

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

AGENDA DATE: February 1, 2022
PUBLIC HEARING DATE: March 1, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Jorge Olmos, (915) 212-1607

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 for the property described as a portion of Lot A, Block 20, Montclair Unit Three, 9640 Montwood Drive, City of El Paso, El Paso County, Texas from R-3 (Residential) to C-1 (Commercial), and imposing conditions. 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: 9640 Montwood Drive
Applicant: 9640 Montwood LLC, PZRZ21-00026

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone one (1) 3.0080-acre lot from R-3 (Residential) to C-1 (Commercial) to allow for a shopping center. City Plan Commission on November 18, 2021 recommended 5-0 to approve the proposed rezoning with conditions. As of January 25, 2022, the Planning Division has received one e-mail in opposition and one email in support of 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 A PORTION OF LOT A, BLOCK 20, MONTCLAIR UNIT THREE, 9640 MONTWOOD DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL), 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 a portion of Lot A, Block 20, Montclair Unit Three, 9640 Montwood Drive, *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-3 (Residential) to C-1 (Commercial), 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 change in intensity 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 ten foot (10') landscape buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty-five feet (25') 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.*
- 2. That prior to issuance of building permits a detailed site development plan be approved by City Council.*

The detailed site development plan presented as part of this rezoning satisfies condition No. 2.

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 _____, 2022.

THE CITY OF EL PASO:

Oscar Leeser
Mayor

(Signatures Continued on Following Page)

ORDINANCE NO. _____

Zoning Case No: PZRZ21-00026

ATTEST:

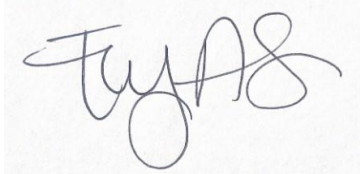
Laura D. Prine
City Clerk

APPROVED AS TO CONTENT:

Philip Etiwe

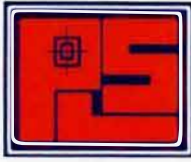
Philip F. Etiwe, Director
Planning & Inspections Department

APPROVED AS TO FORM:



Evy A. Sotelo
Assistant City Attorney

EXHIBIT A



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

Being a portion of Lot A, Block 20,
Montclair Unit Three,
City of El Paso, El Paso County, Texas
July 13, 2021;

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lot A, Block 20, Montclair Unit Three, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

“**TRUE POINT OF BEGINNING**” being a found “X” at the northwest corner of said Lot A and the southerly right of way of Montwood Drive (100’ right of way), thence along said right of way, 116.23 feet along the arc of a curve to the left which has a **radius of 1038.14 feet**, a **central angle of 6°24’54”**, a tangent of 58.18 feet, and a **chord** which bears **South 87°44’45” East** a distance of **116.17 feet** to a set nail with cap “6085”;

Thence continuing along said right of way, **North 89°02’48” East** a distance of **230.00 feet** to a set 1/2” rebar with cap “6085” at the easterly right of way of McRae Boulevard (150’ right of way);

Thence along said right of way, **South 00°57’12” East** a distance of **432.16 feet** to a set “X” on sidewalk at the northerly right of way of Stonehaven Drive (60’ right of way);

Thence along said right of way, **South 89°02’00” West** a distance of **165.93 feet** to a set “X” on sidewalk;

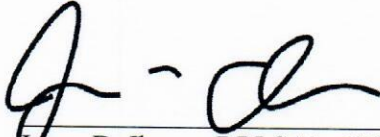
Thence leaving said right of way, **North 00°57’12” West** a distance of **100.00 feet** to a found PK nail on rock wall;

Thence, **South 89°02’00” West** a distance of **60.00 feet** to a found PK nail on rock wall;

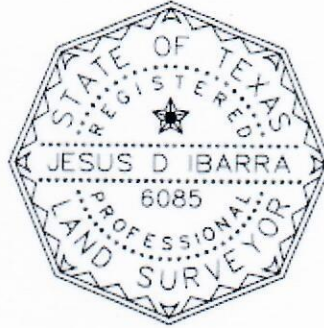
Thence, **North 88°24’00” West** a distance of **59.42 feet** to a found PK nail on rock wall;

Thence, **North 75°24’55” West** a distance of **63.00 feet** to a found PK nail on rock wall;

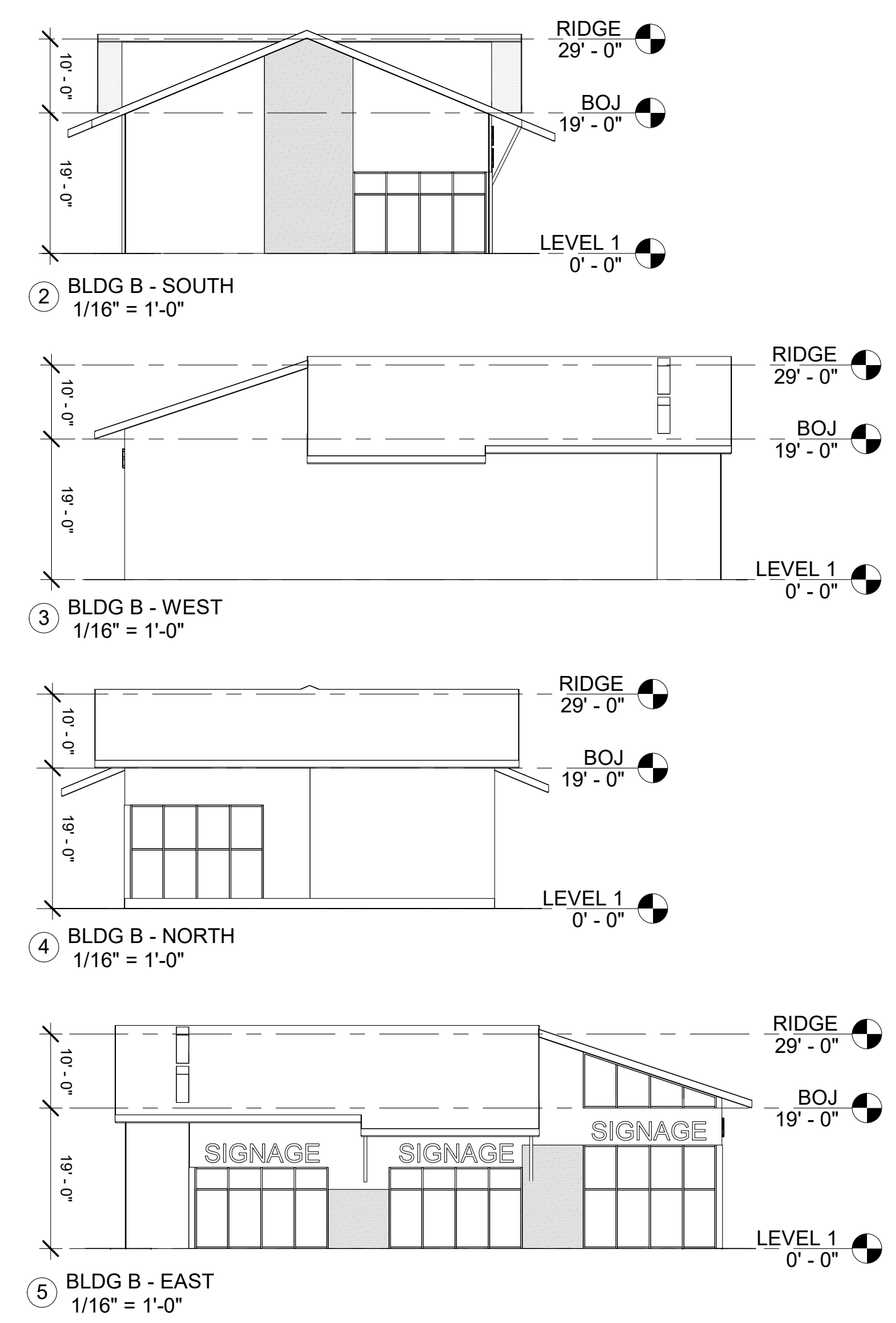
Thence, **North 00°57'12" West** a distance of 319.19 feet to "**TRUE POINT OF BEGINNING**" and containing in all **131,029 square feet** or **3.0080 acres** of land more or less.



Jesus D. Ibarra, RPLS No.6085
July 13, 2021



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Planning and Inspections Department – Land Development

- 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 in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
- Add the following note to site plan: "The retention of the difference between historic and developed 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)."
- Show proposed storm-water runoff direction arrows, discharge points, and/or ponding areas on site plan.

SITE DATA:

GeoID: M6389902009100
 AREA: 131,029 SF or 3.0080 ACRES
 STREET NUMBER: 9640
 STREET NAME: Montwood Dr
 LEGAL_DESC: A PORTION OF LOT A, BLOCK 20, MONTCLAIR UNIT THREE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 12, PAGE 28, EL PASO COUNTY PLANT RECORDS.

AREA TABLE:

24,500 SF TOTAL
 Shell A = 3,500 SF
 Shell B = 7,200 SF
 Shell C = 13,800 SF

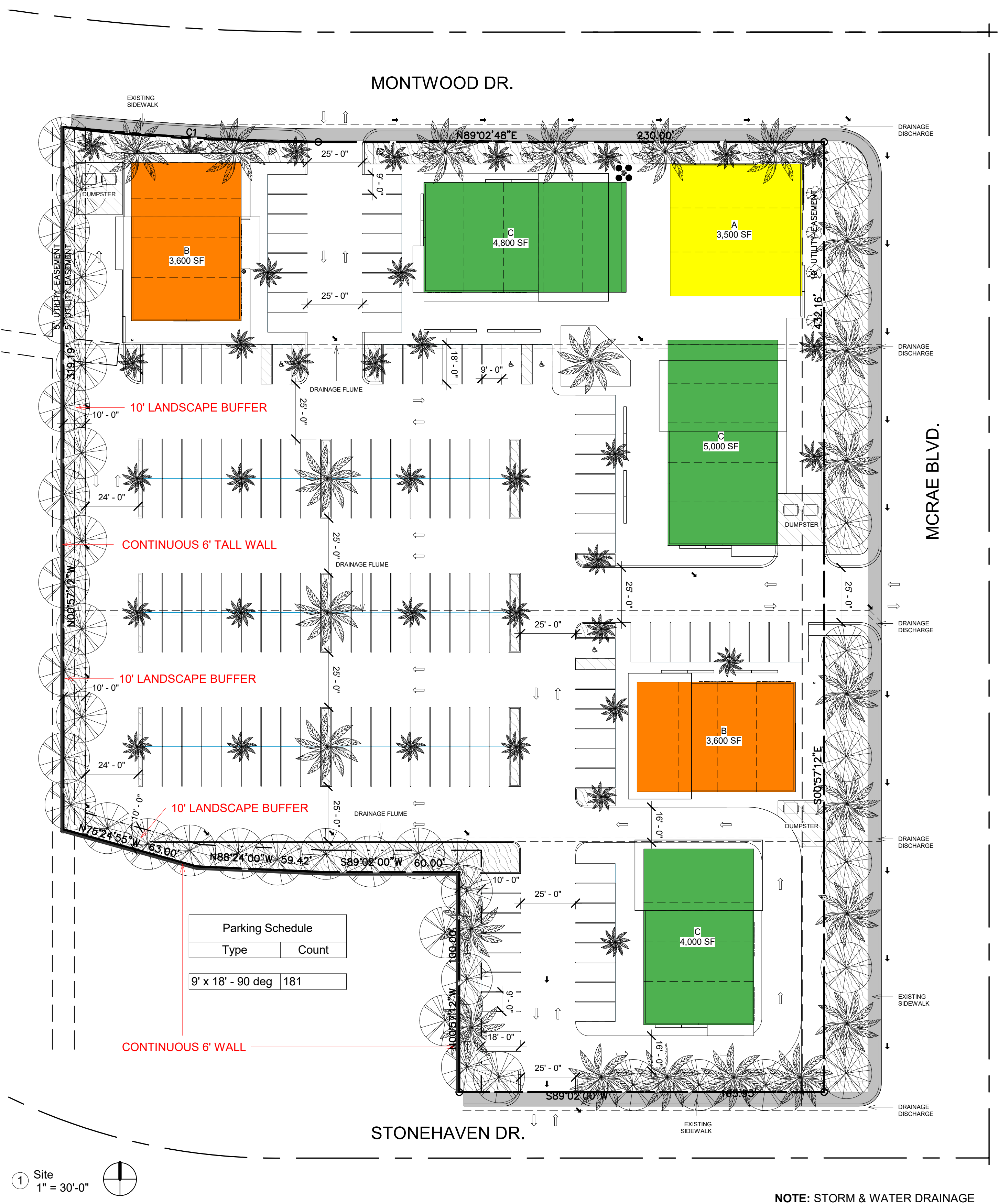
PARKING TABLE:

Shopping center, community MIN 1/288 sf GFA
 Restaurant (sit down) MIN 1/144 sf GFA

Retail: 21,000 SF / 288 = 73 STALLS
 Restaurant: 3,500 SF / 144 = 24 STALLS

TOTAL STALLS REQUIRED = 97
TOTAL STALLS PROVIDED = 181

LANDSCAPE CALC.
 (131,029 - 24,500) x .15 = 15,980 SF REQUIRED
 17,015 PROVIDED



NOTE: STORM & WATER DRAINAGE DIVERTED TO MCRAE BLVD. SEE DRAINAGE ARROWS IN BLACK.

NOTE: SITE INGRESS & EGRESS SHOWN IN WHITE ARROWS.

NOTE: IF MAXIMUM PARKING REQUIREMENTS ARE EXCEEDED, 1 TREE FOR EACH 5 SPACES WILL BE REQUIRED.

MIXED USE CENTER	
9640 Montwood Dr, El Paso, TX 79925	
PROJECT #	DATE
102821	1.5.22
REVISIONS	
SHEET TITLE	
COVER SHEET	
SHEET NUMBER	
A0.0	

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ARRIVE - MIXED USE CENTER



④ 3D View A



① 3D View B



② 3D View C



③ 3D View D

**MIXED USE
CENTER**

9640 Montwood Dr, El Paso, TX
79925

PROJECT #	DATE
102821	1.5.22

REVISIONS

SHEET TITLE

3D VIEWS

SHEET NUMBER

A4.0

Garcia, Raul

From: madje10361@aol.com
Sent: Monday, September 13, 2021 3:37 PM
To: Rojas, Rebecca @ El Paso
Subject: CVNA Community Event
Attachments: CVNA 70th BDay & NNO 10.5.21.pdf

External

Hi Rebecca,

The CVNA gladly will support your efforts in rezoning the Property that currently sits at 9640 Montwood, and convert to Restaurants requested by this membership. Suggestions to follow.

Also, please find your all's invitation by way of this flier. Hopefully you can join us. Thank you.

Regards.

Mike Adjemian
CVNA / President
H / 772-7102
C / 490-6929

"The Strength of it's People, the Power of Community"

www.ep-cvna.org



9640 Montwood Dr.



City Plan Commission — November 18, 2021 — **REVISED**

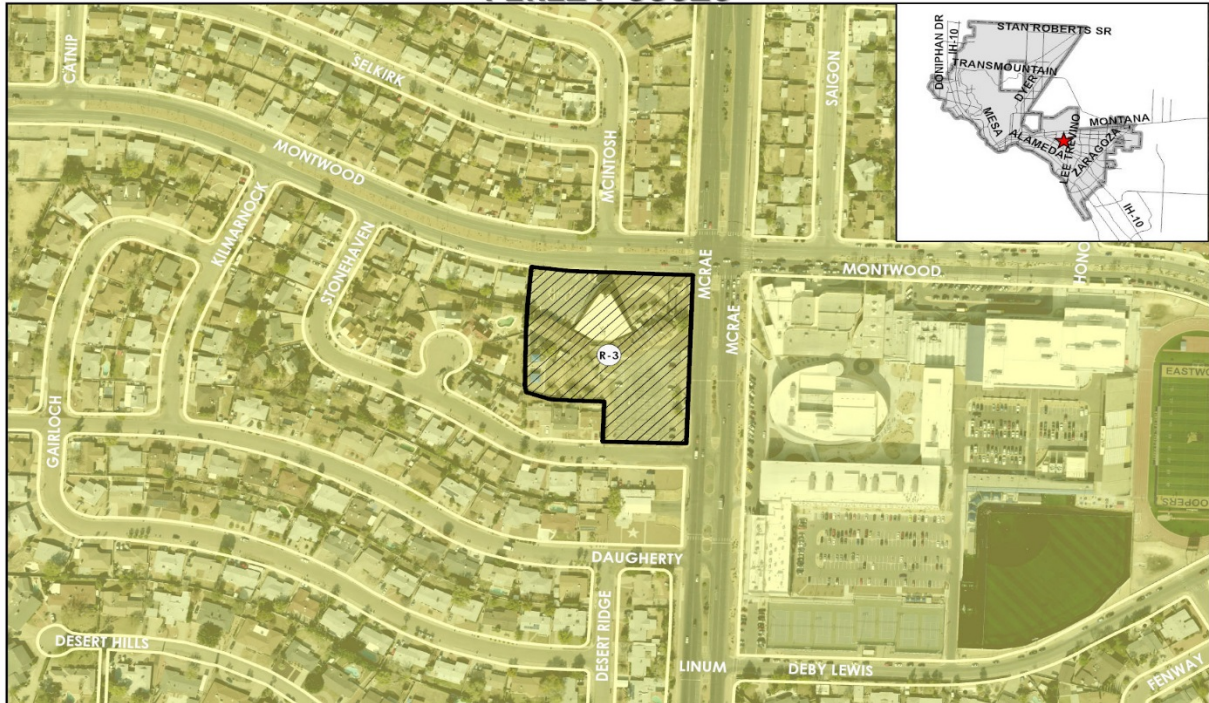
CASE NUMBER:	PZRZ21-00026
CASE MANAGER:	Jorge Olmos, (915) 212-1607, OlmosJA@elpasotexas.gov
PROPERTY OWNER:	9640 Montwood, LLC
REPRESENTATIVE:	Conde, Inc.
LOCATION:	9640 Montwood Dr. (District 7)
PROPERTY AREA:	3.0080 acres
REQUEST:	Rezone from R-3 (Residential) to C-1 (Commercial)
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	One (1) e-mail in opposition to received as of 11/17/2021

SUMMARY OF REQUEST: The request is to rezone the subject property from R-3 (Residential) to C-1 (Commercial) in order to allow for the use of a shopping center.

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-3, Post-War future land use designation. The condition is as follows:

1. That a ten foot (10') landscape buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty-five feet (25') 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.

PZRZ21-00026



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



Subject Property

0 80 160 320 480 640 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone a 3 acre lot from R-3 (Residential) to C-1 (Commercial) to allow for the use of a shopping center. The conceptual site plan submitted with the application shows six (6) proposed one-story buildings, with a maximum height of 29', ranging in size from 3,600 square feet to 5,000 square feet. The applicant is also proposing a parking lot with one hundred and eighty one parking spaces, exceeding the requirement of one hundred and two parking spaces. The current 4,368 square foot structure on the property is proposed to be demolished. Access is proposed from both Montwood Drive and McRae Boulevard.

PREVIOUS CASE HISTORY: N/A

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed commercial development meets the intent of the G-3, Post-War use designation of *Plan El Paso*. The proposed development will have access from Montwood Drive and McRae Boulevard, both designated as major arterial streets in the Major Thoroughfare Plan (MTP). The closest school is Eastwood High School (0.02 miles), and the closest park is Travis White Park (0.82 miles).

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:	
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-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The proposed future commercial development is compatible with the G-3, Post-War designation by contributing to the addition of missing commercial uses provided to the surrounding neighborhoods within the area, and has the potential to reduce travel and infrastructure needs. The subject property is surrounded by properties zoned as R-3 (Residential) with single-family residential development.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: The purpose of the district is to allow for districts that provide compatible neighborhood convenience goods and services that serve day-to-day needs. Permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The proposed zoning district is compatible with other zoning districts surrounding the property, by providing missing neighborhood amenities and services. In addition, the property's location on the intersection of two major arterial streets makes the commercial designation appropriate.</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 proposed development is located in proximity to various public transit facilities. The property has access to McRae Boulevard and Montwood Drive, both classified as major arterials as per the City of El Paso's Major Thoroughfare Plan.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
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.	N/A – the subject property is not located within any historic districts, other special designations, or study area plans.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated. It has the potential to maximize the use of an existing parcel.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment. The subject property is not within any arroyos or environmentally-sensitive areas.
Stability: Whether the area is stable or in transition.	The area is stable, there have been no recent rezoning requests in the area.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	There have been no recent major changes in the area.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Primary access is proposed from Montwood Drive and McRae Boulevard, both classified as major arterials on the MTP. The major arterial designation is appropriate to serve future commercial development. Existing services and infrastructure are appropriate to serve the future development.

PUBLIC COMMENT: The subject property lies within the Cielo Vista Neighborhood Association. Surrounding property owners within 300 feet were notified by mail on November 4, 2021. As of November 17, 2021, the Planning division has received one e-mail in opposition to the request.

CITY PLAN COMMISSION OPTIONS:

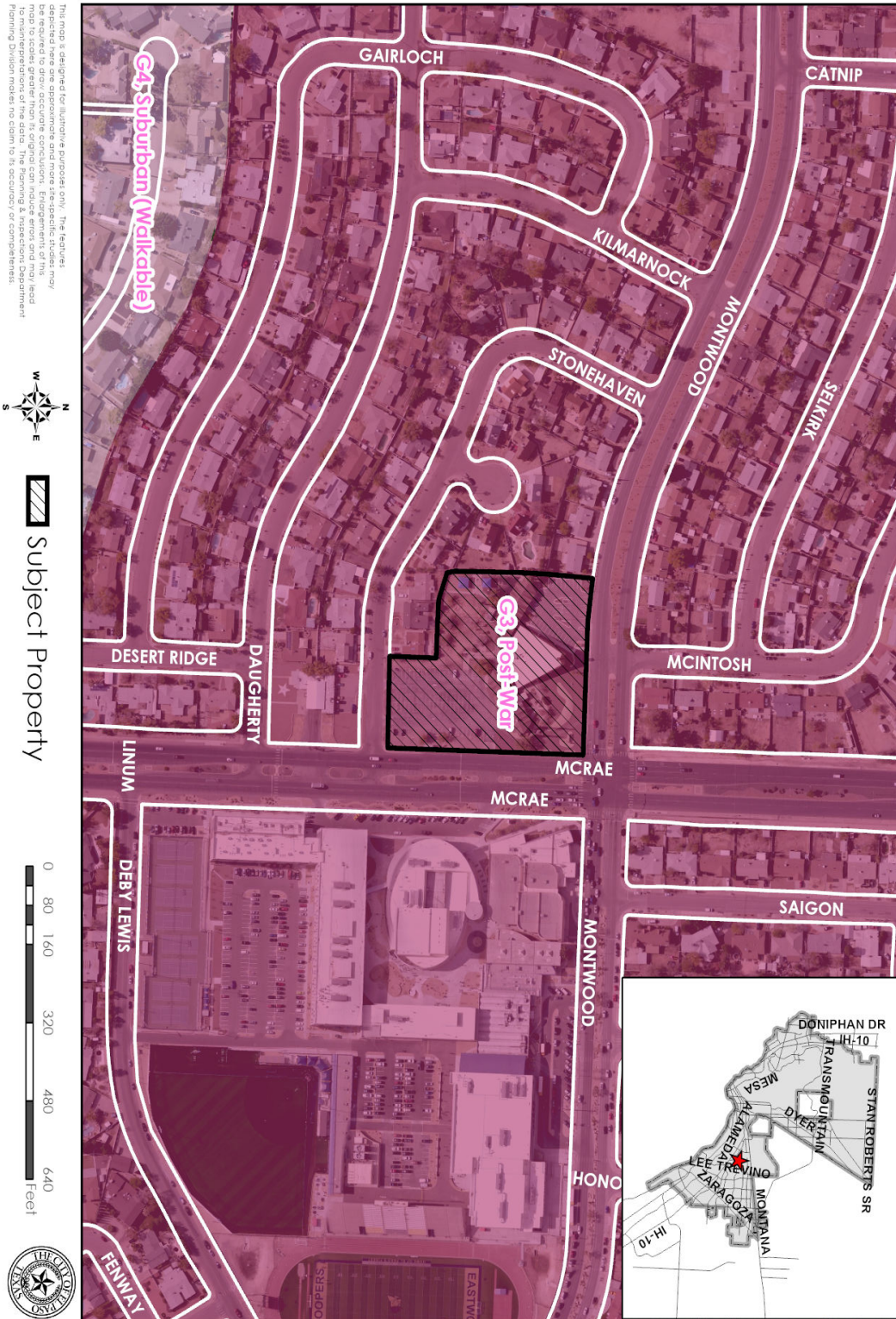
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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:

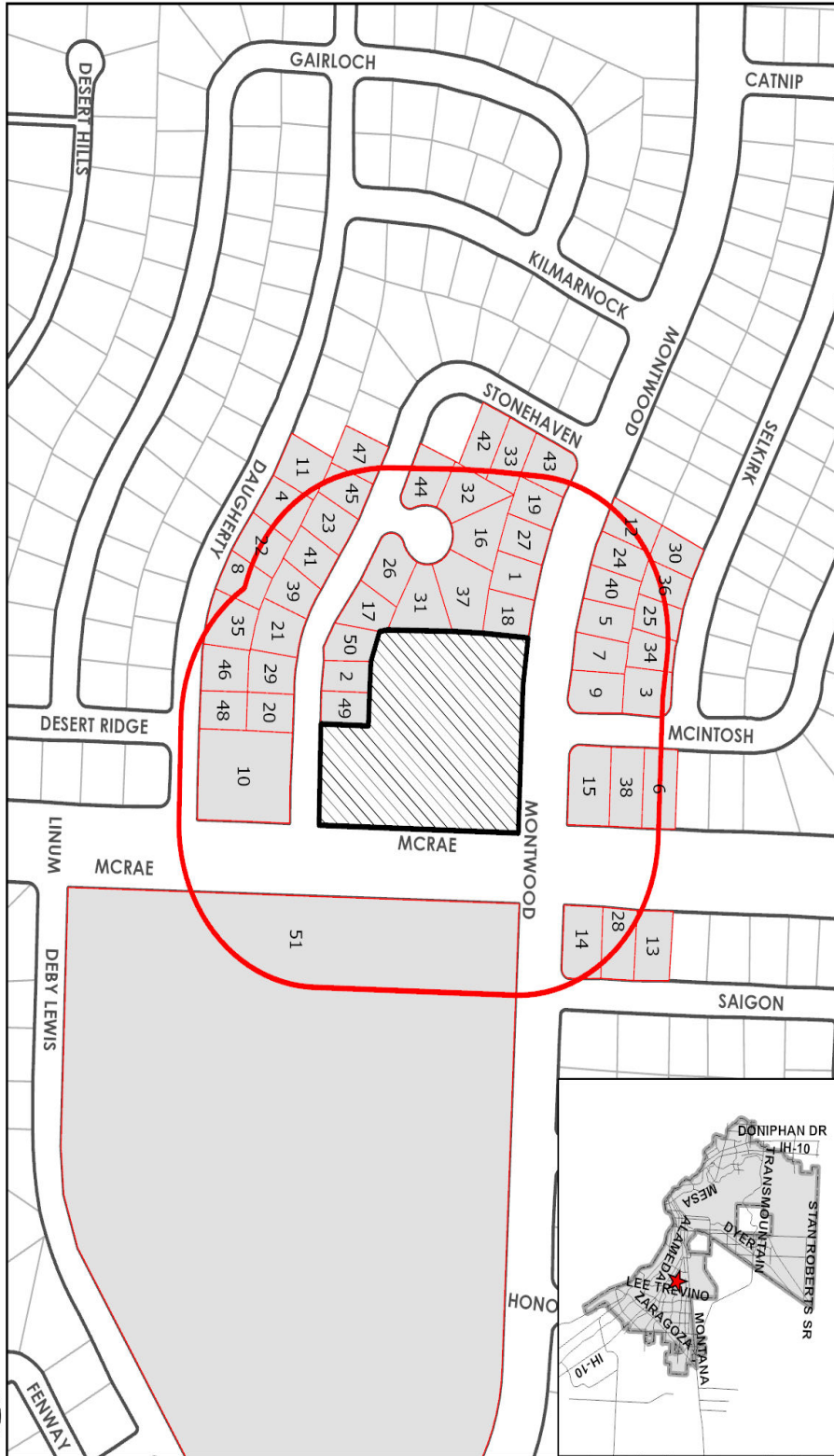
1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Conceptual Site Plan
4. Department Comments
5. Email of Opposition

ATTACHMENT 1



PZR221-00026

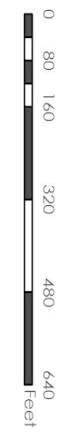
PZR21-00026



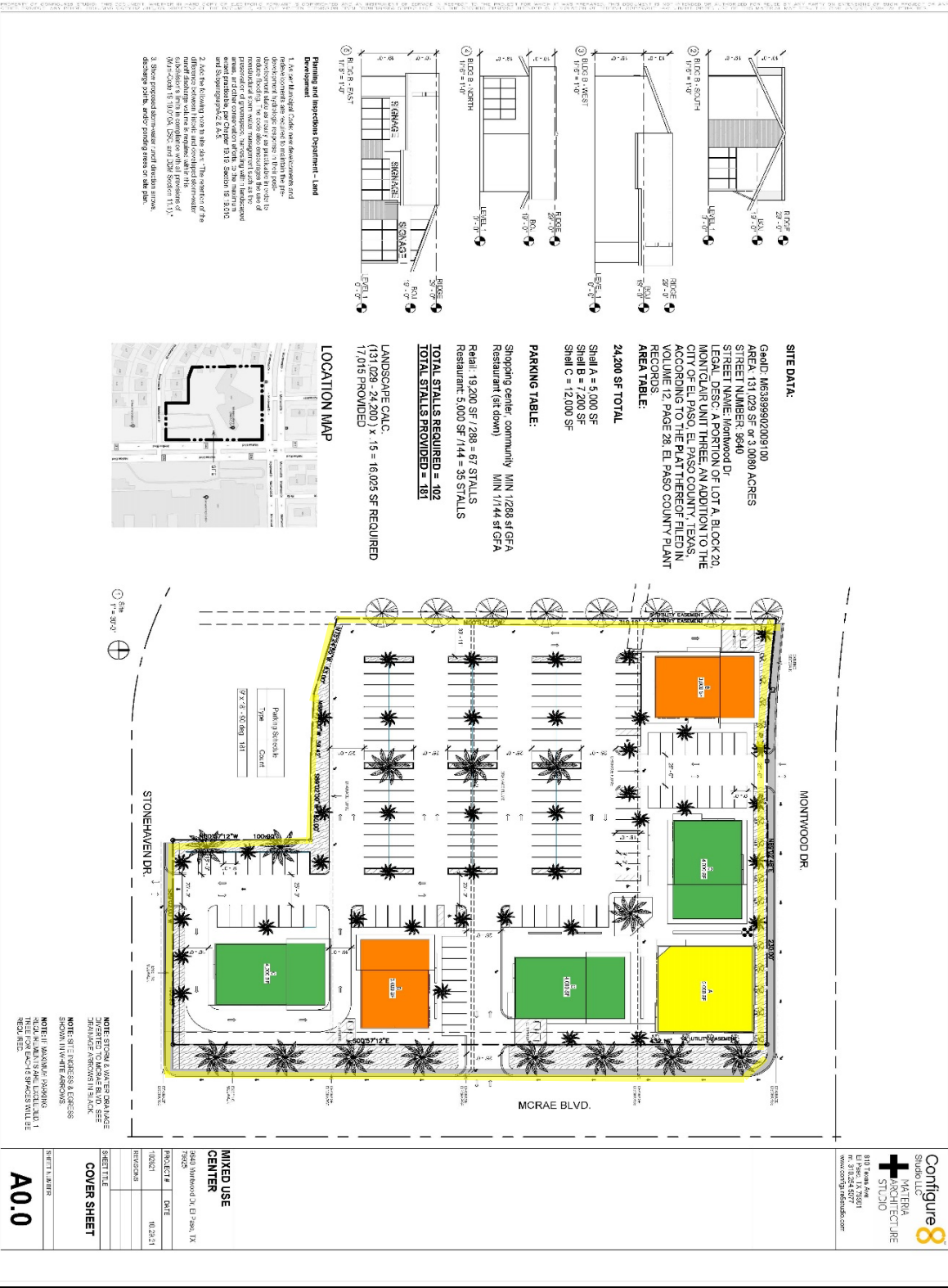
This map is designed for illustrative purposes only. The features shown on this map are not intended to be used as a legal document. It may be required to draw accurate conclusions. Engagement of this map to scales greater than 1:50,000 can induce errors and may lead to incorrect conclusions. The Planning Division makes no claim to its accuracy or completeness.



 Subject Property
 Parcels within 300 feet



ATTACHMENT 3



SITE DATA:

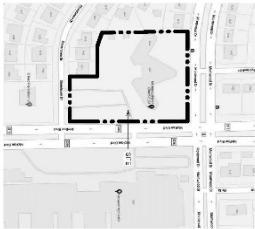
GEAID: M63599020091100
 AREA: 131,029 SF or 3.0099 ACRES
 STREET NUMBER: 9640
 LEGAL DESC: A PORTION OF LOT A, BLOCK 20, MONTCLAIR UNIT THREE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN RECORDS:
 AREA TABLE:
 24,200 SF TOTAL
 Shell A = 5,000 SF
 Shell B = 7,200 SF
 Shell C = 12,000 SF

PARKING TABLE:

Shopping center, community MIN 1/288 SF/GFA
 Restaurant (sit down) MIN 1/144 SF/GFA
 Retail: 19,200 SF / 288 = 67 STALLS
 Restaurant: 3,000 SF / 144 = 33 STALLS
TOTAL STALLS REQUIRED = 102
TOTAL STALLS PROVIDED = 181

LANDSCAPE CALC.
 (131,029 - 24,200) x .15 = 16,025 SF REQUIRED
 17,015 PROVIDED

LOCATION MAP



Planting and Irrigation Department - Land

1. As per the Unified Code, new developments and improvements shall be required to maintain the pre-development of the site. The project shall be required to provide a site plan showing the use of plants and irrigation systems. The use of plants and irrigation systems shall be in accordance with the Unified Code, Section 19.02.010 and 19.02.020.
2. All the existing trees to be retained. The number of the existing trees to be retained shall be shown on the site plan. The number of trees to be retained shall be in accordance with the Unified Code, Section 19.02.010 and 19.02.020.
3. Show proposed downspout and irrigation systems, discharge points, and planting areas on the site plan.

Configure 8
 Studio LLC
 MATTHEW
 ARCHITECTURE
 STUDIO
 6107 South Loop
 El Paso, TX 79911
 P: 817.224.5207
 www.configure8.com

MIXED USE CENTER
 9640 Montwood Dr El Paso, TX
 PROJECT # DATE
 102621 10.24.21
 REVISIONS

SHEET #
COVER SHEET
A0.0

NOTE: SITE PLAN & LANDSCAPE AS SHOWN IS FOR INFORMATION ONLY. ANY CHANGES TO THE PLAN SHALL BE INDICATED BY RED LINES AND ARROWS IN BLACK. NOTE: SITE NUMBER & FIGURES SHOWN IN WHITE ARROWS. NOTE: MAINWAY AND LITTLEFIELD 1 AND 2 ARE SHOWN IN BLACK.

ATTACHMENT 4

Planning and Inspections Department – Plan Review

1. A ten foot (10') landscape buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10") in height shall be placed at fifteen feet (15") 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.

Planning and Inspections Department – Landscaping Division

No objections to the 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. 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 in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
2. Add note to site plan: "The retention of the difference between historic and developed 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. Show proposed storm-water runoff direction arrows, discharge points, and/or ponding areas on site plan.

Fire Department

No adverse comments.

Sun Metro

There is an existing bus stop adjacent to the subject property along Montwood. Please coordinate with Sun Metro if any work is proposed within the bus stop area.

El Paso Water

No comments received.

Texas Department of Transportation

1. It appears the existing driveways will be used, please submit construction plans to ELP_Access@txdot.gov for review and to obtain a permit for work on state ROW.
2. The committee recommends to close the median located on McRae Blvd adjacent to the driveway location, in order to permit the use of the existing driveway onto McRae as shown on the layout. The proposed rezoning of the property will change traffic patterns and this recommendation should reduce conflict points and increase the safety in the area.

November 17, 2021

RE: CASE: PZRZ21-00026
Rezoning of 9640 Montwood Drive

To whom it may concern:

We have lived at 9633 Montwood Drive for the past 50 years. Our home is directly across the street from the 9640 Montwood property. We have enjoyed living in our neighborhood, although it has become a busy street over the years with the expansion of east El Paso.

We have recently been made aware that there is a possibility of the 9640 Montwood property being rezoned from residential to commercial. We are strongly against this due to the factors identified below:

Commercial properties bring increased traffic, and we worry that this would change the dynamic of our quiet neighborhood extensively. There would be an increase in noise pollution, light pollution and litter. Light pollution would be increased from additional vehicular traffic and/or any lighting associated with a commercial property. A commercial property would bring an increase of commercial deliveries in the form of 18 wheelers and/or delivery trucks for whatever businesses that would occupy the 9640 Montwood location. The increase in traffic will result in more wear and tear on our already deteriorated residential streets. This will only contribute to the already rough surfaces on Montwood Drive and McRae Boulevard.

Considering that Eastwood High School is directly across the street from 9640 Montwood, the safety of the students, faculty and staff would have to be taken into consideration. Eastwood High School has limitations on parking for students and staff. A lack of parking has been challenging for students and staff during lunch and before and after school. There continues to be an extensive amount of vehicles parking on the streets surrounding Eastwood High School. The hazards this brings to drivers is in the line of sight of students, faculty and staff walking to and from Eastwood High School. An increase in traffic from any commercial deliveries to the 9640 Montwood location will amplify safety challenges for Eastwood High School students, faculty and staff.

With commercial properties, the possibility of an increase in crime or elicit activity is a major concern that we have. We fear that a commercial property would be a temptation for theft, graffiti, loitering and littering to this area. This would be a negative impact to our neighborhood.

Because of the factors identified above, one major concern that we have is the devaluation of our property. As mentioned above, our residence is directly across the street from the 9640 Montwood property. The residences that would be affected the most with the devaluation of the residential properties will be the homes across from and/or adjacent to the 9640 Montwood property. To build a commercial mall within a residential zone is not the solution for the homeowners. If I were buying a home, I would never consider buying one across the street from a strip mall.

If this property gets rezoned from residential to commercial, our neighborhood would not be in control of what type of businesses would move into the 9640 Montwood location. This is a risk that I am not comfortable with.

We are not in favor of changing the zoning code from residential to commercial. A better solution would be for a residential developer to extend McIntosh Street through the 9640 Montwood property and develop some nice homes for the highly desirable Eastwood neighborhood.

We are asking for you to please take into consideration all of these factors provided above prior to making a decision for the 9640 Montwood property. Your decision will impact the families in our great neighborhood considerably. Changing the zoning code to commercial will only enhance the developer's pockets.

Best regards,

Juan A. and Anna M. Campos