

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: January 21, 2020

PUBLIC HEARING DATE: February 18, 2020

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, (915) 212-1553, EtiwePF@elpasotexas.gov

Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance changing the zoning of the property described as Lots 17 & 18, Block P2, Garden Addition to Moeller's Subdivision, 613 Raynor St., City of El Paso, El Paso County, Texas from A-O/c (Apartment/Office/condition) to S-D/c (Special Development/condition) pursuant to Section 20.04.360 and approving a Detailed Site Development Plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for commercial retail as permitted in the S-D (Special Development) zone district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 613 Raynor St.; Owners: Belen O. Solis; PZRZ19-00025 (District 8)

BACKGROUND / DISCUSSION:

On November 21, 2019, the CPC reviewed and recommended approval of the proposed rezoning.

SELECTION SUMMARY:

N/A

PROTESTS:

☒ No protest received for this requirement.

COUNCIL REPRESENTATIVE BRIEFING:

Was a briefing provided: ☐ Yes or ☒ No

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



Philip F. Etiwe, Director
Planning and Inspections Department

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS LOTS 17 & 18, BLOCK P2, GARDEN ADDITION TO MOELLER'S SUBDIVISION, 613 RAYNOR ST., CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-O/C (APARTMENT-OFFICE/CONDITION) TO S-D/C (SPECIAL DEVELOPMENT/CONDITION), PURSUANT TO SECTION 20.04.360 AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR COMMERCIAL RETAIL AS PERMITTED IN THE S-D/C (SPECIAL DEVELOPMENT/CONDITION) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Belen O. Solis, (Owner) has applied for a rezoning of property from **A-O (Apartment-Office/Condition)** to **S-D/c (Special Development/condition)** per Section 20.04.360 of the El Paso City Code; and,

WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for commercial retail, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

WHEREAS, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

WHEREAS, the rezoning and detailed site development plan 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 the El Paso City Code.

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

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Lots 17 & 18, Block P2, Garden Addition to Moeller's Subdivision, 613 Raynor St., City of El Paso, El Paso County, Texas*, be changed from **A-O/c (Apartment-Office/Condition)** to **S-D/c (Special Development/Condition)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.
2. Pursuant to the requirements of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow for commercial retail as permitted under the **S-D/c (Special Development/Condition)** district regulations of 20.04.150 and 20.10.360.

3. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference for all purposes.
4. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D/c (Special Development/Condition)** District regulations.
5. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D/c (Special Development/Condition)** district. 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.
6. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan Exhibit "A" within four (4) years from the date hereof.
7. The penalties for violating the standards imposed through this ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2020.

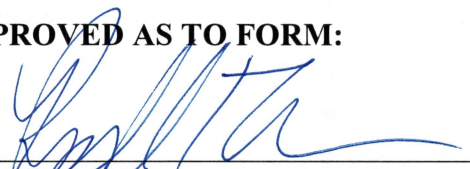
THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abein
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

By execution hereof, **Belen O. Solis** ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **S-D/c (Special Development/Condition)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this ____ day of _____, 2020.

OWNER: BELEN O. SOLIS

By: _____

(Print name & Title)

ACKNOWLEDGEMENT

THE STATE OF TEXAS)

)

COUNTY OF EL PASO)

This instrument is acknowledged before me on this ____ day of _____, 2020, by _____, in his legal capacity on behalf of **Belen O. Solis**.

My Commission Expires: _____

Notary Public, State of Texas

DETAILED SITE DEVELOPMENT PLAN

CONTAINING:
7,000.00 SQ. FT.
OR 0.1600 ACRES ±



A-2-IMPORT/EXPORT HISTORY - SHARED INFORMATION				
DATE	IMPORTS		EXPORTS	
	QUANTITY	VALUE	QUANTITY	VALUE
1997-01-01	100	\$100	100	\$100
1997-02-01	100	\$100	100	\$100
1997-03-01	100	\$100	100	\$100
1997-04-01	100	\$100	100	\$100
1997-05-01	100	\$100	100	\$100
1997-06-01	100	\$100	100	\$100
1997-07-01	100	\$100	100	\$100
1997-08-01	100	\$100	100	\$100
1997-09-01	100	\$100	100	\$100
1997-10-01	100	\$100	100	\$100
1997-11-01	100	\$100	100	\$100
1997-12-01	100	\$100	100	\$100
1998-01-01	100	\$100	100	\$100
1998-02-01	100	\$100	100	\$100
1998-03-01	100	\$100	100	\$100
1998-04-01	100	\$100	100	\$100
1998-05-01	100	\$100	100	\$100
1998-06-01	100	\$100	100	\$100
1998-07-01	100	\$100	100	\$100
1998-08-01	100	\$100	100	\$100
1998-09-01	100	\$100	100	\$100
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1998-11-01	100	\$100	100	\$100
1998-12-01	100	\$100	100	\$100
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1999-03-01	100	\$100	100	\$100
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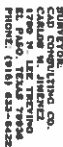
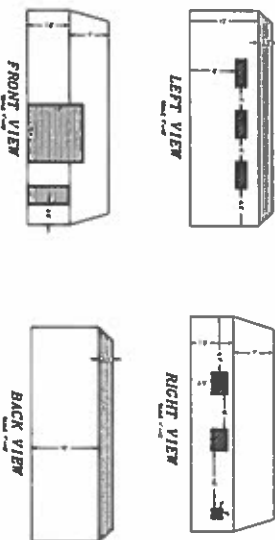
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○ KEYED NOTES

PLANNING SPACES REQUIRED AS PER CH. 20 APPROXIMATE "C" OF ROOMS OCCUPANCY FOR CITY OF N. PASO, TEXAS	REQUIRED SPACES	REQUIRED	PROPOSED
PARKING GARAGE		4	3
RETAIL/1,500 SQ. FT.	1,513/3,560		

EXPANSION TO THE PANEL	
1014 FLOOR CROSS AREA - 1440	AREA = 152.14 MOSAIC REQ'D.
1014 FLOOR CROSS AREA -	REQUIRED
(1,000 - 1,433.21) x 152 =	651.21 SQ FT

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MEMORANDUM

DATE: January 10, 2020
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Adriana Martinez, Planner
SUBJECT: PZRZ19-00025

An Ordinance changing the zoning of the property described as Lots 17 & 18, Block P2, Garden Addition to Moeller's Subdivision, 613 Raynor St., City of El Paso, El Paso County, Texas from A-O/c (Apartment/Office/condition) to S-D/c (Special Development/condition) pursuant to Section 20.04.360 and approving a Detailed Site Development Plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for commercial retail as permitted in the S-D (Special Development) zone district.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning 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 will not have negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

Planning has received two emails and four letters in support and one letter in opposition to the rezoning request; notices sent to property owners within 300 feet on November 7, 2019.

Property Owner: Belen O. Solis
Applicant: Belen O. Solis
Representative: Ray Mancera

Attachments:
Staff Report

613 S. Raynor St.

City Plan Commission — November 21, 2019 (REVISED)



CASE NUMBER: PZRZ19-00025
CASE MANAGER: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
PROPERTY OWNER: Belen O. Solis
REPRESENTATIVE: Ray Mancera
LOCATION: 613 Raynor St.; District: 8
PROPERTY AREA: 0.1607
REQUEST: To rezone from A-O/c (Apartment/Office/condition) to S-D/c (Special Development/condition)
RELATED APPLICATIONS: N/A
PUBLIC INPUT: Planning has received two emails and four letters in support and one letter in opposition to the rezoning request; notices sent to property owners within 300 feet on November 7, 2019.

SUMMARY OF REQUEST: The property owner is requesting to rezone the subject property from A-O/c (Apartment/Office/condition) to S-D/c (Special Development/condition) to allow for commercial retail.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the rezoning request. The proposed development meets the intent of the S-D/c (Special Development/condition) zoning district and complies with the provisions of *Plan El Paso* for the G-2, Traditional Neighborhood (Walkable) designation.

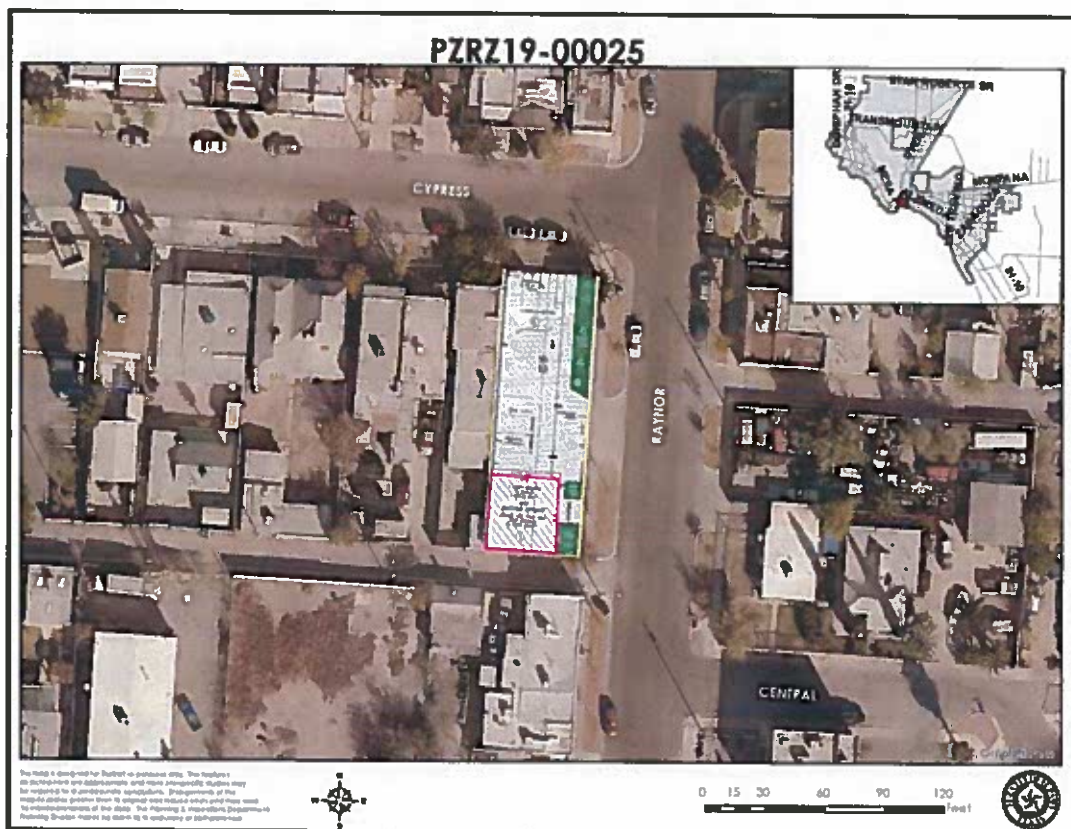


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The property owner is requesting to rezone from A-O/c (Apartment/Office/condition) to S-D/c (Special Development/condition) to allow for commercial retail. The property is located within the Central Planning Area. The area of the rezoning request is 0.1607 acres. The detailed site development plan proposed to keep the 1,433.23 sq. ft. existing professional office to be used as retail. Ordinance No. 011395, Dated on May 11, 1992, which restricts multi-family, has no adverse effect on this proposed retail development.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the adjacent commercial development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-2, Traditional Neighborhood (Walkable), use designation of *Plan El Paso*, the City's Comprehensive Plan.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes, the proposed commercial development is a permissible use within the S-D (Special Development) zone district. The proposed development remains consistent with the established neighborhood and other commercial uses in the neighborhood. Commercial and Residential uses are common and welcomed in this sector. The surrounding properties are zoned C-1 (Commercial), C-3 (Commercial), A-3 (Apartment), and C-3 (Commercial). The surrounding area uses vary from single-family dwellings, and professional offices.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>S-D (Special Development) District: The purpose of this district is for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	<p>Yes, the proposed development is a permitted use in the S-D (Special Development) district with the approval of a Detailed Site Development Plan. The existing development is adjacent to commercial and residential lots.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Preferred Development Locations: Is the property in a "Compact Urban" area?	N/A

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	N/A
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to impose any adverse effects on the community. It has the potential to maximize the use of an existing parcel.
Natural Environment: Anticipated effects on the natural environment.	Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	Yes, the proposed development is within an older area of the city, which represent stability within the G-2, Traditional Neighborhood use designation of Plan El Paso. There has been no rezoning within the last 5 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed use is permitted in the S-D (Special Development) district.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: There is an existing 12-inch diameter water main extending along the west side of Raynor St, approximately 25-feet east of and parallel to the western right-of-way line of Raynor St. At approximately 100-feet south of Cypress Ave. this water main turns 90 degrees east along an alley. This water main is available for service.

PUBLIC COMMENT: The proposed development lies within the El Paso Central Business and Familias Unidas del Chamizal Neighborhood Association. Planning has received two emails and four letters in support and one letter in opposition to the rezoning request; notices sent to property owners within 300 feet on November 7, 2019.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

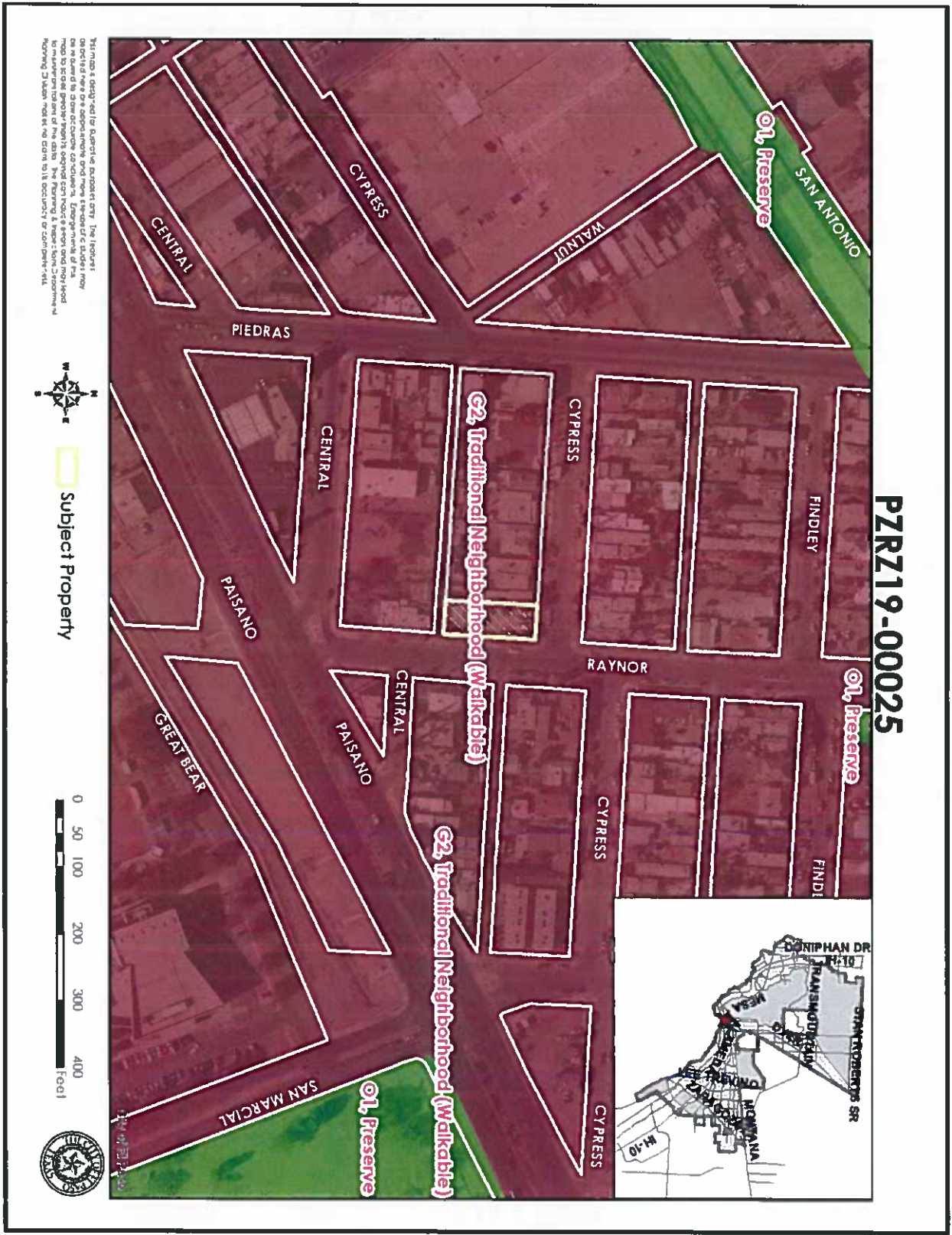
1. Recommend Approval of the rezoning request, finding that the request is in conformance with the review criteria of Plan El Paso as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
2. Recommend Approval of the rezoning request With Modifications to bring the request into conformance with the review criteria of Plan El Paso as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

3. Recommend Denial of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Detailed Site Development Plan
5. Ordinance No. 011395, dated May 11, 1992
6. Letters of support & opposition

ATTACHMENT 1



ATTACHMENT 2

Planning and Inspections Department

No objections to the rezoning.

Note:

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

Texas Department of Transportation

Proposed development is not abutting TxDOT right of way. Therefore, TxDOT has no comment.

Planning and Inspections Department – Landscaping Division

Recommended approval.

Planning and Inspections Department – Land Development

No objections to proposed rezoning.

Fire Department

Recommended approval.

Sun Metro

Recommend Approval

EPCWID

The attached case is not within the boundaries of EPCWID No. 1.

El Paso Water

El Paso Water (EPWater) does not object to this request.

Water:

There is an existing 12-inch diameter water main extending along the north side of Cypress Ave., approximately 23-feet south of and parallel to the northern right-of-way line of Cypress Ave. This water main is available for service.

There is an existing 12-inch diameter water main extending along the west side of Raynor St, approximately 25-feet east of and parallel to the western right-of-way line of Raynor St. At approximately 100-feet south of Cypress Ave. this water main turns 90 degrees east along an alley. This water main is available for service.

There is an existing 4-inch diameter water main extending along the alley, between Cypress Ave. and Central Ave. This main is available for service.

EPWater records indicate a vacant water service connection (inactive meter) serving the subject property. The service address is 613 S. Raynor St.

Previous water pressure from fire hydrant #678 located on southeast corner of Raynor St. and Cypress Ave., has yielded a static pressure of 68 psi, a residual pressure of 54 psi, and a discharge of 1,233 gallons per minute.

Sewer:

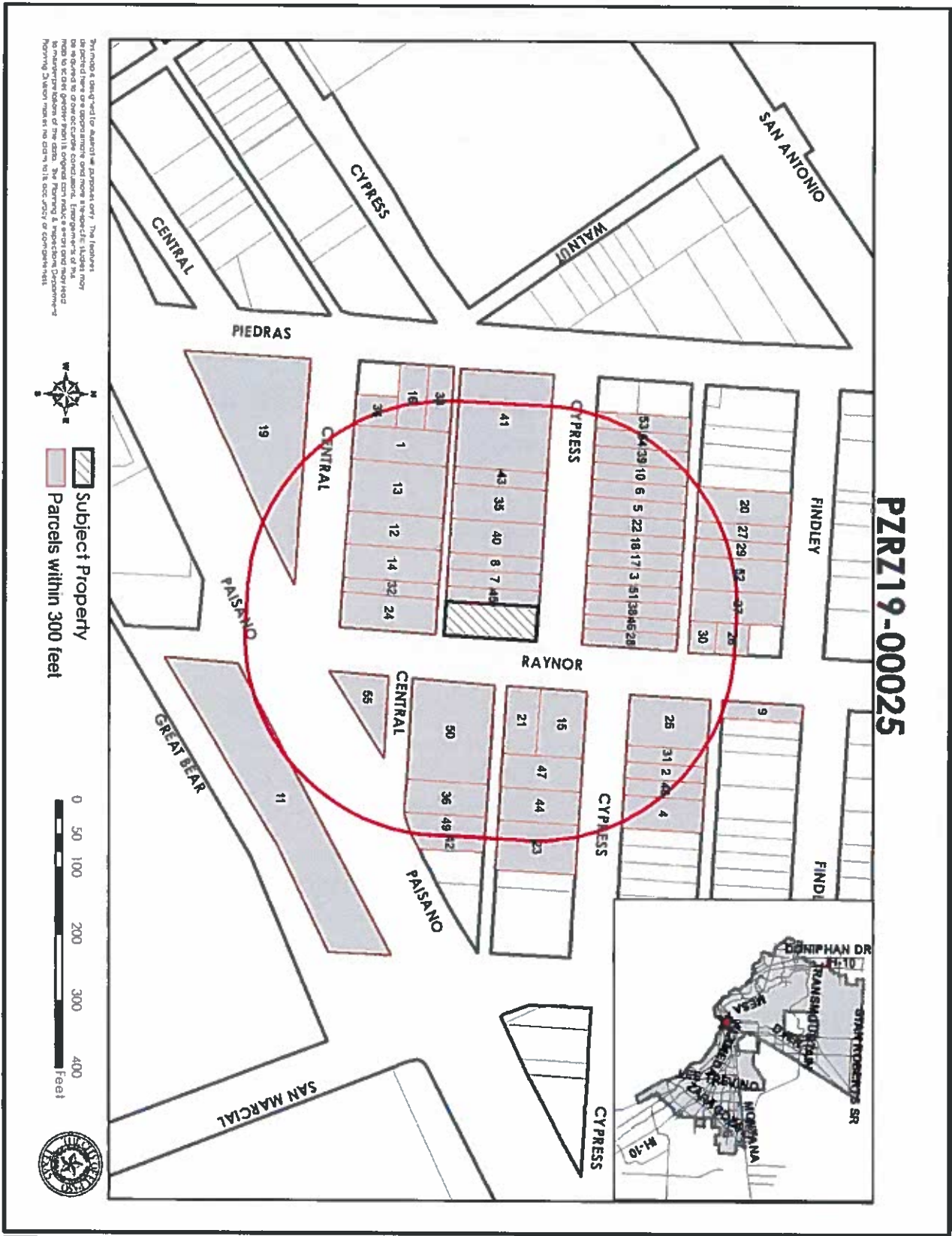
There is an existing 8-inch diameter sanitary sewer main extending along the center line of Raynor St. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along the center line of the Alley, south of Cypress Ave., and west of Raynor St. This water sanitary sewer main is available for service.

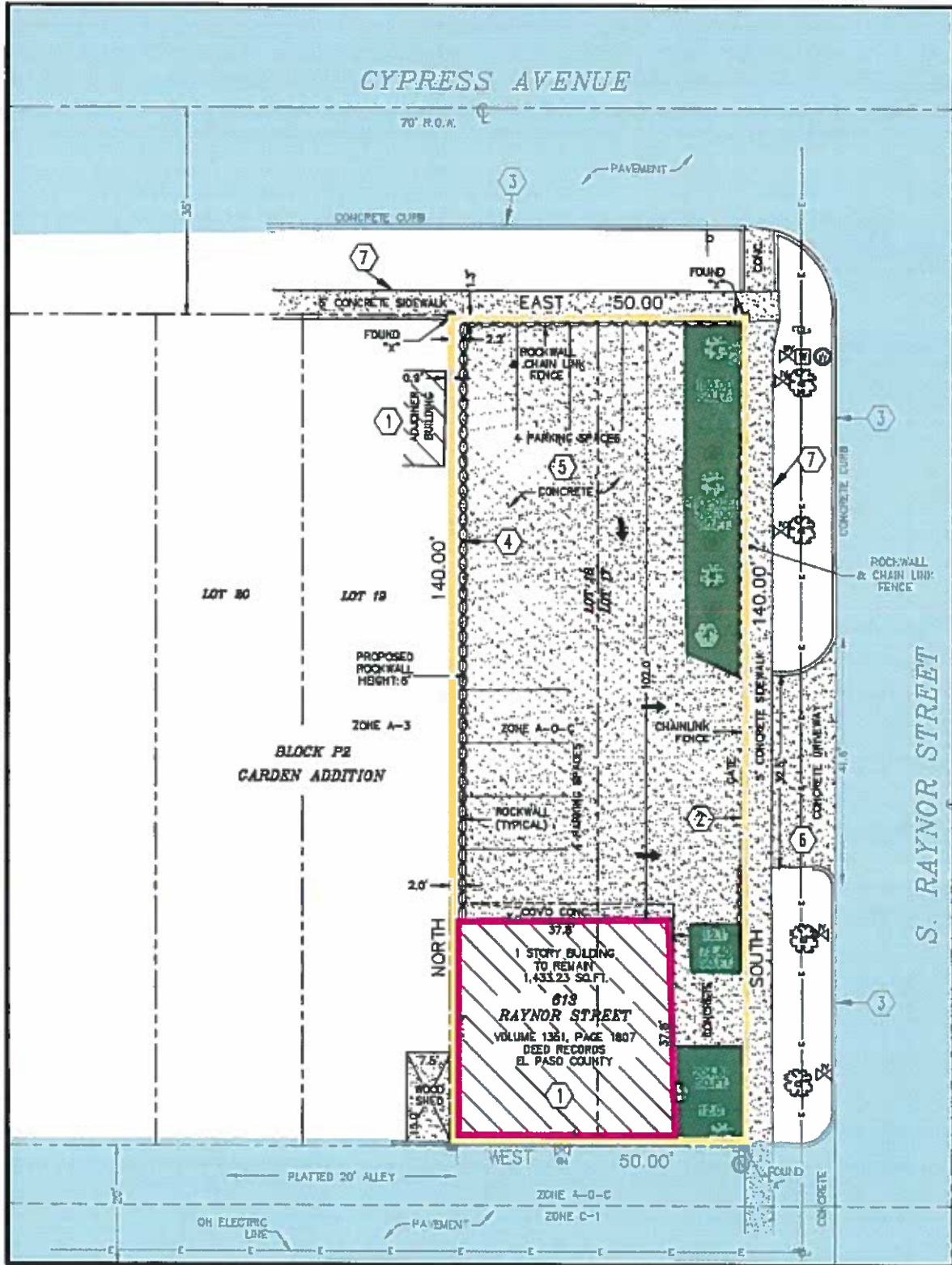
General:

EPWater requires a new service application to provide additional services 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 EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations.

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

ORDINANCE NO. 011395

AN ORDINANCE CHANGING THE ZONING OF LOTS
17 AND 18, BLOCK P-TWO, GARDEN ADDITION AND
IMPOSING CERTAIN CONDITIONS. THE PENALTY
BEING AS PROVIDED IN SECTION 20.68.010 OF THE
EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of LOTS 17 AND 18, BLOCK P-TWO, GARDEN ADDITION, be changed from A-3 (Apartment) to A-O (Apartment/Office), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from A-3 (Apartment) to A-O (Apartment/Office), in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

That no multi-family uses be permitted on the property.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above condition in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PAGE 1 OF 2

#11395

92-5701

PASSED AND APPROVED this 11th day of May, 1992.

THE CITY OF EL PASO

William S. Tilney
Mayor

ATTEST:

Carole Hunter
City Clerk

APPROVED AS TO FORM:

Kimberly Mickelson
Kimberly Mickelson,
Assistant City Attorney

APPROVED AS TO CONTENT:

Patricia D. Garcia
Department of Planning, Research
and Development

I CERTIFY THAT THE FOLLOWING ZONING
HAVE BEEN REVIEWED: S.R.

6-4-93 COUNTER

6-4-93 ORIGINAL

ACKNOWLEDGMENT

6-4-93 CONTROL

Blady. Inspection
R. Gonzalez

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 1992, by WILLIAM S. TILNEY, as Mayor of the CITY OF EL PASO.

Notary Public, State of Texas
Notary's Printed or Typed Name: _____

My Commission Expires: _____

C:\QM\292-5701.ORD

C:\KM\12NO-CND.ORD
Rev December 1991(gg)

Ordinance No. 011395

PAGE 2 OF 2

I certify that the zoning map has been revised to
reflect the amendment of ordinance # 011395
by R. Gonzalez Date 6-4-93

ATTACHMENT 6

Martinez, Adriana

From: Jose C <jcontreras@vpcanaco.org>
Sent: Sunday, November 10, 2019 9:42 AM
To: Martinez, Adriana
Subject: RE: Martha E Contreras

Regarding Belen O. Solis I am in favor of changing zoning on:
Lots 17 & 18, Block P-2, Garden Addition, an Addition to the City of El Paso, El Paso County,
Texas

I approve a change in zoning from A-O/c to S-D. Case Number PZRZ19-00025

Martha E Contreras
2915 and 2925 Central Ave.
El Paso, TX 79905

Martinez, Adriana

From: Jose C <jcontreras@vpcanaco.org>
Sent: Sunday, November 10, 2019 9:42 AM
To: Martinez, Adriana
Subject: RE: Martha E Contreras

Regarding Belen O. Solis I am in favor of changing zoning on:
Lots 17 & 18, Block P-2, Garden Addition, an Addition to the City of El Paso, El Paso County,
Texas

I approve a change in zoning from A-O/c to S-D. Case Number PZRZ19-00025

Martha E Contreras
2915 and 2925 Central Ave.
El Paso, TX 79905

Wednesday, November 13, 2019

Amado Urbina, d.b.a. Mr. Dollar
3001 E. Paisano
El Paso, Texas 79905-4102

RE: CASE NO PZRZ19-00025

The City Plan Commission c/o Planning Division
PO Box 1890
El Paso, Texas 79950-1890

Dear City Plan Commissioners,

I own property and a small business, in very close proximity the property at which a change in zoning has been applied for.

Please be informed, that I support the zoning change requested by Belen Solis at 613 South Raynor, El Paso, Texas, from A/O to S-D (Special Development).

Sincerely,

Amado Urbina



11/14/2019

Veronica Cordova
600 South Raynor #9
El Paso, Texas 79905-4102

RE: CASE NO PZRZ19-00025

The City Plan Commission c/o Planning Division
PO Box 1890
El Paso, Texas 79950-1890

Dear City Plan Commissioners:

I am in favor of the zoning change requested by Belen Solis at 613 South Raynor, El Paso, Texas, from A/O(Apartment/Office) to S-D (Special Development).

Very truly,


Veronica Cordova
915-260-9411

Saturday, November 10, 2019

Ralph Soto
3019 Paisano
El Paso, Texas 79905-4102

RE: CASE NO PZRZ19-00025

The City Plan Commission c/o Planning Division
PO Box 1890
El Paso, Texas 79950-1890

Dear Sirs,

I have lived my entire life in the area of the
requested zoning change and I am a property owner.

I wish to express my full and complete support for the
zoning change requested by Belen Solis at 613 South
Raynor and as described by your case number above and
the notice sent by your department.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ralph Soto".

Ralph Soto

Saturday, November 09, 2019

Dora Soto
3019 Paisano
El Paso, Texas 79905-4102

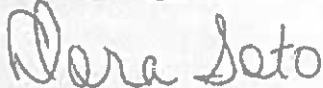
RE: CASE NO PZRZ19-00025

CPC c/o Planning Division
PO Box 1890
El Paso, Texas 79950-1890

Dear Sirs,

I am a lifelong resident of the area and property owner, I wish to express my support for the requested zoning change at 613 South Raynor and as referenced by your case number above.

Sincerely,

A handwritten signature in cursive script that reads "Dora Soto".

Dora Soto

NOV. 15-2019

TOMAS T. GONZALES
DOLORES V. GONZALES
OWNERS OF PROPERTY
2931 CENTRAL AVE.,
EL PASO, TEXAS 79905



CITY PLAN COMMISSION
C/O PLANNING DIVISION
MARTINEZ AD
CASE NUMBER PZRZ 19-0025

RE: CHANGING OF THE ZONING
REQUEST BY BELEN O. SOLIS OF
613 S. RAYNDR FROM AD/C TO
SD COMMERCIAL.

WE THE ABOVE NAMED ADAMANTLY!
REFUSE THE CHANGE-NO CHANGE!

SINCERELY SUBMITTED
Tomas T. Gonzales
TOMAS T. GONZALES
Dolores V. Gonzales
DOLORES V. GONZALES

Recommendation | Public Input 1

Planning Division recommendation:

Approval

CPC Vote:

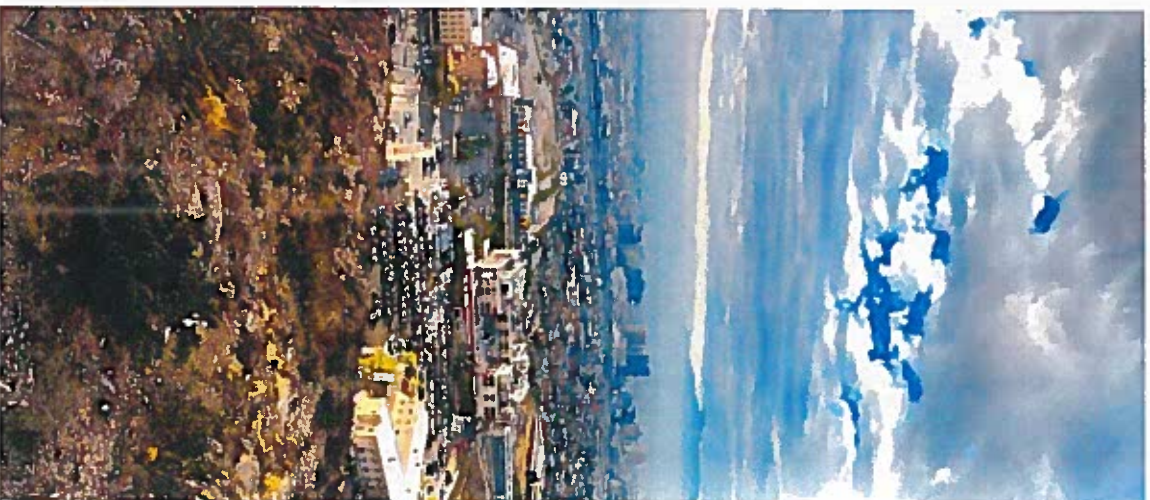
Approval Recommendation

Public Input:

- Planning has received two emails and four letters in support and one letter in opposition to the rezoning request; notices sent to property owners within 300 feet on November 7, 2019.

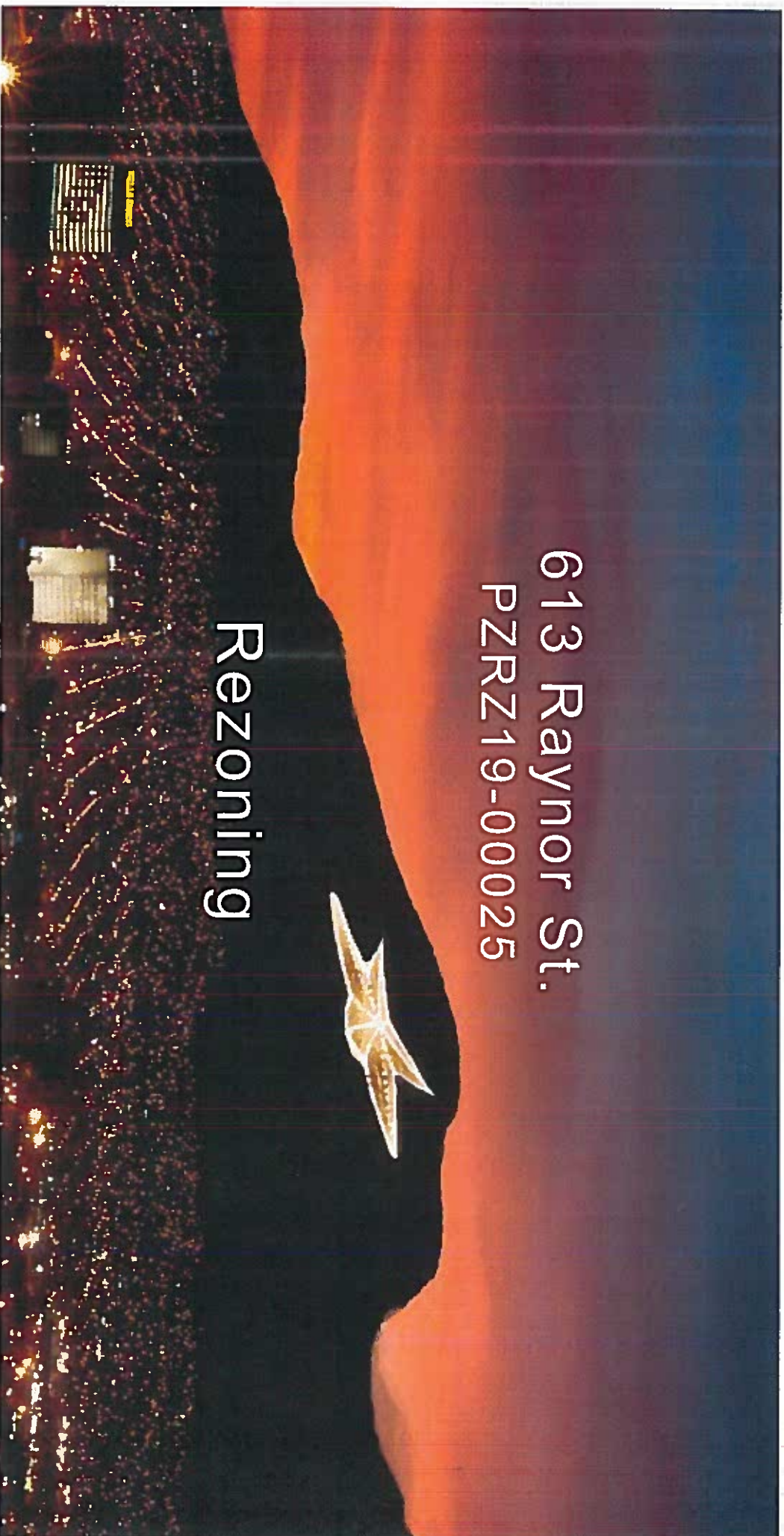
Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

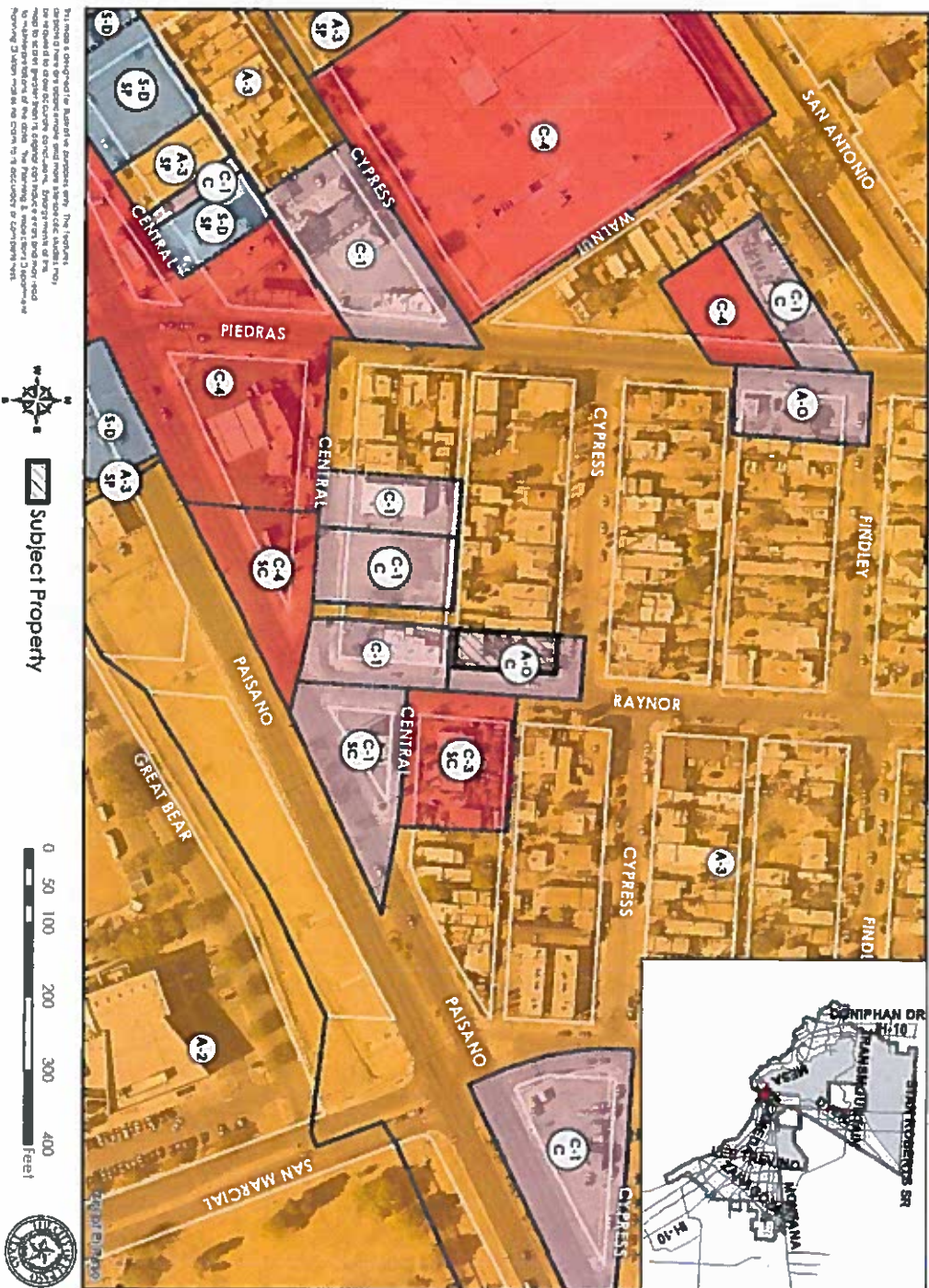


613 Raynor St.
PZRZ19-00025

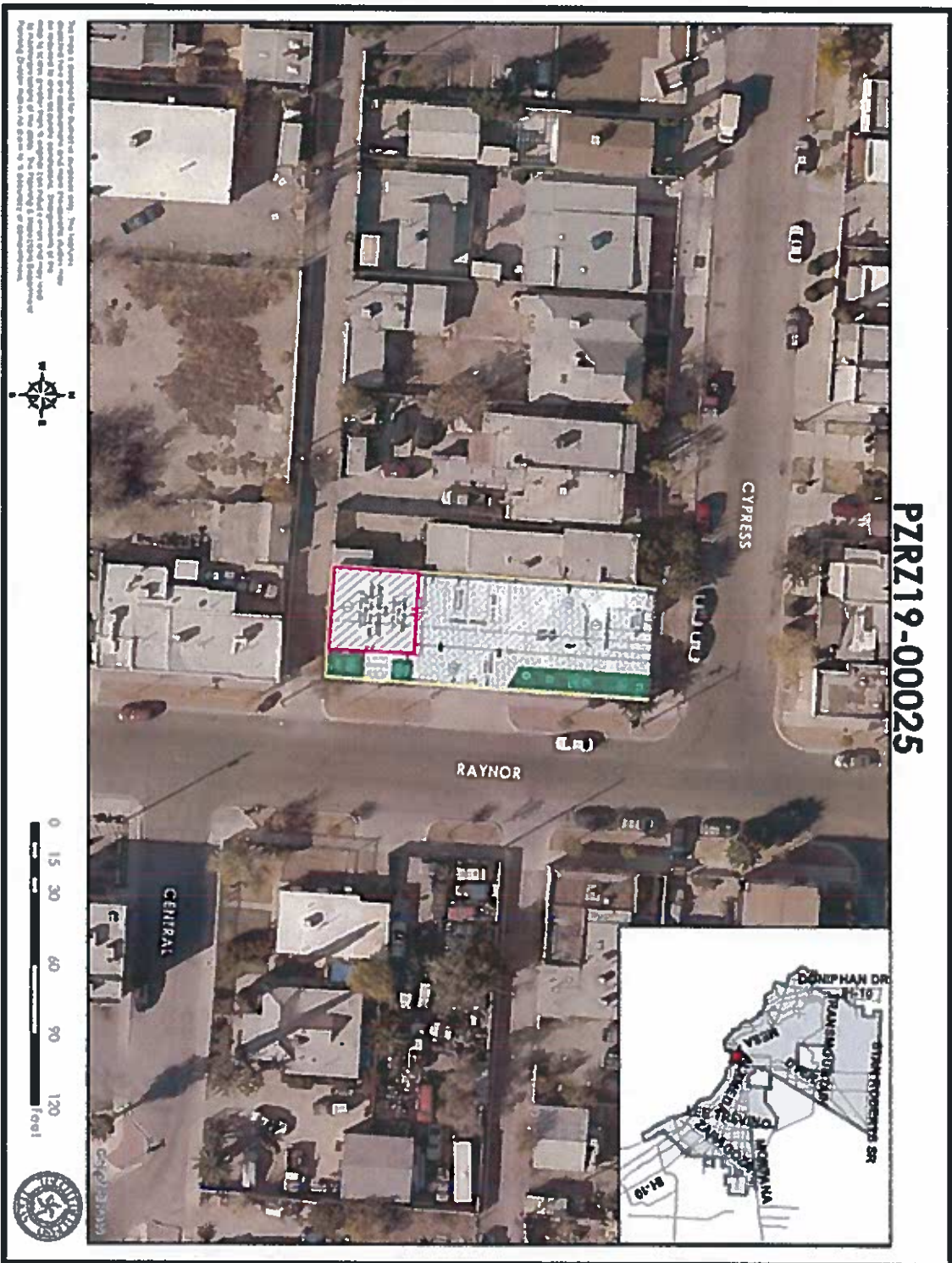
Rezoning



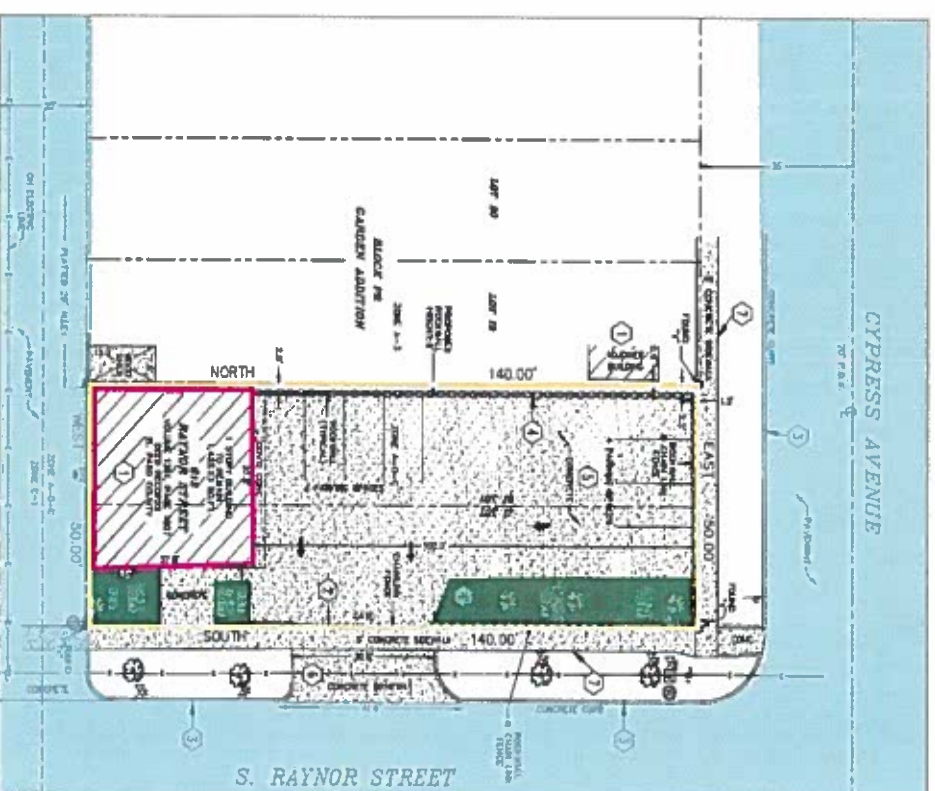
PZR719-00025



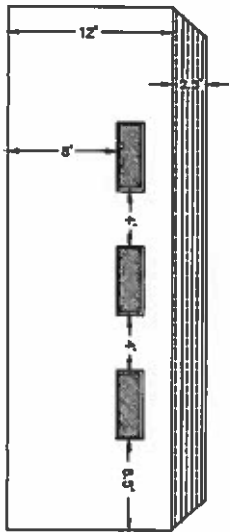
PZR19-00025



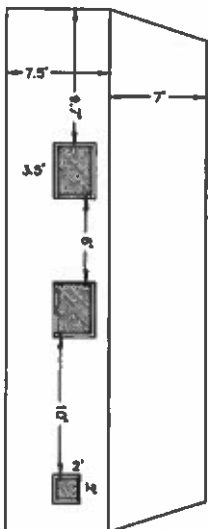
Detailed Site Development Plan



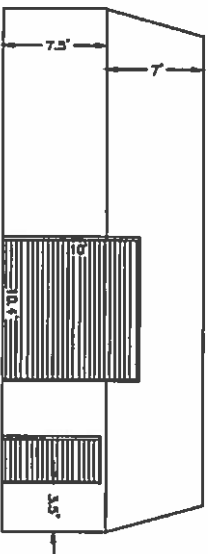
Elevations



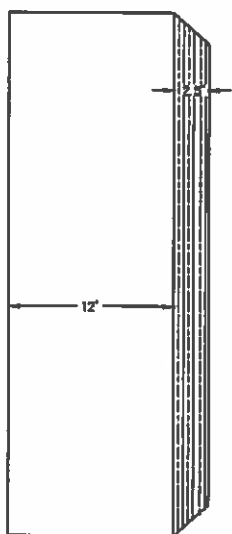
LEFT VIEW
SCALE 1"=10'



RIGHT VIEW
SCALE 1"=10'

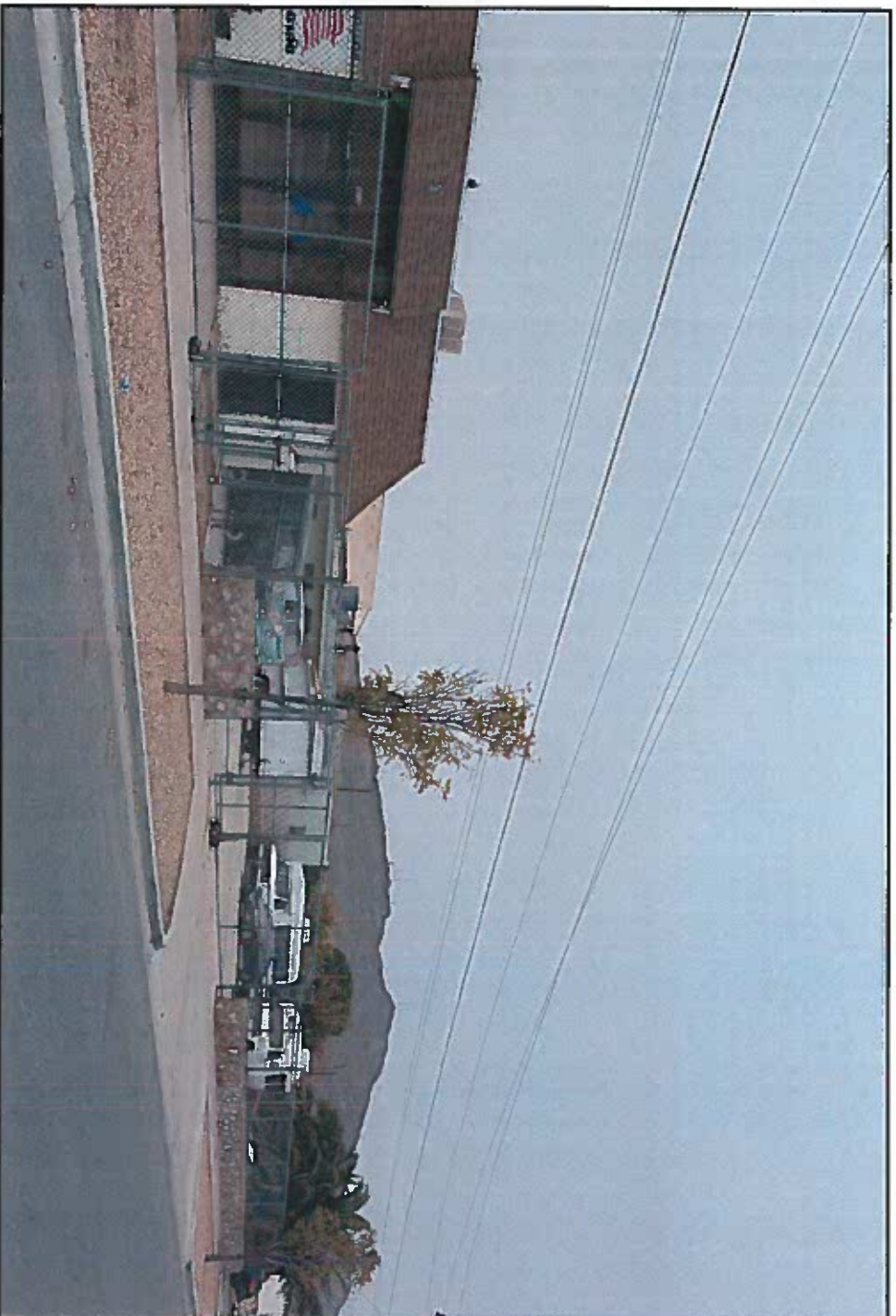


FRONT VIEW
SCALE 1"=10'



BACK VIEW
SCALE 1"=10'

Subject Property





THANK YOU

