

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

AGENDA DATE: October 24, 2023
PUBLIC HEARING DATE: November 21, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Saul J. G. Pina, (915) 212-1612

DISTRICT(S) AFFECTED: District 7

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of Tract 7B, and Tract 8, Block 52, Ysleta Grant, 9614 Socorro Road, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) and R-F/H (Ranch and Farm/Historic) to C-4 (Commercial) and C-4/H (Commercial/Historic), and imposing conditions. The penalty is as provided for in Chapter 20.24 of 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: 9614 Socorro Road
Applicant: Octavio Saavedra, PZRZ22-00003

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and R-F/H (Ranch and Farm/Historic) to C-4 (Commercial) and C-4/H (Commercial/Historic) to allow for the development of a general warehouse. Prior to the City Plan Commission hearing, three (3) community meetings were held, which resulted in various design iterations of the project addressing the public comments and concerns. On June 12, 2023, the Historic Landmark Commission heard the case and recommended approval with conditions of the portion within the Mission Trail Historic District. On September 21, 2023, the City Plan Commission heard this case, their vote resulted in a 3-3 tie, resulting in this item moving forward without a City Plan Commission recommendation. As of October 10, 2023, the Planning Division received five (5) calls, two (2) emails, three (3) petition letters with one hundred and ninety-seven (197) signatures, and two (2) letters; all in opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 7B, AND TRACT 8, BLOCK 52, YSLETA GRANT, 9614 SOCORRO ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND R-F/H (RANCH AND FARM/HISTORIC) TO C-4 (COMMERCIAL) AND C-4/H (COMMERCIAL/HISTORIC), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Tract 7B and Tract 8, Block 52, Ysleta Grant, 9614 Socorro Road, 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) and R-F/H (Ranch and Farm/Historic)** to **C-4 (Commercial) and C-4/H (Commercial/Historic)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

1. That a bridge shall be constructed to provide heavy truck ingress and egress from Carl Longuemare Drive to the subject property, and that no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100’) to property lines adjacent to residential zone districts or uses.
2. That only vehicles with two-axles and under thirty feet (30’) in length shall be allowed ingress and egress from Socorro Road with the exception of emergency vehicles. Vehicular ingress and egress from Socorro Road shall only be allowed via a right turn entrance and right turn exit driveway, with such driveway subject to approval by the Texas Department of Transportation.
3. That no building(s) shall be constructed closer than fifty feet (50’) to property lines adjacent to residential zone districts or uses and that an eight-foot (8’) high masonry wall be required to be placed along the property lines abutting residential zone districts or uses. In addition, a ten-foot (10’) landscaped buffer with high-profile native or naturalized canopy trees of at least two-inch (2”) caliper and ten feet (10’) in height shall be placed at thirty feet (30’) on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
4. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and

ORDINANCE NO. _____

Zoning Case No: PZRZ22-00003

- Providing outdoor amplified sound.
- 5. That auto-related, residential, or apartment uses shall not be permitted on the subject property.
- 6. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of certificates of occupancy. The detailed site development plan included as part of the rezoning request, shall satisfy this requirement.

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 _____ 2023.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"

A parcel of land out of Tract 7, Block 52, YSLETA GRANT, El Paso County, Texas, more particularly described as follows to wit:

BEGINNING at a one and one-half inch pipe for the Northeast corner which bears North 89 degrees 07 minutes West a distance of 225.80 feet from the Northeast corner of Tract 7, Block 52, Ysleta Grant, El Paso County, Texas;

THENCE South 4 degrees 13 minutes East a distance of 357.61 feet to a one and one-half inch pipe for the Southeast corner;

THENCE North 89 degrees 04 minutes West a distance of 552.38 feet to a five-eighths inch iron pin for the Southwest corner; said corner being on the East right of way line of the Franklin Drain;

THENCE North 30 degrees 25 minutes West a distance of 408.90 feet along the East right of way line of the Franklin Drain to a five-eighths inch iron pin for a corner;

THENCE North 24 degrees 40 minutes West a distance of 7.00 feet along the East right of way line of the Franklin Drain to a one and one-half inch iron pipe for the Northwest corner;

THENCE South 89 degrees 07 minutes East a distance of 735.98 feet to the point of beginning; and containing 5.266 acres of ground, more or less.

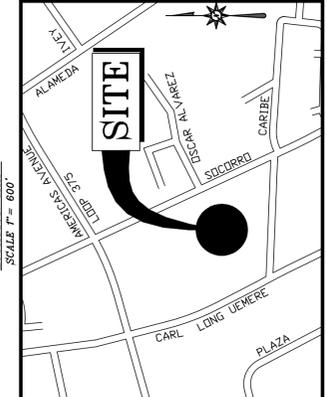
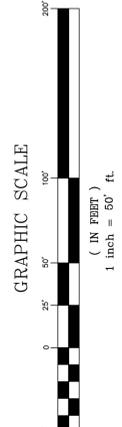
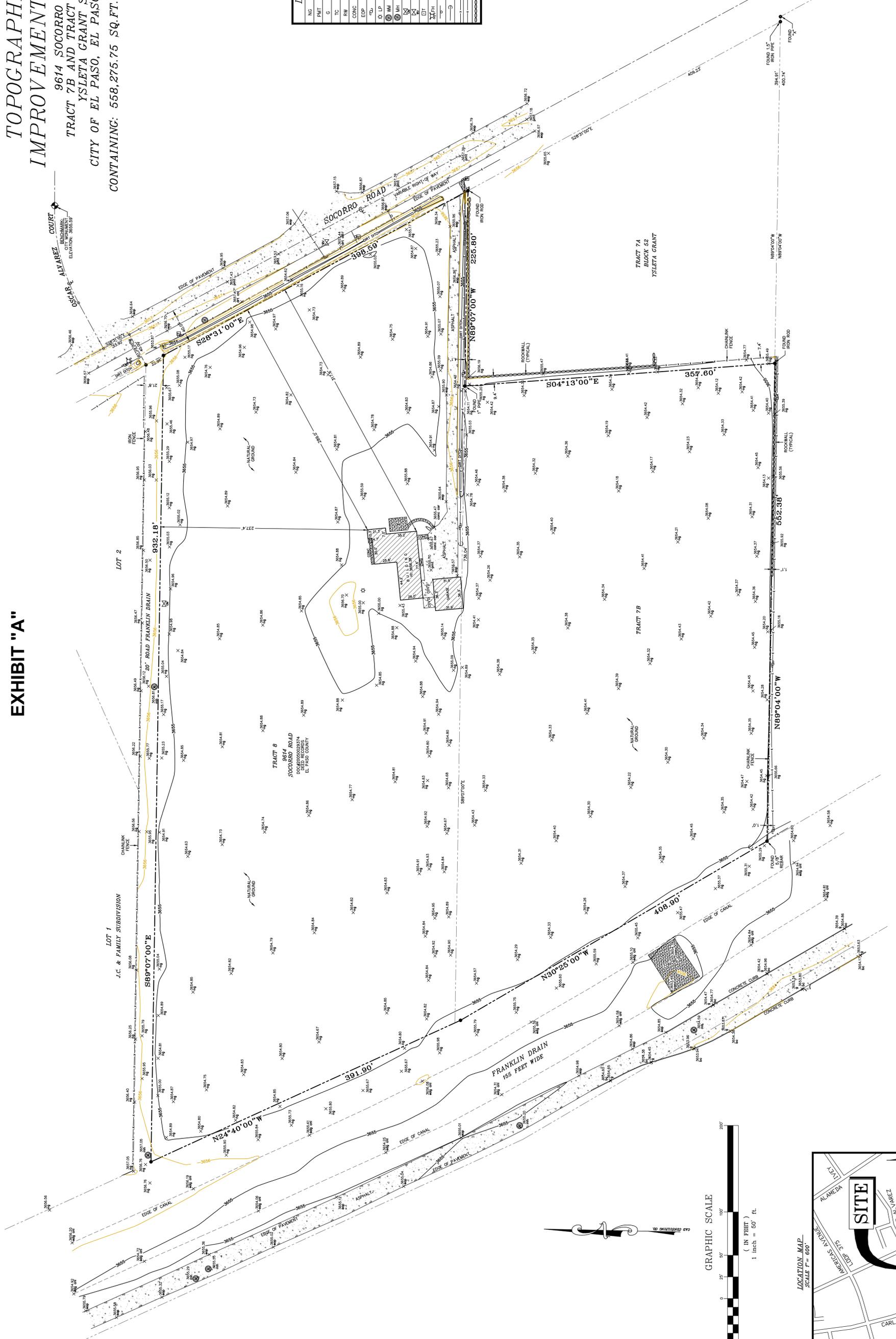
AND

TRACT Eight (8), in Block Fifty-two (52) of the YSLETA GRANT in El Paso County, Texas containing 7.55 acres of land more or less.

EXHIBIT "A"

**TOPOGRAPHIC AND
IMPROVEMENT SURVEY**
9614 SOCORRO ROAD
TRACT 7B AND TRACT 8, BLOCK 52
YSLETA GRANT SURVEY
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 558,275.75 SQ.FT. OR 12.8162 ACRES ±

LEGEND	
NG	= NATURAL GROUND
PMT	= PAVEMENT
G	= GUTTER
TC	= TOP OF CURVE
RW	= ROCKWALL
CONC	= CONCRETE
EDP	= EDGE OF PAVEMENT
CP	= POWER POLE
LM	= LIGHT POLE
WM	= WATER METER
GM	= GAS METER
TV	= WATER VALVE
TE	= TELEPHONE BOX
FH	= FIRE HYDRANT
S	= SIGN
W	= GUY WIRE
F	= FENCE
OE	= OVERHEAD ELECTRIC
R	= ROCKWALL



BENCH MARK:
FOUND CITY OF EL PASO
PACIFIC POWER & LIGHT
BENCH MARK ELEVATION: 3665.69' CITY DATUM
CONTOUR INTERVAL: 1 FOOT
CONTOUR LABEL: 6 FEET

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CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422 FAX (915) 633-6424

NOTES:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP, HEREON DEPICTED TRACT LIES IN ZONE "C" AND "A1", COMMUNITY PANEL NO. 48274-0556-B, DATED 10-15-1982.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
CARLOS M. JIMENEZ R.P.L.S. No. 3860
PROF. LAND SURV.

9614 Socorro

City Plan Commission — September 21, 2023

REZONING



CASE NUMBER:	PZRZ22-00003 Revised
CASE MANAGER:	Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
PROPERTY OWNER:	Octavio Saavedra
REPRESENTATIVE:	Loya Wilke Architects c/o Gilda Maraboto
LOCATION:	9614 Socorro Rd. (District 7)
PROPERTY AREA:	12.8 acres
REQUEST:	Rezone from R-F (Ranch and Farm) and R-F/H (Ranch and Farm/Historic) to C-4 (Commercial) and C-4/H (Commercial/Historic)
RELATED APPLICATIONS:	PHAP23-00036 – Historic Preservation/Certificate of Appropriateness
PUBLIC INPUT:	Five (5) calls in opposition, two (2) emails in opposition, three (3) petition letters with one hundred and ninety-seven (197) signatures in opposition, and two (2) letters in opposition as of September 20, 2023

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and R-F/H (Ranch and Farm/Historic) to C-4 (Commercial) and C-4/H (Commercial/Historic) to allow for the use of general warehouse.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** 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, Industrial and/or Railyards Future Land Use designation. The conditions are the following:

1. *That a bridge shall be constructed to provide heavy truck ingress and egress from Carl Longuemare Drive to the subject property, and that no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100') to property lines adjacent to residential zone districts or uses.*
2. *That only vehicles with two-axles and under thirty feet (30') in length shall be allowed ingress and egress from Socorro Road with the exception of emergency vehicles. Vehicular ingress and egress from Socorro Road shall only be allowed via a right turn entrance and right turn exit driveway, with such driveway subject to approval by the Texas Department of Transportation.*
3. *That no building(s) shall be constructed closer than fifty feet (50') to property lines adjacent to residential zone districts or uses and that an eight-foot (8') high masonry wall be required to be placed along the property lines abutting residential zone districts or uses. In addition, a ten-foot (10') landscaped buffer with high-profile native or naturalized canopy trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*
4. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - *Providing outdoor amplified sound.*
5. *That auto-related, residential, or apartment uses shall not be permitted on the subject property.*
6. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of certificates of occupancy. The detailed site development plan included as part of the rezoning request, shall satisfy this requirement.*

PZR22-00003

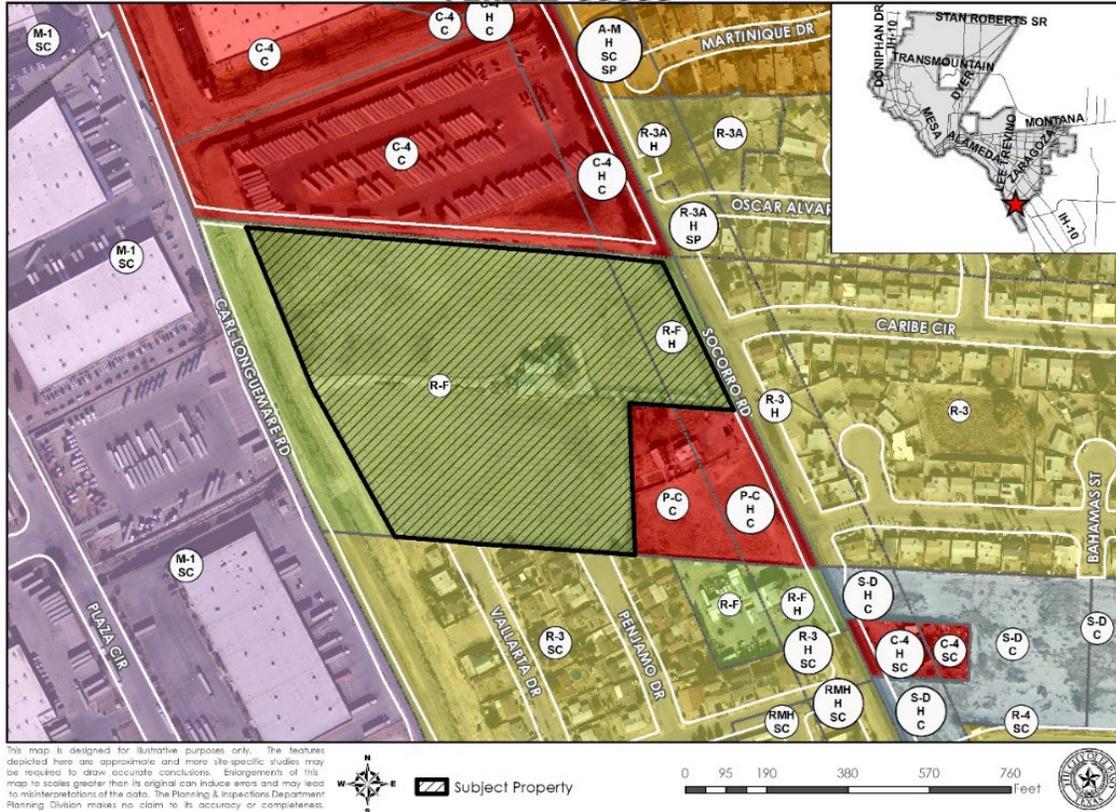


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and R-F/H (Ranch and Farm/Historic) to C-4 (Commercial) and C-4/H (Commercial/Historic) to allow for the use of general warehouse. The applicant is also requesting review and approval of a detailed site development plan for the subject property as per the proposed condition. The subject property is approximately 12.8 acres in size. The detailed site development plan shows one (1) building comprising of 6,900 square feet of office space and 182,000 square feet of general warehouse area; four (4) ponding sites with a total combined size of 29,450 square feet; parking spaces to include two (2) heavy truck spaces along with thirty-eight (38) dock doors, one hundred and thirty-two (132) vehicular spaces, and seven (7) bicycle spaces. The applicant is providing sixteen (16) additional parking lot trees to accommodate excess parking over the maximum of fifty-four (54) cars as per City Code. Access to the property is provided from Socorro Road, with heavy truck access provided from Carl Longuemare Road through a proposed bridge.

PREVIOUS CASE HISTORY: The following case history is applicable to this rezoning case:

- 1) Public meetings were held with the neighborhood community on September 10, 2022, July 15, 2023, and August 19, 2023, to discuss the proposal and design layout. Based on the feedback received, the applicant provided numerous modifications to the design layout.
- 2) Iterations of the design were presented to the Historic Landmark Commission (HLC) in June and August 2023. The applicant is complying with the HLC approval.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent commercial uses within the area. Property directly adjacent to the north include a heavy truck parking lot zoned C-4/c (Commercial/conditions) and C-4/H/c (Commercial/historical/conditions). Properties directly adjacent to the south include single-family dwellings zoned R-3/sc (Residential/special contract) and R-3/H/sc (Residential/historical/special contract), with and mobile homes located further south zoned RMH/sc (Residential

Mobile Home/special contract), and RMH/H/sc (Residential Mobile Home/historical/special contract). Property directly adjacent to the east include a restaurant zoned P-C/c (Planned Commercial/conditions) and P-C/H/c (Planned Commercial/Historic/conditions) with properties across Socorro Road consisting of single-family dwellings zoned R-3 (Residential) and R-3/H (Residential/historical). Properties to the west across Carl Longuemare Road consist of general warehouse and heavy truck parking uses zoned M-1/sc (Light Manufacturing/special contract). The proposed conditions and design layout assist with the compatibility with the abutting neighborhood. The nearest school, Presa Elementary School is 1.6 miles in proximity to the subject property. The nearest park, Franklin Park, is 0.8 miles in proximity to the subject property.

REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-7, Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes. The proposed development is compatible with the future land use designation of <i>Plan El Paso</i>. The proposed use of general warehouse is situated near a predominantly industrial area, which is appropriate for high-intensity commercial and manufacturing uses.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of this district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. Conditions are being recommended to mitigate any negative impacts that may be created by the proposed zoning being adjacent to residential uses. Furthermore, the proposed zoning is compatible with surrounding commercial and light-manufacturing zoning districts. The proposed use of general warehouse will bring service and employment opportunities, and has the potential to establish connectivity for commerce along Loop 375 and the U.S. – Mexico Border.</p>
<p>Preferred Development Locations: 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 will have access to Socorro Road and to Carl Longuemare Road. Socorro Road is designated as a minor arterial and Carl Longuemare Road is designated as a local road; both roads classified under the City's Major Thoroughfare Plan. The classification of these roads is appropriate as they connect to other manufacturing and commercial establishments along Loop 375.</p>
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	<p>Yes. A portion of the subject property fronting Socorro Road has been designated historic. On June 12, 2023, the HLC approved the latest design changes made to the proposed design layout.</p>

REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts. The principal building along with the landscaped areas will stand as buffers to protect neighborhood residents from heavy truck sound and pollution.
Natural Environment: Anticipated effects on the natural environment.	None. The subject properties do not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The general area is in transition. With the improvements to the Zaragoza Port of Entry, the construction of the Amazon distribution center, and the shift of development towards logistics facilities (both in El Paso and the City of Socorro) have resulted in changes to the area.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Due to the aforementioned items (Zaragoza Port of Entry improvements, Amazon distribution center, shift towards logistics), the existing zoning of Ranch and Farm is no longer suitable for the property. The subject property is one of the few remaining lots left as Ranch and Farm.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access is proposed from Socorro Road, a roadway classified as minor arterial on the City of El Paso’s Major Thoroughfare Plan (MTP) and is appropriate for commercial development. Due to the existing conditions on Socorro Road, access for heavy trucks is recommended and proposed to be provided from Carl Longuemare Road. Carl Longuemare is classified as a local road under the City’s MTP and connects to Loop 375, classified as a freeway under the same plan. Sidewalks are nonexistent along Socorro Road on the subject property’s side. Sun Metro’s bus routes 60 and 84 run along Socorro Road to serve the area, with the nearest bus stop located 0.01 miles from the subject property.

PUBLIC COMMENT: The subject property lies within the Valle de Las Misiones Neighborhood Association, Corridor 20 Civic Association, and Mission Valley Civic Association. The applicant hosted three (3) public meetings with the neighborhood associations and the public on September 10, 2022, July 15, 2023, and August 19, 2023. As a result of this, multiple design changes to the design layout were done to address the neighbor’s needs. Public notice was sent to property owners within 300 feet of the subject property on September 7, 2023. As of September 20, 2023, the Planning Division has received five (5) calls, two (2) emails, three (3) petition letters with one hundred and ninety-seven (197) signatures, and two (2) letters, all in opposition, citing increased traffic and decrease of property value concerns.

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.
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. **(Staff Recommendation)**
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. Detailed Site Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Public Input

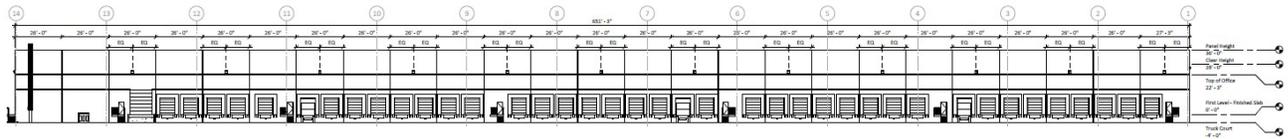
ATTACHMENT 1



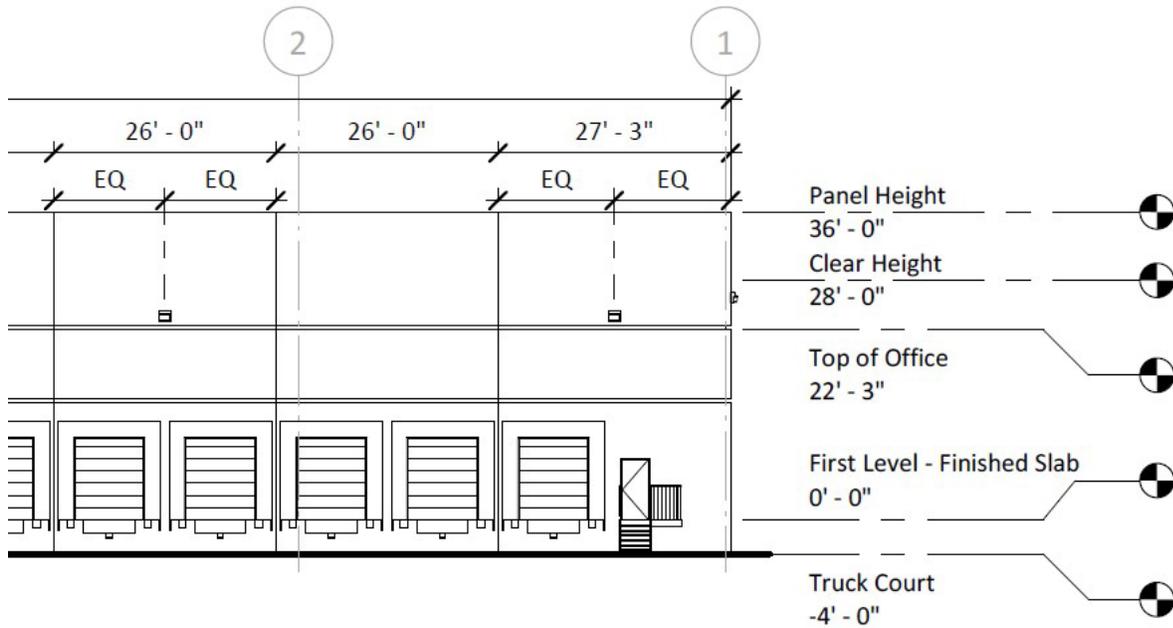
ATTACHMENT 2



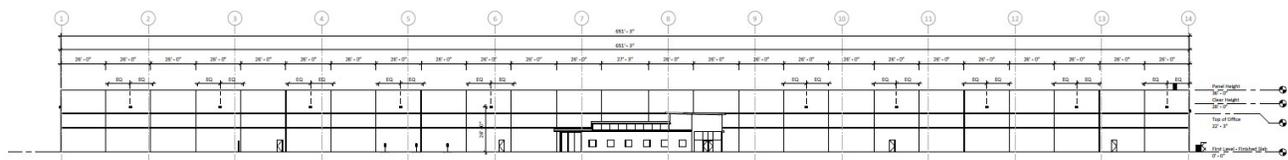
ATTACHMENT 3



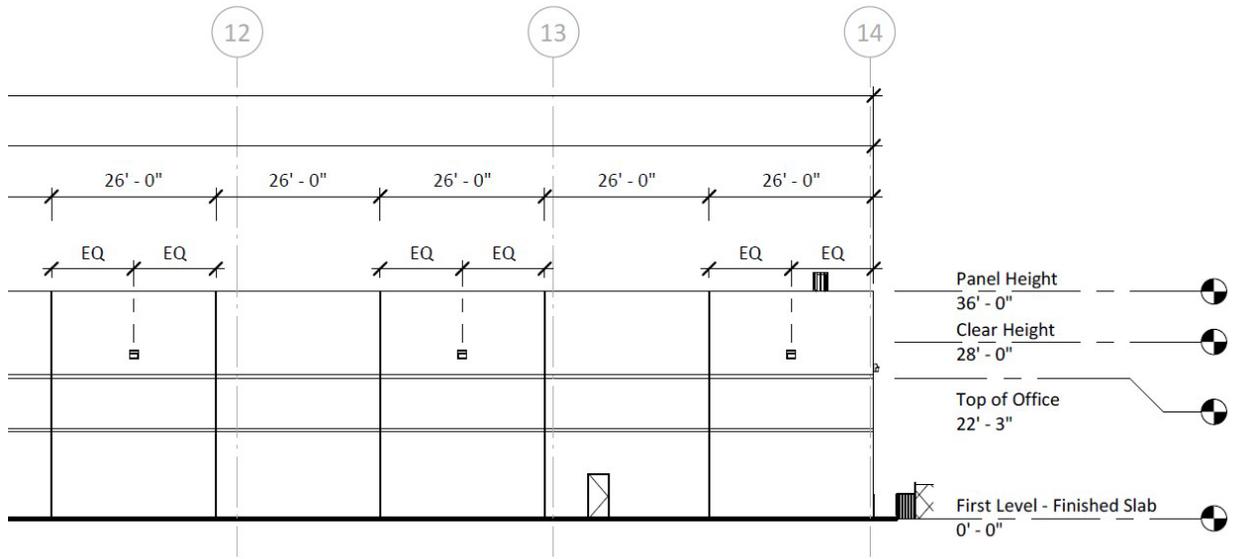
North Elevation



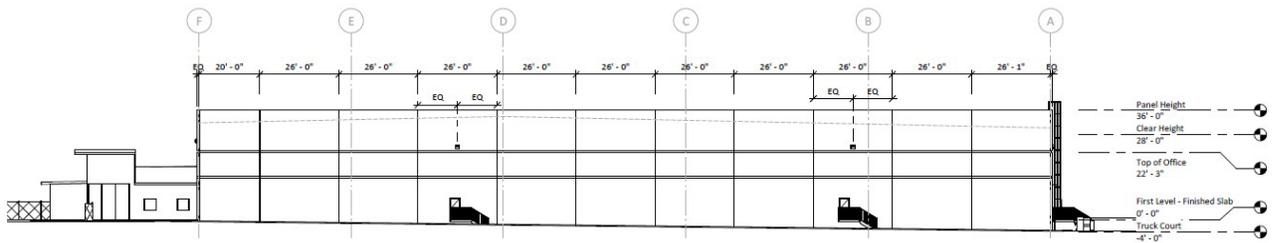
North Elevation (Enlarged)



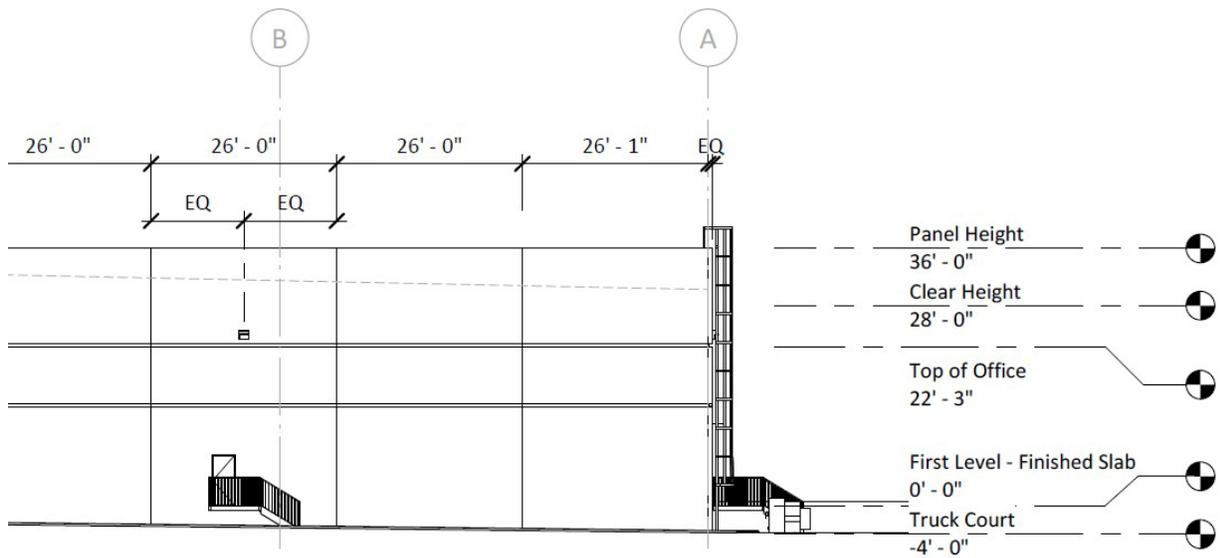
South Elevation



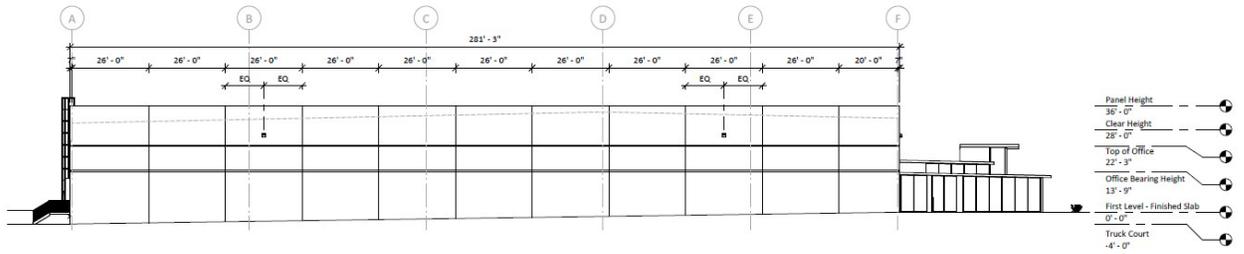
South Elevation (Enlarged)



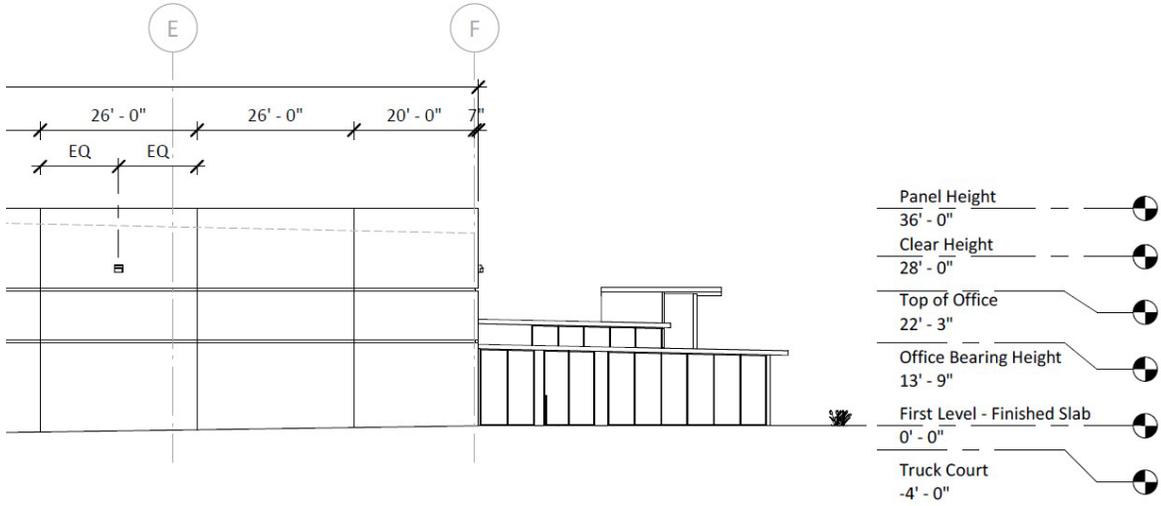
East Elevation



East Elevation (Enlarged)



West Elevation



West Elevation (Enlarged)

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request with the following conditions:

1. *That a bridge shall be constructed to provide heavy truck ingress and egress from Carl Longuemare Drive to the subject property, and that no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100') to property lines adjacent to residential zone districts or uses.*
2. *That only vehicles with two-axles and under thirty feet (30') in length shall be allowed ingress and egress from Socorro Road with the exception of emergency vehicles. Vehicular ingress and egress from Socorro Road shall only be allowed via a right turn entrance and right turn exit driveway, with such driveway subject to approval by the Texas Department of Transportation.*
3. *That no building(s) shall be constructed closer than fifty feet (50') to property lines adjacent to residential zone districts or uses and that an eight-foot (8') high masonry wall be required to be placed along the property lines abutting residential zone districts or uses. In addition, a ten-foot (10') landscaped buffer with high-profile native or naturalized canopy trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*
4. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - *Providing outdoor amplified sound.*
5. *That auto-related, residential, or apartment uses shall not be permitted on the subject property.*
6. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of certificates of occupancy. The detailed site development plan included as part of the rezoning request, shall satisfy this requirement.*

Planning and Inspections Department – Plan Review & Landscaping Division

Revisions required:

1. Provide building elevations
2. Provide accessible route from right of way.
3. Provide area increase calculations.

Note: Comments addressed.

Planning and Inspections Department – Land Development

Recommend approval with a condition:

1. Provide a 5-foot concrete sidewalk abutting the property line. Coordinate with TxDOT at the time of building permit.
2. Add a general note to both the preliminary and final plat sheets: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1)."
3. Coordinate and obtain approval for the proposed Bridge to connect with Carl Longuemare Rd.
4. Verify if any irrigation easements are required.

Note: Comment #1 is to be coordinated with TxDOT at time of development.

Fire Department

Recommend approval with a condition:

1. Formal detailed site plan needs to address Fire related issues such as fire hydrant and/or possible aerial access (lack of elevations). Address this when submitting for building permits.

2. Proposed bridge on existing drain should be able to support first responder rigs and also Fire apparatus access roads shall not exceed 11 percent in grade.

Note: Comments to be addressed at time of development.

Police Department

No comments received.

Environment Services

Show the location of the trash dumpster receptacle. Make sure the trash dumpster is enclosed. Provide height of enclosure on the site plan.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

- No TIA required.
- Coordinate with TXDOT via access points and sidewalk on Socorro Rd.
- No objection to rezoning.

Sun Metro

No comments received.

El Paso Water

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

EPWater does not object to this request.

There is an existing 6-inch diameter water main that extends along the westside of Socorro Rd., approximately 26.57-feet east of and parallel to the western right-of-way line of Socorro Rd. This water main is available for services and main extension.

Previous water pressure reading from fire hydrant # 2304 located at the south intersection of Socorro Rd. and Oscar Alvarez Ct. has yielded a static pressure of 115 psi, a residual pressure 84 psi and a discharge of 822 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along the eastside of Socorro Rd., approximately 20-feet west of and parallel to the eastern right-of-way line of Socorro Rd. This sanitary sewer main is available for services.

There is an existing 18-inch diameter sanitary sewer main located approximately 10-feet north of and parallel to the north property line of the subject property. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

General

Socorro Rd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Socorro Rd. right-of-way requires written permission from TxDOT.

EPWater requires a new service application to provide additional 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 – 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.

Stormwater:

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

- As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
- The proposed ponding areas shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
- Explain how you will handle the existing storm sewer runoff from Socorro Rd. and what will happen to the present irrigation canal in front of the property.

Texas Department of Transportation

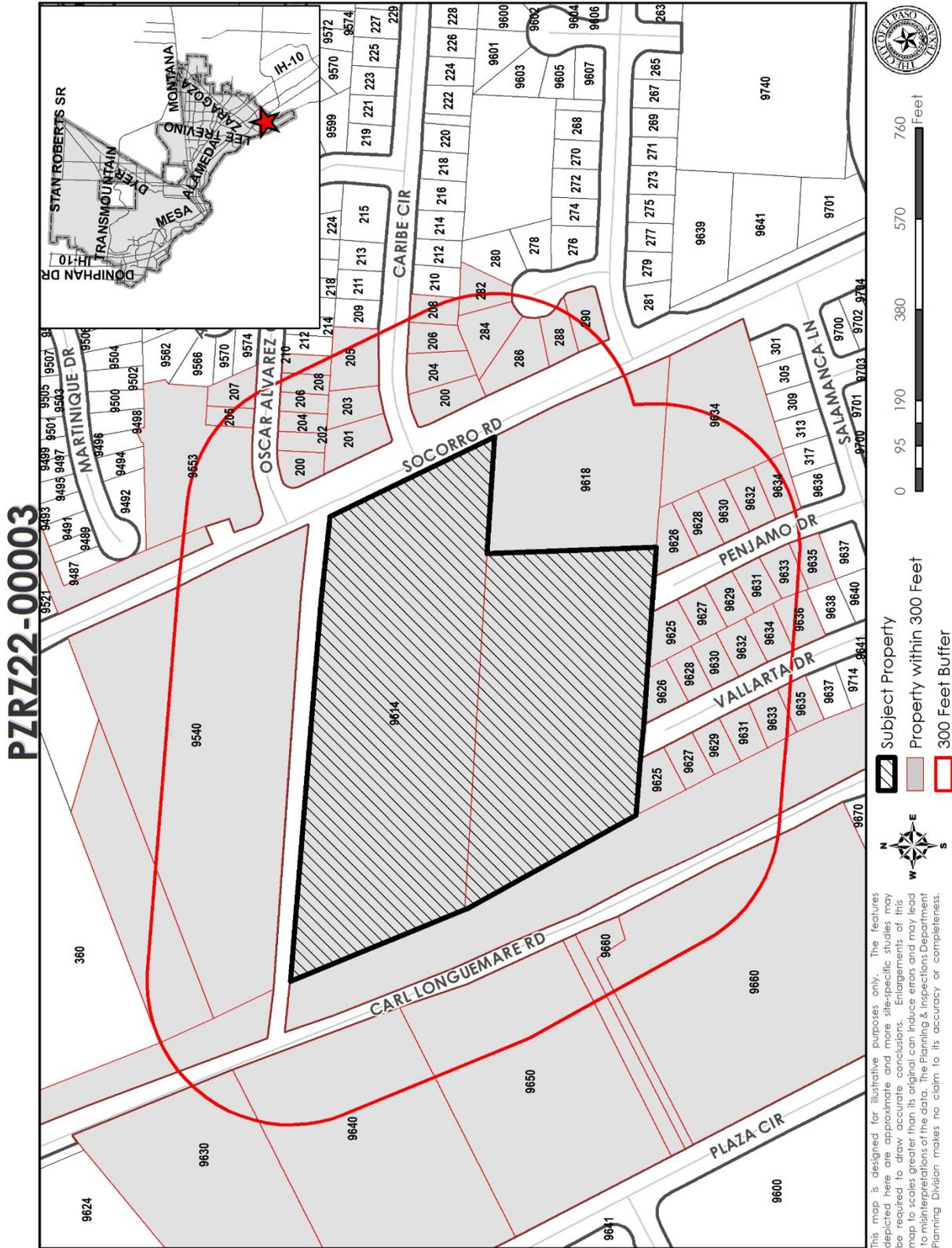
1. Please use concrete on the driveway. Show details on the site plan.
2. Please submit drainage and grading plans. Ensure no water is draining towards Socorro Road.
3. Will there be sidewalk along Socorro Road? Clarify.

Note: applicant to coordinate with TxDOT at time of development.

El Paso County Water Improvement District #1

No comments received.

ATTACHMENT 5



ATTACHMENT 6



**VALLE DE LAS
MISIONES
NEIGHBORHOOD
ASSOCIATION**



JJVIELMA@AOL.COM



915-859-3614

317 SALAMANCA LANE
EL PASO, TX 79927

SAUL PIÑA
CITY OF EL PASO

Mr. IBSaul Piña,

This letter serves as an official notice of opposition to the rezoning of 52 Ysleta TR 8 & 52 Ysleta TR 7-b for the express purpose of building a logistics warehouse. We oppose the rezoning for the following reasons:

#1 Socorro Rd is a historical road.

#2 There's already too much trailer traffic generated by two warehouses already exiting onto Socorro Rd. When trailers try to enter or exit onto Socorro Road they stop traffic to let each other in or out of Socorro. This adds to the congestion coming from Socorro, San Elizario, and Fabens. When entering into the properties they swing wide blocking oncoming traffic.

#3 Currently Socorro Road is not built to take on such heavy loads as it is currently collapsing on itself. This is evident on the south-east intersection of Socorro Rd and S Americas Ave.

#4 The noise pollution from the existing warehouses on Pan American is already a nuisance. We can hear the bipping of trucks backing up and horns blaring at all hours of the night. The proximity of the new warehouse to our neighborhood would make the noise pollution worse.

#5 Having a new warehouse that is essentially in our back yard would seriously devalue our home values.

Regards,

Eva Vielma, President

Valle De Las Misiones Neighborhood Association





ILIANA HOLGUIN
Commissioner Precinct #3

July 24, 2023

City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901

RE: Proposed Rezoning of 9614 Socorro Rd., El Paso, TX

To Whom It May Concern:

I am writing to you today regarding the rezoning application filed by Mr. Octavio Saavedra as it relates to two parcels of land located at 9614 Socorro Rd., El Paso, TX. It is my understanding that these two parcels of land are currently zoned as Farm and Ranch for the purpose of farming, but that Mr. Saavedra has filed an application to rezone both parcels as C-4 commercial properties for the primary use of warehousing, which would include the loading and unloading of merchandise from large 18-wheeler commercial vehicles.

I have been contacted by the residents of the Valle de las Misiones Neighborhood Association, which abuts the parcels of land for which rezoning is sought. As you can imagine, the residents of this neighborhood are very concerned regarding the health impacts on their neighborhood that would result from the activities to be conducted on these two parcels if the rezoning request is granted. Specifically, the residents are very worried about an increase in pollution in their neighborhood as a result of the idling of the 18-wheeler commercial vehicles that will be using the facilities that will be built on these parcels, as well as with the increase in noise coming from these commercial vehicles. Additionally, although I understand that the 18-wheelers will be entering and exiting from an entrance on Carl Longuemare as opposed to the primary entrance on Socorro Rd., the employees of these new facilities will be using the main entrance on Socorro Rd. to exit and enter the facilities, further contributing to an increase in traffic on an already very congested roadway.

Because of the health, noise and traffic concerns of the residents of the Valle de las Misiones Neighborhood Association, I am asking that the Planning and inspections Department deny the proposed request for rezoning from Farm and Ranch to C-4 commercial. This proposed change in rezoning would negatively impact the health and well-being of the neighborhood abutting these parcels of land and would needlessly contribute to an increase in air and noise pollution, resulting in a very detrimental impact on the neighboring community. It is my sincere hope that the Planning and Inspections Department will carefully consider the concerns of these residents and deny the proposed rezoning application.

500 E. San Antonio, Suite 301, El Paso, TX 79901
Phone: 915-546-2144 · Fax: 915-546-3809 · Commissioner3@epcounty.com



ILIANA HOLGUIN
Commissioner Precinct #3

Thank you for your time and consideration of this request. Please do not hesitate to contact me if you have any questions regarding these concerns.

Thank you,

Iliana Holguin
El Paso County Commissioner Pct. #3

cc: Rep. Henry Rivera, El Paso City Representative District #7

500 E. San Antonio, Suite 301, El Paso, TX 79901
Phone: 915-546-2144 · Fax: 915-546-3809 · Commissioner3@epcounty.com

From: [Sylvia Carreon](#)
To: [Pina, Saul J.](#)
Cc: [Garcia, Raul](#); [Smith, Kevin W.](#); [Fabiola Campos-Lopez](#); [Maricela Carrillo](#); "[jiviema@aol.com](#)"
Subject: PZRZ22-00003 - 9614 Socorro Rd.
Date: Monday, September 18, 2023 4:00:04 PM
Attachments: [rezone 9416 socorro.pdf](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Good afternoon Mr. Pina, this is Sylvia Carreon, president of the Mission Valley Civic Association and I am advising you that we are NOT in support of this rezoning from R-F to C-4. Our civic association is in support of the adjacent Neighborhood Association which is "Valle de las Misiones" NA which are Not in support of this rezoning. A C-4 should have never been accepted by the planning department adjacent to a residential area! Aug 12, 2023, I hosted a meeting with presidents of other NA and we discussed in full, the negative elements to this proposal. I have signatures of these members who all voted against the rezoning of this plot of land from a R-F to C-4! Please respect our decision!

On another note, neither of the Civic Associations in the Mission Valley were ever properly notified of the attempt to rezone this location. Too many rules being broken! Please see attached for signatures. Thank you!

From: [Fabiola Campos-Lopez](#)
To: [Pina, Saul J.](#); [Fabiola Campos-Lopez](#)
Cc: [Garcia, Raul](#); [Smith, Kevin W.](#); [Sylvia Carreon](#); jivielma@aol.com
Subject: Re: OPPOSITION TO 9614 SOCORRO ROAD REZONING CASE
Date: Tuesday, September 19, 2023 4:41:25 PM

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Mr. Pina:

I am Fabiola Campos-Lopez, President of the CORRIDOR 20 civic association in the Mission Valley, and we are in **OPPOSITION** to the rezoning case for the 9614 Socorro Road property.

CORRIDOR 20 civic association's mission is to support responsible growth in the Mission Valley area and any new development must be sensible and respectful of the established property owners. For CORRIDOR 20 civic association is a priority to protect the verified residential property owners from health, safety, and traffic hazards.

The right of the current property owner of the property in question is to the existing property's zone RANCH/FARM. The rezoning process is the community's right (300 ft away from the property) to consider the impact this new rezoning request will bring to the area. C4 permissible uses are varied and will include industrial light manufacturing. **No C4 zone is suitable to be next and across any residential area.**

It is to no one a surprise that the conditions of Socorro Road are hazardous and precarious and heavily trafficked with no sidewalks and no conditions to sustain the type of traffic from a C4 development next and across from residential areas. Adding more traffic to these existing dangerous conditions will be detrimental to the area and its neighbors. The Socorro Road from the Ysleta Mission to San Elizario town is included in the Ysleta Mission Trail Historical guidelines created in the 1990s to protect this invaluable historical area.

CORRIDOR 20 civic association supports **OPPOSITION** to this C4 development.

Another alarming information to be provided at this time is that CORRIDOR 20 civic association nor Mission Valley civic association were **NEVER** notified prior of this rezoning application submittal as required by 2.102 Section of the Municipal Code in February 2022. The clue words to consider as the application violation of the Municipal Code are **MUST and Prior of the application submittal**. CORRIDOR 20

civic association was officially notified 18 months later when we brought it to the attention of the Planning Department. This rezoning application of 9614 Socorro Road was submitted in February 2022, and the applicant informed us until September 2023. On September 15, 2023, the City Legal Department, Mr. Russell, responded that they would scratch the initial application date submittal and the Planning Department would change it to September 2023 to present the case at the CPC meeting, knowingly the applicant notified us 18 months later. This action is a truly unacceptable violation of the spirit of the 2.102 municipal code. Proof could be provided upon request.

PLEASE FILE WITH THE REZONING CASE REPORT.

Thank you for your attention.



Fabiola Campos-Lopez, **President**
CORRIDOR 20 civic association

On Tuesday, September 19, 2023 at 04:34:51 PM MDT, Fabiola Campos-Lopez <corridor20ca@yahoo.com> wrote:

Mr. Piña:

An apology on the wrong address# written on the previous email, correct address is 9614 Socorro Road rezoning application.

Thank you

Fabiola Campos-Lopez
[Sent from Yahoo Mail on Android](#)

On Tue, Sep 19, 2023 at 1:22 PM, Fabiola Campos-Lopez

Mission Valley Civic Association
 925 Richard Dr.
 El Paso, TX 79907

Aug. 12, 2023

The Mission Valley Civic Association and other organizations in the Mission Valley Planning Area, are against the rezoning of 9614 Socorro Rd from a R-F to a C-4 due to destruction of our environment and well being of all home owners within the vicinity! This rezoning should not be allowed to be granted and many of our neighborhood associations within the Mission Valley are in support of the residents within the scope of this project. Our petitions stand opposing this action.

Signatures	Name	Address/Zip	Telephone
	Sylvia Cerna	925 Richard	915-227-2738 MUCD
	Juan Zuniga	8753 Plains Dr	915 691-9084 Penrose TX
	Maria D. Bouché	8617 Kilburn Dr	915 352-8838 Pueblo Viejo N.A.
	Deborah J. Jones	200 GREEN HAVEN 79907	915-526-5306 Pueblo Viejo N.A.
	José F. Torres	200 Green Haven Dr 79907	(915) 526-5309
	Mr. Matthew S.	9636 Penjamo Dr El Paso TX	915/303-9994
	Juan Velasco	317 Salamanca Ln El Paso TX	(915) 859-3614
	Elsa Juarez	9635 Penjamo El Paso TX	915/613
	Humberto	8001 Bowen Rd El Paso TX	915 (915) 702-8699
	Carmen Montoya	Penjamo 9711	(915) 227-8704

Mission Valley Civic Association
 925 Richard Dr.
 El Paso, TX 79907

Aug. 12, 2023

The Mission Valley Civic Association and other organizations in the Mission Valley Planning Area, are against the rezoning of 9614 Socorro Rd from a R-F to a C-4 due to destruction of our environment and well being of all home owners within the vicinity! This rezoning should not be allowed to be granted and many of our neighborhood associations within the Mission Valley are in support of the residents within the scope of this project. Our petitions stand opposing this action.

Signatures	Name	Address/Zip	Telephone
	Alfredo Barrin	461 moreras CT	(915) 940 0484
	Susana Lopez	505 JAMES ST.	915 920 6210
	Jose L. Lopez	505 James St. 79915	915. 203.6807
	Ivan Lopez	505 James St. 79915	915. 920.7853
	Daniel Garcia	7901 Craddock Ave 79915	915 479-7353
	Sonia Garcia	7901 1/2 CRADDOCK AVE 79915	915 429-3582
	Lami Garcia	7887 CRADDOCK AVE 79915	915 549 6214
	Lilia Mercedes	7883 Craddock Ave 79915	(915) 892-7002
	Fabu Martinez	7905 CRADDOCK AVE 79915	915 920 9457

SOCORRO ROAD [REDACTED]
PETITION SIGNATURES

	NAME	ADDRESS	ZIP CODE
1.	Rafaela Rojas	9704 PENJAMO DR	79927
2.	Alondra Salazar	9711 Penjamo DR	79927
3.	Alfredo Barrios	961 MORGAN CT	79907
4.	Anna M. Ruchi	9715 Penjamo DR	79927
5.	Fernando Puchi	9715 Penjamo same	
6.	MARTHA HIGGIN	9717 PENJAMO	79927
7.	Juan Camino	9717 Penjamo	79927
8.	David Torre	9723 Penjamo	79927
9.	Pamela Mancera	9723 Penjamo	79927
10.	Martha Gamez	9731 Penjamo Dr.	79927
11.	Margie Sanchez	9729 Penjamo Dr.	79927
12.	Ricardo M. L.	9716 Penjamo	79927
13.	MARISSA Pineda	9541 MARTINIQUE DR.	79927
14.	Clarissa Pineda	9541 MARTINIQUE DR.	79927
15.	Amelia Pineda	9539 MARTINIQUE	79927
16.	Miguel Ortiz	9539 martiniquez	79927
17.	ASHLEY ORTIZ	" "	" "
18.	pablo ORTIZ	" "	" "
19.	Angel Jaquez	9635 Penjamo Dr. FP, TX	79927
20.	Lorena Jaquez	9736. Penjamo, DR	79927

Opposition to Rezoning

9614

SOCORRO ROAD OUTCRY

PETITION SIGNATURES

CEL (915) 319-2709

	NAME	ADDRESS	ZIP CODE
1.	Antonio Ruiz	9707 Penjamo	79927
2.	L. Jalamuntas	9709 Penjamo	(575) 49-6678 79927
3.	Royal Oster	9712 Penjamo	(915) 240 3714
4.	Rob	9717 Penjamo	(915) 407 0074
5.	Silvia Tapia	9701 Penjamo	915 3464220
6.	Cynthia Dominguez	9724 Penjamo Dr	
7.	Queta Tapia	9701 Penjamo	915-8591005
8.	Lydia Borquez	9728 Penjamo	859-7854
9.	Marian Gray	9736 Penjamo	(915) 843 1071
10.	David Montalvo	9737 Penjamo Dr.	915-255-8844
11.	Veronica Najera	9718 Penjamo Dr.	(915) 999-6071
12.	Blanca + Dora Lazalde	9630 Penjamo Dr.	(915) 261-4558
13.	Poola Aranda	9625 Penjamo Dr.	(915) 204-5541
14.	Rosa Rojas	9704 Penjamo	(480) 516-3423
15.	Stephanie Garcia	9704 Penjamo	79927
16.	*Rosa Rojas	" "	" "
17.	*Dolores Rojas	" "	" "
18.	Antonio Torres	" "	" "
19.	Teresa Oropesa	" "	" "
20.	Marian Ruiz	" "	" "

OPPOSITION TO REZONING

9614
9618

SOCORRO ROAD ~~OUTCRY~~
PETITION SIGNATURES

	NAME	ADDRESS	ZIP CODE
1.	Rosa García	9704 Penjamo Dr	79927
2.	Armando Ferriz	9700 Penjamo Dr	79927
3.	Ricardo Monaki	9716 Penjamo Dr	79927
4.	EDUARDO JUAREZ	201 SAUL CT	781-6041
5.	Alicia Chavez	204 SAUL CT	539-4251
6.	Magdalena Buitan	205 SAUL CT	79927
7.	Manuela M. Ortega	9710 Penjamo Dr.	915-305-6198 79927
8.	José Luis Pichardo Pérez	9702 Ahumada	(915) 317-80-45
9.	FLORENCIO M-GILVA IVUMÉZ	9703 AHUMADA	915-050551
10.	Brisa Frayre	9641 Vallarta Dr	915) 329-4809
11.	Teresita Castro	CARIB 281	820 4148
12.	Rosa A. Moy	279 Caribe	(915) 342-6780
13.	Juan Carlos Torres	(277) Caribe	915 305 8507
14.	Libia Paz	9893 La morenita	915-234-059
15.	Delia N Torres	9889 La Morenita	(915) 329-9323
16.	Maria Ruiz	9890 La Morenita	(915) 226-2171
17.	Paola Salazar	9885 La Morenita	(915) 493-0090
18.	Eurimio Delgado	9153 VALLARTA	915-5394937
19.	Jaime C. Daza	9700 PENJAMO D.	
20.	Abriliana Villalva	9701 Ahumada	77927 (915) 506-6561

9614
9618

SOCORRO ROAD [REDACTED]

9-14-23

PETITION SIGNATURES

NAME	ADDRESS	ZIP CODE
1. NOEL HERNANDEZ	212 OSCAR ALVAREZ	915 731-0660 79927
2. OCTAVIO RODRIGUEZ	9754 NAOMI DR	915-845-0161 79927
3. JESUS BARRERA	210 OSCAR ALVAREZ CT	79927 915-3289143
4. HOMERO H62	300 SALAMANCA	915-858 7727
5.		
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8-24-23 OPPOSITION
9614-9418 Socorro Rd.

NOMBRE	DIRECCION	TEL.
✓ Ramiro & Nela Lopez	(9737) LA MORENITA CIR	858-58-80
-✓ MARTIN CHAPARRA	9736 LA MORENITA	240-81-45 872-9888
-✓ Maria G. y MIGUEL BARRAZA	(9740) LA MORENITA CIR	858-3110
✓ Jack and Rosa Mayman	9752 La Morenita	859-3110
✓ Humberto Herrera	9761 La Morenita	8737121
✓ David E Barraza	9766 La Morenita Cir	510-8877
-✓ Rita Pacheco	9764 La Morenita Cir	328-5548
-✓ Javier Ruiz	9813 La Morenita	255-8091
✓ San Ismael Osoria	9768 La Morenita	790-0176
✓ Jesus Delgado	9801 LA MORENITA	860-9804
-✓ Ruben Pereyra	9805 La Morenita	872-0446
- Jose Flor Puentes	9845 LA MORENITA	860-9457
1. Emmanuel Soria	9837 La Morenita	491-1635
- Nicol Avata	9841 LA MORENITA	858-9478
2. Manuel Chevalier	9870 La Morenita	858-2027
Maria Fejeda	9869 La Morenita Cir	887--8173
7. ✓ Oscar Loera	9873 La Morenita Cir	858-7594
8. Nicolas & Patricia Sanchez	9877 La Morenita Cir	219-3100
9. - Sasha N Torres	9889 LA MORENITA	858-1550
0. - Tou A Castedena	9897- LA MORENITA	872-1961
1. - Raul Paz	9893 La morenita	858-7664
2. - Juan Ruiz	9890 La Morenita	240-7995
3. - Antonio Vidal	9861 LA MORENITA CIR	858-19-04
14. ✓ Roberto Moxada	9753 La Morenita Cir	(915) 630/3660
25. ✓ Omar Torres Barrera	9749 La Morenita Cir	(915) 694-0702
26. ✓ Saman Ruster	9716 LA MORENITA	872-8866

OPPOSITION REZONING SOCONOMO RD 9614-9618

PROJECT ACTION NOTES

Norma A Felix
 Gerty Melendez
 Juanita Rivera
 Lucmi Rivera
 Rosa M. Gutierrez
 Catalina Diaz
 Hugo Contreras
 Gustavo Gtz
 Yareli Gonzalez
 Maria D Ramirez
 Romy Medina
 Zaira
 Denise Ramirez
 Yolanda Hernandez
 Silvia Tapia
 Dulce Acosta
 Leticia Acosta
 Magdalena Martinez
 Luciana Delacruz
 Patricia Garcia
 Maria Luisa Baca
 Rodrigo Beltran
 Emerson Miguel
 Gustavo Prado
 Alfonso Acosta
 Ruth Acosta
 Clara V. Fernandez
 Fernando Fernandez

PROJECT PLANNING NOTES

NORMA A Felix 9700 VALLARTA 858-0078
 Gerardo y Leticia Melendez 9707 Vallarta 872-1246
 Juan y Manuela Rivera 9709 Vallarta 859-3205
 NOEMIA y Rodolfo Arana 9711 VALLARTA 858-9091
 Hector GUTIERREZ 9710 VALLARTA 872-0877
 CATALINA Diaz 9737 Penjamo
 Alfredo Gutierrez Jr. 9708 VALLARTA 256-8927
 Gustavo Gtz 9634 penjamo 872-1691
 MARTHA OSORIO-313 SALAMANCA LN. 858-5533
 Maria D Ramirez 309 Salamanca Ln 253-1531
 Rocio Medina 309 Salamanca Ln. 443-4555
 Rafael Medina 309 Salamanca Ln. 841-6606
 Denise Ramirez 309 Salamanca 253-3315
 Yolanda Hernandez 9701 Penjamo 859-1005
 SILVIA TAPIA 9701 Penjamo 859-1005
 JULIETA ACOSTA 9700 AHUMADA 859-6739
 Leticia Acosta 9702 AHUMADA 858-4127 ✓
 Magdalena Martinez 9704 AHUMADA 858-8723
 FELICIANA DELAROSA 9711 Ahumada 858-0496
 PATRICIA GARCIA 9712 AHUMADA 860-0617
 Maria Luisa Baca 9714 Ahumada 858-3746
 Rodrigo Beltran 9716 Ahumada 860-1232 ✓
 Emerson Miguel Ahumada 3075427
 Gustavo Prado 9713 Ahumada 860-4792
 Alfonso Acosta 9705 Ahumada pr 307-2651
 Ruth Acosta 9705 Ahumada pr 1507-2651
 Clara V. Fernandez 9626 VALLARTA 859-7234
 Fernando Fernandez 9626 VALLARTA 859-7234

GOLD FIBER

9614
9618 SOCORRO ROAD [REDACTED]

PETITION SIGNATURES
Opposition to Rezoning

9-12-23

NAME	ADDRESS	ZIP CODE
1. <u>Jose Carlos</u>	<u>317 Salamanca Ln 79927</u>	<u>859-3614</u>
2. <u>Zlance Mendez</u>	<u>9700 Vallarta</u>	<u>915-781-9222</u>
3. <u>Lino Flores Jr.</u>	<u>-220 OSCAR ALVAREZ CT.</u>	<u>915-359-2499</u>
4. <u>Manuel M. Cruz</u>	<u>224 OSCAR ALVAREZ CT</u>	<u>915-383-0627</u>
5. <u>Jaime Rodriguez</u>	<u>229 OSCAR ALVAREZ CT</u>	<u>915-401-1599</u>
6. <u>Jesús Alfredo Corral</u>	<u>218 Oscar Alvarez</u>	<u>(915) 922-9003</u>
7. <u>Rafael Salas</u>	<u>9703 Vallarta dr</u>	<u>(915) 443-7005</u>
8. <u>Olga Touar</u>	<u>200 Oscar Alvarez</u>	<u>(915) 740-3433</u>
9. <u>Annelys Masias</u>	<u>9526 Antillas</u>	<u>915-990-9301</u>
10. <u>Jonathan Ubanda Teresa Ubanda</u>	<u>(315) 566-5277</u>	<u>9574 Antillas, PL</u>
11. <u>Cesar Contreras</u>	<u>(915) 808-6174 208 Oscar Alvarez</u>	
12. <u>Adriana Arto</u>	<u>915 305 3380-206 Oscar Alvarez ct</u>	
13. <u>Homer & Leticia Chauz</u>	<u>(915) 860 9954 200 Oscar Alvarez Ct</u>	
14. <u>MARTHA OSORIA</u>	<u>- 313 SALAMANCA LN (915) 858-5533</u>	
15. <u>Juan A. Cortez</u>	<u>9571 GIZA 79927</u>	
16. <u>Mariana Maldonado</u>	<u>9105 Penyamban 915 858-0831</u>	
17. <u>Helder Salcido</u>	<u>9628 Vallarta 915 858 2546</u>	
18. <u>Donna Alvarez</u>	<u>9630 Vallarta 95-226-4922</u>	
19. <u>Zlance Mendez</u>	<u>VALLARTA 781-9722</u>	
20. <u>ANAS VAZQUEZ</u>	<u>204 OSCAR ALVAREZ CT. 915-731-4248</u>	
21. <u>Alberto Favre</u>	<u>224 OSCAR ALVAREZ CT 915 224 5457</u>	<u>227 5457</u>

- (790-0930)
7. ✓ Antonio y María De la Paz Mendoza 9704 La Morenita (860-1036)
 8. ✓ Luis & Susana Gbdina 9700 La Morenita Cr. (860-9700)
 9. ✓ Juan y Norma Avila 9701 La Morenita Cir (860-1036)
 10. Manuel Chavez y Marcela Villa/pend. (859 8803) 9705 La Morenita (346-6922) (859 2582)
 11. ✓ Jose Muñoz 9708 LA Morenita Cr (858-4326)
 12. Mauricio Guerrero 9712 La Morenita Cir (858-0192)
 13. Veronica Castro 9878 La Morenita Cir (859-8425)
 14. Maura Jessica Mtz 9885 LA MORENITA CIR (872-9176)
 15. SONIA NEVAREZ 9904 LA MORENITA CIR (346-5590)
 16. ✓ Maria Alfaro 9732 La Morenita Cir Mirca A Ferrer (355-9075)
 17. ✓ Jocelyn Solis 9765 La Morenita Cr. (859-8034)
 18. ✓ Ernestina R Ollubertoy 9825 La Morenita (307-5015)
 19. ✓ Ingrid Ramirez 9757 Vallarta (859 4784)
 20. ✓ Laura Castro 9757 A HUMEDA (383-4743)
 21. ✓ Concepción Ramirez 9755 Vallarta Dr (859-0917)
 22. ✓ Trinidad de La Torre 9747 Vallarta Hs. (526-4742)
 23. ✓ José Ruben Oria
 24. ✓ José Bautista 9854 LA MORENITA CIR (915) 860-8482
 25. ✓ Roberto Herrera Glez la Morenita 9729 (859-5746)
 26. ✓ Emigdio Ugarte 9757 La Morenita (858-1910)
 27. ✓ Juan Valdez (Javier Barrera) 9828 Laya # 859 8975
 28. ✓ John Velasco 317 Salamanca L.A. # 859-3014
 29. ✓ E/SA Chavez 9735 Penjamo DR. # 858-2115
 - 30.
 - 31.
 - 32.
 - 33.

8-23-23

Opposition to Rezoning
9614-9618 Socorro Rd.

EL TEPEYAC

733	Juana Uillelcher	(915) 860-1510	EL TEPEYAC
717	Joseph Hernandez	(915) 858-3427	EL TEPEYAC
708	Shadis.	(915) 449-0562	EL TEPEYAC
1709	Olga Lopez	(915) 889-4768	EL TEPEYAC
7705	Manuel Chireles	(915) 858-9424	EL TEPEYAC
7700	Francisco Cardenas	860-0294	
1716	Ana Ramirez	(915) 860-8243	
1741	Uario Durbea	(915) 858-2308	
7740	Rosa E Mendozga	(915) 540-1584	

Opposition to rezoning
9614-9618 Socorro Rd.

8-23-23

- Hilbert*
- 1^o Guisela Valenzuela 9839 Socorro Rd. 274-3413 (715)
 - 2^o Martin Olivas 9724 El Tepeyac Ave 222-3154
 - 3^o Naemil Galvez 9721 El Tepeyac Ave. 241-8292
 - 4^o Blanca Cortes 9720 El Tepeyac Ave 238-3410
 - 5^o Ricardo Garcia 9821 La Morenita 915-2085184
 - 6^o Yvonne Quinones 9858 La Morenita 859-3094
 - 7^o Annmar Nevarez 9862 la morenita 858-0826

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