

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: July 28, 2009  
Public Hearing: August 18, 2009

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of the following real property described as: Tract 5, Block 6, Ysleta Grant, City of El Paso, El Paso County Texas, from R-F (Ranch and Farm) to R-3A (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Holmsley Trail, North of Zaragoza Road and West of North Loop Drive. Property Owner: Ranchos del Valle, LLC, ZON09-00012 (District 7) **THIS IS AN APPEAL**

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

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

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

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

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

**DEPARTMENT HEAD:**

\_\_\_\_\_  
Victor Q. Torres  
Director, Development Services

**APPROVED FOR AGENDA:**

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

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

**AN ORDINANCE CHANGING THE ZONING OF TRACT 5, BLOCK 6, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-3A (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

That the zoning of *Tract 5, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** to **R-3A (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.**

**THE CITY OF EL PASO**

**ATTEST:**

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

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

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

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

\_\_\_\_\_  
Mathew S. McElroy, Deputy Director  
Development Services Department  
Planning Division



**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
MEMORANDUM**

**DATE:** July 20, 2009

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** ZON09-00012

The City Plan Commission (CPC), on June 18, 2009 voted (6 to 0) to recommend **DENIAL** of rezoning the property from R-F (Ranch and Farm) to R-3A (Residential).

The City Plan Commission (CPC) and Development Coordinating Committee (DCC) recommended **DENIAL** of rezoning the property from R-F (Ranch and Farm) to R-3A (Residential) based on the incompatibility of the uses to the existing adjacent semi-rural development. The rezoning would create a higher density than the R-F (Ranch and Farm) district surrounding the subject property. Also, access to the subject property is via a substandard road that cannot accommodate the increased traffic that would be generated by the proposed development. The area is predominately rural and consists of horse ranches and low density development.

The property owners are requesting to rezone the subject property from R-F (Ranch and Farm) to R-3A (Residential) to permit 89 single-family residential lots. Access is proposed via Holmsley Trail. There are no zoning conditions imposed on this property.

The CPC found that this rezoning is not in conformance with The Plan for El Paso. The CPC also determined that this rezoning does not protect the best interest, health, safety, and welfare of the public in general; and that the proposed use is not compatible with adjacent land uses.

There were **81 petitions in opposition**. This case is a 211 and will require a supermajority vote of City Council for approval of the rezoning request.

**Attachment:** Appeal to the City Council, Staff Report, and 211 Map

APPEAL TO THE CITY COUNCIL

DATE July 1, 2009

HONORABLE MAYOR AND CITY COUNCIL  
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

After a public hearing held on June 18, 2009, the  
City Plan Commission denied my request for change of  
zoning from R-F to R-3A for the property

legally described as:

Tract 5, Block 6, Ysleta Grant,  
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 THEIR DECISION TO BE IN ERROR.

Ranchos del Valle, LLC  
APPLICANT

1377 Copper Gate Place 79936  
ADDRESS

915-778-4476 (Representative)  
TELEPHONE NUMBER

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

CITY CLERK DEPT.  
09 JUL -2 AM 10:43



KISTENMACHER ENGINEERING COMPANY, INC.

• CONSULTING ENGINEERING • LAND PLANNING • SURVEYING

July 1, 2009

The Honorable Mayor and City Council  
City of El Paso  
Two Civic Center Plaza  
El Paso, Texas 79901

CITY CLERK DEPT.  
09 JUL - 2 AM 10:43

Re: Zoning Case ZON09-00012, Holmsley Trail / Appeal of City Plan Commission Action

Dear Mayor Cook and City Council Members:

On behalf of the Ranchos Del Valle, LLC, owner and future developer of Tract 5, Block 6, Ysleta Grant (the proposed Ranchos Del Valle Subdivision), we are appealing the decision of the City Plan Commission at their meeting of June 18, 2009. At that meeting, the requested change of zoning from R-F to R-3A was recommended to City Council for denial.

We believe that the City Plan Commission erred in their decision for the following reasons:

1. Zoning trends in the area indicate that this property should be zoned residential (R), not ranch-farm (R-F).
2. Failure to understand the true character of the existing development on the west side of Holmsley Trail. This area is characterized by substandard development, illegal subdivisions, and low property valuations.
3. Much of the existing development in the area is zoned R-F but is not, in any way, in conformance with R-F zoning guidelines.
4. Proper rezoning and development of the existing undeveloped properties on Holmsley Trail will provide for a well planned community that will generate many times the taxes (City, County, School) currently being produced by this area.

Thank you for your review and consideration of this appeal. Should you have any questions or require any additional information, you are welcome to contact this office at your convenience.

Sincerely,

KISTENMACHER ENGINEERING COMPANY, INC.

G. Glen Kistenmacher, P. E.

TWO LOCATIONS IN TEXAS TO SERVE YOU

1420 GERONIMO DRIVE, STE. A-2  
EL PASO, TEXAS 79925  
915-778-4476 • FAX 915-778-4504

6336 GREENVILLE AVENUE, STE. C  
DALLAS, TEXAS 75206  
214-234-0011 • FAX 214-234-0012



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

**Case No:** ZON09-00012  
**Application Type:** Rezoning  
**CPC Hearing Date:** June 18, 2009  
**Staff Planner:** Andrew Salloum, 915-541-4029, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** Holmsley Trail, North of Zaragoza Road and West of North Loop Drive  
**Legal Description:** Tract 5, Block 6, Ysleta Grant, City of El Paso, El Paso County Texas  
**Acreage:** 16.097 acres  
**Rep District:** 7  
**Existing:** Vacant  
**Request:** R-F (Ranch and Farm) to R-3A (Residential)  
**Proposed Use:** Single-family residential

**Property Owner:** Ranchos del Valle, LLC  
**Applicant:** Ranchos del Valle, LLC  
**Representative:** Kistenmacher Engineering Company, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-F (Ranch and Farm) / Ranch and Stable  
**South:** R-F (Ranch and Farm) / Ranch and Farm  
**East:** C-4/sc (Commercial/special contract) / Retention Pond and Retail Commercial  
**West:** R-F (Ranch and Farm) / Ranch and Farm

**THE PLAN FOR EL PASO DESIGNATION:** Residential (Mission Valley Planning Area)

**Nearest Park:** Zaragoza Park (2,069 Feet)

**Nearest School:** Mission Valley Elementary (1,803 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

There are no registered neighborhood associations in the area.

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 25, 2009. The Planning Division has received a letter of opposition with 81 signatures.

### **APPLICATION DESCRIPTION**

The property owners are requesting to rezone the subject property from R-F (Ranch and Farm) to R-3A (Residential) to permit 89 single-family residential lots. Access is proposed via Holmsley Trail. There are no zoning conditions imposed on this property.

### **CASE HISTORY**

The proposed rezoning hearing was scheduled at CPC on April 23, 2009. The property owner submitted postponement letters on April 23, 2009 requesting postponement to the May 21, 2009, meeting. There were several people in attendance who spoke in opposition to the request.

The property owner submitted a second postponement letter on May 20, 2009 prior to the re-scheduled CPC meeting of May 21, 2009. The owner requested postponement to the June 18, 2009, meeting. There were several neighboring property owners in attendance at the meeting.

**DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The DCC recommends **DENIAL** of the rezoning request from R-F (Ranch and Farm) to R-3A (Residential).

**PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **DENIAL** of the rezoning request from R-F (Ranch and Farm) to R-3A (Residential) based on the incompatibility of the uses to the existing adjacent semi-rural development. The rezoning would create a higher density than the R-F (Ranch and Farm) district surrounding the subject property. Also, the access to the subject property is via a substandard road that cannot accommodate the increased traffic that would be generated by the proposed development. The area is predominately rural and consists of horse ranches and low density development.

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

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

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

- 1. The purpose of R-F (Ranch and Farm) district is to provide for primarily fallow or agricultural areas within the City and to protect and conserve these areas within and adjacent to urban development. It is intended that this district afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development.
- 2. The regulations of the R-F (Ranch and Farm) district are designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of the district.
- 3. The density permitted in the R-3A (Residential) district would be an encroachment on the existing rural residential and agricultural community. The R-3A (Residential) district would change the characteristic of the area and create incompatible land use that would negatively impact the existing low density residential and agricultural developments in the area.

**Development Services Department - Building Permits and Inspections Division**

Zoning Review:

No comments received.

Landscape Review:

Landscape is not required for residential use.

**Development Services Department - Planning Division**

Current Planning: recommends **DENIAL** of rezoning the property from R-F (Ranch and Farm) to R-3A (Residential).

Land Development:

- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*

- Grading plan and permit shall be required.\*
- Storm Water Pollution Prevention Plan and/or permit required.\*
- Drainage plans must be approved by the Development Services Department, Engineering Section.\*
- No water runoff allowed outside the proposed development boundaries,(On-site ponding required)\*
- Additional Comments: Site location is not located within a Special Flood Hazard Area, Flood Zone X, Panel 480214 0048 C, Effective Date: February 16, 2006.  
\* This requirement will be applied at the time of development.

**Engineering Department - Traffic Division**

Denial is recommended because Holmsley Trail is a substandard road that can not accommodate the traffic generated by proposed development.

**Street Department**

Concrete free flow drainage structure to include concrete street deck for the proposed street ROW limits to be dedicated across the lateral.

**Fire Department**

We have no opposition at this time.

**El Paso Water Utilities**

EPWU does not object to this request.

**Parks**

We are not in agreement with the Park location.

**Sun Metro**

No comments received.

**School Districts**

No comments received.

**CITY PLAN COMMISSION OPTIONS**

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

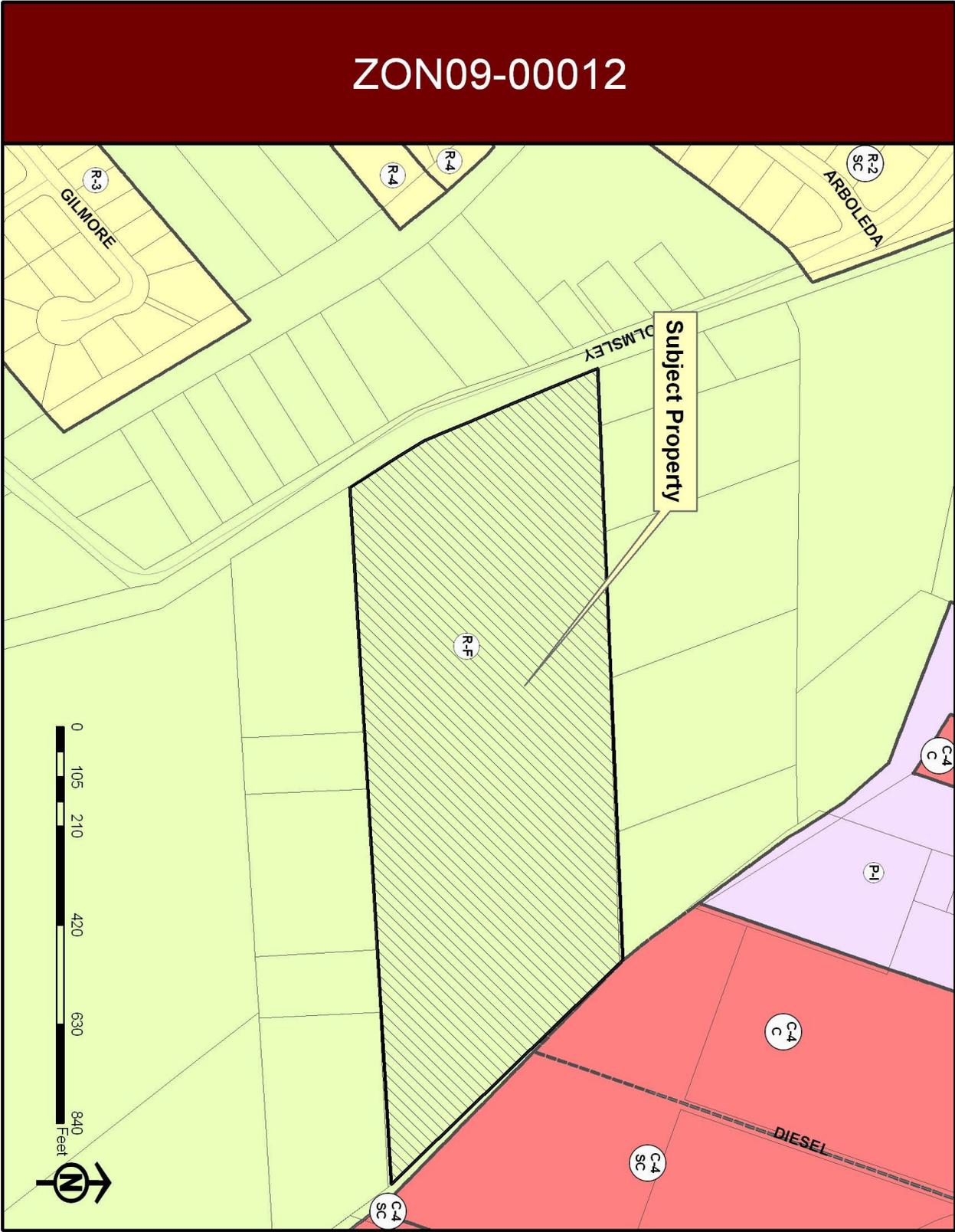
- 1.Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
- 2.Recommend approval of the application with modifications to bring the rezoning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

**Attachments**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Conceptual Site Plan
- Attachment 4: 211 Map

\*Opposition letters on separate attachment

ATTACHMENT 1: ZONING MAP

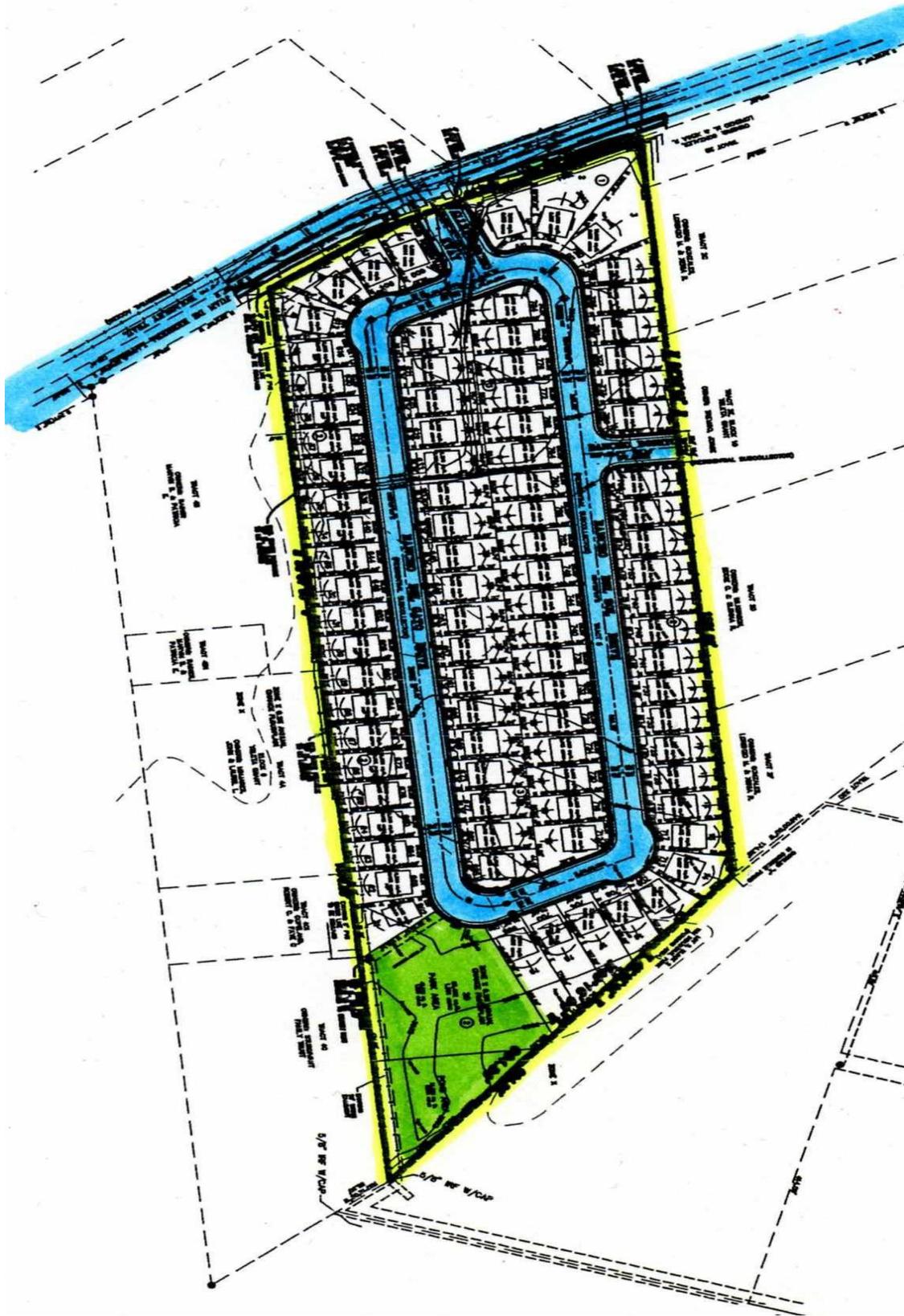


ATTACHMENT 2: AERIAL MAP

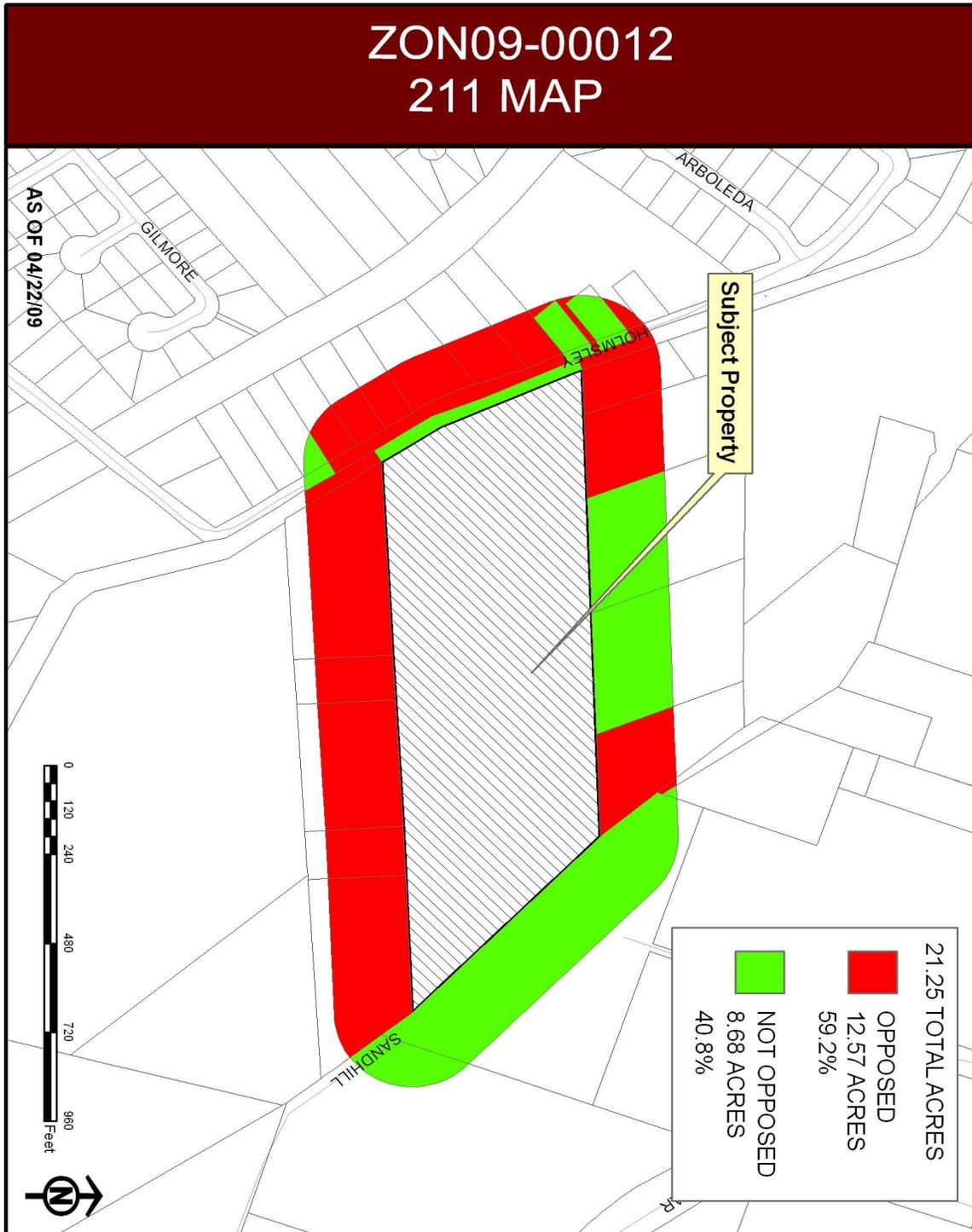
ZON09-00012



**ATTACHMENT 3: CONCEPTUAL SITE PLAN**



**ATTACHMENT 4: 211 MAP**



April 21, 2009

City Plan Commission  
C/O Planning Division  
Attention: Andrew Salloum, Planner  
Steve Ortega District #7  
5<sup>th</sup> Floor, City Hall  
2 Civic Center Plaza  
El Paso, Texas 79901-1196

RE: CASE NO: ZONE09-00012 (Rezoning)

- Petition Land Owners – Holmsley Trail within 200 feet from rezoning property
- Petition – Property Owners on Holmsley Trail
- Petition – Other
- Letters from Holmsley Trail Property Owners within 200 feet from the proposed rezoning property

Dear Mr. Salloum and Mr. Ortega,

The Holmsley Trail residents would like to extend a “Thank You” for listening to our concerns regarding the proposed re-zoning property.

Attached are the following documents for your review:

- Petition Land Owners – Holmsley Trail within 200 feet from rezoning property
- Petition – Property Owners on Holmsley Trail
- Petition – Other
- Letters from Holmsley Trail Property Owners within 200 feet from the proposed rezoning property

Respectfully,



Mario Mendoza  
8652 Holmsley Trail

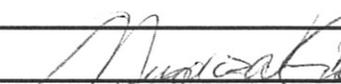
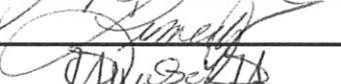
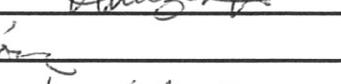
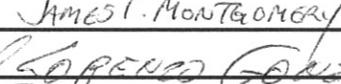
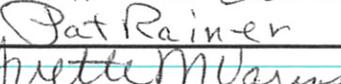
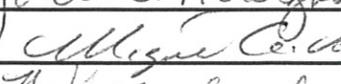
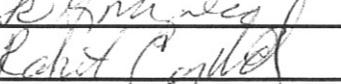
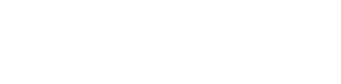
Set of original documents to Mr. Salloum

Set of copied documents to Mr. Steve Ortega

Set of copied documents to Mario Mendoza & Holmsley Trail Residents

Re: Case No. ZON09-00012

As a resident of the original part of Holmsley Trail, I hereby express opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8649 Holmsley Trail. Re-zoning to R-3A would allow up to 110 single family dwellings to be built on the tract which would quadruple the number of dwellings and traffic on this part of Holmsley Trail which is a dead-ended country lane. The traffic would be too heavy for this street which runs side-by-side with irrigation ditches, and only averages a 24 foot wide pavement width. Traffic would back up at North Loop where there are two schools, Mission Valley Elementary and Valley View Middle. Youngsters walking to school use the street. Drivers from other neighborhoods drop off their children at Holmsley and North Loop. Please recognize that the increase in traffic that would be created by development within any zoning other than the existing which allows for ranchettes, would create a grave danger. Further, re-zoning necessarily diminishes the character of the neighborhood and the property value of our existing residences. The neighborhood is characterized by open space, shady trees, irrigation rights, animal husbandry, and the peacefulness and tranquility that come with a semi-rural area. The nature of the existing properties along Holmsley Trail has been conserved since 1920. Development of Tract 5, Block 6, should proceed without re-zoning.

Name	(signature)	Address
1 ANDY MENDOZA		8650 HOLMSLEY TR
2 LUCINDA E. MENDOZA		8650 HOLMSLEY TR
3 MARIO MENDOZA		8652 HOLMSLEY TRAIL
4 ROSA MARIA OLIVERA		8631 HOLMSLEY TRAIL
5 JAMES L. MONTGOMERY		8646 HOLMSLEY TRAIL
6 JAMES L. MONTGOMERY		8636 HOLMSLEY TRAIL
7 PAT RAINIER		8649 HOLMSLEY TRAIL
8 YVETTE M VARGAS		8638 HOLMSLEY TRAIL
9 MIGUEL A VARGAS		8638 HOLMSLEY TRAIL
10 JIMIN GONZALEZ		8636 HOLMSLEY TRAIL
11 ROBERT COYNE		8653 HOLMSLEY TRAIL

200 ft

Re: Case No. ZON09-00012

As a resident of the original part of Holmsley Trail, I hereby express opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8649 Holmsley Trail. Re-zoning to R-3A would allow up to 110 single family dwellings to be built on the tract which would quadruple the number of dwellings and traffic on this part of Holmsley Trail which is a dead-ended country lane. The traffic would be too heavy for this street which runs side-by-side with irrigation ditches, and only averages a 24 foot wide pavement width. Traffic would back up at North Loop where there are two schools, Mission Valley Elementary and Valley View Middle. Youngsters walking to school use the street. Drivers from other neighborhoods drop off their children at Holmsley and North Loop. Please recognize that the increase in traffic that would be created by development within any zoning other than the existing which allows for ranchettes, would create a grave danger. Further, re-zoning necessarily diminishes the character of the neighborhood and the property value of our existing residences. The neighborhood is characterized by open space, shady trees, irrigation rights, animal husbandry, and the peacefulness and tranquility that come with a semi-rural area. The nature of the existing properties along Holmsley Trail has been conserved since 1920. Development of Tract 5, Block 6, should proceed without re-zoning.

Name	(signature)	Address
12 OLGA MENDOZA	<i>Olga Mendoza</i>	8650 HOLMSLEY TR.
13 ALAN S. Brock	<i>Alan S Brock</i>	8651 HOLMSLEY TR.
14 MAURICE D. WILLIAMS	<i>Maurice D Williams</i>	8642 HOLMSLEY
15 Antonia Williams	<i>Antonia Williams</i>	8642 Holmsley
16 BET BOTTOM	<i>Bet Bottom</i>	8628 Holmsley TR.
17 K Taylor	<i>Kristie Taylor</i>	8634 Holmsley TR.
18		
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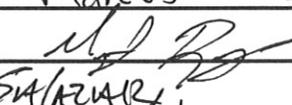
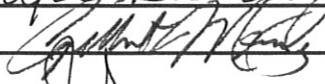
As a resident of Gilmore Subdivision, I hereby express my opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8649 Holmsley Trail. Re-zoning to R-3A would allow up to 110 single family dwellings to be built on the tract which would quadruple the traffic on Holmsley Trail. It is felt that the traffic would necessarily back up at North Loop and drivers would end up zipping through Lupelenes and Gilmore streets when confronted with the congestion. It is felt this will create a dangerous situation in our small community.

Name	(signature)	Address
1	Robert Garza	542 Holmsley Tr.
2	Bertha Garza	542 Holmsley Tr.
3	Eddo Tap	8612 Holmsley Trail
4	Camacho Knist	525 Holmsley Trail
5	Guillermo	523 Holmsley Trail
6	Robert E. Bottom	2420 Anise
7	Bottom	2420 Anise
8	Anwaki Ramon	530 Holmsley Trail (07)
9	Terencia Cruz	8636 Holmsley Tr.
10	James Montoya	8644 Holmsley Tr.
11	Araceli Romero	8636 Holmsley -
12	Araceli Romero	8650 Holmsley
13	Lucinda Romero	8650 Holmsley
14	Walter Mendez	8652 Holmsley Trail
15	Robert Carrillo	8653 Holmsley
16	F. Candy Clapp	8653 Holmsley
17	Edda Carrillo	8653 Holmsley
18	Raimo Kuehn	8644 Holmsley Tr.
19	Janet Bottom	527 Holmsley Tr.
20	Regann Ross	527 Holmsley Tr.
21	Umar Hernandez	8613 Lupelenes
22	Bob Bottom	8628 Holmsley Tr.
23	Haylor	8634 Holmsley Tr.

Property owners  
or H.T.

Re: Case No. ZON09-00012

We hereby express opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8649 Holmsley Trail. Re-zoning to R-3A would allow up to 110 single family dwellings to be built on the tract which would quadruple the number of dwellings and traffic on this part of Holmsley Trail which is a dead-ended country lane. The traffic would be too heavy for this street which runs side-by-side with irrigation ditches, and only averages a 24 foot wide pavement width. Traffic would back up at North Loop where there are two schools, Mission Valley Elementary and Valley View Middle. Youngsters walking to school use the street. Drivers from other neighborhoods drop off their children at Holmsley and North Loop. Please recognize that the increase in traffic that would be created by development within any zoning other than the existing which allows for ranchettes, would create a grave danger. Further, re-zoning necessarily diminishes the character of the neighborhood and the property value of our existing residences. The neighborhood is characterized by open space, shady trees, irrigation rights, animal husbandry, and the peacefulness and tranquility that come with a semi-rural area. The nature of the existing properties along Holmsley Trail has been conserved since 1920. Development of Tract 5, Block 6, should proceed without re-zoning.

Name	(signature)	Address
1 SERGIO BEJAN		9870 LULLY 79927
2 MARCOS RUEDA	Marcos Rueda	11784 Stone Castle 79912
3 MIGUEL RAMIREZ		5316 Will Ruth Ave Apt 1
4 T. SALAZAR	T. SALAZAR	8404 HOPEWELL
5 Benjamin Flores		10337 Valle Scaue
6 Bernice Luna		1601 JAMES WATT
7 Armando Zamora	Armando Zamora	1601 Henri Donant way
8 Mary Alfaro	Mary O. Alfaro	10529 Saigon Dr. 79928
9 Lisa Bastin	Alyce Bastin	2601 Dan Sikes
10 GILBERT MENDEZ		6329 VIA AVENTURA 79912
11 Jorge C Mendez		1724 Dale Douglas 79936

other

Re: Case No. ZON09-00012

As a resident of the original part of Holmsley Trail, I hereby express opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8649 Holmsley Trail. Re-zoning to R-3A would allow up to 110 single family dwellings to be built on the tract which would quadruple the number of dwellings and traffic on this part of Holmsley Trail which is a dead-ended country lane. The traffic would be too heavy for this street which runs side-by-side with irrigation ditches, and only averages a 24 foot wide pavement width. Traffic would back up at North Loop where there are two schools, Mission Valley Elementary and Valley View Middle. Youngsters walking to school use the street. Drivers from other neighborhoods drop off their children at Holmsley and North Loop. Please recognize that the increase in traffic that would be created by development within any zoning other than the existing which allows for ranchettes, would create a grave danger. Further, re-zoning necessarily diminishes the character of the neighborhood and the property value of our existing residences. The neighborhood is characterized by open space, shady trees, irrigation rights, animal husbandry, and the peacefulness and tranquility that come with a semi-rural area. The nature of the existing properties along Holmsley Trail has been conserved since 1920. Development of Tract 5, Block 6, should proceed without re-zoning.

Name	(signature)	Address
12	JAVIER RODRIGUEZ	3425 KINER PL-A 79936
13	OSCAR ZAPATA	1620 HOWLER 79903
14	LORENZO VALDEZ	Lorenzo Valdez - 877-FRAGRANT ASH 79907
15	ARTURO MUNOZ	7511 MONTEREY 79915
16	IAN GUERRA	9030 BETEL DR 79907
17	SALVADOR DELVALLE	329 MITCHELL 79915
18	DAVID GAYTAN P.	DAVID GAYTAN 230 TOLEDO 7990
19	Oscar Olivas	10309 VALLE SURVE 79927
20	ARMANDO VELA	9169 BIRCH 79907
21	MARCO A RODRIGUEZ	11928 PAMELA BAY 7992
22	Angie Chavez	3027 SACRAMENT 79930

Re: Case No. ZON09-00012

As a resident of the original part of Holmsley Trail, I hereby express opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8649 Holmsley Trail. Re-zoning to R-3A would allow up to 110 single family dwellings to be built on the tract which would quadruple the number of dwellings and traffic on this part of Holmsley Trail which is a dead-ended country lane. The traffic would be too heavy for this street which runs side-by-side with irrigation ditches, and only averages a 24 foot wide pavement width. Traffic would back up at North Loop where there are two schools, Mission Valley Elementary and Valley View Middle. Youngsters walking to school use the street. Drivers from other neighborhoods drop off their children at Holmsley and North Loop. Please recognize that the increase in traffic that would be created by development within any zoning other than the existing which allows for ranchettes, would create a grave danger. Further, re-zoning necessarily diminishes the character of the neighborhood and the property value of our existing residences. The neighborhood is characterized by open space, shady trees, irrigation rights, animal husbandry, and the peacefulness and tranquility that come with a semi-rural area. The nature of the existing properties along Holmsley Trail has been conserved since 1920. Development of Tract 5, Block 6, should proceed without re-zoning.

Name	(signature)	Address
23	<i>Yvette Duarte</i>	<i>Yvette Duarte 7937 Candlewood</i>
24	<i>Noe Fco Caro</i>	<i>Noe Fco Caro 1064 Christy</i>
25	<i>Talia Chevone</i>	<i>10249 Conquistador D Apt#4 79927</i>
26	<i>Josye Fernandez</i>	<i>Josye Fernandez 2005 Collingworth. 79905</i>
27	<b>ANDREW ALGERMISSEN</b>	<i>Ande Algermissen 904 CINCINNATI AVE 79902</i>
28		
29		
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32		
33		

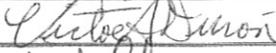
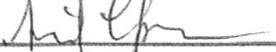
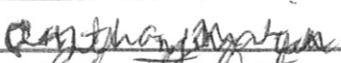
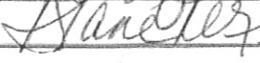
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Name	(signature)	Address
Graciela Arvola	Graciela Arvola	560 Carol St. 79907
Jose Bernal	Jose Bernal	1004 Christy 79907
William C. Kind	William C. Kind	11306 Gene S. S. 79936
Elizabeth Salcedo	Elizabeth Salcedo	1604 Catham Circle 79928
ENRIQUETA NATIVIDAD	Enriqueta Natividad	8404 PADDLEFOOT 79907
Hilda Medina	Hilda Medina	1501 Louisiana Dr. Apt. 190
Graciela Natividad	Graciela Natividad	2826 Castle Hill Dr
Rita Jimenez	Rita Jimenez	7748 Mustang Bl. Paso TX 79915
Cecilia J. Jimenez	Cecilia J. Jimenez	3141 Amarillo St
Corina Rodriguez	Corina Rodriguez	11981 Pamela Ray El Paso Tr 67
Robert Watson	Robert Watson	8611 North Loop 79907
Estelle Munoz	Estelle Munoz	7511 Montenegro Dr 79915

Re: Case No. ZON09-00012

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Name	(signature)	Address
34 Howard Graves		4740 Lorna Dr Plata
35 Victor A. Duron		10813 Sunstone St
36 Gabriel Chapman		10736 Levelland
37 Barbara Jones	B. + M	7767 Adobe Dr
38 Anthony Maren		230 Rendale Rd
39 ROBERTO ORTEGA		815 South Kansas
40 Andres Payan		125 S. Carolina Dr
41 Oscar Perez		549 BARCEZANA DR
42 PAUL SELF		4929 W. W. Throp
43 Diane Perez		8107 Cook
44 Beatriz Lopez	3	549 Bonampak

Re: Case No. ZON09-00012

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Name

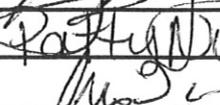
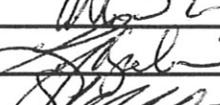
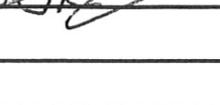
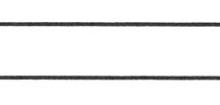
(signature)

Address

1	CHARLES BACA	Charles Baca	12200 Nos Reyes
2	Adriana Anderson	Adriana Anderson	2505 Warming
3	Kim Tennant	KIM TENNANT	8630 Holmsley Rd
4	JUANA TENNANT	Juana Tennant	8630 Holmsley Rd
5	JESUS HERVANDEZ	Jesus Hernandez	3730 JEFFERSON AV.
6	Richard Russell	Richard Russell	11567 Meadow Brook
7	Isela Chir	Isela Chir	1754 Astronaut Pl.
8	XAVIER CARLOS GARCIA	Xavier Garcia	10850 VALLE GRANDE CD 7935
9	Omar P Zoma	Omar P Zoma	9334 NAKIDU WY 79907
10	Sonia Morales	Sonia Morales	1445 Thunder Ridge 79938
11	Juan Morales	Juan Morales	816 MIAMI PALM Vc 785-0305

Re: Case No. ZON09-00012

As a resident of the original part of Holmsley Trail, I hereby express opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8649 Holmsley Trail. Re-zoning to R-3A would allow up to 110 single family dwellings to be built on the tract which would quadruple the number of dwellings and traffic on this part of Holmsley Trail which is a dead-ended country lane. The traffic would be too heavy for this street which runs side-by-side with irrigation ditches, and only averages a 24 foot wide pavement width. Traffic would back up at North Loop where there are two schools, Mission Valley Elementary and Valley View Middle. Youngsters walking to school use the street. Drivers from other neighborhoods drop off their children at Holmsley and North Loop. Please recognize that the increase in traffic that would be created by development within any zoning other than the existing which allows for ranchettes, would create a grave danger. Further, re-zoning necessarily diminishes the character of the neighborhood and the property value of our existing residences. The neighborhood is characterized by open space, shady trees, irrigation rights, animal husbandry, and the peacefulness and tranquility that come with a semi-rural area. The nature of the existing properties along Holmsley Trail has been conserved since 1920. Development of Tract 5, Block 6, should proceed without re-zoning.

Name	(signature)	Address
12 PETER CABRAL		8628 Holmsley Trail #1
13 Joseph Castro		1801 Rise Randall
14 JOSE CHAVEZ		12020 PARCHMENT PL.
15 Patty Nuñez		8632 Holmsley Trail
16 John Nuñez		8632 Holmsley Trail
17 CEO APODACA		8865 DALE
18 Shannon Green		529 Holmsley Trail
19 ROBERT GRIFFIN JR		1473 Sara Danielle PL
20		
21		
22		

April 17, 2009

City Planning Commission  
Development Planning Division  
C/o Mr. Andrew Salloum  
2 Civic Center Plaza, 5<sup>th</sup> Floor  
El Paso, Texas 79901-1196

Subject: Case No. ZON09-00012

My name is Mario Mendoza, property owner at 8652 Holmsley Trail. I am representing not only myself, but my wife Olga Mendoza and my three beautiful daughters, Stephanie Lerin Mendoza (22), Kayna Lee Mendoza (14) and Cerrie Love (12) Mendoza.

Way before we started our family, my wife and I always dreamed of someday owning a home, a home in the country as we call it today "farm – ranch." The home that we purchased would someday home our growing family. Here we are 20 plus years later living in a neighbor hood where the country living surrounds us with quite and open space, the large trees that surround every home on Holmsley Trail and the irrigation water rights ditch that runs parallel to Holmsley Trail and feeds the larger farms right in front of our home.

Today, we find ourselves with a situation that could change the way we live forever. The re-zoning of Tract 5, Block 6 of the Ysleta Grant (16+ acres) is not something that should be considered as there are many concerns in doing so.

1. The change in quality living for all of Holmsley Trail property owners
2. Suburban children playing in the 5 and 6 foot deep irrigation ditch
3. Traffic

4. Holmsley Trail street width is 18 to 20 feet wide, in some places much less
5. Street condition
6. One entrance
7. No sidewalks
8. No street lights
9. Farm and Ranch vehicles, i.e. tractors, horse trailers, alfalfa and feed delivery trucks, goose neck trailers etc.
10. In flux of children attending Mission Valley and Valley View Middle school
11. Traffic in and out of Holmsley Trail and Lupelenas streets would also have an impact on every residence as well the Jehovah Witness Church
12. Livestock

These are just some examples of what we Holmsley Trail property owners will face if re-zoning is in favor. Olga, Stephanie, Kayna, Cerrie and myself kindly and with all due respect ask each and everyone of you to vote “**NO**” for the rezoning of the property ZON09-00012.

The Mendoza family would like to thank you for your valuable time in reading this letter and to take deep consideration with your decision.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Olga Mendoza', with a small flourish at the end.

Mario Mendoza and Family



The Mendoza's Home  
8652 Holmsley Trail

Cerrie Love Mendoza and Kevin Montgomery

“Wide Open Spaces” Country Living



Diego and Bianca Mendoza

“Our Values”

Mario Mendoza Niece & Nephew



Diego and Bianca Mendoza

“Our Values”

Mario Mendoza Niece & Nephew



We enjoy the wide open space





Horse Back Riders on Holmsley Trail

In front of the Proposed Re-zoning property



**Don't take away our Land**

Say **NO** to the re-zoning of Holmsley Trail  
Case No. ZON09-00012

April 19, 2009

City Planning Commission  
Planning Division  
Fifth Floor, City Hall  
2 Civic Center Plaza  
El Paso, TX 79901

Re: Rezoning Case ZON09-00012

For the past four years my family and I have had the pleasure of owning approximately 2 acres of land on 8651 Holmsley Trail. One of the major factors of purchasing this property was the fact that many of the adjacent properties are farm/ranch. This type of living is not for many, but the few that own find that this separation very appealing. In receiving the notice for Ranchos Del Valle request to re-zone Tract 5, Block 6 of the Ysleta Gant, I have many concerns that this development will not only place many burdens on our community but also bring up many safety and development issues if approved. The intent of this letter is to request the city commission to deny the re-zoning of this tract.

When considering the development of this property as single family dwellings, I can think of many concerns to the neighborhood that would need to be addressed. The serious influx of families that will use Holmsley trail to enter and exit off this one street has implications that affect the entire community here. If this plan were to be approved, then this one road would have traffic of all the development as well as our current households. Like many families in this area, I have children that play in this area. The development process, in my opinion, would create such safety concern with the sheer number of vehicles along this "one" entry/exit road. I also have a child that attends the Mission Valley Elementary school across Northloop road. The possible result of this development would also place a burden on an already taxed school as it is. I can only think of the same result for the Valley View Middle school adjacent to Mission Valley. While I have illustrated concerns of the community on a personal level, I would also like to point out that many of the farm/ranch properties in this area work their perspective properties to produce their livelihood. The additional traffic that this proposed development would put forward many challenges that each property owner would have to deal with. Because many of the properties are zoned for horses, the proposed development would hinder the ability for horse owners to ride as they currently do now.

The solace of not having a neighbor no more that fifteen feet from your house have brought many of us here. We all enjoy the "elbow room" that acreage provides. Even though El Paso is a growing city, we must be able to preserve these types of communities in order to honor the established industries that made El Paso. Please consider the fact that we were here first and would love for this community to stay as it has been intended.

Sincerely,



Alan S. Brock

4-18-2009

City Planning Commission  
City of El Paso  
El Paso, Texas 79901

Re: Rezoning on Homsley Trail

Dear Planning Committee Members:

I am writing to protest the planned changes to the 16 acre property located on Homsley Trail. I board two horses at Fifer's arena, which is located at the end of Homsley Trail and have for the past four years.

As I understand it, the rezoning would allow approximately 120 houses to be built on 16 acres of land.

Those of us who either live there or board horses there know first hand how ridiculous this number is. If you take the time to visit the site you will realize that accommodating the number of people and cars this change will bring is currently impossible.

First, as you can see in the pictures provided, the road is too narrow and too poorly built to endure the wear and tear the increased traffic will bring. There are no curbs, the street is very narrow, and many times, when large vehicles are coming at each other, one of the drivers has to drive on the embankment to avoid hitting the other.

Second, there is no room to widen the road in its current state. The irrigation ditch embankment borders one side of the road while property lines and utility lines border the other.

The only way to widen the road would be to either condemn the houses that currently border the road or offer the property owners' money for that part of their property the city would need. However, for many of them, that would put the road on their doorstep. In addition, it would require creating a drop off into their property to reinforce the new road. That, along with the increase in traffic, would make it much more difficult for them to enter and exit their property, especially if they are pulling horse trailers.

Third, that area regularly floods during the rainy seasons. The floods cause the soil to become saturated with water and turn the soil into a slippery mess. Paving over 16 acres of land that currently absorbs much of the water would increase the flooding to the adjacent properties.

In addition, the flooding and the warm summer temperatures increase the fly and mosquito population dramatically. It also creates a foul order that, unless you are a horse, goat, or cattle owner, is very difficult to tolerate.

All of this would affect the 100 to 120 homeowners who would be living there. They would be surrounded by over a hundred goats on one side and over 100 horses on the other two sides. The back side of the proposed rezoning is a drainage reservoir that is about three acres in size and about thirty feet deep.

Fourth, Homsley Trail enters North Loop right across from Mission Valley Elementary School. In fact, it enters at the middle of a school cross walk. Increasing the amount of traffic that the rezoning change will bring creates a safety hazard to the children traveling to and from school. It will also create a traffic nightmare as hundreds of new cars to the area try to make it

onto North Loop on their way to work - again, right in the middle of the main crosswalk to Mission Valley Elementary.

Fifth, the proposed cite creates a hazard for the people who currently reside there as well as the people who might move in if there is an emergency and the area needs to be evacuated. There is only one way into the property, Homsley Trail. Even if the developers built two bridges into the property over the irrigation ditch, people exiting the area over those two bridges would converge on Homsley Trail. As you can see by the pictures provided, there is no way that number of cars mixed with large trucks pulling horses in horse trailers could evacuate safely and quickly. In addition, there would be no way for the trucks and cars to pull to the side of the road to allow emergency vehicles to pass.

Sixth, the city planners already know of situations where people moved into neighborhoods aware of the conditions there only to protest to the zoning board later that they were being unfairly treated because of the conditions that were there when they bought their property. The drive-ins on Montana are an example of this.

Every one knew when they bought their homes that the drive ins were there. After about two years they complained to the city that it wasn't fair to them that they had drive-ins located in their back yards. They then asked the city to have the drive-ins torn down.

I would imagine the same will be true in regards to this proposed project. That is, very quickly the new homeowners will complain about the flies, mosquitoes, and smell. More than likely they will then petition the city asking the city to condemn the adjoining property to have the livestock and animals removed.

Seventh, the city planners are well aware of the number of new projects that have recently been completed or are being planned in that one small parcel of land (Lee Trevino to Zaragosa, North Loop to the Freeway). For example, the city approved the construction of the two projects on the corner of Lee Trevino and North Loop. There is another parcel of land just west of Valley View Jr. High that is being considered for rezoning. The 16 acre rezoning request on Homsley Trail is another and the 14 acres just east of Homsley Trail, not more than a quarter mile away, is another. If all these projects go through as planned, the increase in population and traffic will be tremendous.

Finally, if you assume that there will be 120 homes built and each home will have four to five people living there that represents between 480 to 600 people. Many of those will be children and teenagers. Out of those children some will be delinquent. Those individuals will have access to barns filled with hay as well as all the live stock, including my horses. One of my worse nightmares is that such children will intentionally or unintentionally do something to hurt my horses. I like many private horse owners view my horses with the same affection that dog owners view their dogs; they are affectionate members of my family. Having that many people so close to our horses will inevitably lead to problems.

In closing, the bottom line for me is simply this, why should one person be allowed to affect the lives of so many others who moved to the Homsley Trail area because they wanted to enjoy country living in the middle of the city?

Why should one developer be allowed to impact my right and my pleasure to board my horses close to my home?

If it was a matter of the city needing to condemn an area to protect the lives of the rest of the citizens, as it did in the flood plane area in the Upper Valley or more recently, in central El Paso just south of the freeway, then I guess I would bite the bullet.

However, this project doesn't involve any of that. It is simply being done to enrich the developer.

In conclusion, for all the reasons cited above, I am asking the planning commission to vote no on the proposed rezoning.

Sincerely,

*W.R. Allberg Ph.D.*

W.R. Allberg, Ph.D.

598-9310

Horse Owner



ENTRANCE TO 16 ACRE SITE.



IRRIGATION EMBANKMENT.



↑  
gas meter



MISSION VALLEY  
ELEMENTARY



↑  
WEAK ROAD SURFACE

Date: April 16, 2009  
To City Council,  
El Ardey Mendoza and Lucinda  
Mendoza residents of 8650 Halmsey  
Trail, El Paso, TX 79907  
oppose against residential  
building and rezoning of  
Halmsey trail that is up on  
agenda.

Truly submitted,  
Lucinda, Ardey Mendoza

Pat Rainer  
8649 Holmsley Trail  
El Paso, Texas 79907  
915 859-1317

April 14, 2009

City Plan Commission  
C/O Planning Division  
Attention: Andrew Salloum, Planner  
5<sup>th</sup> Floor, City Hall  
2 Civic Center Plaza  
El Paso, Texas 79901-1196

To whom it may concern,

I would like to introduce myself. My name is Pat Rainer and my property lays on the border of the proposed piece of land described in Case NO: ZON09-00012 which will be addressed by the City Council on April 23, 2009, at 1:30 PM in the City Council Chambers.

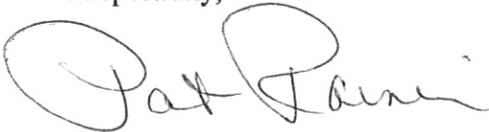
I have lived and worked at my present location for 20 years. I am considered a working farm in which I raise Registered South African goats and qualify under Agriculture status. The Re-zoning of the property in question would alter my work and life style completely. The quality of life as we now know it, would be completely destroyed.

The property in question is land locked on all sides of the property and would make it a hazard not only for the future residence of the proposed housing community, but for the neighborhood itself. The Holmsley Trail road will not sustain any type of heavy traffic. The width of the road allows, very little room, to pass each other. If a vehicle is pulling a livestock trailer, the vehicle coming from the opposite direction must pull off the road to allow it to pass. Emergency vehicles traffic would be halted to a grind if there is any type of livestock traffic and or other type of traffic.

The only entrance to the property in question is over an irrigation ditch. The ditch during the irrigation season is a potential hazard to any small child that wanders by. The water is very deep and swift flowing.

In closing; this project is not only very bad for the community around it, but for the future residents that would reside in this location.

Respectfully,

A handwritten signature in black ink that reads "Pat Rainer". The signature is written in a cursive style with a large, looping initial "P".

Pat Rainer

*Edd Fifer*  
8612 Holmsley Trail  
El Paso, Texas 79907

*City Planning Commission  
C/O Planning Division  
5<sup>th</sup> Floor, City Hall  
2 Civic Center Plaza  
El Paso, Texas 79901-1196*

*Re: CASE NO. ZON09-00012(Rezoning)*

*Dear Sir(s):*

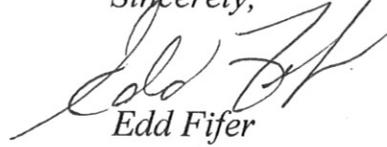
*I am the owner of property at 8612 Holmsley Trail and have been since 1983 when I purchased the property from my father who purchased the property in 1963. Over the 46 years my family has owned the property we have always had horses and cattle. The recent request to rezone the property legally described as Tract 5, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas by Ranchos del Valle, LLC is not conducive to keeping the area zoned as Farm and Ranch. As a landowner in the vicinity of the proposed property I am very much against the effort to rezone the property from R-F to R-3A.*

*There are many reasons for the position I have taken but the most overriding reason is that the area has been a haven for families to live in one of the last Ranch and Farm zoned area inside the City limits of El Paso. There are more than 300 head of livestock located in a quarter mile radius of the proposed request to rezone. Home plots on Holmsley Trail are large enough to keep livestock housed around the houses thus that is why people want to live in the area. To build 8 houses per acre will create more traffic than Holmsley Trail can handle and Holmsley Trail can not be widened due to the restrictions of an irrigation canal on one side and private properties on the other side. At the present time when two normal size automobiles pass one another going different directions they are extremely close to one another and are forced to slow down for safety reasons. There are people riding their horses on the edge of Holmsley Trail on a daily basis and cars do not have room to pass one another when that occurs.*

*I can continue to provide reasons for not approving the request to rezone the subject property but there are many more letters that have to be*

*considered by City Planning Commission, therefore I will end my protest letter by stating that we have a very nice community and we own our property there because of the R-F zoning. It doesn't seem fair that we should not be able to save our area from destruction by someone who only wants to make a profit without consideration for what has been there for decades and should remain there for decades to come. There comes a time to "just say no"!*

*Sincerely,*

A handwritten signature in black ink, appearing to read "Edd Fifer". The signature is stylized and cursive, with the first name "Edd" and last name "Fifer" clearly visible. It is positioned above the printed name "Edd Fifer".

*Edd Fifer*

April 14, 2009

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

Case No. : ZON09-00012 (rezoning)

I, Miguel A. Vargas, am against the rezoning requested by Ranchos del Valle, LLC. I am not in agreement with allowing homes to be built in this lot. It will take away from our farm and ranch community the neighbors have worked so hard for. I oppose to allowing this to happen.

A handwritten signature in cursive script, appearing to read "Miguel A. Vargas".

Miguel A. Vargas  
8638 Holmsley Trail  
El Paso, Texas 79907

April 14, 2009

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

Case No. : ZON09-00012 (rezoning)

I, Yvette M. Vargas, am against the rezoning requested by Ranchos del Valle, LLC. When I chose to move to this area, which has been more than 10 years. I chose this area because it is farm and ranch. If building of these homes happen, you will have taken away what my family and I have wanted in a neighborhood. I am more than certain my neighbors are in agreement.



Yvette M. Vargas  
8638 Holmsley Trail  
El Paso, Texas 79907

11 April, 2009

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

Re: Rezoning Case No. ZON09-00012

Dear Commissioners,

As a resident of 8646 Holmsley Trail for over 25 years, I respectfully wish to express my desire that you deny the request on the part of Ranchos del Valle, LLC, to change the zoning of Tract 5, Block 6, Ysleta Grant. The property constitutes about 16.097 acres (about 701,185 sqft of land) on the northeast side of Holmsley Trail.

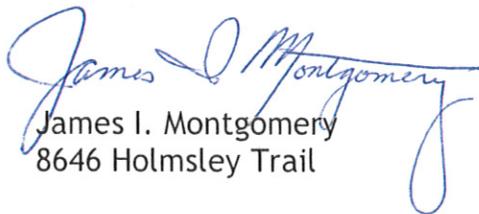
If you drive down any country lane in the Lower Valley such as Holmsley Trail, (see attached photographs), you will find homes built as small ranchettes, and neighborhoods characterized by the open space and the peacefulness that comes with an ex-urban, semi-rural area. The old part of Holmsley Trail is a dead end lane, with a 20½ foot average pavement width. There are currently twenty-seven residences on this part of Holmsley, on property all zoned RF (Farm-Ranch). The homeowners have conserved the nature of the properties for over 89 years. Most current residents have lived in their homes for over 25 years. They stay precisely because of the unique nature of the community. Most of the properties maintain irrigation rights that afford them the ability to water tall shade trees and tend gardens. Most of the residents raise small or large animals. Six of the residents are retirees who supplement their income by boarding horses. If you visit the neighborhood, you will be struck by the atmosphere. And it is this atmosphere which concedes property value to the location. This value would be lost if the zoning would be changed.

Rezoning to R-3A would allow building up to 110 residences on the 16 acres, (if one allows about 21% of the acreage to be dedicated to streets, and considers lot sizes of 5000 sqft, i.e. for example, 66'8" wide by 75' deep, and 20 ft wide street easement in front of each). This would quadruple the number of dwellings in the area, and would quadruple the traffic on Holmsley Trail. Such development would do irreparable harm to the character of the neighborhood and therefore to the re-sale value of the existing residences.

There is very limited access to the 16 acre tract. It is bounded on three sides by other ranches and by a stormwater impoundment that must receive all the

stormwater draining off the parking areas of the trucking businesses located up on Diesel and Escobar, in Continental Industrial Park, (on top of the sandhill). Traffic from new homes in a developed Tract 5 Block 6 has to be funneled out onto Holmsley. But children who walk to the elementary and middle schools at Holmsley Trail and North Loop would be endangered by a quadrupled amount of traffic. They walk on the street. Horsemen who use Holmsley Trail to access the paths provided by the irrigation system would be endangered by the additional traffic. The traffic would back up on Holmsley where children of other neighborhoods are dropped off and picked up for school and where buses unload at North Loop and Holmsley. In the Lower Valley, whenever such "landlocked" acreage has been developed, it has never been with such high-density re-zoning. Examples are Pendale Farms where access is through Van Haselen, and Beverly Park, where access is through Eastland. The appropriate zoning for Tract 5, Block 6, the old Delgado Farm, is Farm-Ranch. Such zoning allows for development of up to 5 ranchettes, as "Ranchos del Valle, LLC", by their name, would seem to understand. In the Lower Valley, there are a few, very desirable properties in high demand in the communities where the open space and tranquility afforded by Farm-Ranch has been conserved. Ranchos Del Valle, LLC, will be able to profit from their investment within the constraints of the existing zoning. But Ranchos del Valle, LLC, must be required to preserve the nature of our community on Holmsley Trail.

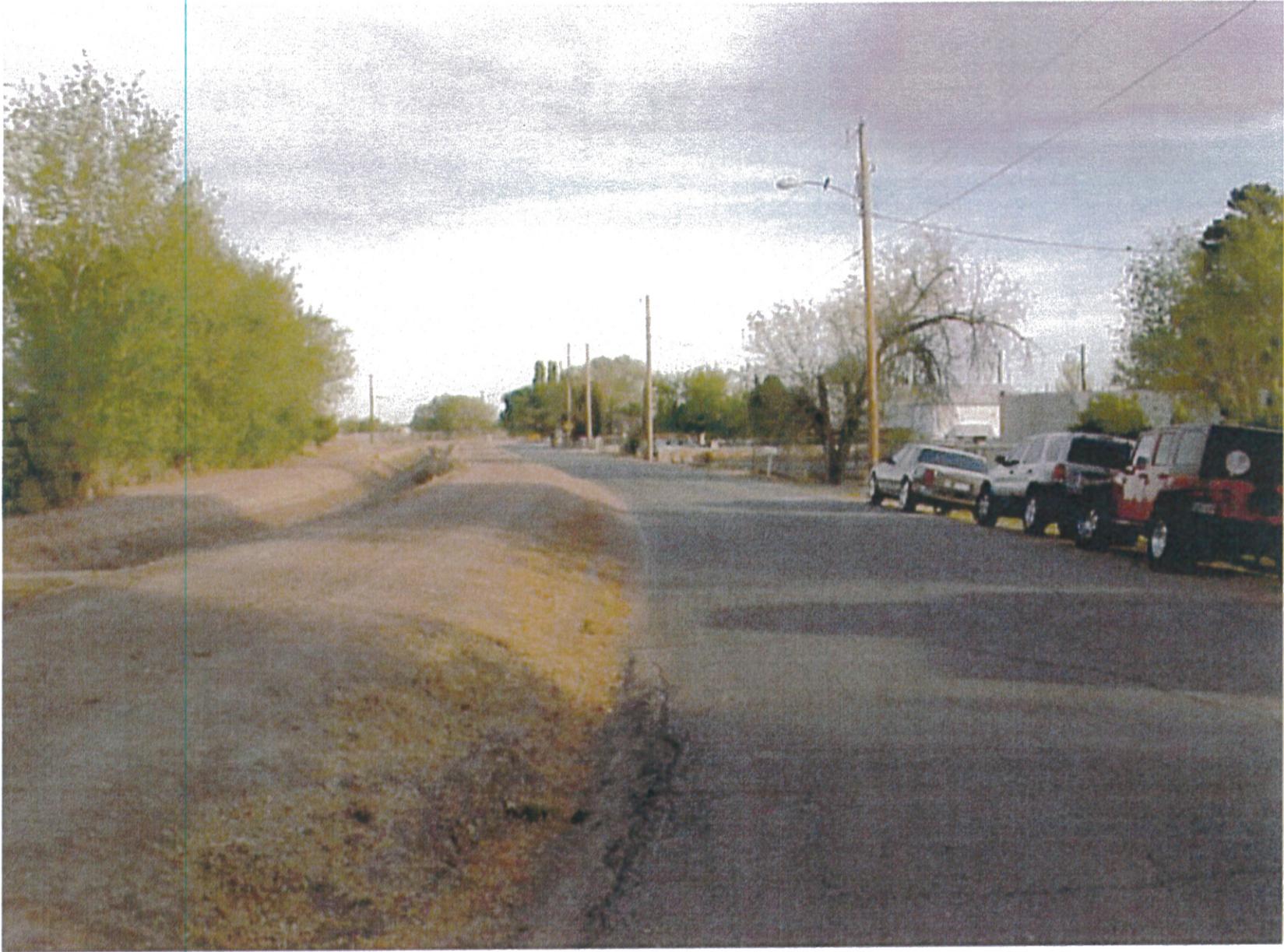
Sincerely,

A handwritten signature in blue ink that reads "James I. Montgomery". The signature is fluid and cursive, with the first name "James" and last name "Montgomery" clearly legible. The initials "I." are written between the first and last names.

James I. Montgomery  
8646 Holmsley Trail



View of Holmsley Trail leading to Tract 5, Block 6, on the right.



View of Holmsley Trail where it passes Tract 5, Block 6, on the left of the irrigation ditch.



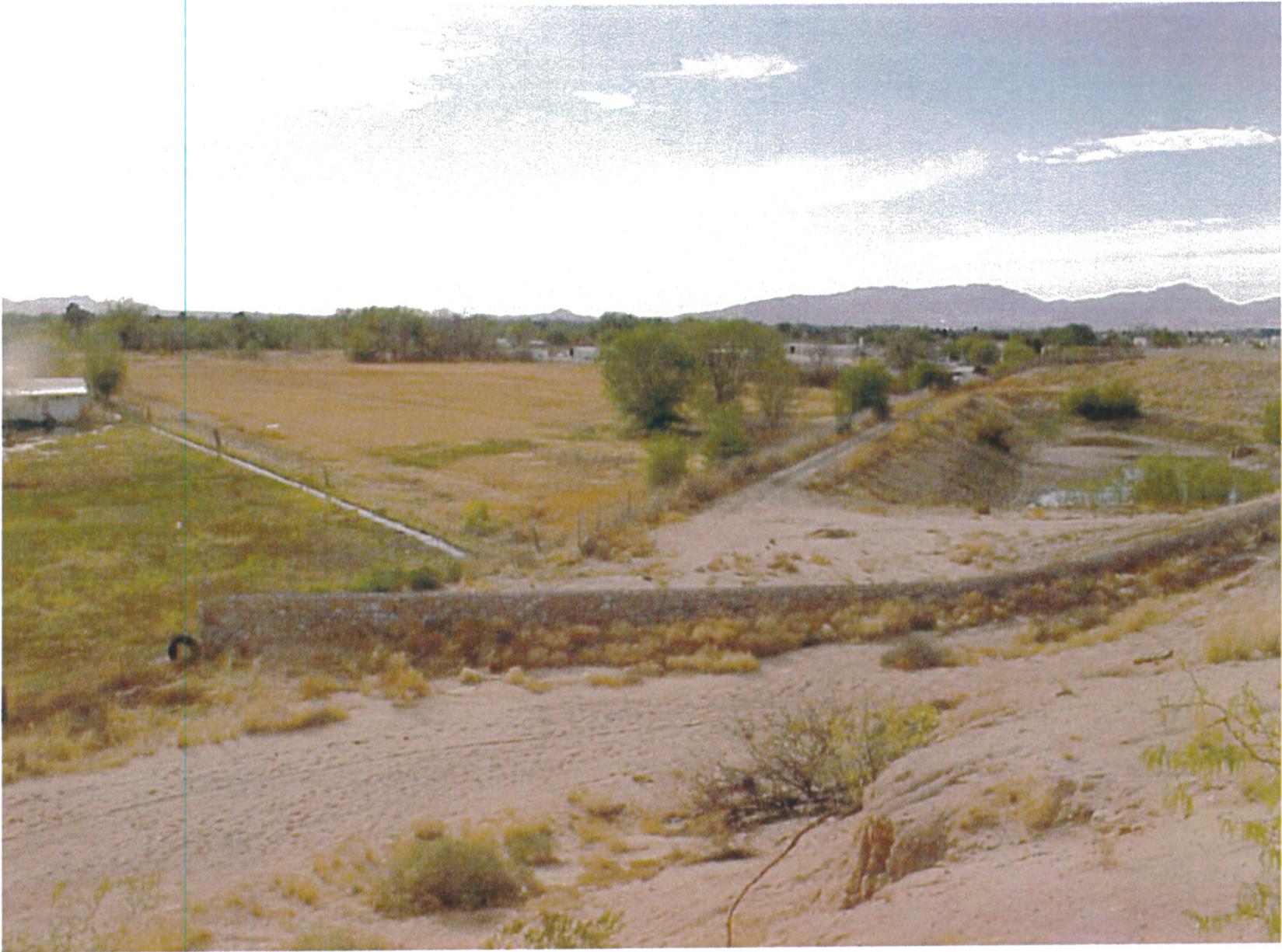
One property at 542 Holmsley Trail



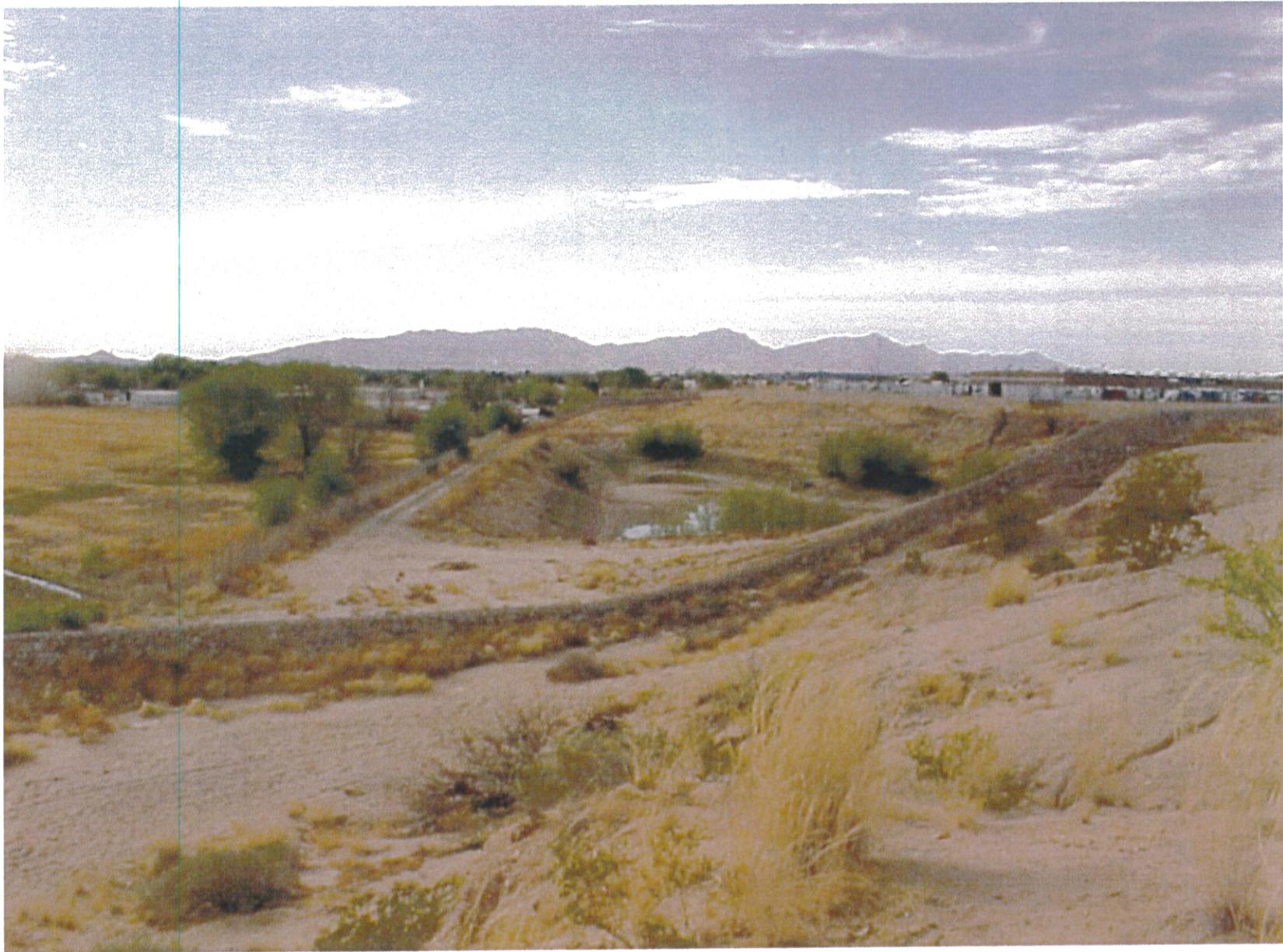
Properties at the end of Holmsley Trail leading to roping arena.



Holmsley Trail heading to North Loop with Mission Valley Elementary in the background.



View of Tract 5, Block 6 and Stormwater Impoundment to its east



View of Stormwater Impoundment between Tract 5, Block 6 (on the left) and the sandhill with commercial trucking properties on the right (in the background).



View of entrance to impoundment from top of sandhill with property at 8653 Holmsley in background.



View of San Marcos Apartments, sandhill, and property of Iglesia del Dios Vivo

RE: Case No. ZON09-00012

To Whom It May Concern:

My name is Robert E. Bottom Jr. and I grew up in the Holmsley Trail area. As a former resident of the original part of Holmsley Trail I am against the rezoning property located at 8649 Holmsley Trail. My mother still resides in the area and will greatly impacted by the addition of 110 homes. My family and I visit my mother on a regular basis and I do not wish to have my children in harm's way, which will come from the increased traffic in this area. The damage that is done with the addition of 110 homes, more than likely with vehicles will disrupt the community as well as the 24 foot wide country road, which I may add is a dead end. My mother, Be Bottom is also on a fixed income and the addition of these homes would impact her livelihood that is her business. The tenants that house their livestock in her stables will choose an area more adaptive to the well being of their livestock. The business that my mother owns provides a supplemental income that ensures her survival and her well-being. Therefore I, Robert E. Bottom Jr. am against the rezoning of Tract 5, Block 6, Ysleta Grant, which is located at 8649 Holmsley Trail.

Sincerely,

A handwritten signature in cursive script that reads "Robert E. Bottom Jr." The signature is written in dark ink and is positioned below the typed name.

Robert E. Bottom Jr.