

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

**DEPARTMENT:**

**AGENDA DATE:**

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:**

**PHONE NUMBER:**

**2nd CONTACT PERSON NAME:**

**PHONE NUMBER:**

**DISTRICT(S) AFFECTED:**

**STRATEGIC GOAL:**

**SUBGOAL:**

**SUBJECT:**

**BACKGROUND / DISCUSSION:**

**COMMUNITY AND STAKEHOLDER OUTREACH:**

**PRIOR COUNCIL ACTION:**

**AMOUNT AND SOURCE OF FUNDING:**

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

NAME	AMOUNT (\$)

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

**DEPARTMENT HEAD:** Philip Fiore

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

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

**AN ORDINANCE CHANGING THE ZONING OF TRACT 1F2, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-2A (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, the zoning of Tract 1F2, Block 10, Upper Valley 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", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **R-2A (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 \_\_\_\_\_, 2025.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Renard U. Johnson, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

*Russel T. Abeln*

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

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*

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

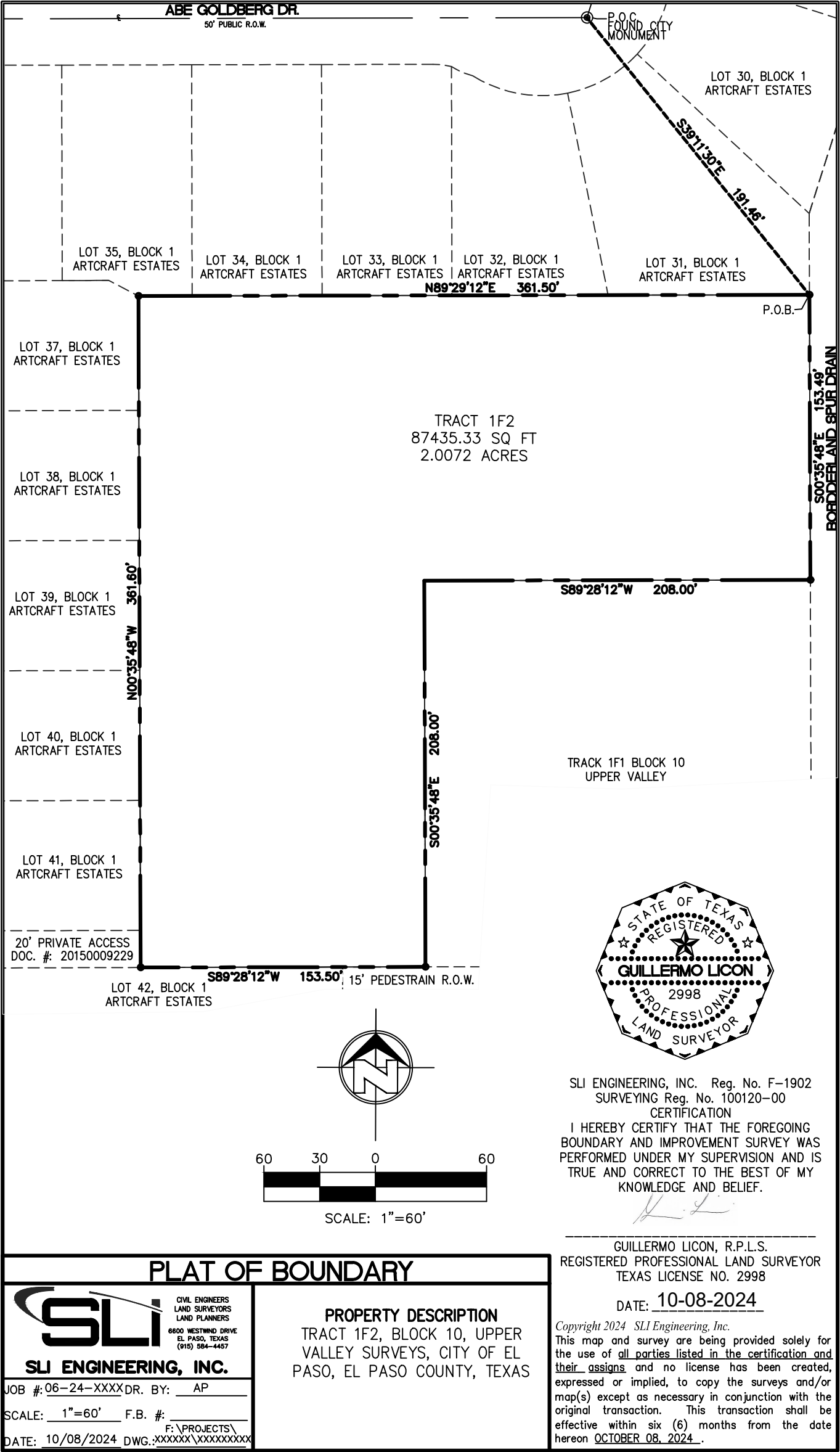


Exhibit "A"

METES AND BOUNDS

Property Description: TRACT 1F2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas.

Commencing at an existing city monument lying on the PI centerline of ABE Golberg Drive (a 50 foot public right-of-way), thence South 39°11'30" West, a distance of 191.46 feet to a point, said point also being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 00°35'48" East, a distance of 153.49 feet to a point for a property corner;

THENCE, South 89°28'12" West, a distance of 208.00 feet to point for a property corner;

THENCE, South 00°35'48" East, a distance of 208.00 feet to point for a property corner;

THENCE, South 89°28'12" West, a distance of 153.50 feet to point for a property corner;

THENCE, North 00°35'48" West, a distance of 361.60 feet to point for a property corner;


THENCE, North 89°29'12" East, a distance of 361.50 feet to the "TRUE POINT OF BEGINNING" of this property description.

Said parcel of land containing 87,435.33 Sq. Ft. (2.0072 Acres) of land, more or less.



NOTES:	BASIS OF BEARING:
1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.	THE BEARINGS SHOWN HEREON ARE BASED ON UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
2. SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.	VERTICAL AND HORIZONTAL DATUM:
3. DEED REFERENCE INSTRUMENT No. N/A	VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (NAVD88).
4. THIS PLAT OF SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.	

SLI ENGINEERING, INC. Reg. No. F-1902  
SURVEYING Reg. No. 100120-00  
CERTIFICATION  
I HEREBY CERTIFY THAT THE FOREGOING  
BOUNDARY AND IMPROVEMENT SURVEY WAS  
PERFORMED UNDER MY SUPERVISION AND IS  
TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.  
  
\_\_\_\_\_  
GUILLERMO LICON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 2998  
DATE: 10-08-2024

PLAT OF BOUNDARY	
 <b>SLI ENGINEERING, INC.</b> CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 6600 WESTWIND DRIVE EL PASO, TEXAS (915) 564-4457	<b>PROPERTY DESCRIPTION</b> TRACT 1F2, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
JOB #: 06-24-XXXXDR. BY: AP	
SCALE: 1"=60' F.B. #: _____	
DATE: 10/08/2024 DWG.: F:\PROJECTS\XXXXXX\XXXXXXXXXX	

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This map and survey are being provided solely for  
the use of all parties listed in the certification and  
their assigns and no license has been created,  
expressed or implied, to copy the surveys and/or  
map(s) except as necessary in conjunction with the  
original transaction. This transaction shall be  
effective within six (6) months from the date  
hereon OCTOBER 08, 2024.

# Abe Goldberg Dr. and Kings River Pl.

City Plan Commission — January 30, 2025

REZONING



**CASE NUMBER:** PZRZ24-00031 **(REVISED)**  
**CASE MANAGER:** Saul J. G. Pina, (915) 212-1604, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
**PROPERTY OWNER:** Alejandro, Erika, David, and Margarita Pinedo  
**REPRESENTATIVE:** SLI Engineering Inc  
**LOCATION:** South of Abe Goldberg Dr. and East of Kings River Pl. (District 1)  
**PROPERTY AREA:** 2.0 acres  
**REQUEST:** Rezone from R-F (Ranch and Farm) to R-2A (Residential)  
**RELATED APPLICATIONS:** SUSU24-00067 (Major Combination)  
**PUBLIC INPUT:** Two (2) letters and one (1) email in opposition received as of January 29, 2025

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-2A (Residential) to allow for the use of single-family dwellings.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-4, Suburban (Walkable) future land use designation.

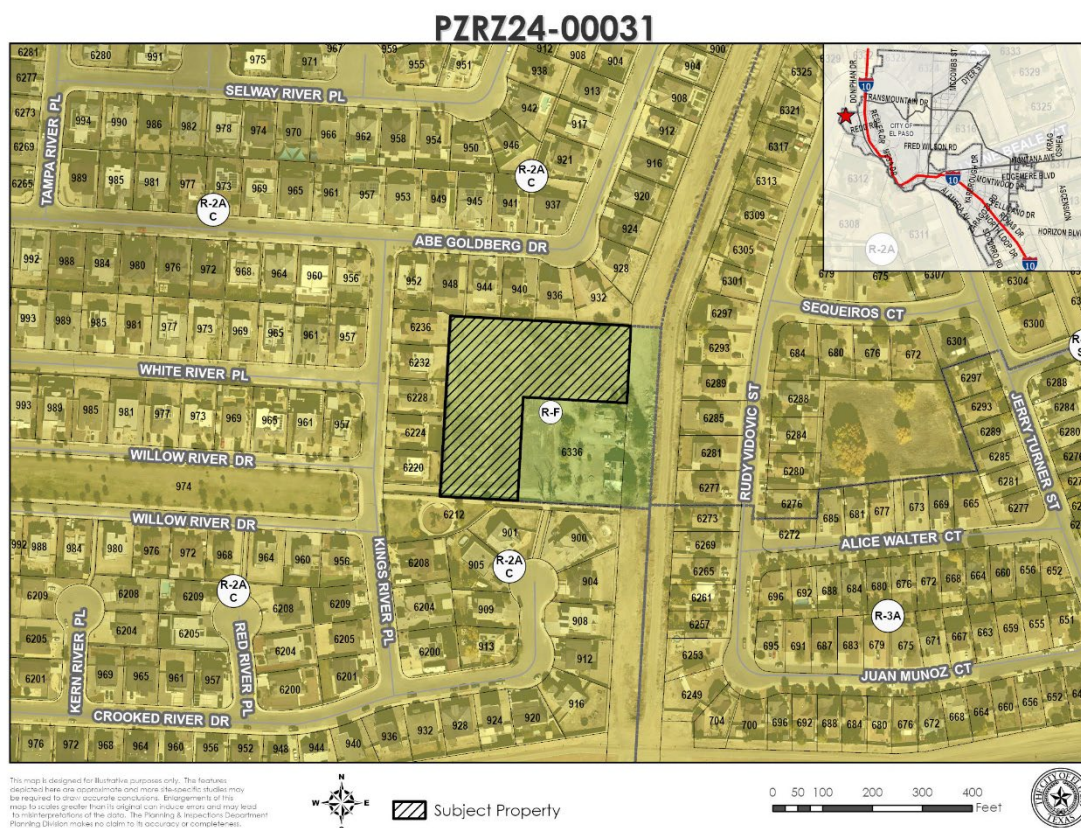


Figure A. Subject Property & Immediate Surroundings



**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-2A (Residential) to permit the construction of single-family dwellings. The property is approximately 2.0 acres in size. The conceptual site plan shows four (4) residential lots. Main access to the proposed development is from Kings River Place. The conceptual plan is not under review for zoning requirements as per Title 20 of the El Paso City Code and is not binding.

**PREVIOUS CASE HISTORY:** On November 7, 2024, the City Plan Commission approved the subdivision case SUSU24-00067, with the condition that the rezoning be approved before the recording of the final plat.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed rezoning is consistent with residential dwellings in the immediate vicinity. Properties to the north, south, and west include single-family dwellings zoned R-2A/c (Residential/conditions) and properties to the east include single-family dwellings zoned R-F (Ranch and Farm) and R-2A (Residential). The nearest school, Gonzalo and Sofia Garcia Elementary School, is 1.1 miles and the nearest park, Kings River, is 0.01 miles in proximity to the proposed development.

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/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><u>G-4, Suburban (Walkable):</u></b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 consistent with the future land use designation by providing a uniform single-family housing type for the area.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b><u>R-2A (Residential) District:</u></b> The purpose of this 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.</p>	<p>Yes, the proposed zoning is compatible with the surrounding residential housing types. The development will integrate with the surrounding area while maintaining low-density residential housing in the form of single-family dwellings.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property is located along Kings River Place, which is designated as a local road in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development as it leads to various residential dwellings already existing in the area.</p>
<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 area plans, including land-use maps in those plans.	Yes, the property is located within the Upper Valley Plan and provides guidance for density and other zoning requirements. Construction should conform to this and other applicable zoning standards.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	None. The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	Yes, the area is transitioning, with new residential developments being constructed and developed.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Primary access is proposed from Kings River Place, a roadway classified as local on the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable for the proposed development. There are no bus stops in the immediate vicinity.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments were received for the rezoning request from the reviewing departments.

**PUBLIC COMMENT:** The subject property is located within the Upper Valley Neighborhood Association, which the applicant has contacted. Notices were sent to property owners within 300 feet of the subject property on January 17, 2024. As of January 29, 2024, the Planning Division received two (2) letters in opposition and one (1) email, mainly citing concerns about increased housing construction and traffic in the area.

#### **CITY PLAN COMMISSION OPTIONS:**

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

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

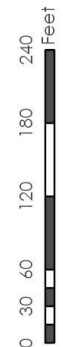
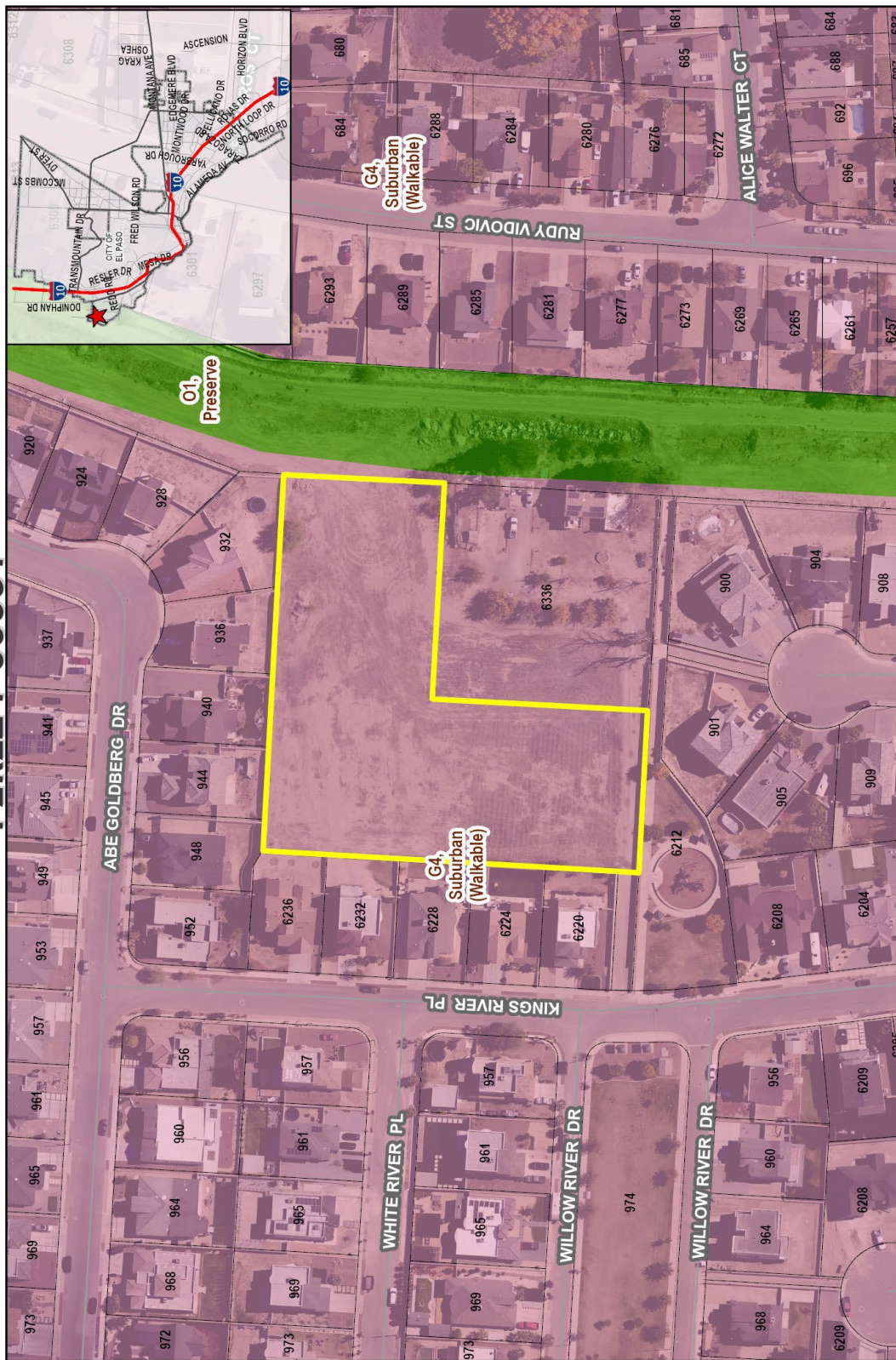
#### **ATTACHMENTS:**

1. Future Land Use Map
2. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Public Input



# ATTACHMENT 1

PZR24-00031



Subject Property



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.



# **ATTACHMENT 3**

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

Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-4, Suburban (Walkable) future land use designation.

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

Recommend approval.

1. The generalized site plan is not being reviewed for conformance due to conceptual nature.
2. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

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

Recommend approval.

1. Provide at least 2 City monuments for proposed street.
2. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision proposed ponds.
3. Update redesign in subdivision improvement plans which have already been submitted.
4. Verify how street will transition from 20' wide ROW to 33' wide ROW.
5. Coordinate and obtain approval from the Water Improvement District #1 for proposed development containing and abutting existing irrigation laterals.

*Note: Comments will be reviewed during the subdivision and building permit stages.*

## **Fire Department**

Recommend approval. No adverse comments.

## **Streets and Maintenance Department**

### **Traffic and Transportation Engineering**

No TIA is required.

## **Street Lights Department**

Do not object to this request.

The public street illumination system shall be separated from any private street light system.

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of this project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

### **Sun Metro**

Sun Metro currently does not service this area. No effects to Sun Metro Transit operations or services

### **El Paso Water**

El Paso Water does not object to this request.

Water and sanitary sewer service is critical as the existing water and sanitary sewer mains are along Kings River Ln. Water and sewer shall connect through public right-of-way. All costs of the main extensions will be the responsibility of the owner. Water mains shall be extended creating a looped water system. The lots will be graded such that sanitary sewer service to each lot can be provided via a gravity system. The Owner's engineer to coordinate with EPWater for water and sanitary sewer design.

#### **Water:**

There is an existing 8-inch diameter water main that extends along Kings River Ln., located approximately 15-feet west and parallel of the east right-of-way line. This main is available for main and service extension.

There is an existing 8-inch diameter water main that extends along Crooked River Drive. This water main dead-ends approximately 20-feet south of the south pedestrian right-of-way. This main is available for main extension. Previous water pressure from fire hydrant #11238, located 27-feet southeast of the intersection of Kings River Ln. and Willow River Dr., has yielded a static pressure of 92 psi, a residual pressure of 86 psi and a discharge of 1,138 gpm. 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.

#### **Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along Kings River Ln., located approximately 20-feet east and parallel of the west right-of-way line. This main is available for main extension.

There is an existing 8-inch diameter sanitary sewer main that extends along Crooked River Dr. located approximately 20-feet south of the south pedestrian right-of-way. This main is available for main 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 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the proposed PSB easement(s) 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - Public Service Board Easements (PSB easements) without EPWater's written consent. The proposed PSB easements shall be improved to EPWater-PSB easement improvement standards.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-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.

**Stormwater:**

EP Water-SW reviewed the property described above and provide the following comments:

We reviewed this plan for City Planning Commission under the name of "Orange Grove" subdivision plat, and we had the following comment:

This subdivision will be required to retain its developed storm water runoff within the subdivision, either through onsite ponding of each lot or a drainage pond for all the lots. Any proposed ponding areas shall have enough capacity to hold the runoff for a designed 100-yr. storm event.

**Texas Department of Transportation**

No comments received.

**El Paso County Water Improvement District No. 1**

No comments received.

**Police Department**

No comments received.

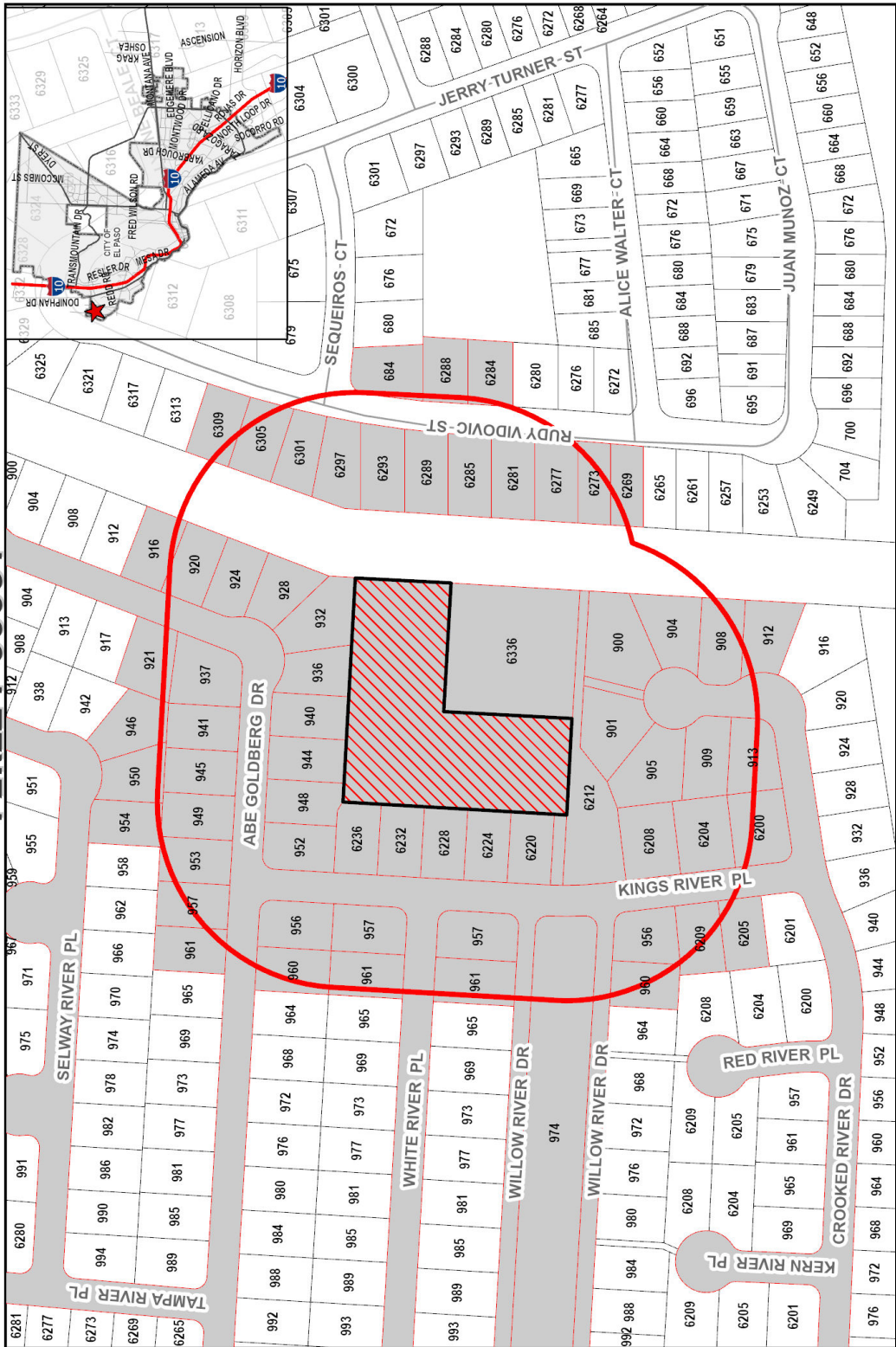
**Environment Services**

No comments received.



# ATTACHMENT 4

PZRZ24-00031



- Subject Property
- 300 Feet Notice Area
- Notified Properties



This map is designed for illustrative purposes only. The features shown on this map are not to be used for any other purpose. The City of El Paso Planning Division makes no claim to its accuracy or completeness. The City of El Paso Planning Division may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



# **ATTACHMENT 5**

Dear Members of the City Plan Commission,

I am writing to express my strong opposition to the proposed zoning change from Ranch & Farm to Residential for case number PZRZ24-00031 – Kings River. While I recognize the importance of growth and housing development, I have serious concerns about the impact this project will have on our community—infrastructure strain, lack of need for housing, school overcrowding, and road conditions.

The proposed development would place an undue burden on our already stretched infrastructure. Within a one-mile radius of this site, there are four other residential developments currently under construction:

- North on Westside near Garcia Elementary,
- South on Westside across from Ada Lane,
- At Borderland and Merrill, close to the proposed subdivision's entrance, and
- East on Borderland near Jose Damien Elementary.

These ongoing projects are already pushing our roads, schools, and public services to their limits. Adding yet another housing development will exacerbate congestion, strain resources, and negatively affect the quality of life for residents.

Additionally, in my 5½ years living in Artcraft Estates, I've observed a lack of demand for new homes in this area. For example, two houses in our subdivision have remained unoccupied since their construction was completed two years ago. This underscores the fact that additional housing is not urgently needed in this community.

The Canutillo School District is already addressing overcrowding by securing land to build new, larger schools. However, if additional housing developments continue at this rate, these new schools will exceed capacity before they even open. The long-term implications for our education system are alarming and must not be overlooked.

The local roads are struggling to keep up with the current increase in traffic. Borderland and Westside are narrow, two-lane roads, and the ongoing construction has already caused noticeable deterioration, particularly on Borderland, which is riddled with bumps. With two elementary schools situated along these roads, traffic during drop-off and pick-up times is already burdensome. Adding more housing will only worsen safety risks and further degrade our roads.

I urge the Planning Commission to consider these points carefully and evaluate the long-term effects of this project on our community. I respectfully request that this zoning change be denied.

Thank you for your time and attention to this matter.

Sincerely,  
Keira Eggleston  
6224 Kings River Ln

CPC c/o Planning Division

P.O.Box 1890

El Paso, Texas 79950-1890

Subject: Case # PZRZ24-00031-Kings River

Dear Mr. Saul Pina,

I am writing to express my strong opposition to the proposed zoning change for Tract 1F2, Block 10, Upper Valley Surveys, Cit of El Paso, El Paso County, Texas from Farm and Ranch to Residential. As concerned residents of Artcraft Estates. I believe that this change would have negative consequences for our community and its overall character.

The proposed zoning change raises several concerns:

1. **Overcrowding of the Community:** Our community is already experiencing significant overcrowding due to numerous new developments in the area. Approving this zoning change would exacerbate the problem, creating an environment that feels cramped and overbuilt.
2. **Traffic Congestion and Access Issues:** Traffic on Artcraft Road is already overwhelming, and adding more residential properties (even just a few) would make the situation untenable. Increased numbers of cars in neighborhoods and on main thoroughfares would further strain the existing infrastructure, making it harder for residents to commute and access essential services.
3. **Noise Pollution:** The increased density would lead to higher noise levels in what is currently a peaceful area. This would disrupt the quiet enjoyment of homes and diminish the quality of life for current residents.

To rezone this small plot now would infringe on the rights and quality of life of the rest of us who live here. We should not have to bear the negative impacts of a decision that benefits a few at the expense of the broader community.

I understand the need for growth and development, but I urge the board to consider alternative locations better suited for residential expansion that are already occurring on Artcraft and Westside Rd. and off Borderland and Westside Rd. There are many homes around us being built and many that are still vacant. We do not need more homes in this space.

Please do not compromise the character or functionality of our existing community. Please leave this small plot as Farm and Ranch zoning to maintain the balance and integrity of our area. Maybe a consideration can be made to extend the small park.

Thank you for considering our concerns. I respectfully request that you deny the proposed zoning change and prioritize preserving the qualities that make our area a desirable place to live. Please feel free to contact me if further discussion is needed.

Sincerely,

Anita Hackett

**From:** [Dave Shultz](#)  
**To:** [Pina, Saul J.](#)  
**Subject:** Opposition to Re-Zoning  
**Date:** Tuesday, January 28, 2025 7:40:12 PM

You don't often get email from dave.shultz@gmail.com. [Learn why this is important](#)

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David Shultz  
940 Abe Goldberg Dr.  
El Paso, TX 79932  
[dave.shultz@gmail.com](mailto:dave.shultz@gmail.com)

January 27, 2025

Subject: Opposition to Proposed Rezoning

Dear Members of the El Paso City Planning Commission,

I am writing to formally express my strong opposition to the proposed rezoning of the property located behind my home to residential. This change would negatively impact our neighborhood in several ways, including decreased property values, increased traffic congestion, and additional strain on already underdeveloped infrastructure.

One of my primary concerns is the effect this rezoning will have on property values in our community. The introduction of additional residential development, particularly if it is high-density, could lead to overcrowding and a decline in the overall aesthetic and appeal of our neighborhood. Homeowners in this area have made significant investments in their properties, and a zoning change of this nature could lead to financial losses for long-standing residents.

Additionally, the roads and infrastructure surrounding this property are already inadequate to support current traffic levels. The proposed development would introduce a higher volume of vehicles to roads that were not designed to accommodate such an increase, exacerbating congestion and creating safety hazards. This is particularly concerning given that our neighborhood lacks sufficient road expansions, sidewalks, and traffic control measures to handle the additional burden. Without a clear and actionable plan for improving infrastructure, this rezoning would only worsen existing issues.

Furthermore, the rezoning could disrupt the character and tranquility of our neighborhood. Many of us chose to live here because of the established zoning regulations that maintain a balanced, low-density community. Changing this now, without thorough community input and impact studies, undermines the expectations of current residents and places an unfair burden on those who have built their lives in this area.

I urge the Commission to consider the long-term impact of this rezoning decision on existing homeowners and the community as a whole. I respectfully request that this proposal be

reconsidered and that alternative locations for residential development be explored where proper infrastructure exists to support growth.

Thank you for your time and attention to this important matter. I would appreciate the opportunity to discuss this further and request that my concerns be included in the official record of the proceedings. Please keep me informed of any public hearings or opportunities for community input.

Sincerely,

David Shultz