

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

DEPARTMENT: Planning and Economic Development Department, Planning Division

AGENDA DATE: Introduction: December 20, 2011
Public Hearing: January 17, 2012

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

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance changing the zoning of Lots 80 and 81, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas from R-4 (Residential) to R-MU (Residential-Mixed Use). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: East of Mount Latona Drive and North of Atlas Drive. Property owner: Adobe Haciendas, Inc. PZRZ11-00039 (**District 2**)

BACKGROUND / DISCUSSION:

This item was heard by City Plan Commission on November 3, 2011, however was reconsidered by CPC on December 1, 2011 to verify the sign posting requirements were satisfied. Staff Report is attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

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

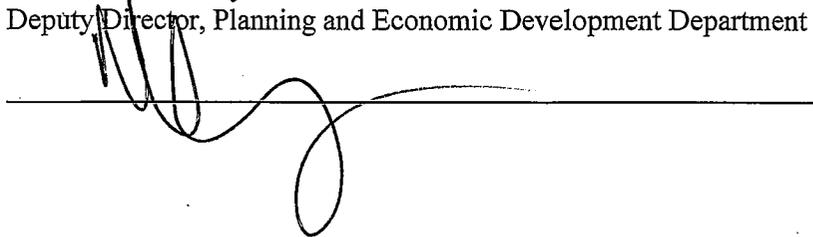
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

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



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

CITY CLERK DEPT.
2011 DEC 13 AM 11:32

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 80 AND 81, SUNRISE ACRES NO.2, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-MU (RESIDENTIAL-MIXED USE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

That the zoning of *Lots 80 and 81, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas*, be changed from **R-4 (RESIDENTIAL) TO R-MU (RESIDENTIAL-MIXED USE)**, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

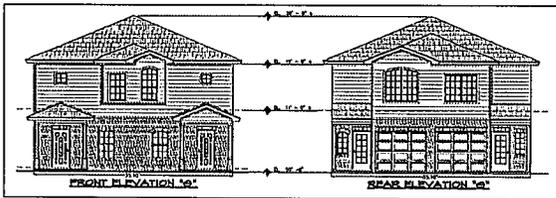
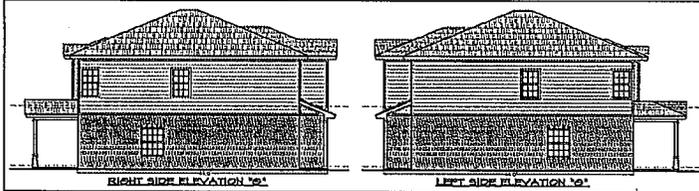
Mathew S. McElroy, Deputy Director
Planning and Economic Development
Department

CITY CLERK DEPT.
2011 DEC 13 AM 11:32

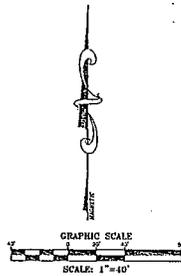
EXHIBIT "A"

MASTER ZONING PLAN

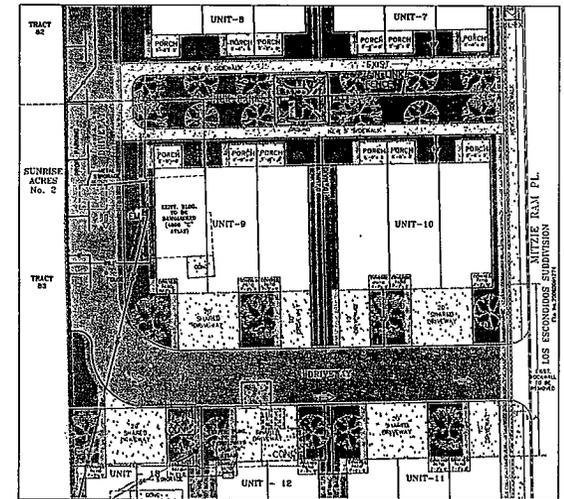
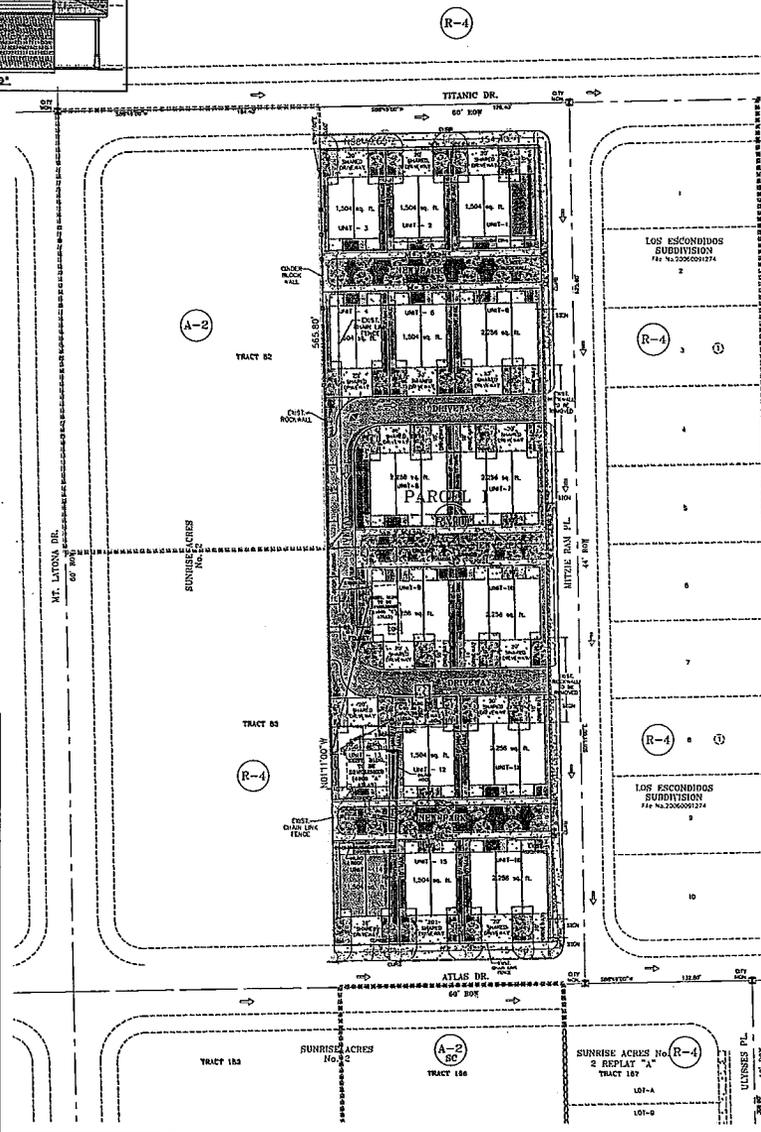
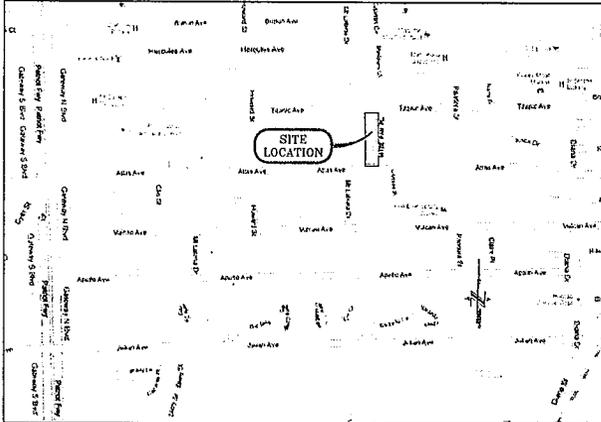
BEING LOTS 80 AND 81,
SUNRISE ACRES NO. 2,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 2.0055± ACRES



- SINGLE FAMILY, TWO-FAMILY, TRIPLEX AND QUADRAPLEX
- COMMERCIAL STORAGE
- PERSONAL SERVICES/OFFICE
- COMMON OPEN SPACE/RECREATIONAL/ARE
- DRIVEWAY



LOCATION MAP SCALE: 1" = 600'



- PROPOSED UNITS**
- SINGLE FAMILY 20' (min) x 70' (min)
 - DUPLIX 40' (min) x 70' (min)
 - TRIPLEX 60' (min) x 70' (min)
 - QUADRAPLEX 80' (min) x 70' (min)

- RESIDENTIAL = 75%
RECREATIONAL = 10%
COMMERCIAL/STORAGE = 6%
OFFICE = 6%
PERSONAL SERVICES = 5%
- NO MORE THAN 14 UNITS PER ACRE

- PROPOSED RMU**
- SEWERAGE = 0 IN.
 - BLDG. HEIGHT = 35' MAX

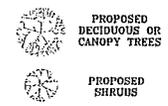


EXHIBIT "B"

MASTER ZONING PLAN

Atlas-Titanic/ Vulcan-Mt. Latona Master Zoning Plan for a Residential Mixed Use District

SECTION I

PURPOSE AND INTENT-

The purpose of this Master Zoning Plan is to provide detail on the compatibility between land use and structures within and adjacent to this district. The district is intended to provide a unified community as described within the City of El Paso Comprehensive Plan and Smart Growth Objectives as follows:

- To accommodate, encourage and promote innovatively designed development involving a mix of housing types and price levels.
- To permit a mix of residential uses that is compatible to the existing neighborhoods abutting this district.

OBJECTIVE

The objective of this Master Zoning Plan district is to allow for a mix of residential uses that meets the objectives of the RMU within Title20, Section 20.06.020.D.9. This district will accommodate, encourage and promote an innovatively designed mix of single family, two-family, three-family, quadraplex, neighborhood commercial and common open space/recreational uses.

SECTION II

CHARACTERISTICS AND COMPONENTS OF THIS DISTRICT

1. General Design Principles as per Title 20.10.360G are design principles to serve as guidelines that are met by this district.
 - a. Development Perspective:
 - (2).That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods. **This district will provide for a mix of residential uses while also providing for some open space/recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.**
 - (3). That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and integrated with the existing urban patterns. **This district is designed to provide for a unique urban design that will complement the existing neighborhood.**

3. Architectural objectives as per Title 20.10.360G
 - a. Architectural compatibility
 - b. Human scale design
 - c. Integration of uses
 - d. Encouragement of pedestrian activity
 - e. Buildings that relate to and are orientated toward the street and surrounding buildings
 - f. Residential scale buildings in any mixed residential area
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development, and
 - h. Buildings that focus activity on neighborhood open space, square or plaza.

This district will contain a mix of residential uses that will be designed to have rear access garages, common open space/recreational front yards that will make this neighborhood more walkable and diverse.
4. Roadway design as per Title 20.10.360G – this District will contain a short block, narrow access-way (rear garage access), pedestrian-friendly design.
5. Parking – off-street parking within the district is provided for the residents of the district by way of single car garages, 1 car driveway storage and clustered parking areas as well.
6. Setbacks – this district will have zero (0) setbacks.
7. Density – this district will contain a maximum FAR of .50:1 or 14 units/acre maximum
8. Landscaping – this district will contain landscaping that will meet and exceed requirements per Title 18 (Building and Construction) of the El Paso City Code as well as common open space and recreational areas that will include a playground.
9. Sub districts – this district will not have any sub districts.
10. Commercial uses will be limited to no more than 35% of the total district.

SECTION III

PHASING

The entire District will be built within a two year timeframe. Thus, there will be no phasing of this District.

SECTION IV

RELATIONSHIP TO THE PLAN FOR EL PASO

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

A. City-Wide Land Use Goals and Policies:

Policy: Develop land use patterns that protect neighborhoods while supporting the economic viability of the City.

Action: Maintain development standards that protect residential neighborhoods from uses that increase traffic, noise, reduce privacy, and adversely affect the health, safety and welfare of residents.

This district will enhance the economic viability of the neighborhood by providing for a mix of residential uses, common open space/recreational areas that will be more pedestrian-friendly.

B. Residential Land Use Goals and Policies:

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

Policy: Encourage innovative home design and development to promote housing opportunities

Action: Provide adequate open space, either in private yards or common areas, in all residential developments

2. Goal: Protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

Action: Employ development standards to protect residential environments.

This district will provide for a mix of residential uses that will provide for a more diverse range of residents while enhancing the existing neighborhood due to the unique design of common open space/recreational areas that will serve as focal points to the neighborhood.

C. Neighborhoods Land Use Goals and Policies:

1. Preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.

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

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

This district will enhance the integrity, economic vitality and livability of the existing neighborhood through the design of a more urban, walkable development.

MT. LATONA & VULCAN

GENERAL DATA REQUIRED

FOR THE MIXED USE DISTRICT

Land Use Type	Minimum Unit Area	UNIT COVERAGE		Minimum Unit Width	Minimum Unit Dept	MAX BLDG HEIGHT (1)		
		Minimum	Maximum			Primary Structure	Accessory Structure	
2.0	Commercial storage							
	Self storage warehouse	n/a	n/a	n/a	n/a	30'	30'	
4.0	Office and research services							
	Office, administrative & manager's	1,500sqft	40%	80%	25'	60'	30'	30'
	Office, business	1,500sqft	40%	80%	25'	60'	30'	30'
10.0	Personal Services							
	Laundromat, laundry (<5,000sqft)	1,500sqft	40%	80%	25'	60'	30'	30'
11.00	Recreational							
	Open Space	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Park/Playground	n/a	n/a	n/a	n/a	n/a	n/a	n/a
13.00	Residential							
	Single Family (Attached/Detached)	1,500sqft	40%	80%	25'	60'	30'	30'
	Duplex	2,400sqft	40%	80%	40'	60'	30'	30'
	Apartments	3,600sqft	40%	80%	60'	60'	35'	35'
	Triplex	2,400sqft	40%	80%	40'	60'	30'	30'
	Quadraplex	3,600sqft	40%	80%	60'	60'	30'	30'
	Domestic Storage	1,500sqft	40%	80%	25'	60'	30'	30'
	Dwelling, resident watchman	1,500sqft	40%	80%	25'	60'	30'	30'
	Home Occupation Use	1,500sqft	40%	80%	25'	60'	30'	30'
Notes: Lot is replaced by Unit since this development will be a Condominium Regime								

**OPPOSITION
EXHIBIT "C"**

(5). That a mixture of housing types and densities be distributed throughout the mixed-use development. **This district will contain a full mix of residential types from single family units to quadraplexes while providing for some open space/recreation areas that are not currently available within the neighborhood.**

(10). That neighborhoods be compact, pedestrian –friendly, and mixed use. **This district will be designed in a more urban setting that will provide for rear access garages, front yard common areas that will be unique to the neighborhood.**

(11). That the ordinary activity of daily living occurs within walking distance of most dwellings. **This district will provide a mix of residential uses that will contain some neighborhood commercial uses as well as common open space/recreational areas in order to achieve a more walkable, sustainable neighborhood.**

(13). That within the neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes. **This district will contain a mix of residential uses ranging from single family to quadraplexes that will accommodate residents of diverse ages and incomes.**

(17). That a development have sufficient size to accommodate the mixed-use concentration of uses. **This district is sufficient in size to accommodate a mix of uses within an infill area that will compliment the viability and livability of the existing neighborhood.**

b. Building Perspective:

(1). That buildings and landscaping contribute to the physical definition of streets and civic places. **This district will de designed to have rear access garages, common front yard/ recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.**

(2). That the design of streets and buildings reinforce safe environments. **This district will de designed to have rear access garages, common front yard/ recreational areas that will provide for a safer environment by accommodating the vehicular movements while providing for a more pedestrian-friendly neighborhood.**

2. General Design Elements as per Title 20.10.360G are design elements to serve as guidelines that are met by this District.

- a. Neighborhoods limited in size and orientated toward pedestrian activity.
- b. A variety of housing types, jobs, shopping, services, and public facilities.
- d. A network of interconnecting streets and blocks that maintain respect for the natural landscape
- h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
- i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable and harmonious environment.

This district will provide for a mix of residential uses that will be more pedestrian-friendly, and will contain common open space/recreational areas that will serve as focal points to the neighborhood.

This is a letter in opposition. Thursday, DEC. 1, 2011

Meeting → November 3, 2011 @ 1:30pm (Thursday) Lot 2
 Planning & Development Commission City of El Paso
 City Chambers, 2nd Floor, City Hall,
 2 Civic Center Plaza, EL PASO, TX (915) 511-4633

KEEP R-4 ZONING

NO APTS!

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner: **NO Multi-Units!!!**
 Planning & Eco Dev. Notice-The City of El Paso Case # PZRZ11-00039. Tracts 80' x 81' 4608 Titanic
 # PZRZ11-00040 157' x 155' 4806 Atlas
 4801 Vulcan

Signature	First	Last	Address	POB	Date & Voter ID
	PEDRO	Morales	7715 Mt. Latona	12-02-1944	Nov 29, 2011
	Vaneza	Ramirez	4441 Atlas	1908 81	Nov. 29, 2011
	Josefina	Pasillas	7705 Mt. Latona	12-08-11	
Regina Colun	REGINA	Colmenero	7907 Mt. Latona		11-29-11
Hermandz	Victor	Hermandz	4615 M. LATONA		
Cherientine	Soto	Soto	7619 MTLATONA		DEC 01 2011 D.A.
Medrano	Maury		4750 Vulcan		
	Rosaleigh	Mendez	7610 Mt. Latona	3-11-69	Nov. 30, 2011

Rosaleigh Mendoza
7610 Mt. Catalina
EL PASO, TX 79904
(915) 755-5111

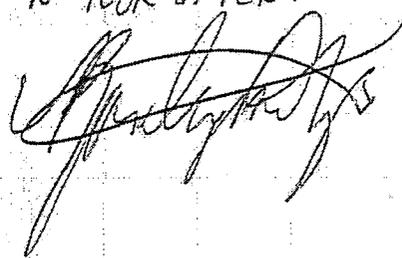
1/3 City Plan Commission
City Plan Commission Planning
Division
5th floor @ 1:30pm
City Council Chambers EL PASO, TX
2 Civic Center Plaza EL PASO, TX
79901-1196

To whom it may concern:

November 3, 2011

CASE NO: PZR Z11-0039
& CASE NO: PZR Z11-0040 are extremely troubling
to me and my neighbors. We are against such
R-MU considerations due to a numberous amount
of problems in our area planning. The streets are
not adequately large enough to host multiple units &
they flood. Additional traffic in addition to the
school, family projects housing add-ons and
welfare subsidized type giveaways has been
hard to offset over the years. Our goal is to
keep R-4. Too much parking on streets, staging business
in streets & kids to look after.

Warm regards,



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NOV 14 2011

CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

JEFFERSON GROFF & Area
4850 ATLAS
EL PASO, TX 79904

City Plan Commission
c/o Planning Division
5th Floor, City Hall, 2 Civic Cent.
El Paso, Texas 79901
Nov. 3, 2011

Protest regarding case #5

PZR 211-00039

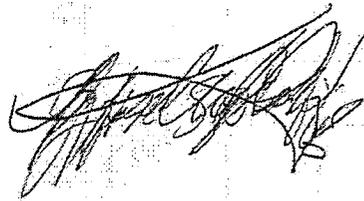
PZR 211-00040

4806 Titanic

4805 Atlas

4801 Vulcan

We are against zoning R. MU to anyone at these locations. We do not want access used to Ulysses St open for 36 families or otherwise passing through at leisure. We have struggled to keep this area clean for years. Children as well as teenagers are a problem in our area. Adults have also vandalized repeatedly. The flooding is a river on Atlas when it rains.



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DEVELOPMENT
DEPT

Mr. & Mrs. Rosaleigh Mendoza
Mt View & Sunrise
Neighborhood Association
Member
7610 Mt. Latona
El Paso, TX 79904

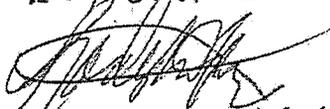
Susie Byrd / Mayor Cook / Honorable NE Reps
City of El Paso Texas
City Chambers, 2nd Floor & 10th Floor
2 Civic Center Plaza, El Paso, TX
(915) 541-4633
November 14, 2011

Honorable Representatives,
re: meeting 9:30 AM → Susie Byrd

In response to Nov. 3, 2011 Zoning Planning Department
of City of El Paso - We need your support. Our Sunrise Acres
is in danger of over development because Adobe Haciendas
bought Teleheny's & McGrath's old places. Adobe Haciendas
drew a plan to cram 30 units but plan zoning reduced
it by 2 units. 28 units is too much in a small spaces
as this. 14 per Acre is real bad for us.

Enclosed find 9 pages of neighbors who DO NOT
want more trouble out here. The apartments have NOT
adequate parking, provisions set back or support to the
neighborhood. We need homeowners participating with
neighborhood watch. Our social, economic & property
values are being threatened. We need your support.

Please help us to address the various problems in
our neighborhood. We have UFM & MOOSE LODGE. We have
Eisenhower and Roosevelt public housing units. We have
25 apartment properties. We have an elementary school.
School buses inadequate pick up points. Library bus
problem. Not to mention the flooding river when it
rains drainage pipes down Vulcan, Atlas, Apollo, Titanic.
My camera broke although I will buy another.

Sincerely,


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CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

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Alexa Sample
4800 Vulcan
El Paso, TX 79904

11/03/2011

This area has been neglected. Advertised they need to fill in empty spaces in Pioneer Area. Every few years they try to put apartments among family housing. If you really look at Apollo, Vulcan, Atlas & Titania Hercules street. They have managed to piece-meal apartment

4800 Vulcan
El Paso, TX 79904
Among family housing. For example on 4800 block of Apollo. They just built a pecking tower apartment. The apart is about 3 st from a road wall, two story and next to it is family house. They can see into the windows of apartments are next door. Apartments are money makers but people and families should come first when it comes to zoning.

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CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT

Alexa Sample

① of 9

Meeting → November 3, 2011 @ 1:30pm (Thursday)
Planning & Development Commission City of El Paso
City Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, EL Paso, TX (915) 541-4633

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KEEP R-4 ZONING

NOV 11 2011
CITY OF EL PASO
PLANNING & DEVELOPMENT SERVICES
DEPARTMENT

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner: NO APARTMENTS
Planning & Eco Dev. Notice-The City of El Paso Case# PZRZ11-00039
PZRZ11-00040

Tracts 80 & 81 4608 Titanic
154 & 155 4805 Atlas
4801 Vulcan

Signature	First	Last	Address	BOA	Date & Voter #
1. BT	Gosiel	Lopez	4845 Vulcan	7-10-85	11-9-11
2. <i>[Signature]</i>	Martha	LOPEZ	4845 Vulcan	2-22-40	11-9-11
3. Maria J Lopez	MARIA	Lopez	4845 Vulcan	4-1-36	11-9-11
4. <i>[Signature]</i>	MARIA	LOPEZ	4845 Vulcan	7-17-69	11-9-11
5. <i>[Signature]</i>	Lorena	Lopez	4845 Vulcan	10-9-25-66	11-9-11
6. <i>[Signature]</i>	Fernie	Lopez	4845 Vulcan	2-22-91	11-9-11
7. Carrie J. Sample	CARRIE	SAMPLE	4860 Vulcan	19 Jul 1924	
8. <i>[Signature]</i>	RODOLFO	SCHLEMM	7830 MT. LATONA A.	11/23/43	
9. M.S.	MARIA	Schlemm	7830 m Latona	5-8-41	
10. <i>[Signature]</i>	Juan	Pedro	7705 m LATONA	11-24-48	

② of 9

Meeting → November 3, 2011 @ 1:30pm (Thursday)
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 Planning & Eco Dev. Notice The City of EL Paso Case # PZRZ11-00039. Tracts 80 & 81 4608 Titanic
 # PZRZ11-00040 4805 Atlas
 154 & 155 4801 Vulcan

Signature	First	Last	Address	BOA	Date & Voter #
	Pamela	Jimenez	4861 Rd Las Ave	2/A	11/08
	Sid		7906 Mount Latorna	9/30/88	11/08/11
	Maltos		7906 MT Latorna	12-13-81	11-8-11
	Martha	Garcia	4804 Titanic	7-12-60	11-8-11
	Sessia	Garcia	4804 Titanic	12-17-90	11-8-11
	Martha	Garcia	4804 Titanic	3/10/87	11/8/11
	Petra	Hernandez	4826 Vulcan	11-7-54	11-9-11
	Carolina	Hernandez	4826 Vulcan	12-20-93	11-9-11
	Ofelia	Hipolito	4824 Vulcan	4/2/45	11/9/2011
	Roberto	Hipolito	4824 Vulcan	2/22/35	11/9/2011

2 of 9

Meeting → November 3, 2011 @ 1:30pm (Thursday)
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 # PZRZ11-00040 157' x 155' 4805 Atlas
 4801 Vulcan

Signature	First	Last	Address	DOB	Date & Voter #
	ELENA	HANNA	4744 Vulcan		11-2-11
	ERIC	REICHENBACH	4744 Vulcan		11-2-11
Maria Guzman Medrano	Maria	Medrano	4750 Vulcan	5-8-32	
Ruben Ramirez	Ruben	Ramirez	47614 Mt. Latona	2/20/77	
Alexandria Soto	Alexandria	Soto	7619 MTLATONA	11-03-011	
Victoria Hernandez	Victoria	Hernandez	7615 Mt Latona		
7.					
8.					
9.					
10.					

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 DEVELOPMENT SERVICES
 DEPARTMENT

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 # PZRZ11-00040 Tracts 80 & 81 4608 Titanic
 4805 Atlas
 157 & 155 4801 Vulcan

Signature	First	Last	Address	B.O.A	Date & Voter #
<i>Kristina Ramirez</i>	CRISTINA	RAMIREZ	7808 Ulysses	12-26-42	12-31-11
<i>Enrique Ramirez</i>	Enrique	RAMIREZ	7808 ULYSSES	9-20-35	
<i>Belia M. Reyes</i>	VELIA	REYES	7819 ULYSSES	12-14-42	
<i>Ruben Reyes</i>	RUBEN	REYES	7819 ULYSSES	04-19-38	
<i>Marcos Colon</i>	Marcos	Colon	7800 ULYSSES	05-04-54	
<i>Maria Luis Campos</i>	MARIA	CAMPOS	7827 ULYSSES	01/30/49	
<i>Gabriel Rodriguez</i>	Gabriel	Rodriguez	7827 ULYSSES	08/07/77	
<i>Naribel Roque</i>	Naribel	Roque	4854 ATLAS	11/10/71	12-26-2011
<i>Jefferson Groff</i>	JEFFERSON	GROFF	4850 ATLAS	12/30/54	Exp 12/31/2011
<i>Alicia Campos</i>	Alicia	Campos	7827 ULYSSES	7/18/79	

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 NOV 14 2011
 CITY OF EL PASO
 PLANNING & DEVELOPMENT SERVICES
 DEPARTMENT

⑤ of 9

Meeting → November 3, 2011 @ 1:30pm (Thursday)
 Planning & Development Commission City of El Paso
 City Chambers, 2nd Floor, City Hall,
 2 Civic Center Plaza, EL Paso, TX (915) 541-4633

KEEP R-4 ZONING

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner: No APARTMENTS
 Planning & Eco Dev. Notice-The City of El Paso Case # PZRZ11-00039
 # PZRZ11-00040 Tracts 80 & 81 4608 Titanic
 4805 Atlas
 157 & 155 4801 Vulcan

Signature	First	Last	Address	BOA	Date & Voter #
	Elsa	Montano	4823 Apollo	3/12/79	10/29/11
	Juan	Gonzalez	4823 Apollo	9/22/8	
	Margarita	R. Hernandez	4827 Apollo	03/23/73	
	Maura	Ramirez	4827 Apollo	08/04/93	
	Joseph	Monego	7505-B Golden Knight	01/17/89	10/29/2011
	Patricia	Bejarano	7601 Pandora	1/1/14/84	
	Juan	Bejarano	7601 Pandora	02/02/51	
	ECIANA	TORRES	7603 PANDORA	02/24/88	10/29/2011
	MARIA	HEREDIA	7607 Pandora	4/14/38	
	Angelica	Saavedra	7611 Pandora	10/05/68	

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 # PZRZ11-00040

Tracts 80 & 81 4808 Titanic
 4805 Atlas
 157 & 155 4801 Vulcan

Signature	FIRST	LAST	Address	DOB	Date & Voter
Alejandra AVALES	Alejandra	AVALES	4805 APOLLO	9-30-78	since 1968
Gregory V Padilla	Gregory V	Padilla	4805 Apollo Ave	May 29, 1931	
Maria Falcon	MARIA FALCON	FALCON	4805 APOLLO AVE	11/23 53	
Maria Padilla	MARIA PADILLA	PADILLA	4805 Apollo Ave.	4-1-53	Same.
Iyiene AVAÑOS	IYIENE	AVAÑOS	4805 APOLLO AVE.	1-1-96	
Gerardo Palacios	Gerardo	Palacios	4811 Apollo ave	2000	
Laura Palacios	Laura	Palacios	4811 APOLLO ave	2000	
Abel Villalobos	Abel	Villalobos	4813 Apollo	12-23-96	
Margarita Villalobos	MARGARITA	VILLALOBOS	"	2-22-36	
Rosalia Villalobos	Rosalia	Villalobos	4813 APOLLO		

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 # PZRZ11-00040 Tracts 80 1/2 81 4608 Titanic
 154 1/2 155 4805 Atlas
 4801 Vulcan

Signature	First	Last	Address	BOA	Date & Voter #
<i>Verona Palma</i>	VERONICA	PALMA	7815 ULYSSES PL	7/25/1979	OCTOBER 31, 2011
<i>Tremell Bellamy</i>	TREMELL	BELLAMY	7815 Ulysses	02/27/87	
<i>Billie Tiller</i>	BILLIE	TILLER	9949 DYER	3/8/28	
<i>John Galvan</i>	JOHN	GALVAN	9945 JAPONIAL		

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Signature	First	Last	Address	DOB	Date & Voter ID
	Juan	Ibanez	7604 PANDORA		
	YADINA	IBAÑEL	7604 PANDORA		
	Estela	Alvarez	7613 PANDORA	10/14/38	
	MAURO	Hernandez	7610 Pandora	11/1/78	
	Yvonne	Hinojosa	4830 Vulcan		
	SIMON	HINOJOSA	4830 Vulkan	2-16-79	
	JACOB	FIENNO	2216 MITZIE RAY	5-1-76	
	RAQUEL	Fierno	8016 MITZIE RAY	11-5-72	
	Edward	Hernandez	4826 Vulcan	04/12/1990	
	Petra	Hernandez	4826 Vulcan	11-7-54	

MEMORANDUM

DATE: December 20, 2011

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

FROM: Arturo Rubio, Senior Planner

SUBJECT: PZRZ11-00039

The City Plan Commission (CPC), on December 1, 2011 voted 6-0 to recommend **Approval** of rezoning subject property from R-4 (Residential) to R-MU (Residential-Mixed Use) and a Master Zoning Plan.

The CPC found that the rezoning and Master Zoning Plan is in conformance with the Plan for El Paso. The CPC also determined that the rezoning and Master Zoning Plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning and Master Zoning Plan will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Planning Division received a petition in opposition

Attachment: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00039 (Reconsideration)
Application Type: Rezoning
CPC Hearing Date: December 1, 2011
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov
Location: East of Mount Latona Drive and North of Atlas Drive
Legal Description: Lots 80 and 81, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
Acreage: 2.0055 acres
Rep District: 2
Zoning: R-4 (Residential)
Existing Use: Existing structures to be demolished
Request: From R-4 (Residential) to R-MU (Residential-Mixed Use)
Proposed Use: Single-family, Two-family, Triplex and Commercial
Property Owner: Adobe Haciendas Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) Single-family/ C-2/c (Commercial/conditions)/Apartments
South: A-2/sc (Apartment/special contract)/Multi-family/ R-4 (Residential) Single-family
East: R-F (Ranch and Farm)/Single-family/Ranch M-1/sc (Light Manufacturing/special contract)
West: R-F (Ranch and Farm)/Single-family/Ranch/ RMH (Residential Mobile Home) Mobile Homes/Single-family dwellings

Plan for El Paso Designation: Residential (North East Planning Area)

Nearest Park: Mountain View Park (3,082 Feet)

Nearest School: Lee Elementary School (1,148 Feet)

NEIGHBORHOOD ASSOCIATIONS

North Hills Neighborhood Pride Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 18, 2011. The Planning Division has received one phone call in opposition of the rezoning request, citing a raise in property taxes and dislike for apartments in that area and would prefer a park. Re-notification notices were sent out on November 17, 2011. The Planning Division has received 1 petition in opposition of the rezoning request (Opposition petition, Exhibit A).

APPLICATION DESCRIPTION

This item was reviewed and approved by CPC on November 3, 2011. However, this item is being presented for CPC reconsideration to verify compliance of public hearing sign posting requirements. The applicant has submitted pictures of the sign posting. The applicant is requesting to rezone the subject property from R-4 (Residential) to R-MU (Residential Mixed-Use). The Master Zoning Plan shows a mixed use development consisting 8 two-family dwelling units, 7 three-family dwelling units, and 1 single family dwelling unit; commercial storage, and personal service office, common open space, and recreational area. A summary of the Master Zoning Plan is attached (attachment 4, pg. 8). The proposed access is from Atlas Drive, Mitzie Place and Titanic Drive. The proposed development incorporates many smart growth principles and supports many of the R-MU district guidelines.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to R-MU (Residential Mixed Use) and the Master Zoning Plan based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with the purpose, principles and guidelines of the R-MU district, and furthers the City Council direction to promote smart growth.

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

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

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.
- d. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the R-MU (Residential Mixed Use) district to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

Development Coordinating Committee Review

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

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

Land Development has no objection to the proposed rezoning request.
Engineering Civil Plan shall be submitted for grading and drainage issue.
Grading permit is required.

Department of Transportation

Department of Transportation does not object to the proposed rezoning request.
1. A review of the Master Zoning Plan (MZP) is required for the proposed rezoning.
2. Sidewalks shall be continuous across driveway.

Notes:

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

El Paso Water Utilities

- 1. EPWU does not object to this request.

Water:

- 2. There is an existing 8-inch diameter water main extending along Titanic Drive that is available for service, the water main is located approximately 12-ft north from the center right-of-way line.
- 3. There is an existing 6-inch diameter water main extending along Atlas Drive that is available for service, the water main is located about 10-ft north from the center right-of-way line.

4. Along Mitzie Ram from Titanic and Atlas Drive, there is an existing 6-inch diameter water main that is available for service. Said main changes in diameter to an 8-inch water main approximately 265-ft north from the southern property line. The water main is located about 7-ft east from the center right-of-way line

5. Previous water pressure reading from fire hydrant # 204 located at the northeast intersection of Mount Latona and Atlas Drive, have yielded a static pressure of 114 (psi) pounds per square inch, a residual pressure of 110 (psi) pounds per square inch and a discharge of 1248 (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.

7. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 4805 Atlas Drive.

Sewer:

8. There is an existing 8-inch diameter sanitary sewer main extending along Titanic Drive that is available for service, the sewer main is located approximately 12-ft south from the center right-of-way line.

9. There is an existing 12-inch diameter sanitary sewer main extending along Atlas Drive that is available for service, the sewer main is located approximately 5-ft south from the center right-of-way line.

10. There is an existing 8-inch diameter sanitary sewer main extending along Mitzie Ram Place that is available for service, the sewer main is located approximately 4-ft west from the center right-of-way line.

General:

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

Fire Department

The El Paso Fire Department has no objections to the rezoning request or to the Detailed Site Plan as submitted. The case remains subject to further review at later stages of the process including, but not limited, to Fire Plan review

CITY PLAN COMMISSION OPTIONS

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

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

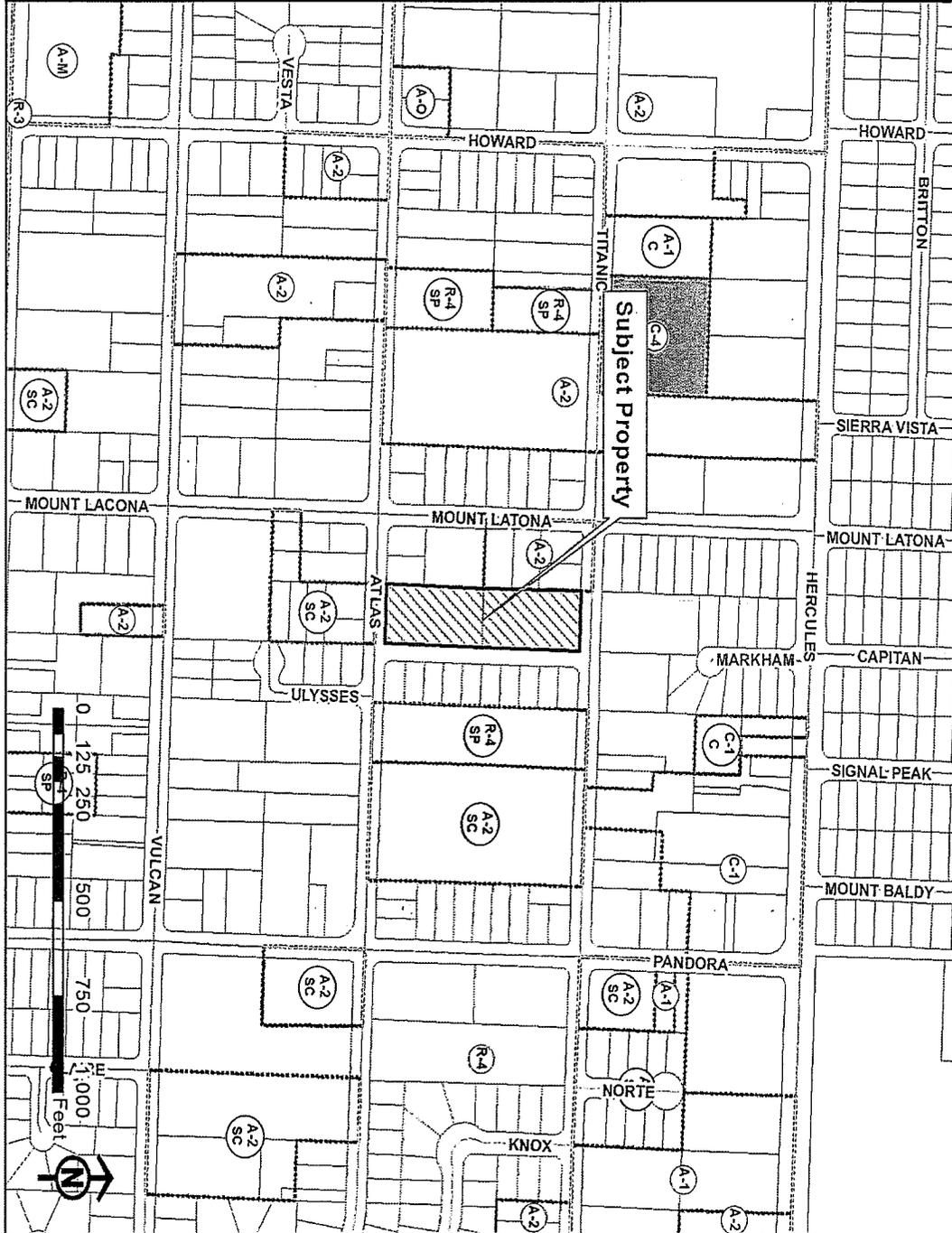
Attachment 3: Master Zoning Plan

Attachment 4: Master Zoning Plan Report

Exhibit A: Opposition Petition

ATTACHMENT 1: ZONING MAP

PZRZ11-00039

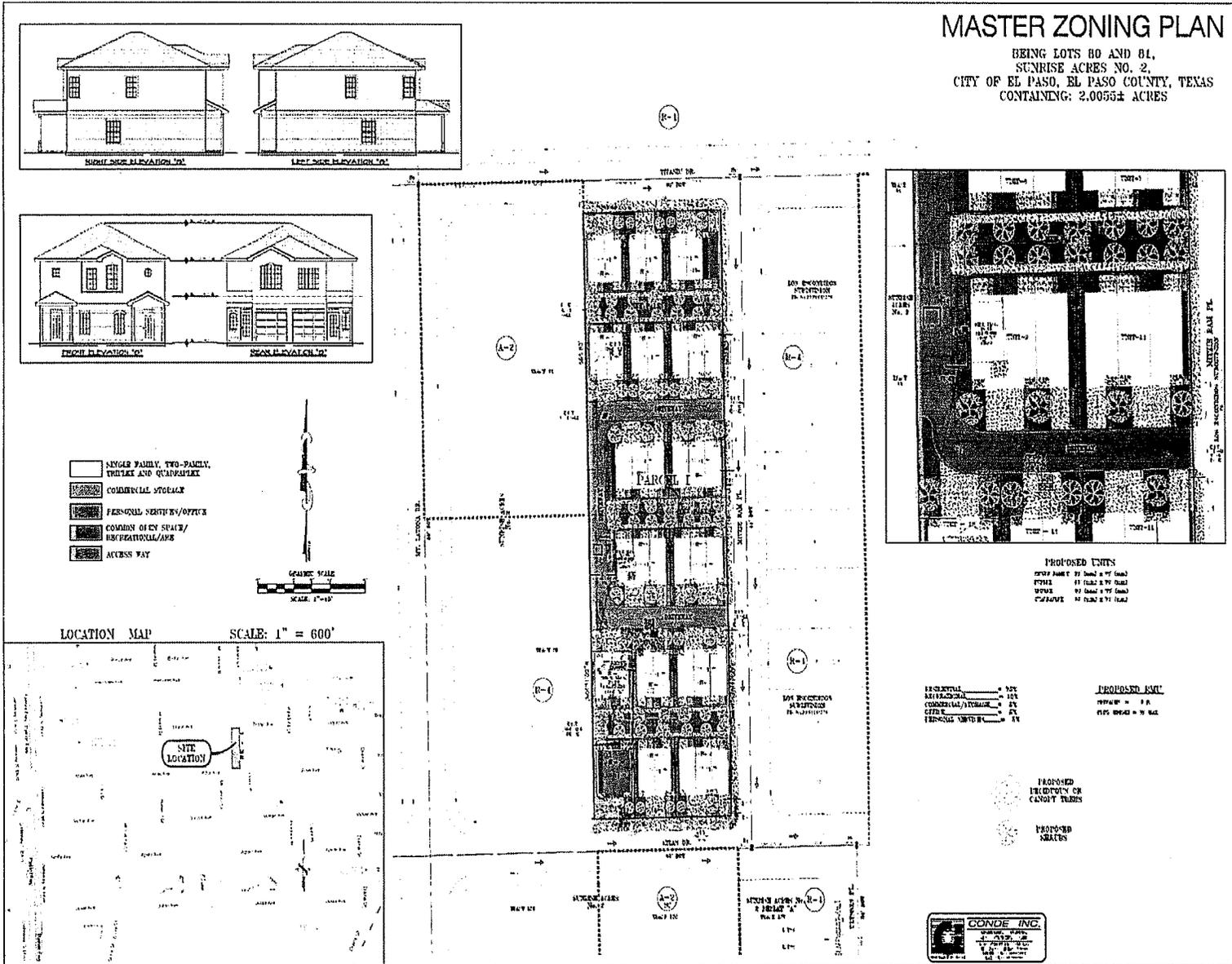


ATTACHMENT 2: AERIAL MAP

PZRZ11-00039

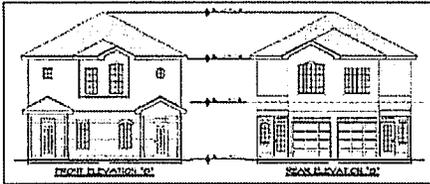
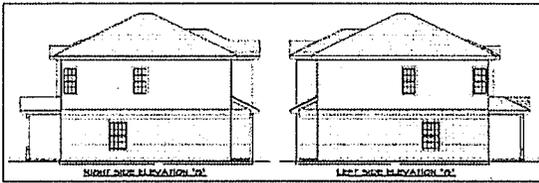


ATTACHMENT 3: MASTER ZONING PLAN



MASTER ZONING PLAN

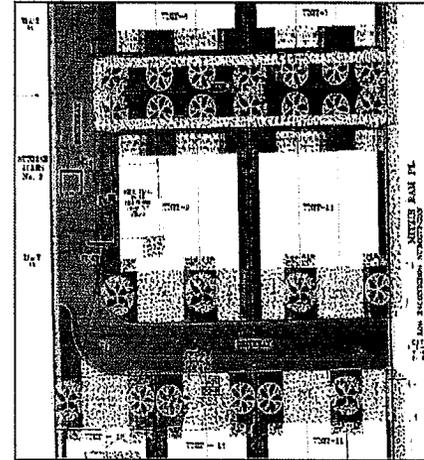
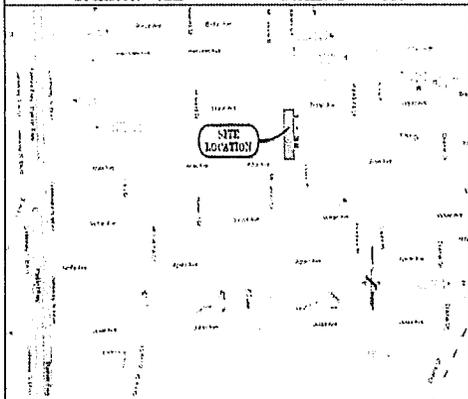
BEING LOTS 80 AND 81,
SUNRISE ACRES NO. 2,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 2.0055± ACRES



- SINGLE FAMILY, TWO-FAMILY, TRIPLEX AND QUADPLEX
- COMMERCIAL STORAGE
- PERSONAL SERVICE/OFFICE
- COMMON USE SPACE/RECREATIONAL/SPAS
- ACCESS WAY



LOCATION MAP SCALE: 1" = 600'



PROPOSED UNIT
 UNIT 1 11' x 11' x 11' (Unit)
 UNIT 2 11' x 11' x 11' (Unit)
 UNIT 3 11' x 11' x 11' (Unit)
 UNIT 4 11' x 11' x 11' (Unit)

EXISTENTIAL
 RESIDENTIAL
 COMMERCIAL/INDUSTRIAL
 OFFICE
 PERSONAL SERVICE/OFFICE

PROPOSED UNIT
 UNIT 1 11' x 11' x 11'
 UNIT 2 11' x 11' x 11'

PROPOSED
 PRODUCTION OR
 CANDY TRAYS

PROPOSED
 SPACES



ATTACHMENT 4: MASTER ZONING PLAN REPORT

ATLAS-TITANIC/VULCAN-MT. LATONA MASTER ZONING PLANJuly 2011

MASTER ZONING PLAN

Atlas-Titanic/ Vulcan-Mt. Latona Master Zoning Plan for a Residential Mixed Use District

SECTION I

PURPOSE AND INTENT-

The purpose of this Master Zoning Plan is to provide detail on the compatibility between land use and structures within and adjacent to this district. The district is intended to provide a unified community as described within the City of El Paso Comprehensive Plan and Smart Growth Objectives as follows:

- To accommodate, encourage and promote innovatively designed development involving a mix of housing types and price levels;
- To permit a mix of residential uses that is compatible to the existing neighborhoods abutting this district.

OBJECTIVE

The objective of this Master Zoning Plan district is to allow for a mix of residential uses that meets the objectives of the RMU within Title 20, Section 20.06.020.D.9. This district will accommodate, encourage and promote an innovatively designed mix of single family, two-family, three-family, quadraplex, neighborhood commercial and common open space/recreational uses.

SECTION II

CHARACTERISTICS AND COMPONENTS OF THIS DISTRICT

1. General Design Principles as per Title 20.10.360G are design principles to serve as guidelines that are met by this district.
 - a. Development Perspective:
 - (2). That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods. This district will provide for a mix of residential uses while also providing for some open space/recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.
 - (3). That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and integrated with the existing urban patterns. This district is designed to provide for a unique urban design that will complement the existing neighborhood.

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El Paso, Texas 79905

- (5). That a mixture of housing types and densities be distributed throughout the mixed-use development. This district will contain a full mix of residential types from single family units to quadraplexes while providing for some open space/recreation areas that are not currently available within the neighborhood.
- (10). That neighborhoods be compact, pedestrian –friendly, and mixed use. This district will be designed in a more urban setting that will provide for rear access garages, front yard common areas that will be unique to the neighborhood.
- (11). That the ordinary activity of daily living occurs within walking distance of most dwellings. This district will provide a mix of residential uses that will contain some neighborhood commercial uses as well as common open space/recreational areas in order to achieve a more walkable, sustainable neighborhood.
- (13). That within the neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes. This district will contain a mix of residential uses ranging from single family to quadraplexes that will accommodate residents of diverse ages and incomes.
- (17). That a development have sufficient size to accommodate the mixed-use concentration of uses. This district is sufficient in size to accommodate a mix of uses within an infill area that will compliment the viability and livability of the existing neighborhood.

b. Building Perspective:

- (1). That buildings and landscaping contribute to the physical definition of streets and civic places. This district will be designed to have rear access garages, common front yard/ recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.
- (2). That the design of streets and buildings reinforce safe environments. This district will be designed to have rear access garages, common front yard/ recreational areas that will provide for a safer environment by accommodating the vehicular movements while providing for a more pedestrian-friendly neighborhood.

- 2. General Design Elements as per Title 20.10.360G are design elements to serve as guidelines that are met by this District.
 - a. Neighborhoods limited in size and orientated toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable and harmonious environment.

This district will provide for a mix of residential uses that will be more pedestrian-friendly, and will contain common open space/recreational areas that will serve as focal points to the neighborhood.

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3. Architectural objectives as per Title 20.10.360G
 - a. Architectural compatibility
 - b. Human scale design
 - c. Integration of uses
 - d. Encouragement of pedestrian activity
 - e. Buildings that relate to and are orientated toward the street and surrounding buildings
 - f. Residential scale buildings in any mixed residential area
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development, and
 - h. Buildings that focus activity on neighborhood open space, square or plaza.

This district will contain a mix of residential uses that will be designed to have rear access garages, common open space/recreational front yards that will make this neighborhood more walkable and diverse.
4. Roadway design as per Title 20.10.360G – this District will contain a short block, narrow access-way (rear garage access), pedestrian-friendly design.
5. Parking – off-street parking within the district is provided for the residents of the district by way of single car garages, 1 car driveway storage and clustered parking areas as well.
6. Setbacks – this district will have zero (0) setbacks.
7. Density – this district will contain a maximum FAR of .50:1 or 15 units/acre
8. Landscaping – this district will contain landscaping that will meet and exceed requirements per Title 18 (Building and Construction) of the El Paso City Code.
9. Sub districts – this district will not have any sub districts.

SECTION III

PHASING

The entire District will be built within a two year timeframe. Thus, there will be no phasing of this District.

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El Paso, Texas 79905

SECTION IV

RELATIONSHIP TO THE PLAN FOR EL PASO

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

A. City-Wide Land Use Goals and Policies:

Policy: Develop land use patterns that protect neighborhoods while supporting the economic viability of the City.

Action: Maintain development standards that protect residential neighborhoods from uses that increase traffic, noise, reduce privacy, and adversely affect the health, safety and welfare of residents.

This district will enhance the economic viability of the neighborhood by providing for a mix of residential uses, common open space/recreational areas that will be more pedestrian-friendly.

B. Residential Land Use Goals and Policies:

- 1. Goal:** Provide a wide range of housing types that respond to the needs of all economic segments of the community.

Policy: Encourage innovative home design and development to promote housing opportunities

Action: Provide adequate open space, either in private yards or common areas, in all residential developments

- 2. Goal:** Protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

Action: Employ development standards to protect residential environments.

This district will provide for a mix of residential uses that will provide for a more diverse range of residents while enhancing the existing neighborhood due to the unique design of common open space/recreational areas that will serve as focal points to the neighborhood.

C. Neighborhoods Land Use Goals and Policies:

- 1. Preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.**

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

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

This district will enhance the Integrity, economic vitality and livability of the existing neighborhood through the design of a more urban, walkable development.

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**MT. LATONA & VULCAN
GENERAL DATA REQUIRED
FOR THE MIXED USE DISTRICT**

Land Use Type	Minimum Unit Area	UNIT COVERAGE		Minimum Unit Width	Minimum Unit Depth	MAX BLDG HEIGHT (1)	
		Minimum	Maximum			Primary Structure	Accessory Structure
2.0	Commercial storage						
	Self storage warehouse	n/a	n/a	n/a	n/a	30'	30'
4.0	Office and research services						
	Office, administrative & manager's	1,500sqft	40%	80%	25'	60'	30'
	Office, business	1,500sqft	40%	80%	25'	60'	30'
10.0	Personal Services						
	Laundromat, laundry (<5,000sqft)	1,500sqft	40%	80%	25'	60'	30'
11.00	Recreational						
	Open Space	n/a	n/a	n/a	n/a	n/a	n/a
	Park/Playground	n/a	n/a	n/a	n/a	n/a	n/a
13.00	Residential						
	Single Family (Attached/Detached)	1,500sqft	40%	80%	25'	60'	30'
	Duplex	2,400sqft	40%	80%	40'	60'	30'
	Apartments	3,600sqft	40%	80%	60'	60'	35'
	Triplex	2,400sqft	40%	80%	40'	60'	30'
	Quadplex	3,600sqft	40%	80%	60'	60'	30'
	Domestic Storage	1,500sqft	40%	80%	25'	60'	30'
	Dwelling, resident watchman	1,600sqft	40%	80%	25'	60'	30'
	Home Occupation Use	1,600sqft	40%	80%	25'	60'	30'
Notes: Lot is replaced by Unit since this development will be a Condominium Regime							

EXHIBIT A

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Signature	First	Last	Address	PO Box	Date & Vote
1. BR	Gabriel	Lopez	4845 Vulcan	7-10-55	11-7-11
2. Habam Lopez	Habam	LOPEZ	4845 Vulcan	7-22-40	11-7-11
3. Maria Lopez	Maria	Lopez	4845 Vulcan	4-1-36	11-7-11
4. Lorena Lopez	MARIA	LOPEZ	4845 Vulcan	7-17-69	11-9-11
5. Lorena Lopez	Lorena	Lopez	4845 Vulcan	7-9-25-66	11-7-11
6. Fernie Lopez	Fernie	Lopez	4845 Vulcan	7-22-71	11-7-11
7. Carrie J. Sample	CARRIE	SAMPLE	4860 Vulcan	19 Jul 1974	
8. Rodolfo Schlemm	RODOLFO	SCHLEMM	7830 Mt. Latona	11/23/43	
9. Maria Schlemm	MARIA	Schlemm	7830 m Latona	5-8-41	
10. Juan Schlemm	Juan	Schlemm	7705 m Latona	11-24-48	

Meeting → November 3, 2011 @ 1:30pm (Thursday)
 Planning & Development Commission - City of EL Paso
 City Chambers 2nd Floor City Hall
 2 Civic Center Plaza, EL Paso, TX (915) 541-4633

KEEP R-4 ZONING

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner: No APARTMENTS
 Planning & Eco Dev. Note: The City of EL Paso Case # PZRZ11-00040

Signature	First	Last	Address	DOB	Date & Vote
	Juan	Sidero	4864 Rivas Ave	4/4	11/08
	Martha	Garcia	7956 Mount Lahoma	9/30/88	11/08/11
	Martha	Garcia	7906 MT LAHOMA	12-13-81	11-8-11
	Martha	Garcia	4804 Titanic	7-12-60	11-8-11
	Sessia	Garcia	4804 Titanic	12-17-90	11-8-11
	Martha	Garcia	4804 Titanic	3/10/87	11/8/11
	Petra	Hernandez	4826 Vulcan	11-7-54	11-9-11
	Carolina	Hernandez	4826 Vulcan	12-20-93	11-9-11
	Ofelia	Hipolito	4824 Vulcan	4/2/45	11/9/20
	Roberto	Hipolito	4824 Vulcan	2/22/35	11/9/2011

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Trads 80 & 81 - 4608 Titanic
 4805 Atlas
 4809 Vulcan
 454 & 155

Meeting -> November 3, 2011 @ 1:30pm (Thursday)
 Planning & Development Commission City of EL Paso
 City Chambers, 2nd Floor, City Hall
 2 Civic Center Plaza, EL Paso, TX (915) 541-4633

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 Planning & Eco Dev. Notice-The City of EL Paso Case # PZRZ11-00039 Tracts 80 & 81 4808 Titanic
 # PZRZ11-00040 4805 Atlas
 4807 Vulcan

Signature	First	Last	Address	Tracts	Date	Vote
	ELENA	HANNA	4744 Vulcan	80 & 81	11-2-11	
	ERIK	RUCKHNBACH	4744 Vulcan		"	
María Cisneros Medina	María	Medina	4750 Vulcan		5-8-32	
Ruben Ramirez	Ruben	Ramirez	47614 Mt. Latorra		2/20/11	
Blas Antonio Soto	Blas Antonio	Soto	7619 MTLATORRA		11-03-011	
Victoria Hernandez	Victoria	Hernandez	7615 Mt Latorra			
7.						
8.						
9.						
10.						

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 CITY OF EL PASO
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 DEPARTMENT

Meeting → November 3, 2011 @ 1:30pm (Thursday)
 Planning & Development Commission City of EL Paso
 City Chambers, 2nd Floor, City Hall
 2 Civic Center Plaza, EL Paso, TX (915) 54-4633

KEEP R-4 ZONING

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner: NO APARTMENTS
 Planning & Eco Dev. Notice-The City of EL Paso Case # PZRZ11-00037
 # PZRZ11-00040

Signature	First	Last	Address	BOA	Date	Vote
<i>Cristina Ramirez</i>	CRISTINA	RAMIREZ	7808 Ulysses	12-26-42	12-31-11	109500
<i>Enrique Ramirez</i>	ENRIQUE	RAMIREZ	7808 ULYSSES	4-20-35		
<i>Relia M. Reyes</i>	VELIA	REYES	7819 ULYSSES	12-14-42		
<i>Ruben Reyes</i>	RUBEN	REYES	7819 ULYSSES	04-19-38		
<i>Daniel Colon</i>	RECEIVED NOV 14 2011 CITY OF EL PASO PLANNING & DEVELOPMENT DEPARTMENT		7800 ULYSSES	05-04-54		
<i>Marcos Campos</i>	MARCOS	CAMPOS	7827 ULYSSES	01/30/49		
<i>Gabriel Rodriguez</i>	GABRIEL	RODRIGUEZ	7827 ULYSSES	08/07/77		
<i>Maribel Roque</i>	MARIBEL	ROQUE	4854 ATLAS	11/10/71		
<i>Jefferson Groff</i>	JEFFERSON	GROFF	4850 ATLAS	12/30/54		
<i>Alicia Campos</i>	ALICIA	CAMPOS	7827 ULYSSES	7/18/79		

Tracts 80 & 81
 4808 Titanic
 4805 Atlas
 4807 Vulcan

⑤ of 9

Meeting → November 3, 2011 @ 1:30pm (Thursday)
 Planning & Development Commission - City of EL Paso
 City Chambers, 2nd Floor, City Hall
 2 Civic Center Plaza, EL Paso, TX (915) 541-4633

KEEP R-4 ZONING

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 Planning & Eco Dev. Notice-The City of EL Paso Case # PZRZ11-00039 Tracts 80 & 81 4808 Titanic
 # PZRZ11-00040 454 & 155 4805 Atlas

Signature	First	Last	Address	DOB	Notes
<u>[Signature]</u>	Elsa	Montano	4823 Apollo	3/12/79	
<u>[Signature]</u>	Juan	Gonzalez	4823 Apollo	9/22/80	
<u>[Signature]</u>	Margarita	R. Hernandez	4827 Apollo	03/23/73	
<u>[Signature]</u>	Maura	Ramirez	4827 Apollo	08/04/83	
<u>[Signature]</u>	Joseph	Monega	7505-B Golden Knight	01/17/89	
<u>[Signature]</u>	Patricia	Bejarano	7601 Pandora	11/14/59	
<u>[Signature]</u>	Jan	Bejarano	7601 Pandora	02/00/51	
<u>[Signature]</u>	ESTER	TORRES	7603 PANDORA	02/24/88	
<u>[Signature]</u>	MARIA	HERNANDEZ	7607 Pandora	4/14/38	
<u>[Signature]</u>	Angelica	Saavedra	7611 Pandora	10/25/68	

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 CITY OF EL PASO
 PLANNING & DEVELOPMENT DEPARTMENT

Meeting → November 3, 2011 @ 1:30pm (Thursday)
 Planning & Development Commission City of EL PASO
 City Chambers, 2nd Floor, City Hall
 2 Civic Center Plaza, EL PASO, TX (915) 544-4633

KEEP R-4 ZONING

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner: No APARTMENTS.
 Planning & Eco Dev. Notice-The City of EL Paso Case # PZRZ11-00040

Signature	First	Last	Address	DOB	Date	Vote
Alexandra Avanos	Alexandra	Avanos	4805 Apollo	9-30-78		since 196
Gregory V Padilla	Gregory V	Padilla	4805 Apollo Ave	May 29, 1981		
MARIA FALCON	MARIA	FALCON	4805 Apollo Ave	11/23 53		
MARIA PADILLA	MARIA	PADILLA	4805 Apollo Ave.	4-1-53		
TYRONE AVANOS	TYRONE	AVANOS	4805 APOLLO AVE.	1-1-96		
Gerardo Palacios	Gerardo	Palacios	4811 Apollo ave	2000		
Laura Palacios	Laura	Palacios	4811 APOLLO ave	2000		
Abel Villalobos	Abel	Villalobos	4813 Apollo	12-23-96		
MARGARITO VILLALOBOS	MARGARITO	VILLALOBOS	11	2-22-86		
Rosa Villalobos	Rosa	Villalobos	4813 Apollo			

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DEVELOPMENT DIV.

Meeting → November 3, 2011 @ 1:30pm (Thursday)
 Planning & Development Commission City of EL Paso
 City Chambers, 2nd Floor, City Hall
 2 Civic Center Plaza, EL Paso, TX (915) 541-4633

KEEP R-4 ZONING

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Planning & Eco Dev. Note: The City of EL Paso Case # PZRZ11-00039
 # PZRZ11-00040 Tracts 80 1/2 81 4808 Titanic
 157 1/2 155 4805 Atlas
 4801 Vulcan

Signature	First	Last	Address	DOB	Date & Vote
Veronica Palma	VERONICA	PALMA	7815 ULYSSES PL	7/25/1979	OCTOBER 31, 2011
Tremell Bellamy	TREMELL	BELLAMY	7815 Ulysses	02/27/87	
Billie Tiller	BILLIE	TILLER	9949 DYER	3/8/28	
John Galvan	JOHN	GALVAN	9945 JARONIA		
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CIVIC DEVELOPMENT SERVICES DEPARTMENT					

Meeting → November 3, 2011 @ 9:30pm (Thursday)
 Planning & Development Commission City of EL Paso
 City Chambers, 2nd Floor, City Hall,
 2 Civic Center Plaza, EL PASO, TX (915) 541-4633

KEEP R-4 ZONING

We the Neighborhood of Sunrise Acres #2 are against the proposed zoning change request from R-4 (Residential) to R-MU (Residential Mixed Use) and master plan by Adobe Haciendas Inc. Owner: NO APARTMENTS
 Planning & Dev. Notice-The City of EL Paso Case # PZRZ11-00040

Signature	First	Last	Address	Tracts	Date	Index
	Juan	Ibarra	7604 PANDORA	80 1/2 81	4808	Titanic
	YADINA	Ibarra	7604 PANDORA	157 1/2 155	4805	Atlas
	Estela	Alvarez	7613 PANDORA		4801	V
	MAURO	Hernandez	7610 PANDORA			
	Yvonne	Hinojosa	4830 Vulcan			
	Sierra	Hinojosa	4830 Vulcan		2-16-79	
	JACOB	Fieno	2016 MITZIE RAN		5-1-76	
	RAQUEL	Fieno	80.16 MITZIE RAN		11-5-72	
	Edward	Hernandez	4826 Vulcan		04/12/1990	
	Petra	Hernandez	4826 Vulcan		11-7-54	

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 JACOB CITY OF EL PASO
 PLANNING & DEVELOPMENT DEPARTMENT

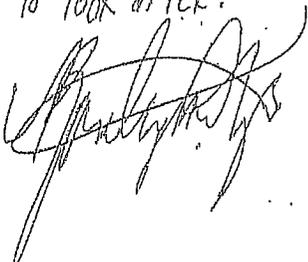
Rosaleah Mendoza
7610 Mt. Latina
EL PASO, TX 79904
(915) 755-5111

1/0 City Plan Commission
City Plan Commission Planning
1st Floor @ 1:30pm
City Council Chambers EL PASO, TX
2 Civic Center Plaza EL PASO, TX
79901-1114

To Whom It May Concern:

November 3, 2011

CASE NO: PZRZ11-0039
& CASE NO: PZRZ11-0040 are extremely troubling to me and my neighbors. We are against such R. MU considerations due to a numberous amount of problems in our area planning. The streets are not adequately large enough to host multiple units & they flood. Additional traffic in addition to the school, family projects housing add-ons and welfare subsidized type giveaways has been hard to offset over the years. Our goal is to keep R-4. Too much parking on streets, staging business in streets & kids to look after.

Warm regards,


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DEVELOPMENT SERVICES
DEPARTMENT

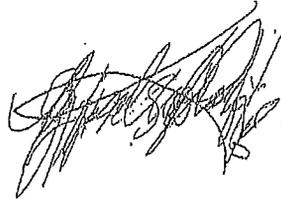
JEFFERSON GROFF & Atlas
4850 Atlas
EL Paso, TX 79904

City Plan Commission
c/o Planning Division
5th Floor, City Hall, 2 Civic C
El Paso, Texas 79901
Nov. 3, 2011

Protest regarding case #5

PZRZ11-00039 ← 4806 Titanic
4805 Atlas
PZRZ11-00040 → 4801 Vulcan

We are against zoning R. MU to anyone at these locations. We do not want access used to Ulysses St open for 36 families or other drop passing through at leisure. We have struggled to keep this area clean for years. Children as well as teenagers are a problem in our area. Adults have also vandalized repeatedly. The flooding is a river on Atlas when it rains.



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Midview & Sunrise
Neighborhood Association
Member
7610 Mt. Edison
El Paso, TX 79904

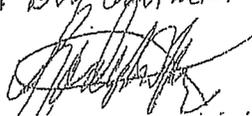
Susie Byrd / Mayor Cook / Honorable NE Rep.
City of El Paso Texas
City Chambers, 2nd Floor & 10th Floor
2 Civic Center Plaza, El Paso, TX
(915) 541-4633
November 14, 2011

Honorable Representatives,
re: meeting 9:30 AM -> Susie Byrd

In response to Nov. 3 2011 Zoning Planning Department
of City of El Paso - We need your support. Our Sunrise Acres
is in danger of over development because Adobe Haciendas
bought Tekony's & McGrath's old places. Adobe Haciendas
drew a plan to cram 30 units but plan zoning reduced
it by 2 units. 28 units is too much in a small spaces
as this. 14 per Acre is real bad for us.

Enclosed find 9 pages of neighbors who DO NOT
want more trouble out here. The apartments have NOT
adequate parking, provisions set back or support to the
neighborhood. We need homeowners participating with
neighborhood watch. Our social, economic & property
values are being threatened. We need your support.

Please help us to address the various problems in
our neighborhood. We have VFMA & MOOSE LODGE. We have
Eisenhower and Roosevelt public housing units. We have
25 apartment properties. We have an elementary school.
School buses inadequate pick up points. Library bus
problem. Not to mention the flooding river when it
rains drainage pipes down Vulcan Atlas, Apollo, Titanic.
My camera broke although I will buy another.

Sincerely,


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DEVELOPMENT SERVICES
DEPARTMENT

7800 VULCAN
EL PASO, TX 79901

This area has been neglected. Adventure they need to fill in empty spaces in housing areas. Every few years they try to put apartments among family housing. If you really look at Appalo, Vulcan, Atlas & Titania & Hercules street. They have managed to piece-meal apartment

7800 VULCAN
EL PASO, TX 79901

Among family houses. For example on 4800 block of Appalo. They just built a pecking tom apartment. The apart is about 3 ft from a road wall, two story one next to it is family house. They can see into their windows of people living next door. Apartments are always markers but people and families should come first when it comes to housing.

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DEVELOPMENT SERVICES
DEPARTMENT

Cal. Smith