

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: December 11, 2018
Public Hearing: January 8, 2019

CONTACT PERSON/PHONE: Philip Etiwe, (915)212-1553, etiwepf@elpasotexas.gov
Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of the following parcels: Parcel 1: A portion of Tract 7L5, Block 30, Ysleta Grant, 101 Fresno Drive, City of El Paso, El Paso county, Texas, from R-3 (Residential) to C-1 (Commercial); and , Parcel 2: A portion of Tract 7L5, Block 30, Ysleta Grant, 101 Fresno Drive, City of El Paso, El Paso County, Texas, from R-3 (Residential) to R-5 (Residential), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject property: 101 Fresno Drive, Property Owner: NV Global, LLC. PZRZ18-00043 (District 7)

BACKGROUND / DISCUSSION:

On November 1, 2018, the CPC reviewed and recommended approval of the rezoning request with the following conditions:

Parcel 1: That a 10ft. landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.

Parcel 2: Extension of Sunnyfields Avenue through the subject property shall be prohibited. This condition does not prohibit the construction of a turnaround at the end of Sunnyfields Avenue in accordance with Title 19 of the El Paso City Code.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval recommendation (4-1)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Philip F. Etiwe
Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

PZRZ18-00043

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING PARCELS: PARCEL 1: A PORTION OF TRACT 7L5, BLOCK 30, YSLETA GRANT, 101 FRESNO DRIVE , CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL); AND, PARCEL 2: A PORTION OF TRACT 7L5, BLOCK 30, YSLETA GRANT, 101 FRESNO DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) TO R-5 (RESIDENTIAL), AND IMPOSING CONDITIONS. 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:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Parcel 1: a portion of Tract 7L5, Block 30, Ysleta Grant, 101 Fresno Drive, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; and, Parcel 2: a portion of Tract 7L5, Block 30, Ysleta Grant, 101 Fresno Drive, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed as listed for parcel 1: from R-3 (Residential) to C-1 (Commercial); and, parcel 2: from R-3 (Residential) to R-5 (Residential), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

I. Conditions applicable to Parcel 1:

- a. That a 10ft. landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone district or use. The landscape buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to issuance of any certificates of occupancy.

II. Conditions applicable to Parcel 2:

- a. That no extension of, or connection to, Sunnyfields Avenue is allowed on Parcel 2.
- b. That prior to issuance of building permits, a continuous 6 foot rock wall be constructed along the western property line(s) of Parcel 2 to prohibit access to Sunnyfields Avenue from Parcel 2 and to prohibit access to Parcel 2 from Sunnyfields Avenue.

ORDINANCE NO. _____

18-1007-2322 | 855453

101 Fresno Drive

RTA

PZRZ18-00043

III. Conditions applicable to both Parcel 1 and Parcel 2.

- a. That prior to issuance of building permits, a detailed site plan be approved by City Plan Commission.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

(Signatures on the following page)

ADOPTED this ____ day of _____, 2019.

CITY OF EL PASO:

Dee Margo, Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibit A on the following page)

EXHIBIT "A"

A portion of Tract 7L5, Block 30
Ysleta Grant,
City of El Paso, El Paso County, Texas

August 24, 2018

METES AND BOUNDS DESCRIPTION

Parcel 1

FIELD NOTE DESCRIPTION of a portion of Tract 7L5, Block 30, Ysleta Grant, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the common boundary corner of Tracts 7L5 and 7F, Block 30, Ysleta Grant, same being the westerly right-of-way line of Fresno Drive (25.5' R.O.W); **THENCE** leaving said common boundary corner and along the westerly right-of-way line of Fresno Place, North 10°03'00" West, a distance of 397.17 feet to the **POINT OF BEGINNING** of the herein described parcel.

THENCE, leaving said the westerly right-of-way line of Fresno Place, South 79°57'00" West, a distance of 210.18 feet to a point;

THENCE, North 10°03'00" West, a distance of 184.79 feet to a point;

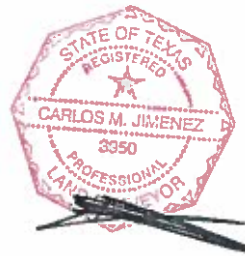
THENCE, North 73°22'33" East, a distance of 42.34 feet to a point;

THENCE, North 72°39'09" East, a distance of 169.51 feet to a set chiseled X for corner at the westerly right-of-way line of Fresno Drive;

THENCE, along said westerly right-of-way line of Fresno Place, South 10°03'00" East, a distance of 211.17 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 41,569.04 square feet or 0.9542 Acres of land more or less.

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 39

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite # 503
El Paso, Texas 79936
(915) 633-6422
18-1850_101 Fresno parcel 1



NOTE:

This survey was done for zoning purposes only.
This does not constitute a subdivision plat.
A subdivision plat is required.

A portion of Tract 7L5, Block 30
Ysleta Grant,
City of El Paso, El Paso County, Texas

August 24, 2018

METES AND BOUNDS DESCRIPTION

Parcel 2

FIELD NOTE DESCRIPTION of a portion of Tract 7L5, Block 30, Ysleta Grant, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the common boundary corner of Tracts 7L5 and 7F, Block 30, Ysleta Grant, same being the westerly right-of-way line of Fresno Place (25.5' R.O.W) and the **POINT OF BEGINNING** of the herein described parcel.

THENCE, leaving said common boundary corner of Tracts 7L5 and 7F and the westerly right-of-way line of Fresno Place and along the common boundary line of tracts 7L5 and 7F, North 63°25'00" West, a distance of 161.63' feet to a set iron rod for corner;

THENCE, continuing along the common boundary line of tracts 7L5 and 7F South 26°35'00" West, a distance of 65.00 feet to a point;

THENCE, leaving said common boundary line North 63°25'00" West, a distance of 288.02 feet to a found iron rod for corner;

THENCE, North 05°33'00" East, a distance of 110.36 feet to a found iron rod for corner;

THENCE, North 63°25'00" West, a distance of 12.00 feet to a found iron rod for corner;

THENCE, North 05°33'00" East, a distance of 249.78 feet to a point;

THENCE, North 73°22'33" East, a distance of 102.89 feet to a point;

THENCE, South 10°03'00" East, a distance of 184.79 feet to a point;

THENCE, North 79°57'00" East, a distance of 210.18 feet to a point at the westerly right-of-way line of Fresno Place;

THENCE, along said westerly right-of-way line of Fresno Place, South 10°03'00" East, a distance of 397.17 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 138,353.08 square feet or 3.1761 Acres of land more or less.

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite # 503
El Paso, Texas 79936
(915) 633-6422
18-1850_101 Fresno parcel 2



NOTE:

This survey was done for zoning purposes only.
This does not constitute a subdivision plat.
A subdivision plat is required.

MEMORANDUM

DATE: December 5, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Armida Martinez, Planner

SUBJECT: PZRZ18-00043

The City Plan Commission (CPC) on November 1, 2018, voted (4-1) to recommend **approval** of R-3 (Residential) to C-1 (Commercial) and R-5 (Residential) in order to allow for commercial retail and duplexes.

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, that the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division received three phone calls and one email in opposition to the rezoning request and one phone call and one mail in support, and one email opposing the condition to extend Sunnyfields to Fresno to provide connectivity. Additionally, three people spoke in favor and two people against the rezoning request. One person requested to postpone the item.

Property Owner: NV Global, LLC
Representative: Ray Mancera

Attachments: Staff Report

101 Fresno Drive

City of El Paso — Plan Commission — 11/01/2018 **REVISED**

PZRZ18-00043

Rezoning



STAFF CONTACT:

Armida Martinez, 915-212-1605,

martinezar@elpasotexas.gov

OWNER:

NV Global, LLC.

REPRESENTATIVE:

Ray Mancera

LOCATION:

101 Fresno Drive, District 7

LEGAL DESCRIPTION:

Portion of Tract 7L5, Fresno Place, City of El Paso, El Paso County, Texas

EXISTING ZONING:

R-3 (Residential)

REQUEST:

To rezone Parcel 1: from R-3 (Residential) to C-1 (Commercial) for retail and Parcel 2: from R-3 (Residential) to R-5 (Residential) for duplexes

RELATED APPLICATIONS:

N/A

PUBLIC INPUT

Planning received 3 phone calls and 1 email in opposition to the rezoning request and 1 phone call and 1 email in support, and 1 email opposing the condition to extend Sunnyfields to Fresno.

STAFF RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-3 (Residential) to C-1 (Commercial) and R-5 (Residential) to allow for a commercial retail center and duplexes. The subject property is 4.13 acres in size and is currently vacant. The conceptual site plan proposes a retail center on .95 acres on parcel 1 and 13 duplexes on 3.17 acres on parcel 2.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning Parcel 2: from R-3 (Residential) to R-5 (Residential) with a condition that: *Sunnyfields Avenue shall be extended to connect to Fresno Drive* and Parcel 1: from R-3 (Residential) to C-1 (Commercial) with a condition: *that a 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.* This requirement shall be in addition to requirements of the Landscaping Ordinance of the El Paso Municipal Code. The proposed zoning districts are consistent with other residential and commercial districts in the general area along Alameda and Fresno. The proposed development meets the intent of the G-3, Post War land use designation of Plan El Paso in the Mission Valley Planning area.



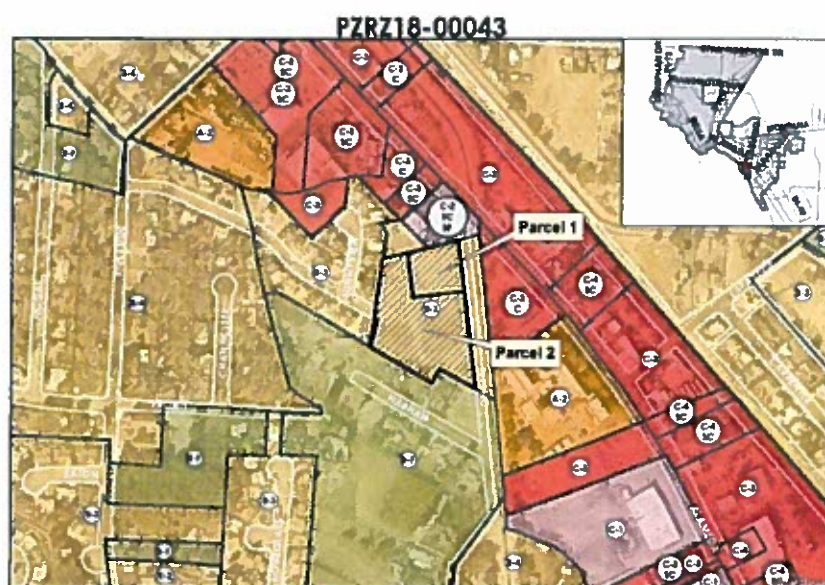
DESCRIPTION OF REQUEST

The property owner is requesting rezoning Parcel 1: from R-3 to C-1 and Parcel 2: from R-3 to R-5 to accommodate a proposed commercial retail center and duplexes. The conceptual site plan shows a proposed retail center on .95 acres and 13 duplexes on 3.17 acres. The property is currently vacant. Access to the subject property is from Fresno Drive.

REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned C-1/c, C-2/sc/sp, R-3and R-F. The proposed C-1 district permits commercial uses, and R-5 permits duplexes would thus be compatible with its established neighborhood.
<u>Plan El Paso</u> The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, the proposal contributes to a mix of uses to include commercial and residential uses.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in Fresno Place subdivision, recorded in 1924. The site is currently zoned R-3 (Residential) and is currently vacant. Surrounding land uses include commercial, single-family and a school. The nearest park is Thomas Manor Park (4,745 feet) and the nearest school is Cadwallader Elementary School (544 feet).



COMPLIANCE WITH PLAN ELPASO: The purpose of the application is to introduce commercial retail and two-family homes within G-3, Post-War land use designation.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-3 Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots this sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	DOES IT COMPLY? Yes, this area is vacant. This development will add commercial uses and will integrate existing single-family with proposed two-family homes.
ZONING DISTRICT	DOES IT COMPLY?
C-1 (Commercial) District is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses with adjacent residential areas of medium and high densities. R-5 (Residential) The purpose of these districts is to promote and preserve residential development within the city to create basic	DOES IT COMPLY? Yes, commercial retail is a permitted use in a C-1 district and duplexes a permitted use in an R-5 residential district.

neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	
POLICY	DOES IT COMPLY?
1.2.3: Vacant and underutilized parcels in and around the city's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the city.	The subject property is currently vacant and will benefit from some commercial retail since the primary businesses in the immediate area along Alameda are car lots and two-family homes will add to the housing stock in a established neighborhood.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 179,919.38 sq. ft. (4.13 acres). The R-3 (Residential) zoning district does not allow a retail center or duplexes.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 4.13 acres in size (179,919.38 sq. ft.). The proposed use of commercial retail is allowed under C-1 (Commercial) zoning and duplexes are allow under R-5 (Residential)zoning the proposal meets the dimensional requirements of the district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the C-1 (Commercial) District is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses with adjacent residential areas of medium and high densities. The intent of R-5 (Residential) District is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family and two-family residential areas, The proposed zoning and the proposed uses meet the intent of the zoning ordinance.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains along the northern and southern side of Sunnyfields Avenue and along the eastern and western side of

Fresno Drive and are available for service. The applicant will need to coordinate with EPWater to provide services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of Thomas Manor Neighborhood Association, Mission Valley Civic Association and Sunnyfields Neighborhood Association and they were contacted as required by section 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 19, 2018. Planning received no communication in support of but did receive two phone calls and one email in opposition to the proposed development.

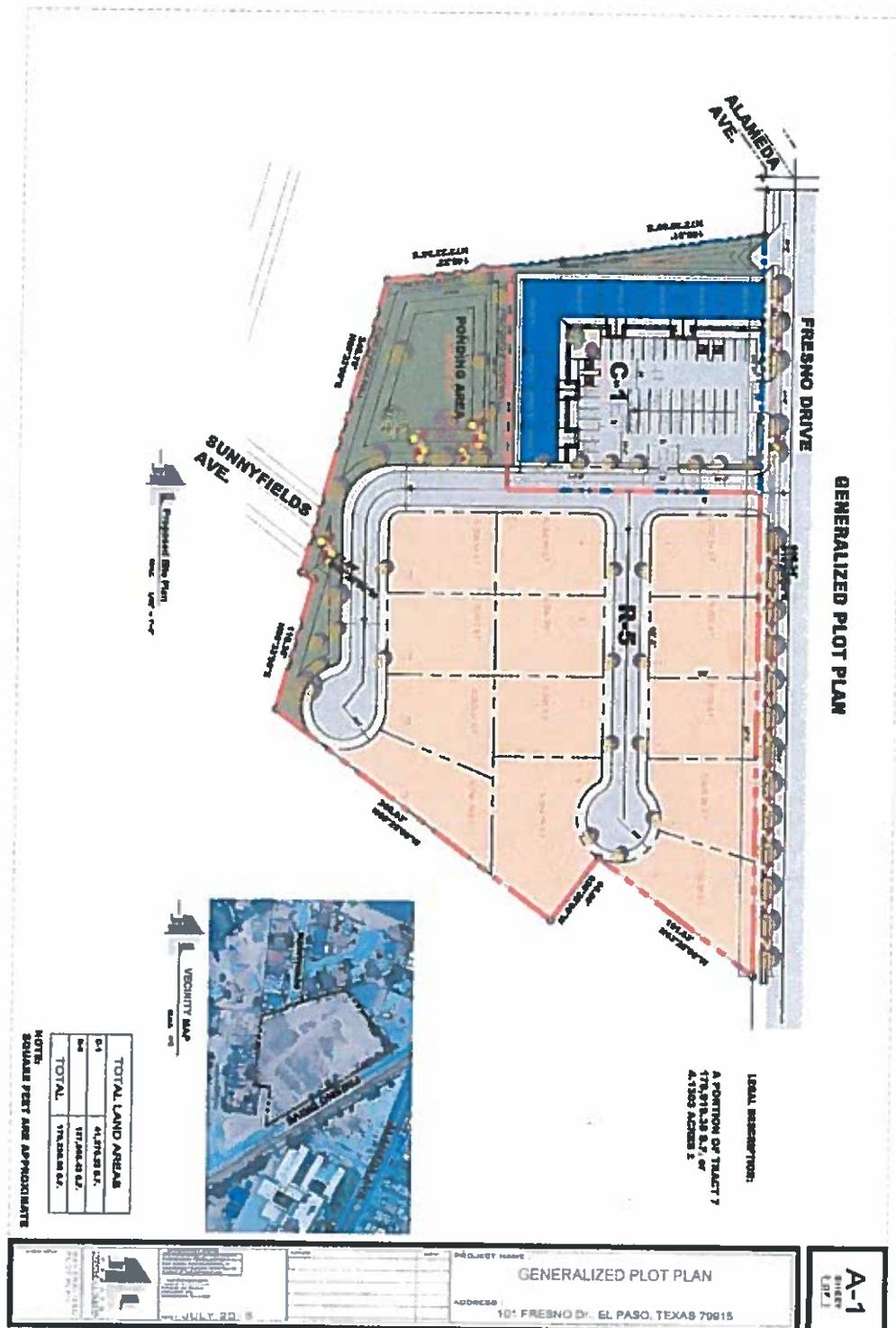
STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

ATTACHMENTS:

1. Conceptual Development Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map
6. Letter of Opposition
7. Letter of Support

ATTACHMENT 1

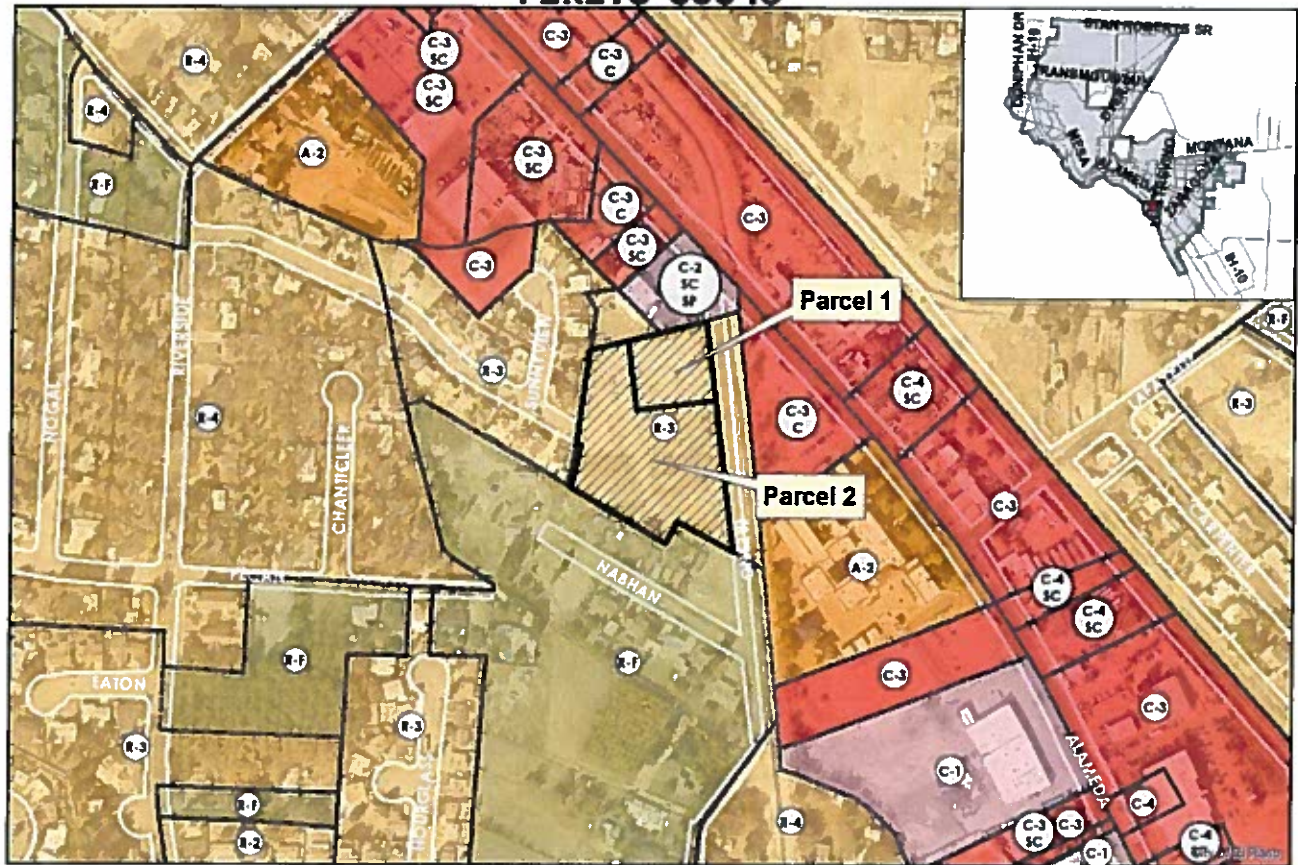
Conceptual Development Plan



ATTACHMENT 2

Zoning Map

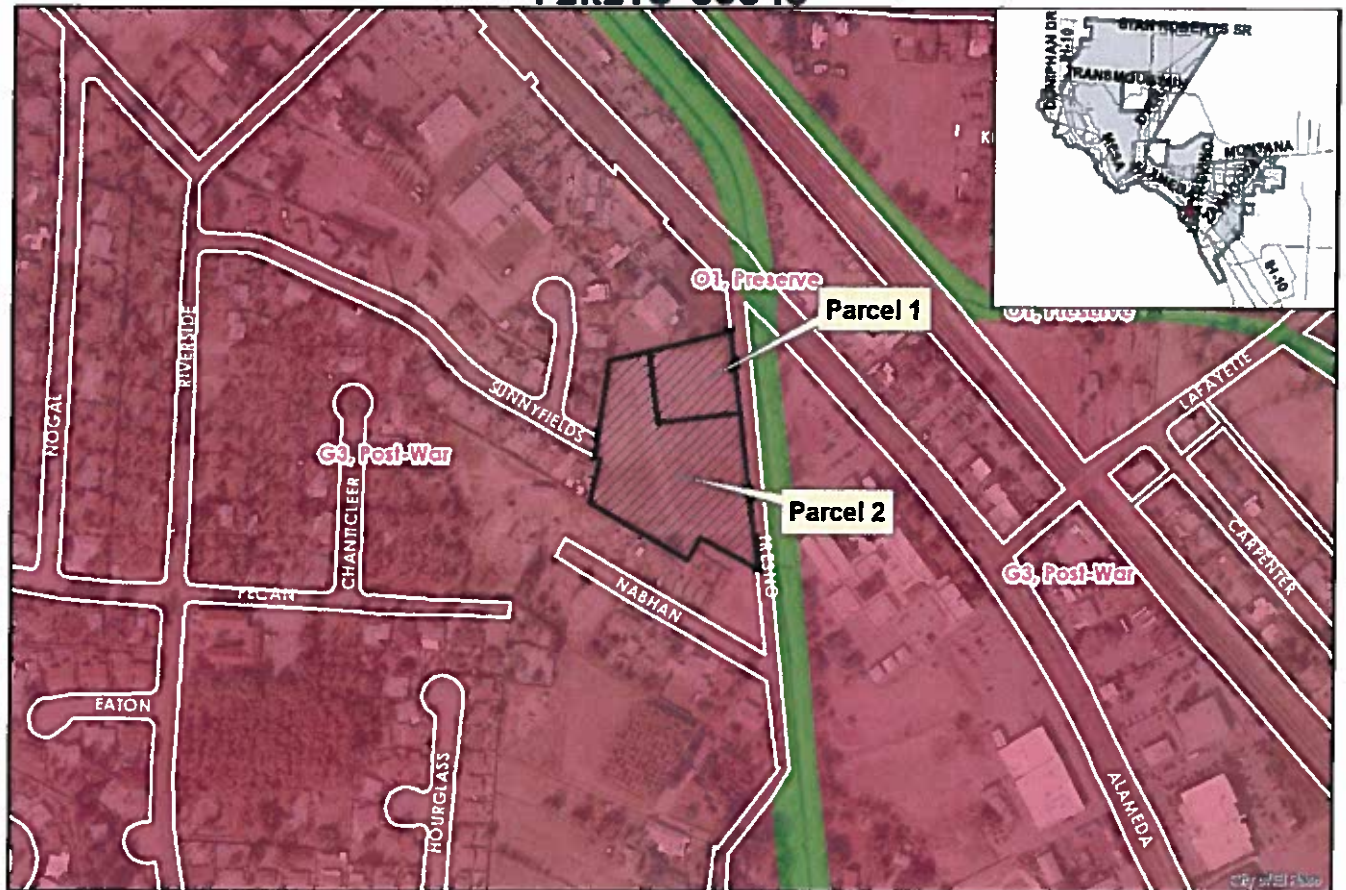
PZRZ18-00043



ATTACHMENT 3

Future Land Use Map

PZRZ18-00043



ATTACHMENT 4

Department Comments

Planning and Inspections Department- Planning Division-Zoning

Recommend approval with a condition on Parcel 1: *that a 10' landscaped buffer with high-profile native trees at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy and on Parcel 2: that Sunnyfields Avenue shall be extended to connect to Fresno Drive.*

Planning and Inspections Department- Planning Division-Subdivisions

A replat will be required prior to development.

Planning and Inspections Department – BPI and Landscape Review

No comments received.

Planning and Inspections Department - Land Development

No objections to proposed rezoning.

El Paso Water

We have reviewed the request described above and provide the following comments:

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

Water:

There is an existing 6-inch diameter water main that extends along the eastern side of Fresno Drive. This main is available for service and main extensions.

There is an existing 6-inch diameter water main that extends along the northern side of Sunnyfields Avenue. This main is available for service and main extensions creating a looped system.

EPWater records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 2915 Central Avenue.

Previous water pressure from fire hydrant #51 located at the SE corner of Fresno Drive and Alameda Avenue, has yielded a static pressure of 108 (psi), a residual pressure of 100 (psi), and a discharge of 1300 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the western side of Fresno Drive. This main is available for service and extension.

General:

EPWater 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 8 to 10 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.

El Paso Water – Stormwater

We have reviewed the property described above and provide the following comments:

The proposed ponding area shown shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

Sun Metro:

No objections.

Fire Department

Recommend approval.

Police Department

No comments.

TxDOT

No comments received.

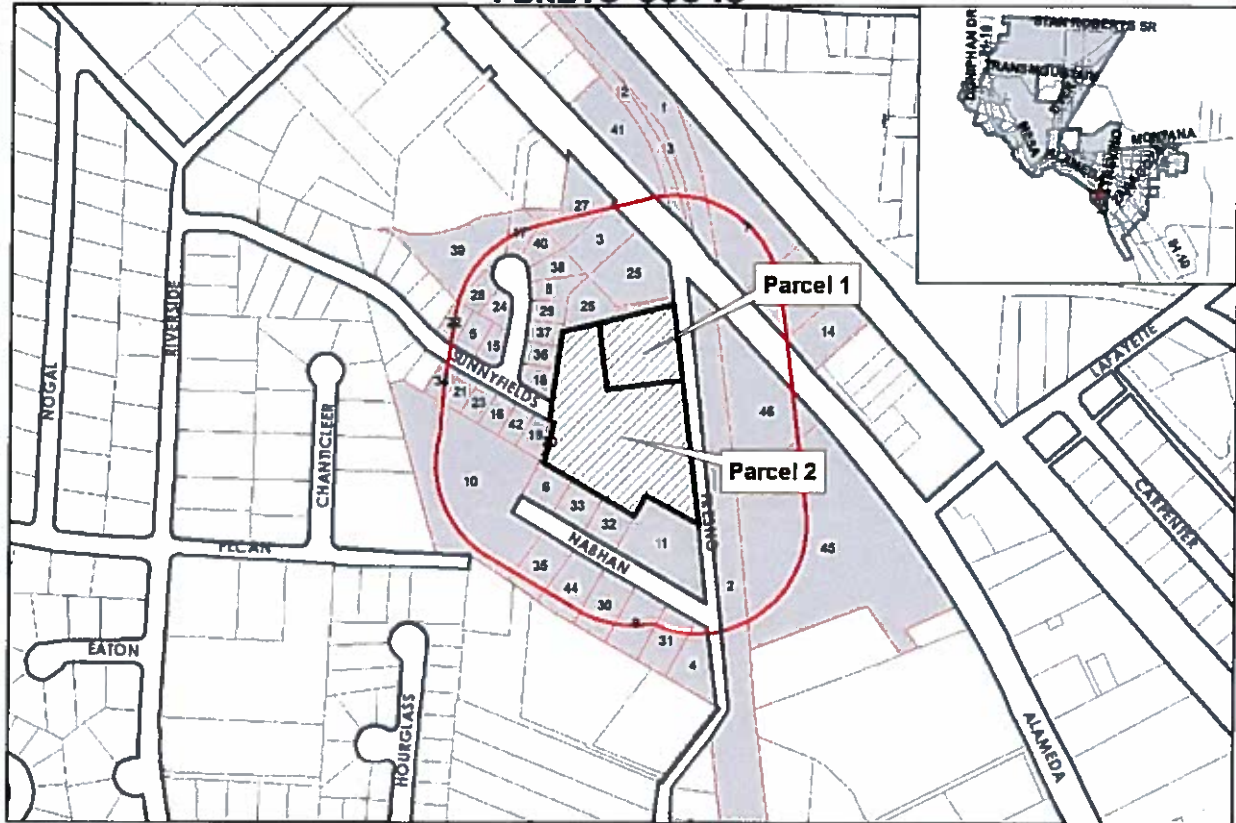
Capital Improvement Department - Parks

Informational comments; will provide comments for this case during the platting process. This property will be subject to the parkland ordinance in the form of park fees based on proposed Commercial use at \$1,000 per acre and for the proposed Two-family use at \$1,370 per unit and restrictive covenants will be required.

ATTACHMENT 5

Notification Map

PZRZ18-00043



ATTACHMENT 6

Letter of Opposition

Case number: **PZRZ18-00043**

Norma Gonzales

7971 Sunnyfields Ave.

I am opposed to changing zoning from R-3 to C-1 and R-5

Thank You.

From: Ruben Cortez
To: martinezr@elpaso
Cc: District #7; Sandy Cortez
Subject: RE: Case # PZRZ18-00043/ Rezoning opposition District 7
Date: Wednesday, October 31, 2018 10:07:09 AM

To Whom it may concern:

Ruben & Sandy Cortez homeowners of 7976 Nabhan Dr. oppose the Rezoning of property located at 101 Fresno. Zoning should stand for Residential due to the fact that duplexes in the area would deteriorate property value and possibly increase crime. Residential homes should be built in the area specified instead. This would ensure individuals or families moving into the area would take ownership and pride in the neighborhood. If duplexes are built in the said area there would be a revolving door of tenants who would not be vested in the community.

C-1 zoning would bring unwanted traffic to area. The 7000 block of Alameda is already prime property with vacant and dilapidated buildings. More commerce in the area should be deferred to utilizing already standing buildings.

As residents of El Paso and proud homeowners of 7976 Nabhan Dr. we implore the City Plan Commission to deny request for C-1 and R-5 zoning to 101 Fresno (PZRZ18-43)

Sincerely,

Ruben Cortez
Educator/Homeless Tutor
EPISD
Election Judge
E.P. County
479-5411

Sandy Cortez
Statutory Accountant
Evolve Credit Union

El Paso ISD Non-discrimination disclaimer <http://www.episd.org/Page/1115> "I am EPISD, Excellence Starts With Me"

ATTACHMENT 7

Letter of Support

RE: Case #PZRZ18-00043

To Whom it May Concern,

We the property owners, which surround the proposed rezoning of the area also known as A portion of Tract 7L5, Fresno Place, City of El Paso, El Paso County Texas, hereby want to obtain more of a Clarification regarding the Rezoning of the said area.

We have examined the Request submitted by NV Global, LLC and have come to a conclusion that we are in agreement with the request except that Sunnyfields Avenue Shall Not Be Extended as shown in the Recommendation by the Planning Division.

We believe that the Planning Division did not take into account the traffic it will create in the area. Families in that area enjoy a good quality of life, children play in that street as it is blocked and there is no fear of them getting "run over" by any vehicles.

The proposed change engages thirteen (13) duplexes and a small Strip Center, which means that there will be approximately twenty-six (26) families occupying the premises. The vehicle count relating to this, will roughly be forty-five (45) to fifty-two (52) vehicles.

We believe that Fresno Street will be more appropriate to ingress and egress, because there are no obstacles to impede the traffic.

We strongly suggest that the plan at no time consider entering or exiting into our neighborhood. So there fore we are asking you to postpone the zoning change and to also advise you that several neighbors in the immediate area did not receive any notices.

Signed,
Sal Rodriguez,
President
Sunnyfields Neighborhood Association

**SUNNYFIELDS NEIGHBORHOOD ASSOCIATION AREA
RESIDENTS PETITION**

RE: 101 FRESNO PLACE

As a resident in the area of the Sunnyfields Neighborhood Association, I hereby express opposition to the proposed re-zoning of portion of Tract 7L5, Fresno Place, City of El Paso, El Paso County, Texas. The property is a 4.13-acre property along Fresno Drive. Rezoning from R-3 to C-1 and R-5 will allow for a Retail Center and 13 duplexes. The City of El Paso's Planning Division has approved this request with the condition that Sunnyfields Avenue will not be extended to connect to Fresno Drive.

To extend Sunnyfields Avenue, currently a dead-end street, would dramatically increase the amount of traffic, which would also produce traffic hazards to the families and children who live and play in the neighborhood. Moreover, to open up Sunnyfields Avenue would allow for traffic from Alameda Avenue to disrupt and intrude into the Sunnyfields Neighborhood. This re-zoning request carelessly diminishes the character of the neighborhood. The neighborhood is characterized by open space, shady trees, lack of sidewalks, irrigation rights, and the tranquility of a rural area.

The nature of the existing properties along Sunnyfields Avenue, and all properties within the Sunnyfields Neighborhood has been conserved since the 1940's. The area proposed to be developed and its immediate surroundings are Unique to the Mission Valley. We are all in agreement that the proposed Development should proceed *without the extension of Sunnyfields Avenue and should maintain the count of dwellings at 13 duplexes or less.*

	NAME	SIGNATURE	ADDRESS
1.	REYES MATA	[Signature]	230 RIVERSIDE DR.
2.	Priscilla Mata	[Signature]	230 Riverside Dr.
3.	Deborah Montoya	[Signature]	7919 Sunnyfields
4.	Hector + Norma Gonzales	Norma [Signature]	7971 Sunnyfields
5.	MARIO PONCE	[Signature]	220 SUNNYVIEW PLACE
6.	[Signature]	[Signature]	216 SUNNYVIEW PLACE
7.	Gemma Moreno	[Signature]	216 Sunnyview
8.	Joyce A. Chavez	[Signature]	212 Sunnyview
9.	JOSE ROSAS	[Signature]	204 SUNNYVIEW PL
10.	Maria Lynn	[Signature]	205 Sunnyview Pl
11.	Eva [Signature]	[Signature]	215 Sunnyview Pl

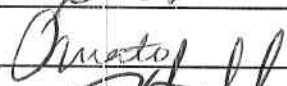
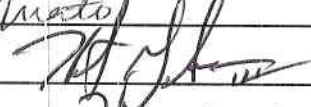
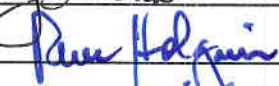
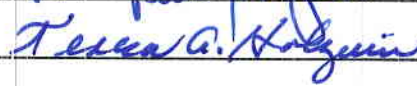
	NAME	SIGNATURE	ADDRESS
12.	Norma Favela	Norma Favela	7963 Sunnyfields
13.	Isabel M. Favela	Isabel M. Favela	7963 Sunnyfields
14.	Angelina Hernandez		7959 Sunnyfields
15.	Andres Adams		7979 Sunnyfields
16.	RAMON FERNANDEZ	Ramon Fernandez	7939 SUNNY FIELDS
17.	Fernando Tiscareno	Fernando Tiscareno	7914 Sunnyfields
18.	Sylvia Favela	Sylvia Favela	7956 Sunnyfields
19.	Bonifacio Favela	Bonifacio Favela	7956 Sunnyfields
20.	ERICA FAVELA	ERICA FAVELA	7954 Sunnyfields
21.	Joselyn Jaramila	Joselyn Jaramila	7947 Sunnyfields
22.	Armando Estrada	Armando Estrada	234 Riverside
23.	Mrs. Adela Estrada		234 Riverside
24.	John Serpa	JOHN SERPA	246 NOGAL PL.
25.	Margaret Hartnett	Margaret Hartnett	246 NOGAL
26.	Manuel Pina	Manuel Pina	201 Cherokee Lane
27.	Zulema S. Gomez		228 Sunnyview
28.	Rodriguez		7911 Sunny Fields
29.	Rudy Gil	Rudy Gil	7920 Sunny Fields
30.	Russell L. Washam	Russell L. Washam	7926 Sunnyfields Ave
31.	John Manuel Portillo	John Manuel Portillo	208 Sunnyview
32.			
33.			
34.			
35.			
36.			
37.			
38.			

Community Petition RE: Rezoning Application PZRZ18-00043

As a resident in the area of the Sunnyfields Neighborhood Association, I am in accordance with the below conditions for the rezoning of the following parcels: Parcel 1: A portion of Tract 7L5, Block 30, Ysleta Grant, 101 Fresno Drive, City of El Paso, El Paso County, Texas, from R-3 (Residential) to C-1 (Commercial); and , Parcel 2: A portion of Tract 7L5, Block 30, Ysleta Grant, 101 Fresno Drive, City of El Paso, El Paso County, Texas, from R-3 (Residential) to R-5 (Residential):

1. The 10ft landscaped buffer with high profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to the residential or apartment zone districts or areas. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
2. That no connection or extension to and from Sunnyfields Avenue is allowed on Parcel 2.
3. Prior to the issuance of building permits, a continuous 6 foot rock wall be constructed against the ~~common~~ ^{western} property line of Parcel 2 to prohibit access to and from Parcel 2 from Sunnyfields Avenue.
4. A required detailed site plan of Parcel 1 and Parcel 2 to be approved by the CPC before any building permits are granted in order to maintain the health, safety and quality of life for the residents of the area.

Name	Signature	Address
Chuck Loosic	<i>Chuck Loosic</i>	217 Mesa Pl
RAMÓN FERNÁNDEZ	<i>Ramón</i>	7939 SUNNYFIELDS
Jorge Ontiveros	<i>Jorge</i>	7951 Sunnyfields
Joe A. Rivera	<i>Joe A. Rivera</i>	7952 Sunnyfields
Debra Arnel	<i>Debra Arnel</i>	7952 Sunnyfields
Carlos Bastillas	<i>Carlos Bastillas</i>	247 Chameleon
Johnny Hinojos	<i>Johnny Hinojos</i>	7961 PECAN COURT
Zulema Mong	<i>Zulema Mong</i>	228 SUNNY VIEW
Angelica Telles	<i>Angelica Telles</i>	7967 Sunnyfields Ave.

Bonifacio Favela  7954 Sunnyfields
 Sylvia Favela 7956 Sunnyfields
 Norma D. Favela 7963 Sunnyfields
 Juan Hernandez  7959 Sunnyfields
~~Hector Mata~~  230 RIVERSIDE DR.
 Hecilla Mata  230 Riverside Dr.
 Hector Gonzalez  7971 SUNNYFIELDS
 ST. CHRISTOPHER'S EPISCOPAL CHURCH  300 RIVERSIDE DR.
 RENE & TERESA HOLGUIN -  245 NOGAL
 TERESA A. HOLGUIN  245 NOGAL PL.



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (4-1)
- **Public Input:** Planning received 3 phone calls and 1 email in opposition to the rezoning request and 1 phone call and 1 email in support, and 1 email opposing the condition to extend Sunnyfields to Fresno to provide connectivity.

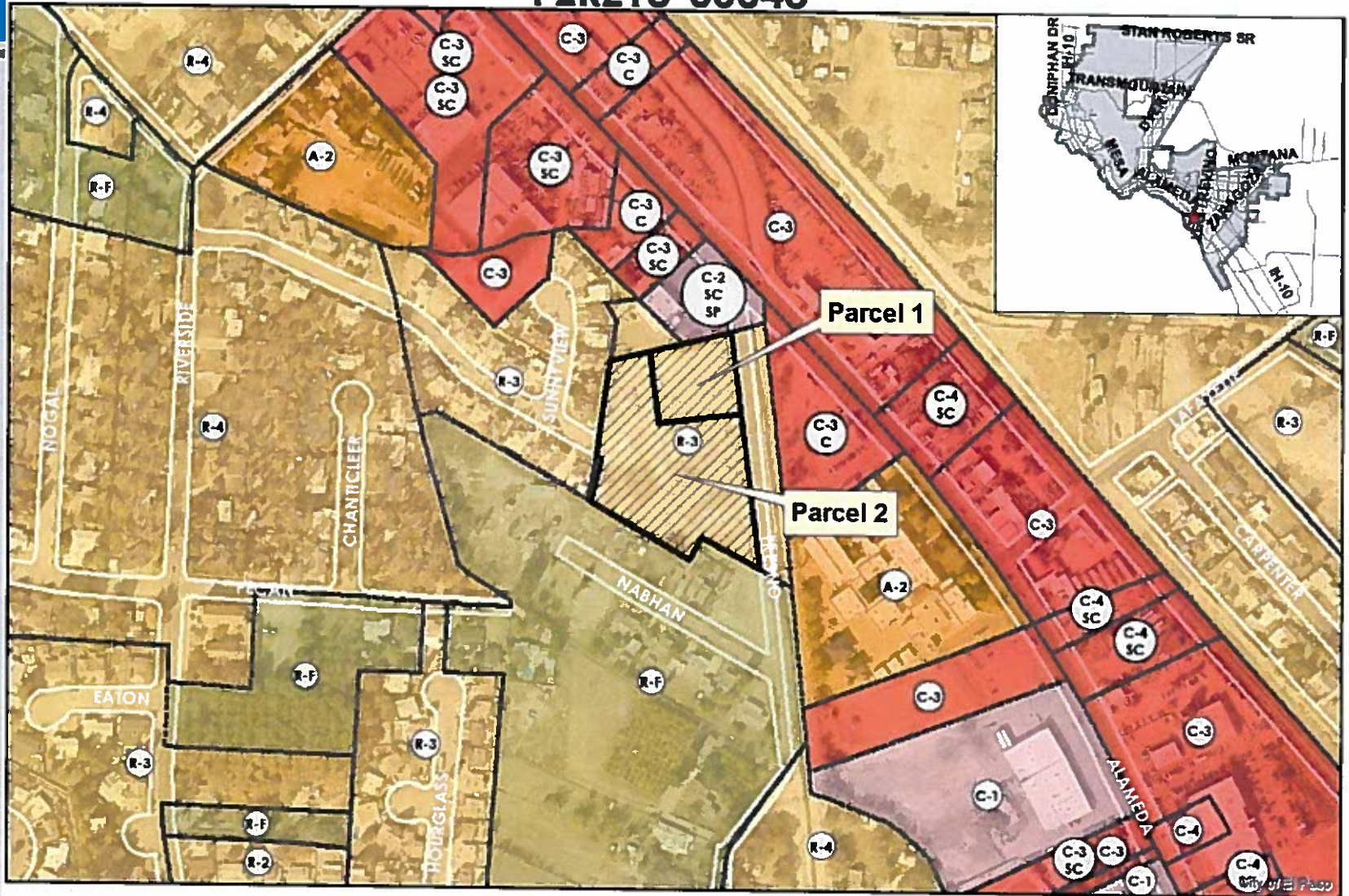
Strategic Goal #3 Promote the Visual Image of El Paso

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

"Delivering Outstanding Services"



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"Delivering Outstanding Services"



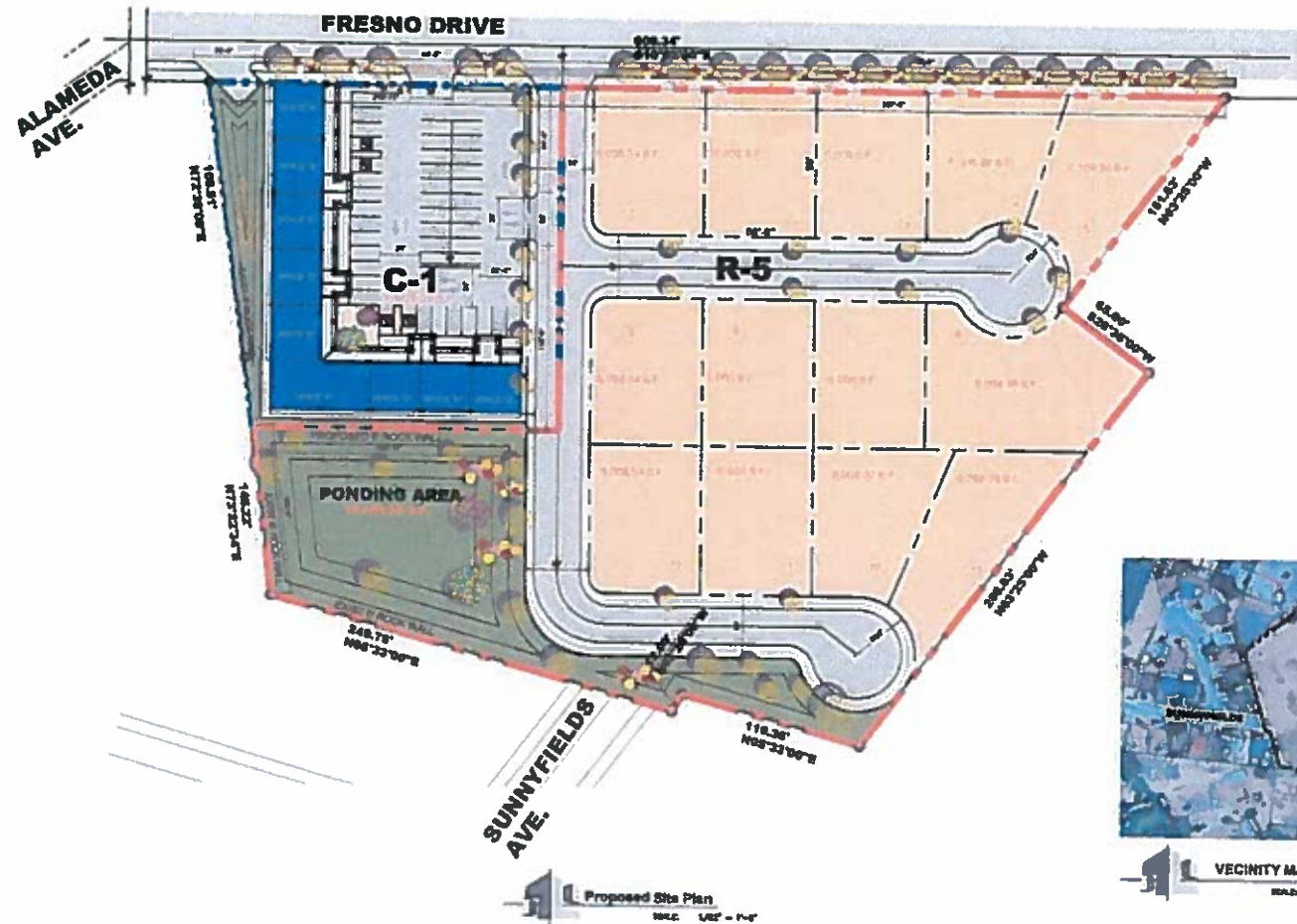
PZRZ18-00043



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GENERALIZED PLOT PLAN



VEICINTY MAP
ROAD: 1/8"

TOTAL LAND	
C-1	41.3
R-5	137
TOTAL	179

NOTE:
SQUARE FEET ARE



PZRZ18-00043



"Delivering Outstanding Services"



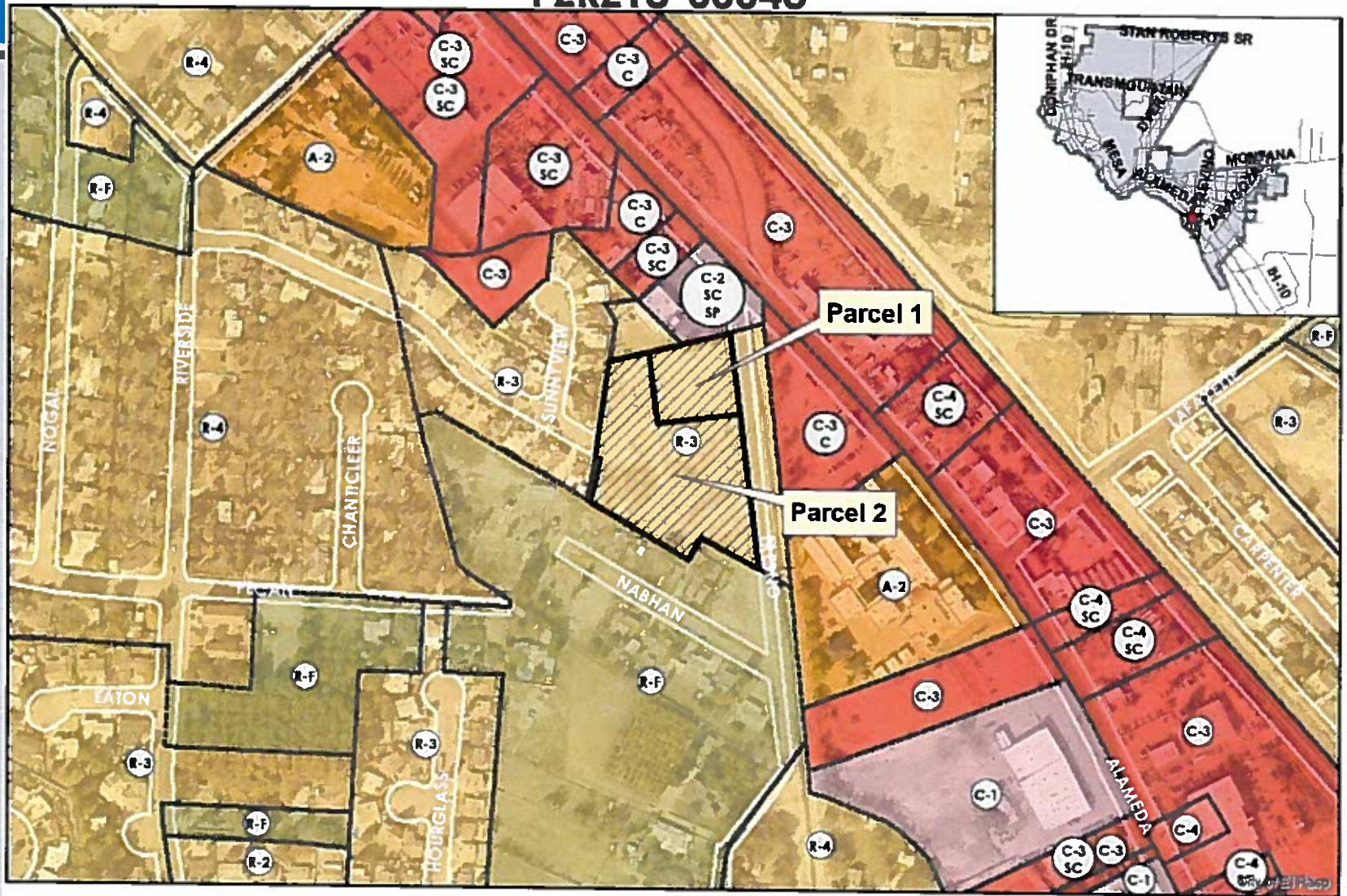
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"Delivering Outstanding Services"



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"Delivering Outstanding Services"