

Kylie Bagley

From: Ryan Howser
Sent: Tuesday, July 11, 2023 8:10 AM
To: Kylie Bagley
Subject: FW: Rezoning proposal by PT Overlook LLC

From: William Pickle <bp@wpickle.com>
Sent: Monday, July 10, 2023 9:51 AM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: Rezoning proposal by PT Overlook LLC

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Mr. Bowser, my name is William Pickle and I and my wife are the owners of the land east of this proposed rezoning request. Specifically, 80 of the acres we own border the east side of the Overlook parcel. Also, as you may know, El Paso County's Homestead Regional Park borders part of our property to the north along a 40 acre fence.

I watched your initial hearing online and found it interesting. While I am not opposed to development I am opposed to any potential for poor development that impacts the environment, wildlife habitat, open spaces, drainage and water.

We have owned our land since 1979. In fact, the Homestead Regional Park was sold to El Paso County by our family in the 1980's as well as the Reata development, sold in 1973, that is adjacent to the Park on the east, south and west. I offer you this to show that I (we) know the area well and our concerns are well founded. In fact, my wife's family homesteaded the original lands there starting in 1866 and we continue to own property there.

I look forward to watching the progress of this proposal, and will offer now 3 of my current concerns:

1. Lack of water. (if homes there remain on individual wells we will have an enormous problem. Anyone familiar with the area knows the water is disappearing, regardless of what the developer's "experts" state. There is a constant water problem among the current residents and many wells have dried up, greatly reducing the amounts pumped in the last few years. I have 2 ponds that dried up within mere weeks of the county pumping tons of water into the new Homestead Park ponds over 10 years ago. . I have neighbors who have drilled 1100 foot wells and found no water. Sure you can move 100 feet or so and hopefully find water but rapid development in recent years has clearly shown these lack of water issues, regardless of the aquifer studies that are sometimes done. Water is clearly a priority not only for the current residents but will surely be an issue for any new rezoning and development.

2. Erosion. There is a valley between my north 40 acre parcel and a 40 acre part of Homestead park to the north. Recently the erosion from between these 2 pieces of land has exploded from all the rain that has fallen. The water is coming primarily from the now PT Overlook property. I hope that any proposed development has an ironclad requirement to mitigate ANY flooding or erosion as a result of development.

3. Wildlife: We are fortunate to have wild turkeys, deer, raccoons, rabbits, squirrels, occasional antelope, field and jumping mice, hawks, owls, eagles, buzzards, etc. I want assurances that open spaces for this wildlife is protected in a way they are not rendered extinct.

Again, Mr. Howser, we are not anti-development but I have experienced what happens with empty developer promises and the failure of a community (Reata subdivision is an example) when a county does not represent its constituents but more the developers interest.

I Look forward to following the progress of this process and hopefully meeting you, Mr. Howser.

Sincerely yours,
William Pickle

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