



## CITY PLAN COMMISSION HEARING MINUTES

*May 20, 2004*

### **MEMBERS PRESENT:**

Gary Porras  
Dick Vorba  
John Neal  
Elma Carreto  
Ray Mancera  
Daphne Hamilton  
Ruben Ponce

### **OTHERS PRESENT:**

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

The City Plan Commission meeting was called to order by Elma Carreto at 1:30 p.m. Council Chambers, 2<sup>nd</sup> 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 John Neal and unanimously carried (7-0).

### **DISCUSSION AND ACTION:**

#### **SUBDIVISION MAP APPROVAL**

##### **Subdivision Application:**

1. **SUB04-00024:** Valle Sereno – Combination; Being all of Tracts 2D and 2D3, Block 9, Ysleta Grant, City of El Paso, El Paso County, Texas. (District 7)

**ACTION:** Motion made by Dick Vorba to postpone for two weeks (06/03/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

2. **SUB03-00027:** Estela Industrial Park – Revised Combination; Being all of tract 2, section 26, block 79, township 2, Texas & Pacific Railway Company Surveys, El Paso County, Texas. East ETJ

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

**SUMMARY:** James Shelton, Planning Department, noted that the developer is proposing 3 commercial lots. Primary access to this subdivision will be from Montana Avenue and Tobacco Road. Since the subdivision is outside the existing city limits, no parkland dedication is required for this development. The City Plan Commission approved this subdivision plat in November 2003 on a combination basis. The applicant is requesting that a five-acre lot be removed from the original plat. The removed lot has some environmental contamination on it and the county wants it left out of the plat.

Commissioner John Neal asked the nature and extent of the environmental contamination.

Flip Lyle, Representative, agreed with staff recommendations. Mr. Lyle noted that about 25 year this property was leased to a company called El Paso Asset Incorporated. El Paso Asset Incorporated is a front for Chevron USA and they had a permitted use for dumping sulfuric acid. The rules for environmental cleanliness were remarkably different than they are today. The county requested that before the subdivision is approved a TCEQ closure letter be provided. This TCEQ closure letter made the county uncomfortable so they requested that this lot be removed.

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

## **PUBLIC HEARING**

### **Subdivision Application:**

3. **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)

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

SUMMARY: Agenda Items #3, #11 and #13, were heard simultaneously. James Shelton, Planning Department, noted that the developer is proposing a development with 41 single-family residential lots. Primary access to the subdivision is from Edgemere Boulevard. The developer will be paying \$12,300 in park fees to satisfy the parkland requirements of the Subdivision Ordinance. Harkis Road, which is an unimproved road, is to be vacated by this plat. Adjacent owners abutting Harkis Road have all signed affidavits agreeing to the vacation.

Conrad Conde, Representative, agreed with staff recommendations.

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

**ACTION:** Motion made by Gary Porras to postpone four weeks (06/17/04), seconded by Ray Mancera and unanimously carried (7-0).

### **Alley Vacation:**

4. **AV04001:** Alley Vacation – 20' Alley Within Block 218, Campbell Addition. (District 8)

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

SUMMARY: Agenda Items #4, #5, #7, #8 and #9, were heard simultaneously. James Shelton, Planning Department, noted that these items are vacations of existing alleys, one street, and a portion of two streets. The purpose of these vacations is for the construction of the new US courthouse. Item #4 is an alley vacation. This alley is located right behind the Guadalupe Church, which is located on the corner of Myrtle and Campbell Street. Item #5 is a vacation of the alley that is located between Myrtle and Magoffin Street. Item #7 is a vacation of a triangle shape portion of Campbell Street. Item #8 is a vacation of the full width and length of Florence Street, which is located between Myrtle and Magoffin Street. Item #9 a vacation of the westerly five feet of Ochoa Street from Myrtle Avenue south to Magoffin Avenue.

Kelvin Kroeker, 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 (7-0).

5. **AV04002:** Alley Vacation – 20' Alley Within Block 217, Campbell Addition. (District 8)

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

SUMMARY: Agenda Items #4, #5, #7, #8 and #9, were heard simultaneously. James Shelton, Planning Department, noted that these items are vacations of existing alleys, one street, and a portion of two streets. The purpose of these vacations is for the construction of the new US courthouse. Item #4 is an alley vacation. This alley is located right behind the Guadalupe Church, which is located on the corner of Myrtle and Campbell Street. Item #5 is a vacation of the alley that is located between Myrtle and Magoffin Street. Item #7 is a vacation of a triangle shape portion of Campbell Street. Item #8 is a vacation of the full width and length of Florence Street, which is located between Myrtle and Magoffin Street. Item #9 a vacation of the westerly five feet of Ochoa Street from Myrtle Avenue south to Magoffin Avenue.

Kelvin Kroeker, 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 (7-0).

**Street Vacation:**

6. **SV04003:** Street Vacation – Portion of Ethel Road, North of Montoya Road. (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 Ethel Road. The applicant is proposing to incorporate the right-of-way within a proposed residential development, which will include a park site.

Jorge Azcarate, Representative, agreed with staff recommendations.

No opposition was presented.

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

7. **SV04004:** Street Vacation – Portion of Campbell Street (Triangle), Adjacent to Block 218, Campbell Addition. (District 8)

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

SUMMARY: Agenda Items #4, #5, #7, #8 and #9, were heard simultaneously. James Shelton, Planning Department, noted that these items are vacations of existing alleys, one street, and a portion of two streets. The purpose of these vacations is for the construction of the new US courthouse. Item #4 is an alley vacation. This alley is located right behind the Guadalupe Church, which is located on the corner of Myrtle and Campbell Street. Item #5 is a vacation of the alley that is located between Myrtle and Magoffin Street. Item #7 is a vacation of a triangle shape portion of Campbell Street. Item #8 is a vacation of the full width and length of Florence Street, which is located between Myrtle and Magoffin Street. Item #9 a vacation of the westerly five feet of Ochoa Street from Myrtle Avenue south to Magoffin Avenue.

Kelvin Kroeker, 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 (7-0).

8. **SV04005:** Street Vacation – Portion of Florence Street Between Block 217 and 28, Campbell Addition. (District 8)

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

SUMMARY: Agenda Items #4, #5, #7, #8 and #9, were heard simultaneously. James Shelton, Planning Department, noted that these items are vacations of existing alleys, one street, and a portion of two streets. The purpose of these vacations is for the construction of the new US courthouse. Item #4 is an alley vacation. This alley is located right behind the Guadalupe Church, which is located on the corner of Myrtle and Campbell Street. Item #5 is a vacation of the alley that is located between Myrtle and Magoffin Street. Item #7 is a vacation of a triangle shape portion of Campbell Street. Item #8 is a vacation of the full width and length of Florence Street, which is located between Myrtle and Magoffin Street. Item #9 a vacation of the westerly five feet of Ochoa Street from Myrtle Avenue south to Magoffin Avenue.

Kelvin Kroeker, 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 (7-0).

9. **SV04006:** Street Vacation – Portion of Ochoa Street Adjacent to Block 217, Campbell Addition. (District 8)

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

SUMMARY: Agenda Items #4, #5, #7, #8 and #9, were heard simultaneously. James Shelton, Planning Department, noted that these items are vacations of existing alleys, one street, and a portion of two streets. The purpose of these vacations is for the construction of the new US courthouse. Item #4 is an alley vacation. This alley is located right behind the Guadalupe Church, which is located on the corner of Myrtle and Campbell Street. Item #5 is a vacation of the alley that is located between Myrtle and Magoffin Street. Item #7 is a vacation of a triangle shape portion of Campbell Street. Item #8 is a vacation of the full width and length of Florence Street, which is located between Myrtle and Magoffin Street. Item #9 a vacation of the westerly five feet of Ochoa Street from Myrtle Avenue south to Magoffin Avenue.

Kelvin Kroeker, 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 (7-0).

**Extension Request to Complete Subdivision Improvements:**

10. **SD97010:** Cumbre Estates Unit 1 –Extension Request to Complete Subdivision Improvements; Being an amended Subdivision of all of Cumbre Estates Unit 1, City of El Paso, El Paso County, Texas. (District 1)

**ACTION:** Motion made by Dick Vorba to postpone for two weeks (06/03/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

**Special Permit Applications:**

11. **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

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

SUMMARY: Agenda Items #3, #11, and #13 were heard simultaneously. Kimberly Forsyth, Planning Department, noted that the applicant is requesting a rezoning from M-1 (Manufacturing) to R-5 (Residential) in order to permit a single-family residential development. The area was zoned back in 1978 as manufacturing. The applicant is also requesting a special permit to allow for reduced lot sizes of 41 feet, reduced variable side setbacks between 3 feet and 7 feet, and reduced rear setbacks of 20 feet. Access is proposed off of Edgemere Boulevard. The Planning Department received a letter from an attorney representing 17 adjacent property owners in opposition to this request.

Conrad Conde, Representative, agreed with staff recommendations.

Commissioner Gary Porras asked why they are requesting a special permit.

Mr. Conde replied it is to provide to their clientele what they have already done to Loma Linda 1, 2 and 3. The square frontage is 4700 so they are actually getting more square footage than you would in a typical R-5 without a special permit because the lots are so deep.

Bashar Abugalyon, Engineering Department, requested that the following items be deleted:

- Agenda Item #3 (SUB04-00004) Item #13, under Engineering Department Comments
- Agenda Item #3 (SUB-00004) Item #5, under Engineering Traffic Division Comments

Amy Nichols, Law Firm of Kubinski & Associates, noted that she is representing 19 landowners that are in the industrial area and they are opposed to this rezoning. They are concerned for the safety of the residential landowners.

Mr. Conde pointed out that the reason that they feel residential would be more compatible is because it is right across the street from a school site and they feel that a residential use is a better neighbor than a manufacturing.

**ACTION:** Motion made by Gary Porras to deny, seconded by Ray Mancera and carried (6-1).

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

**ACTION:** Motion made by Gary Porras to deny, seconded by Ray Mancera and carried (6-1).

12. **ZON04-00061:** Lots 3 - 5, Block F, Grandview Addition  
REQUEST: Infill development  
LOCATION: 2713, 2717, & 2721 Idalia  
ZONE: R-5 (Residential)  
PROPOSED USE: Duplexes  
OWNER/APPLICANT: Tito Porras / Same  
REPRESENTATIVE: Luis Sarinana  
DISTRICT: # 2

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

SUMMARY: Kimberly Forsyth, Planning Department, noted that this is a request for a special permit to allow for infill development. This infill development does require that the property owner satisfy two or more location criteria in order to submit an application. This particular application was only able to meet one of those criteria which was the age of the subdivision is older than 30 years. However the applicant did appear before City Council and requested a waiver, as is permitted in the ordinance, to go forward with the application. This property is located in a central part of town and is designated as residential. There are three vacant lots, and one of the lots has a small garage building on it. The applicant is proposing to construct two duplex units. The normal lot size for a duplex in an R-5 zoning district would require 6,000 square feet. Each of these individual lots is 3,000 square feet, so the total of the 3 lots is 9,000 square feet. The Infill Ordinance also allows for you to increase the density of the base zoning district by 50%. The Planning Department has received no calls or letters in opposition or support to this request.

Commissioner Elma Carreto asked if the garage would remain on the site.

Luis Sarinana, Representative, agreed with staff recommendations. Mr. Sarinana responded that they have not discussed the garage but that if it needs to be removed then they would remove it.

Ms. Forsyth noted that that issue would have to be looked at by Building Permits and Inspections Department at that time.

Enrique Monteros, resident of the area, stated that he is opposed to this request.

Lucy Lucero and Esperanza Fernandez, residents of the area, stated that they are also opposed to this request. They feel that it would create more problems in the neighborhood.

**ACTION:** Motion made by Dick Vorba to move item #12 to the front of the agenda, seconded by John Neal and unanimously carried (7-0).

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

**Rezoning Application:**

13. **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  
RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Agenda Items #3, #11, and #13 were heard simultaneously. Kimberly Forsyth, Planning Department, noted that the applicant is requesting a rezoning from M-1 (Manufacturing) to R-5 (Residential) in order to permit a single-family residential development. The area was zoned back in 1978 as manufacturing. The applicant is also requesting a special permit to allow for reduced lot sizes of 41 feet, reduced variable side setbacks between 3 feet and 7 feet, and reduced rear setbacks of 20 feet. Access is proposed off of Edgemere Boulevard. The Planning Department received a letter from an attorney representing 17 adjacent property owners in opposition to this request.

Conrad Conde, Representative, agreed with staff recommendations.

Commissioner Gary Porras asked why they are requesting a special permit.

Mr. Conde replied it is to provide to their clientele what they have already done to Loma Linda 1, 2 and 3. The square frontage is 4700 so they are actually getting more square footage than you would in a typical R-5 without a special permit because the lots are so deep.

Bashar Abugalyon, Engineering Department, requested that the following items be deleted:

- Agenda Item #3 (SUB04-00004) Item #13, under Engineering Department Comments
- Agenda Item #3 (SUB-00004) Item #5, under Engineering Traffic Division Comments

Amy Nichols, Law Firm of Kubinski & Associates, noted that she is representing 19 landowners that are in the industrial area and they are opposed to this rezoning. They are concerned for the safety of the residential landowners.

Mr. Conde pointed out that the reason that they feel residential would be more compatible is because it is right across the street from a school site and they feel that a residential use is a better neighbor than a manufacturing.

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

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

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

14. **ZON04-00034:** A portion of Lot 11 and all of Lot 12, Block 20, Second Amended Map of West Ysleta  
LOCATION: 115 N. Davis Drive  
REQUEST: From: R-4 (Residential); To: A-2 (Apartment)  
PROPOSED USE: apartments  
OWNER/APPLICANT: Young Women's Christian Association / JKS Properties, Inc.  
REPRESENTATIVE: Jim Smith  
DISTRICT: # 7

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

SUMMARY: Fred Lopez, Planning Department, noted that this is a request for rezoning from R-4 (Residential) to A-2 (Apartment) in order to permit an apartment complex for senior citizens. The proposed concept plan shows 12 apartment units to be located on the site and a community center to serve the proposed apartment units. 22 parking spaces are provided which would access off of Dorbandt Circle. There are no zoning conditions currently imposed on this property. The Planning Department has received no calls or letters in support or opposition to this request. Mr. Lopez noted that approximately a year ago, this request came before the City Plan Commission, and at that time there was a lot of opposition from the residents. Their concerns were the existing drainage problems along Dorbandt and they felt that this street could not handle the proposed capacity of the apartments. The applicant and City Representative Rojas have met with the residents they have reached a tentative agreement, that no construction would begin until the improvements to Dorbandt begin.

Jim Smith, Representative, agreed with staff recommendations. Mr. Smith noted that they have worked in very close coordination with the neighborhood and with Representative Rojas.

Representative Rojas noted that Dorbandt would be repaired.

No opposition was presented.

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

15. **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 (06/03/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

16. **ZON04-00055:** Parcel 1: A portion of Lot 3 and all of Lot 4, Block 3, Canutillo Industrial Park  
Parcel 2: A portion of Lots 4 and 5, Block 9, Canutillo Industrial Park  
Parcel 3: A portion of Lot 3, Block 9, Canutillo Industrial Park  
LOCATION: Desert Boulevard South at Los Mochis Drive  
REQUEST: Parcel 1 - From: R-3 (Residential); To: C-4 (Commercial)  
Parcel 2 - From: R-3 (Residential); To: C-4 (Commercial)  
Parcel 3 - From: R-3 (Residential); To: C-4 (Commercial)  
PROPOSED USE: Retail commercial development and offices  
OWNER/APPLICANT: Chanate Partners, Ltd. / Same  
REPRESENTATIVE: Quantam Engineering Consultants, Inc.  
DISTRICT: # 1

**ACTION:** Motion made by Dick Vorba to postpone for two weeks (06/03/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

17. **ZON04-00056:** Lots 79 and 80, Sunrise Acres No. One  
LOCATION: Eclipse Street and Polaris Street  
REQUEST: From: R-4 (Residential); To: R-5 (Residential)  
PROPOSED USE: Single-family residential development  
OWNER/APPLICANT: Tropicana Homes, Inc. / Same  
REPRESENTATIVE: Del Rio Engineering, Inc.  
DISTRICT: # 2

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-4 (Residential) to R-5 (Residential) in order to permit a single-family residential development. The Planning Department has received no calls or letters in support of opposition to this request.

Sal Massoud, 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).

18. **ZON04-00058:** Lots 23 and 24 and a portion of Lot 25, East El Paso Addition  
LOCATION: 3230 Montana Avenue  
REQUEST: From: R-5 (Residential); To: S-D (Special Development)  
PROPOSED USE: Offices  
OWNER/APPLICANT: Ricardo Romero / Same  
REPRESENTATIVE: Luis De La Cruz  
DISTRICT: # 8

**ACTION:** Motion made by Dick Vorba to postpone for two weeks (06/03/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

19. **ZON04-00059:** Lots 1 and 2, Block 87, Supplemental Map of East El Paso  
LOCATION: 3501 Yandell Street  
REQUEST: From: R-5 (Residential); To: S-D (Special Development)  
PROPOSED USE: Retail  
OWNER/APPLICANT: Raul Mijares / Same  
REPRESENTATIVE: Kistenmacher Engineering Co., Inc.  
DISTRICT: # 8

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

SUMMARY: Kimberly Forsyth, Planning Department, noted that the applicant is requesting a rezoning from R-5 (Residential) to S-D (Special Development) in order to permit a candy store. The Planning Department received two letters, one from the Five Points Development Association in support, and the other letter was distributed to the commission prior to the meeting and it is from the Five Points Neighborhood Association. Both of these letters had some concerns about a barbed wire fence that has been put on the property. At the present time, that is in violation of the current code requirements and would have to be removed.

Glen Kistenmacher, Representative, agreed with staff recommendations.

Alberto Rivas, Five Points Neighborhood Association, addressed the commission and noted that they are not in opposition to this request but that they would like the barbed wire removed.

**ACTION:** Motion made by John Neal to approve, subject to staff comments, with the requirement to remove the barbed wire, seconded by Dick Vorba and unanimously carried (6-0). (Commissioner Ray Mancera left the room.)

20. **ZON04-00060:** Tract 12 B, Block 14, Ysleta Grant  
LOCATION: 308 Lomaland  
REQUEST: From: R-5 (Residential); To: C-1 (Commercial)  
PROPOSED USE: Commercial  
OWNER/APPLICANT: Carlos and Ignacia Dominguez / Same  
REPRESENTATIVE: Adrian Hernandez  
DISTRICT: # 7

**ACTION:** Motion made by Dick Vorba to postpone for two weeks (06/03/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

**Other Business:**

21. Discussion and action regarding a proposed amendment to the City's Major Thoroughfare Plan for the Gomez Road/Redd Road extension and designation.

**ACTION:** Motion made by Dick Vorba to postpone for two weeks (06/03/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

22. Discussion and action on proposed amendment to the City's Major Thoroughfare Plan for the proposed Freeway/Expressway between Mesa Street and the proposed extension of Stanton Street.

Agenda items #22 and #23 were heard simultaneously. Chuck Kooshian, Planning Department, gave a brief presentation of the proposed amendment to the City's Major Thoroughfare Plan for the proposed Freeway/Expressway between Mesa Street and the proposed extension of Stanton Street. Mr. Kooshian noted that the Planning Department is recommending: to retain proposed Arterial 1 as a local collector between Mesa Street and Stanton Street and to delete proposed Stanton Street extension between Arterial 1 and existing terminus near Excalibur.

**ACTION:** Motion made by Ray Mancera to approve, seconded by Dick Vorba and unanimously carried (7-0).

23. Discussion and action on proposed amendment to the City's Major Thoroughfare Plan for the proposed extension of Stanton Street.

Agenda items #22 and #23 were heard simultaneously. Chuck Kooshian, Planning Department, gave a brief presentation of the proposed amendment to the City's Major Thoroughfare Plan for the proposed Freeway/Expressway between Mesa Street and the proposed extension of Stanton Street. Mr. Kooshian noted that the Planning Department is recommending: to retain proposed Arterial 1 as a local collector between Mesa Street and Stanton Street and to delete proposed Stanton Street extension between Arterial 1 and existing terminus near Excalibur.

**ACTION:** Motion made by Ray Mancera to approve, seconded by Dick Vorba and unanimously carried (7-0).

24. Planning Report.  
25. Legal Report.



## CITY PLAN COMMISSION HEARING ADDITION TO THE AGENDA

### PUBLIC HEARING:

1. Dedication of right-of-way for the extension of Gomez Road for access to Valley Creek Park.

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

SUMMARY: Rudy Valdez, Planning Department, noted that this is a request to dedicate a street right of way for a portion of Gomez Road that will provide access to a new parksite.

Kelvin Kroeker, 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 (7-0).

Executive Session was not needed.

The City Plan Commission Hearing adjourned at 4:08 p.m.

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Rudy Valdez, Executive Secretary

### OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON MAY 20, 2004

\_\_\_\_\_, CHAIR

\_\_\_\_\_, DATE