

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

**AGENDA DATE:** March 15, 2022

**PUBLIC HEARING DATE:** April 12, 2022

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

**DISTRICT(S) AFFECTED:** District 6

**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 a portion of the Southwest ¼ of the Northwest ¼ of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 1500 Joe Battle Boulevard, City of El Paso, El Paso County, Texas from R-3 (Residential) to C-3 (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: 1500 Joe Battle Boulevard

Applicant: City of El Paso, PZRZ21-00009

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone from R-3 (Residential) to C-3 (Commercial) to allow for commercial development. City Plan Commission recommended 7-0 to approve the proposed rezoning on June 3, 2021. As of February 28, 2022, the Planning Division has received one email 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

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, 1500 JOE BATTLE BOULEVARD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**NOW THEREFORE, BE IT ORDANED 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 a portion of the Southwest 1/4 of the Northwest 1/4 of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 1500 Joe Battle Boulevard, 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-3 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

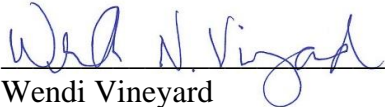
**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser, Mayor

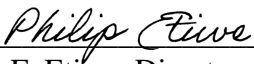
**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Wendi Vineyard  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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

Property description: A 15.039-acre parcel, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas

**METES AND BOUNDS DESCRIPTION**

The parcel of land herein described is a 15.309-acre parcel, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

**COMMENCING** at a city monument at the centerline intersection of Paseo Lago Drive (Paseos Del Sol Unit Two Amending Subdivision, Book 80, Page 6, Plat Records, El Paso County, Texas) and Paseo Grande Street (Paseos Del Sol Unit Two Amending Subdivision) from which a city monument at the centerline P.I. of Paseo Lago Drive bears North 89°59'49" East, a distance of 419.06 feet; Thence, South 0°00'00" East, along the centerline of Paseo Grande Street, a distance of 130.99 feet to the south boundary of Paseos Del Sol Unit Two Amending Subdivision; Thence, South 89°59'39" West, along said boundary, a distance of 651.22 feet to the intersection of the east boundary of Paseos Del Sol Unit Two Amending Subdivision and the south boundary of that certain parcel of land described December 3, 2019, in Clerk's File No. 20190092697, Deed Records, El Paso County, Texas; Thence, South 89°59'39" West, along said south boundary of that certain parcel of land described December 3, 2019, in Clerk's File No. 20190092697, Deed Records, El Paso County, Texas, a distance of 673.15 feet to the common boundary between the easterly boundary of the City of El Paso Limits and the westerly boundary of the El Paso County Limits (City of El Paso Ordinance #16391, July 5, 2006, Clerk's File No. 20060065824, Deed Records, El Paso County, Texas), for the **POINT OF BEGINNING** of this description;

**THENCE**, South 89°59'39" West, continuing along said south boundary of that certain parcel of land described December 3, 2019, in Clerk's File No. 20190092697, Deed Records, El Paso County, Texas, a distance of 500.05 feet to the east right-of-way of Joe Battle Boulevard (right-of-way varies, January 26, 1973, Book 433, Page 1417, Deed Records, El Paso County, Texas);

**THENCE**, North 0°37'00" West, along said right-of-way, a distance of 1288.06 feet;

**THENCE**, North 1°17'00" East, continuing along said right-of-way, a distance of 21.54 feet to the south boundary of Paseos Del Sol Unit One (Book 78, Page 27, Plat Records, El Paso County, Texas);

**THENCE**, North 89°59'50" East, along said boundary, a distance of 499.78 feet to the common boundary between the easterly boundary of the City of El Paso Limits and the westerly boundary of the El Paso County Limits;

**THENCE**, South 0°35'49" East, along said boundary, a distance of 1309.56 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 15.039 acres (655,102 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY.

ROBERT SEIPEL ASSOCIATES, INC.  
Professional Land Surveyors  
Texas Reg. Surveying Firm 10060500

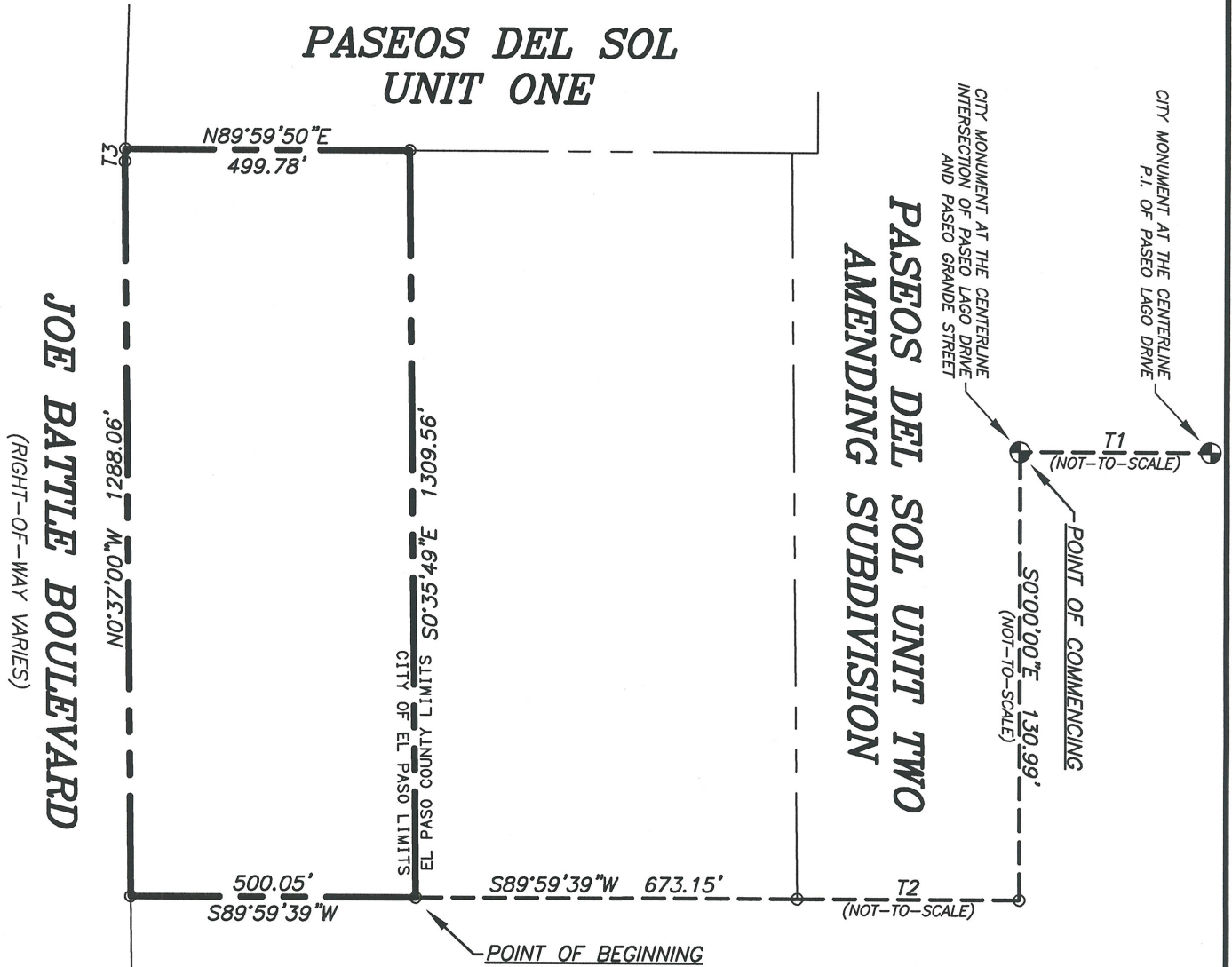
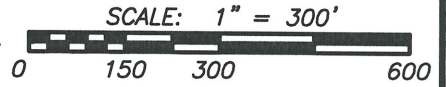


Mark U. Balansay, R.P.L.S.  
Texas License No. 6489

Job Number 19-0025B  
December 10, 2021

**NOTES:**

1. THIS SURVEY IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS PLAT OF SURVEY.
2. BASIS OF BEARINGS IS THE MONUMENTED CENTERLINE OF PASEO LINDO DRIVE FROM THE PLAT OF PASEOS DEL SOL UNIT ONE RECORDED IN BOOK 78, PAGE 27, PLAT RECORDS, EL PASO COUNTY, TEXAS.
3. PASEO LAGO DRIVE AND PASEO GRANDE STREET ARE FROM THE PLAT OF PASEOS DEL SOL UNIT TWO AMENDING SUBDIVISION, RECORDED IN BOOK 80, PAGE 6, PLAT RECORDS, EL PASO COUNTY, TEXAS.
4. JOE BATTLE BOULEVARD (RIGHT-OF-WAY VARIES) IS DESCRIBED JANUARY 26, 1973, IN BOOK 433, PAGE 1417, DEED RECORDS, EL PASO COUNTY, TEXAS.
5. THE CITY OF EL PASO AND EL PASO COUNTY LIMITS BOUNDARY LINE SHOWN HEREON IS FROM CITY OF EL PASO ORDINANCE #16391, DATED JULY 5, 2006, IN CLERK'S FILE NO 20060065824, DEED RECORDS, EL PASO COUNTY, TEXAS.
6. THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY DESCRIBED DECEMBER 3, 2019, IN CLERK'S FILE NO. 20190092697, DEED RECORDS, EL PASO COUNTY, TEXAS.



TRACT 1A SECTION 16 BLOCK 79 TOWNSHIP 3  
TEXAS & PACIFIC RAILWAY COMPANY SURVEYS

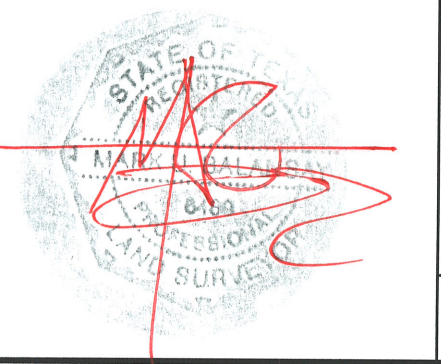
LINE TABLE		
LINE #	BEARING	DISTANCE
T1	N89°59'49"E	419.06'
T2	S89°59'39"W	651.22'
T3	N1°17'00"E	21.54'

**PARCEL AREA**  
15.039 ACRES  
655,102 SQ. FT.



**ROBERT SEIPEL ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928



A 15.039-ACRE PARCEL, BEING A PORTION OF THE  
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16,  
BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY  
COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS

TEXAS REG. SURVEYING FIRM 10060500

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DATE:	12-10-21
SCALE:	1" = 300'
DRAWN BY:	MUB
CHK'D BY:	
FB:	~
FILE #:	19-0025B
REVISED:	

# 1500 Joe Battle Boulevard

City Plan Commission — June 3, 2021 **REVISED**

REZONING



<b>CASE NUMBER:</b>	<b>PZRZ21-00009</b>
<b>CASE MANAGER:</b>	John Scott, 915-212-1644, ScottJM1@elpasotexas.gov
<b>PROPERTY OWNER:</b>	375 Properties, LLC.
<b>REPRESENTATIVE:</b>	Alvidrez Architecture Inc.
<b>LOCATION:</b>	1500 Joe Battle Blvd. (District 6)
<b>PROPERTY AREA:</b>	15.03 acres
<b>REQUEST:</b>	Rezone from R-3 (Residential) to C-3 (Commercial)
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	As of May 31, 2021, Planning has received one email in opposition.

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-3 (Residential) to C-3 (Commercial) to allow the subject property to be zoned to allow the same use as the property to the immediate east. The property to the east is outside city limit's and not subject to the City of El Paso zoning regulations but proposed to be similar future commercial development.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed commercial development is consistent with adjacent commercial properties within its vicinity and is in keeping with the policies of *Plan El Paso* for the G-4, Suburban (Walkable) Future Land Use Designation in the East Planning Area.

## PZRZ21-00009

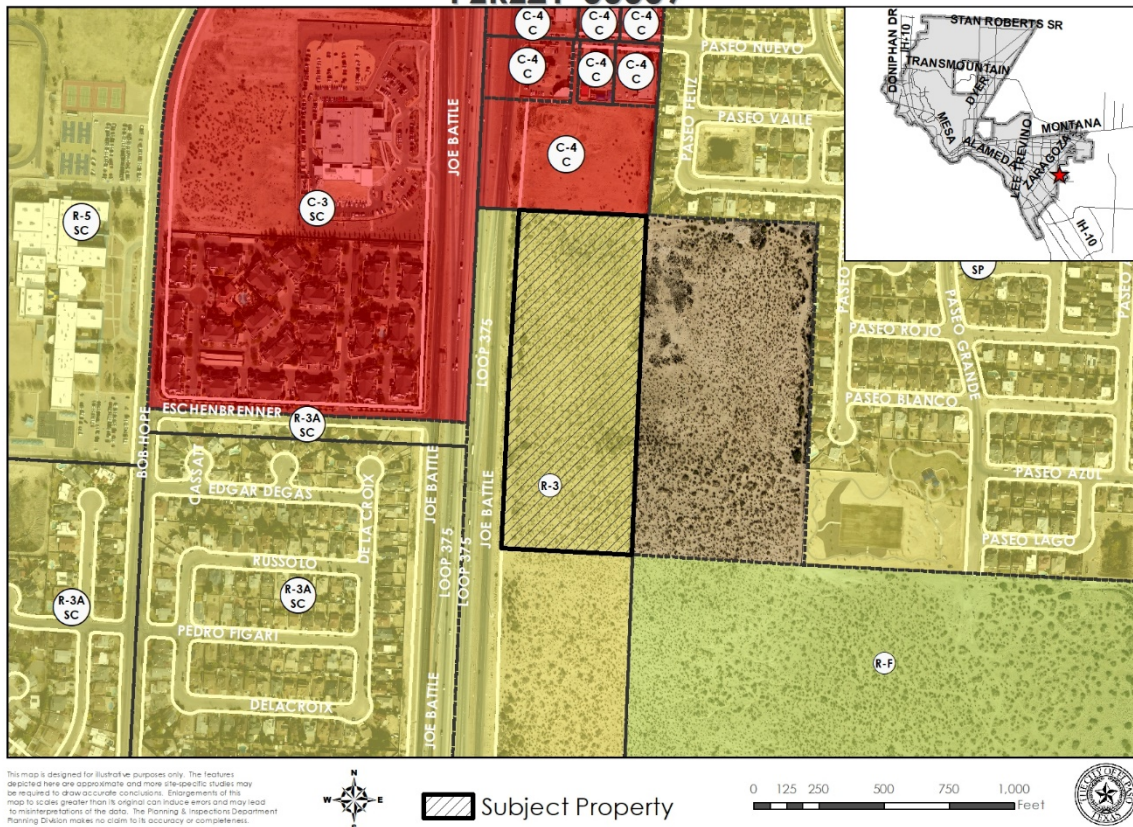


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from R-3 (Residential) to C-3 (Commercial) to allow the subject property to be zoned to allow similar uses as the majority of the surrounding property, which is primarily zoned for commercial use or part of the El Paso Extraterritorial jurisdiction. The rezoning would allow the subject property similar uses as the property to the immediate east, which is in El Paso's Extraterritorial jurisdiction and not restricted to the City of El Paso's zoning regulations. The property to the immediate east is planned to future development consisting of some commercial use. The rezoning would also allow the subject property similar uses as the property to the immediate north and northwest which are also commercially zoned. Main access to the property is proposed from Joe Battle Drive.

**PREVIOUS CASE HISTORY:** None

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed future development is consistent with surrounding properties and meets the established character of its surrounding neighborhood. The property abuts other commercial properties to the north zoned C-4 (Commercial/ condition) and partially to the west zoned C-3/sc (Commercial/ special contract). The commercial property to the North is vacant commercial land. The commercial property to the west, across Joe Battle Boulevard, consists of University Medical Center East and Las Mansiones apartments. Partially abutting the southwestern edge of the property, also across Joe Battle Boulevard, is residential development zoned R-3A/sc (Residential/Special Contract) consisting of single family residences. The property south of the proposed development is vacant land zoned R-3 (Residential). The property east of the proposed is the El Paso 5-mile ETJ and not subject to city zoning regulations.

<b>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:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-4, Suburban:</b> This sector applies to modern single-use residential sub-divisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the proposed future commercial development is consistent with other commercial districts in the neighborhood. Commercial uses are common and welcomed in this sector. Three side of the proposed development consist of vacant land. To the north, vacant land zoned commercial, to the east, vacant land in the El Paso Extraterritorial jurisdiction, and to the south, vacant land zoned residential. On the western side of the proposed development and across a designated freeway, there is existing residential development consisting mainly of single-family residences as well as existing commercial development consisting of an apartment complex and medical center.</p>

<b>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:</b>	
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>C-3 (Commercial) District:</b> The purpose of the district is to accommodate establishments providing goods and services which are used in support of the community’s trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the district will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>Yes, the proposed future commercial development is compatible with existing commercially zoned properties.</p>
<p><b>Preferred Development Locations:</b> Is the property in a “Drivable Suburban” area?</p>	<p>Yes, this property is located in a Drivable Suburban area, which areas are likely to maintain a predominately automobile dependent development pattern. Thoroughfares will have sidewalks and bike lanes will be provided where travel speeds are higher. The property is located in Joe Battle Boulevard, which is classified as a freeway on the City of El Paso’s Major Thoroughfare Plan.</p>
<b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>None, there are no historic districts nor special designations for this property.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed future commercial development is not anticipated to cause any adverse effects on the community. It has the potential to maximize the use of an existing parcel.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>The subject property does not lie within an arroyo or other sensitive environment. No negative environmental impacts are anticipated.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The neighborhood is in transition with vacant property expected to be developed into mixed use development.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>There are two (2) new proposed rights-of-way’s which will provide street connection’s off of the existing Joe Battle Boulevard.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Primary access is proposed from Joe Battle Boulevard, classified as a freeway. The freeway classification is appropriate to serve future commercial development. Existing services and infrastructure are appropriate to serve future development.

**PUBLIC COMMENT:** The subject property lies within the Eastside Civic Association. Surrounding property owners within 300 feet were notified by mail on May 19, 2021. The Planning Division has received **one email in opposition to the rezoning 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:

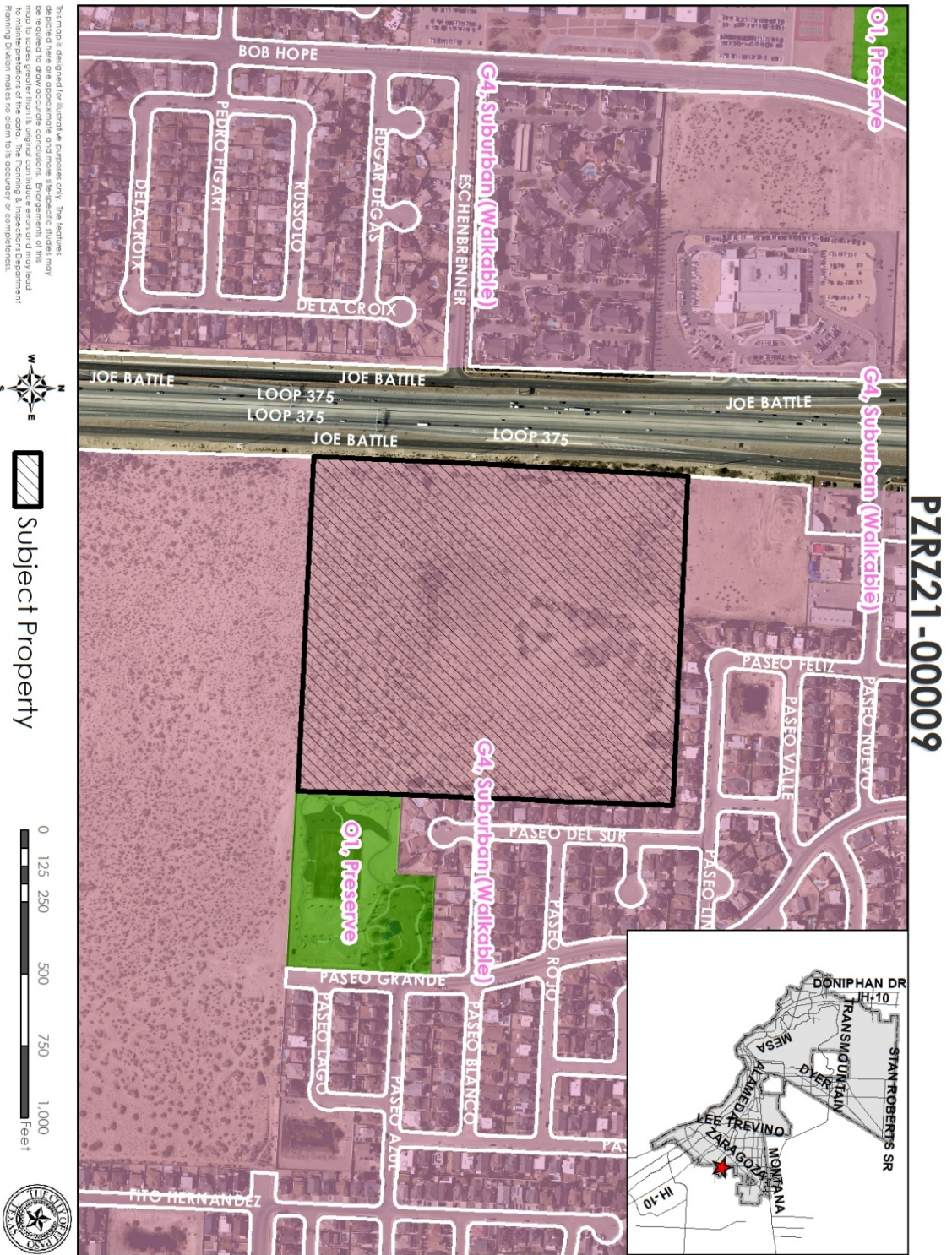
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. **Department Comments**
3. Neighborhood Notification Boundary Map
4. Detailed Site Plan
5. Email in opposition



# ATTACHMENT 1



PZR221-00009

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. Engineers of this map to scales greater than 1:5000 conduct error and may not be responsible for any inaccuracies. Planning Division makes no claim to the accuracy or completeness.

# **ATTACHMENT 2**

## **Planning and Inspections Department – Planning Division**

1. The Planning Division recommends approval of the rezoning request.
2. Applicant provides documents of authorization to sign on behalf of 375 Properties LLC.
3. Applicant provides meets and bounds for portion located inside city limits only.

## **Texas Department of Transportation**

No comments received

## **Planning and Inspections Department – Plan Review**

1. Recommend approval.

## **Planning and Inspections Department – Landscaping Division**

No comments received

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

1. TXDOT approval will be required at time of grading and building plans for drainage and access requirements.

## **Fire Department**

Recommend approval.

## **Police Department**

No comments received.

## **Sun Metro**

Recommend approval.

## **Streets and Maintenance**

As per Section 19.18.010 of the El Paso City Code, a Traffic Impact Analysis (TIA) shall be required unless the subdivision was vested under previous codes which exempt the requirement. A TIA scoping meeting or waiver request shall be coordinated with Adam McCreary at [McCrearyAM@elpasotexas.gov](mailto:McCrearyAM@elpasotexas.gov).

## **El Paso Water**

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

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

### **Water:**

There is an existing 12-inch diameter water main extending along Joe Battle Blvd. fronting the subject

property. This main is located approximately 7-feet west of the eastern right-of-way line of Joe Battle Blvd.. This water main is available for service.

There is an existing 16-inch diameter water main extending along Paseo Grande St. approximately 24-feet west of the east side of the Paseo Grande St. There is an existing 8-inch diameter water main along the improved portion of Cevallia Avenue. These mains are available for main extensions. Water mains are to be extended by creating a looped system.

Previous water pressure readings from fire hydrant # 7782 located 1125-feet north of the intersection of Joe Battle Blvd. and Pellicano Dr., have yielded a static pressure of 50 pounds per square inch, a residual pressure of 48 pounds per square inch, and a discharge flow of 949 gallons per minute.

**Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main extending along Paseo Grande St. Also, there is an existing 12-inch diameter sewer main along the improved portion of Cevallia Avenue. There is an existing These main are available for main extensions. Owner is to grade the property to allowed sanitary sewer service by gravity to the above mentioned mains.

**General:**

Water and sanitary sewer main extensions will be required to provide service to the property. Easements will be required. The Owner will be responsible for all main extension and easement acquisition costs.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWU 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 EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso Water Utilities – Stormwater Engineering**

EPWater - SW has reviewed the case distribution described above and has no objections to the request of rezoning.



**El Paso Central Water Improvement District #1**

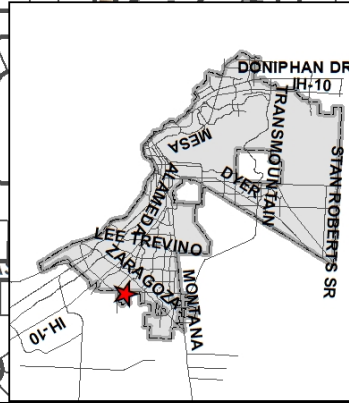
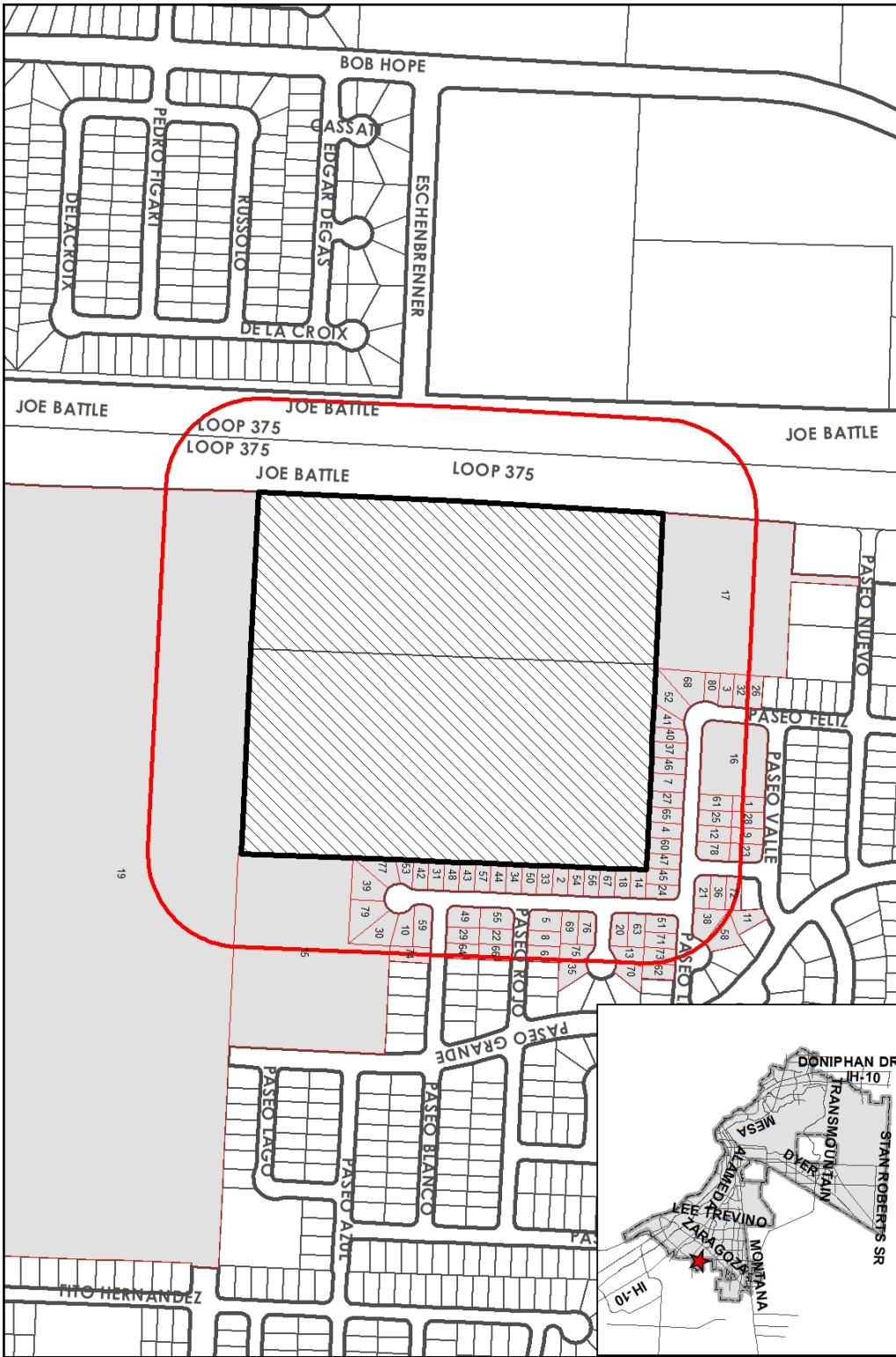
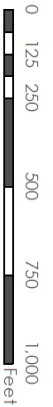
The above mentioned item is not within the boundaries of EPCWID1.

# ATTACHMENT 3

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. Improvements of this map to create greater than its original scale reduce error and may lead to errors in the field. The Planning and Inspection Department Planning Section makes no claim to its accuracy or completeness.

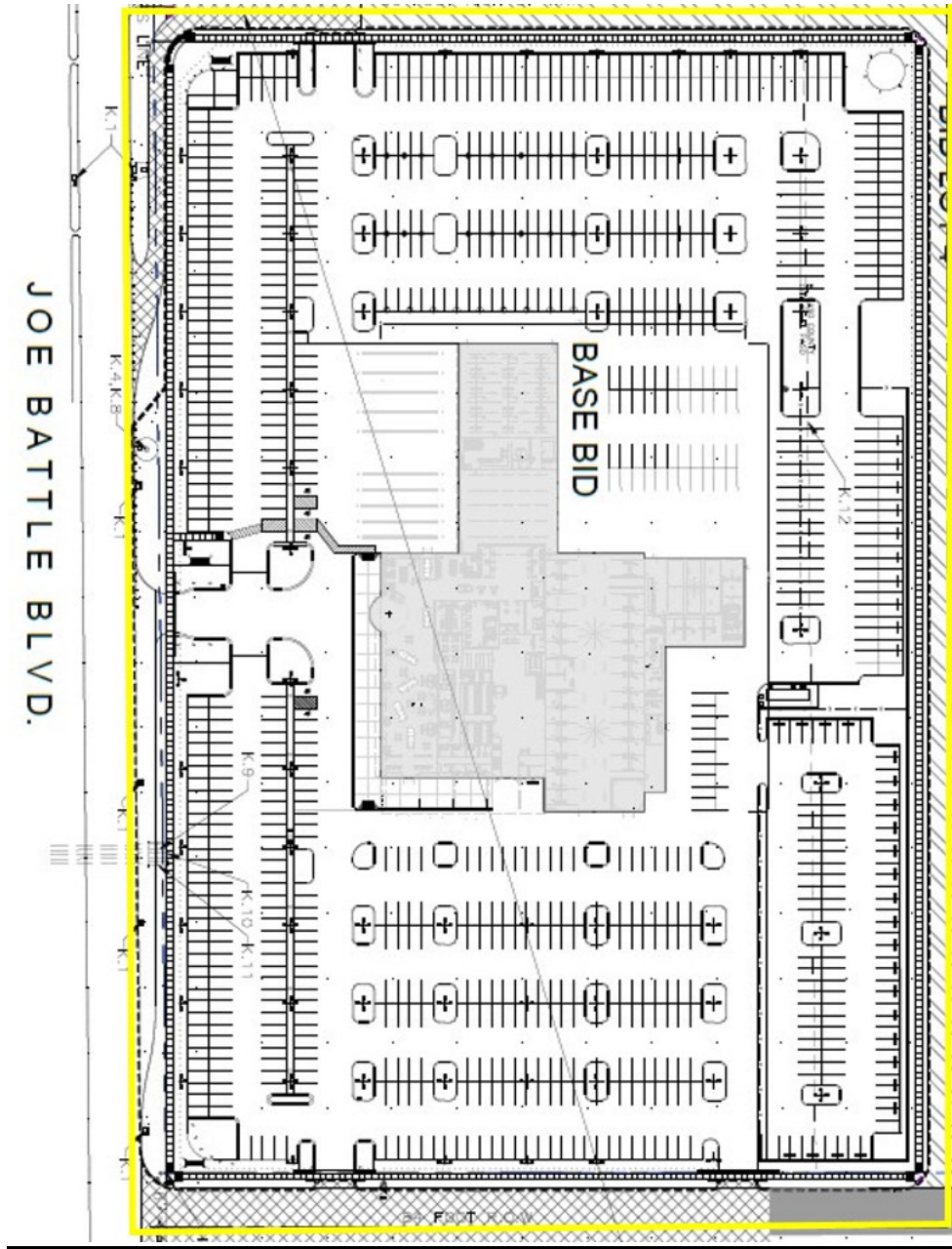


 Subject Property  
 Parcels within 300 feet



**PZR21-00009**

# ATTACHMENT 4



# ATTACHMENT 5

**Garcia, Raul**

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**From:** Gerardo J. Hernandez <kingoftint@hotmail.com>  
**Sent:** Monday, May 31, 2021 1:19 PM  
**To:** Scott, John M.  
**Subject:** Case: PZRZ21-00009

Hello,

I am writing to you to express my concerns as per your letter, regarding the rezoning of property at 1500 Joe Battle. I am not aware of the limits of R-3 to C-3, I'm not sure of the limits C-3 has. My concern is that if C-3 allows building of big commercial buildings to be put up right behind my house, I'm 100% against this. Commercial properties always bring nuisance in the smell of garbage, added noise to the area and could potentially be a bother if businesses serve the night crowd are opened. I am all for economic growth, I'm not excited if someone's going to win at my loss, not to mention if the commercial buildings are too close to my property, it could potentially drop my property value. If C-3 is for small strip mall style of buildings, as long as they are done with a reasonable distance from housing to keep the peace within the neighborhood.

I would ask that before you make a final decision, you put yourself in the shoes of the homeowners of that subdivision. Thank you for your time and consideration.

Regards,

Gerardo Hernandez (Jerry)  
915 598 8468