

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

**DEPARTMENT:** City Development Department, Planning Division

**AGENDA DATE:** Introduction: November 19, 2013  
Public Hearing: December 17, 2013

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An Ordinance granting Special Permit No. PZST12-00022, to permit an expansion of an assisted living facility on the property described as a portion of Lot 61, Block 23, Valley Gate Subdivision, 180 C.R. Croom Drive, City of El Paso, El Paso County, Texas, Pursuant to Section 20.04.320 of the El Paso City Code. The Penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 180 C.R. Croom Drive. Property Owner: Elizabeth Lara and Daniel Cordero. PZST12-00022 (**District 3**)

**BACKGROUND / DISCUSSION:**

Staff report attached.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (8-1)

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

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

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

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department

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**APPROVED FOR AGENDA:**

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

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

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST12-00022, TO PERMIT AN EXPANSION OF AN ASSISTED LIVING FACILITY ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 61, BLOCK 23, VALLEY GATE SUBDIVISION, 180 C.R. CROOM DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

WHEREAS, Elizabeth Lara and Daniel Cordero, has applied for a Special Permit under Section 20.04.320 of the El Paso City to permit an expansion of an assisted living facility; and,

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

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

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

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

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

1. That the property described as follows is in a **R-4 (Residential)** Zone District:

*A portion of Lot 61, Block 23, Valley Gate Subdivision, City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; and,*

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for an expansion of an assisted living facility; and,
3. That this Special Permit is issued subject to the development standards in the **R-4 (Residential)** District regulations as defined in Section 20.06.020 and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and,
4. Pursuant to Section 20.04.260 F., if at any time the owner fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST12-00022

#218968/13-1007-874 180 C.R. Croom - Expansion of an Assisted Nursing Facility - Special Permit

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

Special Permit No. PZST12-00022

shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

5. That the owner shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

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

**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser  
Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Karla M. Nieman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy, Director  
City Development Department



180 CR Croom Rd., El Paso, Texas  
Portion of Lot 61, Block 23, Valley Gate Subdivision,  
City of El Paso,  
El Paso County, Texas

METES AND BOUNDS

Description of a parcel of land being a portion of Lot 61, Block 23, Valley Gate Subdivision, City of El Paso, El Paso County, Texas, more particularly described by metes and bounds as follows;

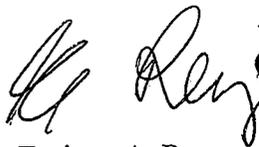
Commencing at the centerline intersection of Granite Dr. (60 feet Right-of-Way) and CR Croom Rd. (60 feet Right-of-Way), City of El Paso, El Paso County, Texas; Thence, North 33° 54' 00" West along the centerline of CR Croom Rd., a distance of 129.94 feet to a point; Thence, leaving said centerline, South 56° 06' 00" East a distance of 30.00 feet to a point that lies on the Southeasterly Right-of-Way line of CR Croom Rd., said point also being the point of beginning of this description;

Thence, North 33° 54' 00" West a distance of 164.00 feet along said Right-of-Way line to a point;

Thence South 55° 55' 00" East a distance of 237.00 feet to a point;

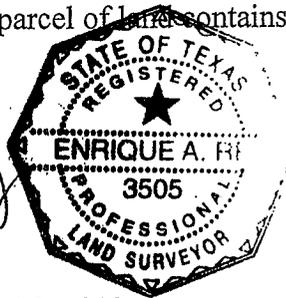
Thence South 33° 54' 00" West a distance of 164.00 feet to a point;

Thence North 55° 55' 00" West a distance of 237.00 feet to the point of beginning of this description. Said parcel of land contains 38,868 square feet or 0.89 acres of land more or less.



Enrique A. Rey  
R.P.L.S. TX 3505

Thursday, October 25, 2012



# EXHIBIT "B"

20 Sep. 2013

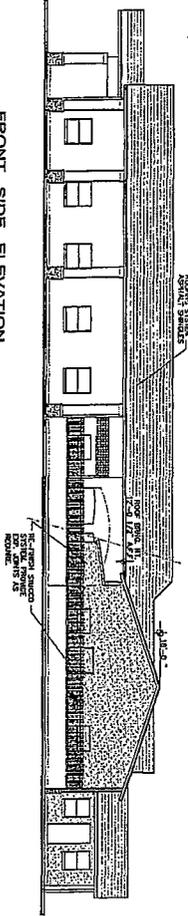


LANDSCAPE ORDINANCE		SECTION NO.	SECTION	REQ. NO.	REQ. DESCRIPTION
MINIMUM LANDSCAPE WIDTH	5.00	10.1.1	5.00	10.1.1	MINIMUM LANDSCAPE WIDTH
MINIMUM LANDSCAPE DEPTH	4.00	10.1.2	4.00	10.1.2	MINIMUM LANDSCAPE DEPTH
MINIMUM PLANT QUANTITIES	2	10.1.3	2	10.1.3	MINIMUM PLANT QUANTITIES
MINIMUM PLANT SPECIES	2	10.1.4	2	10.1.4	MINIMUM PLANT SPECIES
MINIMUM PLANT SIZE	10	10.1.5	10	10.1.5	MINIMUM PLANT SIZE

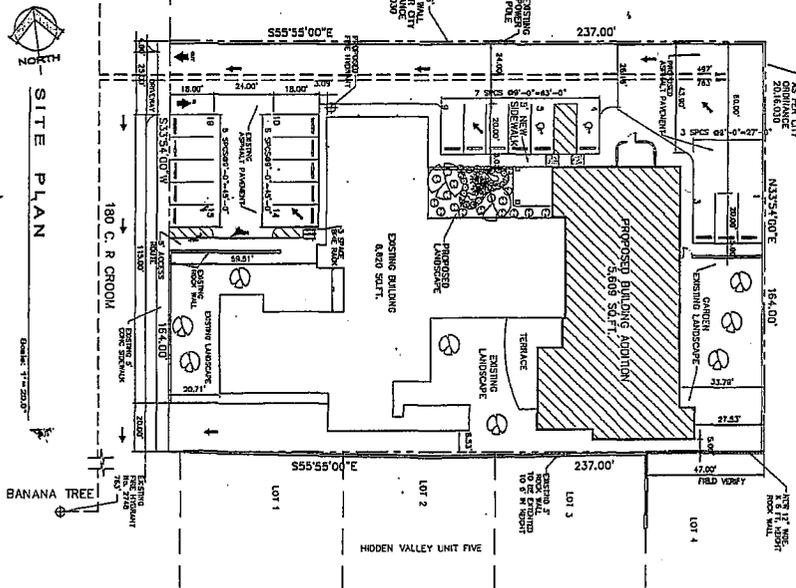
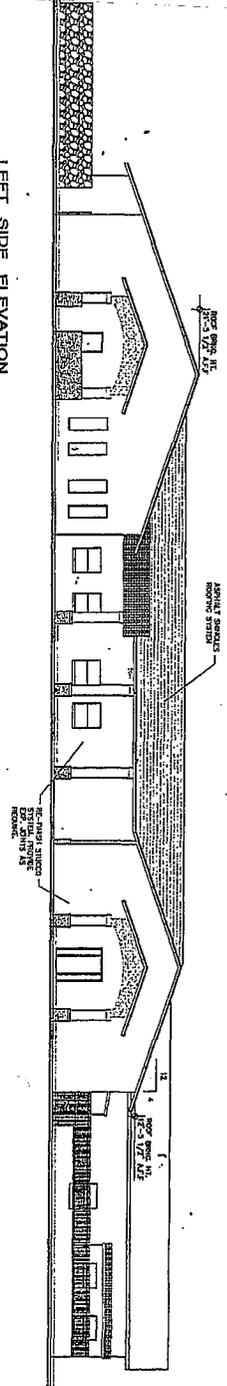
  

PARKING REQUIREMENTS	
EXISTING PARKING	12 SPACES
REQUIRED PARKING	12 SPACES
TOTAL	24 SPACES
EXISTING SPACES	12
REQUIRED SPACES	12
TOTAL	24

FRONT SIDE ELEVATION



LEFT SIDE ELEVATION



<b>JLJ DESIGNS</b> CELL (915) 329-4346 9434 VISCOUNT SUITE 148 EL PASO, TEXAS, 79925	PROJECT NAME <b>PROPOSED ADDITION FOR          LOVING CARE - ASSISTED LIVING COMMUNITY</b> 180 C. R. CROOK      EL PASO, TEXAS	OWNER	REVISIONS	
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## MEMORANDUM

**DATE:** November 12, 2013

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** PZST13-00022

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The City Plan Commission (CPC) on October 3, 2103, voted **8-1** to recommend **APPROVAL** of the special permit application to allow for an expansion of an assisted living facility.

The CPC found that the special permit is in conformance with Plan El Paso and that the proposed use is in conformance with the Plan El Paso-Future Land Use Map Designation. The proposed development is compatible with adjacent land uses. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general; and the special permit will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has received 2 phone calls and 36 opposition letters to the request.

Planning Division also has received a petition with 129 signatures in support to the request.

**Attachments:**

Staff Report  
Petition in opposition  
Petition in support



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

**Case No:** PZST12-00022  
**Application Type:** Special Permit  
**CPC Hearing Date:** October 3, 2013  
**Staff Planner:** Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

**Location:** 180 C.R. Croom Drive  
**Legal Description:** A portion of Lot 61, Block 23, Valley Gate Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 0.89-acre  
**Rep District:** 3  
**Zoning:** R-4 (Residential)  
**Existing Use:** Assisted Living Facility  
**Request:** Special Permit to allow for an expansion of existing Assisted Living Facility in R-4 (Residential) zone district  
**Proposed Use:** Assisted Living Facility

**Property Owner:** Elizabeth Lara and Daniel Cordero  
**Representative:** Ray Mancera

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

**North:** R-4 (Residential) / Single-family dwelling  
**South:** R-4 (Residential) / Single-family dwelling  
**East:** R-4 (Residential) / Single-family dwelling  
**West:** R-4 (Residential) / Single-family dwelling

**The Plan for El Paso Designation:** G-3, Post-War (Mission Valley Planning Area)

**NEAREST PARK:** Hidden Valley Park (503 feet)

**NEAREST SCHOOL:** Ascarate Elementary (2,429 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Lower Valley Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 18, 2013. The Planning Division has received a petition letter with 129 signatures in support to the special permit request. The Planning Division also has received 2 phone calls and a petition letters with 36 signatures in opposition to the request.

### **CASE HISTORY**

On December 11, 1974, the Zoning Board of Adjustment (ZBA) granted a special exception to permit an assisted living facility in an R-4 zone district. The 1970 Zoning Code allowed for special exceptions for use under the Zoning Board of Adjustment a process that has now changed to include CPC and City Council review and approval.

### **APPLICATION DESCRIPTION**

The property owners are requesting a special permit and detailed site development plan review to allow for an expansion of an existing assisted living facility in the R-4 (Residential) zone as required by the current zoning code. The expansion requires a special permit. The site plan shows a new 5,609 sq. ft. building addition which houses 16 patient units and an existing 8,851 sq. ft. building with 37 patient units for an assisted living facility. The use requires 18 parking spaces; the applicant is providing 19 parking spaces and 3 bicycle spaces. Detailed site development plan complies with all setbacks and parking requirement. Access to the subject property is

proposed from C.R. Croom Drive.

**PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for assisted living facility, as it complies with 20.04.320 special permit and 20.04.150 detailed site development plan.

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

All applications for special permit shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

**COMMENTS:**

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

No objections.

Notes:

1. Sidewalks shall continue across driveways.
2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

**City Development Department – Plan Review**

No objections.

**City Development Department - Landscaping Division**

Approved with the condition that the correct number of plants be correct at time of permit. An additional tree is required. Ordinance states and portion of, cant install half a tree, shall round up to the next whole number.

**City Development Department - Land Development**

The proposed new rockwall location must comply with City Ordinance 20.16.030 - Permitted walls, section C. C. If a wall is proposed to be constructed on a common property line, the written approval of the adjoining property owner must be submitted with the application for a building permit. If the city is the adjoining property owner, written approval of the zoning administrator must be requested and submitted with the application for a building permit.

Note: the applicant provided the letters of adjacent property owners' concurrence. One property owner did not concur and a new rockwall shall be required on that part of the subject property.

**Fire Department**

Recommend approval of "site plan" as presented. Fire Department does not adversely affect fire department at this time.

\*\* Note, A more detailed reviewed will be done by fire plan review during the permitting process.

**Sun Metro**

Sun Metro does not oppose this request.

### **El Paso Water Utilities**

1. EPWU does not object to this request.

Water:

2. There is an existing 4-inch diameter water main along the alley between Cebada and Luna Streets that is available for service. The water main is located approximately 4-ft north from the center line of the right-of-way.

3. There is an existing 6-inch diameter water main extending along Luna Street that is available for service, the water main is located approximately 18-ft east from the center line of the right-of-way.

4. EPWU records indicate a 3/4-inch water meter and a 2-1/2 inch fire line serving the subject property. The service address for these meters is 3330 East Yandell Drive.

5. Previous water pressure tests from fire hydrant # 486 located at the northeast corner of Cebada Street and Wyoming Avenue have yielded a static pressure of 96 (psi) pounds per square inch, a residual pressure of 90 (psi) pounds per square inch, and a discharge of 1592 (gpm) gallons per minute.

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

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main along the alley between Cebada and Luna Streets that is available for service. The sewer main is located approximately 10-ft south from the southern property line.

General:

8. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **CITY PLAN COMMISSION OPTIONS**

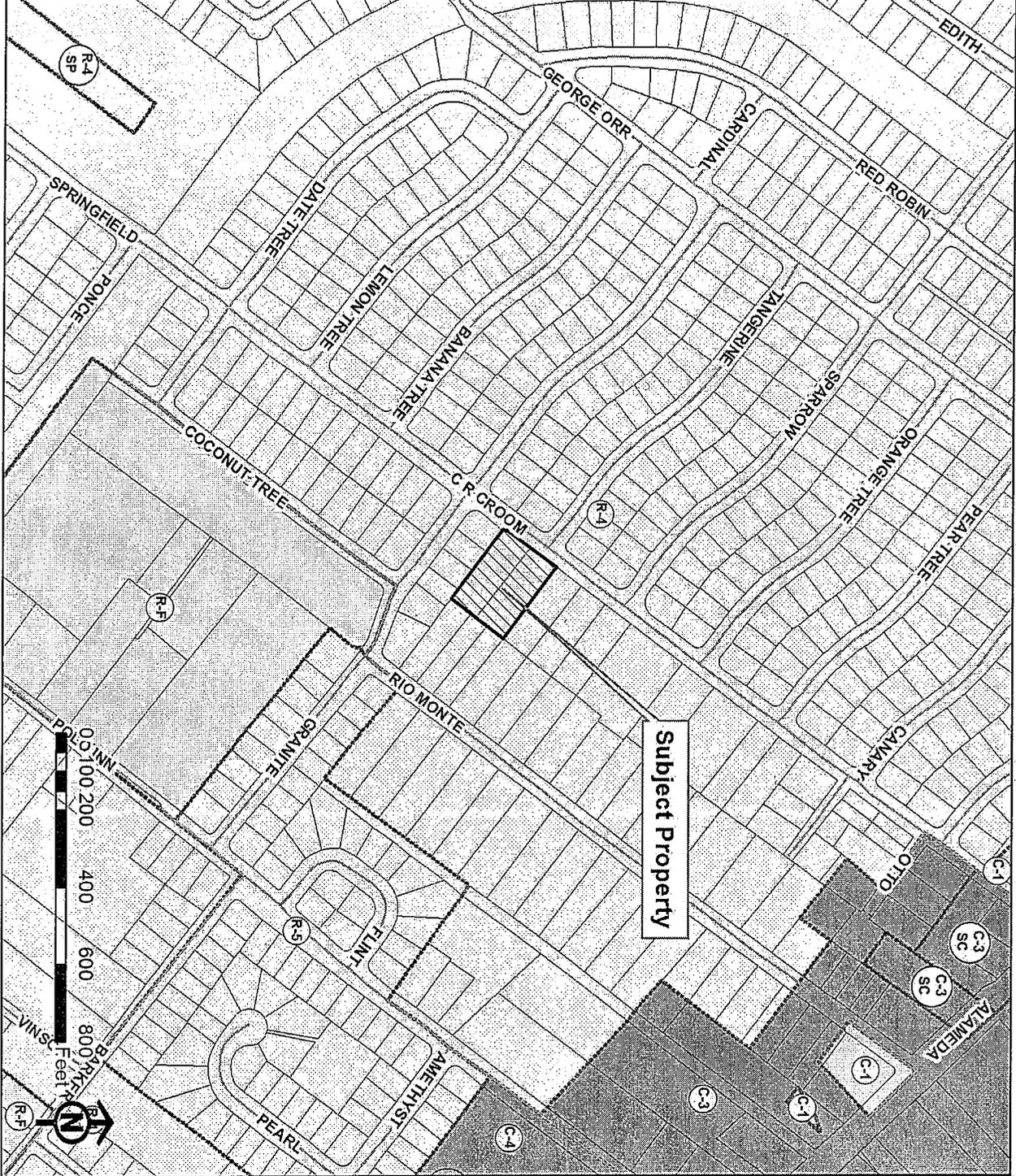
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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

### **Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

PZST12-00022



PZST12-00022



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

20 Sep. 2013



LANDSCAPE CRITERIA	
MINIMUM LANDSCAPE AREA	100 SQ. FT.
MINIMUM PLANT QUANTITIES	PROPOSED
MIN. # PLANT TYPES	2
MIN. # 1" DIA. TREES	2
MIN. # 1/2" DIA. TREES	2
MIN. # 1/4" DIA. TREES	2
MIN. # 1/8" DIA. TREES	2
MIN. # 1/16" DIA. TREES	2
MIN. # 1/32" DIA. TREES	2
MIN. # 1/64" DIA. TREES	2
MIN. # 1/128" DIA. TREES	2
MIN. # 1/256" DIA. TREES	2
MIN. # 1/512" DIA. TREES	2
MIN. # 1/1024" DIA. TREES	2
MIN. # 1/2048" DIA. TREES	2
MIN. # 1/4096" DIA. TREES	2
MIN. # 1/8192" DIA. TREES	2
MIN. # 1/16384" DIA. TREES	2
MIN. # 1/32768" DIA. TREES	2
MIN. # 1/65536" DIA. TREES	2
MIN. # 1/131072" DIA. TREES	2
MIN. # 1/262144" DIA. TREES	2
MIN. # 1/524288" DIA. TREES	2
MIN. # 1/1048576" DIA. TREES	2
MIN. # 1/2097152" DIA. TREES	2
MIN. # 1/4194304" DIA. TREES	2
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MIN. # 1/16777216" DIA. TREES	2
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September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

Address: **180 C.R. Croom**  
Legal Description: **A portion of lot 61 Block 23, Valley Gate Subdivision**

**RE: Opposition to a Special Permit and expansion of Assisted Living Facility, DBA Loving Care Inc., in an R4 Residential zone district**

Mr Salloum:

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**Please Print**

Name: Gloria Smith

Address: 179 Rio Monte El Paso TX 79915

Phone: \_\_\_\_\_

Signature: Gloria Smith

Date: 10/2/13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

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**Please Print**

Name: Gloria Salcido

Address: 179 Rio Monte El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Gloria Salcido

Date 10/2/13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: PZST12-00022

Address: 180 C.R. Croom  
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Please Print

Name: ENRIQUE CHAVOZ

Address: 2144 TANGERINE El Paso, TX 79915

Phone: \_\_\_\_\_

Signature: 

Date: 9-30-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

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**Please Print**

Name: LEO ORTEGA

Address: 2179 GRANITE El Paso, TX 79915

Phone: \_\_\_\_\_

Signature 

Date 9/30/13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: PZST12-00022

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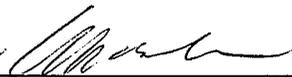
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**Please Print**

Name: MANUEL Z ZUNIGA

Address: 201 COCONUT TREE LN El Paso, TX 79915

Phone: \_\_\_\_\_

Signature 

Date 9-28-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

Address: **180 C.R. Croom**  
Legal Description: **A portion of lot 61 Block 23, Valley Gate Subdivision**

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**Please Print**

Name: Elma Luna

Address: 201 Coconuttree Ln El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Elma Luna

Date 09-28-013

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

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**Please Print**

Name: Mario Guerra (signing for my parents)

Address: 7144 Granite El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Mario Guerra

Date 9-30-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

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**Please Print**

Name: JORGE F. ACOSTA

Address: 7177 GRANITE RD. El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Jorge F. Acosta

Date 9-28-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

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**Please Print**

Name: Minerva Acosta

Address: 7177 Granite Rd. El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Minerva Acosta

Date 9/28/13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

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Please Print

Name: Jorge F. Acosta Sr

Address: 7177 Granite Rd El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Jorge F Acosta Sr.

Date 9-28-13

September 28, 2013

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**Please Print**

Name: Megan L. Acosta

Address: 7177 Granite Rd. El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Megan L. Acosta

Date 9/28/13

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**Please Print**

Name: Mrs Santacruz

Address: 7152 Sparrow Rd El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Mrs. J. Santacruz

Date 9/30/13

September 28, 2013

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**Please Print**

Name: \_\_\_\_\_

*EUGENE T. TRNETT II*

Address: \_\_\_\_\_

*715 SPARROW*

El Paso, TX 79915

Phone: \_\_\_\_\_

Signature \_\_\_\_\_

*Eugene T. TRNETT II*

Date \_\_\_\_\_

*9-29-13*

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

Address: **180 C.R. Croom**

Legal Description: **A portion of lot 61 Block 23, Valley Gate Subdivision**

**RE: Opposition to a Special Permit and expansion of Assisted Living Facility, DBA Loving Care Inc., in an R4 Residential zone district**

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**Please Print**

Name: Lorena Maldonado

Address: 7156 Sparrow Dr El Paso, TX 79915

Phone: \_\_\_\_\_

Signature: Lorena Maldonado

Date: 9-29-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: PZST12-00022

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**Please Print**

Name: MA CARMEN ALARCON

Address: 7169 TANGERINE El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Carmen Alarcon

Date 9/29/13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

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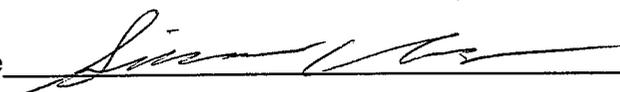
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**Please Print**

Name: Simon Siva

Address: 208 Croom rd El Paso, TX 79915

Phone: \_\_\_\_\_

Signature: 

Date: 9-29-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

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Please Print

Name: MARY LOU ROSALES

Address: 7148 CORANITE El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Mary Lou Rosales

Date 9-29-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

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**Please Print**

Name: Lita Cadene

Address: 209 Coconut El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Lita Cadene

Date 9/29/2013

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

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**Please Print**

Name: GENEVEVA TERAN

Address: 163 Rio Monte El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Genevieve Teran

Date 9/29/13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

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**Please Print**

Name: ELIAS M. GUTIERREZ

Address: 174 RIO MONTE El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Elias M Gutierrez

Date 01 28/13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: PZST12-00022

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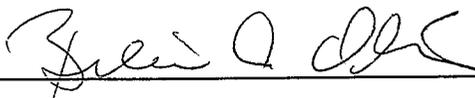
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**Please Print**

Name: Belen L. OLIVAS

Address: 170 Rio Montes El Paso, TX 79915

Phone: \_\_\_\_\_

Signature: 

Date 9-29-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: PZST12-00022

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Please Print

Name: RICARDO A. MACIAS

Address: 178 RIO MONTE ST. El Paso, TX 79915

Phone: \_\_\_\_\_

Signature: Ricardo Macias

Date: Sept 28 2013

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

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**Please Print**

Name: GRACE D. PADILLA

Address: 905 COCONUT TREE El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Grace D Padilla

Date 9-28-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

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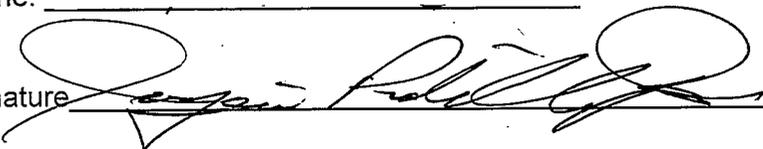
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**Please Print**

Name: Jaquim Padilla Jr.

Address: 205 Coconino TRBD Ln El Paso, TX 79915

Phone: \_\_\_\_\_

Signature 

Date 9-28-13

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**Please Print**

Name: CARLOS SERMEÑO

Address: 7173 Granite Rd. El Paso, TX 79915

Phone: \_\_\_\_\_

Signature 

Date 9-27-2013

September 28, 2013

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Planner, City of El Paso, City Development

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Please Print

Name: Josephine B. SERMEÑO

Address: 7173 Granite Rd. El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Josephine B. Sermeño

Date 9-27-2013

September 28, 2013

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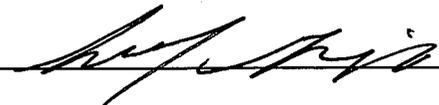
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**Please Print**

Name: Lusely Guajardo

Address: 7179 Granite Rd El Paso, TX 79915

Phone: 602

Signature 

Date 9-27-13

September 28, 2013

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Planner, City of El Paso, City Development

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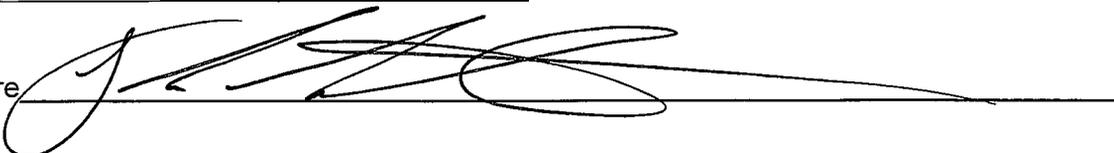
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**Please Print**

Name: Johni Medina

Address: 7179 Granite Rd El Paso, TX 79915

Phone: \_\_\_\_\_

Signature: 

Date: 9-27-13

September 28, 2013

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**Please Print**

Name: ANNIE C. GONZALES

Address: 7183 GRANITE El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Annie C. Gonzales

Date Sept. 27-2013

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: PZST12-00022

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**Please Print**

Name: Angel A. DELgado

Address: 129 Rio Monte El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Angel A Delgado

Date 9/27/13

September 28, 2013

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Planner, City of El Paso, City Development

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**Please Print**

Name: VICTOR RODRIGUEZ

Address: 173 Rio Monte El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Victor Rodriguez

Date 9-27-03

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

Address: **180 C.R. Croom**  
Legal Description: **A portion of lot 61 Block 23, Valley Gate Subdivision**

**RE: Opposition to a Special Permit and expansion of Assisted Living Facility, DBA Loving Care Inc., in an R4 Residential zone district**

Mr Salloum:

I am adamantly opposed to any special permit for Loving Care Inc., the assisted living facility located at 180 C. R. Croom, which would allow an expansion of the facility or an increase in the facility's current capacity of 37 beds.

The Texas Department of Aging and Disability Services facility quality database indicates Loving Care Inc has 37 beds and is already defined as a large facility, i.e. licensed for 17 or more residents, as defined by Texas Department of Aging and Disability Services Subchapter A Sec 92.2 of Licensing Standards for Assisted Living Facilities.

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**Please Print**

Name: Michael TERAN

Address: 163 Rio Monte El Paso, TX 79915

Phone: \_\_\_\_\_

Signature M. Teran

Date 9/29/13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

Address: **180 C.R. Croom**  
Legal Description: **A portion of lot 61 Block 23, Valley Gate Subdivision**

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**Please Print**

Name: Jose L. Cabrera

Address: 7153 Granite Rd. El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Jose L. Cabrera

Date 10-1-2013

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

Address: **180 C.R. Croom**  
Legal Description: **A portion of lot 61 Block 23, Valley Gate Subdivision**

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Please Print JUAN JOSÉ RAMÍREZ

Name: \_\_\_\_\_

Address: 7182 GRANITE \_\_\_\_\_ El Paso, TX 79915

Phone: \_\_\_\_\_

Signature [Handwritten Signature] \_\_\_\_\_

Date 10-1-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: PZST12-00022

Address: 180 C.R. Croom

Legal Description: A portion of lot 61 Block 23, Valley Gate Subdivision

RE: Opposition to a Special Permit and expansion of Assisted Living Facility, DBA Loving Care Inc., in an R4 Residential zone district

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Please Print

Name: Estella Dominguez

Address: 153 Rio Monte El Paso, TX 79915

Phone: \_\_\_\_\_

Signature Estella Dominguez

Date 10-2-13

September 28, 2013

To: Andrew Salloum  
Planner, City of El Paso, City Development

Case Number: **PZST12-00022**

Address: **180 C.R. Croom**  
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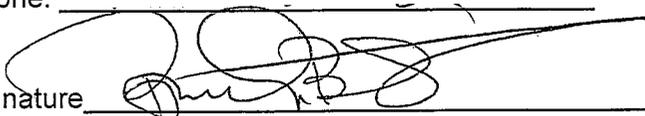
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**Please Print**

Name: R. M. Bustillos

Address: 170 Croom Rd El Paso, TX 79915

Phone: \_\_\_\_\_

Signature: 

Date: 9-30-13

# The expansion of Loving Care Assisted Living

## AN INITIATIVE PETITION.

Our purpose is to expand our business for the benefit of the elderly. Our expansion will help the more fragile to stay with us instead of going to a nursing home. We feel that our residents are our family and that's we want to expand to be able to still care for them in their advanced stages of life. It hurts them as well as us when they have to live to another facility. Loving Care plans to make eight additional rooms, with a living room space as well as an extra parking lot. This will all be done on our property. This will not devalue the cost of your home because the property has been around longer than 50 years as a business. There will be no cost to you.

Print Name

Signature

Address

Phone Number

Print Name	Signature	Address	Phone Number
Isla Mendoza	[Signature]	7108 Orange Tree	
Bianca Lara	[Signature]	233 Coconut tree	
Supa BARRON	[Signature]	260 EDITH DR	
Antonio Lachera	[Signature]	171 Polo Inn Rd	
Catalina T. Chiron	[Signature]	714 Grande Rd	
GABRIEL HERRERA	[Signature]	7114 N. Loop	
Lucy Navarrete	[Signature]	1325 James Kelly	
ESACK Gandara	[Signature]	1406 Rio Monte	
Laura Gonzalez	[Signature]	429 Ben Swain Dr	
Porfirio Madrid	[Signature]	7192 Granite Rd	
Julie Scanlon	[Signature]	7116 Granite Rd.	
Olga L. Sanchez	[Signature]	7157 Banana Tree	
Bernadette Hernandez	[Signature]	12672 Terra Lina	
Shirley VASQUEZ	[Signature]	8533 Mackenzie	
Linda Berman Lara	[Signature]	415 Lafayette	
Juan Martinez	[Signature]	7117 CANARY CT	
Miguel Salazar	[Signature]	7187 Granite Rd	
Miguel Dominguez	[Signature]	179 Flint Dale	
Brenda Pajala	[Signature]	7156 DATE PALM	
Brenda Pajala	[Signature]	7109 Orange tree	
Refuela Rodriguez	[Signature]	218 Chestnut	
Abrao Guebara	[Signature]	7172 DATE PALM LN	
Veronica Little	[Signature]	151 Rio Monte St.	
Richard Antia	[Signature]	101 Rio Monte St.	
OSBALDO AVILA	[Signature]	151 RIO MONTE ST.	
Guillermo Antia	[Signature]	131 RIO MONTE	
RAMON MARTINEZ	[Signature]	327 GEORGE WALKER RD	
Marisa Gomez	[Signature]	203B Polo Inn	
Enriqueta Gomez	[Signature]	203B Polo Inn	
MARIA WAGNER	[Signature]	340 MANLY AVE	
Lourdes Salazar	[Signature]	188 Polo Inn	
MAGDALENA PINON	[Signature]	7114 Orange Tree	
Manuel Banda	[Signature]	177 Anita Cir.	
Ester CONCHA	[Signature]	200 CROOM	
Alfred LARA	[Signature]	233 Coconut Tree	
BERTHA A. MORAN	[Signature]	1745 CHARLIE SMITH	
Leticia Torres	[Signature]	194 Pearl Ln	
Cristina Moran	[Signature]	7129 Granite Rd	
MARIA DIAZ	[Signature]	1865 Ben Swain	

# The expansion of Loving Care Assisted Living

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Print Name	Signature	Address	Phone Number
Rito Luna	Rito Luna	7136 BANANA TREE	
Maria L Davila	Maria L Davila	605 Amecca	
JOSE A DAVALOS	JOSE A DAVALOS	7086 RANCHLAND	
Maria L Hernandez	Maria L Hernandez	9025 TAMMY	
Belinda Orozco	Belinda Orozco	194 Pearl Ln	
M. Urrutia	M. Urrutia	7148 DATE TREND	
Rachael	Rachael	16200 LAKINA ST	
Elizabeth J. AULA	Elizabeth J. AULA	201 Coronado Rd	
Maria Perez	Maria Perez	7101 ALAMO DR	
MARCO VELAZQUEZ	MARCO VELAZQUEZ	7287 DULSUM	
Jessica Garcia	Jessica Garcia	3416 DORNOCH	
Pat Roblanco	Pat Roblanco	2216 WOOD	
Cristina J. Maese	Cristina J. Maese	357 FEED PEN	
Cynthia Maese	Cynthia Maese	357 FEED PEN	
Carmen Anderson	Carmen Anderson	197 BARKER #100	
Esperanza Soto	E. Soto	211 ARBON PI	
PEDRO BOMEZ	PEDRO BOMEZ	7420 BENSON	
Manuela Esteban	Manuela Esteban	197 BARKER #100	
Walter Salazar	Walter Salazar	151 EDITH DR	
Tommy Lopez	Tommy Lopez	408 GRAMBLING CT	
Sergio Garcia	Sergio Garcia	205 CHERRY ST	
200 ROSALES	200 ROSALES	7109 PEAR TREE	
Gaudencio Ruiz	Gaudencio Ruiz	7156 WATER PK	
Irma Estrada	Irma Estrada	8374 DRUGAN	
Ana Morales	Ana Morales	8148 COLLISON RD	
JOSE-LOUIS	JOSE-LOUIS	144 BAYWOOD	
Claudia DeLeon	Claudia DeLeon	2377-MIMOSA	
Antonia Lopez	Antonia Lopez		
Enrique Lopez	Enrique Lopez		
Veronica Garcia	Veronica Garcia	8339 VERDE CRY	
Sandra Lujan	Sandra Lujan	144 BAYWOOD RD	
Josefa Valles	Josefa Valles	154 CHERRY	
Wesley Espada	Wesley Espada	244 BEN SWAIN	
Jesús Espada	Jesús Espada	244 BEN SWAIN	
Rafael	Rafael	203 BURNING	
Alfonso Brines	Alfonso Brines	173 PEAR LN	
Jesús Brines	Jesús Brines	173 PEAR LN	
Esther Martinez	Esther Martinez	173 PEAR LN	

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Print Name	Signature	Address	Phone Number
Maria Howard	Maria Howard	7179 CLEVELAND AVE	
Maricela Castro	Maricela Castro	7190 Alameda #13	
DORA RODRIGUEZ	DORA RODRIGUEZ	7101 Alameda # 40	
Edie Yerez	Edie Yerez	7148 TANGERINE	
Samuel Flores	Samuel Flores	7157 Granite Rd	
Emilia Lombardi	Emilia Lombardi	200 Casson Rd	
Rosa M. Vasquez	Rosa M. Vasquez	204 Casson Rd	
George Perez	George Perez	7161 GRANITE	
CHARS RODRIGUEZ	CHARS RODRIGUEZ	175 RIO MONTE	
MARY L. DAVIS	Mary L. Davis	173 Rio Monte st.	
Maria Vallejo	Maria Vallejo	7169 Granite rd	
Lidia Ortiz	Lidia Ortiz	7100 Peach Tree	
Jessica Camacho	Jessica Camacho	7124 Granite	
Harold	Harold	7163 Waterview	
Fuente Ana	Fuente Ana	7133 Date Tree	
Monica Munoz	Monica Munoz	7608 Rockland Dr.	
Lucia Sierra	Lucia Sierra	357 N. Nevada	
Rosa Bustillos	Rosa Bustillos	7129 Ben Swain	
Lion M. Aguilar	Lion M. Aguilar	257 South Dr.	
Claudia Gutierrez	Claudia Gutierrez	7109 Alameda Sp #1	
Maria Guerrero	Maria Guerrero	73 Coronado B2Apar	
Gabriela Saldana	Gabriela Saldana	1510 Mansfield Pl.	
Leticia Sanchez	Leticia Sanchez	233 Red Robin	
Erizelda Lopez	Erizelda Lopez	373 Ben Swain	
Wana M. Garcia	Wana M. Garcia	2157 Tangerine	
Rosario Herrera	Rosario Herrera	741 TANGERINE LA	
Christina Avila	Christina Avila	164 Baywood Rd	
Charmen Anaya	Charmen Anaya	7145 Tangerine	
Elaina R. Espinoza	Elaina R. Espinoza	7156 Tangerine	
Javier Lopez	Javier Lopez	7136 TANGERINE	
VICTOR MONTES	VICTOR MONTES	180 BARKER RD #12	
Victor R. Montes	Victor R. Montes	180 Barker #12	
Alejandra Solis	Alejandra Solis	180 Barker #17	

