

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

**DEPARTMENT:** Planning and Inspection Department, Planning Division

**AGENDA DATE:** Introduction – February 4, 2020

**PUBLIC HEARING DATE:** March 3, 2020

**CONTACT PERSON NAME AND PHONE NUMBER:**

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

Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 4

**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 a portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) and R-3 (Residential) to P-R I (Planned Residential I). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan. Subject Property: South of Sean Haggerty Drive and East of McCombs Street. Property Owner: Northtowne Village Joint Venture. PZRZ19-00028 (District 4)

**BACKGROUND / DISCUSSION:**

On December 5, 2019, The CPC reviewed and recommended approval of the rezoning request.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this rezoning application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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

**DEPARTMENT HEAD:**

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Philip F. Etiwe, Director  
Planning and Inspection Department

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

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 1A, SECTION 31, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) and R-3 (RESIDENTIAL) TO P-R I (PLANNED RESIDENTIAL I). 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, the zoning of a portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, 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", be changed from R-F (Ranch and Farm) and R-3 (Residential) to P-R I (Planned Residential I), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

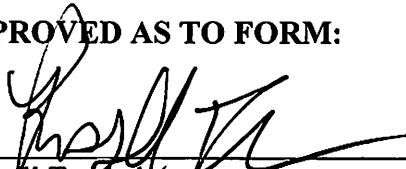
THE CITY OF EL PASO

\_\_\_\_\_  
Dee Margo  
Mayor

ATTEST:

\_\_\_\_\_  
Laura D. Prine  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

ORDINANCE NO. \_\_\_\_\_  
19-1007-2556 / 955221  
South of Sean Haggerty Drive and East of McCombs Street  
RTA

Zoning Case No: PZRZ19-00028

EXHIBIT "A"

**Barragan And Associates Inc.**

**10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706**

**DESCRIPTION**

Description of a 73.19 acres of land, being a portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** for reference at a found TxDOT brass cap monument (McCombs Section Corner), at the intersection of McCombs Street (F.M. Highway No. 2529) and Sean Haggerty Drive, marking the northwest corner of said section 31; **THENCE**, S 01°59'06"W (S 01°59'06"E), along the centerline of McCombs Street, a distance of 1,037.64 feet to a point; **THENCE**, S 88°00'54"E, a distance of 75.00 feet to a found "X" mark (\*\*) on the easterly right-of-way line of McCombs Street, also being the common westerly corner of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Survey and the southwesterly corner of Estancias Bella Master Condominium, according to the master plan recorded in Document No. 20120090402, Real Property Records of El Paso County, Texas, said point also being the **POINT OF BEGINNING** of this description:

**THENCE**, S 86°55'26"E (S 89°59'00"W), along the northerly line of said Tract 1A, a distance of 1,527.91 feet to a found nail (\*\*) on the westerly boundary line of Tract 1A1, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being the same parcel of land described in Volume 3774, Page 1031, Real Property Records of El Paso, El Paso County Texas, also being the southeasterly corner of Painted Dunes Addition Unit Two, according to the plat thereof recorded in Volume 80, Page 76, Real Property Records of El Paso County, Texas;

**THENCE**, S 03°04'34"W (S 00°01'00"E), along the westerly line of said Tract 1A1, a distance of 124.00 feet to a found 5/8" rebar with cap stamped "RPLS 2998" (\*\*) on the southwesterly corner of said Tract 1A1,

**THENCE**, S 86°55'26"E (N 89°59'00"E), along the southerly line of said Tract 1A1, a distance of 600.00 feet to a found 1/2" rebar with cap stamped "TX 5152" (\*\*) marking the southeasterly corner of said Tract 1A1;

**THENCE**, N 03°04'34"E (N 00°01'00"W), along the westerly line of said Tract 1A1, a distance of 108.23 feet to a found nail (\*\*) on the southwesterly corner of Painted Dunes Addition Unit Three, according to the plat thereof recorded in Volume 80, Page 75, Plat Records of El Paso County, Texas;

**THENCE**, N 81°34'06"E (N 78°28'31"E), along the southerly line of said Painted Dunes Addition Unit Three, a distance of 945.89 feet to a found 1/2" rebar with cap stamped "TX 5152" (\*\*) on the southeasterly corner of said Painted Dunes Unit Three;

**THENCE**, S 12°21'20"E, a distance of 323.95 feet to a found 1/2" rebar with cap stamped "TX 5152" (\*\*) for a point of curvature;

**THENCE**, 74.69 feet along the arc of a non-tangent curve to the left, with a radius of 72.42 feet, an interior angle of 59°05'22", and a chord which bears S 45°44'02"E, a distance of 71.42 feet to a found 1/2" rebar;

**THENCE**, S 79°50'52"E, a distance of 569.19 feet to a found 1/2" rebar with cap stamped "TX 5152" (\*\*);

**THENCE**, S 52°13'08"E, a distance of 71.45 feet to a found 1/2" rebar with cap stamped "TX 5152" (\*\*);

**THENCE**, S 22°29'11"E, a distance of 458.42 feet to a found 1/2" rebar with cap stamped "TX 5152" (\*\*);

**THENCE**, S 53°00'35"E, a distance of 204.29 feet to a found 1/2" rebar with cap stamped "TX 5152" (\*\*) for a point of curvature;

## Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

**THENCE**, 28.44 feet along the arc of a non-tangent curve to the right, with a radius of 20.00 feet, an interior angle of  $81^{\circ}27'43''$ , and a chord which bears  $S\ 08^{\circ}00'35''E$ , a distance of 26.10 feet to a found  $1/2''$  rebar with cap stamped "TX 5152" (\*\*);

**THENCE**,  $S\ 32^{\circ}50'33''W$ , a distance of 325.08 feet to a found  $1/2''$  rebar with cap stamped "TX 5152" (\*\*) on the northerly line of a 200' wide channel #1 as per City Ordinance # 2040,

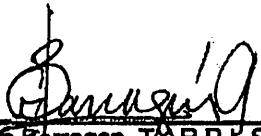
**THENCE**, 1,367.11 feet along the northerly line of said 200' wide channel #1 along the arc of a non-tangent curve to the left, with a radius of 2,894.03 feet, an interior angle of  $27^{\circ}03'57''$ , and a chord which bears  $N\ 73^{\circ}22'04''W$ , a distance of 1,354.43 feet to a set  $1/2''$  rebar with cap stamped "B&A INC";

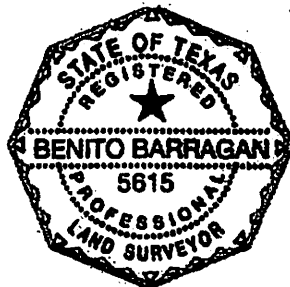
**THENCE**,  $N\ 86^{\circ}54'16''W$  ( $N\ 90^{\circ}00'00''W$ ), continuing along the northerly line of said 200' wide channel #1, a distance of 2,897.10 feet to a point, on the easterly right-of-way line of McCombs Street (F.M. Highway No. 2529);

**THENCE**,  $N\ 01^{\circ}59'06''E$ , ( $N\ 01^{\circ}07'30''E$ ), along the easterly right-of-way line of McCombs Street (F.M. Highway No. 2529), a distance of 814.27 feet to the **POINT OF BEGINNING** of this description, and containing in all of 73.19 acres more or less.

### NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings recited are grid bearings derived from RTK observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances.
3. This description does not intend to be a subdivision process which may be required by the City of El Paso ordinance, and it is the client's/owner responsibility to comply with this ordinance if it is required.
4. Bearings shown in parenthesis as per recorded information.
5. (\*\*) As called for, in plat of survey performed by CONDE INC, dated 01/03/2017. (Document provided by client).

  
Benito Barragan, T.A.R.P.L.S 5615,  
Barragan and Associates Inc.  
May 31, 2019.  
McCombs North-73 acre parcel.





## **MEMORANDUM**

**DATE:** January 24, 2020

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

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT:** PZRZ19-00028

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The City Plan Commission (CPC), on December 5, 2019, voted 8-0 to recommend approval of the request to rezone the property from R-F (Ranch and Farm) and R-3 (Residential) to P-R I (Planned-Residential I) to allow for single-family dwellings.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protect 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 have no negative effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division received one letter via an e-mail in opposition to the rezoning request.

**Property Owner:** Northtowne Village Joint Venture  
**Representative:** CEA Group.

**Attachments:**  
Staff report

# South of Sean Haggerty Drive and East of McCombs Street

City Plan Commission — December 5, 2019 (REVISED)

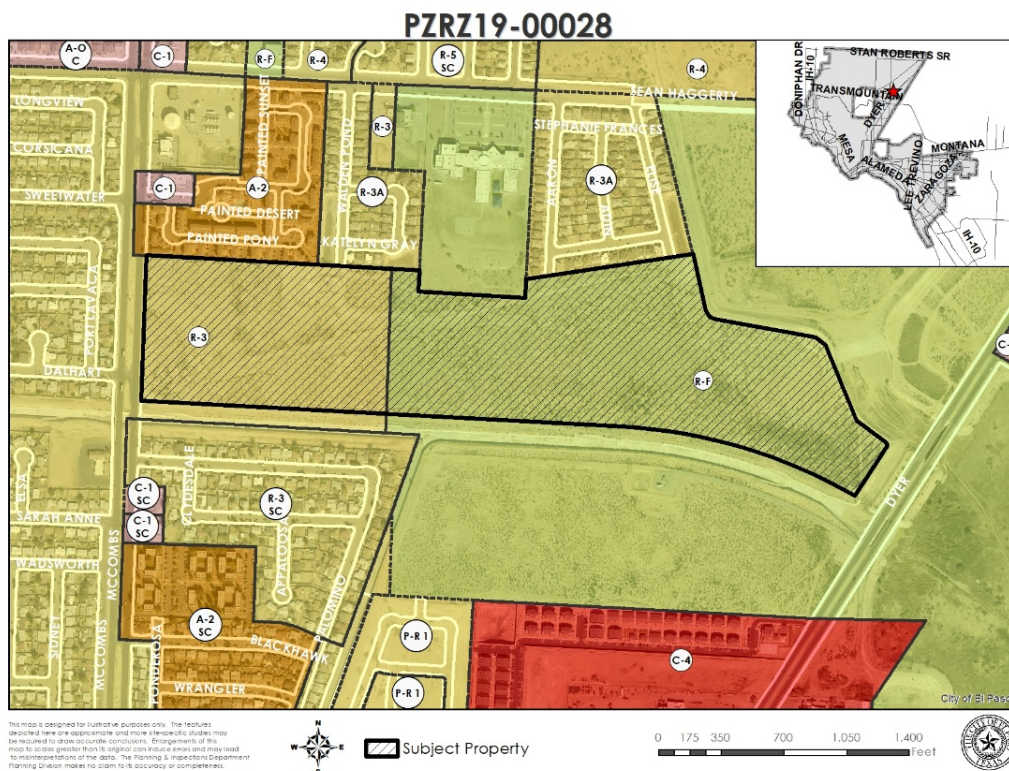
PZRZ19-00028 – Rezoning



**CASE NUMBER:** PZRZ19-00028  
**CASE MANAGER:** Andrew Salloum, 915-212-1603, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)  
**PROPERTY OWNER:** Northtowne Village Joint Venture  
**REPRESENTATIVE:** CEA Group  
**LOCATION:** South of Sean Haggerty Drive and East of McCombs Street, District 4  
**PROPERTY AREA:** 73.19 acres  
**REQUEST:** To rezone from R-F (Ranch and Farm) and R-3 (Residential) to P-R I (Planned-Residential I)  
**RELATED APPLICATIONS:** Comprehensive Plan Amendment, PLCP19-00004  
**PUBLIC INPUT:** Received one letter via email in opposition

**SUMMARY OF REQUEST:** The property owner is requesting a rezoning from R-F (Ranch and Farm) and R-3 (Residential) to P-R I (Planned-Residential I) to allow for single-family dwellings.

**SUMMARY OF DCC RECOMMENDATION:** The Development Coordinating recommended **APPROVAL** of the rezoning request on November 5, 2019. The proposed development is consistent with the adjacent residential development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-3, Post-war, use designation of *Plan El Paso*, of the City's Comprehensive Plan.



**DESCRIPTION OF REQUEST:** The property owner is requesting to rezone the subject property from R-F (Ranch and Farm) and R-3 (Residential) to P-R I (Planned-Residential I) to allow for single-family dwellings. The property is located in the South of Sean Haggerty Drive and East of McCombs Street within the Northeast Planning Area. The area of the rezoning request is 73.19 acres. The conceptual site plan proposes 368 single-family dwellings, four parks, and a ponding area. The property is currently vacant. Access to the subject property is proposed from McCombs Street.

There is a related application, PLCP19-00004, to change the future land use map designation from O-1 Preserve to G-3 Post-War.

**PREVIOUS CASE HISTORY:** The Development Coordinating recommended **APPROVAL** of the rezoning request on November 5, 2019.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development is consistent with the adjacent residential development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-3, Post-war, use designation of *Plan El Paso*, of the City's Comprehensive Plan.

<b>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:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> 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.</p>	<p>Yes. The proposed development is in conformance with the G-3, Post-war land designation of <i>Plan El Paso</i>, of the City's Comprehensive Plan and remains consistent with the established neighborhood. The proposed development is adding an additional 368 single family dwellings to and underdeveloped parcel. The surrounding zone districts are R-F (Ranch and Farm), R-3 (Residential), R-3A (Residential), and A-2 (Apartment).</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>P-R I (Planned Residential I) District:</b> The purpose of this district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.</p>	<p>Yes. The proposed residential development is meets the intent of the P-R I district and the established character of the surrounding residential districts.</p>

<b>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:</b>	
<b>Preferred Development Locations:</b> Is the subject property in a preferred development location, such as along a major arterial?	Yes, the subject property is located along McCombs Street, which is classified as a major arterial road.
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> 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
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development does not represent any adverse effects on the community. It has the potential to maximize the use of undeveloped lots.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	Yes, the areas has been stable. No rezoning has been recorded within the last ten years.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is within an older area of the city, which represent stability within the G-3, Post-war land designation. The proposed use is permitted in the P-R I (Planned Residential I) zone district.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Access to the subject property is proposed from McCombs Street. There is an existing 16-inch diameter water main that extends along the east side of Dyer Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. This water main is available for water main extensions. It is adequate to serve the proposed development.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No objections to proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

**PUBLIC COMMENT:** The proposed development does not lie within any neighborhood association. Public notices were sent to property owners within 300 feet on November 21, 2019. Planning received a letter via email in opposition, see attachment 4.

**RELATED APPLICATIONS:** Comprehensive Plan Amendment, PLCP19-00004

**OTHER APPLICABLE FACTORS:** Approval of the rezoning by the City Plan Commission (CPC) constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, Design Standards for Construction (DSC), and Drainage Design Manual (DDM). Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

### **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 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.
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. Letter In Opposition
5. Conceptual Site Plan



# ATTACHMENT 1



# **ATTACHMENT 2**

## **Planning and Inspections Department - Planning**

No objection to the rezoning request.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

Screening requirements shall be met per municipal code 20.16.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

## **Planning and Inspections Department – Land Development**

1. The Proposed ponding area(s) shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
2. Show proposed drainage flow patterns on the preliminary plat and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision limits.
3. Verify if the proposed pond percolation location upstream of the concrete channel pose a maintenance issue to the channel due to close proximity to the proposed pond.

## **TxDOT**

Once these areas plan to be developed, plans will need to be submitted to TxDOT for review and an access permit request has to be submitted to TxDOT for approval. Have Requestor coordinate with TxDOT for this request.

## **Sun Metro**

No objections.

## **Fire Department**

Recommended approval.

## **EPWater**

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

Dyer Street and McCombs Street are Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street and McCombs Street right-of-way require written permission from TxDOT.

Water:

There is an existing 16-inch diameter water main that extends along the east side of Dyer Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. This water main is available for water main extensions.

There is an existing 8-inch diameter water main that extends along a Walden Pond Street and dead-ends at northern property line of the subject property. This water main is available for service and water main extensions.

There is an existing 8-inch diameter water main that extends along Aaron Street and Elise Street. These water mains dead-end at northern property line of the subject property. These water mains are available for service and water main extensions.

There is an existing 12-inch diameter water main that extends along the western portion of a McCombs Street. This water main is available for service and water main extensions.

There is an existing 30-inch diameter flow line that extends along the east side of McCombs Street. No direct service connections are allowed to this main.

Previous water pressure from fire hydrant #9787 fronting 5832 Painted Pony Drive, has yielded a static pressure of 104 psi, a residual pressure of 82 psi, and a discharge of 1,186 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. Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

The above described available water mains operate on the East High Pressure zone. Service can be provided up to elevation 4010. (PSB Datum)

Proposed water mains shall be extended to create a looped system.

#### Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main located along a 20-foot PSB easement within the property between Walden Pond Street and Aaron St. This sanitary sewer main is available for service and main extensions.

There is an existing 15-inch diameter sanitary sewer main that extends along Elise St. This main extends approximately 350 feet along the proposed Elise St. then extends east. A 20-foot PSB easement shall be reserved and shown on the plat for this portion of the sanitary sewer main.

There is an existing 15-inch diameter sanitary sewer main that extends along McCombs Street, approximately 10 feet east of and parallel to the western right of way line of McCombs Street. This main is available for service and main extension.

The owner shall grade the property to allow sanitary sewer by gravity to the above described mains during any development of the site.

#### General:

All costs associated with the extensions of water and sanitary sewer mains are the responsibility of the Owner/Developer

The El Paso Water – Public Service Board (EPWater-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the 8-inch diameter sanitary sewer main described above.

During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

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 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.

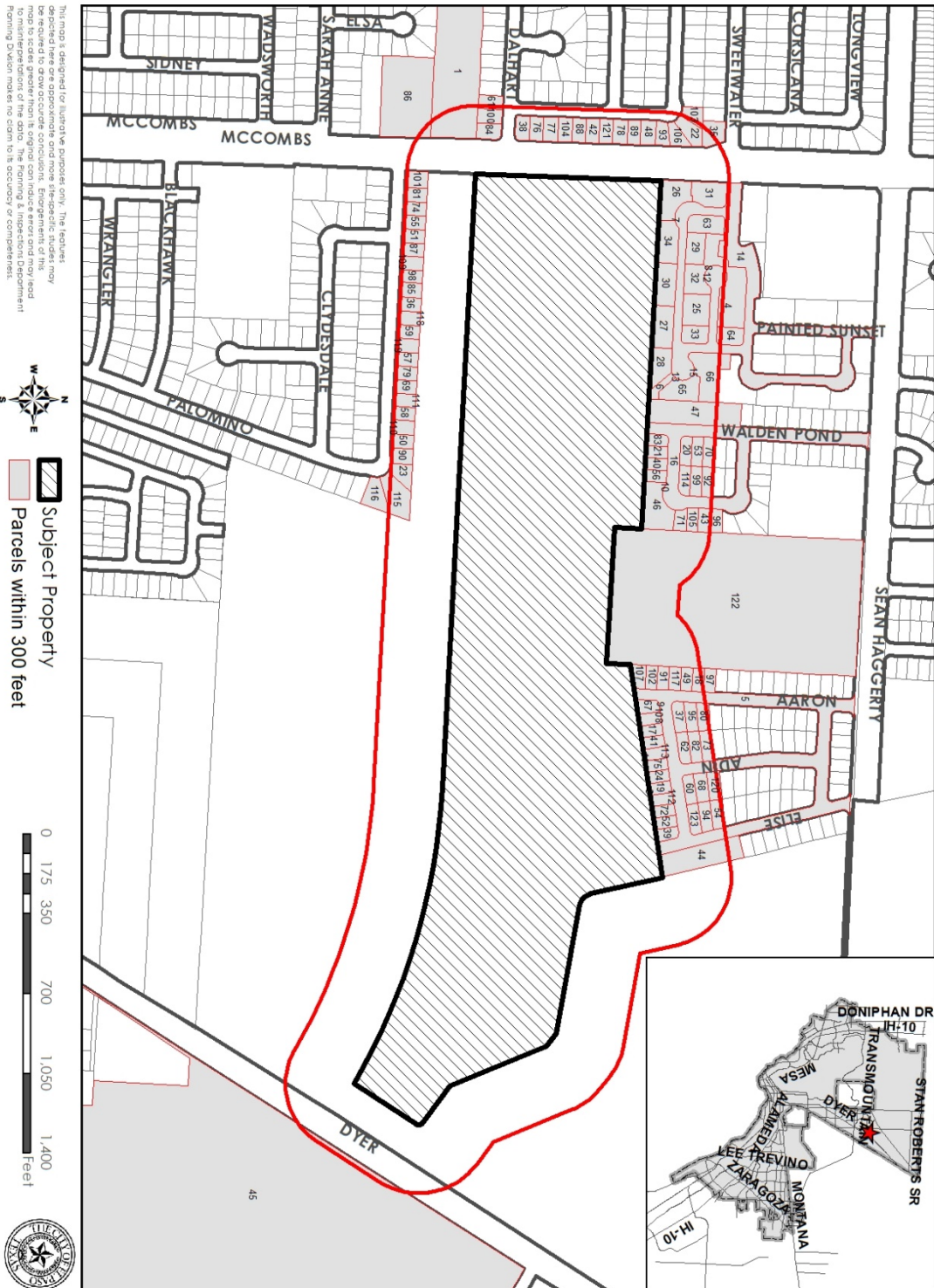


**EPWater – Stormwater Engineering**

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

# ATTACHMENT 3

PZRZ19-00028



# ATTACHMENT 4

**Salloum, Andrew M.**

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**From:** Salloum, Andrew M.  
**Sent:** Monday, December 2, 2019 10:26 AM  
**To:** 'Debbie Vasquez'  
**Subject:** RE: Concerned resident regarding Case No: PZRZ19-00028

Good morning Ms. Vasquez,

Thank you for submitting the letter. A copy of this email will be included in the informational packet to each of the City Plan Commissioners for their review.

Cordially,

**Andrew Salloum**

Senior Zoning Planner | Planning Division  
Planning and Inspections Department | City of El Paso  
City 3 Building | 801 Texas Avenue  
El Paso, TX 79901  
915.212.1603

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**From:** Debbie Vasquez <yomenos@yahoo.com>  
**Sent:** Wednesday, November 27, 2019 12:06 PM  
**To:** Salloum, Andrew M. <SalloumAM@elpasotexas.gov>  
**Subject:** Concerned resident regarding Case No: PZRZ19-00028

Good afternoon Mr. Salloum,

I am writing in reference to a request for rezoning of the property located South of Sean Haggerty Drive and East of McCombs Street. The case number is PZRZ19-00028. My name is D. Vasquez and I own the property located at 5970 Joe Manago. My property is located directly north of the area which will be considered for rezoning.

I purchased my home in the summer of 2007 and have enjoyed the peacefulness and tranquility the neighborhood offers. I have also enjoyed the desert landscape directly south of my property. The only people who normally visit this neighborhood at the end of Sean Haggerty (East of North Star Elementary) are the residents.

My concern is that the neighborhood will be opened to increased traffic. I understand Sean Haggerty will connect all the way to Dyer within the next few years and this too will increase traffic in the area. How will the home builders ensure pedestrian and vehicle safety if their request is granted for rezoning? Also, what are they planning to build directly behind my property? I have enjoyed mountain views and starry nights and I would be greatly disappointed if a several two-story homes go up behind my home. I am not against development, however, I am against homes being built directly behind my property. Are there plans for open spaces/parks and if so, would you be able to ensure me that Northtowne Village Joint Venture will honor my request to locate such spaces behind the existing properties. I would also be disappointed if a street/road is created behind my property. The residents of Joe Manago Street deserve to keep the peaceful neighborhood that we have come to know and enjoy. My neighborhood is a little known secret in a small corner of Northeast El Paso. Please do not allow for this to be taken from me and the other tax-paying residents who own homes on the same street as I do. Thank you for your time and Happy Thanksgiving from my family to yours.

D. Vasquez

## ATTACHMENT 5



I T E M

South of Sean Haggerty Drive and East of McCombs Street

Rezoning

PZRZ19-00028







# Recommendation | Public Input

2

## **Planning Division and DCC recommendation:**

Approval

## **CPC Vote:**

Recommended Approval (8-0)

## **Public Input:**

- The Planning Division received a letter via email in opposition to the rezoning request.

### **Strategic Goal #3 Promote the Visual Image of El Paso**

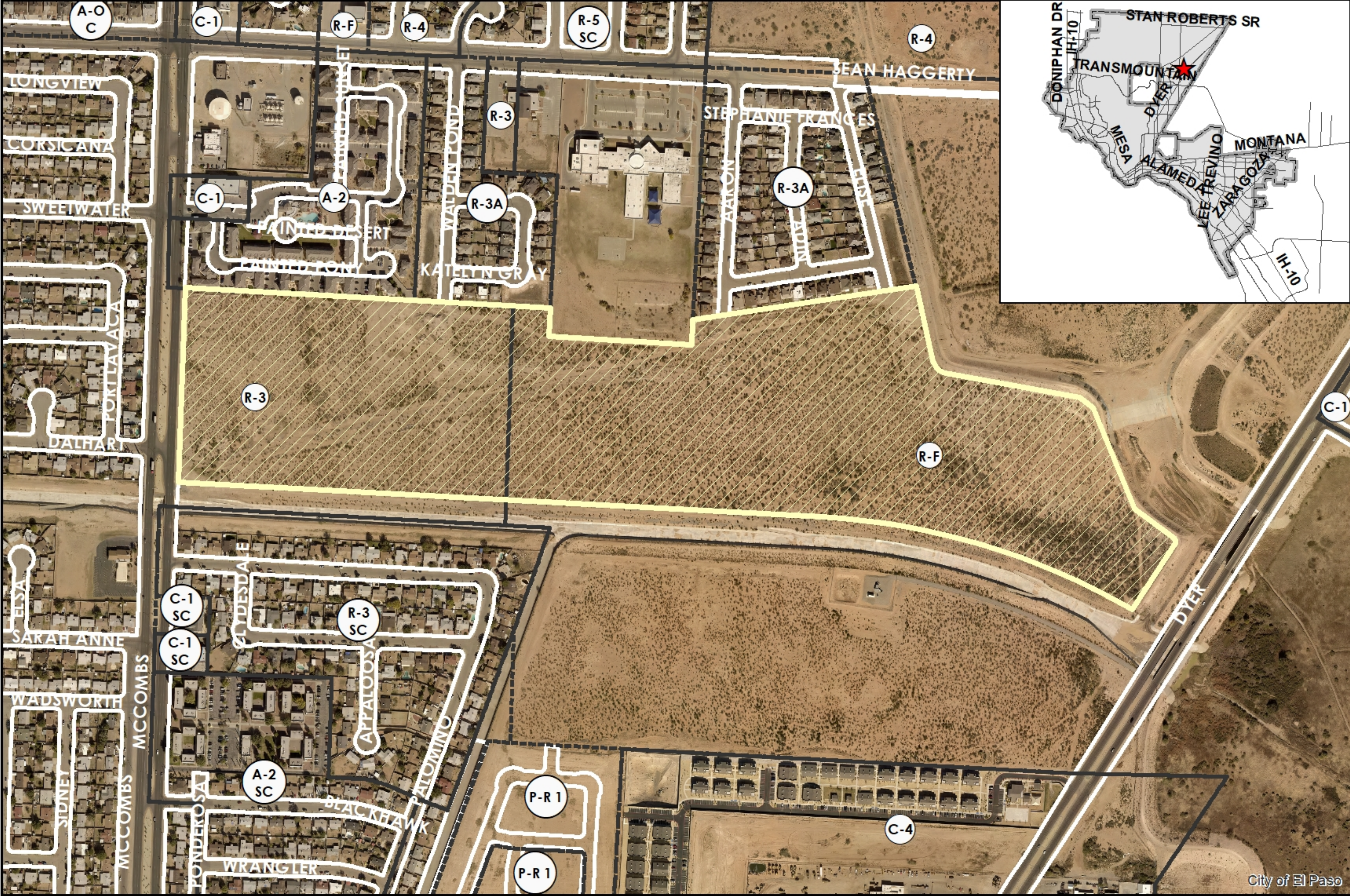
3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community






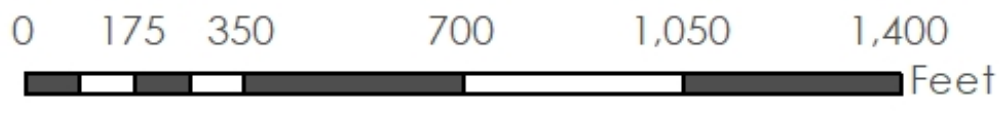




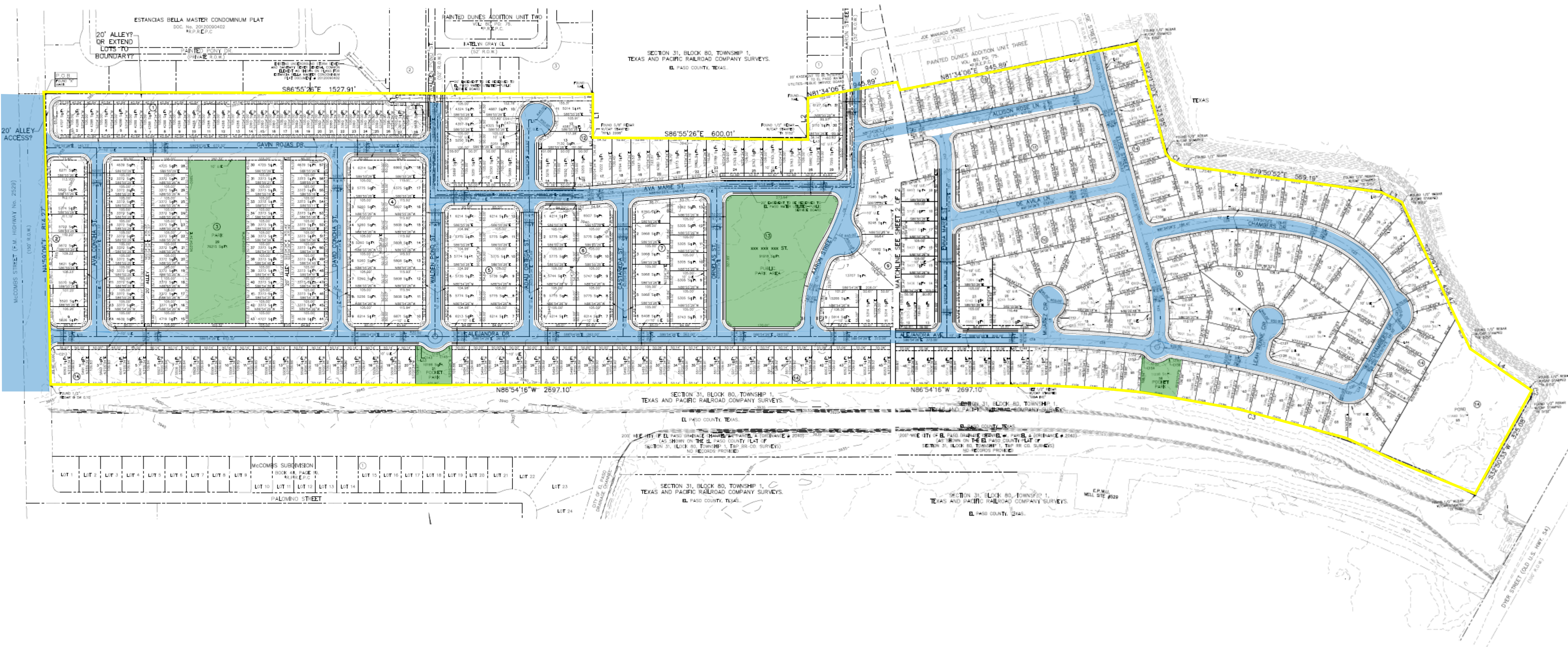
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



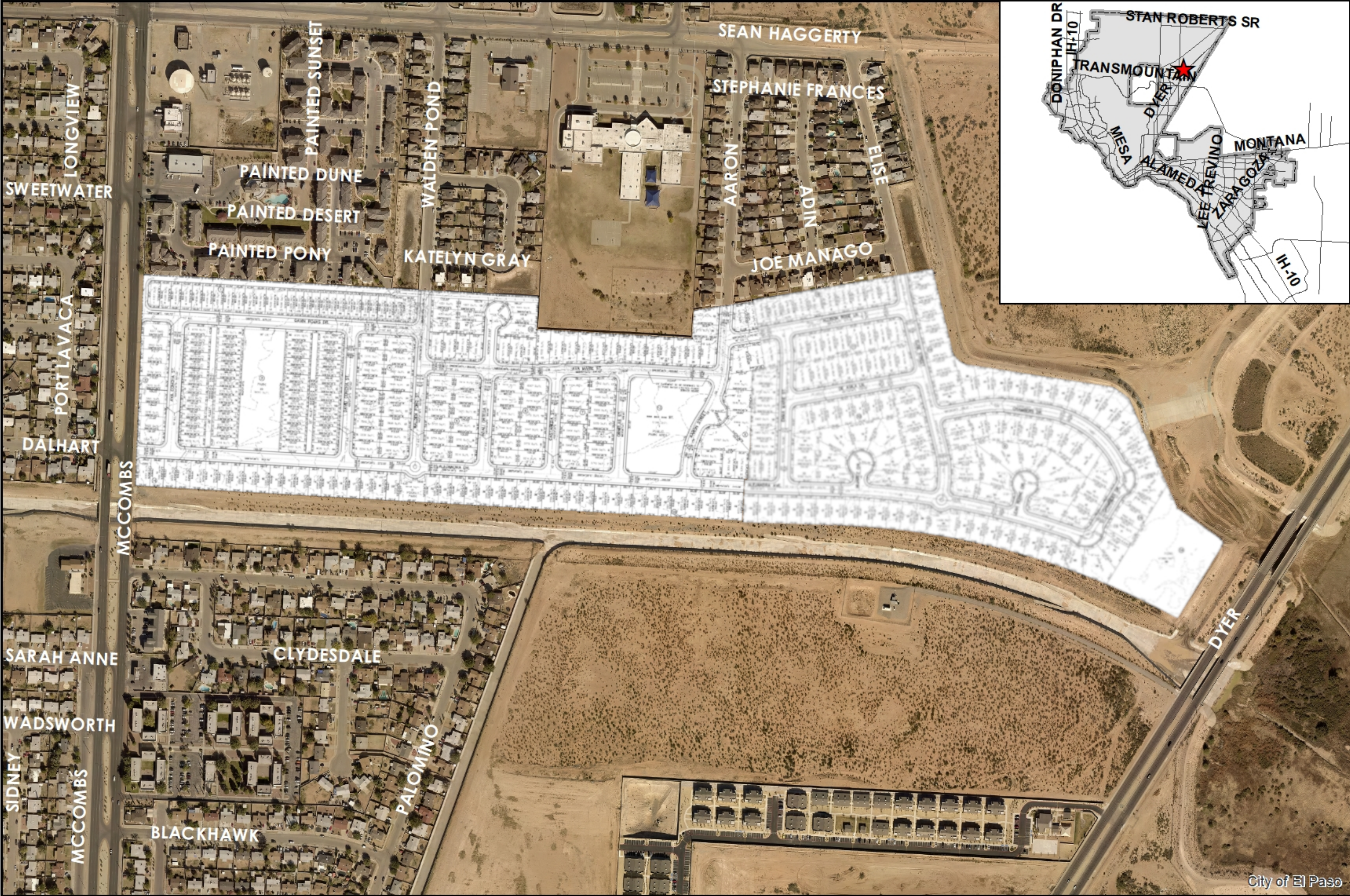
 Subject Property



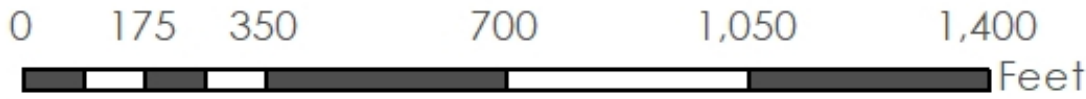








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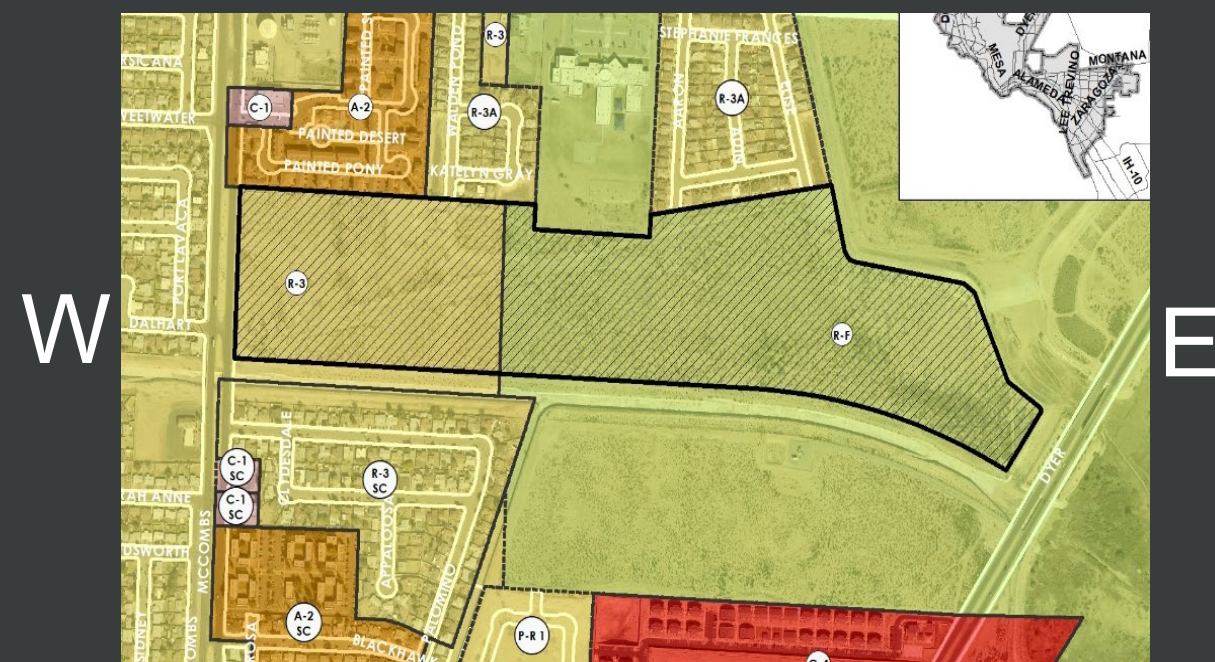








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THANK YOU

