.com]
Sent: Sunday, July 24, 2011 9:58 AM
To: Rubio, Arturo
Subject: Rezoning Case PRZ11-00012

Mr. Rubio – I'm writing to you to strongly protest the rezoning approval of the above-referenced case. The CPC has already voted not to approve rezoning and this vote should stand. We need to save the rural areas of our city – this is not Smart Growth, this is Greed Growth! This area needs to maintained at 2.5 units per acre.
Thank you for your time,
Christine Goodwin
111 Lindbergh
El Paso, TX 79932

7/25/2011

From: John Morce [mailto:jmorce422@gmail.com]
Sent: Thursday, July 21, 2011 8:11 PM
To: savethevalley@WHC.NET
Subject: Oppose rezoning

I John Anthony Morce am the land owner of tract 16 block 15 & tract 6A block 14. My understanding is that Scott Winton is planning on developing in the area of which me and my family live. This area is ag. land and farming is the way of life for many of us out here. This area is getting smaller and smaller and affects the way of living for many families out here . I strongly oppose for the rezoning case pzrz11-00012. This is my letter of opposition.

If any questions or concerns please contact me at (915) 920-2472

John Anthony Morce

7/25/2011

From: JBB/MB [mailto:jboone1@elp.rr.com]
Sent: Saturday, July 23, 2011 8:27 PM
To: Rubio, Arturo
Subject: Zoning Case PRZ 11-00012

I strongly oppose Zoning Case PRZ 11-00012, because such high density housing and the addition of commercial entities go against the recommendations of the City Plan Commission and are the wrong direction for Upper Valley growth. I ask that you stand against Zoning Case PRZ 11-00012.

Respectfully,

Martha Boone
James Boone

825 Green Cove
El Paso, TX

7/25/2011

From: betty ann seiler [mailto:baseiler@windstream.net]
Sent: Saturday, July 23, 2011 7:08 PM
To: Rubio, Arturo
Cc: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.
Subject: Rezoning Case PZRZ11-00012

Dear Mr. Rubio, Mr. Mayor, and El Paso City Councilors,

This letter is being written to object to the zoning change that would allow for the high density commercial development at the corner of Borderland and Westside and to ask you to deny the request.

The proposed development is not in compliance with the Master Plan for El Paso. The Upper Valley is a unique area of El Paso, and as such is a treasure that should be saved, not sold off piecemeal to developers who want to urbanize it. It is rural and needs to remain such. It is a lifestyle - not just an undeveloped piece of property. Many of the inhabitants of the Upper Valley have been there for multiple generations and have invested their fortunes and lives in maintaining the life style that they love. I was born onto Emory Rd. 67 years ago, and have many memories of my father fighting to be sure we could remain rural when we were annexed into the city. Unfortunately, many of the promises of that time have been forgotten and the rural ambiance is being chewed away at constantly. If we are to save any of what is important to the people of the Valley, we need to put an end to the kind of development Mr. Winton is proposing. There are many other areas in El Paso where he can put his commercial development. If he wants to do something that would be beneficial to the people of the Upper Valley, he could put in 3 acre lots - or bigger - that would foster rural living that would be much healthier and sustainable for families.

Sincerely, Betty Ann Seiler, 4135 Emory

7/25/2011

From: Melanie Wayne [mailto:melwayne@elp.rr.com]
Sent: Sunday, July 24, 2011 11:39 AM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.; Rubio, Arturo; Lilly, Ann Morgan; Byrd, Susannah M.; Acosta, Emma; Robinson, Carl L.; Noe, Mike; Holguin, Eddie; Ortega, Steve; Niland, Cortney; Cook, John F.; savethevalley@whc.net
Subject: REZONING CASE PZRZ11-00012

Mr. Mayor, Mr. Rubio, and El Paso City Council Representatives:
I am writing as an Upper Valley resident asking you to **deny the appeal of Rezoning Case PZR11-00012**. This area was designated by an ordinance of the City Council as part of the Master Plan Amendment to be developed at no greater density than 2.5 homes per acre with no commercial development. On May 19, the City Plan Commission voted to **deny** Mr. Winton's request to change his zoning from R2 single family residential to GM-U with 364 units (up to 20 per acre density in some parts) and commercial on 58.63 acres on the northwest corner of Borderland and Westside. (Zoning case PZRZ11-00012) The vote was 4-2 to deny. He is appealing the decision and goes to Council this coming Tuesday, July 26.

Please help us preserve the open spaces that the Upper Valley provides to all citizens of El Paso.
Each of El Paso's areas/neighborhoods has its own character and beauty. The unique farmlands and open spaces that characterize the Upper Valley must be preserved, because El Paso does not have any other area that comes close to resembling it. Please vote to protect the Upper Valley from the kind of over-building, tract-housing, and population density that Rezoning Case PZR11-00012 is requesting.

Please deny this request to rezone.

Thank you.

Melanie Wayne
5595 Westside Drive

From: Save The Valley [mailto:savethevalley@whc.net]
Sent: Thursday, July 21, 2011 11:37 PM
To: Rubio, Arturo
Subject: FW: Oppose rezoning PZRZ11-00012

Dear Mr. Rubio,

Mr. Morse asked STV to forward the following email to you in opposition to the re-zoning.

From: John Morce [mailto:jmorce422@gmail.com]
Sent: Thursday, July 21, 2011 8:11 PM
To: savethevalley@WHC.NET
Subject: Oppose rezoning

I John Anthony Morce am the land owner of tract 16 block 15 & tract 6A block 14. My understanding is that Scott Winton is planning on developing in the area of which me and my family live. This area is ag. land and farming is the way of life for many of us out here. This area is getting smaller and smaller and affects the way of living for many families out here . I strongly oppose for the rezoning case pzrz11-00012. This is my letter of opposition.

If any questions or concerns please contact me at (915) 920-2472

John Anthony Morce

7/25/2011

From: jmcvay [mailto:jmcvay@elp.rr.com]
Sent: Sunday, July 24, 2011 3:41 PM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.; Rubio, Arturo
Subject: Case PZRZ11-00012
Importance: High

Dear Mayor and City Council members,

I am writing this to ask you to please vote to DENY Zoning Case PZRZ11-00012. I am opposed to this zoning change for the same reasons that the CPC voted 4-2 to Deny.

On May 19, the City Plan Commission voted to **DENY** Mr Winton's request to change his zoning from R2 single family residential to GM-U with 364 units (up to 20 per acre density in some parts) and commercial on 58.63 acres on the northwest corner of Borderland and Westside. (Zoning case PZRZ11-00012) The vote was 4-2 to deny. He is appealing the decision and goes to Council on Tuesday, July 26. Quote from CPC decision/memorandum:

"The CPC found that the rezoning is not in conformance with the Plan for 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."

Please deny this request to rezone.

Thank you.

Jim McVay

jmcvay@elp.rr.com

Rhaelynne Dr.

Upper Valley

7/25/2011

From: Gerald L. Goodwin, P.G. [mailto:gerwin@elp.rr.com]
Sent: Monday, July 25, 2011 5:07 AM
To: Mayor
Subject: Zoning Case PZRZ11-00012

Dear Mayor and City Council members,
I am writing this to ask you to please vote to **DENY** Zoning Case PZRZ11-00012. I am opposed to this zoning change for the same reasons that the CPC voted 4-2 to Deny.
On May 19, the City Plan Commission voted to **DENY** Mr. Winton's request to change his zoning from R2 single family residential to GM-U with 364 units (up to 20 per acre density in some parts) and commercial on 58.63 acres on the northwest corner of Borderland and Westside. (Zoning case PZRZ11-00012) The vote was 4-2 to deny. Again, please deny the appeal that goes to Council on Tuesday, July 26. Quote from CPC decision/memorandum:
"The CPC found that the rezoning is not in conformance with the Plan for 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."
Please deny this request to rezone.
Thank you.

Gerald L. Goodwin, P.G., CAPM
Senior Geoscientist TX 5315

-----Original Message-----
From: Dennis Wheeler [mailto:wheeldc51@gmail.com]
Sent: Monday, July 25, 2011 3:24 PM
To: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.; Rubio, Arturo
Subject: Rio Valley

As a taxpayer for Canutillo school district, I believe that the new proposed smart growth development planned at WestSide Drive and Borderlands will attract the necessary home purchasers to sustain the tax base necessary to help pay for the bond issues and growth that we foresee for our childrens future. To constantly acquiesce to those who only see the future in the past is to listen to the naysayers at the expense of future generations of growth and sustainability. Their (the naysayers) backyard is our backyard as well. To judiciously gaurd their own personal interests at the expense of those of us who pay taxes to the Canutillo school district with only our tax dollars expense as any real benefit to our own daily living is both short sited as well as irresponsible. If you choose to save the valley at my expense, choose also to eliminate our school tax revenue and return it to those of us who have a better use for it than they do.

Dennis Wheeler
6589 Cabana Del Sol
El Paso, TX

--
Dennis Wheeler : Web Administrator : The Winton Group
915-584-8629 or toll free: 866-836-6996
www.wintonhomes.com
www.elpasoaccenthomes.com
www.saddleblanketranch.com
"Who you know is not as important as how you treat those people whom you meet."dw

Winton Custom Home Builders Flair
WWW.WINTONHOMES.COM

Winton
& ASSOCIATES, INC. - HOME BUILDERS-LAND DEVELOPMENT
6300 ESCONDIDO DR. EL PASO, TEXAS 79912-2939
(915) 584-8629 (866) 836-6996

July 25, 2011

Dear Mr. Rubio,

The reason for my email is to notify you that I am in support of rezoning case PZRZ11-00012 and to highlight the positive factors that will result from the approval of the change in the zoning ordinance.

Foremost, we have a problem here that most counties, cities and states would like to have. The change in the zoning ordinance will increase tax revenue and create jobs no matter what political party you belong to.

Winton Group is a home builder that delivers a superior quality home and makes every effort to support and commit to helping homeowners reduce their energy consumption. We are recognized as leaders nationwide by the United States Environmental Protection Agency. Winton Group has blazed the trail in ENERGY STAR by their invaluable time and efforts to energy efficiency and the ENERGY STAR program.

Below are the positive economic estimates that this subdivision will have on our local economy.

• Property Tax	$ 1,092,000/ year
• Sales tax on Construction Material	$ 2,102,100
• Sales Commission (4%)	$ 2,912,000
• Job Creation	Unknown

Thank you in advance for your cooperation.

Sincerely,

Daniel Rowe
Chief Financial Officer for Winton and Associates

5 TIME EPA NATIONAL AWARD WINNER
ENERGY STAR
NAHB NATIONAL GREEN BUILDING PROGRAM™

From: Lori ridgeway [mailto:lori29_@hotmail.com]
Sent: Monday, July 25, 2011 3:42 PM
To: Mayor; Wilson, Joyce A.; Rubio, Arturo
Subject: Support for Rezoning...

To whom it may concern,

I am writing to show my support in the rezoning case #prz11-00012. I think that it would be a wise decision to make the change.
Thank you,
Lori Ridgeway

7/25/2011

From: FPT13@aol.com [mailto:FPT13@aol.com]
Sent: Monday, July 25, 2011 8:48 PM
To: Lilly, Ann Morgan; Byrd, Susannah M.; Acosta, Emma; Robinson, Carl L.; Noe, Mike; Holguin, Eddie; Ortega, Steve; Niland, Cortney; Cook, John F.
Cc: Mayor; District #1; District #2; District #3; District #4; District #5; District #6; District #7; District #8; Wilson, Joyce A.; Rubio, Arturo
Subject: DENY Mr Winton's request to change his zoning from R2 to GM-U

From: Alan and Frances Erickson
5501 Woodfield Drive
El Paso, Texas 79932

RE: Zoning case PZRZ11-00012

We are writing this to ask you to please vote to DENY Zoning Case PZRZ11-00012. I am opposed to this zoning change for the same reasons that the CPC voted 4-2 to Deny.

"The CPC found that the rezoning is not in conformance with the Plan for 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."

Vote to deny please.

Alan and Frances Erickson

7/26/2011