



CITY PLAN COMMISSION HEARING MINUTES

June 16, 2005

MEMBERS PRESENT:

Dick Vorba
John Neal
Gus Haddad
Ruben Ponce
Miguel Teran
Ray Mancera

OTHERS PRESENT:

Rudy Valdez, PRDD
George Sarmiento, PRDD
Fred Lopez, PRDD
Jim Fisk, PRDD
Christina Valles, PRDD
Mark Weber, PRDD
Jorge Acosta, PRDD
Matt Watson, Assistant City Attorney
Sandra Hernandez, Recording Secretary

The City Plan Commission meeting was called to order by Gus Haddad at 1:36 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 John Neal to accept changes to the agenda, seconded by Dick Vorba and unanimously carried (5-0).

DISCUSSION AND ACTION:

PUBLIC HEARING

Detailed Site Development Plan Application:

- ZON04-00152:** A portion of Tract 3, Picnic Grove Subdivision
LOCATION: 9725 Alameda Avenue
REQUEST: Zoning Condition Requirement
ZONE: C-4/sc (Commercial/special contract)
PROPOSED USE: Dance Hall
OWNER/APPLICANT: Arturo Martinez / same
REPRESENTATIVE: Same
DISTRICT: # 6

ACTION: Motion made by John Neal to postpone four weeks (07/14/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

- ZON05-00019:** Tract 6A, Block 1 and Tract 17B, Block 5, Ysleta Grant
LOCATION: 9521 North Loop Drive
REQUEST: Zoning condition requirement
ZONE: C-2/c (Commercial/conditions)
PROPOSED USE: Sunset Funeral Home
OWNER/APPLICANT: Winton & Associates
REPRESENTATIVE: John Morrison
DISTRICT: # 6

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

SUMMARY: Mark Weber, Planning Department, noted that the applicant submitted a site plan in order to permit a funeral home. Site plan review is required because a condition exists on the property. Access is via North Loop Road. The development will contained two hundred and twenty one parking spaces. There are no other conditions currently imposed on this property. The Planning Department has received no calls or letters in support of or in opposition to this application.

John Morrisson, 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 (4-0). (Commissioner Ray Mancera abstained and left the room.)

Special Permit Application:

3. **ZON05-00030:** (Reconsideration) Lots 267 and 268 Sunrise Acres
REQUEST: Lots 5-8: Reduced minimum lot area of 5450 s.f.;
Lots 4 and 9: Reduced minimum lot area of 5666 s.f. and reduced minimum lot depth of 71 ft.;
Lots 2,3, 9 and 10: Reduced minimum lot area of 5829 and reduced minimum lot depth of 87 ft.;
Lots 1 and 12: Reduced lot depth of 67 ft.
LOCATION: 8800 Block of Comet
ZONE: R-4 (Residential)
PROPOSED USE: Planned Residential Development
OWNER/APPLICANT: Karma JKS Properties, Inc. / Same
REPRESENTATIVE: Jim Smith
DISTRICT: # 2

ACTION: Motion made by John Neal to hear items #3 and #18 together, seconded by Dick Vorba, and unanimously carried (5-0).

ACTION: Motion made by John Neal to reconsider item #3, seconded by Dick Vorba, and unanimously carried (5-0).

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a special permit in order to allow for a planned residential development. Ms. Valles explained that the City Plan Commission denied this case on May 19, 2005. The applicant has submitted a revised site plan. The minimum lot area is 5,450 square feet. The minimum lot depth is 71 feet. Two lots were removed from the plan. The property is currently zoned R-4 (Residential). Access is proposed via Leo Street.

Jim Smith, Representative, agreed with staff recommendations.

(Please see item#18 from further discussion.)

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by John Neal, and unanimously carried (5-0).

4. **ZON05-00038:** All of Lots 1 to 5 and the East 5 Feet of Lot 6, Block 106 1/2 Highland Park
REQUEST: 100% Parking Reduction
LOCATION: 2115 to 2121 N. Piedras
ZONE: C-2 (Commercial)
PROPOSED USE: Church
OWNER/APPLICANT: Plaza Properties / The Lord's House of Prayer
REPRESENTATIVE: Adrian Sinke
DISTRICT: # 2

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a special permit request in order to allow for a 100% parking reduction for a church. The existing building contains offices and an apartment on the second floor. The requirement for parking is 22 parking spaces, and the applicant is requesting a 100% parking reduction. The Planning Department received one letter in opposition, from the Five Points Neighborhood Association. The Planning Department has also received two phone calls in opposition. A traffic study was conducted. The Traffic Division reviewed the traffic study and had no objections.

Pastor Sinke, Representative, agreed with staff recommendations.

Tony Caruso spoke in support for this request.

Alberto Rivas, President of Five Points Neighborhood Association spoke in opposition to this request. Mr. Rivas noted that there is not enough parking in the area.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Miguel Teran, and unanimously carried (5-0).

5. **ZON05-00039:** The East 60 Feet of Lots 1, 2, 3, Block 273, Campbell Addition
REQUEST: 80% Parking Reduction
LOCATION: 519 E. Rio Grande
ZONE: A-2 (Apartment)
PROPOSED USE: Architect's Office
OWNER/APPLICANT: Barry O. and Barbara Coleman / Barry O. & Barbara Coleman
REPRESENTATIVE: Stephen H. Nickey
DISTRICT: # 8

ACTION: Motion made by John Neal to hear items #5 and # 11 together, seconded by Dick Vorba, and unanimously carried (5-0).

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

SUMMARY: Agenda items #5 and #11 were heard simultaneously. Mark Weber, Planning Department, noted that the applicant is requesting a rezoning from A-2 (Apartment) to A-O (Apartment-Office) in order to permit an architect's office. The proposed site plan shows the existing structure to be located on the site. Access is proposed via Florence Street with one parking space provided. The Planning Department has received one letter of enthusiastic support for this application. The applicant is also requesting a special permit to allow for an 80% parking reduction. This development requires five parking spaces and the request is to allow for one parking space.

Stephen Nickey, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Miguel Teran to approve, subject to staff comments, seconded by Dick Vorba, and unanimously carried (3-0). (Commissioners Gus Haddad and Ruben Ponce abstained and left the room.)

6. **ZON05-00043:** A portion of Tract 38, Country Club Place, Southside
REQUEST: Reduction of average lot width from 125 ft. to 118.94 ft.
LOCATION: 812 Sunset Drive
ZONE: R-1 (Residential)
PROPOSED USE: Planned Residential Development
OWNER/APPLICANT: Frank and Catherine Clausen / Camino Ten, LTD; C/O Ken Clarence
REPRESENTATIVE: Jeff Huff-Design Alliance, LLC
DISTRICT: # 8

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a special permit to allow for a planned residential development with reduced average lot width from 125 feet to 118.95 feet. The property is currently zoned R-1 (Residential). The site is currently single-family residential and is 1.514 acres in size. The proposed site plan shows three residential lots to be located on the site. Access is proposed vial Sunset Drive. The Planning Department has received no calls or letters in support or opposition to this request.

Jeff Huff, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Ruben Ponce, and unanimously carried (5-0).

7. **ZON05-00044:** Parcel 1: Lots 11-20, Block 220, Campbell Addition
Parcel 2: All of Lots 1-4 and the West 10.5 Feet of Lot 5, Block 220, Campbell Addition
REQUEST: Special Permit for off-site parking
LOCATION: Parcel 1: 600 - 620 Texas Avenue
Parcel 2: 607 Myrtle
ZONE: C-5 (Commercial)
PROPOSED USE: Parcel 1: Office building
Parcel 2: Off Site Parking
OWNER/APPLICANT: Horak Development III, LLC / Charles Horak III
REPRESENTATIVE: BPLW Architects & Engineers, Inc.
DISTRICT: # 8

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a special permit to allow for off site parking on Parcel 2, which will serve a new office building on Parcel 1. The property is currently zoned C-4 (Commercial). The proposed site plan shows a new office building and 41 parking spaces to be located on Parcel 1 and 36 parking spaces to be located on Parcel 2. Access is proposed via Myrtle Avenue and Texas Avenue. There are no zoning conditions currently imposed on this property.

Jorge Garcia, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Miguel Teran to approve, subject to staff comments, seconded by John Neal, and unanimously carried (5-0).

8. **ZON05-00046:** All of Tract 6-C-1, Block 4, Upper Valley Surveys
LOCATION: 302 Country Club Road
REQUEST: Reduced average lot width of 100 feet, reduced lot depth of 100 feet, and reduced setbacks per detailed site plan
PROPOSED USE: Planned Residential Development
OWNER/APPLICANT: Michael SantaMaria / Michael SantaMaria
REPRESENTATIVE: Wayne Grinnel, AICP
DISTRICT: # 8

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a special permit to allow for a planned residential development. Access is proposed via Country Club Road. The proposed site plan shows fourteen lots to be located on the site. There are no zoning conditions currently imposed on this property.

Wayne Grinnell, Representative, agreed with staff recommendations. Mr. Grinnell explained that this parcel of land is very difficult to work. Mr. Grinnell noted that he met with the neighbors to explain the proposal. The neighbors expressed their concerns regarding traffic congestion. Mr. Grinnell explained that he designed the residential development to accommodate traffic.

Alyssa Jorgensen, Save the Valley, requested that the item be postponed two weeks because the subdivision schematic was revised and submitted to the Development Coordinating Committee and it contained even more setbacks and reduction in lot depth and width. Ms. Jorgensen noted that she would like to meet with Mr. Santa Maria and his representative.

Don Cannon, resident of the area, expressed his concerns regarding traffic congestion.

Carl Keller, resident of the area, noted that the item should be discussed more in depth.

Paul Groening, resident of the area, also expressed his concerns regarding traffic congestion.

Mr. Grinnell replied that he is aware that there is a lot of traffic congestion in the area and feels that they designed a safe and appropriate low density residential development.

Commissioner John Neal asked Mr. Grinnell if he would be willing to postpone the item in order to meet with the community.

Mr. Grinnell replied that they met with the immediate neighborhood and would be happy to meet with the community, however the next meeting is scheduled for July 14, 2005.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by John Neal, and unanimously carried (5-0).

Rezoning Applications:

9. **ZON04-00138:** Parcel 1: A portion of Lots 1, 2, 3, 4, 5 and all of Lot 4, Bonnie Anne Place
Parcel 2: A portion of Lot 5 and all of Lots 6 &7, Bonnie Anne Place
LOCATION: 8678 North Loop Drive
REQUEST: Parcel 1 - From: A-O (Apartment/Office) / R-4 (Residential); To: SD (Special Development District)
Parcel 2 - From: R-4 (Residential); To: R-5 (Residential)
PROPOSED USE: Parcel 1: Shopping Center
Parcel 2: Single Family Residential
OWNER/APPLICANT: George Valenzuela / Same
REPRESENTATIVE: Luis & Rene de la Cruz
DISTRICT: # 7

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a rezoning for: Parcel 1 from A-O (Apartment/Office) and R-4 (Residential) to S-D (Special Development District) in order to permit a shopping center; and for Parcel 2 from R-4 (Residential) to R-5 (Residential) in order to permit residential development. Access is proposed via North Loop Drive. Thirteen parking spaces are provided. The Planning Department has received a petition in opposition to this request.

Representative was not present.

Thomas Martinez, resident of the area, stated that he is opposed to this request because it will cause more flooding in the area.

Cecil Roark, resident of the area, also stated that he is opposed to this request due to the flooding issues.

Item was postponed due to the representative not being present.

ACTION: Motion made by Ray Mancera to postpone four weeks (07/14/05); seconded by Miguel Teran and unanimously carried (5-0).

10. **ZON05-00029:** North 138.00 feet of Lot 9 and West 1/2 of Lot 10, Block 7, North Loop Gardens Unit One
LOCATION: 510 East Road
REQUEST: From: A-2 (Apartment); To: C-4 (Commercial)
PROPOSED USE: Car Wash, Car Repair, Beauty Shop
OWNER/APPLICANT: Eduardo and Adriana Barboza / Eduardo Barboza
REPRESENTATIVE: Eduardo Barboza
DISTRICT: # 7

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a rezoning from A-2 (Apartment) to C-3 (Commercial) in order to permit a car wash, car repair, and beauty shop. The proposed site plan shows a new car wash/car repair to be located on the site and a beauty shop and storage existing on the site. Access is proposed via East Road with 18 parking spaces provided. The Planning Department has received no calls or letters in opposition or support of this request. The Development Coordinating Committee recommended approval of the request from A-2 (Apartment) to C-1 (Commercial), as it would be more compatible than C-3 (Commercial).

Luis Sarinana, Representative, agreed with staff recommendations. Mr. Sarinana noted that he is familiar with the area since he represented the district for eight years. Mr. Sarinana noted that when he was a city representative, he met with Pat Aduato and some other members of the Planning Department to discuss a blanket zoning of C-4 (Commercial) for the entire North Loop. However, he decided that it

would be best to do a zone at a time. Mr. Sarinana explained that his client would like to establish his business in the area. His client has a few contracts with the city where he spray washes big busses and sanitation trucks. The client would like to store his equipment on the property thus the reason for the C-4 request. Mr. Sarinana noted that he met with City Representative Vivian Rojas and she decided that C-4 was not appropriate for the area. Representative Rojas agreed that C-3 would be in the best interest of the neighborhood. However, Representative Steve Ortega replaced Representative Rojas and he has not been able to meet with the new city representative.

No opposition was presented.

Commissioner Miguel Teran expressed his concerns that North Loop would end up looking like Alameda, where you have various car lots and mismatched businesses.

Mr. Sarinana agreed that Alameda is an eyesore and assured the commission that the property would be a new structure.

Commissioner Ray Mancera made a motion to approve C-3, motion failed due to lack of second.

Commissioner Miguel Teran made a motion to deny, motion failed due to lack of second.

ACTION: Motion made by John Neal to postpone four weeks (07/14/05); seconded by Dick Vorba and unanimously carried (5-0).

11. **ZON05-00040:** The East 60 Feet of Lots 1, 2, 3, Block 273, Campbell Addition
LOCATION: 519 E. Rio Grande
REQUEST: From: A-2 (Apartment); To: A-O (Apartment-Office)
PROPOSED USE: Architect's Office
OWNER/APPLICANT: Barry O. & Barbara Coleman / Barry O. and Barbara Coleman
REPRESENTATIVE: Stephen H. Nickey
DISTRICT: # 8

ACTION: Motion made by John Neal to hear items #5 and # 11 together, seconded by Dick Vorba, and unanimously carried (5-0).

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

SUMMARY: Agenda items #5 and #11 were heard simultaneously. Mark Weber, Planning Department, noted that the applicant is requesting a rezoning from A-2 (Apartment) to A-O (Apartment-Office) in order to permit an architect's office. The property is .1074 acres in size and is currently a single-family residence. The proposed site plan shows the existing structure to be located on the site. Access is proposed via Florence Street with one parking space provided. The Planning Department has received one letter of enthusiastic support for this application. The applicant is also requesting a special permit to allow for an 80% parking reduction. This development requires five parking spaces and the request is to allow for one parking space.

Stephen Nickey, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by Dick Vorba, and unanimously carried (3-0). (Commissioners Gus Haddad and Ruben Ponce abstained and left the room.)

12. **ZON05-00041:** Being Lot 7, Replat of a portion of Arcadia Subdivision
LOCATION: 7664 Wenda Drive
REQUEST: From: R-3 (Residential); To: R-3A (Residential)
PROPOSED USE: Residence
OWNER/APPLICANT: Arturo & Manuela Castaneda / Arturo Castaneda Jr.
REPRESENTATIVE: Arturo Castaneda
DISTRICT: # 7

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

SUMMARY: Ed Garcia, Planning Department, noted that the applicant is requesting a rezoning from R-3 (Residential) to R-3A (Residential) in order to permit an additional residence. Access is proposed via Wenda Drive. The Planning Department has received no calls or letters in support or opposition to this request.

Arturo Castaneda, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Dick Vorba to approve, subject to staff comments, seconded by Ruben Ponce, and unanimously carried (3-0). (Commissioner Gus Haddad left the room and Commissioner Miguel Teran left for the day.)

13. **ZON05-00042:** A portion of Lot 4, Block 290, Vista Del Sol Unit Eighty
LOCATION: 1521 Goodyear
REQUEST: From: P-I (Planned Industrial); To: C-4 (Commercial)
PROPOSED USE: Manufacturing/Sewing
OWNER/APPLICANT: GFA Limited Partnership / Carlos M. Gomez
REPRESENTATIVE: Carrera Design Consultants
DISTRICT: # 7

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a rezoning from P-I (Planned Industrial) to C-4 (Commercial) in order to permit manufacturing/sewing. Access is proposed via Goodyear. Twelve parking spaces are provided. There are no zoning conditions imposed on this property. The Planning Department has received no calls or letters in support or opposition to this request.

Javier Carrera, 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 (4-0). (Commissioner Miguel Teran left for the day.)

14. **ZON05-00045:** A portion of Lot 1, Block 3, Transmountain Commercial Park Unit Three
LOCATION: Southwest Corner of I-10 @ Loop 375
REQUEST: From: C-4/c (Commercial/condition); To: R-3 (Residential)
PROPOSED USE: Single-Family Detached
OWNER/APPLICANT: Louis Kennedy / Louis Kennedy
REPRESENTATIVE: Wayne Grinnel, AICP
DISTRICT: # 1

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a rezoning from C-4/c (Commercial/condition) to R-3/c (Residential/condition) in order to permit single-family

detached residential. The proposed site plan shows 90 lots to be located on the site. Access is proposed via Desert Boulevard South. The Planning Department has received no calls or letters in support or opposition to this request.

Wayne Grinnell, 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 (4-0). (Commissioner Miguel Teran left for the day.)

SUBDIVISION MAP APPROVAL

Subdivision Applications:

15. **SUB05-00016:** North Hills Unit Twenty Two – Combination; Being a portion of Tract 1A, Section 27, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas. (District 4)

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

SUMMARY: James Fisk, Planning Department, noted the major change to this plat is the addition of a lot. Primary access to the subdivision will be from US Highway 54.

Conrad Conde, Representative, agreed with staff recommendations. Mr. Conde requested the deletion of the PSB comment "PSB easement shall be improved to allow the operation of EPWU maintenance vehicles". Mr. Conde explained that the utility easements are located in the landscaping areas; improvements are normally made in the right of way.

Mr. Rudy Valdez, Planning Department, agreed to delete the comment.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Ruben Ponce, and unanimously carried (4-0). (Commissioner Miguel Teran left for the day.)

16. **SUB05-00018:** Vista Del Sol Unit 164 - Revised Major Combination; Being a Portion of Tract 1A, O.A. Danielson Survey No. 311, City of El Paso, El Paso County, Texas. (District 6)

ACTION: Motion made by John Neal to delete; upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

17. **SUB05-00030:** Sunrise Terrace Unit 1 – Preliminary; Being all of Lots 405, 406, 423 and 424, Sunrise Acres. (District 2)

ACTION: Motion made by John Neal to move item #17 to the public hearing portion of the agenda, seconded by Dick Vorba, and unanimously carried (5-0).

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

SUMMARY: Fred Lopez, Planning Department, noted that the commission approved a special permit for this subdivision. The developer was proposing seven lots within each row, however the commission approved six lots within each row. The developer has revised the subdivision to reflect the six lots. The developer is requesting a modification for street-cross section width with a four-foot sidewalk adjacent to the curb. The Development Coordinating Committee recommends that the City Plan Commission find that the modification meets criteria #3 of the Code.

Jim Smith, Representative, agreed with staff recommendations.

ACTION: Motion made by Dick Vorba to approve, subject to staff comments, seconded by Ray Mancera, and unanimously carried (3-0). (Commissioner Miguel Teran left for the day and Commissioner John Neal left the room.)

18. **SUB05-00031:** Sunrise Terrace Unit 2 – Preliminary; Being all of Lots 267 and 268, Sunrise Acres. (District 2)

ACTION: Motion made by John Neal to hear items #3 and #18 together, seconded by Dick Vorba, and unanimously carried (5-0).

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

SUMMARY: Agenda item #3 & 18 were heard simultaneously. Fred Lopez, Planning Department, noted that the applicant is proposing a subdivision containing 12 single-family residential lots. Primary access to the subdivision will be from Leo Street and Comet Street. Required park fees are \$3,600. The developer is requesting a modification to the street-cross section width with sidewalk on one side and parking on the other. The Development Coordinating Committee recommends that the City Plan Commission find that the modification meets criteria #3 of the Code.

Jim Smith, Representative, agreed with staff recommendations.

Debra Seelig, resident of the area, expressed her concerns. Ms. Seelig noted that the drainage system needs improvement.

Wilfred Herbias, resident of the area, also expressed his concerns with the drainage system. Mr. Herbias is also concerned with the children's safety.

Mr. Jim Smith noted that he could build nine duplexes, total of 18 units, which would create more density. Mr. Smith addressed the drainage issues and assured the commission they would fix the drainage issue.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (5-0).

19. **SUB05-00036** Brillo De La Luna - Major Preliminary; Being All of Tract 9B and a Portion of Tracts 6, 9F, and 10A, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by John Neal to postpone four weeks (07/14/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

20. **SUB05-00039:** Candelaria Village – Preliminary; Being All of Tract 5B1-A1, Block 8, 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 Fisk, Planning Department, noted that the applicant is proposing a development containing 12 single-family residential lots. Primary access to the subdivision will be from Lee Shannon. The developer is requesting modifications for turning heel radius, modified right of way, and cluster parking. The Development Coordinating Committee recommends that sidewalks not be required in this subdivision. Mr. Fisk also noted all the requirements in comments to be complied with prior to DCC review, listed under Engineering comments and requirements, have been complied with so the item can be deleted.

Conrad Conde, Representative, agreed with staff recommendations. Mr. Conde requested the deletion of the PSB comment "PSB easement shall be improved to allow the operation of EPWU maintenance vehicles". Mr. Conde explained that the utility easements are located in the landscaping areas; improvements are normally done in the right of way.

Mr. Rudy Valdez, Planning Department, agreed to the deletion.

Mr. Conde requested no sidewalks since there are no sidewalks abutting the area.

ACTION: Motion made by John Neal to approve, with the omission of sidewalks, omission of Engineering Comments, and omission of PSB easement, subject to staff comments, seconded by Dick Vorba and unanimously carried (4-0). (Commissioner Miguel Teran left for the day.)

ACTION: Motion made by John Neal to reconsider item, seconded by Dick Vorba, and unanimously carried (4-0). (Commissioner Miguel Teran left for the day.)

Rick Conner, Engineering Department, requested that the Engineering Traffic Department Comments be addressed and not omitted.

Mr. Conde agreed to address those issues.

Mr. Rudy Valdez, Planning Department, requested that the following items be deleted:

- Item #2 - the applicant has already addressed the issue
- Item #3 - the applicant submitted a request for modification
- Item #4 - applicant has already addressed that it is going to be a median
- Item #5 - applicant has already submitted a modification request

ACTION: Motion made by John Neal to delete all the comments to be complied with prior to DCC review, Engineering Traffic Division comments to remain items #1, #6, #7 and #8, delete items #2, #3, #4 and #5, and delete PSB easement shall be improved, and approve the subdivision, seconded by Dick Vorba, and unanimously carried (4-0). (Commissioner Miguel Teran left for the day.)

21. **SUB05-00040:** Thunder Canyon – Preliminary; Being Tract 1-E, H.G. Foster Survey No. 259, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by John Neal to postpone four weeks (07/14/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

22. **SUB05-00041:** W. Well Field Unit 2 – Combination; Being a Portion of Tracts 3A, and 3F, and All of Tracts 3D, and 3G, O.A. Danielson Survey No. 316, El Paso County, Texas. (East ETJ)

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

SUMMARY: James Fisk, Planning Department, noted that the applicant is proposing a development containing one commercial lot.

Conrad Conde, Representative, agreed with staff recommendations. Mr. Conde requested the deletion of the PSB comment "PSB easement shall be improved to allow the operation of EPWU maintenance vehicles". Mr. Conde explained that the utility easements are located in the landscaping areas; improvements are normally done in the right of way.

Mr. Rudy Valdez, Planning Department, agreed to the deletion.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by Ruben Ponce, and unanimously carried (4-0). (Commissioner Miguel Teran left for the day.)

PUBLIC HEARING

Extension Request to Submit Recording Maps:

23. **SUB04-00062:** Painted Dunes Unit 3 – Extension Request to Submit Recording Maps; Portion of Tract 1A Section 31, Block 80, Township 1, Texas and Pacific Railroad Survey, City of El Paso, El Paso County, Texas. (District 4)

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

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting a 90-day extension to submit the recording maps. The City Plan Commission approved the subdivision on August 19, 2004. The City Plan Commission previously approved a ninety-day extension on February 24, 2005. The applicant is requesting a 90-day extension because they are currently working with the City Engineering Department for the acceptance of the subdivision improvement plans but due to unforeseen circumstances have not been able to receive approval from the Engineering Department.

Fermin Dorado, Representative, agreed with staff recommendations.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by John Neal, and unanimously carried (4-0). (Commissioner Miguel Teran left for the day.)

Land Study:

24. **LS05001:** Land Study for the Westside Master Plan; A portion of S.J. Larkin Survey #267, #268, #269 and Nellie D. Mundy Survey #246. (District 1)

ACTION: Motion made by John Neal to postpone four weeks (07/14/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

Other Business:

25. Discussion and Action: **(Reconsideration)** An Ordinance amending Title 20 (Zoning) of the El Paso Municipal Code, by amending Chapter 20.02 (General Provisions and Definitions) to add 20.02.722 (Secondary Advertising Signs), and also by amending Chapter 20.66 (Signs), Sections 20.66.100 (Sign Permit Fee Formula), 20.66.130 (Prohibited Signs) and 20.66.300 (Commercial, Manufacturing, and Industrial Uses-C-1, C-2, C-3, C-4, M-1, M-2, {P-C, M-3 and Q Districts). The penalty is as provided in Chapter 20.68 of the City of El Paso Municipal Code.

ACTION: Motion made by John Neal to postpone four weeks (07/14/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (3-0). (Commissioners Miguel Teran and Ray Mancera left for the day.)

26. Discussion and action on a Motion to expand the open meeting and notification requirements of the City Plan Commission as follows:

Regardless of any wording to the contrary above, the City Plan Commission shall be required to hold an open meeting/hearing on any new action proposed for a parcel/tract that was previously subject to a contested hearing. The petitioner shall be responsible for notifying all previous participants of record (of the contested action(s)) regarding the subject, date and time of the new hearing.

ACTION: Motion made by John Neal to postpone four weeks (07/14/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

27. Discussion and action regarding City Plan Commission sub-committee membership.

Zoning Subcommittee – John Neal, Gary Porras, Miguel Teran and Roman Bustillos

28. Discussion and Action: Amendment to CPC Bylaws.

No action.

29. Planning Report.

30. Legal Report.

The City Plan Commission Hearing adjourned at 4:25 p.m.

Rudy Valdez, Executive Secretary

OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON JUNE 16, 2005

_____, **CHAIR**
