

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: August 15, 2006
Public Hearing: September 5, 2006

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance changing the zoning of all of C.R. Morehead Survey No. 16 and a portion of Hill Terrace Addition, El Paso, El Paso County, Texas, from R-4 (Residential) to A-3 (Apartment), and imposing conditions. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: East of Radford Street and North of Nashville Avenue. Applicant: Victoria & Rosalie Hamrah. ZON06-00063 (District 2)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – *Denial* Recommendation (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF C.R. MOREHEAD SURVEY NO. 16 AND A PORTION OF HILL TERRACE ADDITION, EL PASO, EL PASO COUNTY, TEXAS, FROM R-4 (RESIDENTIAL) TO A-3 (APARTMENT), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 C.R. Morehead Survey No. 16 and a portion of Hill Terrace Addition, El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on Exhibit "A", attached and incorporated by reference, be changed from **R-4 (Residential) to A-3 (Apartment)** within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

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

1. *That the density be restricted to 204 total dwelling units; and,*
2. *That the height of all structures be restricted to 40 feet maximum.*

PASSED AND APPROVED this _____ day of _____, 2006.

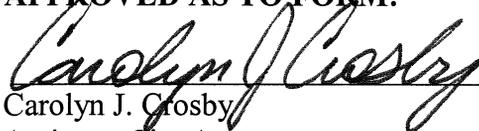
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

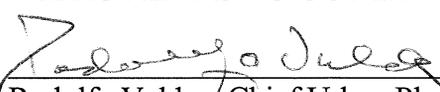
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

METES AND BOUNDS

Property Description: All of C.R. Morehead Survey No. 16 and a portion of Hill Terrace Addition, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of C.R. Morehead Survey No. 16 and a portion of Hill Terrace Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point, said point being a found government monument lying on the common boundary line of the Fort Bliss Military Reservation and Hill Terrace Addition, said point also being the TRUE POINT OF BEGINNING of this description;

THENCE, South 42° 53' 00" East, a distance of 895.45 feet to a point lying on the common boundary line of C.R. Morehead Survey No.16 and Mesa Heights, said point being a set 1/2" SLI plastic cap stamped "TX2998";

THENCE, South 47° 07' 00" West, along said boundary line, a distance of 208.70 feet to a point lying on the common boundary line of a 20-foot El Paso Electric Company Easement and C.R. Morehead Survey No. 16, said point being a found 1/2" iron;

THENCE, North 42° 53' 00" West, along said boundary line, a distance of 521.75 feet to a set 1/2" iron with SLI plastic cap stamped "TX 2998";

THENCE, North 47° 07' 00" East, continuing along said boundary line, a distance of 32.36 feet to a point lying on the common boundary line of 20-foot El Paso Electric Company Easement and Hill Terrace Addition, said point being a found 1/2" iron;

THENCE, North 88° 24' 00" West, along said boundary line, a distance of 73.39 feet to a found 1/2" iron;

THENCE, South 42° 53' 00" East, continuing along said boundary line, a distance of 357.43 feet to a point lying on the northerly right-of-way line of Nashville Street, said point being a set 1/2" iron with SLI plastic cap stamped "TX 2998";

THENCE, North 88° 24' 00" West, along said right-of-way line, a distance of 576.46 feet to a point lying on the common boundary line of Lots 28 and 29, Hill Terrace Addition, said point being a set nail on wall;

THENCE, North 01° 36' 00" East, along said boundary line, a distance of 105.00 feet to a point lying on the common boundary between Lots 16 and 29 Hill Terrace Addition, said point being a set nail in wall;

THENCE, North 88° 24' 00" West, along said boundary line, a distance of 60.00 feet to a point lying on the easterly right-of-way line of Radford Street, said point being found 1/2-inch iron;

THENCE, North 01° 36' 00" East, along said right-of-way line, a distance of 531.16 feet to a point lying on the common boundary line between the Fort Bliss Military Reservation and Hill Terrace Addition, said point being a set 1/2" iron with SLI plastic cap stamped "TX 2998";

THENCE, North 90° 00' 00" East, along said boundary line, a distance of 323.48 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 9.577 acres (417,155 sq. ft.) of land more or less.

A PLOT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC,
Consulting Engineers—Land Surveyors

Guillermo Licon,
Registered Professional Land Surveyor
Texas License No. 2998



May 19, 2006
Job Number 06-05-2298

EXHIBIT "A"

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES
PLANNING DIVISION**

MEMORANDUM

DATE: July 31, 2006
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Christina Valles, Senior Planner
SUBJECT: ZON06-00063

The City Plan Commission (CPC), on 7/6/2006, voted (7-0) to recommend **DENIAL** of rezoning the subject property to A-3 (Apartment), contrary to Staff's recommendation.

The CPC found that this rezoning is not in conformance with The Plan for El Paso; and the proposed use is not in conformance with the Year 2025 Projected General Land Use Map. 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.

Thirty-eight (38) letters of opposition to this request have been received.

Attachment: Location Map, Aerial Map, Site Plan, Letters, Appeal.

STAFF REPORT

Rezoning Case: ZON06-00063

Property Owner(s): Victoria and Rosalie Hamrah

Applicant(s): Place Properties

Representative(s): SLI Engineering, Inc.

Legal Description: All of Morehead Survey No. 16 and a portion of Hill Terrace Addition

Location: East of Radford Street and North of Nashville Avenue

Representative District: 2

Area: 9.577 Acres

Present Zoning: R-4 (Residential)

Present Use: Vacant

Proposed Zoning: A-3 (Apartment)

Proposed Use: Multi-family Residential

Recognized Neighborhood Associations Contacted: A Presidential Neighborhood Association

Surrounding Land Uses:

North -	City Limit - Fort Military Reservation / Vacant
South -	R-4 (Residential) / Single-family Residential
East -	City Limit - Fort Military Reservation / Single-family Residential
West-	R-4 (Residential) / Single-family Residential

Year 2025 Designation: Residential (Central Planning Area)

**CITY PLAN COMMISSION HEARING, JULY 6, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00063

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-4 (residential) to A-3 (Apartment) in order to permit an apartment complex. The property is 9.577 acres in size and is currently vacant. The proposed site plan shows an apartment complex with 204 units to be located on the site. Access is proposed via Nashville and Radford Streets with 539 parking spaces to be provided. There are no zoning conditions currently imposed on this property.

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has received thirty-eight (38) letters of opposition to this request.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-4 (residential) to A-3 (Apartment) with the following conditions:

- a. That the density be restricted to 204 total dwelling units.
- b. That the height be restricted to 40 feet maximum.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide a wide range of housing types that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the **Central** Planning Area designates this property for **Residential** land uses.

A-3 (Apartment) zoning permits multi-family residential and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the A-3 (Apartment) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will multi-family residential be compatible with adjacent land uses?
3. What is the relation of the proposed zone change to the City’s Comprehensive Plan?
4. What effects will the zone change have on the natural environment, social and economic conditions, and property values in the vicinity and the city as a whole?

Information To The Applicant:

Development Services Department - Building Permits and Inspections Division Comments:

Zoning Review: Proposed apartments permitted on A-3 (Apartment) district. Meets minimum development standards which require a lot area of at least seven hundred fifty square feet per unit and a minimum site area of four thousand square feet, having an average width of fifty feet and minimum depth of eighty feet. Meets minimum parking requirements.

Landscape Review: Landscape required for this project. No calculations provided. Need calculations

on multiple frontages.

Development Services Department - Planning Division Comments:

Current Planning: Recommend approval of the proposed zone change.

Subdivision Review:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
2. Grading plan and permit shall/may be required.*
3. Storm Water Pollution Prevention plan and/or permit shall/may be required.*
4. Drainage plans must be approved by the City Engineer.*
5. Additional Comments: Site location is not located within a Special Flood Hazard Area, Flood Zone(s) C, Panel(s) 480214 0034 B.

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

Engineering Department - Traffic Division Comments:

No apparent traffic concerns.

Fire Department Comments:

No comments received.

EI Paso Water Utilities Comments:

Water: Along Radford Street between Nashville Street and Mobile Street there is an existing water main. Along Radford Street from Nashville Street to the alley located between Nashville Street and Mobile Street (the Alley), the water main is twelve (12) inches in diameter. Along Radford Street from the described Alley to Mobile Street the water main decreases to six (6) inches in diameter. Along Nashville Street from Radford Street to the limits of the subject Property there are no existing water mains. Along Bosworth Street from Memphis Street to the limits of the subject Property there are no existing water mains. Previous water pressure readings conducted on a fire hydrant located at the corner of Radford Street and Mobile Street have yielded a static pressure of 110 pounds per square inch (psi), residual pressure of 60 psi, discharge of 1,061 gallons per minute (gpm).

Sanitary Sewer: Along the alley located north and parallel to Mobile Street between Marr Street and Radford Street there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends immediately west of Radford Street. Along Mobile Street between Marr Street and Radford Street there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends approximately at the easternmost right-of-way line of Radford Street. Along Radford Street between Nashville Street and Mobile Street there is an existing eight (8) inch diameter sanitary sewer main. Along Radford Street north of Mobile Street there are no existing sanitary sewer mains. Along Nashville Street between Radford Street and Belmont Street there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 372 feet east of Radford Street. Along Bosworth Street between Memphis Street to the limits of the subject Property there are no existing sanitary sewer mains.

General: EPWU-PSB requests that the Developer provide information pertaining to the expected water demand, as well as the expected sanitary sewer flow pertaining to this proposed apartment complex. EPWU-PSB requests that the Developer's Engineer coordinate directly with EPWU-PSB Engineering Department to determine water and sanitary sewer service mechanism; to determine if

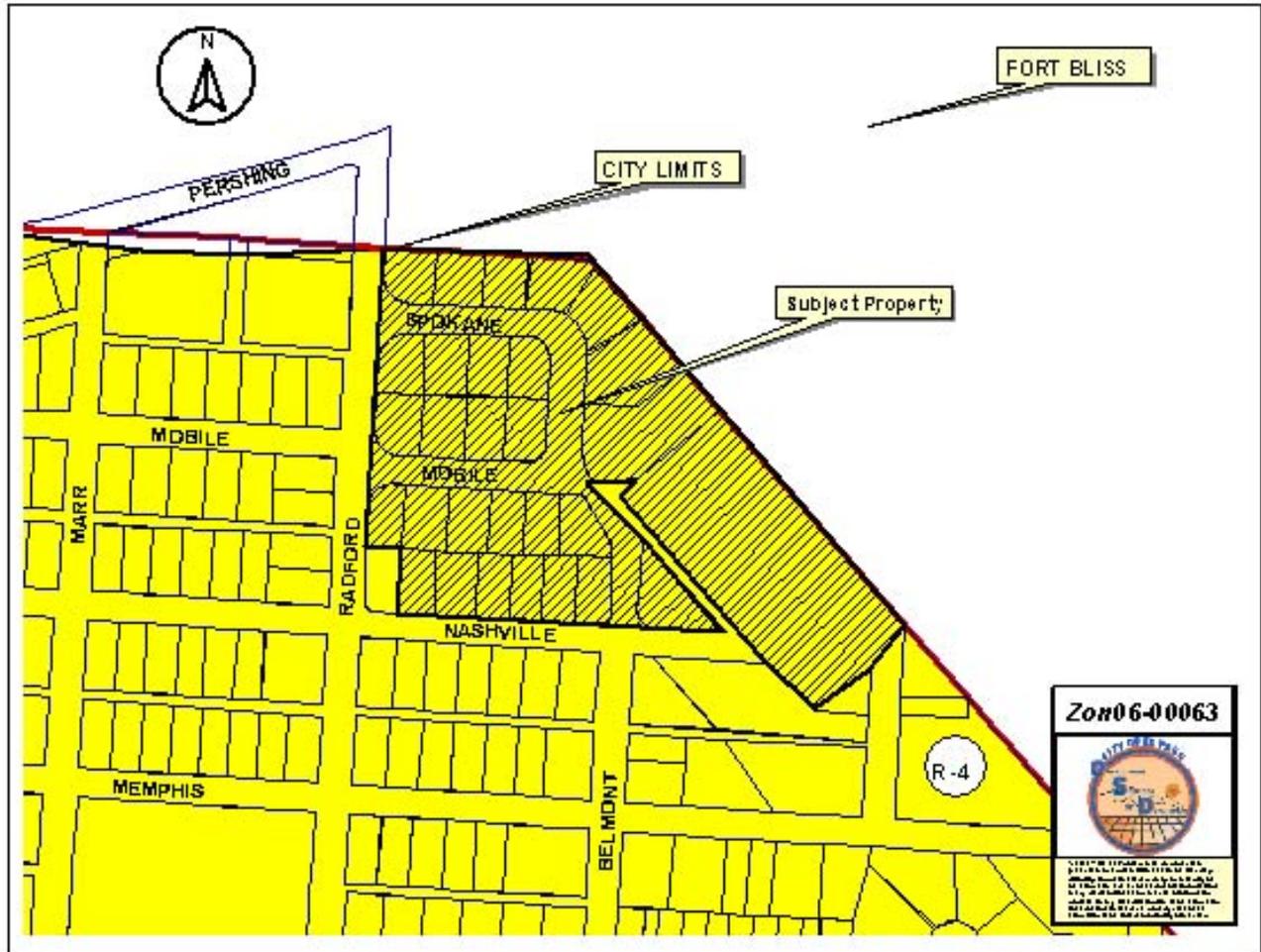
the development will require water meters, or individual service meters for each apartment. Easements within the subject Property will be required for the extension of proposed water and sanitary sewer mains to serve this development. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject subdivision. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Furthermore, application for services for subject subdivision must be made in conjunction with the request for water and sanitary sewer main extensions. The improvement plans should include a site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance which are required at the time of application. The certificate-of-compliance can be obtained at City Hall.

EPWU does not object to this request.

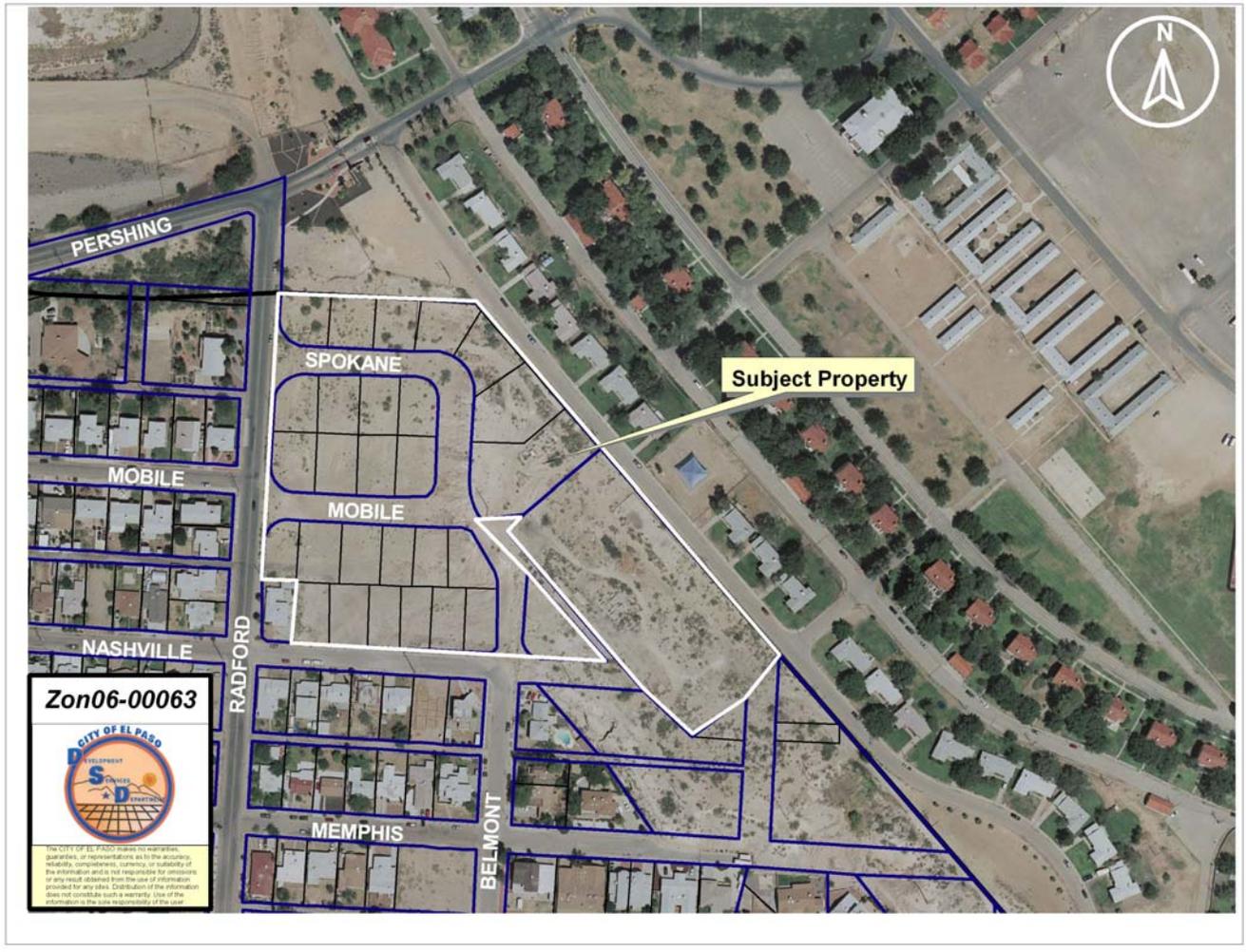
Attachments: Location Map; Aerial Map; Site Plan.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

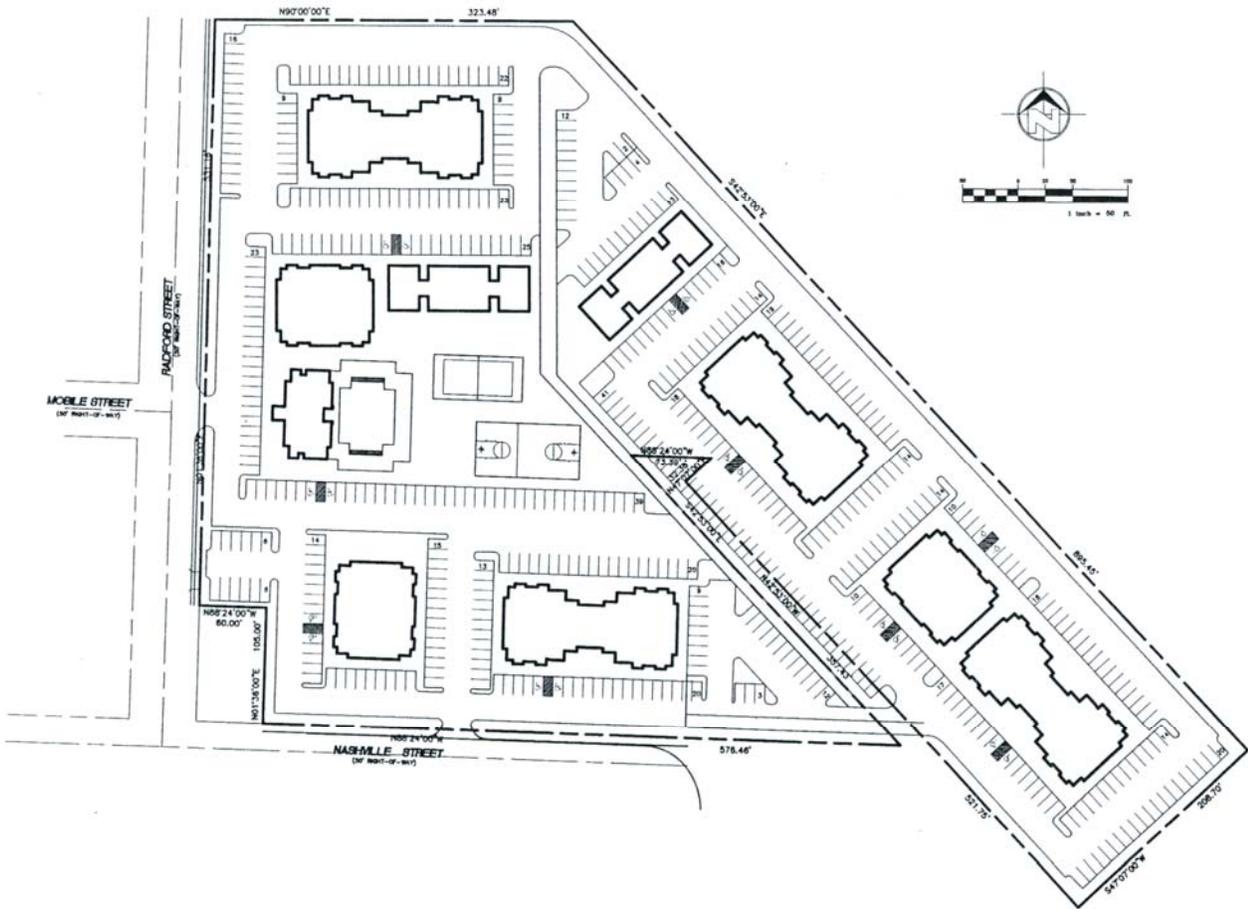
LOCATION MAP



AERIAL MAP



SITE PLAN



APPEAL TO THE CITY COUNCIL

DATE July 14, 2006

HONORABLE MAYOR AND CITY COUNCIL
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

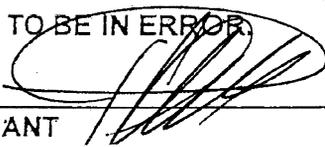
After a public hearing held on July 6, 2006, the
City Planning Commision denied my request for Rezoning
the property listed below from R4 to A3. Members of DCC had approved
the case in the previous meeting on June 28, 2006.

legally described as:

Replat of Hill Terrace Addition and all of
Morehead No. 16

I hereby request the City Council to review the decision of the City
Planning Commision AND CONSIDER MY REQUEST

SET OUT ABOVE. I AM ATTACHING A LETTER SETTING FORTH MY
REASONS FOR BELIEVING THEIR DECISION TO BE IN ERROR.



APPLICANT

ADDRESS

TELEPHONE NUMBER

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

CITY CLERK'S OFFICE
06 JUL 19 AM 8:37

CITY CLERK DEPT.

06 JUL 19 AM 0:37

Guillermo Licon, P.E.
President

July 18, 2006

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

Re: Pershing Place zoning request.

ENGINEERING, INC.

We cordially request that the City Council review the City Planning Commission decision taken during their meeting on July 06, 2006. During the DCC meeting, the department heads approved the rezoning request. There were only 2 letters of oppositions.

On the day of the CPC meeting, there were several letters of oppositions. Our representative, Mr. Halloul had sent a letter to the City Planning Department requesting to postpone the case in order to meet with the neighbors and answer their concerns. At 1:30 PM we received a call from the Planning Department asking us to be present at the CPC meeting since the chairman denied our request to postpone the case. Our representative showed up unprepared. The Planning Department representatives were unprepared also to present the case. Our representative asked for one week extension again to meet with the concerned neighbors but this request also was denied.

We are preparing to meet with the neighbors through Ms. Byrd the district representative.

Therefore we respectfully ask you to consider our case and give us another chance to present you with a proper presentation of our proposed development.

We thank you for your understanding and please let me know if you have any questions.

Sincerely,

SLI Engineering, Inc.



Georges Halloul
Vice President

GH/so
LT/3458

CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
CONSTRUCTION MANAGEMENT

6600 WESTWIND
EL PASO, TX 79912
(915) 584-4457
FAX (915) 581-7756

LICENSED REGISTERED ENGINEERS
TEXAS · NEW MEXICO · ARIZONA
COLORADO

DATE:

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

To Whom It May Concern,

We Luis + Ana Ochoa, who reside at

_____ am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

Its peaceful neighborhood + with apartments
in place, will bring different people that
might corrupt the peacefulness of the
neighborhood.

Thank you for your attention in this matter,

Luis Ochoa
Ana Santibañez

June 30, 2006

Christina Valles, Senior Planner
Development Services Department,
Planning Department

Dear Ms. Valles:

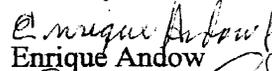
This is in response to your letter dated June 21, 2006 regarding zoning case no.zon06-00063. As property owners at _____, we are opposed to the rezoning request. We believe that the proposed development is not consistent with our existing neighborhood. Further, we believe it will create a tremendous amount of new traffic to an already over-burdened street. Daily traffic from Pershing Drive and Fort Bliss races down Radford Street at unsafe speeds. Houses facing Radford Street are especially impacted since we must back out of our driveways onto Radford Street. Because of this, backing out with new traffic across from my home will create a greater traffic hazard for my family and neighbors.

The commission should consider the fact that the proposed multi-family housing will generate more students than the nearest public school, Coldwell Elementary, can accommodate. Coldwell School is not easily accessible from this part of Radford Street. In view of the distance and the amount of traffic, it is unsafe for children to walk to school. Children will be faced with crossing the dangerous traffic along the North-South freeway.

This neighborhood is sorely lacking in public facilities. There are no city parks in our neighborhood where children can play. The developer will most probably build to the maximum density without regard to open space.

Because of the reasons presented, we trust that the commission will deny the rezoning request.

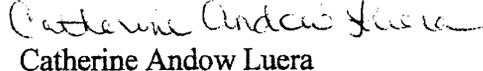
Sincerely,


Enrique Andow


Alicia Andow


Manuela Andow


Steven Andow


Catherine Andow Luera

DATE: JULY 10, 2006

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

To Whom It May Concern,

I, Erma Edwards, who reside at

am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

5. SCHOOLS ?

Thank you for your attention in this matter,

DATE: 5 July 2006

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

To Whom It May Concern,

I, Arthur & Teresa Hopper, who reside at

_____ am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

- ✓ 1. This area is largely a retirement area.
- ✓ 2. This change will decrease property values.
- ✓ 3. This is a very safe and quiet area consisting of single family homes.
- ✓ 4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

LEEDS ST is now being used as
A SPEEDWAY + quick entry to FREE-WAY.
WE NEED SPEED-BUMPS to show DOWN
HOT-RODDERS who have NO CONCERN FOR
PEDESTRIANS. We oppose ANY AND ALL
Thank you for your attention in this matter,
INCREASE IN TRAFFIC.

thank you

DATE:

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

To Whom It May Concern,

I. RANONA AGUIÑAGA, who reside at

_____ am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

Thank you for your attention in this matter,

Ranona Aguinaga

JUL 06 2008

DATE:

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

To Whom It May Concern,

I, Marcos Saucedo, ^{Maria E.} ~~Saucedo~~, who reside at

am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

To whom it may concerned; Please help us
to keep our area as peaceful as it
has been up to now. ^{We have been here} 35 years, its been ^{great,}
Marcos Saucedo & Maria E. Saucedo

Thank you for your attention in this matter,

DATE:

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

To Whom It May Concern,

I, Arde: Maria Castro, who reside at

___ am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

Thank you for your attention in this matter,

DATE:

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

To Whom It May Concern,

I, LYDIA SPURRIER, who resides at

___ am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

It would ruin this neighborhood and the
entrance to Fort Bliss

Thank you for your attention in this matter,

DATE:

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

To Whom It May Concern,

I, EARLE G & FRANCES HOOKER, who reside at

_____ am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

WE ARE ALREADY SUBJECTED TO OUTRAGEOUS
TRAFFIC ON LEEYS AVE & RADFORD ST. WILL CREATE
MORE DANGER TO CHILDREN ON RADFORD AND ESPECIALLY
LEENS AS WELL AS ALL OTHER SURROUNDING STREETS

Thank you for your attention in this matter,

Respectfully

Earle G. & Frances B. Hooker

541-4028

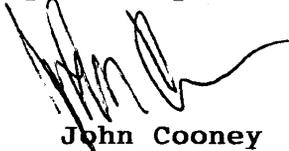
City of El Paso
Plan Commission'
5th Floor

Dear Sirs or Ms.,

Reference ZON06-00063, I will be out of town for a few weeks, but I wanted to respond to the notice I received.

I respectfully submit that any type of apartments do not belong in this area. Single family or duplex development would be acceptable but the area will not tolerate the density of any apartments. As is is now, Radford has some safety issues because of cars coming out of the side streets in the places where Radford is ~~hilly~~ hilly. There is a vision problem. Also, it is a reasonably quiet area of single family homes at this time. It would be unjust to allow "spot zoning" to get apartments in.

Respectfully submitted,



John Cooney

DATE: 6-30-06

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

To Whom It May Concern,

I, Rosa Isela Garcia, who reside at

_____ am OPPOSED to the change in zoning

from R-4 (Residential) to A-5 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

I am a concerned citizen regarding this
change, please accept this letter for
consideration. Thank you in advance.

Thank you for your attention in this matter,

Rosa Isela Garcia

DATE:

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

To Whom It May Concern,

I, TERESA PARKER, who reside at

I am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

I LIVED HERE FOR 40 YRS
PEACEFUL & WITH TRANQUILITY, AND IF
THEY CHANGE THE ZONE, I PROBABLY
CAN'T ENJOY THIS NEIGHBORHOOD AS
I'VE ENJOYED AND MY CONDITIONS (HEALTH)
Thank you for your attention in this matter, CAN'T TAKE IT.

THANKS

DATE:

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

To Whom It May Concern,

I, JUAN & BLANCA SIFUENTES, who reside at

WE ARE

am OPPOSED to the change in zoning

from R-4 (Residential, Single-Family) to R-4.5 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). WE ARE
I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

WE BEEN LIVING HERE FOR 20 YRS, IN A
FREE OF VANDALISM, BURGLARY, NOISE, AND
EXCESS TRAFFIC, ENJOING OUR NEIGHBORS
TRANQUILITY AND FRIENDLY ATTITUDE ALMOST LIKE

Thank you for your attention in this matter,

A BIG FAMILY,
WE LIKE TO KEEP IT LIKE
THIS

+ THANKS

Juan & Blanca

DATE: July 1, 2006

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

To Whom It May Concern,

I, John H. Hildebrand, who reside at

_____ am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

I consider this to be a very important matter.

Thank you for your attention in this matter,

DATE:

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

JUL 03 2006

To Whom It May Concern,

I, JERRY HERAS, who reside at

4

m OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

- ① This area is largely a retirement area.
- ② This change will decrease property values.
- ③ This is a very safe and quiet area consisting of single family homes.
- ④ The surrounding streets cannot support such an increase in traffic.

Additional comments:

I PURCHASE MY HOME BECAUSE IT IS A QUIET
AREA OVERALL - IF THE PEOPLE WHO OWN
THIS PROPERTY WANT TO SELL IT, THEY SHOULD
NEED TO DIVIDE IT INTO SINGLE FAMILY
RESIDENTIAL PARCELS.

Thank you for your attention in this matter,

THE OWNERS OF THIS PROPERTY DO NOT
CARE ABOUT NEIGHBORHOOD, THEY
CARE ONLY ABOUT THE OLD MIGHTY BUCK
THIS IS WRONG AND HATE THIS PROPOSITION

DATE:

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

To Whom It May Concern,

I, SAUL SANCHEZ, who reside at

_____ am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

CRIME WILL RISE OVERALL AND ESPECIALLY
W/ NOISE AND TRAFFIC

CASE NO. ZON06-00063

Thank you for your attention in this matter,

June 28, 2006

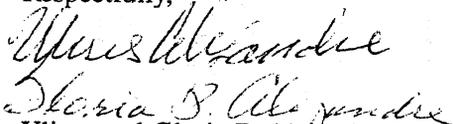
RE: CASE NO: ZON06-00063

Ms. Christina Valles, Senior Planner
City Plan Commission
c/o Development Services Department
Planning Division, 5th Floor
City Hall
2 Civic Center Plaza
El Paso, TX 79901-1196

Dear Ms. Valles,

This is in reference to the above case number requesting to change the zoning from R-4 (Residential) to A-3 (Apartment). This is to notify you that we **OPPOSE** this change.

Respectfully,


Ulises and Gloria P. Alejandre

June 29, 2006

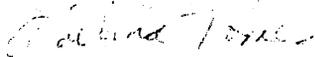
RE: CASE NO: ZON06-00063

Ms. Christina Valles, Senior Planner
City Plan Commission
c/o Development Services Department
Planning Division, 5th Floor
City Hall
2 Civic Center Plaza
El Paso, TX 79901-1196

Dear Ms. Valles,

This is in reference to the above case number requesting to change the zoning from R-4 (Residential) to A-3 (Apartment). This is to notify you that I **OPPOSE** this change.

Respectfully,



Adelina Torres

DATE:

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

To Whom It May Concern,

I, Salvador Gallardo, who reside at

_____ am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

I am opposed to the proposed development
of the two high rise apartment buildings due to
the fact that property values will go down
in value.

Thank you for your attention in this matter,

June 30, 2006

Christina Valles, Senior Planner
Development Services Department,
Planning Department

Dear Ms. Valles:

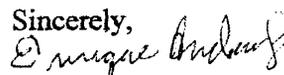
This is in response to your letter dated June 21, 2006 regarding zoning case no.zon06-00063. As property owners at _____, we are opposed to the rezoning request. We believe that the proposed development is not consistent with our existing neighborhood. Further, we believe it will create a tremendous amount of new traffic to an already over-burdened street. Daily traffic from Pershing Drive and Fort Bliss races down Radford Street at unsafe speeds. Houses facing Radford Street are especially impacted since we must back out of our driveways onto Radford Street. Because of this, backing out with new traffic across from my home will create a greater traffic hazard for my family and neighbors.

The commission should consider the fact that the proposed multi-family housing will generate more students than the nearest public school, Coldwell Elementary, can accommodate. Coldwell School is not easily accessible from this part of Radford Street. In view of the distance and the amount of traffic, it is unsafe for children to walk to school. Children will be faced with crossing the dangerous traffic along the North-South freeway.

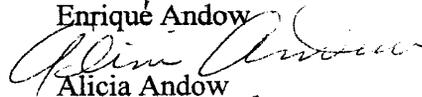
This neighborhood is sorely lacking in public facilities. There are no city parks in our neighborhood where children can play. The developer will most probably build to the maximum density without regard to open space.

Because of the reasons presented, we trust that the commission will deny the rezoning request.

Sincerely,



Enrique Andow



Alicia Andow



Manuela Andow



Steven Andow



Catherine Andow Luera

DATE:

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

To Whom It May Concern,

I, David Montoya, who reside at

— am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

Thank you for your attention in this matter,

DATE:

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

To Whom It May Concern,

I, David M. Casales, who reside at

___ am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

Thank you for your attention in this matter,

DATE: 7/3/06

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

To Whom It May Concern,

I, Carlos Ramirez, Ruby Salloum who reside at

__ am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

The majority of the residents in this area have been here for 10, 20, + years everyone knows each other well and we feel an apartment community would cause unwanted turnover of residents

Thank you for your attention in this matter,

DATE: 07-01-06

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

To Whom It May Concern,

I, MARIA G. JAIME, who reside at

_____ am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

ALL OF THE ABOVE REASONS

Maria G. Jaime

Thank you for your attention in this matter,

DATE: July 06

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

To Whom It May Concern,

I, EUSTOLIA GRAJEDA, who reside at

am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

Thank you for your attention in this matter,

Eustolia Grajeda

DATE: July 3, 2006

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

To Whom It May Concern,

I, MARY Scott

, who reside at

am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

I think the very best use for this land would be to TURN it INTO A PARK. IN Addition to the Retired folks there are many families with young children and also some teenagers in this neighborhood.

Thank you for your attention in this matter,

Mary Scott

A park would create a wonderful place for all the people in the neighborhood. A park would help this neighborhood to be a healthy place in which to grow for both the young and the old and of course, the parents (young & middle aged). On the other hand apartments could produce the typical tragic problems of overcrowded neighborhoods. Park is best. R-4 is second best.

DATE: 7/3/06

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

Case No. ZON06-00063

To Whom It May Concern,

I, Jose + Gerlinde Barria, who reside at

_____ am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

- ① This area is largely a retirement area.
- ② This change will decrease property values.
- 3. This is a very safe and quiet area consisting of single family homes.
- ④ The surrounding streets cannot support such an increase in traffic.

Additional comments:

The schools around the area do not have space
for the extra students. It also places more
work on the services.

Thank you for your attention in this matter,

DATE:

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

To Whom It May Concern,

I, Leah + Peter Nadeau, who reside at

_____ am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

Please do not allow this to
happen this is a very peaceful
area.

Thank you for your attention in this matter,



Phone
Fax: /

Fax Cover Sheet

Send to: CITY PLAN COMMISSION	From: BLANCA PORRAS
Attention: Development Services Dept. Planning	Office Location: DALLAS
Office Location: El Paso	Date: 07-05-06
Fax Number:	Phone Number:

URGENT REPLY ASAP PLEASE COMMENT PLEASE REVIEW FOR YOUR INFORMATION

TOTAL PAGES, INCLUDING COVER: 1

COMMENTS:

**CASE # ZON06-00063, the position I am taking on this proposal is agalust.
If you need to contact pleasc call me at /**

FAX TRANSMITTAL LETTER

DATE: 07/05/2006

COMPANY: City Plan Commission

ATTN: C/O Development Services Department - Planning Division

PHONE NO: (915) 541-4056

FAX NUMBER: (915) 541-4028

FROM: Sandra V. Hidalgo

PHONE NO: _____

FAX NUMBER: _____

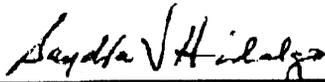
REFERENCE: Case No. ZON06 - 0083

NO. OF PAGES: 1
(Including Cover)

COMMENTS:

Dear Sirs,

Please be advised that my position in reference to Case No. ZON08-0063 is against changing the existing zoning. My property address is



Sandra V. Hidalgo, Property Owner

July 5, 2006

Re: CASE NO: ZONE06-00063

Ms. Christina Valles, Senior Planner
City Plan Commission
c/o Development Services Department
Planning Division, 5th Floor
City Hall
2 Civic Center Plaza
El Paso, TX 79901-1196

Dear Ms. Valles,

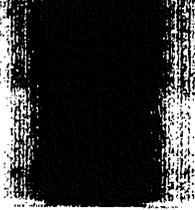
I've been made aware to the above case number request to change the zoning from R-4 (residential) to A-3 (Apartment) in my neighborhood.

The city of El Paso never sent any correspondence to me regarding this proposal and it was a neighbor that informed me of the pending proposal. I am not the least bit pleased that my city government would try to sneak in a proposal to change the zoning ordinance in my neighborhood that would have a direct impact towards my quality of life.

This is to notify you that I am completely **OPPOSED** to this change.



Ernesto Medrano



DATE: 7/1/06

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

To Whom It May Concern,

I. TOM ARENIVAR JR, who reside at

_____ am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

Thank you for your attention in this matter,

Attn: Christina Valles

From: The Andow Family
at

Re: A letter opposing the
zoning case NO. ZON06-00063

Due to conflicting work schedules
& illness, my family will not be
able to attend the meeting on
Thursday, July 6. Please present
this letter to City Council.
If you have any questions,
please contact Manuela Andow at

Thank you for your time in this
matter.

* Cover page + 1

June 30, 2006

Christina Valles, Senior Planner
Development Services Department,
Planning Department

Dear Ms. Valles:

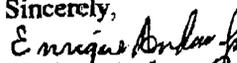
This is in response to your letter dated June 21, 2006 regarding zoning case no.zon06-00063. As property owners at _____, we are opposed to the rezoning request. We believe that the proposed development is not consistent with our existing neighborhood. Further, we believe it will create a tremendous amount of new traffic to an already over-burdened street. Daily traffic from Pershing Drive and Fort Bliss races down Radford Street at unsafe speeds. Houses facing Radford Street are especially impacted since we must back out of our driveways onto Radford Street. Because of this, backing out with new traffic across from my home will create a greater traffic hazard for my family and neighbors.

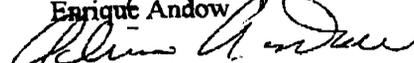
The commission should consider the fact that the proposed multi-family housing will generate more students than the nearest public school, Coldwell Elementary, can accommodate. Coldwell School is not easily accessible from this part of Radford Street. In view of the distance and the amount of traffic, it is unsafe for children to walk to school. Children will be faced with crossing the dangerous traffic along the North-South freeway.

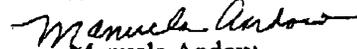
This neighborhood is sorely lacking in public facilities. There are no city parks in our neighborhood where children can play. The developer will most probably build to the maximum density without regard to open space.

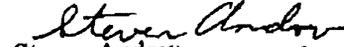
Because of the reasons presented, we trust that the commission will deny the rezoning request.

Sincerely,


Enrique Andow


Alicia Andow


Manuela Andow


Steven Andow


Catherine Andow Luera

103

541-4028

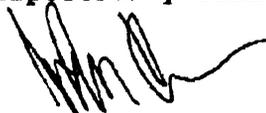
City of El Paso
Plan Commission
5th Floor

Dear Sirs or Ms.,

Reference ZON06-00063, I will be out of town for a few weeks, but I wanted to respond to the notice I received.

I respectfully submit that any type of apartments do not belong in this area. Single family or duplex development would be acceptable but the area will not tolerate the density of any apartments. As is now, Radford has some safety issues because of cars coming out of the side streets in the places where Radford is ~~hilly~~ hilly. There is a vision problem. Also, it is a reasonably quiet area of single family homes at this time. It would be unjust to allow "spot zoning" to get apartments in.

Respectfully submitted,



John Cooney

DATE: 6-30-06

City Plan Commission
c/o Development Services Department-
Planning Division
5th Floor
City Hall
2 Civic Center Plaza
El Paso, TX 79901-1196
915-541-4056
To Whom It May Concern,

I, Rose Webster, who reside at

_____ am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

- ① This area is largely a retirement area.
- ② This change will decrease property values.
- ③ This is a very safe and quiet area consisting of single family homes.
- ④ The surrounding streets cannot support such an increase in traffic.

Additional comments:

Thank you for your attention in this matter,

DATE:

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

To Whom It May Concern,

1 Jose & Rosa Martinez, who reside at

_____ am OPPOSED to the change in zoning
from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.
and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this
change for the following reasons:

- ① This area is largely a retirement area.
- ② This change will decrease property values.
- ③ This is a very safe and quiet area consisting of single family homes.
- ④ The surrounding streets cannot support such an increase in traffic.

Additional comments:

I am opposed to this change.
This will not happen!
J. M. Alay J. 6/30/06

Thank you for your attention in this matter,

DATE: 6-30-06

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

To Whom It May Concern,

I, Rosa Isela Garcia, who reside at

_____ am OPPOSED to the change in zoning

from R-4 (Residential) to A-3 (Apartment) on the property located East of Radford ST.

and North of Nashville Avenue (CASE NO. ZON06-00063). I am OPPOSED to this

change for the following reasons:

1. This area is largely a retirement area.
2. This change will decrease property values.
3. This is a very safe and quiet area consisting of single family homes.
4. The surrounding streets cannot support such an increase in traffic.

Additional comments:

I am a concerned citizen regarding this
change, please accept this letter for
consideration, thank you in advance.

Thank you for your attention in this matter.

Rosa Isela Garcia