

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: April 4, 2017
Public Hearing: May 2, 2017

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of the property described as All of Tract 5, Block 6, Ysleta Grant, 8659 Holmsley Trail, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-1 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 8659 Holmsley Trail. Property Owner: Patricia Quinn. PZRZ17-00001 (District 7) **THIS IS AN APPEAL**

BACKGROUND / DISCUSSION:

On March 9, 2017, the CPC reviewed and recommended DENIAL 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

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Denial Recommendation (4-3)

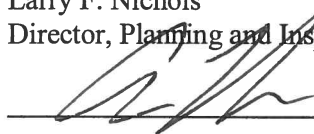
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

FDR: Larry F. Nichols
Director, Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACT 5, BLOCK 6, YSLETA GRANT, 8659 HOLMSLEY TRAIL, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-1 (RESIDENTIAL). 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 ALL OF TRACT 5, BLOCK 6, YSLETA GRANT, 8659 HOLMSLEY TRAIL, 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 from **R-F (RANCH AND FARM)** to **R-1 (RESIDENTIAL)** 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 _____, 2017.

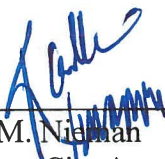
THE CITY OF EL PASO

ATTEST:

Oscar Leoser
Mayor

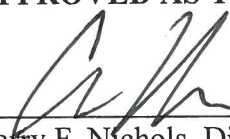
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Karla M. Nielsen
Assistant City Attorney

APPROVED AS TO CONTENT:

 FOR:

Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

17-1007-1929 / 646569
8659 Holmsley Trail
KMN

PZRZ17-00001

EXHIBIT "A"

Proposed Patricia Quinn Subdivision
METES AND BOUNDS

Description of a parcel of land being Tract 5, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas. Such parcel of land is more particularly described by metes and bounds as follows:

Commencing at an existing monument on the center line intersection of North Loop Dr. and Holmsley Trail; said point being the point of commencement of these metes and bounds; Thence North 37 deg.10 min.00 sec. East along the center line of Holmsley Trail a distance of 1,334.70 feet to a point that lies on the Southerly ROW line of the Juan de Herrera Lateral that is also the Northerly ROW line of Holmsley Trail; Thence, leaving said ROW line North 54 deg.49 min.00 sec. East a distance of 35.00 ft. to a point, said point being the **point of beginning of this description**;

Thence North 35 deg.11 min.00 sec. West along the Northerly ROW line of the Juan de Herrera Lateral, a distance of 176.10 ft. to a point;

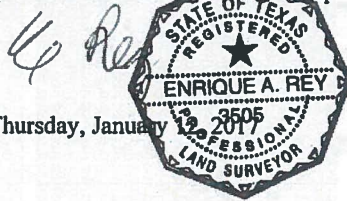
Thence North 24 deg.32 min.00 seconds West along the same Juan de Herrera Lateral ROW line, a distance of 372.85 feet to a point;

Thence North 84 deg.20 min.00 sec. East a distance of 1,251.64 ft. to a point;

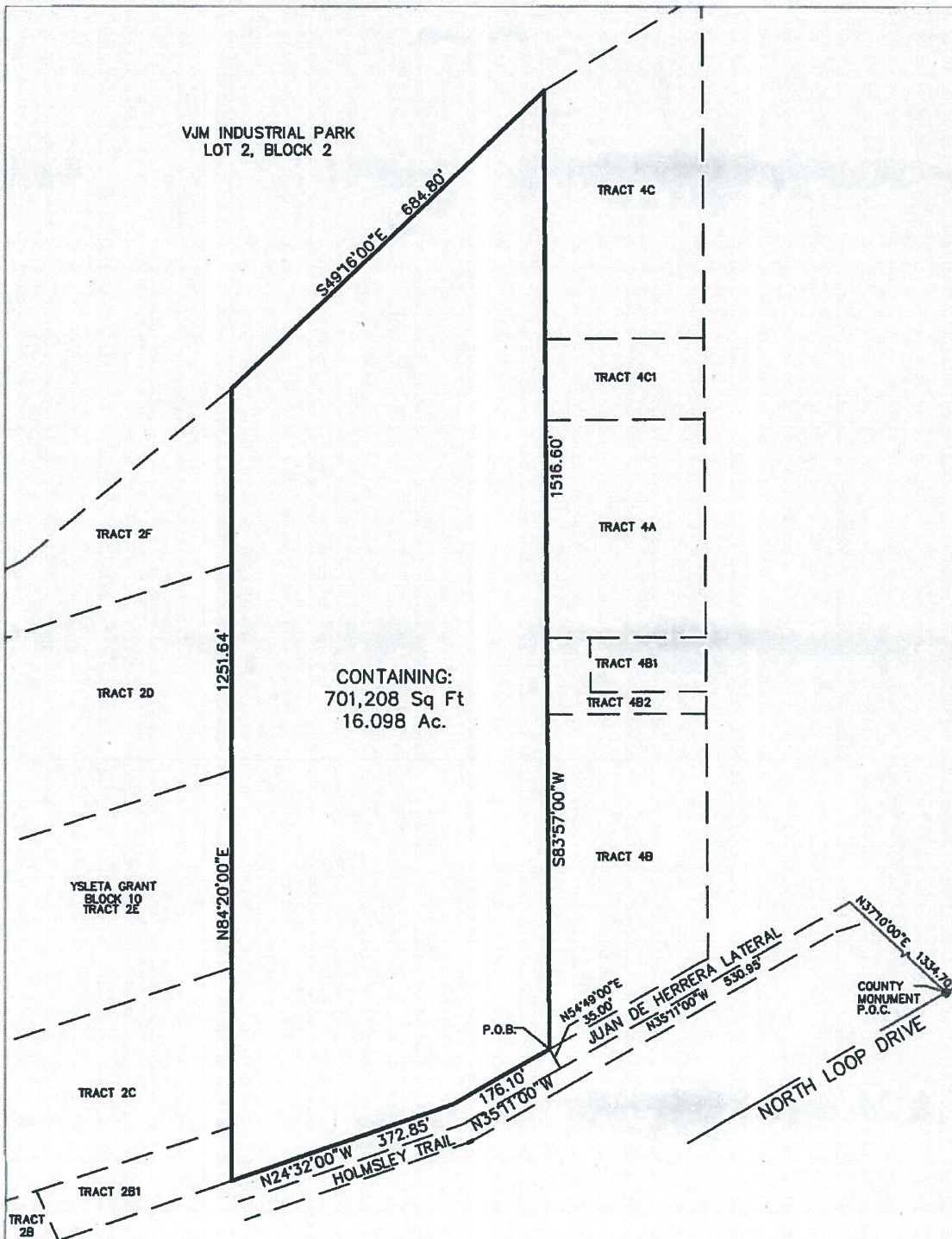
Thence South 49 deg.16 min.00 sec. East a distance of 684.80 ft. to a point;

Thence South 83 deg.57 min.00 sec. West a distance of 1,516.60 ft. to the point of beginning of this description. Said parcel of land contains 701,298 square feet or 16.098 acres of land more or less.

Enrique A. Rey
TPLS TX 3505



El Paso, Texas – Thursday, January 12, 2017

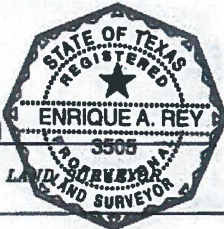


CONTAINING:
701,208 Sq Ft
16.098 Ac.

PLAT OF SURVEY BEING
ALL OF TRACT 5, BLOCK 6
YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
EL PASO COUNTY RECORDS

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY
AND IMPROVEMENT SURVEY WAS MADE ON THE
GROUND BY ME OR UNDER MY SUPERVISION AND IS
TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

Enrique A. Rey
ENRIQUE A. REY
REGISTERED PROFESSIONAL LAND AND SURVEYOR
TEXAS NO. 3505



SCALE 1"=200'

D.M.	JANUARY 12, 2017
JOB NO. 2017-	PATRICIA QUINN

REY ENGINEERING INC.
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
9434 VISCOUNT DR. SUITE 148 EL PASO TEXAS, 79925
PH. (915)309-1889 FAX (915) 633-8060
TEXAS FIRM REGISTRATION F-3368

MEMORANDUM

DATE: March 23, 2017

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

FROM: Andrew Salloum, Planner

SUBJECT: PZRZ17-00001

The City Plan Commission (CPC) on March 9, 2017, voted 4-3 to recommend **DENIAL** of rezoning the subject property from R-F (Ranch and Farm) to R-1 (Residential) in order to allow for residential development.

The CPC found that the rezoning is not in conformance with Plan El Paso. The CPC also determined that the rezoning does not protect the best interest, health, safety and welfare of the public in general; that the proposed use is not compatible with adjacent land uses; and, that the rezoning will have a 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 5 phone calls, 4 letters, and a petition with 31 signatures in opposition to the rezoning request.

Three residents and the president of Holmsley Trial Neighborhood Association attended the CPC hearing and spoke against the rezoning request.

The president of Mission Valley Civic Association attended the CPC hearing and spoke in support of the rezoning request.

The property owner filed an appeal letter to City Council.

This case is a 211 and will require a supermajority vote of City Council for approval of the rezoning request.

Property Owner: Patricia Quinn
Representative: Rey Engineering

Attachments:
Appeal to the City Council
211 Map
Staff Report

APPEAL TO THE CITY COUNCIL

CITY CLERK DEPT.

2017 MAR 13 AM 9:35

DATE: 13th MAR 2017

HONORABLE MAYOR AND CITY COUNCIL
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

After a public hearing held on March 9th, 2017, the
CPC denied my request for

Rezoning to R-1 From Ranch Farm

legally described as:

Tract 5, Block 6, Ysleta Grant
city of El Paso, El Paso County, TX

I hereby request the City Council to review the decision of the CPC

AND CONSIDER MY REQUEST

SET OUT ABOVE. I AM ATTACHING A LETTER SETTING FORTH MY
REASONS FOR BELIEVING THEIR DECISION TO BE IN ERROR.

Patricia Quinn
APPLICANT

8659 Holmsley Trail
ADDRESS

915-491-3634
TELEPHONE NUMBER

Two (2) copies filed in City Clerk's Office on: _____

Honorable Mayor and City Council,
City of El Paso, Texas

Subject: Appeal to change the CPC decision to deny Rezoning from Ranch-Farm to R-1

On Thursday March 9, 2017, subject rezoning was denied by the City Planning Commission. I hereby appeal said decision. I think the CPC made a mistake on subject decision for the following reasons:

- A) Subect rezoning would create half acre lots (20,000 sf minimum). Not a multitude of regular City lots. This idea was coordinated with the City Planning Department.
- B) The City Planning Department recommended approval.
- C) As it is, the land is used as a public dumping site. I am constantly cleaning the area.
- D) The neighbors use it to ride their horses and their ATV's. I have photos to prove it.
- E) If the City allows this development, the property value of the neighborhood shall go up.
- F) I pay the mortgage and taxes, so I do not feel is fair to let the neighbors decide what can be done with my property.

Anticipating your help on this matter, I truly thank you.

Resprctfully:

Patricia Quinn

CITY CLERK DEPT.
2017 MAR 13 AM 9:35

PZRZ17-00001

21.2 TOTAL ACRES

OPPOSED
13.0 ACRES
61.3%

Subject Property

GILMORE

HOLMSLEY

SANDHILL

as of 3/1/2017

0 100 200 400 600 800 Feet





City of El Paso – City Plan Commission Staff Report

Case No: PZRZ17-00001
Application Type: Rezoning
CPC Hearing Date: March 9, 2017
Staff Planner: Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov

Location: 8659 Holmsley Trail
Legal Description: All of Tract 5, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 16.098
Rep District: 7
Current Zoning: R-F (Ranch and Farm)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: No
Request: From R-F (Ranch and Farm) to R-1 (Residential)
Proposed Use: Single-family dwellings

Property Owner: Patricia Quinn
Representative: Rey Engineering

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch and Farm) / Ranch and Stable
South: R-F (Ranch and Farm) / Ranch and Stable
East: C-4/sc (Commercial/special contract) / Retention Pond and Warehouse
West: R-F (Ranch and Farm) / Ranch and single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)
NEAREST PARK: Pecan Grove 1 Park (7,594 feet)
NEAREST SCHOOL: Mission Valley Elementary and Valley View Middle (2,106 feet)

NEIGHBORHOOD ASSOCIATION

Holmsley Trail Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 22, 2017. The Planning Division received 5 phone calls, 4 letters, and a petition with 31 signatures in opposition to the rezoning request, see Attachment 5. This is a 211 case that will require the affirmative vote of at least three-fourths of City Council.

CASE HISTORY

On June 18, 2009, City Plan Commission recommended denial of rezoning the property from R-F (Ranch and Farm) to R-3A (Residential) to allow for 89 single-family residential lots. The applicant filed an appeal to City Council. On August 18, 2009, City Council denied the appeal.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-1 (Residential) in order to allow for residential development. The subject property is 16.098 acres in size. The conceptual site plan shows 23 single-family residential lots. Access to the subject property is provided from Holmsley Trail.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to R-1 (Residential). The recommendation is based on the compatibility with surrounding residential districts and uses within the area of the subject property and the compliance with Plan El Paso Land Use designation, G-3, Post-War and Mission Valley Planning Area.

Plan El Paso- Future Land Use Map Designation

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

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

The Planning Division recommendation is based on the compatibility with the G-3, Post-War land use designation through the addition of missing residential uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.

The purpose of the R-1 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

The Planning Division recommendation is based on the compliance with the purpose of the R-1 district in which the proposed development is offering opportunities for increased housing for residents in the area while preserving a low density of dwelling units.

Plan El Paso - Goals & Policies

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."

The Planning Division recommendation is based on the proposed redevelopment of a vacant site and increased housing opportunities for residents in the area.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

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.

TXDOT

The subject property is not Abutting TxDOT right of way.

Planning and Inspections Department – Building and Development Permitting

Recommend approval of rezoning.

However, as shown on conceptual plans, some of the lots will not meet the minimum lot depth required for an R-1 zone, and due to the required front, rear and cumulative setbacks, homes will be limited to a 24 foot deep building pad.

Note: At the time of submittal for permits each phase will be required to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Land Development

1. All storm water runoff shall be addressed within the subdivision's limits in compliance with all provisions of (DSC, 19.19.010A) and (DDM, 11.1).
2. Show proposed runoff for on-site-ponding. Show typical street cross section with header curb. Show typical lot runoff.
3. Water improvement district #1 is required for access and drainage requirements.
4. Define if lots will retain water rights easements.
5. Approval of the site plans by 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, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Fire Department

Recommend approval.

Police Department

Mrs. Pat Rainer lives adjacent to this site and has called the EPPD in the past to report people trespassing onto this property is opposed to the development of this land. Mrs. Rainer claims to have secured signatures from neighbors who also oppose the development. I have no other comments on this matter.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water

1. El Paso Water Utilities (EPWU) Right-of-way/Easement needs to be dedicated to accommodate the relocation of an existing 12" sewer main.

Water

2. There is an existing 6-inch diameter water main that extends along Holmsley Trail. This main is available for main extensions. Two 8-inch diameter water mains are to be extended to create a looped system.
3. Previous water pressure from fire hydrant #3456 located at the 8638 Holmsley Trail and 850' east, south side of Arboleda Drive yield a static pressure of 108 (psi), a residual pressure of 92 (psi), and a discharge of 919 gallons per minute.

4. The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.
- Sanitary Sewer

5. Sanitary sewer service is critical.

6. There is an existing 8-inch diameter sanitary sewer main along Holmsley Trail. This main is available for main extensions.

7. There is an existing 12-inch diameter sanitary sewer main along a 20' PSB easement located north of and parallel of the south property line. This main shall be relocated to the proposed streets.

General

8. Water and sewer main extensions will be required along the dedicated Streets. Water main extension are to create a looped system. Owner is responsible for all main extensions costs.

9. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic

paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

10. Permits from The El Paso County Water Improvement District 1 (EPWID1) will be required to cross the Juan De Herrera Lateral with water and sewer extensions.

11. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 Engineering Division

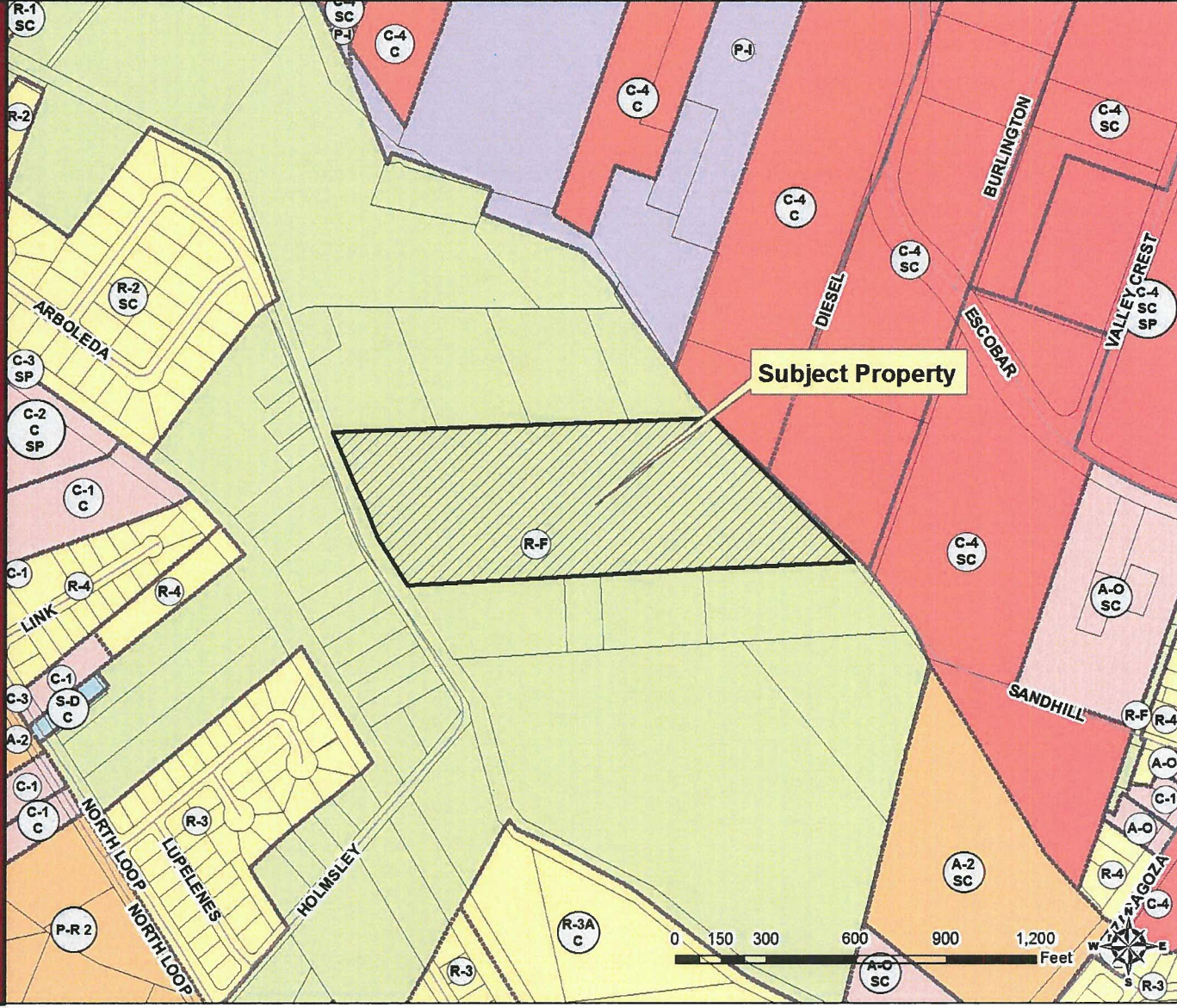
1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Show existing and proposed drainage flow patterns on the Preliminary Plat and identify the discharge location for all stormwater runoff; EPW - Stormwater Engineering requires retention of all developed stormwater runoff within this subdivision.
3. At the improvement plan stage, provide protection to the property from all offsite stormwater runoff that may have an adverse impact on any improvements.

Attachments:

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Conceptual Site Plan
5. Letter in Oppositions

ATTACHMENT 1: ZONING MAP

PZRZ17-00001

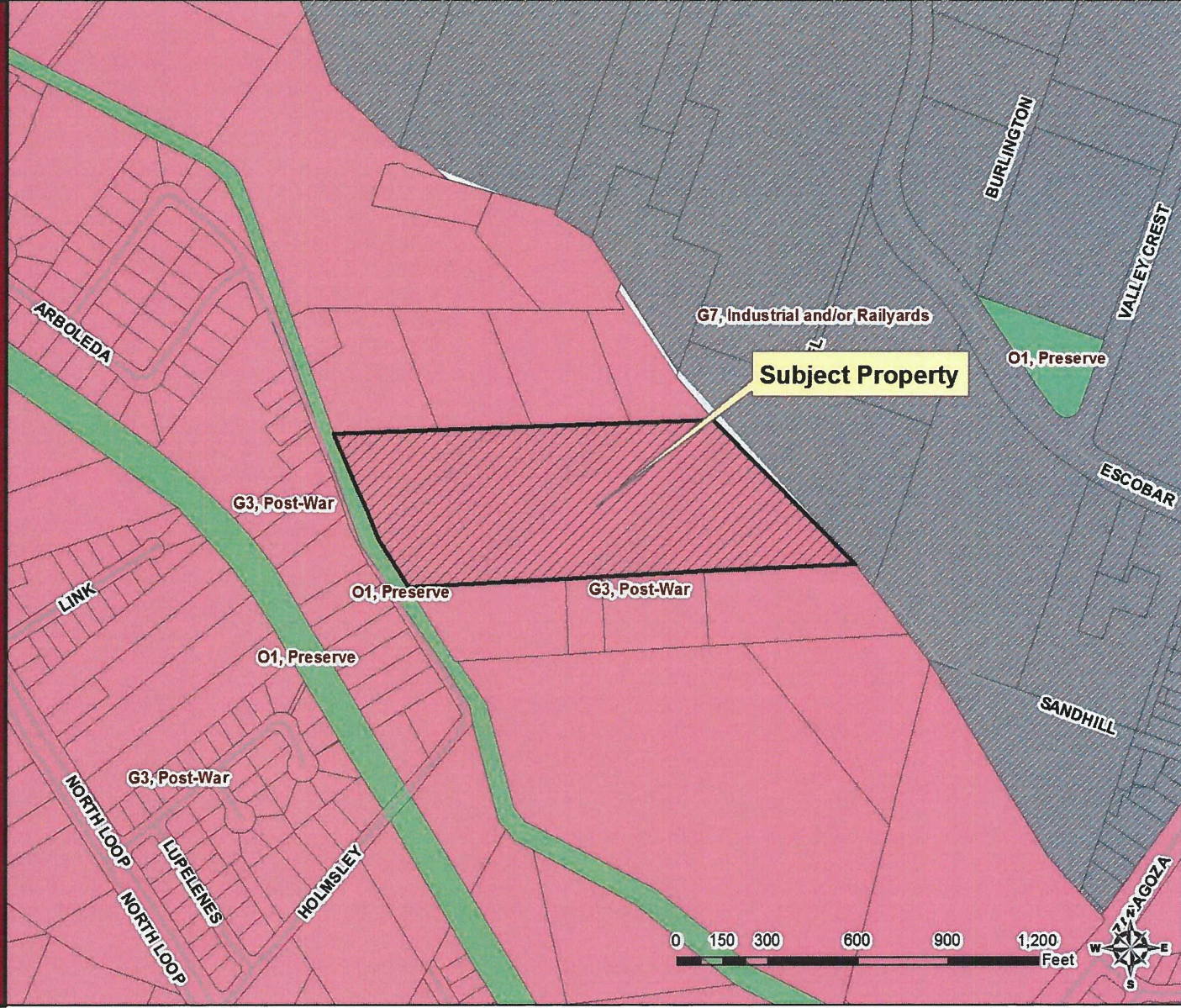


ATTACHMENT 2: AERIAL MAP

PZRZ17-00001



PZRZ17-00001



ATTACHMENT 5: LETTER IN OPPOSITION

Salloum, Andrew M.

From: Julia Atienzo <atienzojulia@yahoo.com>
Sent: Thursday, February 23, 2017 9:46 AM
To: Salloum, Andrew M.
Subject: Concern Neighbor

To: Andrew Salloum

My name is Julia Atienzo and I live at 8640 Arboleda 79907. I'm very concern about this arrangements that this department are planning to do to our neighborhood at zoning 8659 Holmsley Trail FR to R1. I have live in this neighborhood scenes 1977 it has been a very quiet and friendly neighborhood. The neighbors have change through the time sense then. I'm stating that people living in this neighborhood had become elderly and take care of themselves by walking peacefully and even taking their grandchildren with them for walks around the neighborhood. I as an adult I see adults and young people do their exercise in all time of the day. I say this because before going to work I see neighbors running or working out on their bicycles for marathons. Also, I see young people playing outside and enjoying their neighborhood. What else can I say about this respectable neighborhood, that there are a join community which also religion is involved off course respecting each other's religion. Let me inform you that certain days of the week in the afternoons I see people praying with the image of the Virgin Mary and praying the rosary walking around all this area. "This is what a striking community should be and it is." If your department approve this changes then lives from many people living in this area will definitely change. There will be no peace and the traffic will definitely change and drastically accidents will be occurring when this area has not have car accidents in the past. I'm pleading your department to please do not make this changes our neighborhood is an exceptional area to live.

Thank you,
Julia Atienzo

Salloum, Andrew M.

From: Garcia, Raul
Sent: Thursday, March 09, 2017 11:09 AM
To: Salloum, Andrew M.
Subject: FW: Rezoning of 8659 Holmsley Trail

Email in opposition.

From: Eydie Copeland [<mailto:edcopelo@yahoo.com>]
Sent: Thursday, March 09, 2017 11:08 AM
To: Garcia, Raul
Subject: Rezoning of 8659 Holmsley Trail

My name is Eydie Copeland and I reside at 8653 Holmsley which is at the back and to the right of the property in question. I have lived her for 40 years. Holmsley trail can not handle any more traffic than it does now. This is a farm and ranch community and it needs to stay this way. I have tried to purchase this property several times to no avail. I have a non-profit Therapeutic horsemanship facility on my property now and this property would be better suited for something that is still considered farm and ranch. My facility helps people with disabilities and helps soldiers with PTSD and their families. I am pleading with you not to change the zoning of this property and let us keep our little horse community just that.

Salloum, Andrew M.

From: Noel Gomez <noel.gomez@huntcompanies.com>
Sent: Thursday, March 09, 2017 10:17 AM
To: Salloum, Andrew M.
Subject: Case No: PZRZ17-00001

To Whom it may Concern,

My name is Noel Gomez and I reside at 8651 Holmsley Trail and have lived there for approx. 8 years now with my wife and two children, 8 and 4. I am writing to you about the future rezone of R-F to R-1 respectively. My position on this is I oppose this proposal simply because this is Farm Land and is not suitable for residential land. We do not have the infrastructure in place to accommodate more traffic and roads are not wide enough as well.

Please respect my opposition as such. Thank you

Noel Gomez | Helpdesk Support Manager | Business Technology Solutions
Phone: 915.298.0499 option 4 | Fax: 915.298.0419
4401 N. Mesa | El Paso, TX | 79902
Hunt Companies | noel.gomez@huntcompanies.com
www.huntcompanies.com



Delivering Business Solutions for a Digital Age

Please consider the environment before printing this e-mail

This e-mail, including all information contained therein and any attachments, is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you are not an intended recipient, or an agent responsible for delivering it to an intended recipient, you have received this email in error. In such event, please immediately (i) notify the sender by reply email, (ii) do not review, copy, save, forward or print this email or any of its attachments, and (iii) delete and/or destroy this email and its attachments and all copies thereof. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, any e-mail sent in error, including all information contained therein and any attachments, by persons or entities other than the intended recipient is prohibited. Please visit our website at www.huntcompanies.com for important information about our privacy policies. For your protection, please do not transmit account information or instructions by e-mail or include account numbers, Social Security numbers, credit card numbers, passwords or other personal information.

Salloum, Andrew M.

From: Pat Rainer <prainer@sbccglobal.net>
Sent: Tuesday, February 07, 2017 11:18 AM
To: Salloum, Andrew M.
Subject: Rezoning 8659 Holmsley Trail from RF to R1
Attachments: Holmsley Trail Neighborhood Association Petition against rezoning.pdf

Good Morning Mr Salloum,

My name is Pat Rainer and the President of the Holmsley Trail Neighborhood Association. I am including some documents that would be of interest in the rezoning of 8659 from RF to R1. More will follow from other portion of this area that is also against the rezoning of this property. As you can see from the petition and the conceptual plan that all the property owners surrounding 8659 Holmsley Trail is against the rezoning. Also, all property owners on Holmsley Trail is also against it. Please keep us informed of the progress of the incoming reports from the Police, Fire Department, and Engineering Department.. If you need to contact me, please call me at 915 449-4612 or email me

Thank you,

Pat Rainer

Holmsley Trail Neighborhood Association Petition 1/14/2017

Membership and Residence against the rezoning from R-F to R-1 and building of 1/2 half acre lots at
8659 Holmsley Trail, El Paso, Texas 79907

#	Name	Address	Phone	Signature
1	Pat Rainer	8649 Holmsley Trail 79907	915 449-4612	Pat Rainer
2	Mario & Olga Mendoza	8652 Holmsley Trail 79907	915 238-4830	Olga Mendoza
3	Andy & Lucy Mendoza	8650 Holmsley Trail 79907	915 256-1237	Lucy Mendoza
4	Bobby Garza	542 Holmsley Trail 79907	915 859-6966	Bob Garza
5	Lucy Montgomery	8646 Holmsley Trail 79907	915 859-2536	Lucy Montgomery
6	Jerry Cox	8632 Holmsley Trail 79907	915 538-5522	J. A. Cox
7	Be Bottom	8628 Holmsley Trail 79907	915 252-7197	Be Bottom
8	Mike & Yvette Vargas	8638 Holmsley Trail 79907	915 859-7464	Yvette Vargas
9	Marvin Rainer	8647 Holmsley Trail 79907	915 526-5718	Marvin Rainer
10	Eddie Dominquez	8630 Holmsley Trail 79907	915 694-7272	E. Lopez
11	Espiridon Perez	8634 Holmsley Trail 79907	915 248-6683	E. P.
12	Xenia Gonzalez	8636 Holmsley Trail 79907	915 859-6034	Xenia Gonzalez
13	Sindy Duarte	8654 Holmsley Trail 79907	915 781-3680	Sindy Duarte
14	Primo Lucerio	8644 Holmsley Trail 79907	915 247-7622	Primo Lucerio

#	Name	Address	Phone	Signature
15	Rosa Chacon	8631 Holmsley Trail 79907	915 539-9740	Rosa Chacon
16	Juan Cervantes	8642 Holmsley Trail 79907	915 261-9933	Juan Cervantes
17	Lupie Lloyd	8648 Holmsley Trail 79907	915 206-0262	Lupie Lloyd
18	Michele Musgrove	535 Holmsley Trail 79907	915 637-3973	Michele Musgrove
19	JAMES Dean Silva	529 Holmsley Trail 79907	915-841-4324	JAMES Dean Silva
20	Amelia Ramirez	530 Holmsley Trail 79907	915 781-3690 630-6534/5003	Amelia Ramirez
21	Aaron P Bertreger	527 Holmsley Trail 79907	915 227-5938	Aaron P Bertreger
22	Joel Hernandez	523 Holmsley Trail 79907	915 329-5417	Joel Hernandez
23	Jimmy Schinet	525 Holmsley Trail 79907	915 860-9358	Jimmy Schinet
24	Joe Hernandez	8614 Holmsley Trail 79907	915 227-0916	Joe Hernandez
25	Edd Fifer	8612 Holmsley Trail 79907	915 491-8582	Edd Fifer
26	Xenia Gonzalez	8639 Holmsley Trail 79907	915 859-6034	Xenia Gonzalez
27	Paulina Pillar	8637 Holmsley Trail 79907	915 253-3736	Paulina Pillar
28	Xenia Gonzalez	8633 Holmsley Trail 79907	915 859-6034	Xenia Gonzalez
29	Xenia Gonzalez	8641 Holmsley Trail 79907	915 859-6034	Xenia Gonzalez
30	Robert Capeland	8653 Holmsley Trail 79907	915-227-4407	Robert Capeland
31	Isrene/Noel Gomez	8651 Holmsley Trail 79907	(915) 929-9702	Isrene Gomez

BEING ALL OF TRACT 5, BLOCK 6
 TSLETA GRANT
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING: 16.000 Acs.

Department of Health and Human Services
 Department of Health and Human Services
 Department of Health and Human Services

2000年12月1日

Available in English and Spanish. Contact: 800-368-5848

STATE OF TEXAS
ENRIQUE A. REY
35606
LICENSED
PROFESSIONAL ENGINEER

DATE: 11/11/2011

100-100000-100000 100-100000-100000	100-100000-100000 100-100000-100000	100-100000-100000 100-100000-100000
--	--	--

GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100 FEET

0 100 200 300 400 500 600 700 800 900 1000 FEET

RESEARCH INTERESTS:
 WATER QUALITY, WATER RESOURCES,
 ENVIRONMENTAL

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS 60637
TEL: 773-936-5000 FAX: 773-936-5001
WWW.CHICAGO.EDU

Subject: Fwd: 8659 Homsley Trail
From: prainer@sbcglobal.net (prainer@sbcglobal.net)
To: prainer@sbcglobal.net;
Date: Thursday, January 5, 2017 9:32 AM

T-Mobile. America's First Nationwide 4G Network.

----- Original message -----

From:
Date: Tue, Dec 27, 2016 7:48 AM
To: prainer@sbcglobal.net;
Subject: Re: 8659 Homsley Trail

Hello and happy holidays!

As my family gathered for Christmas, we decided we all want to make El Paso our home and what a lovelier place than the property we own on Homsley Trail. My brothers and sisters and their families, my mom and dad and my family will be living on property. I understand there has been issues in the past with people dumping on property and weekend drinking gatherings but that all will stop when my family moves in as we will be there to protect our property. We hope to have your blessing as we are all excited to be moving in. God Bless

Patricia Quinn

----- Original Message -----

From: Pat Rainer <a="">><>
To: waterlilies10 <a="">><>
Sent: Mon, Jul 11, 2016 5:47 am
Subject: Re: 8659 Homsley Trail

Good Morning Patricia,
Would you please give me a phone call at 915 449-4612 since I don't have your number. I would like to discuss the issues we are having with the your piece of land at 8659 Homsley Trail. Please call me at your convenience.

Thank you,

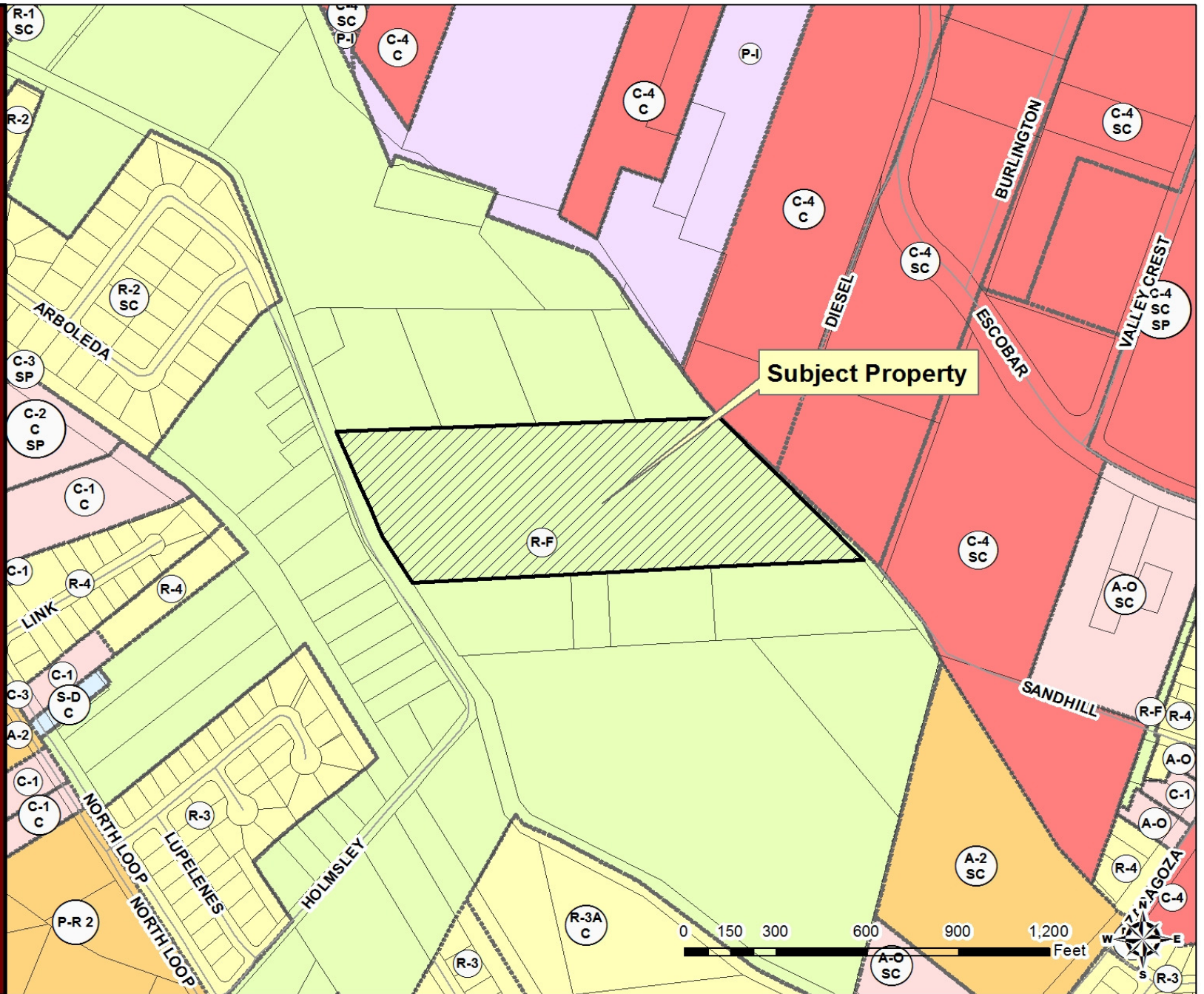
Pat Rainer

On Thursday, February 4, 2016 4:19 PM "waterlilies10@aol.com" <waterlilies10@aol.com> wrote:

Feb 3, 2016

PZRZ17-00001

1



PZRZ17-00001

2







4

Subject Property

North



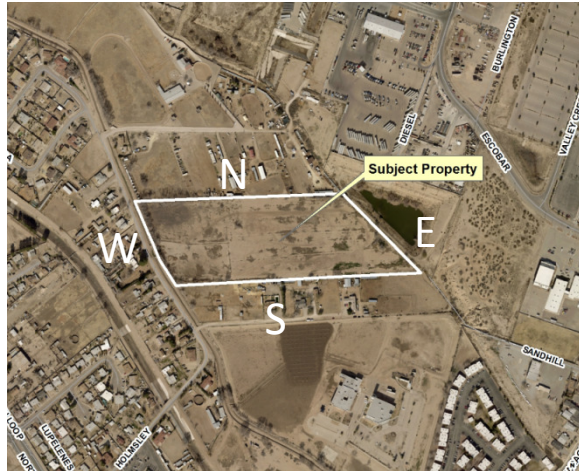
West



East

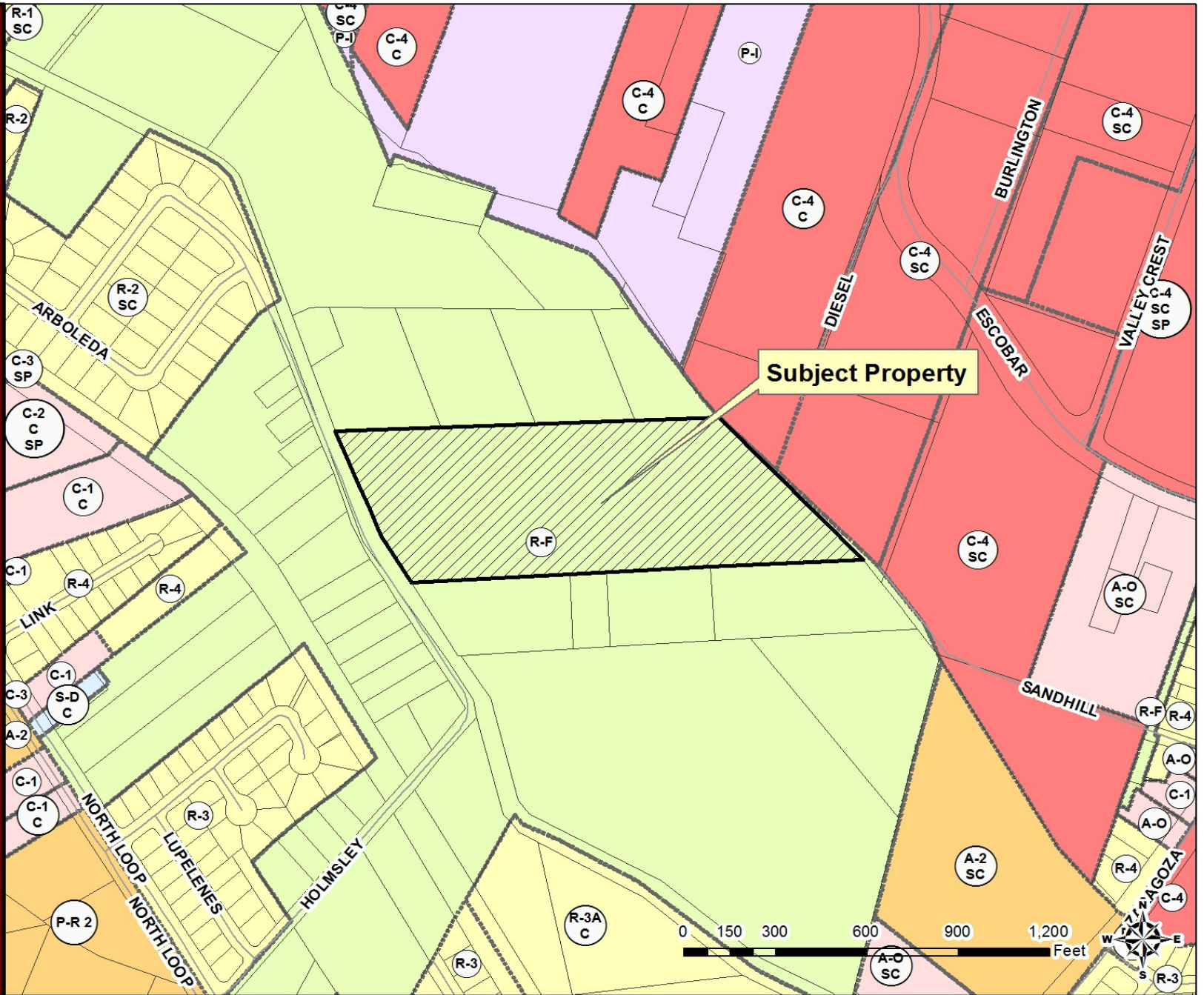


South



PZRZ17-00001

6



PZRZ17-00001

7



PZRZ17-00001

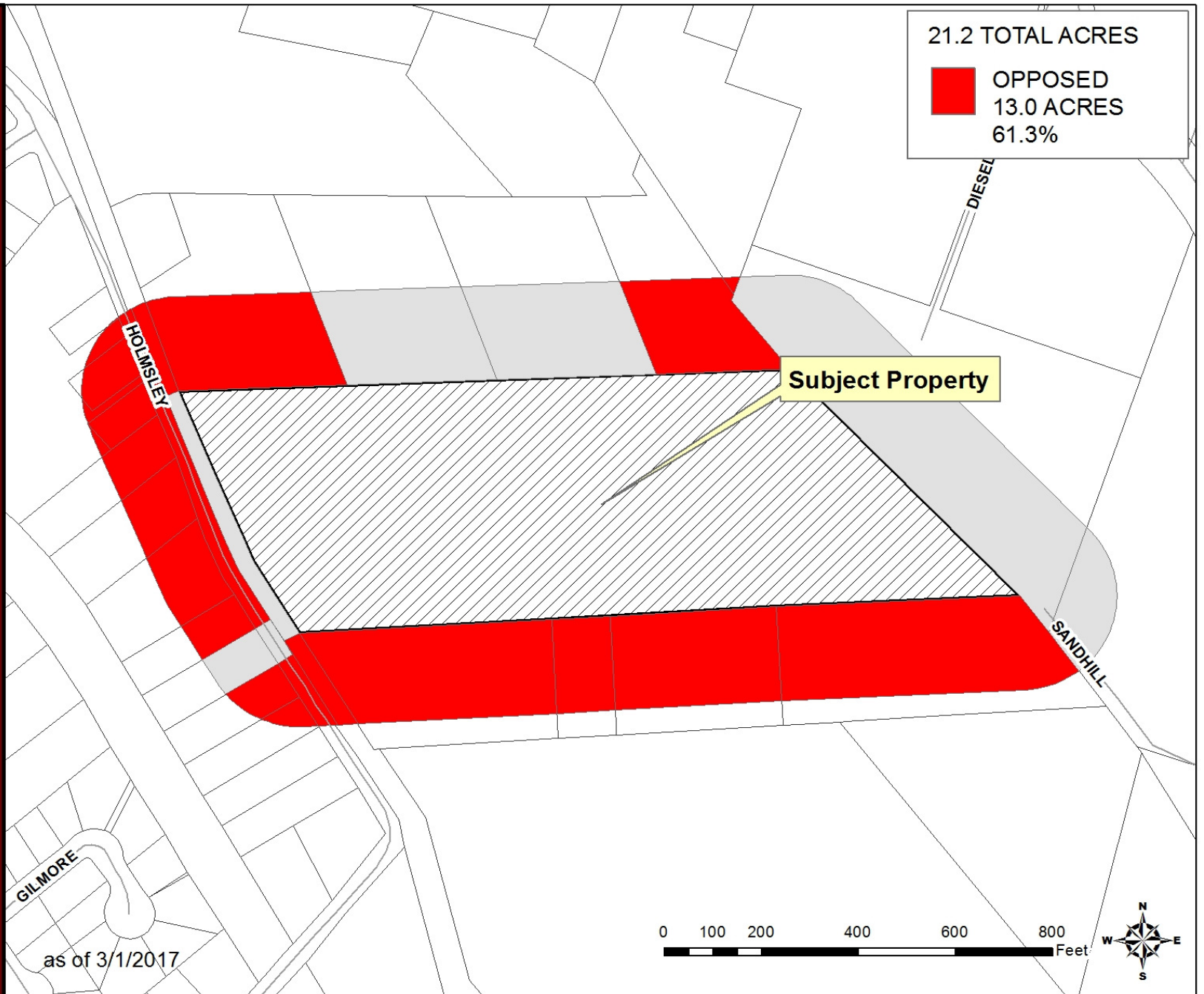






Table of Density and Dimensional Standards	R-F (Ranch and Farm) (Minimum)	R-1 (Residential) (Minimum)
Lot Area	1 acre (43,560 sq. ft.)	20,000 sq. ft.
Lot Width	125 ft.	125 ft.
Lot Depth	200 ft.	150 ft.
Front Yard Setback	50 ft.	30 ft.
Rear Yard Setback	50 ft.	30 ft.
Cumulative Front & Rear Yard Setbacks	N/A	100 ft.
Side Yard Setback	20 ft.	15 ft.
Side Street Yard Setback	25 ft.	20 ft.
Cumulative Side & Side Street Yard Setbacks	N/A	40 ft.
Height (Maximum)	35 ft.	35 ft.

“Delivering Outstanding Services”

As a resident of Gilmore Subdivision, I hereby express my opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8649 Holmsley Trail. Re-zoning to R-1 would allow up to 23 single family dwellings to be built on the tract which would double the traffic on Holmsley Trail. It is felt that the traffic would necessarily back up at North Loop and drivers would end up zipping through Lupelenes and Gilmore streets when confronted with the congestion. It is felt this will create a dangerous situation in our small community.

Name	(signature)	Address
24	Aurora Ortega	8632 Lupelenes Way 241-1704
25	Guillermo P. Chavez	8625 Lupelenes Way 5028597
26	[Signature]	8625 Lupelenes Way 16304415
27	Sara Reiles	8624 Lupelenes - 887-1345
28	[Signature]	8620 Lupelenes Way 920-2460
29	Peter Solin	8632 Lupelenes Way 7813967
30	[Signature]	509 Gilmore way
31	ELIOD QUESADA	8628 LUPELENES
32	Daniel Quesada	8628 Lupelenes
33	Bernardo Quesada	8628 Lupelenes
34	Antonio Del Rio	8612 LUPELENES
35	[Signature]	8613 Lupelenes
36	[Signature]	8613 Lupelenes
37	Emilio Garcia	8609 Lupelenes
38	Juan Hernandez	513 Gilmore
39	José Samaniego	513 Gilmore
40	Norma Samaniego	513 Gilmore
41	Ashley Aguilar	8632 Lupelenes Way
42	Dana Martinez	8629 Lupelenes Way
43	Clodie Gomez	8617 Lupelenes way
44	Concepcion Lopez	8608 Lupelenes way
45		
46		

As a resident of Del Carmen Subdivision, I hereby express my opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8659 Holmsley Trail. Re-zoning to R-1 would allow up to 23 single family dwellings to be built on the tract which would double the traffic on Holmsley Trail. It is felt that the traffic would eventually be allowed to come through our neighborhood when the barrier is taken down in order to accommodate the increase of vehicles providing a secondary access to Holmsley Trail and North Loop. It will turn Arboleda and the Holmsley Trail extension into a Daytona Raceway again. It is felt this will create a dangerous situation in our small community.

Name	(signature)	Address
01	Sam-Maria Regland	8601 Arboleda
02	JUAN - FELIPA GUZMAN Juan Guzman	8600 ARBOLEDA DR.
03	Felipe Rosa Sanchez	8608 Arboleda Dr.
04	Norma Carroll	8609 Arboleda
05	Eduardo R. Perez, E.R. Perez	8632 Arboleda
06	Alicia Perez	8632 Arboleda
07	Elizabeth Salazar	8636 Arboleda
08	Julia Cruz	8640 Arboleda
09	Rosa Maria Lopez	8644 Arboleda
10	Marin H. Dupuis	8664 Arboleda
11	Richard Dupuis	8664 Arboleda
12	ORLANDO MADRID	58676 Arboleda Dr.
13	VIOLETA M. MADRID	28676 Arboleda Dr.
14	Ricky J Caraveo	8680 ARBOLEDA Dr
15	Maria	8688 Arboleda
16	Lonnie Jones	8693 Arboleda.
17	Rosa Ochoa	8685 Arboleda
18	Emily Perez	8681 ARBOLEDA
19	Rosalinda Rosas	8606 Holmsley
20	John Lopez	8608 Holmsley Tr.
21	John Lopez	8605 Holmsley Trail
22	John Lopez	8605 Holmsley Trail
23	Martha Trederano	8616 Arboleda

As a resident of Del Carmen Subdivision, I hereby express my opposition to the proposed re-zoning of Tract 5, Block 6, Ysleta Grant, which is the 16.097 acres of land located at 8659 Holmsley Trail. Re-zoning to R-1 would allow up to 23 single family dwellings to be built on the tract which would double the traffic on Holmsley Trail. It is felt that the traffic would eventually be allowed to come through our neighborhood when the barrier is taken down in order to accommodate the increase of vehicles providing a secondary access to Holmsley Trail and North Loop. It will turn Arboleda and the Holmsley Trail Extension into a Daytona Raceway again. It is felt this will create a dangerous situation in our small community.

Name	(signature)	Address
24	<i>Diana Martinez</i>	8612 Arboleda Dr.
25	<i>Isabel P. Cruz</i>	8604 Arboleda
26	<i>Isabel Cruz</i>	8605 ARBOLEDA DR.
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Denial Recommendation (4-3)

Public Input: The Planning Division received 5 phone calls, 4 letters, and a petition with 31 signatures in opposition to the rezoning request.

The Planning Division recently received second petition with 47 signatures in opposition to the rezoning request.

Three residents and the president of Holmsley Trail Neighborhood Association attended the CPC hearing and spoke against the rezoning request.

The president of Mission Valley Civic Association attended the CPC hearing and spoke in support of the rezoning request.

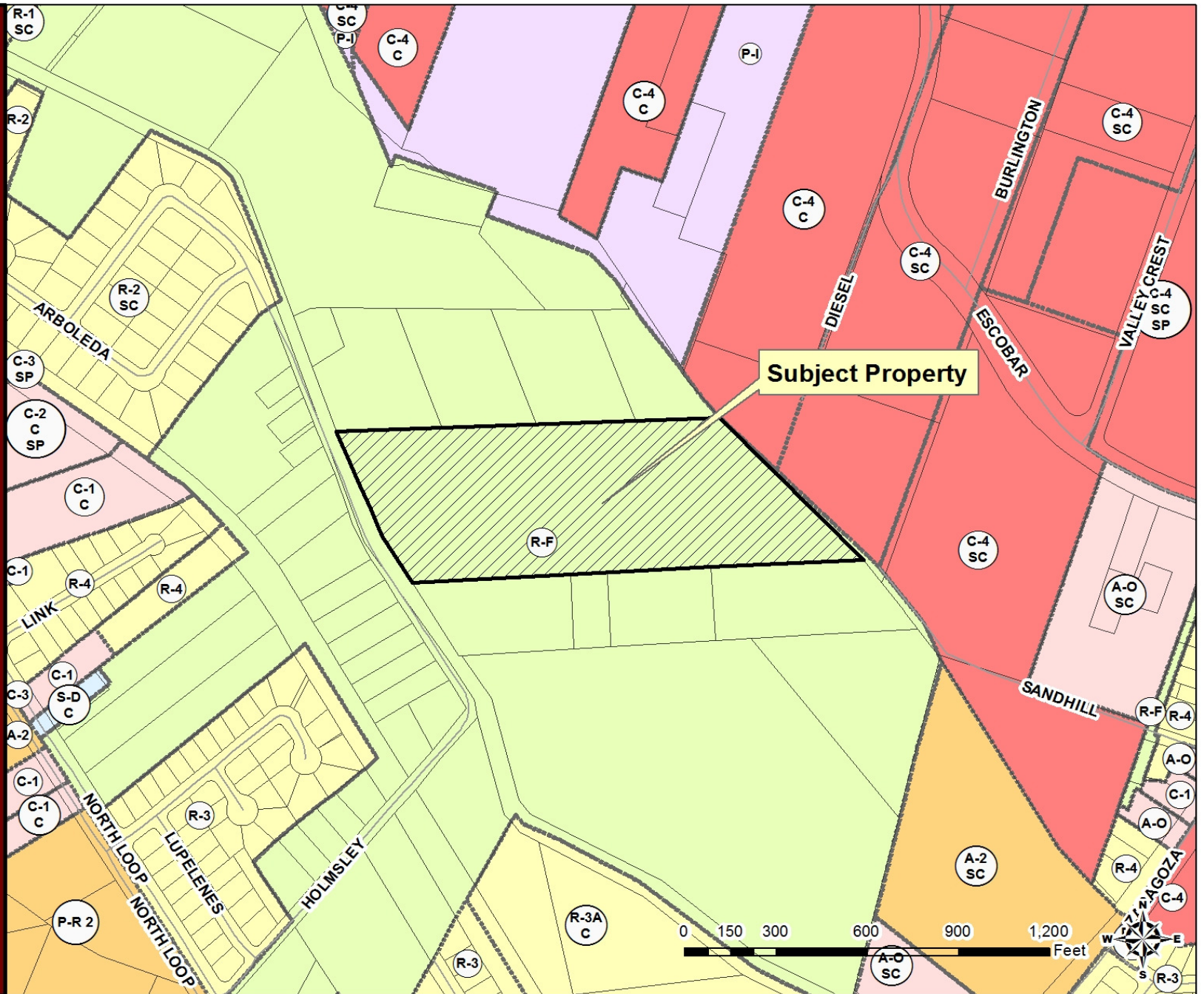
Strategic Goal #3 Promote the Visual Image of El Paso

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

"Delivering Outstanding Services"

PZRZ17-00001

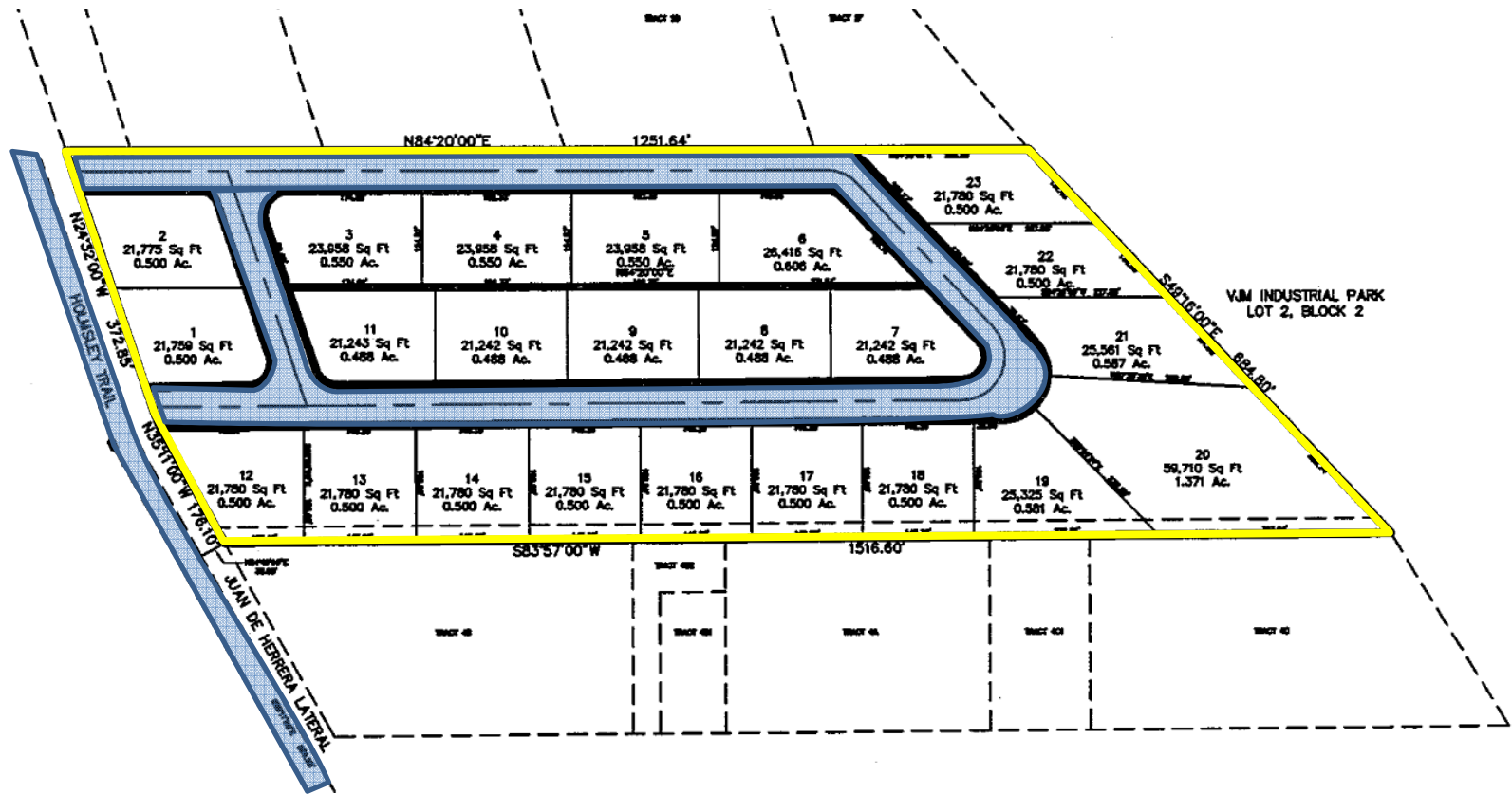
2



PZRZ17-00001

3







5

Subject Property

North



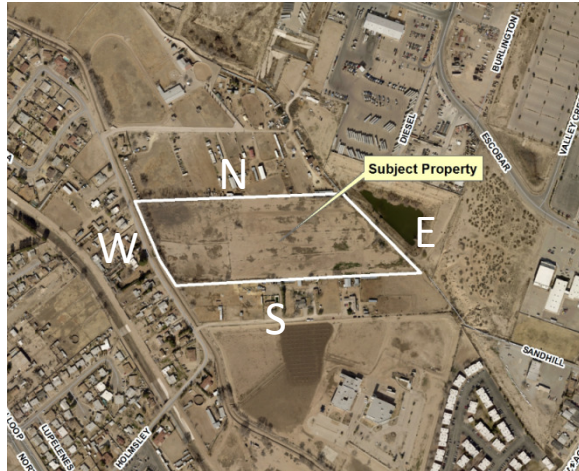
West



East

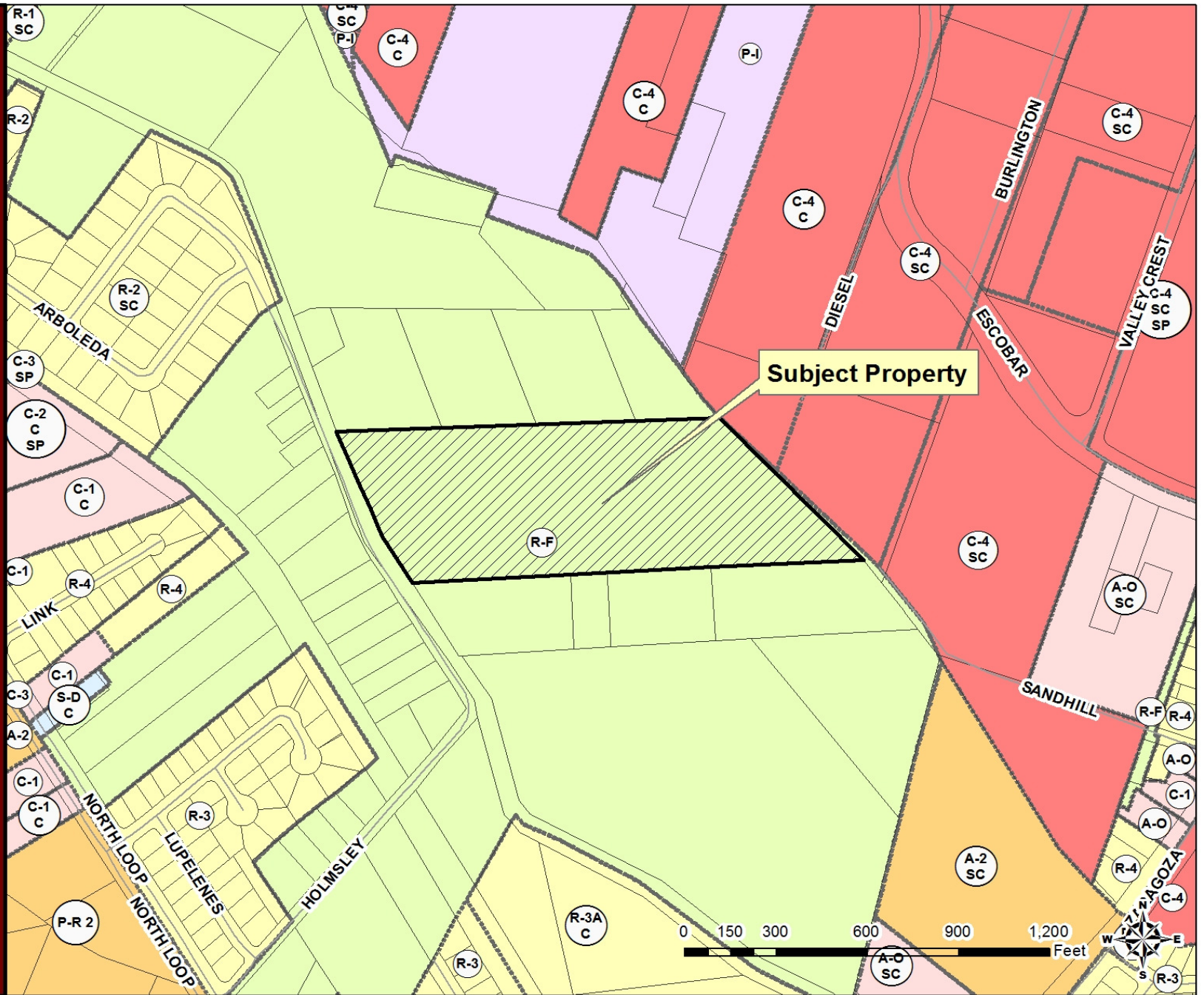


South



PZRZ17-00001

7



PZRZ17-00001

8



PZRZ17-00001

