

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

AGENDA DATE: July 16, 2024
PUBLIC HEARING DATE: September 10, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Juan C. Naranjo, (915) 212-1604

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 Lot 3, Block 1, Coronado del Sol, City of El Paso, El Paso County, Texas, from R-3 (Residential) and R-5/sc (Residential/special contract) to A-3 (Apartment) and A-3/sc (Apartment/special contract). 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: Mesa Hills and Northwest of Sunland Park
Applicant: Housing Authority of the City of El Paso, PZRZ24-00002

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property to allow for the proposed use of apartments. City Plan Commission unanimously recommended 5-0 to approve the proposed rezoning on May 16, 2024. As of July 2, 2024, the Planning Division has received forty-one (41) phone calls, fifty-eight (58) emails; including two (2) emails with petitions including four hundred and seventy-two (472) signatures from three hundred and forty-four (344) properties, and one (1) letter in opposition to the request. Staff has also received three (3) phone calls, one (1) letter, and two (2) emails 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 LOT 3, BLOCK 1, CORONADO DEL SOL, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) AND R-5/SC (RESIDENTIAL/SPECIAL CONTRACT) TO A-3 (APARTMENT) AND A-3/SC (APARTMENT/SPECIAL CONTRACT), AND IMPOSING A CONDITION. 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 **Lot 3, Block 1, Coronado del Sol**, located in the City of El Paso, El Paso County, Texas, be changed from **R-3 (Residential) and R-5/sc (Residential/special contract)** to **A-3 (Apartment) and A-3/sc (Apartment/special contract)**, 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 condition which is necessitated by and attributable to the increased density of generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

No more than one hundred and four (104) dwelling units shall be permitted on the property.

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 _____, 2024.

THE CITY OF EL PASO

ATTEST:

Oscar Leaser, Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

Philip Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

Mesa Hills and Northwest of Sunland Park



City Plan Commission — May 16, 2024 - **REVISED**

CASE NUMBER:	PZRZ24-00002
CASE MANAGER:	Juan C. Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov
PROPERTY OWNER:	Housing Authority of the City of El Paso
REPRESENTATIVE:	Fred Dalbin
LOCATION:	Mesa Hills Dr. and Northwest of Sunland Park Dr. (District 8)
PROPERTY AREA:	6.3 acres
REQUEST:	Rezone from R-3 (Residential) and R-5/sc (Residential/special contract) to A-3 (Apartment) and A-3/sc (Apartment/special contract)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Thirty-seven (37) phone calls, fifty-eight (58) emails, including two emails with petitions of four hundred and seventy-two (472) signatures (from 344 properties), and one (1) letter in opposition. Staff has also received two (2) phone calls, one (1) email and one (1) letter in support as of May 15, 2024.

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-3 (Residential) and R-5/sc (Residential/special contract) to A-3 (Apartment) and A-3/sc (Apartment/special contract) to allow for the use of apartments.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the request as the proposed development is in keeping with the policies of the G-4, Suburban (Walkable) Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

- No more than one hundred and four (104) dwelling units be permitted on this property.**

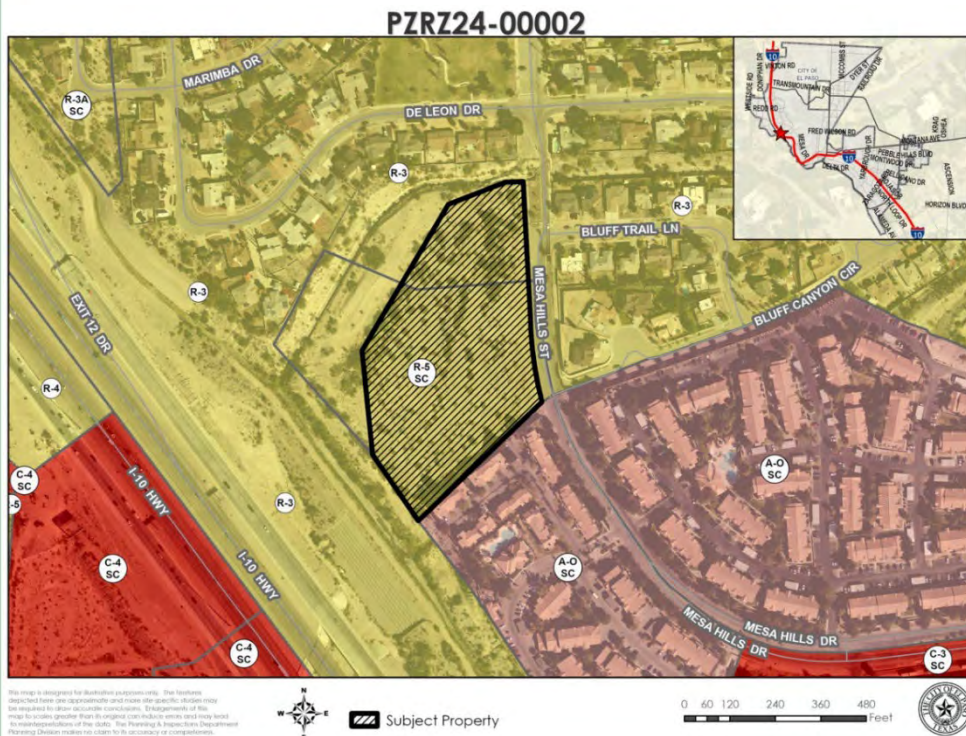


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) and R-5/sc (Residential/special contract) to A-3 (Apartment) and A-3/sc (Apartment/special contract) to allow for a proposed apartment complex. The property is approximately 6.3 acres in size. The conceptual site plan shows seven (7) proposed apartment buildings, providing a combined total of **one-hundred and four (104)** apartment units. Access to the subject property is proposed from Mesa Hills Drive. The conceptual plan is not being reviewed for zoning requirements under Title 20 of El Paso City Code with this application

PREVIOUS CASE HISTORY: On June 26, 1984, part of the subject property was rezoned from R-3 (Residential) to R-5/sc (Residential/special contract) as a part of a larger rezoning application that imposed conditions. However, imposed conditions have been met or are not applicable to the subject property (see attachment 3). On January 30, 2024, the El Paso City Council supported this location for an affordable housing development.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed apartment use and the proposed rezoning of the subject property to A-3 (Apartment) is in character with the residential and apartment developments and zone districts in the surrounding area. Properties to the north and east include single-family dwellings zoned R-3 (Residential), properties to the southwest are vacant and zoned R-3 (Residential) and R-5/sc (Residential/special contract) and property to the southeast includes apartments zoned A-O/sc (Apartment/special contract). The nearest school, Putnam Elementary School, is 1.0 mile away and the nearest park, H.T Ponsford Park, is 0.05 mile in proximity to the site.

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:	
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-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The proposed development is compatible with the intent of the future land use designations of <i>Plan El Paso</i> as it would supplement the existing housing stock desired of the G-4 (Walkable) land use designation.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-3 (Apartment) District: The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low-density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The proposed A-3 (Apartment) zoning district is consistent with residential and apartment zoning districts in the neighborhood. The proposed development is within close proximity of other similar light and medium density residential districts.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the</p>	<p>Yes. Access to the subject property is provided from Mesa Hills Drive, which is classified as a minor</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:	
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.	arterial under the City’s Major Thoroughfare Plan (MTP). The classification of this road is 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 property lies within the Hillside Development Area. This is scheduled to be presented to the Open Space Advisory Board (OSAB) on June 18, 2024 .
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	The property lies within the Hillside Development Area and adjacent to existing development. There are no anticipated effects on the natural environment.
Stability: Whether the area is stable or in transition.	The area is stable with no rezoning within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is provided from Mesa Hills Drive, which is classified as a minor arterial under the City’s Major Thoroughfare Plan (MTP) and is adequate for the proposed development. A sidewalk abutting the property will be required along Mesa Hills Drive to connect to existing infrastructure in the area. There are no bus stops within walking distance (quarter mile) of the subject property. The closest bus stop to the subject property is located approximately 0.53 miles away at Sunland Park Plaza on Mesa Hills Drive.

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

PUBLIC COMMENT: Public notices were mailed to property owners within 300 feet on April 5, 2024. As of May 15, 2024. The Planning Division has received a total of forty-eight (48) phone calls of inquiry. Thirty-seven (37) phone calls, fifty-eight (58) emails; including two emails with petitions of four hundred and seventy-two (472) signatures (from 344 properties), and one (1) letter in opposition. Staff has also received two (2) phone calls, one (1) letter and one (1) email in support. On May 8, 2024, HOME held a meeting from 5:30 pm to 7:15 pm with single-family home residents who live within a mile of the proposed project site. Approximately, 65 residents attended the meeting, which was held at one of HOME's properties, Medano Heights.

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. Generalized Plot Plan
3. Ordinance No. 8088
4. Department Comments
5. Neighborhood Notification Boundary Map
6. **Public Input**

ATTACHMENT 1

PZRZ24-00002



Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map are not intended to be used for any other purpose and they lead to misinterpretation of the data. The Planning & Investment Planning Division makes no claim to its accuracy or completeness.

G7, Industrial and/or Railyards

ATTACHMENT 3

ORD. 2088
Date of Introduction 6-5-84
Date of ADOPTION 6-26-84
City Clerk WR

008088

AN ORDINANCE CHANGING THE ZONING
OF A PORTION OF TRACT 16A, A.F. MILLER SURVEY #213;
A PORTION OF TRACT 8, H.A. CHADWICK #252, AND
A PORTION OF TRACT 4A, T.F. WHITE #3,
THE PENALTY BEING AS PROVIDED IN
SECTION 25-96 OF THE EL PASO CITY CODE

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

That the zoning of a portion of Tract 16A, A.F. Miller Survey #213, a portion of Tract 8, H.A. Chadwick #252, and a portion of Tract 4A, T.F. White #3, as more particularly described in the attached Exhibits "A" through "F," made a part hereof by reference, be changed in the following manner:

- Parcel 1 to C-3 (Commercial) - 39.8 acres
- Parcel 2 to A-0 (Apartment/Office) - 10.3 acres
- Parcel 3 to A-0 (Apartment Office) - 31.7 acres
- Parcel 4 to R-5 (Residential) - 7.1 acres
- Parcel 5 to A-2 (Apartment) - 14.5 acres
- Parcel 6 to C-1 (Commercial) - 9.41 acres

within the meaning of the zoning ordinance and the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 26th day of June, 1984.

[Signature]
Mayor

ATTEST:
[Signature]
City Clerk

APPROVED AS TO FORM:
[Signature]
Assistant City Attorney

APPROVED AS TO CONTENT:
[Signature]
Planning, Research and Development

008088

Property Description: A portion of Tract 8, H.A. Chadwick Survey No. 252 and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 8, H.A. Chadwick Survey No. 252 and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point, said point being a concrete monument lying on the common northerly section corner of Tract 8, H.A. Chadwick Survey No. 252 and Tract 33C, A.F. Miller Survey No. 214; Thence, South $44^{\circ} 58' 30''$ East, along the common boundary line of H.A. Chadwick Survey No. 252 and A.F. Miller Survey No. 214, a distance of 716.11 feet to a point for a curve, said point lying on the northerly right-of-way line of Sunland Park Drive; Thence, 415.03 feet along said right-of-way line and along the arc of a curve to the right, having a radius of 1850.08 feet, a central angle of $12^{\circ} 51' 12''$ and a chord which bears South $68^{\circ} 37' 24''$ West, a distance of 414.16 feet to a point for a corner; Thence, South $75^{\circ} 03' 00''$ West, continuing along said right-of-way line, a distance of 91.44 feet to a point, said point also being the TRUE POINT OF BEGINNING of this description;

THENCE, continuing along said right-of-way line the following courses:

South $75^{\circ} 03' 00''$ West, a distance of 115.65 feet to a point for a curve;

813.57 feet along the arc of a curve to the left, having a radius of 1853.40 feet, a central angle of $25^{\circ} 09' 02''$ and a chord which bears South $62^{\circ} 28' 29''$ West, a distance of 807.05 feet to a point for a corner;

South $49^{\circ} 53' 58''$ West, a distance of 757.07 feet to a point for a corner, said point lying on the easterly right-of-way line of Interstate Highway No. 10;

THENCE, North $40^{\circ} 06' 02''$ West, along said right-of-way line, a distance of 40.19 feet to a point for a corner;

THENCE, South $49^{\circ} 53' 58''$ West, continuing along said right-of-way line, a distance of 190.64 feet to a point for a corner, said point lying on the easterly right-of-way line of a City of El Paso Diversion Channel;

THENCE, North $60^{\circ} 41' 11''$ West, along said right-of-way line, a distance of 167.38 feet to a point for a corner;

THENCE, North $47^{\circ} 08' 17''$ West, continuing along said right-of-way line, a distance of 359.00 feet to a point for a corner;

THENCE, North $37^{\circ} 08' 17''$ West, continuing along said right-of-way line, a distance of 446.19 feet to a point for a corner;

THENCE, North $31^{\circ} 21' 36''$ East, a distance of 328.22 feet to a point for a corner;

THENCE, North $18^{\circ} 37' 25''$ East, a distance of 294.67 feet to a point for a curve;

THENCE, 302.35 feet along the arc of a curve to the left, having a radius of 600.00 feet, a central angle of $28^{\circ} 52' 20''$ and a chord which bears South $85^{\circ} 48' 45''$ East, a distance of 299.16 feet to a point for a corner;

PARCEL 1

FROM R-3 TO C-3

84-4953

MAY 16 1984

DEPARTMENT
OF PLANNING

EXHIBIT "A"

THENCE, North 79° 45' 05" East, a distance of 1025.98 feet to a point for a curve;

THENCE, 626.82 feet along the arc of a curve to the right, having a radius of 550.00 feet, a central angle of 65° 17' 55" and a chord which bears South 67° 35' 58" East, a distance of 593.45 feet to a point for a corner;

THENCE, South 34° 57' 00" East, a distance of 235.94 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 39.86911 acres (1,736,698.37 sq. ft.) of land more or less.

NOTE: THIS DESCRIPTION IS INTENDED FOR REZONING PURPOSES ONLY AND IS NOT BASED ON A FIELD SURVEY.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

May 15, 1984
Job Number 01-84-4639
3073A

C-3

8-1-495

MAY 16 1984
DEPARTMENT
OF PLANNING

Property Description: A portion of Tract 16A, A.F. Miller Survey No. 213 and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 16A, A.F. Miller Survey No. 213 and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point, said point being a concrete monument lying on the common northerly section corner of Tract 8, H.A. Chadwick Survey No. 252 and Tract 33C, A.F. Miller Survey No. 214; Thence, South 77° 50' 21" West, a distance of 2004.66 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, South 18° 37' 25" West, a distance of 294.67 feet to a point for a corner;

THENCE, South 31° 21' 36" West, a distance of 328.22 feet to a point for a corner, said point lying on the easterly right-of-way line of a City of El Paso Diversion Channel;

THENCE, North 37° 08' 17" West, along said right-of-way line, a distance of 819.99 feet to a point for a corner;

THENCE, North 41° 35' 46" West, continuing along said right-of-way line, a distance of 225.00 feet to a point for a corner;

THENCE, North 48° 24' 14" East, a distance of 495.37 feet to a point for a curve;

THENCE, 210.39 feet along the arc of a curve to the left, having a radius of 700.00 feet, a central angle of 17° 13' 15" and a chord which bears South 28° 31' 39" East, a distance of 209.60 feet to a point for a corner;

THENCE, South 37° 08' 17" East, a distance of 251.89 feet to a point for a curve;

THENCE, 358.54 feet along the arc of a curve to the left, having a radius of 600.00 feet, a central angle of 34° 14' 18" and a chord which bears South 54° 15' 26" East, a distance of 353.23 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 10.33669 acres (450,266.25 sq. ft.) of land more or less.

NOTE: THIS DESCRIPTION IS INTENDED FOR REZONING PURPOSES ONLY AND IS NOT BASED ON A FIELD SURVEY.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

March 28, 1984
Job Number 01-84-4639
2972A

84-4953

PARCEL 2
FROM R-3 TO A-0
EXHIBIT "B"

Property Description: A portion of Tract 16A, A.F. Miller Survey No. 213 and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 16A, A.F. Miller Survey No. 213 and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point, said point being a concrete monument lying on the common northerly section corner of Tract 8, H. A. Chadwick Survey No. 252 and Tract 33C, A.F. Miller Survey No. 214; Thence, South 67° 46' 07" West, a distance of 683.10 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, 19.63 feet along the arc of a curve to the left, having a radius of 550.00 feet, a central angle of 02° 02' 42" and a chord which bears South 80° 46' 26" West, a distance of 19.63 feet to a point for a corner;

THENCE, South 79° 45' 05" West, a distance of 1025.98 feet to a point for a curve;

THENCE, 660.89 feet along the arc of a curve to the right, having a radius of 600.00 feet, a central angle of 63° 06' 38" and a chord which bears North 68° 41' 36" West, a distance of 627.99 feet to a point for a corner;

THENCE, North 37° 08' 17" West, a distance of 251.89 feet to a point for a curve;

THENCE, 210.39 feet along the arc of a curve to the right, having a radius of 700.00 feet, a central angle of 17° 13' 15" and a chord which bears North 28° 31' 39" West, a distance of 209.60 feet to a point for a corner;

THENCE, North 48° 24' 14" East, a distance of 57.68 feet to a point for a curve;

THENCE, 177.85 feet along the arc of a curve to the right, having a radius of 530.11 feet, a central angle of 19° 13' 22" and a chord which bears North 58° 00' 55" East, a distance of 177.02 feet to a point for a corner;

THENCE, North 67° 37' 36" East, a distance of 485.52 feet to a point for a curve;

THENCE, 79.62 feet along the arc of a curve to the left, having a radius of 189.59 feet, a central angle of 24° 03' 41" and a chord which bears North 55° 35' 46" East, a distance of 79.04 feet to a point for a corner;

THENCE, South 46° 26' 05" East, a distance of 20.00 feet to a point for a corner;

THENCE, South 65° 06' 27" East, a distance of 257.05 feet to a point for a corner;

THENCE, South 72° 15' 19" East, a distance of 162.08 feet to a point for a corner;

THENCE, North 88° 04' 43" East, a distance of 193.84 feet to a point for a corner;

THENCE, North 71° 33' 08" East, a distance of 162.38 feet to a point for a corner;

THENCE, North 59° 54' 24" East, a distance of 378.87 feet to a point for a corner;

THENCE, South 30° 05' 36" East, a distance of 61.23 feet to a point for a curve;

PARCEL 3
FROM R-3 TO A-0
EXHIBIT "C"

84-4953

THENCE, 415.62 feet along the arc of a curve to the right, having a radius of 600.00 feet, a central angle of $39^{\circ} 41' 20''$ and a chord which bears South $10^{\circ} 14' 56''$ East, a distance of 407.36 feet to a point for a corner;

THENCE, South $09^{\circ} 35' 44''$ West, a distance of 154.98 feet to a point for a curve;

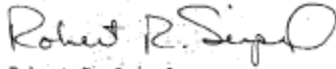
THENCE, 215.15 feet along the arc of a curve to the left, having a radius of 692.58 feet, a central angle of $17^{\circ} 47' 57''$ and a chord which bears South $00^{\circ} 41' 46''$ West, a distance of 214.29 feet to a point for a corner;

THENCE, South $08^{\circ} 12' 13''$ East, a distance of 45.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 31.71865 acres (1,381,664.34 sq. ft.) of land more or less.

NOTE: THIS DESCRIPTION IS INTENDED FOR REZONING PURPOSES ONLY AND IS NOT BASED ON A FIELD SURVEY.

SUE-LAND, INC.
Consulting Engineers -- Land Surveyors



Robert R. Scipel
Registered Public Surveyor
Texas License No. 4178

March 29, 1984
Job Number 01-84-4639
2973A

Revised May 29, 1984

Property Description: A portion of Tract 16A, A.F. Miller Survey No. 213, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 16A, A.F. Miller Survey No. 213, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point, said point being a concrete monument lying on the common northerly section corner of Tract 8, H.A. Chadwick Survey No. 252 and Tract 33C, A.F. Miller Survey No. 214; Thence, North $86^{\circ} 07' 49''$ West, a distance of 2504.26 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, South $48^{\circ} 24' 14''$ West, a distance of 495.37 feet to a point for a corner, said point lying on the easterly right-of-way line of a City of El Paso Diversion Channel;

THENCE, North $41^{\circ} 35' 46''$ West, along said right-of-way line, a distance of 576.44 feet to a point for a corner, said point lying on the common boundary line of Tract 16A, A.F. Miller Survey No. 213 and Coronado Hills Unit Eight;

THENCE, North $26^{\circ} 13' 00''$ East, along said boundary line, a distance of 306.51 feet to a point for a corner;

THENCE, South $60^{\circ} 19' 22''$ East, a distance of 278.60 feet to a point for a corner;

THENCE, North $67^{\circ} 06' 22''$ East, a distance of 144.29 feet to a point for a corner;

THENCE, North $84^{\circ} 00' 00''$ East, a distance of 190.00 feet to a point for a corner;

THENCE, South $06^{\circ} 00' 00''$ East, a distance of 150.79 feet to a point for a curve;

THENCE, 170.03 feet along the arc of a curve to the left, having a radius of 700.00 feet, a central angle of $130^{\circ} 55' 02''$ and a chord which bears South $12^{\circ} 57' 31''$ East, a distance of 169.61 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 7.13783 acres (310,923.93 sq. ft.) of land more or less.

NOTE: THIS DESCRIPTION IS INTENDED FOR REZONING PURPOSES ONLY AND IS NOT BASED ON A FIELD SURVEY.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors



Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

March 29, 1984
Job Number 01-84-4639
2974A

PARCEL 4
FROM R-3 TO R-5
EXHIBIT "D"

84-4953

Property Description: A portion of Tract 4A, T.F.White Survey No. 3, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 4A, T.F.White Survey No. 3, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point, said point being a concrete monument lying on the common northerly section corner of Tract 33C, A.F. Miller Survey No. 214 and Tract 8, H.A. Chadwick Survey No. 252, said point also being the TRUE POINT OF BEGINNING of this description;

THENCE, North 44° 58' 30" West, a distance of 20.00 feet to a point for a corner;

THENCE, South 88° 43' 48" West, a distance of 622.16 feet to a point for a corner;

THENCE, North 09° 35' 44" East, a distance of 154.98 feet to a point for a curve;

THENCE, 285.35 feet along the arc of a curve to the left, having a radius of 600.00 feet, a central angle of 27° 14' 58" and a chord which bears North 04° 01' 45" West, a distance of 282.67 feet to a point for a corner;

THENCE, North 73° 09' 50" East, a distance of 280.97 feet to a point for a corner;

THENCE, North 32° 04' 36" East, a distance of 121.26 feet to a point for a corner;

THENCE, North 08° 32' 31" West, a distance of 140.65 feet to a point for a corner;

THENCE, North 30° 14' 38" East, a distance of 67.68 feet to a point for a corner;

THENCE, North 72° 01' 13" East, a distance of 215.81 feet to a point for a corner;

THENCE, South 25° 34' 24" East, a distance of 179.42 feet to a point for a corner;

THENCE, North 65° 38' 34" East, a distance of 225.84 feet to a point for a corner;

THENCE, South 44° 57' 00" East, a distance of 431.93 feet to a point for a corner, said point lying on the common boundary line of Tract 4A, T.F. White Survey No. 3, and Tract 33C, A.F. Miller Survey No. 214;

THENCE, South 45° 03' 00" West, along said boundary line, a distance of 720.56 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 14.51374 acres (632,218.32 sq. ft.) of land more or less.

NOTE: THIS DESCRIPTION IS INTENDED FOR REZONING PURPOSES ONLY AND IS NOT BASED ON A FIELD SURVEY.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

March 29, 1984
Job Number 01-84-4639
2977A

PARCEL 5
FROM R-3 TO A-2

EXHIBIT "E"

84-4953

Property Description: A portion of Tract 8, H.A. Chadwick Survey No. 252 and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 8, H.A. Chadwick Survey No. 252 and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point, said point being a concrete monument lying on the common northerly section corner of Tract 8, H.A. Chadwick Survey No. 252 and Tract 33C, A.F. Miller Survey No. 214, said point also being the TRUE POINT OF BEGINNING of this description;

THENCE, South 44° 58' 30" East, along the common boundary line of H.A. Chadwick Survey No. 252 and A.F. Miller Survey No. 214, a distance of 716.11 feet to a point for a curve, said point lying on the northerly right-of-way line of Sunland Park Drive;

THENCE, along said right-of-way line the following courses:

415.03 feet along the arc of a curve to the right, having a radius of 1850.08 feet, a central angle of 12° 51' 12" and a chord which bears South 68° 37' 24" West, a distance of 414.16 feet to a point for a corner;

South 75° 03' 00" West, a distance of 91.44 feet to a point for a corner;

THENCE, North 34° 57' 00" West, a distance of 235.94 feet to a point for a curve;

THENCE, 607.19 feet along the arc of a curve to the left, having a radius of 550.00 feet, a central angle of 63° 15' 13" and a chord which bears North 66° 34' 36" West, a distance of 576.82 feet to a point for a corner;

THENCE, North 08° 12' 13" West, a distance of 45.00 feet to a point for a curve;

THENCE, 215.15 feet along the arc of a curve to the right, having a radius of 692.58 feet, a central angle of 17° 47' 57" and a chord which bears North 00° 41' 46" East, a distance of 214.29 feet to a point for a corner;

THENCE, North 88° 43' 48" East, a distance of 622.16 feet to a point for a corner;

THENCE, South 44° 58' 30" East, a distance of 20.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 9.41776 acres (410,237.63 sq. ft.) of land more or less.

NOTE: THIS DESCRIPTION IS INTENDED FOR REZONING PURPOSES ONLY AND IS NOT BASED ON A FIELD SURVEY.

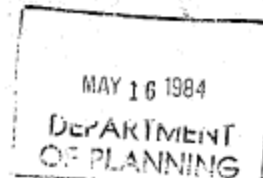
SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

May 15, 1984
Job Number 01-84-4639
3080A

84-4953

PARCEL 6
FROM R-3 TO C-1
EXHIBIT "F"



CONTRACT

THIS CONTRACT, made this 14th day of September, 1984, by and between EL PASO NATIONAL BANK (Independent Executor of the Estate of Mary White Boykin), First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for the rezoning of a portion of Tract 16A, A.F. Miller Survey #213, a portion of Tract 8, H.A. Chadwick #252, and a portion of Tract 4A, T.F. White #3, City and County of El Paso, Texas, which are more particularly described by metes and bounds in the attached Exhibits "A" through "F," which are made a part hereof by reference, and that the zoning be changed in the following manner:

Parcel 1 to C-3 - 39.8 acres
Parcel 2 to A-0 - 10.3 acres
Parcel 3 to A-0 - 31.7 acres
Parcel 4 to R-5 - 7.1 acres
Parcel 5 to A-2 - 14.5 acres
Parcel 6 to C-1 - 9.41 acres

To remove certain objections to such rezoning, First Party covenants that if the above-described amendments to the zoning map are approved, the property shall be subject to the following restrictions, conditions and covenants:

1. a) First Party agrees not to extend Marcena Drive beyond Lot 22, Block 67, Coronado Hills Unit Four and Lot 1, Block 79, Coronado Hills Unit Eight.
b) First Party agrees not to extend Heath Way beyond Lot 1, Block 64, and Lot 1, Block 67, Coronado Hills Unit Four.
c) First Party agrees not to extend Balboa Drive beyond Lot 1, Block 51, and Lot 1, Block 47, Coronado Hills Unit Three.
2. *done* No building permits will be issued for construction on Parcel 1 until a detailed site development plan is approved by the City Plan Commission and City Council and a subdivision plat is filed of record.
3. First Party agrees to dedicate the necessary right-of-way for the redesign of the Sunland Park Interchange with IH-11 and to release access to said property, which is shown on Exhibit "G." It is understood that some adjustment in the right-of-way may be necessary when the proposed design for the interchange is given final approval by the State Department of Highway and Public Transportation (SDHPT) and the Federal Highway Administration.

8088


4. First Party agrees to dedicate the right-of-way for the above-mentioned Interchange before final approval of any subdivision plats for Parcel 1 which is shown on the attached map Exhibit "A." In the event that First Party does not file a subdivision plat with the Second Party following the rezoning of the property, First Party agrees to dedicate the right-of-way for the Interchange to the Second Party by deed either upon demand by the Second Party or within one year from the date of the signing of this contract, whichever event occurs first.
5. First Party agrees not to grade on the property to be dedicated for the above-mentioned Interchange or on property lying within 50 feet of the proposed right-of-way to be dedicated for the Interchange unless grading plans have been reviewed and approved by the Second Party's Engineering Department and Department of Traffic and Transportation and the SDHPT.
6. First Party agrees to dedicate the right-of-way and pay all costs for the widening of the southwest bound lanes of that portion of Sunland Park Drive from the beginning of the IH-10 on-ramp, as it will be redesigned, to the northeast boundary of First Party's property, including the establishment of right-turn lanes adjacent to Parcels 1 and 6. Prior to the issuance of building permits for either Parcels 1 or 6, First Party shall submit plans for the improvements to Sunland Park Drive to the Second Party's Department of Traffic and Transportation and Engineering Department for review and approval. First Party agrees to dedicate the right-of-way and to complete construction for the widening of the above-mentioned southwest bound lanes of Sunland Park Drive within twelve months after the building permits for either Parcels 1 or 6 are issued and prior to the issuance of any certificates of occupancy for said parcels.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

ATTEST


Secretary

EL PASO NATIONAL BANK
(Independent Executor of the
Estate of Mary White Boykin)
First Party

By William C. Logan
Title Trustee

8088

ATTACHMENT 4

Planning and Inspections Department - Planning Division

1. Staff recommends approval of the request as the proposed development is in keeping with the policies of the G-4, Suburban (Walkable) Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

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

Planning and Inspections Department – Land Development

Recommend approval.

1. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision. Show roof runoff discharge locations. Label storm sewer systems and pond if private or public.
2. The proposed ponding areas shall have enough capacity to hold all stormwater runoff for a designed 100-yr. storm event.
3. 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, 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.
4. Dimension driveway widths of both access points.

Note: Comments will be addressed at permitting stage.

Fire Department

Recommend approval, no adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

No TIA required

Sun Metro

No comments received.

El Paso Water

EP Water-PSB does not object to this request.

The site plan shall show the existing 30-foot PSB easement, the existing 30-inch diameter water main, and the existing 12-inch sanitary sewer main west of the property.

The subject subdivision will be located within an Intermediate Pressure Zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

Water:

There is an existing 8-inch diameter water main that extends along Mesa Hills Dr., located approximately 70-feet east of the west right-of-way line. This main is available for service.

There is an existing 30-inch diameter water transmission main that extends within a 30-foot PSB easement parallel to the western property line. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

Previous water pressure readings from fire hydrant #5884, located at the southeast corner of Mesa Hills Dr. and Bluff Trial Ln., have yielded a static pressure of 74 (psi), a residual pressure of 60 (psi), and a discharge flow of 750 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Mesa Hills Dr., located approximately 40-feet east of the west right-of-way line. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends within a 30-foot PSB easement parallel to the western property line. This main is available for service.

Reclaimed:

There is an existing 6-inch diameter reclaimed water main that extends along Mesa Hills Dr., located approximately 47-feet east of the west right-of-way line. No direct service connections are allowed to this main.

General:

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, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sanitary sewer mains, and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing EPWater-PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-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 County 911 District

No comments received.

Texas Department of Transportation

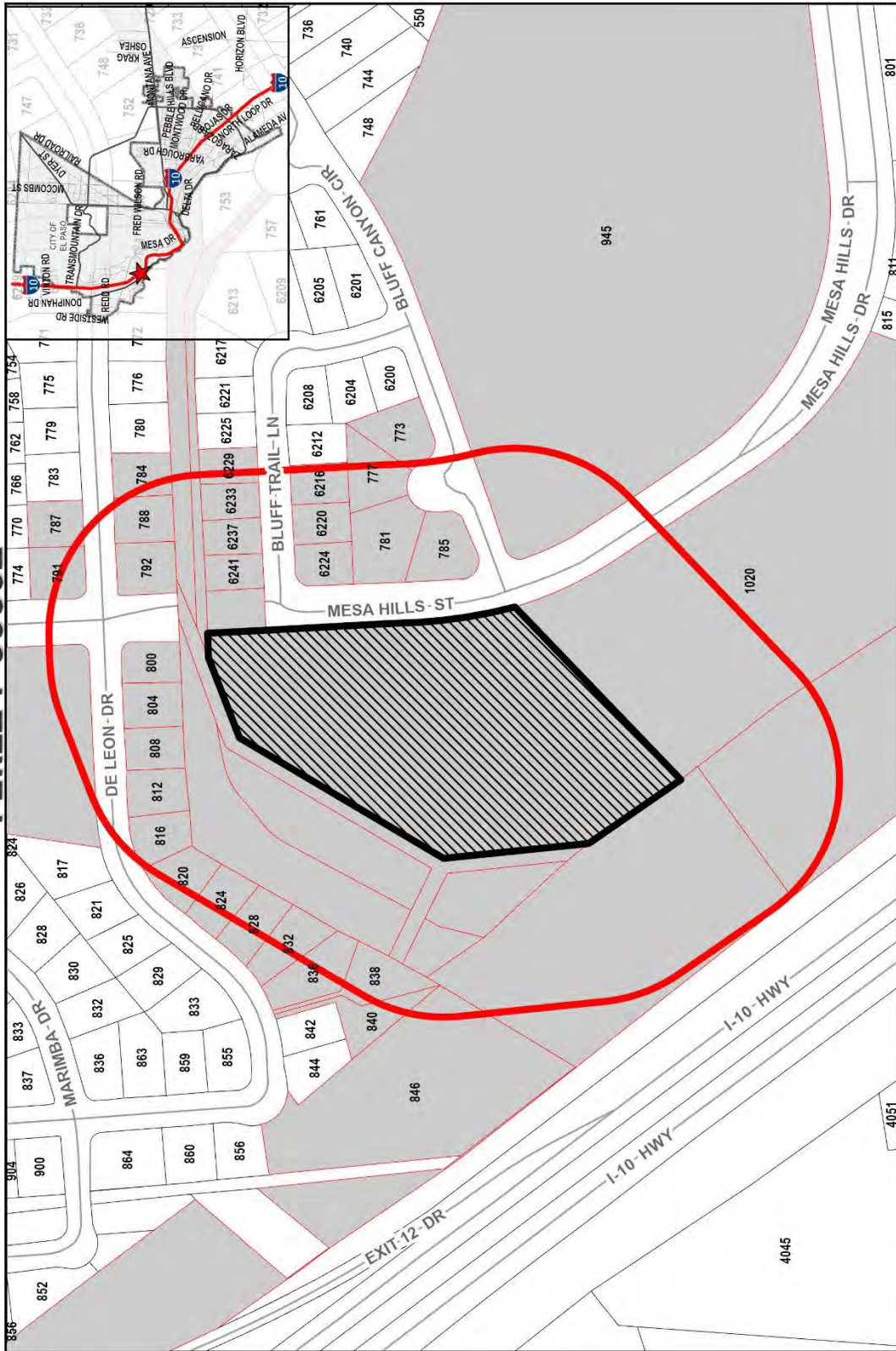
No comments received.

El Paso County Water Improvement District #1

No comments received.

ATTACHMENT 5

PZR24-00002



Subject Property

 300 Feet Notice Area

 Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more 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 this data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 6

From: [Desirae Manzanares](#)
To: [Canales, Chris](#); [District #8](#); [Naranjo, Juan C.](#)
Cc: rfonseca001@elp.rr.com; lloydee_miller@sbcglobal.net
Subject: Concern in the Bluff Canyon neighborhood
Date: Thursday, April 11, 2024 1:52:50 PM
Attachments: [image002.png](#)
[image004.jpg](#)

Some people who received this message don't often get email from dmanzanares@ephcc.org. [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 afternoon, Representative Canales & Mr. Naranjo:

I am reaching out with a little concern. I was speaking to two of my neighbors this afternoon when they informed me of something even I was unaware of.

As you know, I live in your district in The Retreat Apartments. My parents, Mr. Miller and Mr. Fonseca all live in the Bluff Canyon neighborhood but we are all unsure of what is going on.

Only a select few homes in our neighborhood were informed that the Housing Authority had the intention to purchase the empty lot on Mesa Hills and Northwest of Sunland Park (right before you hit Ponsford Park) to develop Section 8 Housing.

Our concern centers on:

1. Why were all residents of the area informed of the deadline of Thursday, April 18? Should this plan go through the neighborhood that we all live in could possibly face property tax increases. This seems to be an ongoing issue with the City- it would simply be a responsible action to inform the entire neighborhood of a neighborhood meeting that involves our homes and lives.
2. Since we were not informed of this plan I have a ton of questions regarding the planning process it is difficult for my neighbors to make a Thursday 1:30 PM meeting. I know my dad, who is handicapped, certainly could not make it since he no longer drives. Many of our neighbors are elderly and do not drive as well, and while I understand that there is an opportunity to join online or by phone this all seems very secretive.
3. I usually have a good heartbeat on what is happening within the city but I was shocked to see a copy of the letter and the homes that did receive notices were few and far between. Only the homes along the street-directly along it- got notice of this meeting but the entire neighborhood would face challenges that would come from this major change.

I am concerned as a constituent of District 8 and also as a Public Policy Director. No calls to residents were placed, no door to door interaction was made to ensure all of

our neighbors understand the changes that may come. Not only does this make the City look bad for a lack of transparency but I myself am questioning the way in which the City as a whole communicates with their tax payers.

I am requesting all information regarding this possible land development that has been sent out to the public and I would also like to ask that you host a community meeting, Representative. A meeting on a Thursday at lunch time is not adequate to hear from your constituents on such a huge matter. The letter I did see was dated April 5 and only gives us until next Thursday to understand what's happening and gather our neighbors to ensure their voices are heard -and obviously without the proper education on the process we can't do much.

I look forward to hearing back from you.

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Desirae Manzanares



THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	RONNIE RAULSTON	716 BELZON	RAULROCK@HOTMAIL.COM	(915) 479-3467
2	Arnaldo Lozano	800 Mombasa Dr.	Chaco2000@yahoo.com	(915) 588-9092
3	Xenia Lozano	800 Mombasa Dr.	xenalozano@yahoo.com	(915) 996-3467
4	ALAN + CARMEN KONDRATAS			
5	ALAN KONDRATAS	832 MARIMBA DR	AKONDRATAS@YAHOO.COM	915-264-5824
6	CARMEN KONDRATAS			
7	CHARLES STEVENS	6208 SYLVANIA	chasslb@ATT.NET	915-584-2570
8	William McAnulty	6328 Monarch Dr	wnoelmc@gmail.com	915 471-3834
9	Karen McAnulty	6328 Monarch	fiestakara@yahoo.com	915-471-3834
10	Dyaba Titovets	6443 Belton Rd	DTITOVETSART@gmail.com	(915) 637-1741
11	Angya Titovets	"	sunnygirl216@gmail.com	(915) 637-1741
12	Alexander Titovets	"	user412038@aol.com	(915) 585-3043
13	Nina Titovets	"	NINATITOVETS@YAHOO.COM	(915) 637-5859

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Roberto Fonseca	672 Bluff Canyon Cir	R.fonseca001@ELPASO.CO.2	915-329-2880
2	Dominic Fonseca	672 Bluff Canyon Cir	" "	" "
3	Stanley Biron	679 BLUFF CANYON CIR. NO		915-449-5750
4	Carmen Rillo	687 Bluff Canyon Cir		915-241-1678
5	Ed Miners	684 Bluff Canyon Cir		915-490-6690
6	Thomas Vargas	691 Bluff Canyon Cir	EL PASO TX 79912	
7	Delia Schwart	690 Bluff	EL PASO TX 79912	
8	Kenneth Schwartz	690 Bluff Canyon Cir		915 433 5627
9	Elizabeth Zamora	697 Bluff Canyon Cir	79912	(915) 533 252-6025
10	Adrian Zamora	697 Bluff Canyon Cir	79912	(915) 533-8369
11	PATRICK SANTOSCOY	692 Bluff Canyon Cir	79912	915 727-4508
12	Linda Santoscoy	692 Bluff Canyon Cir	79912	915 727-4508
13	Seth Hartman	695 Bluff Canyon Cir	79912	409-499-7848

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Beatrice Flores	6201 Bluff Trail	bdmann@hwmccol.	915 896 560
2	Lloyd Isaac Flores	6201 Bluff trail Ln	lloyd.flores@gmail.com	913 861 4980
3	Josely Loya	535 S Mesa Hill's Dr.	jxloya@gmail.com	915 490 3851
4	Cynthia Perales	535 S. Mesa Hills Dr.	cynthiap330@gmail.com	915-667-5875
5	Debra Welch	6116 Bel Mar	Dbiwelch@gmail.com	(915) 491-0485
6	Thomas McFarland	773 Somerset	thomas111960@gmail.com	915-526-2012
7	G. Jordan	769 Somerset	Jayzel@gmail.com	915 526 2164
8	Carolina Chavez	812 De Leon Dr.	Carolina25862.com	(915) 204-5169 (915) 584-5537
9	Gail Borgh	6308 Monarch Dr		
10	Milton Sanchez	6320 Monarch Dr.	Miltarm742@yahoo.com	(915) 820-2108
11	Carlos Villaseñor	800 DE LEON DR	cvillasenor3@hotmail.com	(915) 478-9665
12	Norma Villaseñor	800 De Leon Dr	n-villasenor@hotmail.com	915-478-0739
13	Nanette Raulston	716 De Leon Dr	nanraulston@hotmail.com	915-479-3128

-A-

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Alayne White	749 Bluff Canyon	a2white@sbcglobal.net	915-584-2349
2	Alfred White	749 Bluff Canyon	A1white@sbcglobal.net	915 584 2349
3	Lydia N Arronte	741 Bluff Canyon	lnesbittarrote@gmail.com	915 355-7791
4	Fernando Arronte	741 Bluff Canyon	arrontes@hotmail.com	915. 355.7791
5	Joaquin Sanchez	737 Bluff Canyon	joaquinrz@aol.com	915-449-1224
6	Luz E. Sanchez	737 Bluff Canyon	—	915-261-8116
7	Enrique Perez	709 Bluff Canyon	enrique.perez.in@gmail.com	915-255-8901
8	Irma Miller	705 Bluff Canyon	pedrobarba@hotmail.com	505-358-2949
9	Robert Ponce	689 Bluff Canyon Cir	ponce.robbey@yahoo.com	(915) 704 0115
10	Miso Ponce	689 Bluff Canyon Cir	Ponce.miso@yahoo.com	(915) 373-2154
11	Carmen Contreras	694 Bluff Canyon Cir	Carmen.contreras1012@gmail.com	(915) 667-3533
12	Armando Palos	712 Bluff Canyon	PPALOS@GMAIL.COM	(915) 309 4486
13	Armando Barrera	724 Bluff Canyon Cir		(915) 208-00-98

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Kamen Powell	753 Bluff Canyon Circle	kamen.powell@gmail.com	(954) 740-6477
2	Laurel Powell	753 Bluff Canyon Circle	llewellen7@outlook.com	(620) 440-2663
3	Eduardo Velasquez	696 Bluff Canyon	evelasquez@outlook.com	915 740-1840
4	Irma Velasquez	696 Bluff Canyon	NA	915-313-1142
5	William Chavez	744 Bluff Canyon	jeffreychavez0323@gmail.com	915-888-6317
6	Madelyn Heredia	744 Bluff Canyon	N/A	915-400-8987
7	Thiago Silva	736 Bluff Canyon	thiago_bahia@hotmail.com	986-2819497
8	Natalia Chaparro	736 Bluff Canyon Cr.	NA	915-2528971
9	GUSTAVO GONZALEZ	757 Bluff Canyon	N/A	915-258-8951
10	Sandra Elias	761 Bluff Canyon	Selias14@hotmail.com	915-269-0572
11	Keiko Elias	761 Bluff Canyon	N/A	
12				
13				

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Maggie Ortega	132 Bluff Canyon	mortega@utep.edu	915-7269480
2	Robert Celaya	913 Somerset Deloya	rcelaya@ymail.com	915 928 6069
3	Steve Dean	6305 Jebelway	mssstarnes@steglobal.net	915 222-0628
4	David Dean	6305 Jebelway	ddean6263@gmail.com	915-637-1209
5	Mary K Partridge	216 Espana	marykiddpartridge@gmail.com	
6	Philip Partridge	216 Espana	tbindideo@gmail.com	915-532-2861
7	Elizabeth Dodd	817 Marimba	elizabethsalcido72@gmail.com	915-920-4164
8	Adrian Coca	792 De Leon Dr	radrianc97@gmail.com	915 503 9846
9	D. Alicia Candillo-Shenk	650 Bluff Canyon		915 630 3943
10	Eileen Washer	622 Bluff Canyon Cir	ilvmuzik@yahoo.com	915-540-5869
11	Michael Washer	622 Bluff Canyon Cir	mwasherart@yahoo	915-540-4021
12	Jean Johnston	6201 Monarch Dr	hrnmum@steglobal.net	
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-7-

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THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Maria Flores	614 Bluff Canyon Cir	mariaflores0815@yahoo.	210-380-0208
2	Felipe Flores	614 Bluff Canyon Cir		210-380-0208
3	Shawn Spencer	612 Bluff Canyon Cir	spencerius@hotmail.com	816-308-1600- 816
4	Erik Simmonds	619 Bluff Canyon Cir	ea.simmonds@hotmail.com	915-525-5273
5	JULIO NAVARRO	621 BLUFF CANYON		915-310-5569 Cell
6	ENRIQUE RAMIREZ	642 Bluff Canyon	915-533-1777	enramirez2008@yahoo.com
7	Nellie Ponikvar	625 Bluff Canyon		915-833-8216 nponikvar@aol.com
8	Lillie Ponikvar	512 San Saba		915-584-1407 lponikvar@aol.com
9	ELMO L. WALLACE	623 BLUFF CANYON CIR		915-525-1119
10	LINDA PEACOCK	644 BLUFF CANYON CIR		2515331233
11	DARYL PEACOCK	644 BLUFF CANYON CIR		2517532743
12	EDUARDO CRUZ	608 BLUFF CANYON CIR		915 922-0058
13	Martha P Vasquez	671 Bluff Canyon		915 920-4577



THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Nelly Perry	709 Bluff Canyon	nellygpery@sbcglobal.net	915 820 5020
2	Vivato Ferrera	624 Bluff Canyon Cir.	titos4069@gmail.com	915-996-8292
3	Beatriz Ferrera	624 Bluff Canyon Cir	dutchess12b@yahoo.com	915-838-5022
4	Jorge Ramirez	6424 Belton Rd	jarmz@yahoo.com	915 316 4415
5	Sarena Roman	792 De Leon Dr.	lat1973@hotmail.com	915 342 3878
6	JESUS ROMAN	792 DE LEON DR	JROMAN@UTEP.EDU	915 342 7117
7	Mark Metham	616 De Leon Dr.	marknet@elpasovr.com	915-587-8026
8	Luis Herrera	6204 Bluff Trail Ln		915-274-6548
9	Tania Herrera	6204 Bluff Trail Ln	taniax122@hotmail.com	915 412. 9426
10	Federico Ferrero	6332 Marcena		915 328 4731
11	BERNARDO CASTAÑEDA	618 BLUFF CANYON	BERNARDO-CASTAÑEDA@YAHOO.COM	915 328 4441
12	Ana De Santis	6424 Belton	pmdeco@swbell.net	915-204-3902
13	Luis A Ramirez	813 Marimba	larrdgo@gmail.com	915 401 6253

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

- | NO | NAME | ADDRESS | EMAIL | PHONE NUMBER |
|----|----------------------------|----------------------|-------------------------------------|----------------|
| 1 | Juan Valenzuela | 6221 Bluff Trail Ln | juanvalenzuela@gmail.com | 915 487 5179 |
| 2 | Sonia Acosta | 6213 Bluff Trail Ln | soacosta67@gmail.com | 310 818-6996 |
| 3 | Raul Ayala | 785 Bluff Canyon Cir | Ayalara7@gmail.com | (915) 867 0494 |
| 4 | Jesús Acuña | 6208 Bluff Trail Ln. | PIERCENYDOLDS@gmail.com | 915 873 0993 |
| 5 | Kristal Acuña | 6208 Bluff Trail Ln. | Polibby@gmail.com | 915 694 0760 |
| 6 | Amanda Stevenson | 6406 Pizarro St | Amandamariee16@gmail.com | |
| 7 | Carlos Caeto | 6406 Pizarro St | Custom Creations Products@gmail.com | |
| 8 | Patsy Cuyler | 785 Bluff Canyon Cir | Patsycuyler@gmail.com | |
| 9 | Alma S. Nuñez | 6217 Bluff Trail | ashuñez15@gmail.com | (915) 637-4326 |
| 10 | Jose A. Nuñez | 6217 Bluff Trail Ln | januñez40@aol.com | (915) 637-4358 |
| 11 | Amanda Gonzalez | 7427 Mule Team Dr. | amnuñez4321@gmail.com | (915) 637-4346 |
| 12 | Fernando Flores | 6209 Bluff trail ln | Fernyben11@hotmail.com | 915 222 9596 |
| 13 | Pablo Flores | 6201 Bluff trail | PabloIFlores@gmail.com | (915) 633 2535 |

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Rosina Cristoforo	826 Marimela	rosinacristoforo@gmail.com	915-269-1979
2	Carlos Herrera	826 Marimela	carross22@gmail.com	915-540-1730
3	Jesse Lopez	6755 Fiesta	jeseblop@gmail.com	915-269-6325
4	Aria Lopez	6755 Fiesta Dr	lopezarica1@gmail.com	(915) 526-8431
5	Lily Duenas	6755 Fiesta Dr	duenaslily@icloud.com	(915) 490-5200
6	Herrera, Cesar	713 Castile	cdherra22@yahoo.com	915-588-5900
7	Herrera, Cynthia	713 Castile	Cynthia315val@yahoo.com	915-588-1467
8	JORGE KAREH	777 BLUFF CANYON	J_KAREH@hotmail.com	(915) 833-1303
9	Enrique Perry	709 Bluff Canyon	enrique.perry@gmail.com	915 255 5901
10	Vanessa Miranada	6221 Bluff Trail Ln.	vanessa.miranada@ep.org	915 726 2461
11	OSCAR ARANDA	744 Sarneset	oavandaa6809@gmail.com	915 999 5696
12	JURGEN GANER	762 CASTILE Ave	JJEXPRESS@gmail.com	915 777 2525
13	Adriana Perez	6336 Monarch	ganseneca@hotmail.com	915 667 5232

-11-

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Leticia Fierro	829 Somerset Dr.	lety777@aol.com	(915) 490-2474
2	TABITHA FIERRO	829 Somerset Dr	tabthystar60@gmail.com	915-497-7787
3	Kaitlyn Hernandez	829 Somerset DR	kaitlynipyhernandez@aol.com	915-478-0880
4	Rocio Ramirez	805 Somerset Dr.	Rochampbw@yahoo.com	(915) 603-0539
5	Ricardo Gonzalez	805 Somerset	rgonzalez9789@gmail.com	832-623-3161
6	Delia Fernandez	6200 Sylvania Way	ms.deliafernandezsoto@gmail.com	915-999-4690
7	Susan Arredondo	699 Bluff Canyon	optivananaya@hotmail.com	915-277-1023
8	TERESA OLIVAS	6345 MONARCH DR	toomfa@aol.com	915-433-4530
9	BERNIE OLIVAS	6353 MONARCH DR	bolivas@sunbowl.org	915-490-7255
10	MELISSA PORTILLO	6345 MONARCH DR.	mportillo@bbvs.com	915-241-2534
11	VICTOR MIRELES	646 BLUFF CANYON CIR	victor@mivelercreative.com	915-474-4657
12	Barbara Vaughn	6008 Alcalde ST.	Barbaravaughn@gmail.com	915-487-6499
13	Larry Vaeghe	6008 Alcalde Sp.	lbvaug@aol.com	915-487-4237

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	ERLENE GREEN	837 SOMERSET	tergreen1@outlook	915-433-5008
2	PATRICIA PATTERSON	907 DE LEON DR	pattypatt62@yahoo.com	915-309-3936
3	YAMEL VASQUEZ	787 DE LEON	eagle.appraisal@yahoo.com	915-346-8846
4	CUAHTEMOC N. FLORES	784 DE LEON	C Nicolas Flores@gmail.com	915-603-7358
5	MATTHEW FELTNER	6301 JEBEL WAY	Mathew Feltner@stglobal.net	915-332-6588
6	FRANCIS ANDERSON	822 MARIMBA DR	fed.alPASO@gmail.com	915-833-1000
7	LYNDA YEAT	6324 MARCELA	lynda.yeat@gmail.com	915-269-2980
8	CHRISTINA WISEY	6316 MARCELA	wlsyadam@gmail.com	915-526-1767
9	SELANDU GASTELUM			915-491-8375
10	ROSEMBERG GASTELUM			915-491-8916
11	CAREY MC FADIN	774 CASTLE	c.mcfadin@yahoo.com	
12	SEAN THOMAS	710 CASTLE	sm1997@stglobal.net	915-637-9636
13	MARIANNE HANSEN	761 CASTLE	ADKKEPPIE33@AOL	915-203-3546

-13-

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Andre Billups	842 De Leon Dr	billups2009@aol.com	(915) 799-3499
2	Maria Socorro Tabuenca	840 De Leon Dr	tabuenca@yahoo.com	(915) 271-8845
3	DAVID HUTTO	838 DE LEON DR	david_hutto@hotmail.com	
4	Elin Gato	564 DENVER PR.	N/A	915-581-4129
5	Chelley Gato	864 De Leon Dr	-	"
6	JOE PRISKLEY	907 DE LEON DR	JESAB1930@GMAIL	915-227-6077
7	John Houck	833 Marimba Dr	TXHoucks1228@Gmail.com	915-777-9384
8	Sheila Houck	833 marimba Dr		915 329 9923
9	Gustavo Olivas	821 MARIMBA DR	geolivas67@yahoo.com	915 479 2168
10	Bethany Shrewsbury	821 MARIMBA DR	bethanymarie30@yahoo.com	915 329 4708
11	LOUIS E. LOPEZ JR	911 DE LEON DR 79912	llopez@lelopezlaw.com	(915) 613-6668
12	Rosie O'Leary	911 DE LEON DR 79912	Rosie_O'Leary@hotmail.com	(915) 525-3574
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THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	RAFAEL BRIONES	909 DE LEON DR	DRIFTER.RALPH@GMAIL.COM	512-230-7527
2	Malerie Briones	909 De Leon Dr	maleriemarie9@gmail.com	512-749-2704
3	Aucio Baray	6224 Bluff Trail Ln	Lbaray39@yahoo.com	(915) 407-3801
4	Vicky Luente-Monte	6220 Bluff Trail Ln	vxpvente@gmail.com	(915) 787-9075
5	Roy Hunt	6229 Bluff Trail	hardworkkilln@aol.com	915 355 0526
6	Rosemarie Miller	6233 Bluff Trail	lloyddee-miller@sbcglobal.net	915-203-8202
7	Lloyd Miller	" " "	" " "	(915) 203-8202
8	José	836 Marimba	h240024@icloud.com	915-401-4082
9	José	836 Marimba		
10	Mark Perez	833 Marimba	3674@elpasotexas.gov mprocket30@gmail.com	(915) 328-1834
11	Lou Chamales	833 DeLeon Dr	CAPTABNRGR@aol.com	915-584 6545
12	Patty Chamales	833 DeLeon Dr.	sdaknat@aol.com	915-588-0686
13	Lisa Yi	842 DeLeon Dr	lisayi93@icloud.com	915-297-7673

-15-

10

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Davida Washer	622 Bluff Canyon Cir.	ddwasher@icloud.com	915-541-5998
2	Rebecca Washer	622 Bluff Canyon Cir	beccamer@gmail.com	915-541-5940
3	Sam Elu Reyes	6204 Sylvia Wy	liveforever139@gmail.com	915-355-1059
4	Eli Reyes	4204 Sylvia Wy		915-254-0302
5	Angelina Remon	6204 Sylvia Wy		915-497-3662
6	Jacob Remon	6204 Sylvia Wy		915-497-3662
7	Matthew Mireles	684 Bluff Canyon		915-333-2487
8	Nilda J Rivera	777 Bluff Canyon	EPWHC@aol.com	915-588-2146
9	Greg March	6325 Monard	gmarch777@hotmail.com	512-799-0085
10	John March	6325 Monard	DNKR6325@aol.com	915-863-6055
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THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	ROWENA DIPASUPIL	691 BLUFF CANYON CIR.	rowena.dipasupil@yahoo.com	915-497-8483
2	Ana E. Reyes	640 De Leon Dr.	LizRey8@gmail.com	915-346-9851
3	Veronica Carrasco	640 De Leon Dr.	vcarrasco309@gmail.com	915-355-9160
4	Imelda Wall	913 De Leon Dr.	iWall@sbcglobal.net	915-240-7110
5	Jeff Wall	913 De Leon Dr	imwall@gmail.com ^{Real} imwall@gmail.com	915-494-2992
6	Elsa Pasanen	923 De Leon Dr	elsapasanen@yahoo.com	214-289-3716
7	David Wright	923 De Leon Dr	davidswright@yahoo.com	214 274 6453
8	Karen Zarate	678 Bluff Canyon Cir	Karenelvis2003@yahoo.com	915-525-2002
9	Michael Zarate	678 Bluff Canyon Cir.	IMAZARATE@gmail.com	915 353 2661
10	Ramona Russell	646 Bluff Canyon Cir	ramona@ramonarussell.com	915-474-4657
11	Juanis Mirales	684 Bluff Canyon	Juanismir62@gmail.com	915-333-2487
12	Lydia Heinemann	6451 Belton	linHeinemann@gmail.com	915 820 7901
13	Jesus Rivera	855 De Leon	ElMuchoTaz@gmail.com	(915)443-6002
14	Kenneth Calderon	788 De Leon	nekelp2012@yahoo.com	915-471-6241

-17-

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>PHONE #</u>
Teresa Kopplin	669 Bluff Canyon Cir.	dkopplin@elp.rr.com	915 241-9864
Dan Kopplin	669 Bluff Canyon Cir	dkopplin@elp.rr.com	915 241-9323
Zenia Thorn	770 Castile Ave	zithorn@sbcglobal.net	(915) 637-9444
Virginia Maldonado	6309 Jebel Way	Maldonado, Virgie@g.mail.com	(915) 240-3607
ADRIAN RIVAS	6309 JEBELWAY	mr.adrian.rivas@gmail.com	915-304-7999
Yvette Maldonado	6309 Jebel Way	yvette.a.rivas@gmail.com	915-256-9966
Juana DIAZ B	724 BLUFFS CANYON	# 2318901@yahoo.com	915 208 0098
Sonia Acosta	6213 Bluff Trail Ln	SoAcosta67@gmail.com	310 818-6996

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Carlos G. Saucedo	6308 Marceua St	sauce42778@gmail.com	(915) 407-6985
2	Maria Saucedo	6308 Marceua St		915-691-0100
3	Jeresa Roehn	Tuscany Apartments		310-922-1655
4	Guillermo Contreras	6204 Monarch	ALAMEN100@yahoo.com	915 373-2953
5	Paige Mandell	6446 Belton	paigemandello@gmail.com	915-443-8820
6	Adam Wilsey	6316 Marceua St	wlsyadam@gmail.com	915-407-4864
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THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Ricardo Leo Bustel	856 MARIMBA DR EL PASO, TX 79912	rfloresvombarsfel@elpasohoo.com	915-227-4063
2	Cristina Terrazas	864 Marimba 79912	cristinaterrazas0946@icloud.com	(915) 539-0116
3	Juanita Alonzo	852 Marimba 12	juanitamendoza77@yahoo.com	915 540-8277
4	AARON BEJARAWO	852 MARIMBA PR B	OMELASIANA6@gmail.com	512-568-7728
5	Brianda Sarmiento	836 Somerset Dr.	briandaselene18@gmail.com	915 329 6794
6	Homer Sarmiento	836 Somerset Dr.	briandasekne18@gmail.com	915 329 6794
7	Erica Carrillo	841 Somerset Dr.	encarrillo2@yahoo.com	915-444-2719
8	Alyssa Carrillo	841 Somerset Dr.	alyssacarrillo4@gmail.com	915-667-2412
9	Marc Carrillo	841 Somerset Dr	marccarrillo4@aol.com	915-444-4897
10	Rosie Carrillo	841 Somerset Dr	elrosietx@aol.com	915-444-1254
11	Mando Fierro	829 Somerset D	mando777@elpasohoo.com	915-478-0880
12	Shannon Jordan	825 Somerset Dr	jordause@sbeglobal.net	915-276-3179
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-20-

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER	
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604	
17. Francisco Villa	725 Bluff Canyon Cir	frvillavomano.fv@gmail.com	915-312-3370	
18. Ricardo Martinez	6368 Monarch Dr.	rmartinez437@gmail.com	915-204-7403	
NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Nonel Rubio	745 Bluff Canyon Cir	Rubio, Nonel @ 2 @ yahoo.com	915-433-2310
2	Wosie Apodaca Rubio	745 Bluff Canyon Cir		915-861-4844
3	Luis Herrera	6204 Bluff Trail Ln		915-274-6548
4	Tania Herrera	6204 Bluff Trail Ln	taniax122@hotmail.com	915-412-9426
5	Michelle De Lara	6016 Bluff trail Ln	sbemichelle@gmail.com	915 850 5694
6	Marcello Perez	6016 Bluff Trail Ln.	sbemarcello@earthlink.net	915-244-5694
7	Don Asch	675 Bluff Canyon Cir	dasnells@earthlink.net	915-478-0208
8	Cyrene Smelser	675 Bluff Canyon Cir	cyrene@earthlink.net	915 478-2447
9	Justy Juarez	615 Bluff Canyon	cksmelse@earthlink.net	915 549-3495
10	Sandra Galindo	615 Bluff Canyon	SQUEEGEE777@SBCGLOBAL	915 878-8368
11	Johna L. Margarita	648 Bluff Canyon	queen sandygal@aol.com	915-593-0106
12	R. Cunningham	828 De Leon	N/A	
13	Margaret Cunningham	828 De Leon		
14	Jose Antonio Aldrete	6450 BELTOW RD.	joancuba@yahoo.com	915-726-2783
15	Margaret Rahman	6209 Monarch	maggpr@gmail.com	915 875-4663
16	Marco A. Flores	820 de Leon	iflores4a32@gmail.com	915-315-0900

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Mary White	6313 Jebel Way	marialyce42@gmail.com	915-494-317
2	Norma Lopez	808 Marimba	mlopez65@hotmail.com	(915) 731-6512
3	Kristina D. Mena	800 Marimba Dr	kdmenda@gmail.com	(915) 539-6417
4	DAVID WORRELL	804 MARIMBA DR.	dl-worrell@ATT.NET	(915) 217-3981
5	Berlinda Bustillos	783 De Leon Dr.	bbustillos327@gmail.com	(915) 637-6769
6	RUTHER	6372 MONTELEONE DR		915 240-4949
7	Jose Alvarado	6241 Bluff Trail Ln	Alvarado Jose 4480@gmail.com	915-996-8149
8	Karime Alvarado	6241 Bluff Trail Ln	alvarado_karime@yahoo.com	915 801-1970
9	Heticia Rivea	355 De Leon Dr	Calandria4life@yahoo.com	915 347-4644
10	Esperanza Lozano	6648 Fiesta Dr	szelozano@gmail.com	915-240-6852
11	Rogelio Lozano	783 De Leon Dr	rogiolozano35@gmail.com	915-256-2170
12	Marisa Grenier	801 De Leon Dr.	greniersantos@hotmail.com	
13	Dr. Cesar Santos	801 De Leon Dr.	(915) 433-5029	(915) 433-5029
14	Chris Mandell	6446 Belton	CMANDELL2@GMAIL.COM	915-443-1177

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	David Espalin	6201 Sylvania Way	david.espalin@gmail.com	915 238 9627
2	Elissa Espalin	6201 Sylvania way	mrs.espalin@gmail.com	915 238 9024
3	Christina Morgan	791 DeLeon Dr	Countrygirl6756@yahoo.com	915-274-6756
4	Robert C. Morgan, DC	791 DeLeon Dr.	Visione@att.net	915-274-6761
5	Joseph W. Hudz	7157 Rlcqjon Dr.	JHudz1957@gmail.com	915-449-6042
6	Manuela Hernandez	840 Somerset Dr.	nellie.hernandez52@gmail.com	915-373-2404
7	Ricardo Sierra	840 Somerset Dr.	sirrick	(915)-373-3417
8	Macario Ruiz	609 Bluff Canyon	CI15390@aol.com	915-637-4822
9	Adriana Robles	6241 Bluff trail Ln	roblesadriana@gmail.com	915-220-3702
10	Valginn Rodriguez	809 Marimba Dr	valgina@hotmail.com	(787) 505-2562
11	Alvin Nazario	809 Marimba Dr.	nazarioalvin@hotmail.com	(787) 901-2051
12	Elizabeth Reif	819 DeLeon Drive		915 544-5848
13				

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	ADRIAN AGUIRRE	801 SOMERSET DR 79912	afaguir2@gmail.com	915 497 6897
2	Araceli Escobedo	776 Somerset Dr	gresc3@yahoo.com	915 801-5370
3	Alvaro Escobedo	776 Somerset Dr	aradbalop@yahoo.com	915 274-9488
4	Melissa Babina	801 MARIMBA DR.	Melissababina@gmail.com	203-907-6481
5	Jacob Drozd	801 Marimba Dr	Jacob.Drozd@gmail.com	915-525-7297
6	Rafael Garcia	1460 6020 Alcalde Dr	garcia_rotc@aol.com	915-490-9330
7	Elsa Garcia	6020 Alcalde Dr	garcia_rotc@aol.com	915-490-9330
8	Rosa Torres	758 Castile Ave	rmt3500@yahoo.com	915-24-2413
9	Rebeca Kirkpatrick	754 Castile Ave	rebeca754@yahoo.com	9153737292
10	Diana Gomez	737 Castle Ave.	dgomez-1132@yahoo.com	(915) 474-2612
11	Ivan Torres	737 Castile Ave	idtorres369@gmail.com	(915) 740-0242
12	Luz Aguirre	801 Somerset	patricia_veleta17@yahoo.com	915-487-7056
13	Rose Martinez	6368 Monarch Dr.	roses877@msn.com	915-373-3830

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Irene Fierro	809 Somerset	irenefierro809@icloud.com	915-4498152
2	Lisa Rascon	766 Castile Ave	texldr915@gmail.com	915-845-5269
3	Chris Esper	6200 BLUFF TRAIL W	chrisesper2@gmail.com	915-526-7430
4	CAT ESPER	6200 BLUFF TRAIL W	CATHY SOPER@GMAIL.COM	917-579-8843
5	MICHAEL ESPER	501 SYLIMONT WAY.	ESPERZ 919@GMAIL.COM	915-549-7150
6	Wendy Axelrod	733 Bluff Canyon Circle	waxelrod@att.net	915-269-6449
7	Alex Vasquez	787 De Leon	eagle.appraisal@yahoo	915.346.8846
8	Albert Vasquez	787 De Leon	"	"
9	FRANCISCO MELENDEZ	825 DE LEON DR.	melendez4071@twl.com	915.497.4513
10	Margarita Melendez	825 De Leon Dr.	margaritam10@hotmail.com	915-217-3773
11	Roelson Rodriguez	860 Marimba Pr.	leo_r76@yahoo.com	915 433 747
12	Luz Patricia Rodriguez	860 Marimba Dr.	lpaguic@yahoo.com	915 304 9427
13	Tony Aldrete	769 Castile Ave	taldrete@gmail.com	915 227-7573
14	Paulina Aldrete	769 Castile Ave	PaulinaAldrete04@gmail.com	915 493 1428
15	CRISTINA VALDEZ	769 Castle AVE	c0415valdeze@gmail.com	915 422-2492

-25

11

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE	TIME	LOCATION	CASE MANAGER & PHONE NUMBER
Thursday, April 18, 2024	1:30 PM	City Hall	Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Robert Wittmann	6217 Sylvania	wittmannrobert1955@gmail.com	915-873-0739
2	Kristi Wittmann	6217 Sylvania	wittmannkristi1940@gmail.com	915-996-3649
3	ELIZABETH STEVENS	6208 Sylvania Way	chrislibb@att.net	915-584-2570
4	Amy L. Wittmann, O.D.	1020 S. Mesa Hills #5002	dr.amy.wittmann@icloud.com	(915) 526-7418
5	Luis Valdivia	6216 Mowarch	valdivialuis331@gmail.com	(915) 269-4873
6	Claudia Daimones	765 Castile Ave.	claudia.gabr.elc.91@hotmail.com	(915) 525-1708
7	Sofia Quinones	765 Castile Ave	sofiquinones@gmail.com	915 525-1708
8	Guadalupe Hutchins	820 Marimba	beanieboy51@yahoo.com	915 328 1414
9	MARIA Y. KING	6216 Bluff Ridge	myking007@att.net	915 373-1426
10	Donald E. King	6216 Bluff Ridge Dr.	kingmeister007@gmail.com	915 373-7619
11	JUAN ARAGON	6652 FIESTA	ARAGON J.M.JA@GMAIL.COM	252 3270
12				
13				



Jose Nunez <janunez1963@gmail.com>

Case PZRZ24-00002 Mesa Hills and North West of Sunland Park

1 message

Alma Nunez <asnunez15@gmail.com>

Tue, May 7, 2024 at 8:31 PM

To: NaranjoJC@elpasotexas.gov

Cc: District8@elpasotexas.gov

Mr. Naranjo,

My name is Alma Nunez and I live at 6217 Bluff Trail Lane. This has been my home since July 1990. My husband and I originally bought this as a starter home thinking we would eventually sell and move into a bigger home. However, we have always loved living here. We have always felt safe, love the convenience, calm and safety of our neighborhood and love our neighbors. So we decided to stay here and make this our forever home.

I'm writing to you to oppose the proposed zoning change. I'm strongly opposed to the building of low income housing less than a block away from my home.

I have previous experience with low income housing. First, as a child my family lived at the Sandoval Apartments at 5353 Ridge. Secondly, I taught at L.B. Johnson Elementary for 19 years. The majority of my students were from the Jackie Robinson Apartments. From this experience, I've witnessed firsthand, mischief, theft and crime, from both a personal standpoint and from my students. I had 3rd grade students who were initiated into gangs.

I strongly believe that if those low income apartments are built on Mesa Hills, they will negatively impact my quality of life, safety, peace of mind, health and property value.

Sent from my iPhone

From: [Smith, Kevin W.](#)
To: [Naranjo, Juan C.](#)
Cc: [Garcia, Raul](#); [Zamora, Luis F.](#); [Rodriguez, Nina A.](#)
Subject: FW: Opposition to Proposed Zoning Change - Mesa Hills Drive and Bluff Trail Lane
Date: Monday, April 15, 2024 7:15:37 AM

Good morning JC,
Please see below message received. Thank you.

Kevin

From: Oda Jennys <odajennys@gmail.com>
Sent: Saturday, April 13, 2024 11:54 AM
To: Smith, Kevin W. <SmithKW@elpasotexas.gov>; Ramirez, Elsa <RamirezEZ@elpasotexas.gov>
Cc: District #8 <District8@elpasotexas.gov>; Mayor <mayor@elpasotexas.gov>; District #1 <district1@elpasotexas.gov>
Subject: Opposition to Proposed Zoning Change - Mesa Hills Drive and Bluff Trail Lane

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Dear Members of the City Plan Commission,

I am writing to express my strong opposition to the proposed zoning change in the area of Mesa Hills Drive and Bluff Trail Lane. I believe that this change from R-3 (Residential) and R-5/sc (Residential/special contract) to A-3 (Apartment) would have significant negative consequences for the community and its residents.

One of the primary concerns is the impact on traffic. Currently, the entire subdivision of Colinas del Sol faces a severe traffic problem due to limited access. Residents of this neighborhood rely solely on a small stretch of Mesa Hills for entry and exit, as there are no roads connecting them to adjacent neighborhoods. This lack of connectivity has resulted in a landlocked situation, with Bluff Ridge and the proposed housing area as the only available exit and entry points. The existing traffic congestion in the area, including the challenges faced in the Target parking lot, is already a source of frustration for residents.

Furthermore, the addition of 104 low-income units, as proposed, would undoubtedly exacerbate the traffic situation. The increased volume of vehicles associated with these developments would further strain the limited road infrastructure and lead to even more congestion and delays. This would not only inconvenience residents but also pose safety risks to both pedestrians and drivers in the area.

In addition to the traffic concerns, there are apprehensions about the potential decline in property value. The introduction of a large-scale apartment complex in close proximity to existing residential areas may adversely affect the market value of nearby properties. Homeowners invest significant resources into their properties with the expectation of maintaining and increasing their value. The proposed zoning change could undermine this investment and negatively impact the overall stability of the community.

I strongly urge the City Plan Commission to reconsider the proposed zoning change. It is vital to prioritize the well-being and quality of life of the residents in this area. I kindly request that the commission thoroughly assess the potential consequences of this zoning change, including its impact on traffic congestion, property values, and the overall character of the neighborhood.

I also encourage the commission to actively seek input from the affected residents and consider alternative solutions that can address the housing needs without compromising the existing infrastructure and community dynamics.

Thank you for your attention to this matter. I trust that you will carefully consider the concerns raised by the community members and make a decision that best serves the interests of all stakeholders involved.

Sincerely,

Jenny Solo

From: [Elsa Pasanen](#)
To: [Canales, Chris](#); [District #8](#)
Cc: [Naranjo, Juan C.](#)
Subject: Opposed to proposed rezoning on Mesa Hills to build low/very low income housing
Date: Sunday, April 14, 2024 6:37:11 PM

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Mr. Canales and Mr. Naranjo, my husband and I oppose the rezoning and the plan to build low income housing on Mesa Hills. Refer to case PZRZ24-00002. We are among the many petitioners which joined together at Ponsford Park on Sunday, April 14 2024. You failed to show up to explain your point of view.

How can building the proposed very low income housing be good for the adjacent neighborhood? Please respond.

There are important reasons my spouse and I will fight to prevent rezoning for and the building of this project:

1. Its location will increase vehicle traffic in our area, no doubt. There is already enough traffic in the Ponsford Park area. Come spend a few hours at the park to listen to the current sounds of road and freeway traffic and watch stop-sign runners at area intersections. It appears you hope to give us **more traffic** with over 100 low income projects. Are officers monitoring traffic around Ponsford Park now? No. And we bet we wouldn't have adequate monitoring after the build either. It would be dangerous and unwise to add another layer of traffic! **No one here wants the park to be less safe.** Many strollers/walkers in this neighborhood!

2. Speaking with a long-time real estate agent and property manager in northeast El Paso, John Wise, he warns us rezoning the land will **negatively effect the market value of homes in our neighborhood.** How will the city compensate local sellers? Answer: It won't.

Maybe, Mr. Canales and Mr. Naranjo, you live far enough away from the proposed rezone area that you don't care. Or maybe you are friends with the investor or builder. Mr. Canales, when you ran for city council, you came around to our house and said you would work to improve and care for this neighborhood which you said you live in. If we voted for you to support our neighborhood, we don't know why you support the rezoning. If you allow this project and you run for this or some other office, believe me, you will not get the votes from this neighborhood. And word will get out about your duplicitous nature.

3. Very unclear **why other projects that were started in nearby areas are unfinished and yet you want a new one started at Mesa Hills and Bluff Trail.** Why not require the other projects' completion, get residents in those first, and then

locate other areas if needed? This is NOT the place to put one!

4. We believe **our neighborhood's appeal to current residents and potential buyers will decrease and then fall over time if rezoning is approved** for low income housing, whether it be for the low income project in investor's sights now, or for some future low income project if the current investor decides not to complete it. Money spent to live in this beautiful area would lower than expected. **That could be due to buyer dislike/fear/apprehension of more traffic, of more noise, of more crime, or of vandalism and tagging. Or maybe due to overcrowding at Putnam and other local schools. Or ALL of these and other quality of life reasons!**

These are major concerns of hundreds of residents, property owners here. Do not allow the rezoning! If there is going to be building on the site, the only acceptable building would be single family housing or an extension of the beautiful apartments which are adjacent to the site.

Sincerely,
Elsa Pasanen
923 De Leon Dr.

From: [Kristi Wittmann](#)
To: [Naranjo, Juan C.](#)
Subject: Concern Regarding Case No. PZRZ24-00002
Date: Sunday, April 14, 2024 7:11:59 PM

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Dear Mr. Naranjo,

My name is Kristi Wittmann and I am a 31-year resident of the Coronado Hills neighborhood. We love our neighborhood because it is quiet, uncrowded and safe.

I am writing today to convey my deep disappointment and objection to the proposed plan for a low income housing project on Mesa Hills. Disappointed by the way the city has seemingly attempted to slip this under the radar with its last-minute notice and absolute failure to solicit input from the people who will absolutely be affected.

My family feels we will be pushed out of the neighborhood where we planned to live the rest of our lives. We are concerned by the inevitable increase in traffic, strain on our aged sewer and water systems, and the ecosystem. We are concerned about the probable increase in property crime, vandalism, noise and the inevitable decrease in property value. Our cherished neighborhood will no longer be quiet, uncrowded or safe and that breaks our hearts.

Sincerely,

Kristi Wittmann
6217 Sylvania Way
El Paso, Texas 79912
Sent from my iPhone

From: [Diana Gomez](#)
To: [Naranjo, Juan C.](#)
Subject: Case: PZRZ24-00002 - Mesa Hills and Northwest of Sunland Park
Date: Sunday, April 14, 2024 3:34:05 PM

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Mr. Naranjo,

I was informed from nearby neighbors there will be a chance of rezoning our neighborhood from R-3 and R-5/sc to A-3.

It's concerning and disappointing how only a section of people received this letter when my family and I live walking distance from this lot, which we drive by everyday. Everyone living nearby this lot should've been informed about the changes that might happen and given the opportunity to express any concerns such as the increase of traffic (I'm only able to express concern because of my neighbors telling us of this news and news outlets)

Mesa Hills Drive was just redone, which if damaged again will no doubt take years to repair. Reading from the letters sent to only specific people, it read the Housing Authority would be building an apartment complex if approved by CPC.

What does this mean for the value of our homes and houses that were built most recently?

If approved what type of residents would be considered would it be for elderly or families? What is the process for background checks? How large is the complex wanting to be build if approved (how many units). What is the process of only specific people being informed about this information and why the letter wasn't sent to everyone nearby the lot? Lastly if CPC say yes to rezoning, is it an automatically approval for the Housing Authority to build?

Thank you,
- Diana Gomez

From: [Margaret Rahman](#)
To: [Naranjo, Juan C.](#)
Subject: Rezoning on Mesa Hills and Bluff Canyon
Date: Saturday, April 13, 2024 4:35:39 PM

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Mr. Naranjo,

This is to express my concern and to let you know I am entirely opposed to subject rezoning.

The traffic on Sunland Park Drive is
Heavily congested and additional residents in my immediate area would make it worse.

Thank you for your consideration against this development.

M. Rahman

Sent from my iPhone

From: [Debbie Welch](#)
To: [Canales, Chris](#); [Naranjo, Juan C.](#); [Ramirez, Elsa](#); [Smith, Kevin W.](#)
Subject: Say "No" to rezoning request on Mesa Hills at Bluff Trail/Bluff Canyon
Date: Saturday, April 13, 2024 4:11:01 PM

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I am opposed to the rezoning request by the Housing Authority. The zoning should stay unchanged.

The request to build more will be an unreasonable strain on a location that is already struggling with traffic flow. It needs to be understood that the Colinas Del Sol subdivision has no roadways connecting it directly to surrounding neighborhoods.

That entire subdivision depends on 3 streets to exit/ enter their neighborhood to access to Mesa Hills! Bluff Ridge, Bluff Canyon,& Bluff Trail.

Bluff Ridge at Mesa Hills is in need of a traffic light to help with the volume from retail locations & speed on Mesa Hills. Bluff Canyon/ Bluff Trail are directly across from the proposed housing site and even a smaller housing unit would need a 4 way stop to keep traffic flow safe.

I am not a resident of Colinas Del Sol but I have noticed the increasing frustration & impatience of people coming out of that neighborhood. I have lived in Coronado Hills for 43 years and the housing authority request is unreasonable in the area they are using.

This request will also affect the residents of DeLeon & Camille streets that are already carrying the shortcut traffic that hopes to avoid congestion on Sunland Park & Mesa. Please don't grant the rezoning request!

Thank you for your time,
Debra Welch

From: [cesar herrera](#)
To: [Naranjo, Juan C.](#)
Subject: Case pzz24-00002
Date: Friday, April 12, 2024 5:54:27 PM

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To whom it may concern, I received a notice in refernce to (Case pzz24-00002).

I Cesar live in the neighborhood on 713 Castile so any decision to develop the lot will affect us.

As a Resident of the neighborhood our voices should be heard and we should have a say. Taxes continue to increase and adding to the tax burden for our property owners is not right or just. Thank you for your attention my concern.

Cesar

From: [Carolina Chapa](#)
To: [Naranjo, Juan C.](#)
Subject: rezoning of my property: Case #PZRZ24-00002
Date: Friday, April 12, 2024 3:37:29 PM

You don't often get email from carolina5862@hotmail.com. [Learn why this is important](#)

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Juan C. Naranjo
Planner
Planning and Inspections Department

Dear Mr. Naranjo:

Upon receiving the letter dated 4/5/24 regarding the rezoning of my property the following is very concerning:

- 1: I'm very concerned about how this will impact the value of my property, and also the selling of my home
both will have a detrimental impact on my property.
2. By building Low Income Housing (projects) there could be and increase in crime, gang activity, drugs and the
security of our neighborhood could be jeopardized.
3. The increase in traffic is also a concerned, as it is when Marcena and Mesa Hills were connected the traffic increased
dramatically.
4. The 6.3 acres is also a small habitat for wild life, we have rabbits, squirrels, road runners, and on occasion coyotes. Not
to mention the desert landscape and vegetation for these animal will be destroyed.

In closing, I'm an area resident that strongly opposes the construction of these Units in my neighborhood.

Sincerely

Carolina and Hugo Chapa
812 De Leon Drive
El Paso, Texas 79912

From: [Christopher Esper](#)
To: [Canales, Chris](#)
Cc: [Naranjo, Juan C.](#)
Subject: PZRZ24-00002 Resident Comments/ Concerns
Date: Monday, April 15, 2024 3:02:43 PM

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Dear Rep Canales, Mr. Naranjo

I hope this email finds you well. I've attempted to reach out to your office several times without success, prompting me to resort to this written communication, which I will also send via traditional mail for your attention.

I am a concerned resident residing at 6200 Bluff Trail Ln, El Paso, TX 79912. I am writing to express my strong opposition to case # PZRZ24-00002 for several reasons that deeply affect our community:

- **Due Process:** It is imperative that the city adhere to the due process outlined in our municipal code. However, in this case, the city has failed to provide timely notice to all residents within the vicinity, as stipulated by the code. Signage at the site was posted late, and I, residing within 300 feet, did not receive any notification by mail. I respectfully request a citation of the relevant code section and a comparison of the procedures followed in this case.
- **City's Plan for Public Housing:** I am deeply concerned about the lack of transparency regarding the city's long-term plan for public housing. Major cities typically have strategic plans in place for such developments, carefully considering their integration into existing neighborhoods. It is alarming that the housing authority appears to be dictating the future of our community without comprehensive studies on the potential impacts. Have we thoroughly examined the effects of such a development on our area?
- **Traffic Impact Analysis:** Has there been a thorough traffic impact analysis conducted? As a resident familiar with the area, I can attest to the congestion issues at Marcena and Mesa Hills. The bottleneck situation, compounded by historical drainage constraints, raises serious safety concerns. There are also line of sight issues when coming down Bluff Canyon attempting to turn left at Mesa Hill's that presently pose an issue that will only be worsened. Additionally, the lack of consideration for parking policies, such as HOME's restriction on guest parking after 10 pm, could further strain street parking within neighborhoods and worsen traffic congestion and pose questions for security and safety.
- **Property Values:** While it may be argued that this development won't negatively impact property values, the perception of a neighborhood plays a significant role in determining market value. This sudden change in the housing landscape could deter potential buyers and hinder current residents from maximizing the value of their homes.
- **Drainage Concerns:** The issue of drainage at Marcena is already significant. Adding a new housing complex without addressing this existing problem could exacerbate the situation and pose serious risks to residents.

I strongly urge you to postpone any decisions on this matter until residents have had adequate time to review all relevant information. Thank you for your attention to this matter. I trust that you will prioritize the well-being and concerns of your constituents in your deliberations.

Christopher R. Esper

915-526-7430

6200 Bluff Trail Ln.

El Paso, TX 79912

From: [Linda Santoscoy](#)
To: [Naranjo, Juan C.](#)
Cc: [Canales, Chris](#)
Subject: 692 Bluff Canyon Circle - Santoscoy Household Mesa Hills Apartment Project Rejection
Date: Monday, April 15, 2024 12:39:50 PM

You don't often get email from linda.psantoscoy1@farmersagency.com. [Learn why this is important](#)

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Hello,

I hope you are doing well. I am writing this email in regards to the new affordable housing facility that is looking to be placed in our neighborhood. Both my husband Patrick Santoscoy and myself Linda Santoscoy at 692 Bluff Canyon Cir. El Paso, TX 79912 are **AGAINST** this new development and below are the reasons why and the questions we would like answered.

1. Traffic, if you are ever in the area during the months of October, November, December, and January you will notice that the traffic is incredibly congested. There is no way to easily exit or enter the neighborhood. We are bottle necked. Adding a new community with say 100 units and say 200 vehicles in the neighborhood will bring maihem to our roads.
2. Public Transportation: If this is either low-income housing, affordable housing, or any name you would like to put on it to make it sound better, the guess is some of the people living there will also require public transportation. Now we are going to have busses in that tiny little strip of area on top of all of the added vehicles and extreme traffic we already have to deal with.
3. Education for the children. We are guessing these families have children. What is the average amount of children every family has 3-4? And what are their ages? The closest elementary school is Putnam Elementary. What is their capacity and are they able to support an influx of 200 plus children? Middle school, Morehead is closed, does this mean all these children need to be driven or transported all the way to Hornedo Middle? EPISD already has a bus driver shortage, how is this going to smoothly function for the well being of these children?
4. What is the need for more affordable government housing or partially government owned partially privately owned whatever spin you would like to sprinkle what is the actual need? Up Mesa hills there is affordable housing that is less than 5 miles away. Affordable housing as well as projects. If you get on interstate 10 and drive about 3 miles up, you will also find another large housing authority complex that is fairly new right off I-10 next to the Kohls off the freeway. So, what is the need to have more?
5. Across the freeway, literally across the freeway from the pad of land you are looking to

develop (behind the Vista grocery store on Doniphan) you will find a large complex that used to be a hotel or maybe a housing facility of sorts it is a large facility that has wood boarded windows. Why can't this project be built there? That is already zoned to be housing of sorts, it is on the opposite side of us, alleviating all of the traffic, plus it is a standing structure already. Why is that not being considered?

6. The apartment complex that you are trying to build next to RETREAT AT MESA HILLS currently rents their smallest unit 538 SQ FT at \$1000 per month. This is in the regular area of the complex and not the gated area which is more expensive. You are trying to build next to their expensive area. I am not certain how many people are going to want to pay high rents to live next to affordable housing. It is unfortunate but it is true. So, what happens then? What happens to our neighborhood when this huge established complex that has been here for decades has an obscene number of vacancies? Does the complex just fall apart at that point? This all affects our neighborhood, our property values, the beauty of our community. This complex has already suffered through covid and it is noticeable as the cleanliness of the complex has dropped and the grounds have been in shambles for years now. They just now are starting to get back up on their feet, they just now began to prune the trees on the perimeter of the property, they just now began to clean the piles of fecal matter littering their property perimeter. Just now.
7. Our neighborhood is an established neighborhood. We pay a really large amount of taxes, how favorably is this going to affect our property values if we choose to sell? Unfortunately, people are not lining up to purchase homes in close proximity to any type of affordable housing facility whether that is privately or publicly owned. How much is this project going to cost, how will it be funded, and will running utilities, bus services, street expansion for traffic control, school expansion for student accommodation end up affecting the amount of taxes we pay? I understand the tax rate % "should not increase" but if our homes are "magically" worth an additional 100k on paper in the next year or so then obviously our tax bill is increasing. Is it increasing because we are having to cover this expansion? Many people in this entire neighborhood don't have children at all and a large percentage have been empty nesters for well over a decade and still continue to pay taxes and see tax increases for the school district. It is what it is, but will this project require additional school and services expansions that DO NOT PERTAIN OR BENEFIT US yet end up costing us money?

Respectfully,

Linda & Patrick Santoscoy Property owners 692 Bluff Canyon Circle El Paso Texas (25 years)

Linda Santoscoy
Office of Patrick Santoscoy
Farmers Insurance
800 Chelsea St
El Paso, TX 79903-4926
915-771-6151 (Office)

915-771-6153 (Fax)

linda.psantoscoy1@farmersagency.com

<http://www.farmersagent.com/psantoscoy1>



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From: wnoelmc@gmail.com
To: [Naranjo, Juan C.](#)
Subject: Case PZRZ24-00002/LOT 3 BLOCK 1 CORONADO DEL SOL
Date: Monday, April 15, 2024 11:37:55 AM

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Mr. Najanjo,

It is shameful the lack of transparency given to the plan to build low cost housing in The Coronado del Sol neighborhood. Are you trying to hide your intentions?

There are a number of reasons for the low-cost housing project not to be built including: lack of school capacity; increased traffic; tenets incompatible with the neighborhood.

You should expect a large turnout for the zoning meeting on Thursday to protest the zoning change and the way project planning and proposed zoning change has been made public.

W' Noel McAnulty

From: [j_kareh@hotmail](mailto:j_kareh@hotmail.com)
To: [Mayor](#)
Cc: [District #1](#); [District #2](#); [District #3](#); [District #4](#); [District #5](#); distrc6@elpasotexas.gov; [District #7](#); [District #8](#); [Lozano, Martha P.](#); [Westin, Cary S.](#); [Naranjo, Juan C.](#)
Subject: Case PZRZ24-00002, Planning and Inspection Department
Date: Monday, April 15, 2024 9:53:37 AM
Attachments: [Letter-PZRZ24-00002.pdf](#)
[Pic-PZRZ24-00002.pdf](#)

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Dear Mayor Leeser:

I am Jorge Kareh, physician, Lic. TX-J8008, and resident at 777 Bluff Canyon Circle, 79912, Coronado del Sol area.

On Thursday, April 11, 2024, I received a mail from the Planning and Inspection Department, related to a City Plan Commission Public Notice, case: PZRZ24-00002.

The letter (copy attached), states that on April 18, 2024 there will be a meeting (public hearing), for the proposal of change of zoning from R-5/sc (Residential/special contract) to A-3 (Apartment) to allow for a proposed use of Apartments.

Issues:

1. **Proposed apartments.** In the letter, there is no mention about what kind of apartments are proposed, meanwhile, in the location, Lot 3, Block 1 Coronado del Sol, there is a sign that shows the complex that will be build.
2. **Timing:** The letter from Planning and Inspection Department is dated April 5, 2024. I received the letter on April 11, 2024, and the meeting/public hearing is scheduled for April 18, 2024.

It is my understanding, the Planning and Inspection Department has not been fair in this process. Even in the letter mentioned about the proposal use for apartments, it is not clearly established the kind of apartments are planned for this area. After inquiries, we have uncovered the proposed construction will be a low-income complex of 7 buildings, and 104 units. If we are dealing with trust, and responsible people, and organization, then there is no reason to play with a 'hidden agenda' against the residents of El Paso.

Also, 5 days is not time enough to request, review, and to have a good evaluation, and opinion

for the proposed project. Is not just to build an apartment complex. It is to take in consideration the various type of impact that it may have in the neighborhood, which will last forever.

Some impact to consider are: **safety**- the increase of 80 to 100 cars from renters and visitors in the area, which already have heavy traffic from: Retreat at Mesa Hills apartments (former Colinas del Sol apartments), which has 752 units; Sunland Plaza (Target, Best Buy, Office Depot, Dollar Tree, etc.), Sunland Towne Centre (At Home, Sprouts Farmers Market, Pet Smart, Ross, etc.), and The Shoppes of Solana (former Sunland Park Mall).

Education- the increase of young and adolescents in the area, will be an impact to the EPISD, which should attend to Putnam Elementary, Charles Murphree, or Coronado High school.

Utilities and Environmental- Community engagement, the process of involving residents, businesses and other stakeholders in decisions that have the potential to impact them. Decisions could be related to utility policies, plans, projects or programs. This program is based on the principle that involving the community during initial planning and throughout the process will lead to more effective and sustainable outcomes over the long-term.

The Planning and Inspection Department has not been fair with the neighborhood from Coronado del Sol. The Planning and Inspection Department has not been clear in their proposed change of zoning, and the development of a low-income complex. The Planning and Inspection Department has not allowed us enough time to review, and evaluate properly this proposal, and its short-term and long-term effects.

I compare this situation as to the ethical obligation that I have with a patient, telling the general status of the condition, disclosing, and discussing alternatives, risks, and complications, for the well being of everyone.

It is my request to postpone the meeting/public hearing for case PZRZ24-00002, until an evaluation or an investigation been performed, to inquiry about why the Planning and Inspection Department has not been clear, fair, and transparent with the information about this project to our neighborhood, and the residents of the City of El Paso.

Respectfully,

Jorge Kareh, M.D., M.B.A.
j_kareh@hotmail.com
777 Bluff Canyon Circle
El Paso, Texas 79912

+

Attachments (2): * letter from the Planning and Inspection Department
* picture from sign of proposed project

cc: El Paso City Council Representatives
Ethics Review Commission - City of El Paso
City Plan Commission - City of El Paso

From: [Marco Antonio Flores](#)
To: [Naranjo, Juan C.](#)
Subject: PZRZ24-00003
Date: Monday, April 15, 2024 8:33:52 PM

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To: Planning and Inspection Department. case PZRZ24-00003

The following is to present my strong concerns about a project the CPC has for lot 3 block 1 on Mesa Hills, and how I consider some aspects of it may affect the way of living that us residents of district 8 are used to; some of them refers but are not limit to: property value, socio-cultural, and even the possible impact on the ecological environment of the area.

Since there is no clear and complete idea of what type of residential homes the project has planned to build, there is a major concern as to how these buildings are going to affect not only the current residents but the future ones on their elemental needs such as (schools, public transportation, commute, and recreational spaces). Coupled to the place in which the project wants to be made is The Wakeem/Teschner National Preserve , which from my point of view is a disturbance to the flora and fauna that already lives there. Please reconsider the project and inform the community of Mesa Hills about the resolution before you proceed.

PS ...I haven't been considered and or contact by my representee Chris Canales and neither do my neighbors about this matter, which is a disadvantage due to the proximity of this crucial meeting.

Kind regards

Marco A .Flores

820 De Leon DR
79912

From: [Issa Atiyah](#)
To: [Naranjo, Juan C.](#)
Subject: Lot om Mesa Hills and Bluff Trail
Date: Monday, April 15, 2024 9:37:02 PM

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Hello Mr. Naranjo,

I am sending you this e-mail because several neighbors including myself are opposed to the re-zoning of the subject lot for public housing, traffic in Mesa Hills is very bad as it is specially in holidays.

Both subdivisions near that lot have been here for a very long time and thus would severely affect both subdivisions in many different aspects.

Just wanted to voice my opinion and that of a lot of neighbors

Kind Regards,

Issa Atiyah

From: [Catherine Söderberg Esper](#)
To: [Canales, Chris](#); [Naranjo, Juan C.](#)
Subject: Comprehensive Opposition to Rezoning Proposal: Case # PZRZ24-00002
Date: Tuesday, April 16, 2024 8:00:38 AM

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Dear Representative Canales and Mr. Naranjo,

I trust this message finds you in good health. After multiple unsuccessful attempts to connect via phone, I am compelled to convey my concerns through this email.

Residing at 6200 Bluff Trail Ln, El Paso, TX 79912, I write to vehemently oppose case # PZRZ24-00002 due to its profound implications for our community. Several key factors underscore my opposition:

Due Process: Fundamental to our civic governance is adherence to due process, enshrined within our municipal code. However, the handling of this case has fallen short of these standards. Timely notice, as mandated by city regulations, was not extended to all residents within the vicinity. Despite living within 300 feet of the proposed site, I received no formal notification by mail, and signage placement was egregiously delayed. I respectfully request citation of the relevant code section and a thorough examination of the procedural disparities.

City's Plan for Public Housing: Transparency regarding the city's long-term vision for public housing is sorely lacking. Robust urban planning necessitates strategic foresight and community engagement, yet the absence of comprehensive studies and consultation with residents is alarming. The unilateral direction by the housing authority without due consideration of the community's well-being is concerning. Have we meticulously assessed the potential impacts on our neighborhood?

Traffic Impact Analysis: The proposed development threatens to exacerbate existing traffic congestion at Marcena and Mesa Hills. Line of sight issues along Bluff Canyon compounded by historical drainage constraints pose safety hazards that demand urgent attention. Furthermore, the disregard for parking policies, such as HOME's restriction on guest parking after 10 pm, raises questions about neighborhood safety and accessibility.

Property Values: While proponents may argue against a negative impact on property values, the perceived desirability of our neighborhood significantly influences market dynamics. The abrupt alteration of our housing landscape could deter potential buyers and undermine the efforts of residents to maximize their property's value.

Drainage Concerns: The already significant drainage issues at Marcena must be addressed before considering further development. Failing to do so risks exacerbating the situation and jeopardizing the safety of our community.

Community Impact Assessment: Has a comprehensive assessment been conducted to evaluate the broader impact of the proposed development on our community? This should include an analysis of potential changes to the social fabric, neighborhood character, and overall quality of life for current residents.

Affordability and Accessibility: While the proposal aims to address housing needs, it's essential to consider whether the resulting units will truly be affordable and accessible to those in need. Are there provisions in place to ensure that the apartments remain affordable over time, and what measures will be taken to accommodate individuals with disabilities or special needs?

Green Space Preservation: Given the trend of urbanization, preserving green spaces within our community is crucial for environmental sustainability and resident well-being. Has the potential loss of green space due to the proposed development been adequately addressed, and are there plans to mitigate any negative impacts in this regard?

Community Engagement and Consultation: Meaningful community engagement is vital for fostering trust and ensuring that residents' voices are heard. Have there been opportunities for residents to provide input and feedback on the proposed development, and if so, how has this input been incorporated into the decision-making process?

Long-Term Sustainability: Sustainable development principles should guide all urban planning initiatives to ensure the long-term viability of our community. What steps will be taken to promote sustainability in terms of energy efficiency, water conservation, waste management, and overall environmental stewardship within the proposed development?

In light of these concerns, I implore you to postpone any decisions on this matter until residents have been afforded ample opportunity to review all relevant information. Your commitment to our community's well-being and your consideration of our concerns are paramount in your deliberations.

Thank you for your attention to this matter. I trust in your dedication to serving the best interests of your constituents.

Warm regards,

--

Catherine Söderberg Esper

917.579.8843

From: [Wendy Axelrod](#)
To: [Naranjo, Juan C.](#)
Subject: Rezoning Coronado Del Sol Lot 3, Block1
Date: Tuesday, April 16, 2024 10:12:46 AM

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Please vote no on the rezoning Case PZRZ24-00002 Lot 3, Block 1, Coronado Del Sol from residential development to apartment development.

I'm an original owner on Bluff Canyon since 1990. When the Retreat apartments were built, the traffic was tremendous with limited access in and out of the area. This new development with over 100 units will make it even more difficult.

The schools in our area are at full capacity. They will not be able to accommodate the large number of children that will come from more that 100 family unit apartments.

We built our homes in this area because we felt it was safe and it would enhance the value of our homes. Building these apartments would do the opposite.

Thank you,
Wendy Axelrod
733 Bluff Canyon Circle
915-269-6449

From: [FRANK](#)
To: [Naranjo, Juan C.](#)
Subject: Fw: Zoning Change for Housing Authority Proposition Lot 3 Block1, Coronado del Sol-----Expression Of Opposition
Date: Tuesday, April 16, 2024 9:41:15 PM

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Above I respectfully provide my voice of opposition to constructing Housing Authority building in the lower Mesa Hills area. A stark reality of interrupting a long time home neighborhood would result. There are surely a number of other city locations that could serve purposes. I often pass along Desert Pass St. off of Resler and see open areas there. Your thoughtful considerations are prayed for. Thank you your attention to this.

FRANK S. TRIANA
824 DELEOD DR.
El Paso, Texas 79912
Ph: (915) 584-2826
Cell # (915) 241-5902

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

From: "mailer-daemon@aol.com" <mailer-daemon@aol.com>
To: "familee90@aol.com" <familee90@aol.com>
Sent: Monday, April 15, 2024 at 05:29:41 PM MDT
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<canalesjc@elpasotexas.com>:

550: 5.4.1 Recipient address rejected: Access denied. [SA2PEPF00003AEA.namprd02.prod.outlook.com 2024-04-15T23:29:39.993Z 08DC5A5508F571B4]

----- Forwarded message -----

Respectfully, my family and neighbors are opposed to constructing the housing units in that desert area. The serenity will be lost. I pass often through Desert Pass St. off of Resler and noticed a lot of open area. That is one thought. Thanks for your thoughtful help.

FRANK S. TRIANA
1002 Magoffin Ave.
El Paso, Texas 79901
Ph: (915) 533-4141
Fax: (915) 533-6582

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

From: FRANK <familee90@aol.com>

To: canalesJC@elpasotexas.com <canalesjc@elpasotexas.com>

Sent: Saturday, April 13, 2024 at 01:35:09 PM MDT

Subject: OPPOSITION TO Rezoning of Mesa Hills and Bluff Trail for Housing Projects

Mr. Canales:

My backyard looks down upon the desert area of the land being considered rezoned to all Housing Projects. I've lived here for over 30 years and I and my neighbors have had talks over the years about the fears of the easy access to burglars jumping into our properties and escaping back down with easy access back to I-10. We've always felt fortunate to have a fairly quiet neighborhood. A big fear is the potential influx of drug activity and gang hangouts on corners and the park, ruining the peace and safety of families in this neighborhood. Please point out other potential areas for the building of said Housing Project plans. Thank you for you anticipated courtesy and support.

FRANK S. TRIANA

824 De Leon Dr.

El Paso, Texas 79912

Ph: (915) 584-2826

Cell (915) 241-5902

From: [ARREDONDO, SUSANA](#)
To: [Naranjo, Juan C.](#)
Subject: Case Number PZRZ24-00002
Date: Tuesday, April 16, 2024 12:03:19 PM

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Dear Mr. Naranjo,

I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of low-income residents, which could lead to increased crime rates and other negative social effects.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that

this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

*Sincerely, Susana Arredondo, current resident and owner of 699 Bluff Canyon,
79912*

From: [Margarita Melendez](#)
To: [Naranjo, Juan C.](#); margaritam10@melendez.com
Subject: PZRZ24-00002
Date: Friday, April 19, 2024 6:00:23 PM

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Mr. Naranjo

I am writing you concerning the housing project case:PZRZ24-00002. One of the reasons I oppose this project is my concern with traffic. Just yesterday at noon there were two car accidents at the same time. One on Mesa Hills in the intersection where IHOP and Barnes and Nobles are located. The other one on Sunland Park on the intersection to enter the shopping area where Target is located. Pretty soon we will have Burlington in this area not to mention more shops at Solana. Adding more housing to an area where there's already a lot of traffic is not safe for us citizens that live in this area. I ask you to please reconsider this project.

Sincerely,

Margarita Melendez

From: [Aurelia Mata](#)
To: [Naranjo, Juan C.](#)
Cc: District8@elpaso.gov
Subject: Rezoning of Mesa Hills
Date: Tuesday, April 30, 2024 7:26:00 AM

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Dear Sirs,

My name is Aurelia Mata. I own a house in Coronado del Sol, 6237 Bluff Trail Ln. I am writing to express my opposition to your rezoning of Mesa Hills. Not only will this create unbearable traffic and toxic noise.

Some of us have worked all our lives and worked hard to be able to have a home in a quiet and nice neighborhood. Please, please reconsider your actions and decisions.

Respectfully submitted,
Aurelia Mata

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Alma Reyes](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Case # PZRZ24-00002-Mesa Hills and NW if Sunland Park
Date: Saturday, May 4, 2024 5:04:06 PM

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Dear Juan C. Naranjo,

Case: PZRZ24-00002- Mesa Hills and Northwest of Sunland Park

I am writing to you as a member of the Coronado Hills community regarding the new housing plan along Mesa Hills. I would like to explain that I do not agree with the construction of additional housing in this neighborhood. I oppose the construction for two reasons, the great immergence of traffic resulting from new residents, and the loss of peace and tranquility that me and my fellow neighbors moved here for.

Our Coronado Hills neighborhood only has one entrance/exit, even with the current conditions, I have a hard time maneuvering through traffic. Implementing new housing would dramatically increase the traffic in the area, due to more cars from the new residents. Therefore, adding more apartments in the Mesa Hills area would complicate the daily life of me and my fellow neighbors.

As a member of the community, I can say I moved to this area for the peace and quiet. Additionally, most of my community members in Coronado Hills tend to be older individuals which moved to the area for the same purpose, to live in a quiet and tranquil area. The coming of new residents, especially younger community members with children, would impact the tranquility of the neighborhood that many residents here have become accustomed to for many years.

I appreciate the time taken to read and understand my letter, and I hope that as a community we can come to a solution to preserve the current state of our neighborhood.

Sincerely,
Alma Ben.

Alma Rosa Ben
920 De Leon Dr
El Paso Tx. 79912

From: [LLOYD S MILLER](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park
Date: Sunday, May 5, 2024 3:03:38 PM

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We adamantly oppose the proposed subject zoning change on Mesa Hills and Northwest of Sunland Park for the following reasons.

A waste of tax payer dollars:

How is it possible to spend more tax payer dollars on this low income housing project when at least 2 low incoming housing projects have been under construction/renovation for several years and still are yet to be complete!! These two housing projects are located on Hondo Pass in Northeast El Paso and on J C Machuca Street in west El Paso. As a taxpayer, it is a waste of our hard earned tax dollars to start a new project when others can't seem to be finished.

Traffic:

Traffic flow in this area is already bad and adding over a 100 low income housing units will only increase this flow. As it is, many times a day, people are not stopping at the 3-way stop. This increase in traffic is definitely a safety issue and an accident waiting to happen.

Lloyd and Rosemarie Miller
6233 Bluff Trail Ln

From: [Adriana Robles](#)
To: [Naranjo, Juan C.](#)
Subject: Fw: Subject: Case PZRZ24-00002
Date: Saturday, May 4, 2024 8:38:22 PM

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[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Saturday, May 4, 2024, 9:58 AM, Adriana Robles <roblesadriana@ymail.com> wrote:

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Saturday, May 4, 2024, 8:39 AM, Adriana Robles <roblesadriana@ymail.com> wrote:

I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, the increase in population density would put a strain on our infrastructure, leading to increased traffic congestion. This development would bring in a large number of low-income residents, which could lead to increased crime rates and other negative social effects and I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values,

making it difficult for current residents to sell their homes and move elsewhere.

I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely, Jose Alvarado

[Sent from Yahoo Mail for iPhone](#)

From: [Susana Lauritzen](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park
Date: Friday, May 3, 2024 4:53:35 PM

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Good afternoon Mr. Naranjo,

As residents of more than 30 years in the Coronado del Sol subdivision, my husband and I are deeply concerned about and opposed to the proposed rezoning from R-3 to A-3. Below are just a few of many issues that multiple current residents will face:

- Home values of multiple loyal residents will decrease if the 104+ apartments are built. We already have plenty of apartments and condos in this area and a low income multi-family will affect the market value of our homes.

- Traffic has been increasing in the past 15 years due to the commerce near the area. It is very well known that a large number of drivers do not obey the STOP sign on the intersection of Mesa Hills and Bluff Trail Lane, which connects the Coronado del Sol and Coronado Hills neighborhoods.

- Most importantly, we want to keep our neighborhood safe by keeping crime low so we are able to walk the streets with our families in peace

The Coronado del Sol residents should have a voice on this matter but information from the housing authority was not provided to us when this project was in the planning stage.

We appreciate you taking the time to hear our concerns and look forward to receiving your response.

Regards,

Susana Lauritzen
Licensed REALTOR® in the state of Texas
Harris Real Estate Group
(915) 355-0526

[915.355.0526](tel:915.355.0526) lauritzensusana@gmail.com susanalauritzen.com





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From: [Sandra Elias](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Case PZRZ24-00002 Mess Hills and Northwest of Sunland Park
Date: Monday, May 6, 2024 8:40:33 AM

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We OPPOSE the proposed subject zoning change.

Sandra Elias/Keiko Elias
761 Bluff Canyon Circle
El Paso, TX 79912

Sent from my iPhone

From: [Imelda Wall](#)
To: [Naranjo, Juan C.](#); [District #8](#)
Subject: CASE PZRZ24-00002 Mesa Hills aand Northwest of Sunland Park
Date: Tuesday, May 7, 2024 9:49:33 PM

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We adamantly oppose the proposed subject zoning change. We expressed our opposition to the zoning change via telephone when we spoke to Mr, Naranjo twice. We have expressed our opposition to Mr. Canales in two separate emails. We have signed petitions expressing our opposition.

There has been little transparency regarding this project. Only neighbors that live directly across the street received notification despite the impact it will have on the neighborhood. While Mr. Canales can cite research indicating home values do not decline following a housing project being built, two separate realtors have indicated that our home value will be impacted. No one wants to purchase a home next to public housing.

Safety continues to be a concern if this is approved. If a facility needs 24 hour off duty police patrolling, it is an acknowledgement of the increase in crime.

With a narrow, two lane road, leading into the park at De Leon and Marcena, a new development will negatively impact the amount of traffic going into the neighborhood, Additionally, the new housing development will increase the amount of cars parking on Mesa Hills and neighboring streets. This is a quiet neighborhood and a housing project will change things significantly.

Thank you for your time.

Jeff and Imelda Wall
913 De Leon Dr.
El Paso, TX 79912

(915)240-7110

From: [AOL Mail](#)
To: [Naranjo, Juan C.; District #8](#)
Cc: [District #8](#)
Subject: NO NO NO to zoning change near Bluff Canyon and South Mesa Hills
Date: Wednesday, May 8, 2024 2:36:47 PM

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RE: Zoning Change Proposal
Of
Bluff Canyon and South Mesa Hill empty lot

VOTE NO, NO, NO, NO, NO!!!!

Two voting adults at 833 DeLeon Drive do NOT want a zoning change of the empty lot near Bluff Canyon and South Mesa Hills Drive,

Two voting adults absolutely do not want any steps to be taken that will result in apartments instead of the current residential zoning.

Two voting adults absolutely do not want apartments built that include low income housing tax credit apartments.

Patty Chamales
833 DeLeon Drive

[Sent from the all new AOL app for iOS](#)

From: [Chris Mandell](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park
Date: Wednesday, May 8, 2024 5:02:21 PM

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My wife and I opposed the proposed subject zoning change. We have not seen or been given studies that should have been conducted regarding whether the area can take new housing. The past week El Paso Water was trying to clean the sewer mains because they were full. I fear that if this housing goes forward the strain on the water, sewer and electrical systems will be too great and negatively impact the neighborhood and future residents. Another study we need to see is the traffic study. There is currently a choke point at Mesa Hills and DeLeon. With a possible 250 vehicles this could also negatively impact the traffic conditions. Chris and Paige Mandell 6446 Belton

From: [Ken Schwartz](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park
Date: Thursday, May 9, 2024 9:26:03 AM

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We OPPOSE the proposed subject zoning change.

Our main concerns, which we feel were not adequately addressed at HOME's presentation on May 8, include the following:

TRAFFIC: Traffic impact was said to have been based on statistical averages "from a book" based on Mesa Hills Dr being a 4-lane road. This does not address the issue of tenants adding to the traffic bypassing Mesa/Sunland Park intersection by traveling down De Leon and across Marcena, increasing already high load on De Leon and increasing likelihood of accidents at the frequently-ignored Mesa Hills / Bluff Trail stop signs. Traffic moving in and out of the proposed complex will contribute to these issues independent of load on Mesa Hills Dr to Sunland Park Dr.

CRIME: Although HOME provides dedicated police for HOME properties, crime occurring in our neighborhood outside the property but committed by HOME tenants would not be addressed by HOME patrol units *as they occur*. We historically have had *very infrequent* patrol of our neighborhood and unless this changes, we can expect any HOME action only after the fact.

Whether these and other concerns actually come to pass remain to be seen, but we are not in favor of taking that risk.

Ken & Delia Schwartz
690 Bluff Canyon Circle
El Paso, TX 79912

From: [JC Smith](#)
To: [Naranjo, Juan C.](#)
Subject: Housing project bad idea
Date: Saturday, May 11, 2024 6:58:43 PM

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[Sent from Yahoo Mail for iPhone](#)

From: [AOL](#)
To: [Naranjo, Juan C.](#)
Subject: Low income housing on Bluff Trail and Mesa Hillsa
Date: Saturday, May 11, 2024 4:05:05 PM

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Why is the a large low income apartment complex after the freeway on Sunland Park behind Twin Peaks been empty for approximately 5 years pending renovations. There is also one on Hondo Pass? Why can't the city complete these areas instead of building on any other empty plot of lands?

[Sent from AOL on Android](#)

From: [G Mark](#)
To: [Naranjo, Juan C.](#)
Subject: Proposal for low income housing on Mesa Hills
Date: Saturday, May 11, 2024 6:31:39 PM

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Mr. Naranjo,

I reside on Jebel Way and would like to include my voice with other concerned area residents regarding the proposed construction of a low-income housing complex. I believe this complex will negatively impact the surrounding neighborhoods, causing an increase in the crime rate and decrease in property values.

Thank you for your time and consideration,

Gary Mark
6316 Jebel Way
El Paso TX 79912
(915) 740-9323

From: [Cleo Aor](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8; lionel.orfao](#)
Subject: Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park
Date: Saturday, May 11, 2024 8:24:02 PM

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Mr. Naranjo,

Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park We Yazmin Orfao and Lionel Orfao oppose the proposed subject zoning change. Traffic its already more than enough in this area new stores are coming to this area, all the cars from upper Mesa Hills come through this here to either shop or take the I-10, it gets worse during the holidays and we see car accidents quite often in this intersection , this area in not suited for heavy traffic, personally we love our neighborhood as it is, we even invested doing an addition to our property this year as we just couldn't leave, but now this, it's been quite the rollercoaster of emotions we feel we waisted our savings in our house that soon will be close to this low income housing project we do not support. Our address is 685 Bluff Canyon Circle, El Paso Texas 79912.

We hope you can hear our concerns.
Sincerely.

Yazmin Orfao

From: cphourigan@yahoo.com
To: [Naranjo, Juan C.](#)
Subject: Bluff Trail Low Income Housing
Date: Sunday, May 12, 2024 11:17:09 AM

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Dear Sir,

I am against the LOW INCOME housing at Bluff Trail. I am a property owner and DON'T want them in an area I have property. Not only will you hurt my property value but you will ruin my neighborhood of single family homes. Yes, they are nice when they are new but people don't take care of things. After a while they become run down, torn up, and an eye sore.

Please let the City know I am against LOW INCOME housing and vote against it
!!!!!!!!!!!!!!!!!!!!

Thank you,

Chris Hourigan
915-494-3929

From: [Alma Oaxaca](#)
To: [Naranjo, Juan C.](#)
Subject: Fw: No to housing on Mesa Hills79912
Date: Sunday, May 12, 2024 1:25:46 PM

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Dear Mr. Naranjo,

I am a Realtor and know the negative impact public low income housing has on nearby neighborhoods. This new project would devastate our middle to lower middle class neighborhood at Coronado Hills and Bluff Canyon bringing in crime in very close proximity to our predominantly elderly residents. We have been living peacefully for over 45 years at this neighborhood walking without incident in our 2 little parks at 5:00 AM. Putnam elementary would also be negatively impacted as it is already over crowded, we have our share of HUD residents at nearby lower priced apartments by Putnam. The Machuca gangs were bad enough and they had a negative impact back in the day when Morehead Middle School was operational and Machuca public housing was open. The Machuca apartments are a good mile to a mile and a half from our neighborhoods yet they still had the opportunity to harass our children attending Morehead.

I understand that there is a need for housing and it is sad as many of the public housing residents are repeat generational residents with very few able to break away from the cycle of poverty, crime and reliance on government aid. I see nothing positive about this proposal. After all, us little, hardworking people are the ones hit hardest from all sides with property taxes and income taxes, we are the ones supporting public servants who propose these ridiculous housing projects close to law abiding communities. We are also the largest taxpayer population supporting people on welfare, we know the negative impact of property values dropping and a significant rise in crime where these communities are located in the proximity of regular income bracket homes. It is a phenomenon occurring all over our country.

Please, do not pass this housing ordinance at Mesa Hills 79912. There are loads of empty lots on Doniphan and or remodel the abandoned Machuca Housing units instead of placing the burden on us tax paying residents of Coronado Hills and Bluff Canyon. We bear the brunt of supporting people who use and abuse the system and now you wish for us to also be burdened with all the bad that comes along with public housing? Please have mercy on us.

My husband and I vehemently oppose this project.
Alma and Alfonso Oaxaca

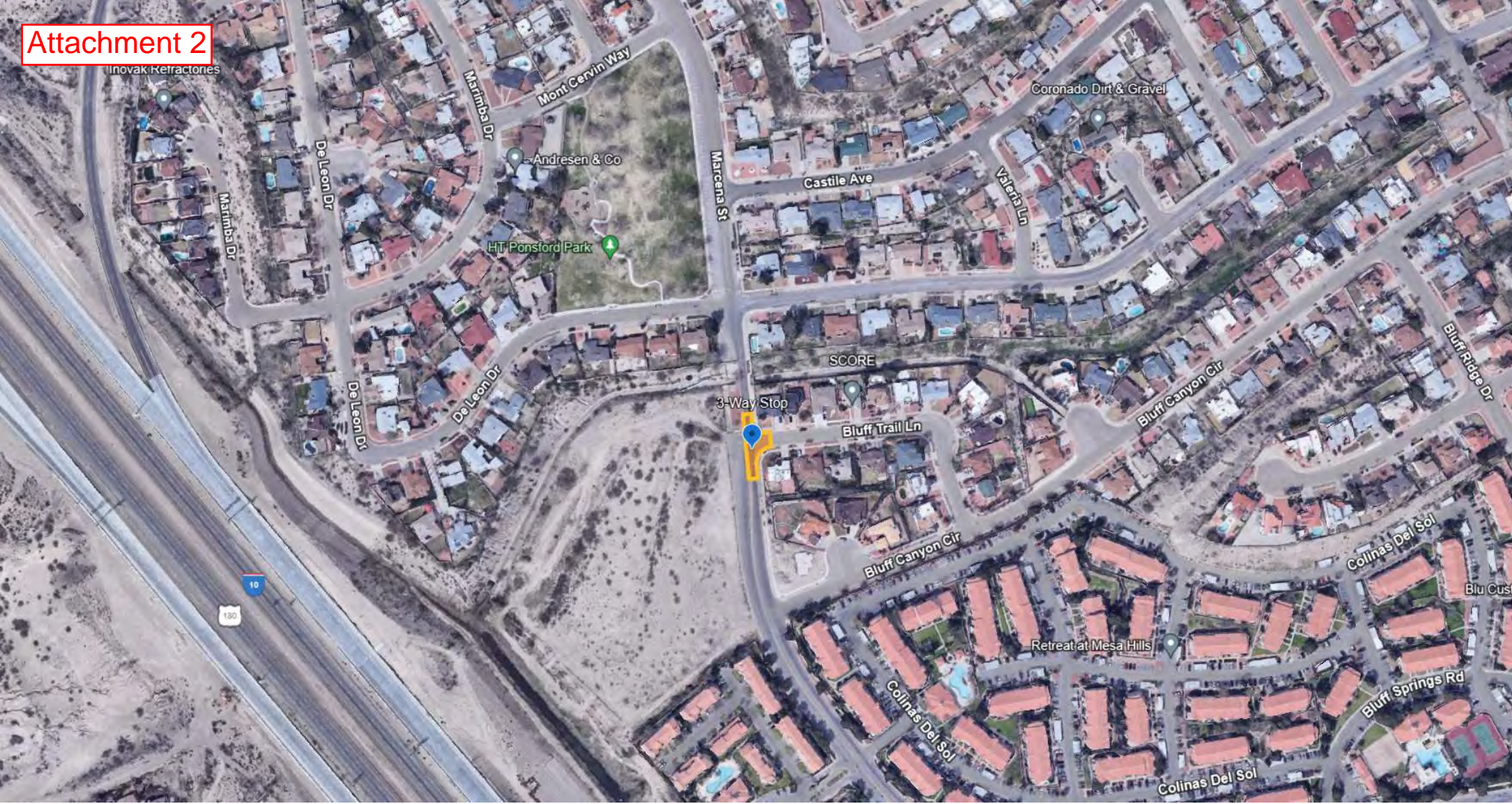
Sent from AT&T Yahoo Mail for iPad

Attachment 1



Attachment 2

Inovak Retractories





From: [Jose Nunez](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Fwd: Objection - Case No. PZRZ24-00002, Rezoning of Lot 3, Block 1, Coronado del Sol
Date: Monday, April 15, 2024 8:11:19 PM
Attachments: [Attachments - Email to JC Naranjo, dated April 15, 2024.pdf](#)

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Subject: Objection - Case No. PZRZ24-00002, Rezoning of Lot 3, Block 1, Coronado del Sol

Case Manager Juan C. Naranjo:

I am in receipt of the notification letter dated April 05, 2024, regarding your request for the City Plan Commission (CPC) to consider and approve subject case number. After review of the limited amount of information made available by our respective neighbors, my wife (Alma S. Nunez) and I, who reside at 6217 Bluff Trail Ln, strongly oppose such a rezoning request for the following, but not limited, reasons as outlined below:

1. The associated traffic study should also analyze the negative impacts on De Leon Street as a result of the additional traffic generated by the proposed development project; refer to Attachment 1 for the existing traffic flow pattern to either North Mesa Street and/or South Mesa Hills Dr. Assuming that each of the 104 new apartment residents have the maximum two (2) vehicles per household would yield an additional 208 vehicles that both De Leon Street and South Mesa Hills would have to accommodate. As you are aware, De Leon Street is a residential street and not designed to handle such a high volume of traffic. The amount of traffic on De Leon Street has increased exponentially since the connection of Mesa Hills to Marcena in the 90s. The residents of De Leon Street should not be expected to handle more. Regardless of the proposed development, speed bumps should be considered for this street between the houses with the addresses of 760 and 736 De Leon Street.
2. Currently, there is a three (3) way stop on the corner of South Mesa Hills and Bluff Trail Ln; refer to Attachment 2. Unfortunately, a good number of drivers traveling from either South Mesa Hills and Marcena refuse to stop. I personally had a few near misses with drivers who run the stop sign(s). The additional traffic generated by the proposed development project will only make matters worse. This safety issue should also be analyzed as part of the study(ies) conducted.
3. Medano Heights Apartments have been labeled as the "model" of all affordable multi-family housing. During our visit to this complex last week, my wife and I noticed several vehicles parked along Picacho Hills Court even though sufficient parking was available within the limits of the complex; refer to Attachment 3. The reason(s) behind this is irrelevant. What is important to make note of is that the same should be expected for the proposed development project. The apartment residents will be parking along South Mesa Hills, Bluff Trail Ln and/or Bluff Canyon. This is unacceptable and should not be allowed. One of the residents of

Medano Heights shared with us that even though the facilities offered by the complex were nice they still locked themselves after a certain hour because of safety concerns.

4. We fear that crime in our neighborhood will also increase as a result of the proposed development project. Last year, there was a driveby shooting at one of the Section 8 houses on our block. Policemen on the scene counted over fifty (50) shell casings from a large caliber automatic assault rifle. This same house was later raided by federal agents for housing undocumented migrants. We don't want to experience that again or anything similar.

I am planning to present my concerns and others to the CFC during Thursday's meeting for their consideration. If you have any questions, please call me at either (915) 637-4338 or via email janunez1963@gmail.com. Thanks and have a nice evening.

Jose A. Nunez, P.E.

From: [Michael Zarate](#)
To: [District #8: Naranjo, Juan C.](#)
Subject: case PZRZ24-00002 Mesa Hills
Date: Wednesday, May 8, 2024 3:54:31 PM

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Dear Mr. Naranjo:

I am writing to voice my displeasure at the idea of the rezoning on Mesa Hills near Bluff Canyon. When I bought my house, I made careful observations about the surrounding area so that I could have a nice retirement nest egg for later on. As you are well aware, housing values and safety are predicted by the surrounding properties. It is a fair expectation that my city will make efforts to maintain the living conditions of their neighborhoods and to respect the will of the voters. High density low-income housing right next door to established neighborhoods predicts crime. Low income does not predict crime. Income disparities do, and that is the situation you are producing. I have real fears that my housing value will go down and that our neighborhood will soon look like other neighborhoods once these housing projects have been built. If low income housing must be built there, zone it for home ownership of duplex homes. Owners take care of their properties.

I want to stress. This is not an issue that will go away with the news cycle. Nope. People live here and we will be dealing with this through the next voting cycle and people will be more than happy to work against the city and our "representative" to see him out of office.

Thank you.

Michael Zarate
678 Bluff Canyon Circle

From: [Barbara Vaughn](#)
To: [Naranjo, Juan C.](#)
Subject: Adding Low Income Housing Apts. on Mesa Hills
Date: Monday, May 13, 2024 8:13:43 AM

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Please add my name and my husbands name to the list that are **AGAINST** adding low income housing Apts. on Mesa Hills:

Larry Vaughn
Barbara Vaughn

From: [C. Bachhuber](#)
To: [Naranjo, Juan C.](#)
Subject: Opposition to Rezoning / Housing Project - South Mesa Hills
Date: Friday, May 10, 2024 9:31:56 PM

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Good Evening,

I am writing to voice my strong opposition to the proposed rezoning/affordable housing project on South Mesa Hills Drive. As a long-time resident of the Retreat at Mesa Hills and a law enforcement officer, I am concerned about the increased traffic and crime that are likely to occur should the project be approved. The neighborhood has always been quiet and relatively crime-free and I don't want to see that change. While affordable housing is important, there are many other sites in El Paso that would be more appropriate for that type of development; particularly the site of the existing housing that is being demolished near Paisano Drive and Eucalyptus Street. Thank you for your consideration.

Respectfully,

Charles Bachhuber
El Paso, Texas

From: [Silva, Thiago](#)
To: [Naranjo, Juan C.](#)
Subject: Opposing to ReZoning proposal. Case Number PZRZ24-00002
Date: Monday, May 13, 2024 11:38:20 AM

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Mr. Naranjo.

My name is Thiago Silva and I reside a few feet away from this empty lot next to the Retreat Apartments on Mesa Hills where HOME is proposing rezoning so they can build yet another low income apartment complex. I am writing to express my strong opposition to this case # PZRZ24-00002, some of my points are listed below:

The Macena Drainage is already under stress, adding 104 units to the area will probably put it into a breaking point. We want a study on the current drainage problems in the area and what this project will do to it.

We request a full environmental study to learn what impacts this will have on Wakeem/Teschner National Preserve.

We believe our property values will go down.

We perceive this will bring an increase in crime to our neighborhood. Why then would similar HOME complexes have a heavy and continuous patrol presence? Can the City cite any report by EPPD that shows correlation of crime in and around similar HOME properties? Is there such a study already done? Or maybe just a number of police calls placed from these properties?

The traffic will significantly increase and our quiet neighborhood will be negatively affected. We simply don't want this extra influx of traffic into our neighborhood.

We feel the City has not done the Due Process necessary for this rezoning project. It lacks transparency and to me it just seems that whatever HOME asks from you, you just go ahead and give it to them.

Thank you

Thiago Silva
736 Bluff Canyon Circle, 79912

From: [Louis Lopez](#)
To: [Naranjo, Juan C.](#)
Cc: [Rosie; rubio.lionel01@yahoo.com](#)
Subject: PZRZ24-0002 / Opposition to Re-zoning
Date: Saturday, April 13, 2024 12:07:32 AM

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GREETINGS MR. NARANJO,

I am writing to inform you that my wife and I oppose the re-zoning of the vacant space listed in case PZRZ24-0002 from residential to apartment.

We also **oppose** the building of the Low-Income Housing Projects in the vacant space.

We currently have over 100 residents from the Bluff Canyon Neighborhood and the De Leon Dr. areas all the way up to Camille Street who oppose this building.

I have emailed our city representative Chris Canales to no avail.

We are having a neighborhood meeting on Sunday, April 14 at 4pm at Ponsford Park. You are invited to attend. All of the neighbors we have spoke to oppose this “development.”

Questions: 1) I called the number several times on the sign posted on the property and have received no response. 2) We do not understand why or how the city has the resources to build a new “Low-Income” Housing Project when the Housing Authority has not finished the Machuca “Low-Income” Housing Project across IH-10? The Machuca Projects have been unfinished for over a year. The entrance is fenced closed.

In addition, 3) we feel the 300 ft. notification requirement has not been met. Many of the houses on De Leon Dr. did not receive notice. The same is true for the houses in the Bluff Canyon areas.

4) Your summary report states that as of April 11, 2024, there have only been 5 calls and one email in opposition. There are so many more — I will be forwarding our petitions in opposition by Sunday evening, April 14, 2024.

5) The posting from April 5 to 12, (7 days) is not enough time to challenge your report’s findings.

I remain

Your Most Humble and Obedient Servant,

LOUIS ELIAS LOPEZ, JR.
Attorney at Law
416 N. Stanton, Suite 400
El Paso, TX 79901
Telephone (915) 543-9800
Facsimile (915) 543-9804
e-mail: llopez@lelopezlaw.com

Licensed in Texas and New Mexico

Board Certified Specialist in Criminal Law and Criminal
Appellate Law
by the Texas Board of Legal Specialization
State Bar of Texas

Super Lawyers (Texas Monthly Magazine) 2014, 2015,
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From: [mike kirkpatrick](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Case PZR24-00002 Mesa Hills and Northwest of Sunland Park
Date: Monday, May 13, 2024 3:46:29 PM

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Case PZR24-00002 Mesa Hills and Northwest of Sunland Park

I oppose the proposed zoning change.

Michael Kirkpatrick

754 Castile Ave

[Sent from Yahoo Mail for iPhone](#)

From: [NOEMI ENCINA](#)
To: [Naranjo, Juan C.](#)
Subject: Case PZRZ24-00002 Mesa Hills and NW of Sunland Park
Date: Tuesday, May 14, 2024 9:52:12 AM

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Good morning-

My family owns a residential property at 570 Bluff Canyon Circle El Paso Tx 79912. Please accept this as documentation of our position AGAINST the plan to rezone to A-3 to build a complex owned by the Housing Authority.

Thank you,
Noemi Encina c/o Sylvia L Encina
Noemi.encina@yahoo.com
Sylvia0848@yahoo.com
915-253-2403
Sent from my iPhone

From: [Louis Lopez](#)
To: [Naranjo, Juan C.](#); [Mayor](#)
Cc: [District #8](#); [Rodriguez, Nina A.](#); [Rosie](#)
Subject: Coronado del Sol Project Additional Petitions 163 signatures
Date: Tuesday, May 14, 2024 9:50:46 AM
Attachments: [Scan May 14, 2024.pdf](#)

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Good morning Mr. Naranjo,

The neighborhood now has 463 residents who oppose the HOME project being built on Coronado del Sol / Mesa Hills.

Attached are 19 additional pages containing 163 signatures of residents who oppose the building of the Housing Project on the Coronado del Sol-Mesa Hills area. This brings the total number of residents to 463.

Can you please include these additional 163 signatures to the 300 we already submitted.

Thank you.

I remain

Your Most Humble and Obedient Servant,

LOUIS ELIAS LOPEZ, JR.
Attorney at Law
416 N. Stanton, Suite 400
El Paso, TX 79901
Telephone (915) 543-9800
Facsimile (915) 543-9804
e-mail: llopez@lelopezlaw.com

Licensed in Texas and New Mexico

Board Certified Specialist in Criminal Law and Criminal
Appellate Law

by the Texas Board of Legal Specialization
State Bar of Texas

Super Lawyers (Texas Monthly Magazine) 2014, 2015,
2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024.

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THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDER ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NE

PUBLIC HEARING DATE: MAY 16TH TIME: 1:30 PM LOCATION: City Hall CASE MANAGER & PHONE: Juan Carlos Naranjo, (915) 2

6 remaining houses who received 300lt notice on De Leon Dr.

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Maura Salata	804 DE LEON DR.		915-581-6437
2				
3	Kenneth Ditz	808 DE LEON DR.		(915) 204-0504
4				
5	STAY	816 DE LEON DR.		815 258 9762
6				
7	AR Davis	824 DE LEON DR.		(915) 241-5902
8				
9	WFB	832 DE LEON DR.		(915) 7667-2367
10				
11				
12				
13	ESD	836 DE LEON DR.		(915) 740-5873

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

PUBLIC HEARING DATE Thursday, April 18, 2024
TIME 1:30 PM
LOCATION City Hall
CASE MANAGER & PHONE NUMBER Juan Carlos Narraño, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Yadira Yaguir Ortiz	635 Bluff Canyon	yadira.yaguir@yahoo.com	812-396-8398
2	Robert Barnagan	732 Somerset	El Paso TX 79912	915 533 9923
3	Steve Rogers	754 Somerset	79912	(915) 422-1260
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Police 9/15 630-3943

THE CITY OF EL PASO IS PROPOSING TO REZONE THE EMPTY LOT ON MESA HILLS AND BLUFF TRAIL FROM R3/R5 TO A3/A5 SO THAT THE EL PASO HOUSING AUTHORITY CAN BUILD PUBLIC HOUSING. THE UNDERSIGNED ARE ADAMANTLY OPPOSED TO THE REZONING AND PROPOSED PUBLIC HOUSING PROJECT IN OUR NEIGHBORHOOD.

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	RENE ATKINSON JR.	582 BLUFF CANYON CN	RENEATKINSONTH@YAHOO.COM	(956) 434-3016
2	MICHELLE ATKINSON	582 BLUFF CANYON CIR	mesatm@comcast.net	915-373-7397
3	ELI RAMIREZ	442 BLUFF GAYAN CIR	eliramirez2003@yahoo.com	915-533-1333
4	EURYQUEL RAMIREZ	442 BLUFF GAYAN CIR	eur.ramirez@yahoo.com	(915) 886-7804
5	RAFAEL VEGAS	6212 BLUFF TRAIL WJ.	RAFAELVEGAS@YAHOO.COM	(915) 808-2522
6	MELISSA RAMNEY	828 MARINWOOD	mrarney98@gmail.com	915-494-3872
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	DENISE S. Hernandez	6208 Monarch Dr.	El Paso 79912	Denise@dsh-legal.com (915) 494-7558
2	MICHAEL HERNANDEZ	6208 Monarch Dr.	Michael Hernandez@gmail.com	(915) 218-0991
3	MADRAH HERNANDEZ	724 Delond		(915) 525 5282
4	M. J. Morales	712 De Leon		915 581-5042
5	Tomás Tomás	205 Cammie	lterestpd@yahoo.com	915 8330880
6	Mayelin Cordero	6204 Monarch	Isolaz10@gmail.com	915-588-6083
7	Jenayra Sogador	6212 Monarch		(915) 373-1571
8	Oscar La Zalde	6213 Monarch Dr		(915) 202-4373
9	BEN IBARRA		benibarra@yahoo.com	(915) 355-6579

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 Thursday, April 18, 2024 1:30 PM City Hall Juan Carlos Naranjo, (915) 212-1604

NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	RAYMUNDO DIPASURIL JR.	691 BLUFF CANYON CIR.	mindajim@gmail.com	915-549-6318
2	LIZVIMINDA DIPASURIL	691 BLUFF CANYON CIR.	mindajim@gmail.com	915-549-9333
3	JUAN A. GARCIA	736 Somerset	gaivals@yahoo.com	915-760-9503
4	Enilda Garcia	736 Somerset Dr	akuregarcia736@yahoo.com	915-2607317
5	Jaclyn Jacques	709 Somerset Dr	ces_soto@yahoo.com	915-543-0958
6	Salvador Gonzalez	709 Somerset Dr	Sal@clover-ep.com	915-491-6514
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Remelia Lopez	400 Francisco	pichardlopez@aol.com	(915) 471-3077
2	Miriam Gese-Gonzalez	613 Bruce Canyon Cir	mehy.gonzalez@comcast.net	915-841-3136
3	Jim Mullan III	4232 Palo Alto	AH3THOU@Arlberg.com	915-238-3603
4	Christine Stora Stora	348 Clairmont		
5	Martina Hill	6216 Bluff Trail Ln	shemurille@gmail.com	(915) 999-5694
6	Michelle de Lara	6216 Bluff Trail Ln	Shemichelle@gmail.com	(915) 850-5694
7	John Macias	657 Bluff Canyon Cir	Jmacias2011@SbcGlobal.net	915-589-0507
8	GABRIEL GONZALEZ	7427 MULE TEAM DR	GABRIELGONZALEZ@GMAIL.COM	(915) 479-7879
9	AURELIA MARTA	6037 Bluff Trail	auruliant@yahoo.com	915 494-7937

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Rosa M.O. Thorpe	473 Bluff Canyon	rosamthorpe@gmail.com	915-433-9079
2				
3				
4	Jennifer A. Ayala	785 Bluff Canyon Cir		915-355-1530
5	Rosa D. Millan	781 Bluff Canyon	epmony@aol.com	915-227-6170
6	Rosa D. Millan	670 Bluff Canyon	epmony@aol.com	915-227-6170
7	Rosa D. Millan	686 Bluff Canyon	epmony@aol.com	915-227-6170
8	Rosa D. Millan	688 Bluff Canyon	epmony@aol.com	915-227-6170
9	Rosa D. Millan	578 Bluff Canyon	epmony@aol.com	915-227-6170
10	SUSANA LOREITZEN	4229 Bluff Trail	LOREITZEN SUSANA@gmail.com	(915) 355-0526
11	Andrew Vega	6212 Bluff Trail	Andrew 71310@gmail.com	915-315-1134
12				
13				

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	J Rodriguez	405 FRANCISCO		915-584-4734
2	M. SONDRA	412 FRANCISCO		915-538-9225
3	Manuela Alcala	413 FRANCISCO		915-841-4816
4	Drakia Loyola	414 FRANCISCO		915-920-5768
5	Julie Rodriguez	405 FRANCISCO		915-422-4336
6	Samuel Finales	455 FRANCISCO		(915) 555-1222
7	Alejo Grewell	441 FRANCISCO		915-219-1283
8	Hilary Rivero	437 FRANCISCO AVE		915-231-0417
9	Norma Pena	417 FRANCISCO DR		915-587687
10	Alexandra Ayala	409 FRANCISCO AVE		915-355-1559
11	Juli Gutierrez	404 FRANCISCO AVE		915-422-8229
12				
13				

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	AGUEDO N. CARMUNO	6759 FIESTA DR.		(915) 630-7993 *
2	Monica Leos Munkue	6760 FIESTA DE		(915) 373-0722 *
3	RATHEL LEOS JOSTINSON	6760 FIESTA DR.		915-497-0122 * 915-691-8160 *
4	RATHEL BLOCK	6775 FIESTA DR.		915-493-9289 *
5	Jocelyne Block	6775 FIESTA DR.		915-478-1918 *
6	Randy Taylor	632 CASTLE HWY		915-873-6295
7	RYMOND BARE	637 CASTLE		
8	MILLIE COBBERS	637 CASTLE AVE		
9	GREGORIO J. ELINORA MATTEGA	729 CASTLE		915-781-8160
10	GILBERT GONZALEZ	728 CASTLE		
11	YANIRA GONZALEZ			(915) 777-2156
12	LETICIA OSEGUERA	740 CASTLE AVE		(915) 999-5645
13	ERNESTO VAZQUEZ	740 CASTLE AVE.		

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Leticia G. Mde Oseguera	433 Francisco Ave.		915. 9909770
2	Miriam Oseguera.	433 Francisco Ave.		915 777 2157
3	Laura Monica Castillo	475 Castle Ave		915 694-0496
4	Betha Devin	749 Castle Ave		915-479-0791
5	Jose Luis Sierra	749 Castle Ave		915-487-0055
6	ALEX BASCON	706 CASTLE AVE		915-845-5269
7	Jurgen Is Bensa	702 CASTLE AVE		915 6675232
8	Richard English	6336 WENWORTH		915 777 2525
9	MARKIMO TANKSON	767 CASTLE AVE		915 867 8921
10	ISABELLA SANDER	767 CASTLE AVE		915 503 6969
11	ABRAMA AREBE	6336 WENWORTH		915 665 5232
12	LUCARINA ENGLISH	6336 WENWORTH		915 479 0762
13	Kingslyne Sendel	713 CASTLE		915 433-3069

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Gen zao Ceillios	748 Somerset	GENZAOCEILIOSE@GMAIL	(915) 443-2771
2	Robert Laird	740 Somerset	Rlaird1498@aol.com	915 588-9777
3	Ryle Laird	740 Somerset	Rlaird@live.com	915 588 5160
4	Bertha Laird	740 Somerset	Bertha740@aol.com	915 578 2073
5	Robt Barvasan	732 Somerset		915 533 9425
6	Bonnie Lu	6376 monarch Dr.	bonnie.lu511@gmail.com	915.637.7960
7	Danna Ordune-lu	6376 monarch Dr.	dannaordune.lu@gmail.com	915 6377960
8	Maitte Ordune-lu	6376 monarch Dr.	maitteordune.lu@gmail.com	915 6377960
9	Milagros Parks	753 Somerset	melbopper60@gmail.com	915 920 9393
10	Maria Medley "Tina"	753 Somerset	tinamedley@live.com	915 600 818
11	David Cobos	753 Somerset	mr.d.cobos@gmail.com	915 490 8778
12	Junelle Echlin	745 Somerset	dearlin518@aol.com	(915) 584-8074
13	Shirley Jackson	741 Somerset	shirleyjackson@shopeglobal.net	
14	Shirley Jackson	741 Somerset		

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Margaret R. Stolt	317 Granada		
2	Patricia Soto	317 Granada		
3	Rosie Tarin	204 Granada		915-494-4405
4	Arden	204 Granada		915-525-0720
5	Long Elizabeth	765 Somerset DR		915-204-0038
6	Marta Rodriguez	761 Somerset St.		915-383-7805
7	Walter Rodriguez	638 Bluff Canyon		915-203-1053
8	Arden	725 Somerset		
9	Emi Mariano	733 Somerset		915-241-5061
10	Michelle Mariano	733 Somerset		915-204-3259
11	Desiree Hernandez	733 Somerset		915-291-7584
12	Suley Gutierrez	1008 Fandango Pl		915-315-8458
13	Juliana Hernandez	6028 Fandango Pl		(915)-503-7090

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	KUZ M. Stephan	604 Somerset	lnstep239@gmail.com	915 549-6259
2	POA Stephan	604 Somerset	dstephan@coche.net	915-833-4767 588-0200
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Walter Johns	652 Bluff Canyon Ln	rallybluff@hotmail.com	915-274-9631
2	C. P. Horeibach	6308 Bluff Trail	CPHOREIBACH@yahoo.com	(915) 494-3229
3	Miguel Reyes	573 Bluff Canyon	Miguel_reyes@stglobal.net	915-497-3219
4	Mary Sean Reyes	573 Bluff Canyon	mseanre@sbglobal.net	915-497-3219
5	Virginia De Quinones	675 Dastile Ave.	Davidagabriela91@hotmail.com	915-525-1708
6	Manuel Quinones	675 Dastile Ave.	alauda.gabriela91@hotmail.com	915-525-1708
7	Heidy Ojeda	812 De San Dr.		(915) 204-0720
8	Carlos Herrera	826 Marinera	carlosept4915@gmail.com	(915) 510-1758
9	Iliana Tortojian	6220 Bluff View Pl	ili.ketarin@gmail.com	(915) 240-0090
10	Francis Alvas	6220 Bluff View Pl		915-263-1149
11	Royce Casanoves	415 S. Mesa Hills Drive	roycecasanoves1@outlook.com	(910) 548-0571
12	Rivardo Escobedo	776 Somerset Dr	gresc3@yahoo.com	915 801-5370
13	Juis A. Escobedo	776 Somerset Dr	arcadbae@yahoo.com	915 274-9488

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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Dorothy Miranda	217 Espana Ln	-	915-585-3343
2	Basilia Sill	401 De Soto Ave	-	915-833-8165
3	Karen Sanchez	225 Cantrells	ms912@comcast.net	915-355-8165
4	JEFF McKinley	400 De Soto	-	915-740-9877
5	Sandra Salcido	400 De Soto	-	915 833-0896
6	Patricia Buxton	221 Espana Ln	-	915.588.3214
7	STEVE LAHARRA	220 ESPANA	-	915-373-6970
8				915-471-7588
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Adriana Aquino	801 Somerset Dr 79912	afaguira2@gmail.com	915 497 6897
2	Patsy Ayala	785 Bluff Ln 79912		95 867-1111
3	Tania Herrera	6204 Bluff Trail 79912		915 412 9426
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Luz Aguirre Rodriguez	800 Hsrmbz	luz@y2hoo.com	(915) 309-9427
2	Ruelsen Rodriguez	800 Hsrmbz	leo_r76@y2hoo.com	(915) 433-7479
3				
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NO	NAME	ADDRESS	EMAIL	PHONE NUMBER
1	Sharon Beale	6324 6324	Marcus Mendons	915-581-0382 915-581-3330
2	Stephanie Cristall	2328	Marceena	915-202-1614
3	Stephanie Cristall	6205	Belton Rd	915-920-4860
4	Brenda Collier	6205	Belton Rd	915-443-4757
5	Gerardo Calderon	6305	Belton Rd	915-269-2193
6	Ben Gonzalez	6311	Belton	915-433-3965
7	Kathy Rodriguez	6140	ESTADOR	915-584-1727
8	ELVIRA SPERBER	6328	Belton Rd	915-222-1209
9	ALFREDO ALVARADO	204	Montebello Drive	915-352-5276
10	Angelica Alvarado	204	Montebello Drive	915- 352-5276 337-6985
11	Lee Long	6328	Belton Rd	915-319-4293
12	Rachael Loyola	6329	Belton Rd	915-271-5341
13	Oscar Oster	6941	Fiesta	915-383-4778
	Maur Tamazon	6941	Fiesta	915-504-8074
	Josetta Tamazon			

over

Name	Address	Phone #
Gilbert A. Duran	6744 Fiesta Dr. El Paso, TX	79912 (915) 274-2232
Barbara Lambrecht	6776 Fiesta Dr. El Paso, TX	79912 915 433-6451
Curtally Peralta	6748 Fiesta Dr. EL Paso, TX	79912 915-830-9920
Silvia Hauger	6752 Quake Dr. EL Paso, TX	79912 915-526-6447
Jesse S. Lopez	6755 Fiesta El Paso, TX	79912 915-269-6328
Alvaro Rodriguez	6756 Fiesta Dr. El Paso, TX	79912 575 964 4121
Andres Rodriguez	6756 Fiesta Dr. El Paso, TX	79912 (602) 695-5964
Aria Lopez	6755 Fiesta Dr. El Paso, TX	79912 (915) 526-8431
Sily Duran	6755 Fiesta Dr. El Paso, TX	79912 490/5200

From: [rmt3500](#)
To: [Naranjo, Juan C.](#)
Subject: Rezoning of property located at Mesa Hills and Bluff Trail
Date: Sunday, April 14, 2024 12:51:23 PM

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Mr. Naranjo,

I am very disappointed to learn that only certain people in this area received a letter informing them of the proposed rezoning of this area for public housing. I'm very fortunate to have good neighbors or I would not have known about this. This will have an impact on all of us in this area not just the surrounding houses.

According to KVIA 7, who reported on this on Friday, the Housing Authority is claiming that this will not decrease the value of our homes and will not increase traffic. If this facility was built and if I try to sell my home, I seriously doubt any buyers are going to say, "Yes, let me buy a home next to low income housing". However many units they plan to build, there will be that many people moving to this area, how can that not increase traffic?

I seriously doubt that the people who are proposing this live next to or near low incoming housing. How would you feel if a facility like this was built close to where you live?

I am very disappointed in the city. I highly protest the building of this facility in my area.

Respectfully,

Rosa M. Torres

From: [Desirae Manzanares](#)
To: [Naranjo, Juan C.](#)
Cc: [Rodriguez, Nina A.](#); [Lloyd S Miller](#)
Subject: RE: PZRZ24-00002 Mesa Hills and NW of Sundland Park - CPC Meeting
Date: Tuesday, May 14, 2024 10:53:13 AM
Attachments: [image004.png](#)
[image001.png](#)

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Good afternoon, Mr. Naranjo:

I am very concerned about the way this information was handled.

Yesterday you spoke to 2 of my neighbors and told them directly that this meeting was pushed back 4 weeks. Many of our neighbors took off work to be there for the meeting that initially was supposed to be Thursday.

Due to the misinformation given out many people cancelled their time off and now cannot take it off.

I am not sure why this is a consistent city issue- you guys set agenda items and dates and ALWAYS push them.

You, once again, are not putting your constituents first. We have not received any studies on low income housing and its affects on El Paso neighborhood. You gave out incorrect information about the meeting being cancelled and only corrected it 2 days in advance.

I do hope you will be at the meeting to respond to all of our concerns. See you on Thursday.



DESIRAE MANZANARES
Advocacy Specialist, MBDA Business Center-
El Paso

2401 E. Missouri Ave. El Paso, TX 79903
915.566.4066 Ext.16
dmanzanares@ephcc.org
www.ephcc.org

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From: Naranjo, Juan C. <NaranjoJC@elpasotexas.gov>
Sent: Tuesday, May 14, 2024 9:57 AM
To: Desirae Manzanares <dmanzanares@ephcc.org>
Cc: Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>
Subject: PZRZ24-00002 Mesa Hills and NW of Sundland Park - CPC Meeting

Hello,
Thank you for your interest in this case. This item will be presented on **5/16/2024 City Plan Commission (CPC) hearing**. Please do not hesitate to contact me if you have any doubt.

Thank you,
JC Naranjo | Planner
O: 915.212.1604 |
A: 811 Texas Ave. El Paso, TX 79901
E: naranjojc@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)



From: [Shawn A. Spencer](#)
To: [Naranjo, Juan C.](#)
Subject: Mesa Hills #2 Rezoning
Date: Tuesday, May 14, 2024 4:16:32 PM

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Mr Naranjo, I am disgusted that city hall is considering putting subsidized housing in the Mesa Hills neighborhood next to the Retreat apartments.

I made significant sacrifices in my life to afford to live in such a neighborhood. It pisses me off that someone who has not made the same sacrifices can just move in and receive all the benefits that I worked so hard for.

Development here will stimulate more urban sprawl. Twenty houses could fit in the same area as this complex. Now these same twenty families will be forced to build elsewhere, where there are not any subsidized housing!

As well, the policies of the HOME organization do not match the practice they claim. They are NOT kicking single mothers out for felonies committed by individuals in their unit. This is just something they tell everyone that they do. The reality is that crime will go up because of these units.

Additionally, HOME needs to better monitor the individuals who live in the units. At Medrano, there are NUMEROUS cars that are parked right outside the establishment because they are not allowed to park there. In short, these are people who abuse the system. Clean these users out before building new subsidized housing!

Sincerely,

Shawn Spencer

612 Bluff Canyon Cir

From: [C.B](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park
Date: Tuesday, May 14, 2024 7:00:27 PM

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Mr. Naranjo,

I oppose the proposed subject zoning change.

Christa Bringas
6205 Monarch Dr
El Paso TX, 79912

From: [Rowena](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park
Date: Tuesday, May 14, 2024 10:48:08 PM

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To Whom It May Concern:

I oppose the proposed subject zoning change.

Rowena P. Dipasupil
691 Bluff Canyon Circle, El Paso, Texas 79912

From: [MindaJun Dipasupil](#)
To: [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Case PZRZ24-00002 Mesa Hills and Northwest of Sunland Park
Date: Tuesday, May 14, 2024 10:54:08 PM

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To Whom It May Concern:

We oppose the proposed subject zoning change.

Raymundo and Minda Dipasupil
691 Bluff Canyon Circle, El Paso, Texas 79912

From: [Cecelia Duran](#)
To: [Ramirez, Elsa](#); SmithW@elpasotexas.gov; [Naranjo, Juan C.](#)
Cc: [District #8](#)
Subject: Proposed Housing Project on South Mesa Hills (Case PZRZ 24-00002) Mesa Hills and Northwest of Sunland Park Drive)
Date: Wednesday, May 15, 2024 9:09:09 AM

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I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our neighborhood.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood.

I would like to be included in the zoning report (Case PZRZ 24-00002) Mesa Hills and

Northwest of Sunland Park Drive)

Thank you for your attention to this matter.

Sincerely,

Cecelia A. Duran

Cecelia Duran | Senior Commercial Loan Specialist
WestStar | 601 N. Mesa St., Suite 1100 | El Paso, TX 79901
p: (915) 747-4924 | f: (915) 532-4932
Cecelia.Duran@weststarbank.com | weststarbank.com

From: [Ricardo Gonzalez](#)
To: [Naranjo, Juan C.](#)
Subject: Opposition to project #PZRZ24-00002
Date: Wednesday, May 15, 2024 9:24:51 AM

You don't often get email from rgonzalez9789@gmail.com. [Learn why this is important](#)

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I am sending this email to voice my opposition to the proposed housing project #PZRZ24-00002 on Mesa hills and bluff trail. As a resident of the adjacent neighborhood it causes many problems that were outlined by the neighborhood committee. As our representative I hope you choose to not support the proposal for the housing project.

Ricardo Gonzalez
805 somerset
79912

From: [Delia Fernandez](#)
To: [Naranjo, Juan C.](#); jc@elpasotexas.gov
Cc: deliaz@hotmail.com
Subject: Case:PRZ24-00002- OPPOSING Mesa Hills and Northwest of Sunland Park
Date: Wednesday, May 15, 2024 10:32:44 AM

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Good Morning,
My name is Delia Fernandez. I am a homeowner that undoubtedly opposes this project. I grew up in this neighborhood and I brought up my daughters here as well. It is unacceptable wanting to rezone this area. I am making my voice heard.
If you have any questions regarding my stand please let me know at 915-9994690.
Delia Fernandez

From: [Rocio Ramirez](#)
To: [Naranjo, Juan C.](#)
Subject: Case PZRZ24-00002
Date: Wednesday, May 15, 2024 11:29:20 AM

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Good morning Mr. Naranjo,

My name is Rocio Ramirez. I am a resident of the mesa hills community. I live in 805 somerset dr. I moved into this neighborhood in 2023. I fell in love with the neighborhood, the parks, the residents and most importantly the privacy of this community. My fiancée and myself both lived in big cities such as New York, Washington DC, Baltimore, and Houston. When we first moved to El Paso we craved to find a home in a peaceful, quiet and most importantly safe neighborhood. We found that in the mesa hills community. We are very proud of our community and feel this is the perfect area to raise our children. Putnam Elementary children have progressed above average this year alone. I believe this is in part due to the 11:1 student to teacher ration. Teachers don't have crowded classes and have the time to dedicate 1:1 teaching if need be. Coronado high school has concurrently had a 91% graduation rate with at least 40% of student taking advanced placement courses. Again, these rates of success are due to the manageable 17:1 student to teacher ratio. It is well known there is a shortage of teachers which has lead to over saturated classrooms. This is why I urge you to reconsider the new build of housing apartments in the mesa hills community. Not only is this a well established community and sought out community but so are our schools. With the new build apartments our schools will receive an influx of children which will imminently change our teacher to student ration jeopardizing the education the children receive. Our children's education should not be jeopardized at any cost. This amongst many reasons is why I urge you to reconsider building in this community.

Kindly,
Rocio Ramirez

From: [Keenan McLaughlin](#)
To: [Naranjo, Juan C.](#)
Subject: I support rezoning and building apartments on Mesa Hills
Date: Sunday, May 12, 2024 10:30:26 PM

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Hello,

Regarding Case PZRZ24-00002

I am a resident next to the 6.3 acre lot and I am all for rezoning this land to A-3 and allowing apartments to be built there. This is a good idea and worth pursuing. We have a housing crisis nationally and this crisis applies to El Paso as well. There are no significant historical artifacts on this abandoned site. Developing it would help relieve the strain on people looking for homes/housing. I fully support the plan to rezone it; it will be good for El Paso as a whole and our local Mesa Hills community.

Kindly,

Keenan McLaughlin
Local Mesa Hills Resident

692 Bluff Canyon Circle - Santoscoy Household Mesa Hills Apartment Project Rejection

Linda Santoscoy <linda.psantoscoy1@farmersagency.com>

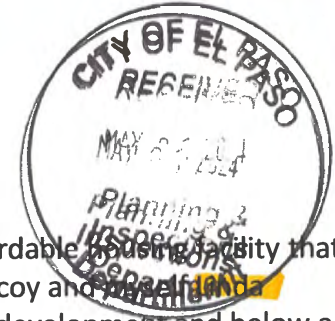
Mon 4/15/2024 12:39 PM

To: naranjojc@elpasotexas.gov <naranjojc@elpasotexas.gov>

Cc: canalesjc@elpasotexas.gov <canalesjc@elpasotexas.gov>

Hello,

I hope you are doing well. I am writing this email in regards to the new affordable housing facility that is looking to be placed in our neighborhood. Both my husband Patrick Santoscoy and **Linda Santoscoy at 692 Bluff Canyon Cir. El Paso, TX 79912** are **AGAINST** this new development and below are the reasons why and the questions we would like answered.



1. Traffic, if you are ever in the area during the months of October, November, December, and January you will notice that the traffic is incredibly congested. There is no way to easily exit or enter the neighborhood. We are bottle necked. Adding a new community with say 100 units and say 200 vehicles in the neighborhood will bring maihem to our roads.
2. Public Transportation: If this is either low-income housing, affordable housing, or any name you would like to put on it to make it sound better, the guess is some of the people living there will also require public transportation. Now we are going to have busses in that tiny little strip of area on top of all of the added vehicles and extreme traffic we already have to deal with.
3. Education for the children. We are guessing these families have children. What is the average amount of children every family has 3-4? And what are their ages? The closest elementary school is Putnam Elementary. What is their capacity and are they able to support an influx of 200 plus children? Middle school, Morehead is closed, does this mean all these children need to be driven or transported all the way to Hornedo Middle? EPISD already has a bus driver shortage, how is this going to smoothly function for the well being of these children?
4. What is the need for more affordable government housing or partially government owned partially privately owned whatever spin you would like to sprinkle what is the actual need? Up Mesa hills there is affordable housing that is less than 5 miles away. Affordable housing as well as projects. If you get on interstate 10 and drive about 3 miles up, you will also find another large housing authority complex that is fairly new right off I-10 next to the Kohls off the freeway. So, what is the need to have more?
5. Across the freeway, literally across the freeway from the pad of land you are looking to develop (behind the Vista grocery store on Doniphan) you will find a large complex that used to be a hotel or maybe a housing facility of sorts it is a large facility that has wood boarded windows. Why can't this project be built there? That is already zoned to be housing of sorts, it is on the opposite side of us, alleviating all of the traffic, plus it is a standing structure already. Why is that not being considered?
6. The apartment complex that you are trying to build next to RETREAT AT MESA HILLS currently rents their smallest unit 538 SQ FT at \$1000 per month. This is in the regular area of the complex and not the gated area which is more expensive. You are trying to build next to their expensive area. I am not certain how many people are going to want to pay high rents to live next to affordable housing. It is unfortunate but it is true. So, what happens then? What happens to our neighborhood when this huge established complex that has been here for decades has an obscene number of vacancies? Does the complex just fall apart at that point? This all affects our neighborhood, our property values, the beauty of our community. This complex has already suffered through covid and it is noticeable as the cleanliness of the complex has dropped and the grounds have been in shambles for years now. They just now are starting to get back up on their

feet, they just now began to prune the trees on the perimeter of the property, they just now began to clean the piles of fecal matter littering their property perimeter. Just now.

- 7. Our neighborhood is an established neighborhood. We pay a really large amount of taxes, how favorably is this going to affect our property values if we choose to sell? Unfortunately, people are not lining up to purchase homes in close proximity to any type of affordable housing facility weather that is privately or publicly owned. How much is this project going to cost, how will it be funded, and will running utilities, bus services, street expansion for traffic control, school expansion for student accommodation end up affecting the amount of taxes we pay? I understand the tax rate % "should not increase" but if our homes are "magically" worth an additional 100k on paper in the next year or so then obviously our tax bill is increasing. Is it increasing because we are having to cover this expansion? Many people in this entire neighborhood don't have children at all and a large percentage have been empty nesters for well over a decade and still continue to pay taxes and see tax increases for the school district. It is what it is, but will this project require additional school and services expansions that DO NOT PERTAIN OR BENEFIT US yet end up costing us money?

Respectfully,

Linda & Patrick Santoscoy Property owners 692 Bluff Canyon Circle El Paso Texas (25 years)

Linda Santoscoy

Office of Patrick Santoscoy

Farmers Insurance

800 Chelsea St

El Paso, TX 79903-4926

915-771-6151 (Office)

915-771-6153 (Fax)

linda.psantoscoy1@farmersagency.com

<http://www.farmersagent.com/psantoscoy1>



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April 23, 2024

City Plan Commission

c/o Planning and Inspections

311 Texas Ave.

RE: Case PZRZ24-00002

Dear Commissioners,

I am writing to you in my capacity as a resident of the Mesa Hills area to ask for your approval of the proposed rezoning for an affordable housing development at Mesa Hills and Bluff Canyon. I strongly support the proposed affordable housing apartment building at Mesa Hills and Bluff Canyon that the Housing Authority (HOME) will build, own and manage. The Mesa Hills project will provide much-needed affordable residences for our community.

44% of households in El Paso meet the HUD definition of low to moderate income, meaning that that they are at or below 80% of the Area Median Income (AMI). Over half of the households in this area are housing cost burdened, meaning they spend more than 30% of their household income on housing costs and transportation. This development is sorely needed to provide safe, affordable housing with access to amenities, transit, and a concentration of jobs.

While there has been a great deal of opposition to this project, many of the statements made by my neighbors are rooted in biased stereotypes and fear.

I have seen concerns raised about property values, when the majority of research shows that affordable housing developments result in either no change or an increase to property values.

The comments about public safety are also not backed by the facts. Despite many lengthy studies, there is no evidence that affordable housing increases any type of crime.

The average wait time is two to four years to receive housing assistance. HOME services families with incomes below \$15,000 and up to \$39,000 a year. Those may be students and elderly or disabled folks living on a fixed-income, but that is also a level that may include adjunct professors, teachers, nurses, and government employees.

It is the duty of the City Plan Commission to consider the appropriateness of this rezoning case based on the criteria outlined in Section 20.04.430.D of the City Code. The City's Comprehensive Plan clearly identifies a diversity of housing types as a priority as well as a sustainable, affordable housing stock. The development is situated in an already developed area, next to a long-standing apartment complex, adequately served by infrastructure. It is my opinion that this development would only benefit my neighborhood and the city. I hope you will agree and support this project.

Sincerely,

Karina Brasgalla

From: [Frederic Dalbin](#)
To: [Naranjo, Juan C.](#)
Cc: [Zamora, Luis F.](#); [Garcia, Raul](#); [Rodriguez, Nina A.](#)
Subject: PZRZ24-00002 - Mesa Hills St and NW of Sunland Park Dr - OUTREACH UPDATE
Date: Monday, May 13, 2024 11:08:03 AM
Attachments: [image001.png](#)

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Juan,

The following is a HOME statement:

On May 8, 2024, HOME held a meeting from 5:30 pm to 7:15 pm with single-family home residents who live within a mile of the proposed project site.

Approximately, 65 residents attended the meeting, which was held at one of HOME's properties, Medano Heights.

HOME provided a 25-minute presentation that provided information about the proposed development. This included design plans and renderings, the number of proposed units, the layout of the site, the financial demographics of the future residents (as this will be affordable housing for low-income residents), and other information.

HOME's CEO and legal counsel, along with the project architect, engineer, and an El Paso police department officer answered over an hour of questions and listened to various concerns and objections from the residents.

The residents voiced six major concerns: (1) increased traffic and street parking, (2) adverse impact on their property value, (3) crime emanating from the residents of the future affordable housing site, (4) not wanting the type of people who live in low-income housing as their neighbors, (5) lack of prior notice and an opportunity to voice their opinions about the project, and (6) not preserving open desert that might have had some past archeological evidence.

Residents also voiced their concerns about topics beyond the scope of the topic to be discussed such as the failure of the city to attract good paying jobs to El Paso, criticism of subsidized housing programs in general, failure of city leaders to hear and address their concerns and traffic issues arising from drivers using the residential neighborhood nearby to bypass traffic congestion on Sunland Park. There was a consensus that the group wanted HOME to be built anywhere else but in their neighborhood.

The HOME team patiently and professionally answered all of the questions as best they could and offered evidence and public policy reasons why the project should proceed.

The meeting was recorded by HOME if that is needed.

We can also send the presentation if necessary.

Sincerely

I also understand that there is an Open Space meeting tomorrow? Is it confirmed? I don't see the agenda online?

Frédéric Dalbin AIA LEED AP CNU-A

2112 Murchison Drive | El Paso, Texas 79930

t 915.533.3777 | m 915.637-3778

www.wrightdalbin.com



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"We shall require a substantially new manner of thinking if mankind is to survive."

Albert Einstein

From: Naranjo, Juan C. <NaranjoJC@elpasotexas.gov>

Date: Thursday, May 9, 2024 at 9:11 AM

To: Frederic Dalbin <fdalbin@wrightdalbin.com>

Cc: Zamora, Luis F. <ZamoraLF@elpasotexas.gov>, Garcia, Raul <GarciaR1@elpasotexas.gov>, Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>

Subject: EXTERNAL: RE: PZRZ24-00002 - Mesa Hills St and NW of Sunland Park Dr - OUTREACH UPDATE

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Good morning,

I hope this email finds you well. Please, can you provide some update about this public meeting?

Thank you,

JC Naranjo | Planner

O: 915.212.1604 |

A: 811 Texas Ave. El Paso, TX 79901

E: naranjoc@elpasotexas.gov

ElPasoTexas.gov | [Take Our Survey](#)



From: Frederic Dalbin <fdalbin@wrightdalbin.com>

Sent: Tuesday, April 30, 2024 10:57 AM

To: Naranjo, Juan C. <NaranjoJC@elpasotexas.gov>

Cc: Zamora, Luis F. <ZamoraLF@elpasotexas.gov>; Garcia, Raul <GarciaR1@elpasotexas.gov>; Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>; Chavez, Tony <tchavez@ephome.org>

Subject: PZRZ24-00002 - Mesa Hills St and NW of Sunland Park Dr - OUTREACH UPDATE

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It is my understanding that HOME is setting up a May 8th meeting at the Medano Community on the West side at 5 or 5:30PM.

Frédéric Dalbin AIA LEED AP CNU-A

2112 Murchison Drive | El Paso, Texas 79930

t 915.533.3777 | m 915.637-3778

www.wrightdalbin.com



Please consider the environment before printing this email.

"We shall require a substantially new manner of thinking if mankind is to survive."

Albert Einstein

From: Naranjo, Juan C. <NaranjoJC@elpasotexas.gov>

Date: Tuesday, April 30, 2024 at 10:26 AM

To: Frederic Dalbin <fdalbin@wrightdalbin.com>

Cc: Zamora, Luis F. <ZamoraLF@elpasotexas.gov>, Garcia, Raul

<GarciaR1@elpasotexas.gov>, Rodriguez, Nina A.

<RodriguezNA@elpasotexas.gov>

Subject: EXTERNAL: PZRZ24-00002 - Mesa Hills St and NW of Sunland Park Dr -
OUTREACH UPDATE

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Good Morning,

I hope this email finds you well. Please, can you provide any update about the status of the outreach efforts with surrounding neighbors about the rezoning application for this property?

Thank you,

JC Naranjo | Planner

O: 915.212.1604 |

A: 811 Texas Ave. El Paso, TX 79901

E: naranjojc@elpasotexas.gov

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692 Bluff Canyon Circle - Santoscoy Household Mesa Hills Apartment Project Rejection

Linda Santoscoy <linda.psantoscoy1@farmersagency.com>

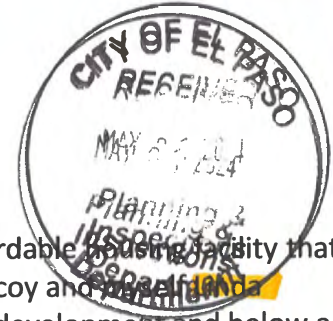
Mon 4/15/2024 12:39 PM

To: naranjojc@elpasotexas.gov <naranjojc@elpasotexas.gov>

Cc: canalesjc@elpasotexas.gov <canalesjc@elpasotexas.gov>

Hello,

I hope you are doing well. I am writing this email in regards to the new affordable housing facility that is looking to be placed in our neighborhood. Both my husband Patrick Santoscoy and **Linda Santoscoy at 692 Bluff Canyon Cir. El Paso, TX 79912** are **AGAINST** this new development and below are the reasons why and the questions we would like answered.



1. Traffic, if you are ever in the area during the months of October, November, December, and January you will notice that the traffic is incredibly congested. There is no way to easily exit or enter the neighborhood. We are bottle necked. Adding a new community with say 100 units and say 200 vehicles in the neighborhood will bring maihem to our roads.
2. Public Transportation: If this is either low-income housing, affordable housing, or any name you would like to put on it to make it sound better, the guess is some of the people living there will also require public transportation. Now we are going to have busses in that tiny little strip of area on top of all of the added vehicles and extreme traffic we already have to deal with.
3. Education for the children. We are guessing these families have children. What is the average amount of children every family has 3-4? And what are their ages? The closest elementary school is Putnam Elementary. What is their capacity and are they able to support an influx of 200 plus children? Middle school, Morehead is closed, does this mean all these children need to be driven or transported all the way to Hornedo Middle? EPISD already has a bus driver shortage, how is this going to smoothly function for the well being of these children?
4. What is the need for more affordable government housing or partially government owned partially privately owned whatever spin you would like to sprinkle what is the actual need? Up Mesa hills there is affordable housing that is less than 5 miles away. Affordable housing as well as projects. If you get on interstate 10 and drive about 3 miles up, you will also find another large housing authority complex that is fairly new right off I-10 next to the Kohls off the freeway. So, what is the need to have more?
5. Across the freeway, literally across the freeway from the pad of land you are looking to develop (behind the Vista grocery store on Doniphan) you will find a large complex that used to be a hotel or maybe a housing facility of sorts it is a large facility that has wood boarded windows. Why can't this project be built there? That is already zoned to be housing of sorts, it is on the opposite side of us, alleviating all of the traffic, plus it is a standing structure already. Why is that not being considered?
6. The apartment complex that you are trying to build next to RETREAT AT MESA HILLS currently rents their smallest unit 538 SQ FT at \$1000 per month. This is in the regular area of the complex and not the gated area which is more expensive. You are trying to build next to their expensive area. I am not certain how many people are going to want to pay high rents to live next to affordable housing. It is unfortunate but it is true. So, what happens then? What happens to our neighborhood when this huge established complex that has been here for decades has an obscene number of vacancies? Does the complex just fall apart at that point? This all affects our neighborhood, our property values, the beauty of our community. This complex has already suffered through covid and it is noticeable as the cleanliness of the complex has dropped and the grounds have been in shambles for years now. They just now are starting to get back up on their

feet, they just now began to prune the trees on the perimeter of the property, they just now began to clean the piles of fecal matter littering their property perimeter. Just now.

- 7. Our neighborhood is an established neighborhood. We pay a really large amount of taxes, how favorably is this going to affect our property values if we choose to sell? Unfortunately, people are not lining up to purchase homes in close proximity to any type of affordable housing facility weather that is privately or publicly owned. How much is this project going to cost, how will it be funded, and will running utilities, bus services, street expansion for traffic control, school expansion for student accommodation end up affecting the amount of taxes we pay? I understand the tax rate % "should not increase" but if our homes are "magically" worth an additional 100k on paper in the next year or so then obviously our tax bill is increasing. Is it increasing because we are having to cover this expansion? Many people in this entire neighborhood don't have children at all and a large percentage have been empty nesters for well over a decade and still continue to pay taxes and see tax increases for the school district. It is what it is, but will this project require additional school and services expansions that DO NOT PERTAIN OR BENEFIT US yet end up costing us money?

Respectfully,

Linda & Patrick Santoscoy Property owners 692 Bluff Canyon Circle El Paso Texas (25 years)

Linda Santoscoy

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April 23, 2024

City Plan Commission

c/o Planning and Inspections

311 Texas Ave.

RE: Case PZRZ24-00002

Dear Commissioners,

I am writing to you in my capacity as a resident of the Mesa Hills area to ask for your approval of the proposed rezoning for an affordable housing development at Mesa Hills and Bluff Canyon. I strongly support the proposed affordable housing apartment building at Mesa Hills and Bluff Canyon that the Housing Authority (HOME) will build, own and manage. The Mesa Hills project will provide much-needed affordable residences for our community.

44% of households in El Paso meet the HUD definition of low to moderate income, meaning that that they are at or below 80% of the Area Median Income (AMI). Over half of the households in this area are housing cost burdened, meaning they spend more than 30% of their household income on housing costs and transportation. This development is sorely needed to provide safe, affordable housing with access to amenities, transit, and a concentration of jobs.

While there has been a great deal of opposition to this project, many of the statements made by my neighbors are rooted in biased stereotypes and fear.

I have seen concerns raised about property values, when the majority of research shows that affordable housing developments result in either no change or an increase to property values.

The comments about public safety are also not backed by the facts. Despite many lengthy studies, there is no evidence that affordable housing increases any type of crime.

The average wait time is two to four years to receive housing assistance. HOME services families with incomes below \$15,000 and up to \$39,000 a year. Those may be students and elderly or disabled folks living on a fixed-income, but that is also a level that may include adjunct professors, teachers, nurses, and government employees.

It is the duty of the City Plan Commission to consider the appropriateness of this rezoning case based on the criteria outlined in Section 20.04.430.D of the City Code. The City's Comprehensive Plan clearly identifies a diversity of housing types as a priority as well as a sustainable, affordable housing stock. The development is situated in an already developed area, next to a long-standing apartment complex, adequately served by infrastructure. It is my opinion that this development would only benefit my neighborhood and the city. I hope you will agree and support this project.

Sincerely,

Karina Brasgalla

From: [Keenan McLaughlin](#)
To: [Naranjo, Juan C.](#)
Subject: I support rezoning and building apartments on Mesa Hills
Date: Sunday, May 12, 2024 10:30:26 PM

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

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Hello,

Regarding Case PZRZ24-00002

I am a resident next to the 6.3 acre lot and I am all for rezoning this land to A-3 and allowing apartments to be built there. This is a good idea and worth pursuing. We have a housing crisis nationally and this crisis applies to El Paso as well. There are no significant historical artifacts on this abandoned site. Developing it would help relieve the strain on people looking for homes/housing. I fully support the plan to rezone it; it will be good for El Paso as a whole and our local Mesa Hills community.

Kindly,

Keenan McLaughlin
Local Mesa Hills Resident