

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

AGENDA DATE: March 26, 2024

PUBLIC HEARING DATE: April 23, 2024

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

DISTRICT(S) AFFECTED: District 7

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a parcel of land being a portion of Tract 1, now known as Track 1B1 and Portion of Track 1B, now known as Tract 1B, Block 8, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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

Subject Property: 319 and 323 N. Zaragoza Rd.

Applicant: Albert Nabhan, PZRZ23-00014

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property to allow the use of a proposed shopping center. City Plan Commission unanimously recommended 5-0 to approve the proposed rezoning on February 8, 2024. As of March 11, 2024, the Planning Division has received two (2) emails in support to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PARCEL OF LAND BEING A PORTION OF TRACT 1, NOW KNOWN AS TRACT 1B1 AND PORTION OF TRACT 1B, NOW KNOWN AS TRACT 1B, BLOCK 8, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-1 (COMMERCIAL), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of **a portion of Tract 1, now known as Tract 1B1 and a portion of Tract 1B, now known as Tract 1B, Block 8, Ysleta Grant**, located in the City of El Paso, El Paso County, Texas, *and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference*, be changed from **R-F (Ranch and Farm)** to **C-1 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

1. *That a seven-foot (7') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
2. *Trash receptacles shall be located no closer than fifty feet (50') to any residential lots.*
3. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound*
4. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*

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

Signatures on the following page

ORDINANCE NO. _____

Zoning Case No: PZRZ23-00014

ADOPTED this _____ day of _____, 2024.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Russell Abeln

Russell T. Abeln
Senior City Attorney

Philip Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ23-00014

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION
(319-323 N ZARAGOZA)

Description of a parcel of land being a portion of Tract 1, now known as Tract 1B1 and a portion of Tract 1B, now known as Tract 1B, Block 8, Ysleta Grant, City of El Paso, El Paso County Texas, according to the plat on file in the office of the El Paso Central Appraisal District Office, being the same property described in Instrument No. 20220096869 and in volume 1055, page 625 of the Real Property Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a Found "x" mark being a point on the westerly right-of-way line of Zaragoza Road, for the easterly common corner of Tract 1B, and Tract 2A, Block 8, Ysleta Grant, City of El Paso, El Paso County Texas, said "x" also being the **POINT OF BEGINNING** of this Description.

THENCE, S 36°55'00" W, along the westerly right of way of Zaragoza Road, a distance of 120.00 feet to a Found "x" mark on the easterly common corner of Tract 1B1 and Tract 1D, Block 8, Ysleta Grant; whence a found "x" mark on the easterly common corner of Tracts 1A and 1C, Block 8, Ysleta Grant, City of El Paso, El Paso County Texas, bears S 36°55'00" W, a distance of 98.90 feet;

THENCE, N 45°39'30" W, leaving said westerly right-of-way line, along the common line of said Tracts 1B, 1B1 and 1D, Block 8, Ysleta Grant, a distance of 361.15 feet, (316.14'-record) to a Found Pk nail on the easterly line of Colonia Margarita, an addition to the City of El Paso, according to the plat thereof of record in volume 35, page 10, of The Real Property Records of El Paso County, Texas, said nail also being the westerly common corner of Tracts 1B and 1D, of said Block 8;

THENCE, N 39°34'00" E, along the westerly line of said Tract 1B, and easterly line of Colonia Margarita, a distance of 100.02 feet (100'-record) to a point on the southerly line of Colonia Margarita, for the most northerly corner of said Tract 1B;

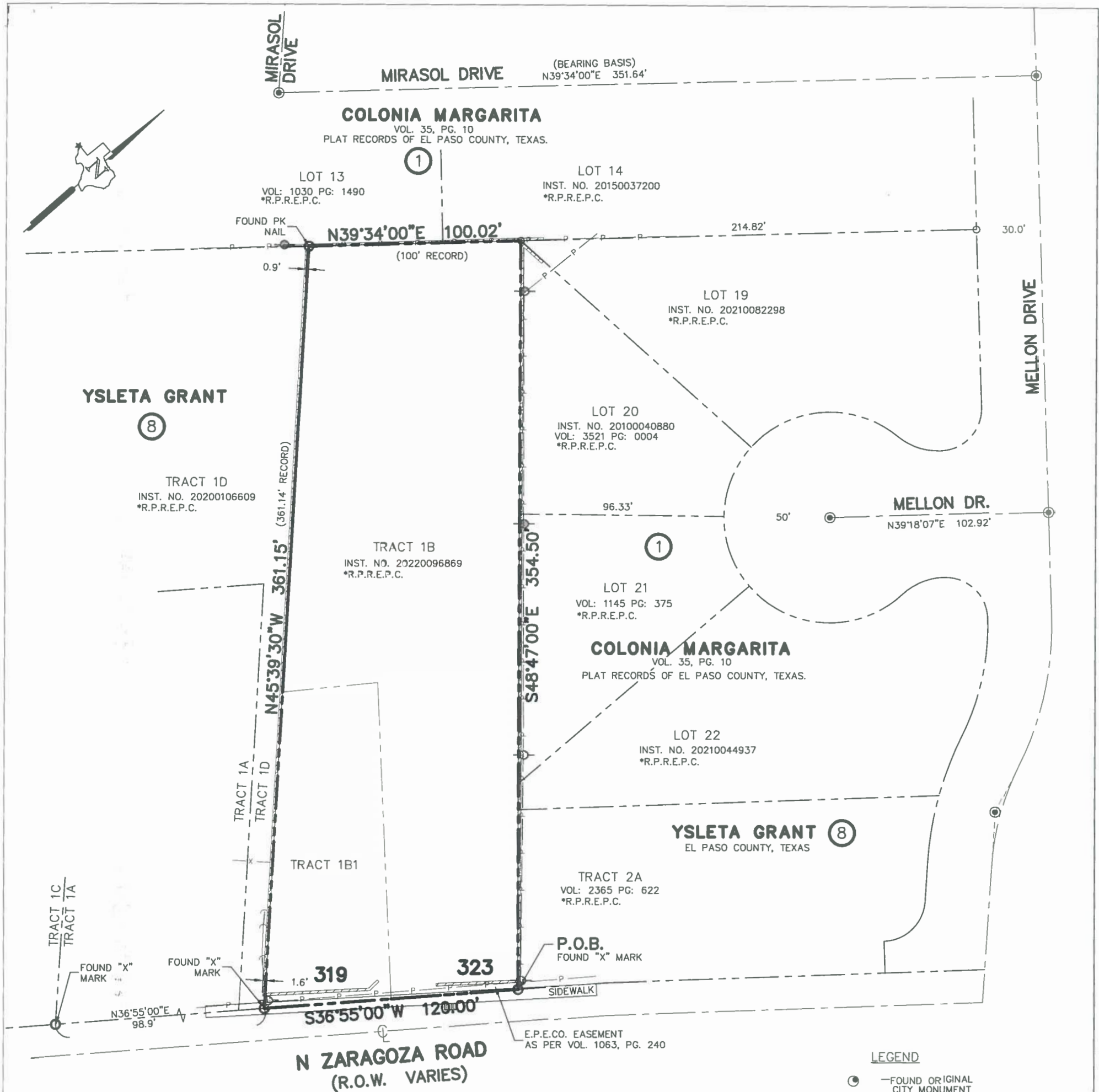
THENCE, S 48°47'00" E, along the common line of northerly line of Tract 1B with the southerly line of Colonia Margarita and southerly line of Tract 2A, Block 8, Ysleta Grant, City of El Paso, El Paso County Texas, a distance of 354.50 feet to the **POINT OF BEGINNING** of this description and containing in all 0.90 acres of land more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are based on the County Plat of Ysleta Grant (Plat of Colonia Margarita).
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A Plat of Survey dated 03-13-2023 accompanies this description.



Benito Barragan, Texas R.P.L.S. 5615
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
March 13, 2023
Job No. 230307-30
319-323 N ZARAGOZA RD



*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

1. ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X", AS SHOWN ON MAP NO. 480214 0048 C; MAP REVISED 02-16-2006, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR YSLETA GRANT. (COLONIA MARGARITA PLAT)
3. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND/OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
4. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
6. TITLE COMMITMENT PROVIDED BY SIERRA TITLE GUARANTY COMPANY, GF NO. MS-256095, DATED 07-31-2022, BORROWER/INSURED: ALBERT NABHAN.
7. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.
8. A WRITTEN DESCRIPTION DATED 03-13-2023 ACCOMPANIES THIS PLAT.
9. THIS PLAT DOES NOT INTEND TO BE A SUBDIVISION PROCESS WHICH MAY BE REQUIRED BY LOCAL OR STATE CODE, AND IT IS THE CLIENT'S/OWNER'S RESPONSIBILITY TO COMPLY WITH THIS CODE IF REQUIRED.

PAGE 2 OF 2

B Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

PARCEL 1: A PORTION OF TRACT 1, NOW KNOWN AS TRACT 1B1, BLOCK 8, YSLETA GRANT, EL PASO COUNTY, TEXAS.
PARCEL 2: A PORTION OF TRACT 1B NOW KNOWN AS TRACT 1B, BLOCK 8, YSLETA GRANT, EL PASO COUNTY, TEXAS.
AREA 0.90 ACRES ±

Plat Reference Vol/Bk N/A Pages N/A
Scale: 1"=50' Date: 03-13-2023 Drawn By: JA

I hereby certify that the foregoing boundary and improvement survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.



Benito Barragan TX R.P.S. No. 5615
Job No. 230307-30 Copy Rights ©
Field: CC Book: N/A Page: N/A

319 and 323 N. Zaragoza

City Plan Commission — February 8, 2024 - **REVISED**

REZONING



CASE NUMBER: PZRZ23-00014
CASE MANAGER: Juan C. Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov
PROPERTY OWNER: Albert Nabhan
REPRESENTATIVE: David Etzold
LOCATION: 319 and 323 N. Zaragoza Rd. (District 7)
PROPERTY AREA: 0.90 acres
REQUEST: Rezone from R-F (Ranch and Farm) to C-1 (Commercial)
RELATED APPLICATIONS: None
PUBLIC INPUT: Two (2) emails in support received as of February 7, 2024

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-1 (Commercial) to allow the proposed use of a shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request as the proposed development is in keeping with the policies of the G-3, Post-War Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan. Staff recommends imposing the following conditions:

1. That a **seven-foot (7')** landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.
2. Trash receptacles shall be located no closer than fifty feet (50') to any residential lots.
3. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - Providing outdoor amplified sound.
4. A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.

PZRZ23-00014

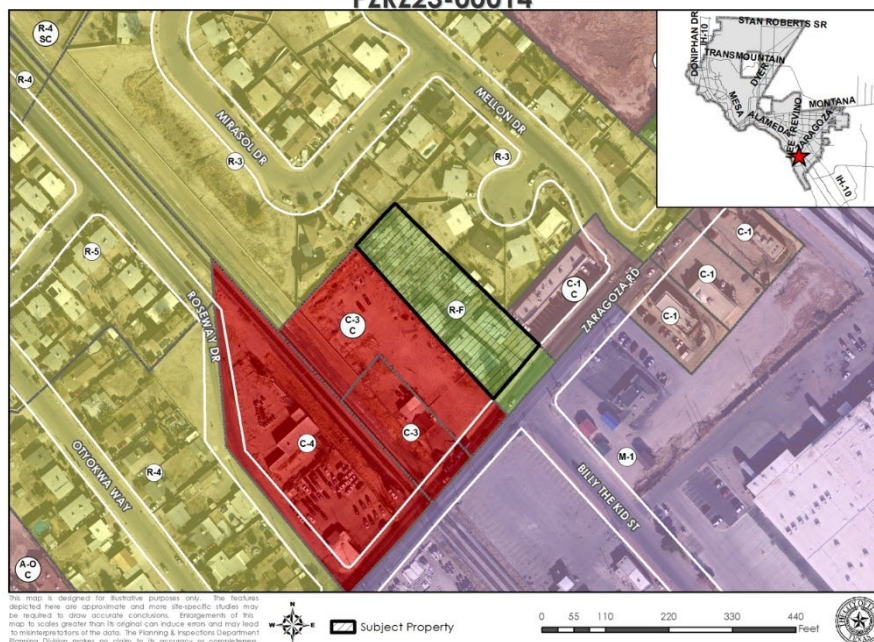


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-1 (Commercial) to allow for the proposed use of a shopping center. The subject property is approximately 0.90 acres in size. The conceptual site plan shows one (1) proposed 6,250 square foot building with forty-one (41) parking spaces including two (2) accessible spaces and three (3) bicycles spaces. Access to the subject property is from Zaragoza Road.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed use of a shopping center and the C-1 (Commercial) zone district are compatible with the nearby zoning districts. Conditions are being recommended to safeguard and mitigate the impacts to existing residential properties adjacent to the subject property and are consistent with prior rezonings of similar nature. Properties to the northwest include single family dwellings zoned R-3 (Residential), while the properties to the northeast include more single-family dwellings zoned R-3 (Residential), a shopping center and a grocery store zoned C-1/c (Commercial/conditions). The property to the southeast across Zaragoza Road consists of a heavy truck trailer parking lot zoned M-1 (Light Manufacturing) and property to the southwest consists of a commercial building zoned C-3/c (Commercial/conditions). The nearest park, Pueblo Viejo Park, is located 0.17 miles and the nearest school, Mission Valley Elementary School, is located 0.75 miles in proximity to the subject property.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The proposed C-1 (Commercial) zoning district is compatible with the future land use designation. The intent is to provide additional neighborhood commercial uses the area would benefit from.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The proposed C-1 (Commercial) zoning district is compatible with adjacent uses and zoning districts in the proximity.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. Access to the subject property is from Zaragoza Road, a minor arterial, classified under the City's Major Thoroughfare Plan (MTP) The classification of this road is appropriate for the proposed development.</p>

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
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.	None. The subject property does not fall within any historic districts, special designations, or study plan areas.
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.	None. The proposed development does not involve greenfield or environmentally sensitive land or arroyo disturbance.
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: The proposed development will have access to Zaragoza Road, classified as a minor arterial per the City of El Paso's Major Thoroughfare Plan (MTP) and is adequate to support the proposed uses. The subject property is served by public transit with at least four (4) Sun Metro's bus routes serving Zaragoza Road, and with multiple bus stops within walking distance (0.25 mile). There are existing sidewalks along Zaragoza Road and the closest bus stop is 0.1 miles away along Zaragoza Road.

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

PUBLIC COMMENT: The subject property is located within the boundaries of Penrose Neighborhood Association, Corridor 20 Civic Association, Mission Valley Civic Association and Save the Valley 21 Neighborhood Association, which were notified of the rezoning request by the applicant. Property owners within 300 feet of subject property were notified of the rezoning request on January 12, 2024. As of February 7, 2024, the Planning Division received an email from the Corridor 20 Civic Association in opposition of a previously proposed zoning district (C-3) and indicated support of a lower zoning designation, as well as another email in support of the proposed rezoning request from the Mission Valley Civic Association. Emails are included under Attachment 5.

RELATED APPLICATIONS: None.

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. Department Comments
4. Neighborhood Notification Boundary Map
5. Public Comment

ATTACHMENT 1

PZR723-00014



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

Subject Property



PZRZ23-00014



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends imposing the following conditions on the rezoning application:

1. That a seven-foot (7') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.
2. Trash receptacles shall be located no closer than fifty feet (50') to any residential lots.
3. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - Providing outdoor amplified sound.
4. A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval, no adverse comments.

Planning and Inspections Department – Land Development

Recommend approval.

1. The property is in the flood zone "AH", provide an Elevation Certificate at the time of grading permit.
2. Verify the location and modification of the existing inlet on Zaragoza St. at the time of grading permit.

Note: Comments will be addressed at permitting stage.

Fire Department

Recommend approval, no adverse comments.

Streets and Maintenance Department

No objections to rezoning. The driveway shall be compliant to city ordinance 13.12.090 Location. ADA parking spaces shall also be in compliance.

Note: Comments will be addressed at permitting stage.

Sun Metro

No comments received.

El Paso Water

EP Water does not object to this request.

Water:

There is an existing 8-inch diameter water main extending along a 25-foot PSB easement approximately 460-feet east of and parallel to Zaragoza Rd. This main is available for main extension.

There is an existing 16-inch diameter water main extending along Zaragoza Rd. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 24-inch diameter water main extending along Zaragoza Rd. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations

Previous water pressure reading from fire hydrant #03319, located at the intersection of Billy the Kid St and Zaragoza Rd. has yielded a static pressure of 102 (psi), a residual pressure of 94 (psi), and a discharge of 949 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EP Water records indicate two active 3/4-inch water meters serving the subject property. The service addresses for these meters are 323 & 319 Zaragoza Rd.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Zaragoza Rd. approximately 21-feet south of the property. This main is available for service.

General:

EP Water 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 EP Water-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.

Police Department

No comments received.

Environment Services

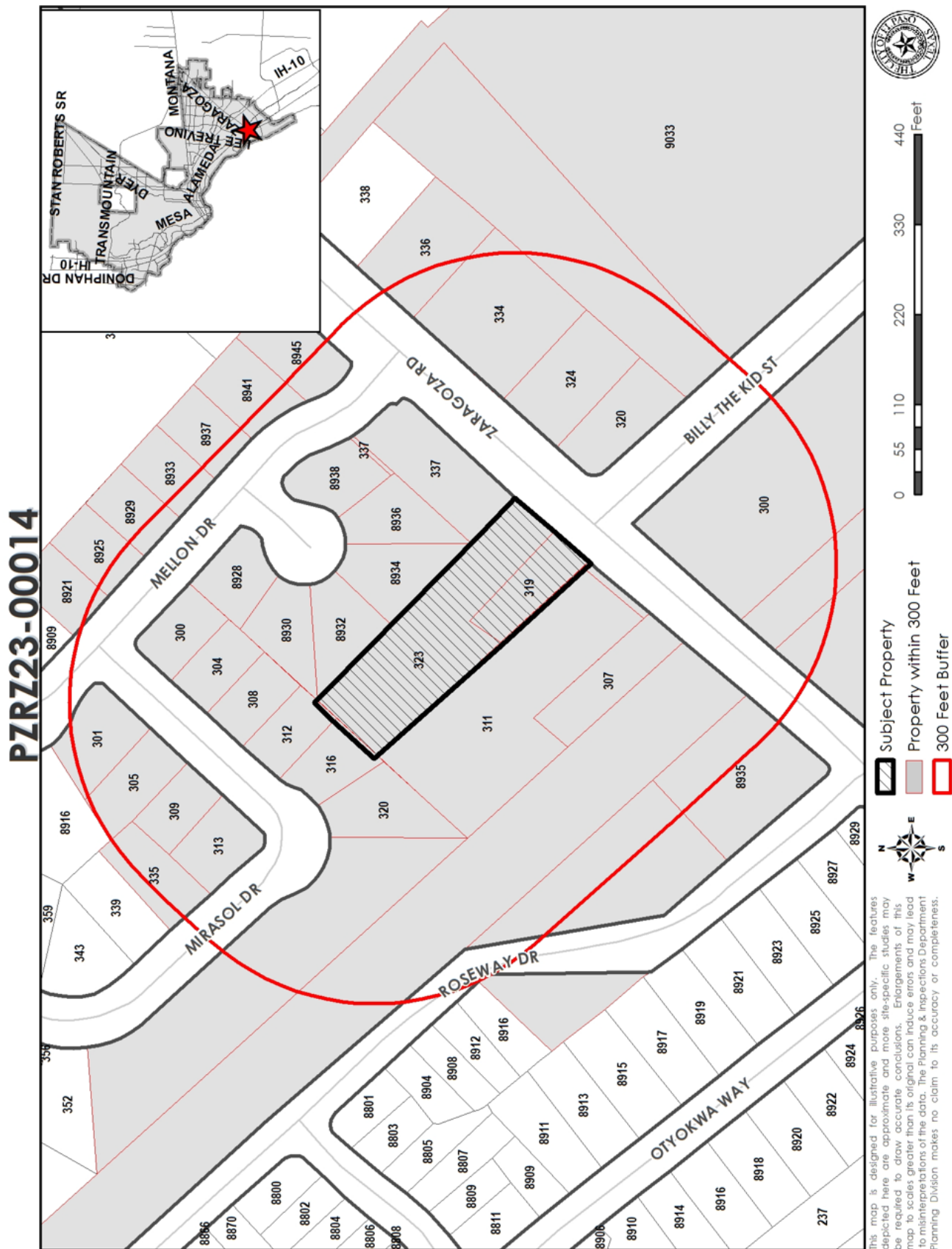
A dumpster pad will be needed for refuse service.

Note: Comments will be addressed at permitting stage.

Texas Gas Service

TGS doesn't have any comments.

ATTACHMENT 4



ATTACHMENT 5

From: Fabiola Campos-Lopez <corridor20ca@yahoo.com>
Sent: Tuesday, May 2, 2023 9:53 AM
To: Ray Mancera <ray@manceragroup.com>
Cc: Sylvia Carreon <longhorn_1989@hotmail.com>; Garcia, Raul <GarciaR1@elpasotexas.gov>
Subject: Re: Notice of Rezoning 319-323 N Zaragoza

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

Good morning, Ray:

Thank you for reaching out on this rezoning application to Corridor 20 civic association, as Section 2.102 of the El Paso City Code requires.

By reviewing the documentation and data provided. We have some comments on this R/F to C/3 application that should be considered.

C3 allows for different permissible uses, including car sales/ car lots. Having lived for so many years in the area, the narrowness of the lot will not impede any car lot rental from moving in. Corridor 20 civic association supporting responsible growth in the Mission Valley area will **not** see adequate to adapt the C3 zoning code if C1 and C2 ensure a more favorable retail space development for all. It is mentioned that there is a lot to the side already coded C3, but the same owner also owns it. In this case, Corridor 20 civic association will recommend adapting C2 or C1 like the existing small shopping center owned by the same owner.

Another concern from Corridor 20 civic association is the type of business to which the spaces will be rented. Specifically, the businesses nearby will disturb the residential area abutting this property and talk about selling alcoholic beverages, outdoor patios, late open business schedules, and loud sound amplifiers/ loud music. We also understand that it is too early and cannot prohibit these uses if they are allowed by C1 or C2. Still, we will recommend imposing special conditions on the application to ensure an excellent quality-of-life project is welcomed by everyone in the area, which is a good neighbor.

I hope the owner can reconsider and see that C1 or C2 works best for the neighborhood.

Thanks again,

Saludos!

Fabiola Campos-Lopez
CORRIDOR20ca
Coordinator

From: [Sylvia Carreon](#)
To: [Rodriguez, Nina A.](#)
Subject: Re: Notice of Rezoning 319-323 N Zaragoza
Date: Wednesday, January 31, 2024 5:56:15 PM
Attachments: [image001.png](#)

You don't often get email from longhorn_1989@hotmail.com. [Learn why this is important](#)

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Ms. Rodriguez, this is Sylvia Carreon with the Mission Valley Civic Association and going to a C-1 would meet with our approval! Thank you
