



CITY PLAN COMMISSION HEARING MINUTES

March 25, 2004

MEMBERS PRESENT:

Gary Porras
Dick Vorba
John Neal
Alan Simpson
Ruben Ponce
Chad North
Ray Mancera
Oscar Venegas

OTHERS PRESENT:

Rudy Valdez, PRDD
George Sarmiento, PRDD
Fred Lopez, PRDD
Kimberly Forsyth, PRDD
James Shelton, PRDD
Matt Watson, City Attorney's Office
Sandra Hernandez, Recording Secretary

The City Plan Commission meeting was called to order by Alan Simpson at 1:31 p.m. Council Chambers, 2nd Floor. A quorum of its members was present and Dick Vorba made the introductory statements. Fred Lopez presented changes to the agenda. Motion made by Gary Porras to accept changes to the agenda, seconded by Chad North, and unanimously carried (7-0).

DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL

Subdivision Application:

1. **SD01049:** West Hills #23 – Replat A – Resubdivision Combination; Being a portion of Tract 1F, S.J. Larkin Survey No. 264, and a portion of Tracts 1B4, and 1B5, S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

2. **SD02051:** Beltran Subdivision – Combination; Tracts 14H, 14N and 14P, Block 4, Upper Valley Surveys, City of El Paso. (District 1)

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

3. **SUB03-00047:** The Park at Wildwood – Final; Being Tracts 2M9, 2M10, 2M11, 2R and a portion of Tract 2M, A.F. Miller Surveys No. 212, City of El Paso, El Paso County, Texas. (District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development with 40 single-family residential lots. Primary access to the subdivision will be from Westwind Drive. The minimum size lot in this subdivision measure 8,585 square feet. The developer will be required to pay a total of \$12,300 in park fees to satisfy the parkland requirements of the Subdivision Ordinance. The developer was granted a modification on a preliminary basis by the City Plan Commission for the placement of two fire hydrants, instead of having a turn-around. The Engineering Department has recommended approval subject to some of the comments that they have in regards to drainage.

Bradley Roe, Representative, agreed with staff recommendations.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (7-0).

4. **SUB03-00038:** Louisiana Subdivision – Preliminary; Being all of Lot 25, Richard Lee Subdivision, City of El Paso, El Paso County, Texas. (District 6)

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

5. **SUB04-00000:** Franklin Village – Preliminary; Being a portion of Tract 3J, Section 43, Block 80, Township 1, Texas and Pacific Railway Company Surveys. (District 4)

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

6. **SUB04-00005:** Tierra Del Este Unit 29 – Preliminary; Being a portion of Tract 1B, Section 39, and a portion of Section 40, Block 79, TSP 2, T & P RR Surveys, City of El Paso, El Paso County, Texas. (District 5)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a single-family residential development containing 72 single-family lots. Primary access to the subdivision will be from Edgemere Boulevard. The developer will be paying a total of \$21,600 in park fees to satisfy the parkland requirements. This subdivision is a portion of a 1940.409 parcel of property that was annexed by the City of El Paso on November 9, 1999. The developer is requesting a modification to allow for a change in the cross-section of the proposed residential street, to allow for a 5 foot sidewalk and a 3 foot landscaped area instead of a standard 4 foot sidewalk and the 4 foot landscaped area. The Planning Department recommends that the City Plan Commission find that the modification meets criteria #3 of the Subdivision Ordinance. The Traffic Division requested that a release of access be required for all the lots that are abutting Edgemere Boulevard. Landscaping will be required within the parkway of all the lots that are adjacent to Edgemere Boulevard before any certificate of compliances are issued.

Conrad Conde, Representative, agreed with staff recommendations.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (7-0).

7. **SUB04-00009:** Sunset View Unit 3 – Preliminary; Being Tract 1, W.H. Lenox Survey No. 432, Tract 8, S.A. & M.G.R.R. Co. Survey No. 265, Tract 1B and a Portion of Tract 1A, J.L. Johannsen Survey No. 185, City of El Paso, El Paso County, Texas. (District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development containing 280 single-family residential lots. Primary access to the subdivision will be from Montoya Lane and Ethel Road. The smallest size lot within the subdivision is 5,000 square feet. The developer will be required to dedicate a park as part of this subdivision. Mr. Shelton requested that the word “preliminary” be changed to “final”, under item #8, Engineering Department Comments. Mr. Shelton requested that item #11, under Engineering Requirements be deleted. The Engineering Department requested that the developer coordinate improvements with the future Montoya Terrace Subdivision and that sidewalks be required along Montoya Road.

Rudy Valdez, Planning Department, added a couple of comments to the staff report. Mr. Valdez requested that under Other Requirement and Comments, Item #9, “applicant will be requesting that Ethel Road abutting be vacated”, to include the following language “that the vacation application for Ethel Road be submitted prior to final approval of the subdivision by the City Plan Commission for that portion abutting Ethel Road and that the vacation process be completed prior to recording of the subdivision for that portion of the subdivision abutting Ethel Road”.

Matt Watson, City Attorney’s Office, also asked the City Plan Commission to include the following comments:

1. Any subdivision improvement work done on lands contained within Sunset View Unit 3 done prior to approval of the vacation of Ethel Road is at Tropicana Homes own risk that City Council will not approve the proposed vacation of Ethel Road and that a new subdivision plat with differing subdivision improvement plans will thus become necessary.
2. Approval or denial of any vacation ordinance, including SV04003, is within the discretion of the El Paso City Council.
3. Should SV04003 be denied, the Mayor is not authorized by purposes of approval of this subdivision to sign a recording plat on behalf of El Paso’s ownership interest in Ethel Road.
4. Should SV04003 be denied, Sunset View Unit 3 will require a revision to exclude Ethel Road.

Jorge Azcarate, Representative, agreed with written and verbal staff recommendations. Mr. Azcarate noted that they have added a 1.4-acre park within the development, and they have coordinated with the Parks Department and they are in agreement to the location of that park. Mr. Azcarate requested that item #14, under Engineering Department Comments, be coordinated.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, including written and verbal recommendations, seconded by Gary Porras and unanimously carried (6-0). (Commissioner John Neal abstained.)

8. **SUB04-00011:** Ocotillo Estates #2 – Preliminary: Being a Portion of A.G. McMath Survey No. 298, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by Gary Porras to postpone for four weeks (04/22/04); upon applicant’s request, seconded by Chad North and unanimously carried (7-0).

PUBLIC HEARING

Subdivision Application:

9. **SUB04-00004:** Loma Linda Unit 4 – Preliminary; Being a replat of portion of Lot 1 and all of Lot 2, Block 2, Hueco View Acres, and a portion of Harkis Road, City of El Paso, El Paso County, Texas. (District 5)

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

10. **SUB04-00006:** Ortiz Farms Unit 1 – Combination; Being a replat of Lot 58, Block One, Upper Valley Place Unit 3 and Tract 1C1 and portion of Tract 1D1, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

Extension request to submit the recording maps:

11. **SD02074:** Villa Encanto – Final; Being all of Tracts 26, 28 and 29B, Block 4, Upper Valley Surveys, City of El Paso, El Paso County, Texas. (District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the applicant is requesting an extension request to submit the recording maps. The City Plan Commission approved the subdivision on a final basis on April 10, 2003. One previous extension was granted for the subdivision on October 2, 2003. This subdivision extension will expire on April 10, 2004. The applicant is requesting a two-month extension to submit the recording maps. The engineer has been in negotiations with El Paso County Water Improvement District to be able to irrigate the park, and is also coordinating with the Parks Department on the improvement plans.

Bradley Roe, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (5-0). (Commission Chad North abstained and Commission Ray Mancera left the room.)

Street Vacation:

12. **SV03004:** Street Vacation – Portion of Hawthorne Street, out of Alexander Addition, an unrecorded map in the City of El Paso. (District 1)

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

13. **SV04001:** Street Vacation – Portion of Westlake Court, Coronado Country Club Estates Unit 5. (District 1)

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

Detailed Site Development Plan Application:

14. **ZON03-00080:** (Reconsideration) Lot 36, Block 3, Shadow Mountain Heights, Replat "B"
LOCATION: North of Caprock Court and Indian Bluff Dr.
REQUEST: Zoning condition
ZONE: PR-2/SC (Planned Residential/Special Contract)
PROPOSED USE: Townhomes and duplexes
OWNER/APPLICANT: BAR Construction Inc. / same
REPRESENTATIVE: CEA Engineering Group
DISTRICT: # 1

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Kimberly Forsyth, Planning Department, noted that the applicant is requesting a reconsideration of this item. The site plan was previously reviewed and approved by the City Plan Commission on February 26, 2004. The applicant is requesting to allow 10-foot front yard setbacks but maintaining the requirement for 20-foot driveways. The reason for the reduction is to allow for additional square footage for the houses. The Planning Department has not received any calls or letters in support or opposition.

Jorge Azcarate, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to reconsider item, seconded by Dick Vorba and carried (6-1).

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (6-0). (Commissioner Oscar Venegas abstained.)

15. **ZON04-00036:** Lot 12 and 13 of Block 3, of Keystone Business Park
LOCATION: 4200 Doniphan
REQUEST: Zoning Condition
ZONE: C-4 (Commercial)
PROPOSED USE: Botanical Garden
OWNER/APPLICANT: City of El Paso / Keystone Heritage Park Inc.
REPRESENTATIVE: ECM International
DISTRICT: # 8

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Jorge Rousselin, Planning Department, noted that the site plan was submitted in order to permit a botanical garden. Access is proposed via Kappa Road. The applicant is providing 52 parking spaces including four handicapped spaces. The Planning Department has received no calls or letters in support or opposition of this request.

Todd Jones, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (7-0).

Special Contract Application:

16. **ZON04-00028:** Lots 18 - 22, Block 3 and a portion of Kappa Road,
Keystone Business Park
LOCATION: Adjacent to I-10 at end of Kappa Road
ZONING: C-4/sc (Commercial/special contract)
REQUEST: Release Condition #5 of contract dated Feb. 17,
1987 which prohibits residential uses.
PROPOSED USE: Apartments
OWNER/APPLICANT: Keystone Dam, Ltd. / Same
REPRESENTATIVE: Paul Sergent, Jr. / Sergent Law Firm, P.C.
DISTRICT: # 8

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Kimberly Forsyth, Planning Department, noted that this is a request for a release of a zoning condition. There is a contract that was applied to this property on February 17, 1987, when the property was rezoned to C-4. The applicant is requesting that the restriction against any residential uses be removed in order to permit an apartment complex of 84 units. Access is proposed via Kappa Road. The Planning Department received one letter in opposition of this request.

Paul Sergent, Representative, agreed with staff recommendations.

Father Pablo Mata, Pastor of St. Jude, stated that he is opposed to this development due to traffic congestion.

Commissioner Ray Mancera pointed out that the church is not in the path of the proposed apartment complex and asked Father Mata if he would still be opposed to the development.

Father Mata replied that they are still opposed to this development.

Commissioner Oscar Venegas asked if the developer and the church have met to discuss the proposed development.

Father Mata replied that they have not met.

Maria Herrera, resident of Atlantic Street, stated that she is opposed to the development due to traffic congestion.

Commissioners Gary Porras and Alan Simpson expressed their concerns of a misunderstanding between the developer and the residents and therefore recommended that the item be postponed in order for two parties to meet to discuss the development.

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

Special Permit Applications:

17. **ZON04-00015:** Being a portion of Tract 3J, Section 43, Block 80, Township 1
REQUEST: Variable lot sizes and reduced front & rear yard setbacks
LOCATION: Cross Street and Railroad Drive
ZONE: C-4 (Commercial)
PROPOSED USE: Single family residential
OWNER/APPLICANT: Frank Arroyos, Carefree Land / Same
REPRESENTATIVE: same
DISTRICT: # 4

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

18. **ZON04-00023:** Parcel 1: Lots 7 - 10, Block 266, Campbell Addition
Parcel 2: Lots 11 - 12, Block 266, Campbell Addition
REQUEST: off-site, off-street parking on Parcel 2 to serve proposed nightclub on Parcel 1
LOCATION: Parcel 1: 416 E. Rio Grande Avenue
Parcel 2: 400 E. Rio Grande Avenue
ZONE: Parcel 1: C-4 (Commercial)
Parcel 2: A-2 (Apartment)
PROPOSED USE: Parcel 1: nightclub
Parcel 2: off-site, off-street parking to serve Parcel 1
OWNER/APPLICANT: Pauline Shaheen / Dale McNutt
REPRESENTATIVE: Anthony Mixer
DISTRICT: # 8

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

19. **ZON04-00024:** Parcel 1: Lots 7 - 10, Block 266, Campbell Addition
Parcel 2: Lots 11 - 12, Block 266, Campbell Addition
REQUEST: parking reduction
LOCATION: Parcel 1: 416 E. Rio Grande Avenue
Parcel 2: 400 E. Rio Grande Avenue
ZONE: Parcel 1: C-4 (Commercial)
Parcel 2: A-2 (Apartment)
PROPOSED USE: Parcel 1: nightclub
Parcel 2: off-site, off-street parking to serve Parcel 1
OWNER/APPLICANT: Pauline Shaheen / Dale McNutt
REPRESENTATIVE: Anthony Mixer
DISTRICT: # 8

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

20. **ZON04-00027:** Lot 1 & a Portion of Lot 2, Block 2, Hueco View Acres and a Portion of Harkis Road
REQUEST: Reduction in lot widths & rear setbacks; variable side setbacks
LOCATION: North of Edgemere Blvd.
ZONE: M-1 (Manufacturing)
PROPOSED USE: Single family residential
OWNER/APPLICANT: Fernando & Elizabeth Martinez / JNC Development Co.
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 5

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

21. **ZON04-00030:** Lots 9 and 10, Block 32, Franklin Heights
REQUEST: Parking reduction
LOCATION: 1318 Myrtle Avenue
ZONE: C-4 (Commercial)
PROPOSED USE: SRO and night shelter
OWNER/APPLICANT: Opportunity Center for the Homeless / Same
REPRESENTATIVE: Frederic Dalbin
DISTRICT: # 8

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Kimberly Forsyth, Planning Department, noted that the applicant is requesting a special permit to allow for a parking reduction to serve a proposed SRO (single room occupancy) housing facility and night shelter for the homeless. This property is currently zoned C-4 and is 10,000 square feet in size. Access is proposed via the alley in the back and four parking spaces are provided including one that is ADA compliant. The applicant is requesting a 69% parking reduction from the required 13 spaces. A parking study conducted on March 1, 2004 and verified by the Traffic Section showed that within a 300-foot radius there were 97 parking spaces. At the peak hour there were still 48 available spaces that could be used to off set the request for the parking reduction. The Planning Department has received no calls or letters in opposition or support.

Fred Dalbin, Representative, agreed with staff recommendations.

A resident of the area stated that she is opposed to this request due to the continued violence and vandalism in the area. She stated that the residents live in fear and felt that this shelter would create more problems to the area.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (7-0).

22. **ZON04-00031:** Portion of Lots 1C1 and 1D1, Block 10, Upper Valley Surveys
REQUEST: Reduced setbacks
LOCATION: Gomez Road & Upper Valley
ZONE: R-F (Ranch-Farm)
PROPOSED USE: Single-family residential
OWNER/APPLICANT: View Point Acreage, L.L.C / Same
REPRESENTATIVE: Brock & Bustillos, Inc.
DISTRICT: # 1

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

Rezoning Application:

23. **ZON03-00082:** A portion of Tract 2D, Block 9, Ysleta Grant
LOCATION: Pendale Road North of Roseway Drive
REQUEST: From: R-F (Ranch and Farm); To: R-3 (Residential)
PROPOSED USE: single-family residential development
OWNER/APPLICANT: Jorge and Liliani Chavez and Jose H. Chavez / Same
REPRESENTATIVE: Carlos Jimenez
DISTRICT: # 7

ACTION: Motion made by Gary Porras to delete; upon applicant's request, seconded by Chad North and unanimously carried (7-0).

24. **ZON04-00013:** (Reconsideration) A portion of Lot 4, Block 160, Vista Del Sol Unit 54
LOCATION: Pellicano Drive east of Lee Trevino
REQUEST: From: P-I (Planned Industrial); To: C-4 (Commercial)
PROPOSED USE: Automotive and heavy truck repair
OWNER/APPLICANT: Texas M LLC / Same
REPRESENTATIVE: Margaret Portillo
DISTRICT: # 7

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Kimberly Forsyth, Planning Department, explained to the City Plan Commission that on February 12, 2004, the applicant had requested a change of zoning from P-I to C-4 in order to permit an automotive repair shop. The recommendation at that time was to approve C-3 instead of C-4; however since that time, the applicant has revised the application to include heavy repair truck. The Planning Department has received two letters in opposition of this request. The Development Coordinating Committee did recommend approval of the C-4 because it was compatible with the Plan for El Paso, which designates this area for industrial and commercial uses.

Commissioner Alan Simpson expressed his concern that a sexually oriented business would be opened and asked if they could perhaps put some restrictions on that.

Ms. Forsyth replied that they could restrict certain uses if they felt that they were not appropriate.

Matt Watson, Assistant City Attorney, noted that Texas State Statute lays out the foundation as to when they can and cannot impose certain requirements. The location of a sexually oriented business is one of those circumstances that they cannot restrict.

Margaret Portillo, Representative, agreed with staff recommendations.

Rudy Valdez, Planning Department, suggested that perhaps the applicant maybe able to restrict the sexually oriented business by having it as part of a covenant or restriction on the property.

Dave Pierce, representative for John Silverman, stated that his client is opposed to the rezoning request. The client also expresses concerns of a sexually oriented business opening. The client also feels that there would be a lot of noise and congestion coming from the auto repair store.

Anna Marketto stated that she is also opposed to this request for the same reasons already expressed.

ACTION: Motion made by Ray Mancera to reconsider, seconded by Gary Porras and unanimously carried (7-0).

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by Gary Porras and carried (5-2).

25. **ZON04-00014:** Being a portion of Tract 3J, Section 43, Block 80, Township 1, Texas and Pacific Railway Company Surveys
LOCATION: Cross Street and Railroad Drive
REQUEST: From: C-4 (Commercial); To: R-3A (Residential)
PROPOSED USE: single-family residential
OWNER/APPLICANT: Frank Arroyos, Carefree Land / Same
REPRESENTATIVE: Same
DISTRICT: # 4

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

26. **ZON04-00026:** Lot 1 & a Portion of Lot 2, Block 2, Hueco View Acres and a Portion of Harkis Road
LOCATION: North of Edgemere Blvd
REQUEST: From: M-1 (Manufacturing); To: R-5 (Residential)
PROPOSED USE: Residential
OWNER/APPLICANT: Fernando & Elizabeth Martinez / JNC Development Co.
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 5

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

27. **ZON04-00029:** Lots 1 - 10, Lot 13, Hart's Survey No. 9
LOCATION: Northwest corner of Mesa Street and Arizona Avenue
REQUEST: From: A-3 (Apartment); To: C-1 (Commercial)
PROPOSED USE: bank
OWNER/APPLICANT: St. Patrick Cathedral
REPRESENTATIVE: Mijares-Mora Architects, Inc.
DISTRICT: # 8

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Fred Lopez, Planning Department, stated that the applicant is requesting a rezoning from A-3 (Apartment) to C-1 (Commercial) in order to permit a new bank branch. Access is proposed via Arizona Avenue and Nevada Avenue. There are no zoning conditions currently imposed on this property. The Planning Department has received one letter in support of this request.

Helen Munoz, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (7-0).

28. **ZON04-00032:** Portion of Lots 1C1 and 1D1, Block 10, Upper Valley Surveys
LOCATION: Gomez Road & Upper Valley Road
REQUEST: From: R-F (Ranch and Farm); To: R-2 (Residential)
PROPOSED USE: Single-Family Residential
OWNER/APPLICANT: View Point Acreage LLC / Same
REPRESENTATIVE: Brock & Bustillos, Inc.
DISTRICT: # 1

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

29. **ZON04-00033:** Portion of Lot 4, Block 134, Pebble Hills Subdivision
LOCATION: Wooster Lane
REQUEST: From: A-O (Apartment/Office); To: C-3 (Commercial)
PROPOSED USE: Self storage w/office & auto repair shop
OWNER/APPLICANT: Joseph Pickett / Same
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 5

RECOMMENDATION: DCC denial as presented and subject to staff comments.

SUMMARY: Kimberly Forsyth, Planning Department, noted that the applicant is requesting a rezoning from A-O (Apartment/office) to C-3 (Commercial) in order to permit a self-storage with office warehouse and automotive repair. The Planning Department did not receive any calls or letters in opposition or support of this request. The Development Coordinating Committee did recommend denial of this request because they felt that the buffer of A-O was still appropriate between the C-3 uses and the single-family residential to the south and the DCC also felt that Wooster Lane is not an arterial street and generally C-3 uses are recommended along arterial streets. The Land Use Map for 2025 designates this entire area for mixed uses but they did feel that the C-3 was not compatible with the abutting residential.

Conrad Conde, Representative, agreed with staff recommendations. Mr. Conde requested that the City Plan Commission approve this rezoning. Mr. Conde pointed out that the self-storage unit would provide a buffer between the residents and the automotive repair.

Representative Joe Picket gave a brief presentation on why is requesting the rezoning.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Dick Vorba abstained.)

30. **ZON04-00035:** Tracts 331 and 332, Sunrise Acres No. 1
LOCATION: 3900 Block of Moonlight Avenue
REQUEST: From: R-4 (Residential); To: R-3A (Residential)
PROPOSED USE: single-family residential development
OWNER/APPLICANT: Martha E. Peck / JKS Properties, Inc.
REPRESENTATIVE: Jim Smith
DISTRICT: # 2

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting to rezone this property from R-4 (Residential) to R-3A (Residential) in order to permit a single-family residential development. The proposed site plan shows 11 lots to be located on the site. Access is proposed via Moonlight Avenue. The Planning Department has received no calls or letters in support or opposition of this request.

Jim Smith, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Gary Porras and unanimously carried (7-0).

Other Business:

- 31. Discussion and action on proposed amendments to the City Plan Commission by-laws.

Matt Watson gave a brief overview of the proposed amendments of the City Plan Commission by-laws.

- 32. An Ordinance amending Title 2 (Administration And Personnel), by adding a new Chapter 2.36 (Development Board of Appeals), to establish a new Board of Appeals for Subdivision and Development Issues.

Bashar Abugalyon, Engineering Department, gave a brief presentation on the Ordinance amending Title 2.

ACTION: Motion made by Ray Mancera to approve, seconded by John Neal and unanimously carried (5-0). (Commissioners Alan Simpson and Gary Porras left.)

- 33. Discussion and action on the following proposed changes to the Major Thoroughfare Plan:

- A. Change the major arterial designation of Gomez Rd and its proposed extension to Redd Rd to a collector designation between the state line and Upper Valley Rd and a minor arterial designation between Upper Valley Rd and Redd Rd.
- B. Delete the proposed Freeway/Expressway between Mesa Street and the proposed extension of Stanton Street.
- C. Change the minor arterial designation of the proposed extension of River Bend Dr. to a collector designation with a special three-lane cross-section.
- D. Change the proposed collector extension of Billy the Kid St. to connect to Americas Avenue.

ACTION: Motion made by Gary Porras to postpone for two weeks (04/08/04); upon applicant's request, seconded by Chad North and unanimously carried (7-0).

- 34. Planning Report.

- 35. Legal Report.

Executive Session was not needed.

The City Plan Commission Hearing adjourned at 4:40 p.m.

Rudy Valdez, Executive Secretary

OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON MARCH 25, 2004

_____, **CHAIR**

_____, **DATE**