



CITY PLAN COMMISSION HEARING MINUTES

April 8, 2004

MEMBERS PRESENT:

Gary Porras
Dick Vorba
John Neal
Elma Carreto
Alan Simpson
Oscar Venegas
Chad North
Ray Mancera

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 Elma Carreto at 1:34 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 Dick Vorba to accept changes to the agenda, seconded by Oscar Venegas, and unanimously carried (6-0).

DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL

Subdivision Application:

1. **SUB03-00030:** Hill Points Estates Unit 4 – Final; Being a portion of Tracts 17C39 and 17C156 Section 8, Block 79, Township 3 Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas. (District 6)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development with 33 single-family residential lots. Primary access to this subdivision will be from Saint Dominic Drive. The developer will be paying \$9,900 in park fees to satisfy the parkland dedication requirements. The developer was granted a modification on January 29, 2004 by the City Plan Commission for a change in the cross-section of the proposed divided residential street, that allowed for a five foot sidewalk adjacent to the curb with a six inch roll curb along St. James Street, which eliminated 2.5 feet of parkway instead of the four foot sidewalk and the four foot parkway. The developer was granted a modification to not have to provide a turn around on St. James Street, instead of the turn around it was agreed that the developer would provide two fire hydrants on St. James Street or someplace close to St. James Street; this will be coordinated with the Fire Department and PSB. The developer is now requesting a change to the modification that would allow four-inch roll curbs instead of the six-inch roll curb. The Planning Department recommends that the City Plan Commission find that the modification meets criteria #3 if this modification is approved. The Engineering Department is requesting the following:

- The developer elaborate as to the responsible party for maintenance of land between the existing 60 foot right of way road way and the proposed St. Dominick Drive.
- The developer will be required to get approval from the Texas Pipeline Company for access across the pipeline.
- Sidewalks will be required within and abutting the subdivision.

Mr. Shelton requested that under the Engineering Traffic Division notes to delete the sentence that reads "traffic division foresees a parking problem due to the width of the lots. Cluster parking is recommended".

Matt Watson, Assistant City Attorney, asked the Engineering Department about the approval of the Texas Pipeline Company.

Bashar Abugalyon, Engineering Department, responded that they are asking for the same requirements that they asked the adjacent subdivisions.

Jorge Azcarate, Representative, agreed with staff recommendations.

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

2. **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 Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

3. **SUB03-00043:** Diamond Pointe Patio Homes – Final; Lot 36, Block 3, Shadow Mountain Heights, Replat "B", City of 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 4 single-family residential lots and 15 patio home lots. Primary access to the subdivision will be from Caprock Drive. The developer will be required to pay \$5,700 in park fees. The developer was granted a modification by the City Plan Commission on February 26, 2004, to allow for a change in the cross-section of the proposed residential street from 44 feet to 38 feet, which allowed for the five foot sidewalks adjacent to the curb on Teresa Del Mar Street, which will eliminate three feet of parkway, instead of having the four foot sidewalk and the four foot parkway. The developer was also granted a modification to not have a sidewalk on the northside of Tierra Del Mar Street due to the fact that drainage issues exist. The developer and the Engineering Department are working out these issues. The Engineering Department is requesting that developer provide landscape on the double frontage lots.

Jorge Azcarate, Representative, agreed with staff recommendations.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Gary Porras and unanimously carried (5-0). (Commissioner Chad North left and Commissioner Oscar Venegas abstained.)

4. **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)

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

SUMMARY: Items #4, #18 & #27 were heard simultaneously. James Shelton, Planning Department, noted that the developer is proposing a development with 53 single-family residential lots. The Development Coordinating Committee voted to deny the Franklin Village Subdivision for the following reasons:

- The consultant engineer for the applicant has failed to provide the request on item# 2 of the Engineering Department Comments and Requirement which states: The consultant engineer needs to verify that the proposed drainage system is capable of handling the proposed runoff from this subdivision, otherwise on-site ponding will be required.
- The commercial lot on the northeast corner of the subdivision is landlocked. The Planning Department has not received the requested agreement to allow the applicant to have access across TX Dot property to Railroad Drive.

Ernie Valdez, Representative, agreed with staff recommendations.

ACTION: Motion made by Ray Mancera to postpone for two weeks (04/22/04); upon applicant's request, seconded by John Neal and unanimously carried (6-0). (Commissioner Chad North left.)

5. **SUB04-00013:** Beltran Subdivision – Combination; Tracts 14H, 14N and 14P, Block 4, Upper Valley Surveys, City of El Paso. (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 4 single-family residential lots. Primary access to the subdivision will be from Linda Avenue. The developer will be required to pay \$900 in park fees. The Engineering Department is requesting that the developer provides a six-foot rockwall along the lateral. The Engineering Department is recommending that a turn around be constructed on Linda Avenue. The Fire Department is recommending that two houses be fire sprinklered due to them exceeding the distance of 200-feet on panhandle lots.

Carlos Jimenez, Representative, agreed with staff recommendations. Mr. Jimenez requested that item #9, under Engineering Department Requirements and Comments, be deleted.

Bashar Abugalyon agreed to delete item #9 and also agreed to coordinate item #8.

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

6. **SUB04-00015:** Lomas Del Sol Unit 2 – Preliminary; Being a portion of Tract 1B4, 1B4C, and 1B4C2, S.J. Larkin Survey No. 266, 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 268 single-family residential lots. Primary access to the subdivision will be from Helen of Troy Drive. The developer will be coordinating with the Planning Department and the Parks Department for a possible park dedication within the subject subdivision park zone or a possibility that the developer may receive park credits for a park dedication outside the park zone.

Rudy Valdez, Planning Department, clarified that on the first paragraph where it states “possibility that the developer may receive park credits for a park dedication outside the park zone”, that is not permitted in the code. The Development Coordinating Committee recommended that a park be provided for the subdivision and the intent was for the developer to coordinate with the Parks Department on that issue.

John Karlsruher, Representative, agreed with staff recommendations.

ACTION: Motion made by Ray Mancera to approve, coordinate with Parks Department, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Chad North left.)

7. **SUB04-00016:** Lomas Del Sol Unit 3 – Preliminary; Being a portion of Tract 1B2, Nellie D. Mundy Survey No. 242, 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 362 single-family residential lots. Primary access to the subdivision will be from Northern Pass Drive. The developer will be dedicating a 3.714 acre park within this subdivision and will be receiving 1.81 acres in park credits, when the park actually dedicated.

John Karlsruher, Representative, agreed with staff recommendations.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Chad North left.)

PUBLIC HEARING

Subdivision Application:

8. **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 Dick Vorba to postpone for two weeks (04/22/04); upon applicant’s request, seconded by Oscar Venegas and unanimously carried (6-0).

9. **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 Dick Vorba to postpone for two weeks (04/22/04); upon applicant’s request, seconded by Oscar Venegas and unanimously carried (6-0).

10. **SUB04-00012:** 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)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development with 148 single-family residential lots. Primary access to the subdivision will be from the proposed extension of Helen of Troy. The reason for the replat is to reduce the number of lots in phase II of the original West Hills Unit 23, from 154 to 148 lots. Helen of Troy Drive is still part of Phase I of the original West Hills Unit 23. A release of access will be required on all the lots that are abutting Helen of Troy Drive.

Conrad Conde, Representative, agreed with staff recommendations. Mr. Conde requested that item #3, under Engineering Department Requirement Comments, be coordinated. Mr. Conde also requested to coordinate the comment under the PSB General comments, the first paragraph, last sentence, where talks about a perpendicular easement.

Tony Bustillos, Engineering Department, agreed to coordinate.

No opposition was presented.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Ray Mancera and unanimously carried (6-0). (Commissioner Chad North left.)

Street Vacation:

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

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

SUMMARY: James Shelton, Planning Department, noted that the applicant is requesting a vacation of the entire length of Hawthorne Street from Rim Road north to UTEP boundary for the purpose to extend additional utilities and infrastructure services to the new Academic Services Building. The portion of Hawthorne Street to be vacated abuts UTEP.

Conrad Conde, Representative, agreed with staff recommendations.

No opposition was presented.

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

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

ACTION: Motion made by Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

Extension request to submit the recording maps:

13. **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)

ACTION: Motion made by Dick Vorba to delete, seconded by Oscar Venegas and unanimously carried (6-0).

Detailed Site Development Plan Application:

14. **ZON04-00044:** Portion of Lot 3, Block 3, Boykin Commercial District Unit 4
LOCATION: 131 McClintock Drive
REQUEST: Zoning Condition (Site Plan Review)
ZONE: C-1/sc (Commercial/special contract)
PROPOSED USE: Day Care
OWNER/APPLICANT: Kids View Inc. / Lourdes Luna
REPRESENTATIVE: Same
DISTRICT: # 1

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 commercial day care. There was a concern that the daycare might be placed on a utility easement, the applicant has since moved that particular structure so that it would not be intruding on any portion of that easement. Access would be granted through the paved parking lot. There was also a concern on the turning radius for the entrance into the structure that also has been coordinated with Traffic Division so that proper access could be achieved off of McClintock Drive.

Lourdes Luna, 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 (6-0). (Commissioner Chad North left.)

15. **ZON04-00048:** A portion of Lot 1, Block 53, East Glen Addition Unit Four
LOCATION: 2901 George Dieter, Buildings A, B, C, D
REQUEST: Detailed Site Development Plan Review
ZONE: C-3/sc (Commercial/special contract)
PROPOSED USE: Day Care, retail strip center
OWNER/APPLICANT: EP Pebble Hills Properties, LP / David Bingham
REPRESENTATIVE: Martin Walton
DISTRICT: # 5

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 retail strip center and a commercial day care. Access is proposed via George Dieter. 177 parking spaces are provided.

Martin Walton, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by Alan Simpson and unanimously carried (5-0). (Commissioner Chad North left and Commissioner Ray Mancera abstained.)

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 to release a contract condition that was imposed February 1987 when the property was rezoned to C-4. The applicant is requesting that condition #5 which prohibited residential uses be released in order to permit an apartment complex on the site. Ms. Forsyth informed the commission that if this case were approved, the applicant would have to request a detailed site development plan review. The Planning Department received one letter in opposition to this request.

Commissioner Elma Carreto asked why the number of units changed from the previous meeting from 80 units to 320 units.

Ms. Forsyth responded that the site plan does indicate 80 units, however each unit is comprised of 4 apartments.

Commissioner Elma Carreto asked why condition #5 was placed.

Ms. Forsyth responded that when the property was rezoned, the Keystone Dam was a concern due to possible spillage. However, this has been developed to allow for the spillway to not go to the apartment complex but to still allow for some drainage if necessary to come down and bypass the residential apartments.

Paul Sergent, Representative, agreed with staff recommendations. Mr. Sergent noted that they have met with the residents and discussed their concerns.

Commissioner John Neal asked Mr. Sergent if he had seen the flyer that they passed out in the neighborhood urging people to attend this meeting.

Mr. Sergent replied that he had not seen it.

Commissioner Neal gave Mr. Sergent a copy and asked if any of it was accurate.

Mr. Sergent responded that it is not HUD Housing or low-income apartments. The apartments are the finest apartments on the west side and once they are completed they will rent for about \$900 a month.

Tammy Vasilatos, President Elect of the Junior League of El Paso, stated that the organization puts millions of dollars into the community every year and their signature project is the botanical garden. Ms. Vasilatos noted that they are in favor of the apartment complex and if it is not approved the project would be in jeopardy.

Commissioner Neal asked how the failure to approve this apartment complex, direct or indirectly affects their project.

Ms. Vasilatos explained that they need the road for access to the garden.

Mr. Rudy Valdez, Planning Department, noted that the road would have to be built regardless of the apartment because it is part of a subdivision that was approved.

Joan Shepack, Junior League member, stated that she has been working with the organization for three years. Ms. Shepack noted that she is a real estate appraiser and to develop something with apartments is better because visitors from out of town would perceive the whole area in a better light instead of driving by massive concrete structures of warehousing and light industrial buildings should it be left commercial.

Mike Churchman, President of the Keystone Heritage Pak, noted that the Park is in a neutral position.

Carol Miller, resident of the area, stated that she has been working since 1997 to try to preserve the archeological site. Ms. Miller noted that she has a couple of articles written by archeological sources indicating that the site is very valuable. Ms. Miller read a few of the quotes:

“To the dismay of archeologists, development would certainly destroy most of the Indian village before it can ever really be studied. If there is one site in the country that isn’t already protected that should be, this is it” said David Carmichael.

“The group wants to buy the whole 100 acres which seems outlandish” said Chris Cummings.

Father Pablo Mata, Pastor of St. Jude Church, thanked the commission for giving them the two weeks in order to study the development. However, Mr. Mata stated that they do need additional time to do some more research such as how it would affect the schools in the area, the water table and the congestion in the area.

Commissioner John Neal asked if four weeks was sufficient time.

Father Mata replied it was.

Leo Barraza, resident of the area, stated that he is opposed to this request.

ACTION: Motion made by Dick Vorba to move item #16 to the front of the agenda, seconded by Oscar Venegas and unanimously carried (6-0).

ACTION: Motion made by John Neal to postpone for four weeks (05/06/04), seconded by Gary Porras and carried (6-1).

Special Permit Applications:

17. **ZON04-00001:** A portion of Tracts 2B, 1G, and 3A, Block 10, Upper Valley Surveys
REQUEST: Planned residential development
LOCATION: West of Upper Valley Road and South of Borderland Road
ZONE: R-F (Ranch and Farm)
PROPOSED USE: Single-family residential development
OWNER/APPLICANT: RPW Development, Ltd. / Same
REPRESENTATIVE: CEA Engineering Group
DISTRICT: # 1

ACTION: Motion made by Dick Vorba to postpone for two weeks (04/22/04); upon applicant’s request, seconded by Oscar Venegas and unanimously carried (6-0).

18. **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

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

SUMMARY: Items #4, #18, and #27 were heard simultaneously. Kimberly Forsyth, Planning Department, noted that the applicant is requesting to rezone property from C-4 to R-3A in order to permit a single-family residential development. The applicant is proposing reduced lot sizes to 45 feet wide and 90 feet deep at a minimum and they are requesting to reduce front setbacks to 17 feet and reduced rear setbacks to 15 feet. The proposed site plan shows 53 single-family lots on the site. Access is via Cross Street and Railroad Drive. The Planning Department did receive one letter in opposition of the request. The Development Coordinating Committee recommend approval of the rezoning, however the DCC suggested rezoning to R-5 rather than R-3A because that was more similar to the lot size that they are requesting and the abutting property to the west is also zoned R-5. The DCC however did recommend denial of the special permit request because the Code requires 20 feet minimum driveway length and the applicant is requesting 17 feet in the front.

Ernie Valdez, Representative, agreed with staff recommendations. Mr. Valdez noted that the length of the driveway is measured at the back of the sidewalk of the property line therefore he has more than 20 feet of length for the driveway.

Commissioner Ray Mancera suggested that this item be postponed since there is a conflict with the way the ordinance is being read. This would give staff and the applicant an opportunity to work out the issues.

No opposition was presented.

ACTION: Motion made by Ray Mancera to postpone for two weeks (04/22/04); upon applicant's request, seconded by John Neal and unanimously carried (6-0). (Commissioner Chad North left.)

19. **ZON04-00023:** Parcel 1: Lots 7 - 10, Block 266, Campbell Addition
Parcel 2: Lots 11 - 12, Block 266, Campbell Addition
Parcel 3: A portion of Lots 15 - 20, Block 266, Campbell Addition
Parcel 4: A portion of Lots 1 and 2, Block 266, Campbell Addition
Parcel 5: A portion of Lots 14 and 15, Block 266, Campbell Addition.
REQUEST: off-site, off-street parking on Parcels 2, 3, 4, and 5 to serve proposed nightclub on Parcel 1
ZONE: Parcel 1: C-4 (Commercial)
Parcel 2: A-2 (Apartment)
Parcel 3: C-4 (Commercial)
Parcel 4: C-4 (Commercial)
Parcel 5: A-2 (Apartment)
PROPOSED USE: Parcel 1: nightclub
Parcels 2, 3, 4, and 5: off-site, off-street parking
OWNER/APPLICANT: Pauline Shaheen / Dale McNutt
REPRESENTATIVE: Anthony Mixer
DISTRICT: # 8

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

SUMMARY: Items #19 and #20 were heard simultaneously. Fred Lopez, Planning Department, noted that items #19 and #20 are requests for off-site, off-street parking and also a request for a parking reduction for a proposed nightclub. The property is located at the intersection of Rio Grande and Campbell. Parcel 1 is for the proposed nightclub and parcels, 2, 3, 4 and 5 are proposed as off-site, off-street parking to serve the proposed nightclub. The applicant is providing 45 parking spaces, which would be used to partially satisfy the 110 required parking spaces for the nightclub. The Planning Department has received seven letters in opposition to this request. The Development Coordinating Committee recommended denial of both special permit requests. The denial recommendation was based on the following: the current property owner also owns an apartment building and based on research by the Traffic Division and Building, Permits and Inspections, it was discovered that that particular apartment building requires 12 parking spaces, and in this case some of those residents are utilizing these parking lots already as parking. So if you were to take out the required 12 parking spaces for that proposed use there, that would leave 32 parking spaces that would be provided via these parking lots that the applicant is proposing to use. Therefore the parking reduction would be for 78 parking spaces. A parking reduction study was conducted for this property, between the hours of 6 p.m. and 1 a.m., and it showed 81 total parking spaces within a 300-foot radius of the nightclub. The parking study revealed that 67 to 71 parking spaces were available during that time period.

Anthony Mixer, Representative, agreed with staff recommendations. Mr. Mixer requested that the waiver be granted for the parking reduction.

Rosa De Leon, representative of the El Paso High Area Neighborhood Association, stated that their main concerns are traffic, parking and safety. Ms. De Leon pointed out that many of the residents are elderly people who still walk to downtown to run their errands.

Bob Storch, representing St. Patrick Cathedral, noted that they oppose any variance in the parking restrictions for any nightclub in the area. St. Patrick has acquired the parking lot that used to be across the street from Hotel Dieu, which runs between Arizona and Rio Grande, and that would be a large tempting parking lot for people attending this nightclub. Mr. Storch noted that they have activities at the Cathedral and at the school in the evening, which would interfere with their parking.

Nick Cobos, head of the school of St. Clements Episcopal Parish School, stated that they are also opposed to this request. Mr. Cobos stated that it is not a good idea to put a nightclub at the same location of the school. Among the many people that cross the streets to get to their school and church activities during the day and during the evening, including the weekends, are the very young and the very elderly. Mr. Cobos noted that this would increase vandalism and the security possibilities that come with the nightclub are grave concern to them.

Several other residents of the area noted that they are in opposition to this request.

ACTION: Motion made by John Neal to move item #19 and #20 to the front of the agenda, seconded by Dick Vorba and unanimously carried (7-0).

ACTION: Motion made by Alan Simpson to deny, seconded by Dick Vorba and carried (4-2). (Commissioner Chad North left.)

20. **ZON04-00024:** Parcel 1: Lots 7 - 10, Block 266, Campbell Addition
Parcel 2: Lots 11 - 12, Block 266, Campbell Addition
Parcel 3: A portion of Lots 15 - 20, Block 266, Campbell Addition
Parcel 4: A portion of Lots 1 and 2, Block 266, Campbell Addition
Parcel 5: A portion of Lots 14 and 15, Block 266, Campbell Addition.
- REQUEST:** parking reduction
- ZONE:** Parcel 1: C-4 (Commercial)
Parcel 2: A-2 (Apartment)
Parcel 3: C-4 (Commercial)
Parcel 4: C-4 (Commercial)
Parcel 5: A-2 (Apartment)
- PROPOSED USE:** Parcel 1: nightclub
Parcels 2, 3, 4, and 5: off-site, off-street parking
- OWNER/APPLICANT:** Pauline Shaheen / Dale McNutt
- REPRESENTATIVE:** Anthony Mixer
- DISTRICT:** # 8

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

SUMMARY: Items #19 and #20 were heard simultaneously. Fred Lopez, Planning Department, noted that items #19 and #20 are requests for off-site, off-street parking and also a request for a parking reduction for a proposed nightclub. The property is located at the intersection of Rio Grande and Campbell. Parcel 1 is for the proposed nightclub and parcels, 2, 3, 4 and 5 are proposed as off-site, off-street parking to serve the proposed nightclub. The applicant is providing 45 parking spaces, which would be used to partially satisfy the 110 required parking spaces for the nightclub. The Planning Department has received seven letters in opposition to this request. The Development Coordinating Committee recommended denial of both special permit requests. The denial recommendation was based on the following: the current property owner also owns an apartment building and based on research by the Traffic Division and Building, Permits and Inspections, it was discovered that that particular apartment building requires 12 parking spaces, and in this case some of those residents are utilizing these parking lots already as parking. So if you were to take out the required 12 parking spaces for that proposed use there, that would leave 32 parking spaces that would be provided via these parking lots that the applicant is proposing to use. Therefore the parking reduction would be for 78 parking spaces. A parking reduction study was conducted for this property, between the hours of 6 p.m. and 1 a.m., and it showed 81 total parking spaces within a 300-foot radius of the nightclub. The parking study revealed that 67 to 71 parking spaces were available during that time period.

Anthony Mixer, Representative, agreed with staff recommendations. Mr. Mixer requested that the waiver be granted for the parking reduction.

Rosa De Leon, representative of the El Paso High Area Neighborhood Association, stated that their main concerns are traffic, parking and safety. Ms. De Leon pointed out that many of the residents are elderly people who still walk to downtown to run their errands.

Bob Storch, representing St. Patrick Cathedral, noted that they oppose any variance in the parking restrictions for any nightclub in the area. St. Patrick has acquired the parking lot that used to be across the street from Hotel Dieu, which runs between Arizona and Rio Grande, and that would be a large tempting parking lot for people attending this nightclub. Mr. Storch noted that they have activities at the Cathedral and at the school in the evening, which would interfere with their parking.

Nick Cobos, head of the school of St. Clements Episcopal Parish School, stated that they are also opposed to this request. Mr. Cobos stated that it is not a good idea to put a nightclub at the same location of the school. Among the many people that cross the streets to get to their school and church activities during the day and during the evening, including the weekends, are the very young and the very elderly. Mr. Cobos noted that this would increase vandalism and the security possibilities that come with the nightclub are grave concern to them.

Several other residents of the area noted that they are in opposition to this request.

ACTION: Motion made by John Neal to move item #19 and #20 to the front of the agenda, seconded by Dick Vorba and unanimously carried (7-0).

ACTION: Motion made by Alan Simpson to deny, seconded by Dick Vorba and carried (4-2). (Commissioner Chad North left.)

21. **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 Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

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 Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

23. **ZON04-00040:** Lot 8, Block 2 and Lot 25, Block 2, Sahara Subdivision
REQUEST: Off-site parking on Parcel 2 to serve business on Parcel 1
LOCATION: Dyer and Taj Majal
ZONE: Parcel 1: C-1 (Commercial); Parcel 2: R-4 (Residential)
PROPOSED USE: Parcel 1: Beauty salon/office
Parcel 2: Off -site parking
OWNER/APPLICANT: Sang Morgan / Same
REPRESENTATIVE: Same
DISTRICT: # 4

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 off site parking on parcel 2 to serve an existing beauty salon and office on parcel 1. Access to the parking is off of Taj Majal. There are 19 parking spaces proposed off-site and 5 on-site, including one ADA compliant. The reason for the request is there is not adequate parking on the front side to accommodate the commercial business. The Planning Department has received no calls or letters in opposition or support of this request.

Sang Morgan, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by Alan Simpson and unanimously carried (6-0). (Commissioner Chad North left.)

24. **ZON04-00041:** Portion of Block 5, Martinez Homestead Addition
REQUEST: Philanthropic use
LOCATION: 205 Tobin Place
ZONE: R-5 (Residential)
PROPOSED USE: Facility for rehabilitation services for the blind and visually impaired
OWNER/APPLICANT: El Paso Lighthouse Inc. / Same
REPRESENTATIVE: Harry Tyler
DISTRICT: # 3

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

SUMMARY: Kimberly Forsyth, Planning Department, noted that the applicant is requesting a special permit request to allow for a philanthropic use – a facility for rehabilitation services for the blind and visually impaired. There are no zoning conditions on this property. The Planning Department has received no calls or letters in opposition or support of this request.

Harry Tyler, Representative, agreed with staff recommendations.

Julie Aauto, resident of the area – 212 Dunne, stated that she is opposed to this request. Ms. Aauto noted that her house faces their wall and now her backyard is now going to face another building, so they are going to be enclosed. Ms. Aauto noted that she also feels that it is going to increase traffic and decrease the value of the homes.

Commissioner Elma Carreto asked if would help if the exterior of the building looks more like a residential type of building.

Ms. Aauto replied that it would help if it would accommodate the neighborhood. She noted that the parking lot facing her yard is what concerns her.

Commissioner Gary Porras suggested that they postpone the item in order to give the applicant and Ms. Aauto an opportunity to meet to discuss the matter.

ACTION: Motion made by Ray Mancera to postpone for two weeks (04/22/04); seconded by Gary Porras and unanimously carried (6-0). (Commissioner Chad North left.)

25. **ZON04-00042:** A portion of Lots 14 & 15, Block 46, Pebble Hills Subdivision
LOCATION: 3113 Forney
REQUEST: Convalescent Home
ZONE: A-O/sc (Apartment-Office/special contract)
PROPOSED USE: Convalescent Home
OWNER/APPLICANT: Alexander A. MacKinnon / Same
REPRESENTATIVE: Yolanda Soltero
DISTRICT: # 5

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

SUMMARY: Kimberly Forsyth, Planning Department, noted that the applicant is requesting a special permit in order to permit a convalescent home. This property is currently zoned A-O/sc. This site is currently an adult foster home. Under the home occupation portion of the code, you are allowed to have up to seven beds in an adult foster home, but the proposed facility is to have 13 beds and

therefore they require a special permit. The site plan shows the existing building on the site with parking. The Planning Department received no calls or letters in opposition or support of this request.

Yolanda Soltero, 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 (6-0). (Commissioner Chad North left.)

Rezoning Application:

26. **ZON03-00089:** A portion of Tracts 2B, 1G, and 3A, Block 10, Upper Valley Surveys
LOCATION: West of Upper Valley Road and South of Borderland Road
REQUEST: From: R-F (Ranch and Farm); To: R-3A (Residential)
PROPOSED USE: Single-family residential development
OWNER/APPLICANT: RPW Development, Ltd. / Same
REPRESENTATIVE: CEA Engineering Group
DISTRICT: # 1

ACTION: Motion made by Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

27. **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

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

SUMMARY: Items #4, #18, and #27 were heard simultaneously. Kimberly Forsyth, Planning Department, noted that the applicant is requesting to rezone property from C-4 to R-3A in order to permit a single-family residential development. The applicant is proposing reduced lot sizes to 45 feet wide and 90 feet deep at a minimum and they are requesting to reduce front setbacks to 17 feet and reduced rear setbacks to 15 feet. The proposed site plan shows 53 single-family lots on the site. Access is via Cross Street and Railroad Drive. The Planning Department did receive one letter in opposition of the request. The Development Coordinating Committee recommend approval of the rezoning, however the DCC suggested rezoning to R-5 rather than R-3A because that was more similar to the lot size that they are requesting and the abutting property to the west is also zoned R-5. The DCC however did recommend denial of the special permit request because the Code requires 20 feet minimum driveway length and the applicant is requesting 17 feet in the front.

Ernie Valdez, Representative, agreed with staff recommendations. Mr. Valdez noted that the length of the driveway is measured at the back of the sidewalk of the property line therefore he has more than 20 feet of length for the driveway.

Commissioner Ray Mancera suggested that this item be postponed since there is a conflict with the way the ordinance is being read. This would give staff and the applicant an opportunity to work out the issues.

No opposition was presented.

ACTION: Motion made by Ray Mancera to postpone for two weeks (04/22/04); upon applicant's request, seconded by John Neal and unanimously carried (6-0). (Commissioner Chad North left.)

28. **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 Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

29. **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 Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

30. **ZON04-00037:** Tract 6A1 and a portion of Tract 6D, Block 9, Upper Valley Surveys
LOCATION: Ada Lane and Westside Drive
REQUEST: From: R-F (Ranch and Farm); To: R-2 (Residential)
PROPOSED USE: Single-family residential development
OWNER/APPLICANT: Beatriz Gomez / Enrique Escobar
REPRESENTATIVE: Enrique Escobar
DISTRICT: # 1

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

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting a rezoning from R-F (Ranch and Farm) to R-2 (Residential) in order to permit a single-family residential development. The applicant is proposing 62 single-family lots with access via Ada Lane. The Planning Department has received no calls or letters in support or opposition to this request. The Development Coordinating Committee recommends approval of the change of zoning with the following condition: that the gross density of the development shall not exceed 2.5 dwelling units to the acre.

Enrique Escobar, Representative, agreed with staff recommendations.

Mary Francis Keesling stated that the Save the Valley support this request, however they are concerned about the lack of parks.

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

31. **ZON04-00038:** A portion of Tracts 9B, 9C, 9K and 9L, Block 17, and a portion of Tract 17, Block 19, Ysleta Grant
LOCATION: 7588 North Loop Drive
REQUEST: From: C-1/sc (Commercial/special contract);
To: C-3/sc (Commercial/special contract)
PROPOSED USE: Self-storage warehouse
OWNER/APPLICANT: Ernest Coca / U-Storage
REPRESENTATIVE: Calderon Engineering
DISTRICT: # 3

ACTION: Motion made by Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

32. **ZON04-00039:** Tracts 17C165, 17C166, 17C167, 17C168, Block 79, Section 8, Township 3, Texas and Pacific Railway Company Surveys
LOCATION: Joe Battle Boulevard (Loop 375) North Vista del Sol Drive
REQUEST: From: R-3 (Residential); To: C-4 (Commercial)
PROPOSED USE: Self-storage warehouse
OWNER/APPLICANT: EP Rhino II, L.P. / Same
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 6

ACTION: Motion made by Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

33. **ZON04-00043:** Lots 6 & 7, Block 1, El Paso West Unit Two, Replat A
LOCATION: 1345 Export Place
REQUEST: From: M-1 (Manufacturing); To: C-3 (Commercial)
PROPOSED USE: Church & parking lot
OWNER/APPLICANT: Helen of Troy/Bank of the West / Harvest Christian Center
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 1

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

SUMMARY: Kimberly Forsyth, Planning Department, noted that the applicant is requesting to rezone property from M-1 (Manufacturing) to C-3 (Commercial) in order to permit a church and parking.

Conrad Conde, 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 (6-0). (Commissioner Chad North left.)

Other Business:

34. Discussion and action request for a modification to Chapter 20.08.310 to permit construction of a 6 foot high fence (2 foot rock and 4 foot wrought iron) adjacent to the White Spur Drain and Montoya Main Lateral as it affects Villa Encanto Subdivision. (SD-02074, ZC-02060 and SU-02025)

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

SUMMARY: James Shelton, Planning Department, noted that the applicant is requesting a modification to build a 6-foot high fence of which 2 feet will be rock and 4 feet will be wrought iron.

Hector Porras, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Garry Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Chad North left.)

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

ACTION: Motion made by Gary Porras to postpone for two weeks (04/22/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0). (Commissioner Chad North left.)

36. 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.

Chuck Kooshian, Planning Department, reviewed the purpose of the major thoroughfare plan. The purpose of the major thoroughfare plan is to identify the functional role that each street should be designed to serve in order to meet the traffic and land use goals of this city. The second purpose is to reserve adequate right of way for future long range transportation needs. We might not need the road at this time but we want to ensure that somebody doesn't build a Wal-Mart right there. The third purpose is to inform the citizens which streets are intended to be developed, as arterial or collector thoroughfares, so that private land use decisions can anticipate which streets will become major traffic facilities in the future. Mr. Kooshian presented a major thoroughfare plan which he stated is a map with a lot of colors, certain roads, not every road in the city, but certain roads are designated with certain functional classifications that ranges from a collector arterial which are these little blue roads to a minor, a major, a super, a freeway. The map was approved by the City Council in 1999 and it has been amended a couple of times since then. At the top it says 2025 thoroughfare system, at that time that was the furthest they were looking at but now they are looking into the year 2030, which means that they need to inspect these roads sometime before the year 2030. A collector arterial would require 64 feet of right of way, 44 of that is road and the rest would be a bike lane. Mr. Kooshian noted that the issue today is the Gomez / Redd Road connection which has been in the plan. The existing major thoroughfare plan shows Gomez Road as a major arterial, 110 feet of right of way, extending from basically the state line to Montoya and then it turns into Redd Road which is again 110 feet. The Planning Department was asked to include a bridge over Upper Valley Road to Montoya. Because of that, the City has asked the Metropolitan Planning Organization to put it in their plan for federal funding, if the city can meet the 20% match. The City Council instructed the department as part of the Upper Valley Study to analyze this Gomez Road connection, to see if we thought it was still necessary. Mr. Kooshian explained that they did this with a travel demand model, a computer model that has two inputs, the first input are the roads, and the second input, are how many people are going to be living in the area and how many people are going to be working in the area at that time. Mr. Kooshian presented a chart of the changes that were made and explained how the numbers were figured. Mr. Kooshian noted that by the year 2030, the MPO estimated that there would be 3921 homes within this study area and the computer model predicts 16000 cars will drive across that bridge every day. Right now there are about 4000 cars traveling on Artcraft but if you taken into consideration the number of

homes built by the year 2030, you would have 54,000 cars on Artcraft without the bridge and 43,000 with the bridge.

Commissioner John Neal asked what would the adverse affect on having no bridge in Artcraft carrying 54,000 cars a day as opposed to 43,000 cars a day.

Mr. Kooshian noted that it depends on how you look at it, just a traffic jam at the peak hour of 5:00 p.m.

Doug Schwartz, resident of the Upper Valley, stated that he talked to about 90 people who are also opposed to this request. Mr. Schwartz requested that this item be postponed until the May 6, 2004 meeting in order to give them a chance to make a presentation.

Alisa Jorgensen, member of Save the Valley and resident of Gomez Road, gave a brief presentation of why they are opposed to this request. Ms. Jorgensen noted that it is not evident or clear that the road is needed in the immediate time frame or even in the year 2030 time frame. The down side risk of this is that in the year 2030, if the bridge isn't there you'll have traffic at 5:00 p.m. Ms. Jorgensen stated that they feel that it is too far fetched and too contrived a scenario to be planning for right now, they are grateful for the modification that the Planning Department has made, but they are asking this commission to go further and actually remove the project from the major thoroughfare plan for the city. In the future when the neighbors demand it, when traffic demands it, then the project can be returned and put back into the plan.

Commissioner Gary Porras asked if she has any problems with traffic in the area.

Ms. Jorgensen replied that she does not commute at 5:00 p.m. so she does not have a problem.

Commissioner Oscar Venegas stated that the presentation Ms. Jorgensen presented does not ring well with him because she is saying to not plan for the future, let's worry about it when they get there. The federal government needs long term planning if there is ever to be a bridge considered in the future. If you wait until 2030 then you can probably wait until 2060 for the feds to consider a bridge. To say lets wait till 2030 and see what happens, it doesn't make sense.

Ms. Jorgensen noted that they are going through an existing residential neighborhood and that is why there is opposition. If it were vacant land then people would welcome the road.

Ms. Venegas noted that this is just a projection it is not saying that it is going through anyone's house it's just saying that they need to look into the future.

Mr. George Sarmiento, Planning Department, noted that under federal transportation guidelines, there is no project here, but under those guidelines for the use of federal funds, being that you have to go through a design stage, and there are a lot of public participation that is built into the process to look in the alignment for a project of this magnitude. They are nowhere near that, so there are no plans, there are no plans drawn up, no engineering designs or drawings for this and again there are many considerations to go through, with regard to public participation.

Kathy Dominguez, resident of the area, stated that at the end of Redd Road, before the river on the east side there is a subdivision called the Dominguez Subdivision. Ms. Dominguez noted that the Dominguez family bought the property approximately 10-12 years ago. In 2001, they approached the city, with a contract from an engineering company to help them with the subdivision. They wanted to take the property and have different members of the family build homes. At that time, neither did the city nor the engineering company, notify them of any plans for the 2025 Thoroughfare. Based on what was told to them, this would cut through their backyard, they would have to demolish some of the houses and their lives would be impacted by all this.

Several other residents of the area, in opposition, voiced their concerns of this request.

Commissioner John Neal pointed out that the way the agenda item reads, they could not delete the 84 feet minor arterial from the plan.

Matt Watson, Assistant City Attorney, stated that it is correct.

Commissioner Neal suggested that if they are going to postpone this item as requested by Mr. Schwartz then he would suggest that the next time they include an option to delete this request.

ACTION: Motion made by Dick Vorba to move item #36A to the front of the agenda, seconded by Oscar Venegas and unanimously carried (6-0).

ACTION: Motion made by John Neal to postpone for four weeks (05/06/04); seconded by Alan Simpson and unanimously carried (7-0).

B. Delete the proposed Freeway/Expressway between Mesa Street and the proposed extension of Stanton Street.

ACTION: Motion made by Dick Vorba to postpone for two weeks (04/22/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

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.

ACTION: Motion made by Dick Vorba to postpone for four weeks (05/06/04); upon applicant's request, seconded by Oscar Venegas and unanimously carried (6-0).

D. Change the proposed collector extension of Billy the Kid St. to connect to Americas Avenue.

Chuck Kooshian, Planning Department, gave a brief presentation on the change to the proposed collector extension of Billy the Kid St. to connect to Americas Avenue.

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

37. Approval of CPC Minutes: March 11, 2004

ACTION: Motion made by Gary Porras to postpone for two weeks (04/22/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0). (Commissioner Chad North left.)

38. Approval of CPC Minutes: March 25, 2004

ACTION: Motion made by Gary Porras to postpone for two weeks (04/22/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0). (Commissioner Chad North left.)

39. Planning Report.

40. Legal Report.

Executive Session was not needed.

The City Plan Commission Hearing adjourned at 6:05 p.m.

Rudy Valdez, Executive Secretary

OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON APRIL 8, 2004

_____, **CHAIR**

_____, **DATE**