

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

AGENDA DATE: September 27, 2022
PUBLIC HEARING DATE: October 25, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: District 8

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 Lots 17 to 20, Block 52, Bassett, 2101 Texas Avenue, City of El Paso, El Paso County, Texas from A-3/sp (Apartment/special permit) to C-4 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 2101 Texas Avenue
Applicant: D & H Enrique Properties, LLC. - PZRZ22-00020

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from A-3/sp (Apartment/special permit) to C-4 (Commercial) to allow for offices and vocational school. City Plan Commission recommended 5-0 to approve the proposed rezoning on September 8, 2022. The Planning Division received one phone call in opposition to the request from the public on August 25, 2022. Initially, two speakers from neighborhood associations spoke in opposition at the August 25, 2022, CPC meeting. On September 6, 2022, the applicants had a meeting with neighborhood associations to address their concerns with the request. Subsequently, the neighborhood associations have no opposition to the request at the September 8, 2022 CPC meeting. As of September 19, 2022, the Planning Division has received four letters via email in support of the 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 LOTS 17 TO 20, BLOCK 52, BASSETT, 2101 TEXAS AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-3/SP (APARTMENT/SPECIAL PERMIT) TO C-4 (COMMERCIAL). 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 **Lots 17 to 20, Block 52, Bassett, 2101 Texas Avenue**, located in the City of El Paso, El Paso County, Texas, be changed from **A-3/sp (Apartment/special permit)** to **C-4 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly, and that the special permit designation be rescinded.

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

ADOPTED this ____ day of _____, 20__.

THE CITY OF EL PASO:

Oscar Leeser, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

2101 Texas Avenue



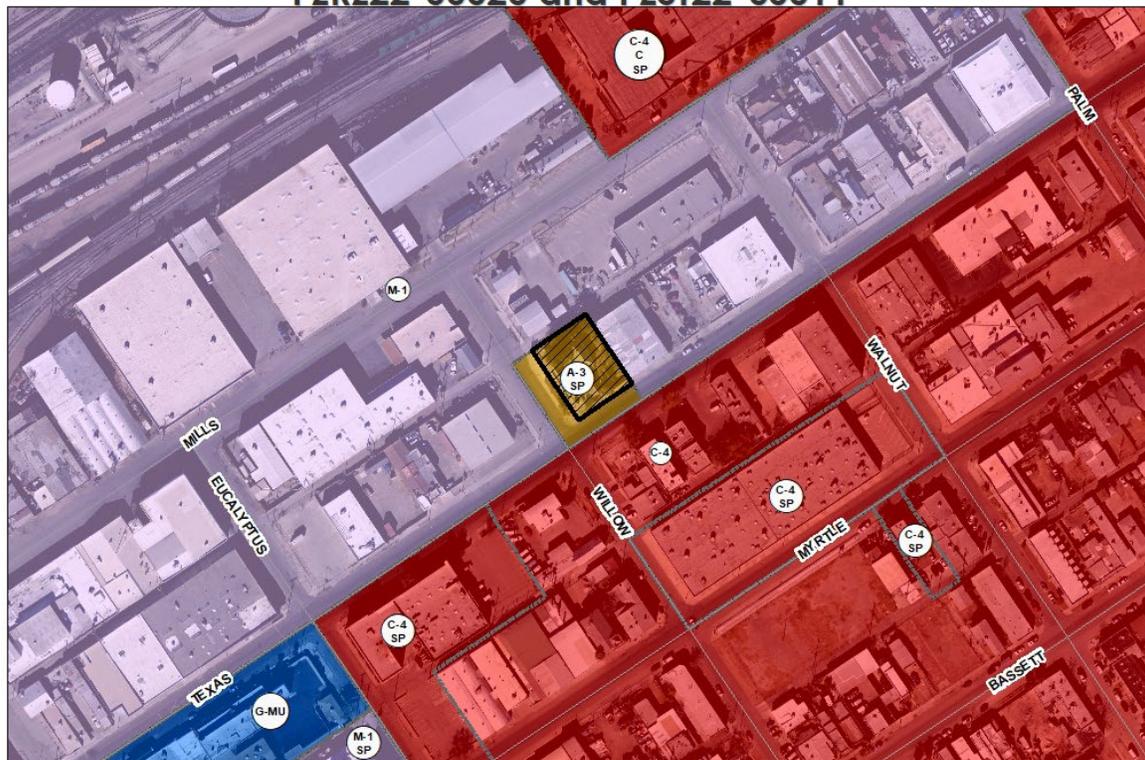
City Plan Commission — September 8, 2022 **(REVISED)**

CASE NUMBER: PZRZ22-00020
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: D&H Enrique Properties, LLC
REPRESENTATIVE: Martin Atayde
LOCATION: 2101 Texas Avenue (District 8)
PROPERTY AREA: 0.275 acres
REQUEST: Rezone from A-3/sp (Apartment/special permit) to C-4 (Commercial)
RELATED APPLICATIONS: PZST22-00011 Special permit
PUBLIC INPUT: As of September 1, 2022, staff received a phone call in opposition. Two speakers from Neighborhood Associations spoke in opposition at the August 25, 2022, CPC. **As of September 8, staff received four letters via email in support of the request.**

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from A-3/sp (Apartment/special permit) to C-4 (Commercial) to allow for offices and vocational school.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request as the proposed rezoning is in keeping with the policies of the G-2 Traditional Neighborhood Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZRZ22-00020 and PZST22-00011



This map is designed for illustrative purposes only. The features depicted here are approximate and more accurate studies may be required to draw accurate conclusions. If any errors in this map are visible, please contact the Planning Department. The Planning Department makes no claim to its accuracy or completeness.

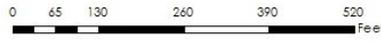


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from A-3/sp (Apartment/special permit) to C-4 (Commercial) to allow for offices and vocational school. The property consists of 0.275 acres. There is an existing vacant building on the subject property. The detailed site development plan shows the existing 2,820 sq. ft. office building and a new 1,180 sq. ft. vocational school addition. Access to the subject property is provided from Willow Street via the alley. This rezoning application is related to special permit application PZST22-000011. The special permit would allow an infill development with rear and side street yard setback reductions and 100% parking reduction for the proposed development.

PREVIOUS CASE HISTORY: On May 24, 2005, City Council approved a rezoning from M-1 (Light Manufacturing) to A-3 (Apartment) and a special permit to allow for an eighty-five percent (85%) parking reduction for apartment use, (see Attachment no. 5). The existing special permit designation will be repealed once the new rezoning and special permit designation request is approved.

On August 25, 2022, the City Plan Commission (CPC) voted unanimously to postpone this item so that applicant could meet with the neighborhood and address their concerns related to the rezoning request for C-4 (Commercial) and special permit request for infill development and parking reduction.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The subject property is proposed to be developed into a commercial development. The proposed zoning district is consistent with the surrounding M-1 (Light Manufacturing) to the north, east, and west and C-4 (Commercial) districts to the south and meet the established character of the neighborhood surrounding the subject property. The closest school is Frederick Douglas Elementary School located 0.51 miles and the closest park is Chamizal National Memorial Park located 1.04 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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-2 Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes. The subject property is proposed to be developed into office and commercial developments, which are in character with the future land use designation of <i>Plan El Paso</i>.</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. The proposed C-4 (Commercial) zoning district is the same as the adjacent zoning district to the south, southeast, and southwest. The proposed commercial developments have the potential to provide goods and render services to the nearby area and in character with the spirit of the C-4 (Commercial) zone districts.</p>

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:	
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.	Yes. Proposed development will have access to the existing Texas Avenue and Willow Street which are designated a major arterial and local street, respectively as per El Paso’s Major Thoroughfare Plan (MTP). The classification of these roads are appropriate for the proposed development.
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community. The proposed development will be compatible with development immediately surrounding the subject property.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable and the proposed development is compatible with the existing residential, light manufacturing zoning, and commercial uses of the surrounding properties.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The proposed development is within an older, stable area of the city. The established neighborhood is comprised of offices, academies, and general retail sales and services. There was a recent rezoning G-MU (General-Mixed Use) request for this area located at 1918 Texas Avenue to the southwest in 2014.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access to the existing Texas Avenue and Willow Street which are designated a major arterial and local street, respectively as per El Paso’s MTP. The classification of these roads are appropriate for the proposed development. The existing infrastructure and services are adequate to serve the proposed redevelopment. The subject property is situated within 1,000 feet of a mass transit route. Access is proposed from Willow Street via the alley.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property lies within the boundaries of El Paso Central Business Association, Familias Unidas del Chamizal, Texas and Myrtle Ave. Business District Association, and Sunrise Civic Group which were notified of the rezoning application. Public notices were mailed to property owners within 300 feet of the subject property on August 10, 2022. As of September 1, 2022, the Planning Division received one phone call in opposition to the request from the public. Two speakers from Neighborhood Associations spoke in opposition at the August 25, 2022, CPC. On September 6, 2022, the applicants had a meeting with neighborhood associations to address their concerns with the request. The neighborhood associations have no opposition to the request. As of September 8, 2022, staff received four letters via email in support of the request.

RELATED APPLICATIONS: PZST22-00011 Special permit for an infill development to allow for rear and side street yard setback reductions and 100% parking reduction for the proposed development.

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. Detailed Site Development Plan
3. Department Comments
4. Rezoning Ordinance No. 16057 and Special Permit Ordinance No. 16058
5. Neighborhood Notification Boundary Map
6. Letters via email in support

ATTACHMENT 1

PZRZ22-00020 and PZST22-00011



This map is designed for general information only. The location depicted herein does not constitute an offer of insurance. The information is provided for informational purposes only and should not be relied upon for any financial or legal decision. The information is provided for informational purposes only and should not be relied upon for any financial or legal decision.



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request as the proposed rezoning is in keeping with the policies of the G-2 Traditional Neighborhood Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to special permit and detailed site development plan.

Note: 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

1. Show existing drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.

2. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within parkways, landscaped areas, and other conservation efforts, to the maximum extent practicable.

Note: Stormwater drainage has been verified. Rainwater harvesting is recommended at time of development.

Note: the comments have been addressed as shown on the site plan.

Fire Department

Recommend approval. No adverse comments.

Police Department

No comments received.

Environment Services

No adverse comments.

Streets and Maintenance Department

The Streets and Maintenance Department has no objections for this application.

Texas Department of Transportation

Please have the requestor submit to ELP_Access@txdot.gov for grading and drainage review of the proposed plans.

Note: the applicants will coordinate with TxDOT at time of building permit stage.

Sun Metro

Please be advised that the vehicle entrance to your property located at 2101 Texas Ave., is situated within 1,000 feet of a mass transit route. Specifically, 5 Points Circulator, Alameda Brio, DCT Via Alameda, Gov't. District via Lakeside, and Valle Verde via North Loop.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along the east side of Willow St. This main is available for service.

There is an existing 4-inch diameter water main that extends along the north side of the alley north of Texas Ave. This main is available for service.

EPWater records indicate an active 1½-inch domestic water meter serving the subject property. The service address for this meter is 2103 Texas Ave.

Previous water pressure from fire hydrant #3123 located at the northeast corner of Texas Ave. and Willow St. has yielded a static pressure of 84 (psi), a residual pressure of 78 (psi) and a discharge of 1404 gallons per minute (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 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 alley north of Texas Ave. This main is available for service.

General:

An application for additional 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 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 Engineering

EPWater-SW has no objections to this proposal.

El Paso County 911 District

The 911 District has no comments or concerns regarding this zoning/special permit.

El Paso County Water Improvement District #1

The item is not within the boundaries of EPCWID1.

ATTACHMENT 4

19C

ORDINANCE NO. 16057

AN ORDINANCE CHANGING THE ZONING OF LOTS 17-20, BLOCK 52, BASSETT ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM [M-1 (LIGHT-MANUFACTURING) TO A-3 (APARTMENT)]. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 17-20, Block 52, Bassett Addition, El Paso, El Paso County, Texas be changed from [M-1 (Light -Manufacturing)] to A-3 (Apartment)], within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 24th day of May, 2005.

THE CITY OF EL PASO

ATTEST:

Joe Wardy
Mayor

for Diana Nunez - Deputy City Clerk
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

[Signature]
Matt Watson
Assistant City Attorney
Doc No. 11307

APPROVED AS TO CONTENT:

[Signature]
Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:

[Signature]
Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

Doc #11307/PLANNING/ZON05-00008/MWAT

ORDINANCE NO. 16057

Zoning Case No: ZON05-00008

16058

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON05-00010, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 17-20, BLOCK 52, BASSETT ADDITION, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.64.175 OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, John R. Bruker has applied for a Special Permit under Section 20.64.175 of the El Paso Municipal Code to allow for a parking reduction;

WHEREAS, the requirements of Section 20.64.175 have been satisfied; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

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

1. That the property described as follows is in the A-3 (Apartment) District, requiring thirteen (13) off-street parking spaces to serve proposed apartments;

Lots 17-20, Block 52, Bassett Addition, El Paso, El Paso County, Texas;
and

2. That the City Council hereby grants a Special Permit under Section 20.64.175 of the El Paso Municipal Code so that the parking requirements described in Paragraph 1 of this Ordinance may be satisfied with a parking reduction as described in Paragraph 3 of this Ordinance;

3. That the City Council hereby grants a Special Permit under Section 20.64.175 for a parking reduction of 85%, so that the property, required to provide thirteen (13) off-street parking spaces, can satisfy the parking requirements by providing two (2) off-street parking spaces;

4. That this Special Permit is issued subject to the development standards in the A-3 (Apartment) District regulations and is subject to the approved Detailed Site Development Plan

Doc No. 11308/Planning/ORD-ZON05-00010/MWAT

ORDINANCE NO. 16058

Special Permit No. ZON05-00010

signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes;

5. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON05-00010**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this 24th day of May, 2005.

THE CITY OF EL PASO

ATTEST:

Joe Wardy
Mayor

Diana Alvarez
for Diana Alvarez - Deputy City Clerk
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Matt Watson
Matt Watson, Assistant City Attorney

APPROVED AS TO CONTENT:

Christina Valles
Christina Valles, Planner II
Planning, Research & Development

APPROVED AS TO CONTENT:

Rodolfo Valdez
Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Doe No. 11308/Planning/ORD-ZON05-00010/MWAT

2

ORDINANCE NO. 16058

Special Permit No. ZON05-00010

AGREEMENT

John R. Bruker, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan and in accordance with the standards identified in the A-3 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 21st day of April, 2005.

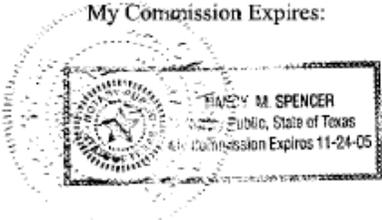
John R. Bruker
John R. Bruker

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 21st day of April, 2005, by John Robert Bruker as Applicant.

My Commission Expires:



Nancy M. Spencer
Notary Public, State of Texas
Notary's Printed or Typed Name:
Nancy M. Spencer

Doc No. 11308/Planning/ORD-ZON05-00010/MWAT

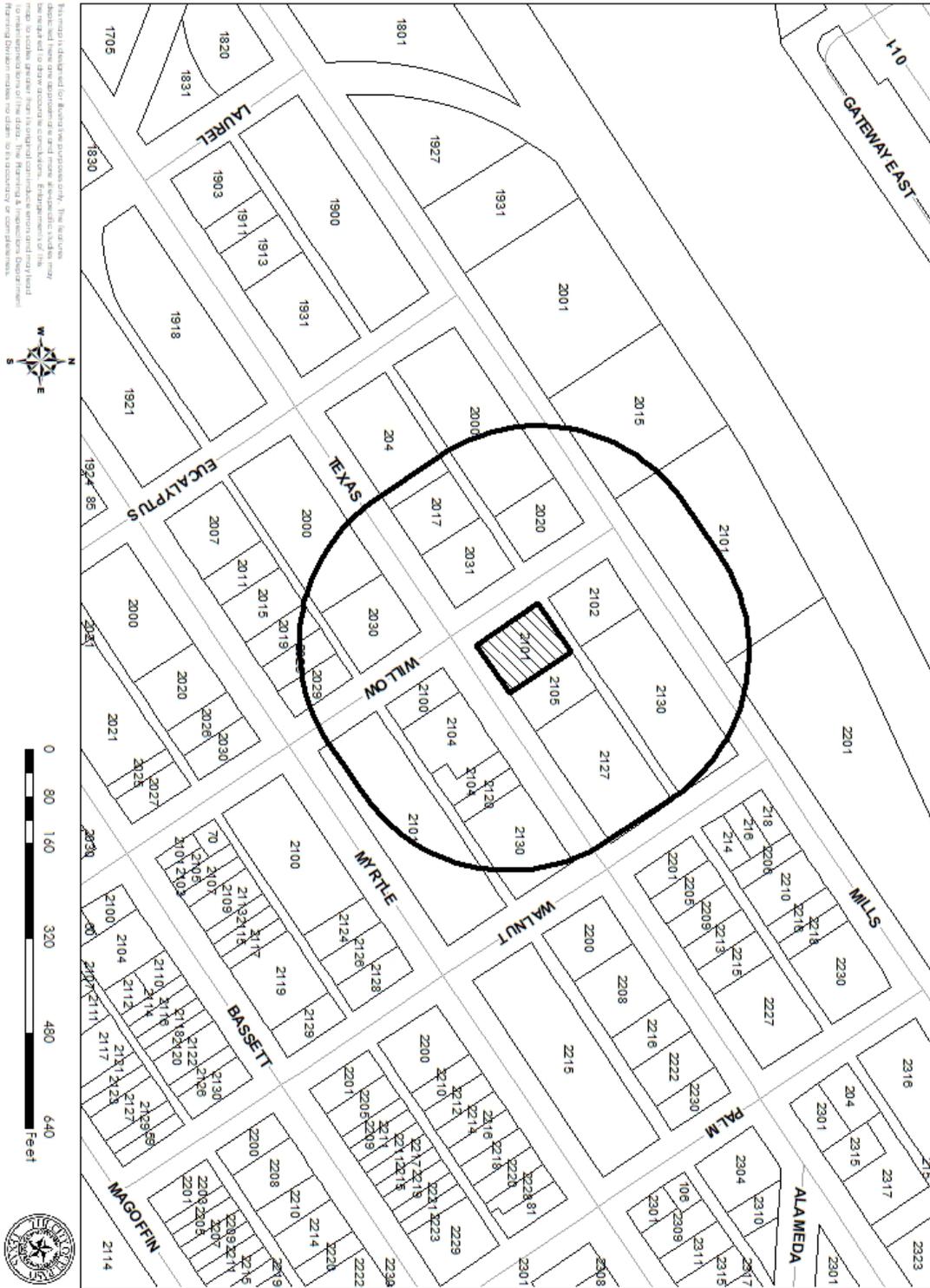
3

ORDINANCE NO. 16058

Special Permit No. ZON05-00010

ATTACHMENT 5

PZR22-00020 and PZST22-00011



ATTACHMENT 6

Salloum, Andrew M.

From: Hilda Villegas <hildavillegas63@yahoo.com>
Sent: Thursday, September 8, 2022 9:20 AM
To: martin atayde
Cc: Hector M. Enriquez; Cemelli de Aztlan; Salloum, Andrew M.
Subject: Re: 2101 EXAS AVE. - PARKING STUDY

You don't often get email from hildavillegas63@yahoo.com. [Learn why this is important](#)

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 morning,

I am aware that today is the hearing for the request by Mr. Enriquez to change his property zoning code from apartment to commercial. Being that that strip that he is located in is already zoned commercial we are not opposing that change, as long as any current and future proposal is a smart growth proposal. In reference to the parking reduction, as long as the parking reduction does not cause issues for the residents at Uxmal apartments, the Daycare Rayito del Sol, located right across and any other residents in the surrounding area, we do not oppose.

We sat down with Mr. Enriquez and we had a discussion about his plans for a culinary school for the property. We agree that he is on his right to implement. We also discussed our concerns of any further business in the area that interfere with the quality of life of the already existing residents, home owners/renters. Since its a mixed use area we are concern of any potential development that goes against a smart growth. The residents and renters have the same rights as the business/commercial owners and they should be considered.

We expressed our concerns about any potential beer gardens in his property as well as nuisance created due to any after hour activities and they assured us that their operating hours would not extend beyond 9pm.

In accordance to what we discussed and agreed, we are ok with the parking reduction and the change of zoning to commercial for their property. We also agreed that for any further concerns we would reach out, to discuss. Thank you for your attention, any questions you can reach me at 915-222-1977

Hilda Villegas
President of Familias Unidas del Chamizal

On Thursday, September 1, 2022 at 12:37:36 PM MDT, martin atayde <atayde65@yahoo.com> wrote:

Hola Hilda.

Me llamo el Sr. Enriquez y me dijo que el proximo Martes 6 de Septiembre a las 10:00 am nos vemos en sus oficinas, disculpe el anterior e-mail la fecha esta mal, que tenga muy buen dia.

Gracias.

Martin Atayde / Hector Enriquez

----- Forwarded Message -----

From: martin atayde <atayde65@yahoo.com>
To: Hilda Villegas <hildavillegas63@yahoo.com>

1

Sent: Thursday, September 1, 2022 at 12:36:32 PM MDT
Subject: Fw: 2101 EXAS AVE. - PARKING STUDY

Hola Hilda.

Me llamo el Sr. Enriquez y me dijo que el proximo Martes 6 de Septiembre a las 10:00 am nos vemos en sus oficinas, disculpe el anterior e-mail la fecha esta mal, que tenga muy buen dia.

Gracias.

Martin Atayde / Hector Enriquez

----- Forwarded Message -----

From: martin atayde <atayde65@yahoo.com>
To: Hilda Villegas <hildavillegas63@yahoo.com>
Cc: Hector M. Enriquez <enriquez@utep.edu>
Sent: Tuesday, August 30, 2022 at 03:45:00 PM MDT
Subject: Re: 2101 EXAS AVE. - PARKING STUDY

Ya le llame al Sr. Enriquez y me confirmo que esta bien para el Martes 6 de Agosto a las 10:00 am, usted diganos en donde desea que tengamos la cita y nosotros llegamos.

Gracias.

Martin Atayde.

On Tuesday, August 30, 2022 at 03:31:58 PM MDT, martin atayde <atayde65@yahoo.com> wrote:

Hola Hilda.

Creo que no debe de haber ningun problema, dejeme solo lo confirmo con el Sr. Enriquez y se lo hago saber lo mas pronto posible.

Gracias.

Martin Atayde

On Tuesday, August 30, 2022 at 01:04:18 PM MDT, Hilda Villegas <hildavillegas63@yahoo.com> wrote:

Hola Martin,

nos podemos ver el martes 6 de agosto. Despues de las 10am esta bien. Me avisan donde y si pueden ese dia. Gracias.

On Tuesday, August 30, 2022 at 12:43:55 PM MDT, martin atayde <atayde65@yahoo.com> wrote:

Hi Miss. Villegas.

On the next attachment can find an parking study requested by the city of El Paso, the study analyses the subject property and adjacent properties within 300 feet of the subject property. We still waiting for your response about the meeting requested by us last week.

Thanks.

Martin Atayde / Hector M. Enriquez

PM

Yahoo Mail - Fwd: 2101 texas ave. rezone

2101 texas ave. rezone

From: Tony (atayde65@yahoo.com)

To: enriquez@utep.edu

Date: Wednesday, August 31, 2022 at 02:48 PM MDT

Sent from my iPhone

Begin forwarded message:

From: encinas@dacedace.com
Date: August 31, 2022 at 11:20:25 AM MDT
To: martin atayde <atayde65@yahoo.com>
Subject: RE: 2101 texas ave. rezone

Martin

Per your attached letter, please consider this Email as my approval to your efforts in rezoning 2101 Texas Ave to C4 (Commercial). I hope the best of luck for you, may your business do well.

Good luck,

Orlando Encinas
Manufacturing LLC
1731 Myrtle Ave Ste. B
El Paso TX. 79901
915-256-7427

From: martin atayde [mailto:atayde65@yahoo.com]
Sent: Tuesday, August 30, 2022 8:02 PM
To: encinas@dacedace.com
Subject: 2101 texas ave.

Hi Mr. Encinas.

Today I pass to your office and I gave you a little explanation about this new project at the above reference address.

Do you had the opportunity to review the letter I show you earlier at your office?.

The attached document is the same letter I show you before.

Thanks.

Martin Atayde
915-490-7873
atayde65@yahoo.com

1/2

2: 5:49 AM

Yahoo Mail - Re: 2101 TEXAS AVE. - Request Letter

Re: 2101 TEXAS AVE. - Request Letter

From: Suzanne Dipp (suzdipp@gmail.com)

To: atayde65@yahoo.com

Date: Monday, May 16, 2022 at 03:43 PM MDT

Martin, thank you for reaching out. I received your request and I believe your usage to a culinary school is fine.

Suzanne Dipp
Sunrise Civic Group

On Wed, May 11, 2022 at 10:17 AM martin atayde <atayde65@yahoo.com> wrote:

Hi Suzanne.

Good morning , can you revise the attached document please.

Thanks.

Martin Atayde
915-490-7873
atayde65@yahoo.com

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To Whom it may concern:

Address: 2101 Texas Ave., El Paso TX 79901

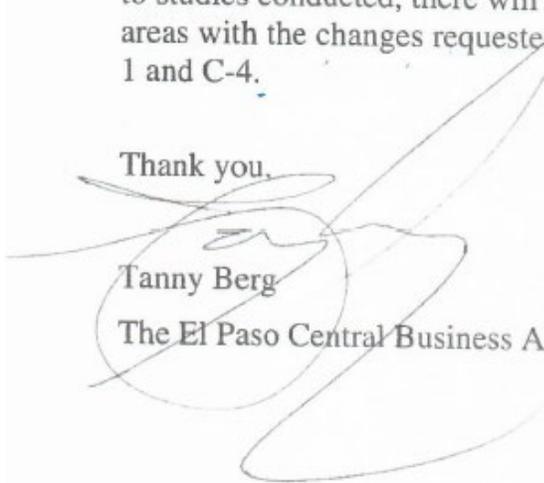
Legal Description: 52 Basset 17 to 20

Application Type: Rezoning and Special Permit

Please allow this letter to have the El Paso Central Business Association (CBA) acknowledge and support this zoning change request.

The purpose of this letter serves as a REZONING REQUEST/SPECIAL PERMIT for 2101 Texas Ave., from zone A3 (apartments) to zone C4 (commercial). The intentions are to build a BUSINESS (vocational school) in culinary, with our approval without any inconvenience we would wish to allow them to proceed with rezoning approval. According to studies conducted, there will be no negative impact in the neighboring areas with the changes requested (the surrounding areas are currently M-1 and C-4).

Thank you,



Tanny Berg

The El Paso Central Business Association (CBA)

EL PASO CENTRAL BUSINESS ASSOCIATION | PO Box 96 | EL PASO, TX 79941 | 915.235.2022