



CITY PLAN COMMISSION HEARING MINUTES

July 14, 2005

MEMBERS PRESENT:

Miguel Teran
Dick Vorba
John Neal
Gus Haddad
Ruben Ponce
Chad North
Ray Mancera
Roman Bustillos

OTHERS PRESENT:

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

The City Plan Commission meeting was called to order by Gus Haddad at 1:40 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 Ruben Ponce, and unanimously carried (7-0).

DISCUSSION AND ACTION:

PUBLIC HEARING

1. Discussion and action on authorizing the Planning, Research and Development Department to conduct the necessary research and produce a neighborhood plan for the Coronado Neighborhood. (District 1)

Frank Delgado, Planning Department, informed the commission that the Coronado Neighborhood Association is requesting the Planning Department to conduct the necessary research to produce a neighborhood plan for the Coronado Neighborhood. Mr. Delgado gave a brief presentation of the Coronado Neighborhood boundary lines, land use characteristics, and population. Mr. Delgado also addressed the association's issues, which include:

- o Preservation of Resler Canyon as open space
- o City Park improvements to Paul Harvey and Ponsford Parks
- o Traffic issues
- o Resident safety and well being (students crossing Mesa, incomplete sidewalks, ATV traffic)
- o Infrastructure and utilities
- o General maintenance of properties
- o Land use (request review of zoning for appropriateness)

Doug Echlin, Vice President of the Coronado Neighborhood Association, addressed the issues. Mr. Echlin noted they would like to have improvements for Paul Harvey and Ponsford Parks.

Commissioner Ray Mancera made a motion to approve the request with the deletion of the specific parks listed. Commissioner Mancera noted that the item be read as "city park improvements".

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

2. Discussion and action on authorizing the Planning, Research and Development Department to conduct the necessary research and produce a neighborhood plan for the Cielo Vista Neighborhood. (District 3)

Rosa Crandall, Planning Department, noted that the Cielo Vista Neighborhood Association has requested that the Planning Department conduct the necessary research to produce a neighborhood plan. Ms. Crandall gave a brief presentation on the boundary lines, land use characteristics, and population. Issues identified by the association include:

- o Improvements to and maintenance of neighborhood park sites
- o Alternative traffic route(s) to discourage vehicular traffic circumventing through neighborhood streets
- o Maintenance and improvements of neighborhood street drainage system
- o Construction of a jogging/path/trail at Vista del Valle Park site

Carlos Martinez, President of the Cielo Vista Neighborhood Association, noted that the association is requesting a neighborhood plan.

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

Detailed Site Development Plan Application:

3. **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 Dick Vorba to postpone two weeks (07/28/05); upon applicant's request, seconded by Ruben Ponce, and unanimously carried (7-0).

4. **ZON05-00058:** Being a portion of Lot 21, Block 1, Paseos Del Sol Unit One
LOCATION: 1568 Joe Battle Boulevard
REQUEST: Detailed Site Plan to permit a shopping center
ZONE: C-4/c (Commercial/conditions)
PROPOSED USE: Shopping Center
OWNER/APPLICANT: Paseos Del Sol J.V. / Ariel Reyes
REPRESENTATIVE: Carrera Design Consultants
DISTRICT: # 6

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

SUMMARY: Linda Castle, Planning Department, noted that the site plan was submitted in order to permit a shopping center. Site plan review is required because conditions exist on the subject property. The property is currently zoned C-4/c (Commercial/conditions). The site is currently vacant. The proposed site plan shows an 8,400 square foot shopping center to be located on the site. Access is proposed via Joe Battle Boulevard. Forty-two parking spaces are provided. The Planning Department has not received any calls or letters in support or opposition to this request.

Jerry Quinones, Representative, agreed with staff recommendations.

No opposition was presented.

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

5. **ZON05-00059:** Being a portion of Lot 51, Block 6, Paseo Del Sol Unit One
LOCATION: 12340 Paseo Nuevo Drive
REQUEST: Detailed Site Plan to permit a daycare
ZONE: C-4/c (Commercial/conditions)
PROPOSED USE: Daycare
OWNER/APPLICANT: Enrique Villalobos / Same
REPRESENTATIVE: Carrera Design Consultants
DISTRICT: # 6

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

SUMMARY: Linda Castle, Planning Department, noted that the site plan was submitted in order to permit a daycare. Site plan review is required because conditions exist on the subject property. The proposed site plan shows a daycare with seven classrooms to be located on the site. Access is proposed via Paseo Nuevo Drive. Seventeen parking spaces are provided. The Planning Department has not received any calls or letters in support or opposition to this request.

Jerry Quinones, Representative, agreed with staff recommendations.

No opposition was presented.

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

6. **ZON05-00060:** Lot 1, Block 2, Plaza at Lomas Del Sol Unit One
LOCATION: Helen of Troy at Redd Road
REQUEST: Detailed Site Plan Review
ZONE: C-2/c (Commercial/condition)
PROPOSED USE: Self-storage warehouse
OWNER/APPLICANT: BPS Properties II Viva LTD / Same
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 1

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

SUMMARY: Frank Delgado, Planning Department, noted the applicant submitted the site plan in order to permit self-storage facilities. Site plan review is required because the proposed use requires it. Access is proposed via Helen of Troy. Four parking spaces are provided. The Planning Department has received no calls or letters in support or opposition to this request.

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 Ruben Ponce, and unanimously carried (7-0).

7. **ZON05-00061:** A portion of Tract 1A. O.A. Danielson No. 311
LOCATION: Bob Hope and Pellicano
REQUEST: Detailed Site Development Plan
ZONE: C-3/sc (Commercial/special contract)
PROPOSED USE: Self-storage warehouse
OWNER/APPLICANT: Camino Real Investments I, Ltd / BPS Properties II Viva LTD
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 6

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

SUMMARY: Christina Valles, Planning Department, noted that the site plan was submitted in order to permit self-storage facilities. The subject property is located at the intersection of Bob Hope Drive and

Pellicano Drive. Access to the site is proposed at Bob Hope Drive. Five parking spaces are shown on the detailed site development plan. The Planning Department has received one letter of concern.

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 (7-0).

8. **ZON05-00062:** A portion of Tract 1F, Section 27, Block 81, TSP 1, TSP 1, T & P R.R. Company Surveys and a portion of Section 22, Block 81, TSP 1, T & P R.R. Company Surveys
- LOCATION: Martin Luther King Boulevard at US Highway 54
REQUEST: Detailed Site Development Plan
ZONE: C-3/sc (Commercial/special contract)
PROPOSED USE: Self-storage warehouse
OWNER/APPLICANT: Camino Real Investments I, Ltd / BPS Properties II Viva LTD
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 4

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

SUMMARY: Christina Valles, Planning Department, noted that site plan was submitted in order to permit self-storage facilities. Site plan review is required for self-storage facilities in the C-3 (Commercial) district. The property is currently zoned C-3/sc (Commercial/special contract). The proposed site plan shows twelve buildings to be located on the site. Access is proposed via Loma Baja Drive. Six parking spaces are provided.

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 (7-0).

9. **ZON05-00063:** A portion of Lot 1, Block 4, West Ten Development
- LOCATION: 7430 Remcon Circle
REQUEST: Detailed Site Development Plan
ZONE: C-3/sc (Commercial/special contract)
PROPOSED USE: Medical Office Complex
OWNER/APPLICANT: Remcon Med Center L.P. / Patrick Woods
REPRESENTATIVE: McCormick Architects, LLC
DISTRICT: # 8

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

SUMMARY: Christina Valles, Planning Department, noted that site plan review was submitted in order to permit a medical office complex. Site plan review is required because a condition exists on the subject property. Access is proposed via Remcon Circle. The Planning Department has not received any calls or letters in support or opposition to this request.

Pablo Aguirre, Representative, agreed with staff recommendations.

No opposition was presented.

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

Special Permit Application:

10. **ZON05-00049:** Lots 11 and 12, Block 34, Campbell Addition
REQUEST: Special permit to allow a ground mounted cellular telecommunications facility
LOCATION: 1100 Oregon Street
ZONE: SRR (Special Residential Revitalization)
PROPOSED USE: 49 ft. ground-mounted cellular telecommunication facility
OWNER/APPLICANT: Silva Diversified Inc. / T-Mobile USA Inc.
REPRESENTATIVE: Romano & Assoc., LLC
DISTRICT: # 8

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

SUMMARY: George Acosta, Planning Department, noted the applicant is requesting a special permit to allow a 49' ground mounted cellular facility. The property is currently zoned SRR (Special Residential Revitalization). The Planning Department received one call in support of this request. The Development Coordinating Committee recommends approval of the special permit request with the following condition: the use of the stealth palm tree.

Martin Silva, Representative, agreed with staff recommendations. Mr. Silva informed the commission that he would like to build affordable 12 two bedroom apartments. This cellular tower is part of the project since the revenue received from T-Mobile would help defray the cost of putting up the apartments.

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).

11. **ZON05-00057:** A portion of Lot 22, Block H, Thomas Manor Unit Seven
REQUEST: Special permit to allow a ground mounted cellular telecommunications facility
LOCATION: 7900 Knights Drive
ZONE: A-2 (Apartment)
PROPOSED USE: Ground mounted cellular telecommunications facility
OWNER/APPLICANT: Columbia Apartments, Columbus Club Association of Ysleta Texas Trust / Rick Ramirez
REPRESENTATIVE: Rick Ramirez
DISTRICT: # 7

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 a ground mounted cellular telecommunications facility to be located on an existing apartment complex. Access is proposed via Knights Drive. The Planning Department has received no calls or letters in support or opposition to this request.

Rick Ramirez, Representative, agreed with staff recommendations.

No opposition was presented.

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

Rezoning Applications:

12. **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 and 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

ACTION: Motion made by Dick Vorba to postpone two weeks (07/28/05); upon applicant's request, seconded by Ruben Ponce, and unanimously carried (7-0).

13. **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-4 (Commercial) in order to permit a car wash, car repair, and beauty shop. Access is proposed via East Road with 18 parking spaces provided. The Planning Department has received no calls or letters in support or opposition to this request. The Development Coordinating Committee recommends approval of this request from A-2 (Apartment) to C-1 (Commercial), as it would be more compatible than C-4 (Commercial).

Commissioner Miguel Teran expressed his concerns of having commercial zoning in a residential area.

Luis Sarinana, Representative, agreed with staff recommendations. Mr. Sarinana requested that the item be rezoned to C-3 in order to permit the car wash. Mr. Sarinana explained that there was a misunderstanding and the applicant does not want to open a beauty shop. The applicant would like the car wash so that he can wash and clean his trucks. The applicant owns a business in which he uses pressure trucks to wash vehicles at the landfills and PSB sites. Mr. Sarinana further explained that the applicant would use the car wash to wash and clean the pressure trucks. The pressure trucks would also be stored on the property.

Rudy Valdez, Planning Department, noted that the type of business Mr. Sarinana is describing would require it to be a contractor's yard, which would required C-4 zoning.

The commission discussed the issues in length and voted to deny the request.

ACTION: Motion made by Miguel Teran to deny, seconded by John Neal, and carried (5-2). (Commissioners Chad North and Ruben Ponce opposed the motion.)

ACTION: Motion made by Ray Mancera at 3:00 p.m. to recess for five minutes, seconded by Miguel Teran and unanimously carried (7-0).

ACTION: Motion made by Ruben Ponce at 3:10 p.m. to reconvene, seconded by John Neal, and unanimously carried (7-0).

14. **ZON05-00047:** A portion of Lot 2, Block 46, Sun Ridge Subdivision Unit 12
LOCATION: N. Zaragoza Road East of Sun Fire Boulevard
REQUEST: From: A-O/sc (Apartment-Office / special contract);
To: C-2/sc (Commercial / special contract)
PROPOSED USE: Retail Center and Day Care
OWNER/APPLICANT: Three Amigos Investments / Same
REPRESENTATIVE: ETZOLD & Co
DISTRICT: # 6

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-O/sc (Apartment/special contract) to C-1/sc (Commercial/special contract) in order to permit a retail center and day care. Access is proposed via Zaragoza Drive with 98 parking spaces provided. The Planning Department has received one letter of concern and no calls or letters in support or opposition to this request.

David Etzold, Representative, agreed with staff recommendations. Mr. Etzold noted that at the Development Coordinating Committee it was recommended to approve C-1 zoning. Mr. Etzold stated that his client is willing to accept the C-1 zoning. The client has also revised the site plan in order to accommodate the traffic department's request to not build a shortcut between Zaragoza and Sun Country Drive. The driveway has been shifted to the other side, and the ponding area will be used as a buffer between the commercial property and the residential properties.

Commission Gus Haddad asked for clarification of the C-1 and C-2 zoning.

Mr. Rudy Valdez, Planning Department, responded that the staff report should read C-1 zoning.

No opposition was presented.

Motion made by John Neal to approve C-1 zoning and seconded by Dick Vorba. Commissioner Ray Mancera stated that he feels C-2 zoning would be compatible since Zaragoza Road is a major arterial. Motion failed 4 to 3.

ACTION: Motion made by John Neal to approve C-2, subject to staff comments, seconded by Ray Mancera, and unanimously carried (7-0).

15. **ZON05-00048:** A portion of Section 44, Block 79 Township 2, T & P RR Co. Survey
LOCATION: Northwest Corner of Pebble Hills and Joe Battle Boulevard
REQUEST: From: R-3 (Residential); To: C-4 (Commercial)
PROPOSED USE: Office Warehouse
OWNER/APPLICANT: River Oaks Properties, LTD / Same
REPRESENTATIVE: SLI Engineering, Inc.
DISTRICT: # 5

ACTION: Motion made by Dick Vorba to postpone two weeks (07/28/05); upon applicant's request, seconded by Ruben Ponce, and unanimously carried (7-0).

16. **ZON05-00050:** Tract 16P1A , Block 36, Ysleta Grant
LOCATION: 8553 Alameda Avenue
REQUEST: From: R-4 (Residential); To: C-3 (Commercial)
PROPOSED USE: Commercial
OWNER/APPLICANT: Christy & Esteban Armendariz / Same
REPRESENTATIVE: None
DISTRICT: # 7

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

SUMMARY: Eddie Garcia, Planning Department, noted that the applicant is requesting a rezoning request from R-4 (Residential) to A-O (Apartment/Office) in order to permit office space. Access is proposed via North Loop. The Planning Department has received no calls or letters in support or opposition to this request.

Christy Armendariz, 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 (7-0).

17. **ZON05-00051:** Lot 10, Block 23, Copperstown Subdivision Unit 2
LOCATION: 5270 Sean Haggerty Drive
REQUEST: From: A-O (Apartment/Office); To: C-1 (Commercial)
PROPOSED USE: Daycare Center
OWNER/APPLICANT: David Scepanski / SAA
REPRESENTATIVE: Kathleen Haggerty
DISTRICT: # 4

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

SUMMARY: Mark Weber, Planning Department, noted that the applicant is requesting a rezoning request from A-O (Apartment/Office) to C-1 (Commercial) in order to permit a daycare center. Access is proposed via Sean Haggerty. Fifteen parking spaces are provided. The Planning Department has received one letter in support of this request. The Development Coordinating Committee voted 6 to 3 (Planning Department, Street Department and EWPU dissented) with the following condition: three uses in the C-1 category are prohibited (uses are listed on the staff report).

Dave Scepanski, Representative, agreed with staff recommendations.

William Greer and Diana, residents of the area, expressed their concerns about having a daycare in the area since there is traffic congestion on Sean Haggerty.

Gerald Pucel, resident of the area, stated that he is opposed to this request because rezoning of commercial is not compatible with the residential units in the area.

ACTION: Motion made by Dick Vorba to approve, subject to staff comments, seconded by Chad North, and carried (4-2). (Commissioners Miguel Teran and John Neal opposed the motion.) (Commissioner Ray Mancera abstained and left the room.)

18. **ZON05-00052:** Tract 1A and 1B, George L. Wilson Survey No. 91
LOCATION: 3962 Doniphan Drive
REQUEST: From: R-4 (Residential); To: C-4 (Commercial)
PROPOSED USE: Warehouse
OWNER/APPLICANT: Jorge Valenzuela / Same
REPRESENTATIVE: Luis & Rene de la Cruz
DISTRICT: # 8

ACTION: Motion made by Dick Vorba to postpone two weeks (07/28/05); upon applicant's request, seconded by Ruben Ponce, and unanimously carried (7-0).

19. **ZON05-00054:** Lots 1, 2 and 3, Block 1, Duenas Subdivision
LOCATION: 5301, 5305 and 5309 Thorn Avenue
REQUEST: R-4 (Residential); To: R-5 (Residential)
PROPOSED USE: Single-family residential
OWNER/APPLICANT: NTHUS4 Corp. / Joaquin Santoyo
REPRESENTATIVE: Del Rio Engineering
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 request from R-4 (Residential) to R-5 (Residential) in order to permit residential single family. Access is proposed via Ridge Street. The Planning Department has received no calls or letters in support or opposition to this request.

Alfonso Flores, 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 (6-0). (Commissioner Gus Haddad left the room.)

20. **ZON05-00055:** Tract 2A, Block 1, Ysleta Grant and Tract 3B, Block 56, Ysleta Grant
LOCATION: Loop 375 and North Loop Drive
REQUEST: From: R-F (Ranch and Farm) and A-O (Apartment/Office);
To: C-3 (Commercial)
PROPOSED USE: Regional Commercial
OWNER/APPLICANT: Ben L. Ivey LTD / Same
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 6

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

SUMMARY: Eddie Garcia, Planning Department, noted that the applicant is requesting a rezoning request from R-F (Ranch and Farm) to C-3 (Commercial) in order to permit retail, office warehouse. Access is proposed via Americas Avenue. The Planning Department has received no calls or letters in support or opposition to this request.

Conrad Conde, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Miguel Teran to approve, subject to staff comments, seconded by Ruben Ponce, and unanimously carried (7-0).

21. **ZON05-00056:** All of Lot 17 and the East 6.25 Feet of Lot 18, Block 44, Supplemental Map No. 1 of East El Paso
LOCATION: 3330 Gateway Boulevard East
REQUEST: From: A-3 (Apartment); To: C-4 (Commercial)
PROPOSED USE: Contractor yard
OWNER/APPLICANT: Antonio Frank San Roman / Same
REPRESENTATIVE: Antonio Frank San Roman
DISTRICT: # 8

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a rezoning request from A-3 (Apartment) to C-4 (Commercial) in order to permit a contractor's yard. Access is proposed via Luna Street. The Planning Department has received no calls or letters in support or opposition to this request.

Antonio San Roman, 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 (7-0).

SUBDIVISION MAP APPROVAL

Subdivision Applications:

22. **SUB05-00014:** Tierra Del Este Unit 39 – Revised Combination; Being a Portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas. (District 5)

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

SUMMARY: James Fisk, Planning Department, noted that developer is proposing a development containing 137 single-family residential lots. The City Plan Commission approved the subdivision with modifications on a final basis on June 2, 2005. However, after that meeting, the applicant discovered that the ponding area was oversized. The applicant has made the ponding area smaller.

Rudy Valdez, Planning Department, noted that the capitalization fee should be \$1,125.00

Conrad Conde, Representative, agreed with staff recommendations.

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

23. **SUB05-00015:** Tierra Del Este Unit 40 – Revised Combination; Being a Portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas. (District 5)

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

SUMMARY: James Fisk, Planning Department, noted that the change is the addition of five lots to the subdivision.

Rudy Valdez, Planning Department, noted that the capitalization fee should be \$1,125.00

Conrad Conde, Representative, agreed with staff recommendations.

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

24. **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 Dick Vorba to postpone two weeks (07/28/05); upon applicant's request, seconded by Ruben Ponce, and unanimously carried (7-0).

25. **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 Dick Vorba to postpone two weeks (07/28/05); upon applicant's request, seconded by Ruben Ponce, and unanimously carried (7-0).

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

ACTION: Motion made by Dick Vorba to postpone two weeks (07/28/05); upon applicant's request, seconded by Ruben Ponce, and unanimously carried (7-0).

PUBLIC HEARING

27. **SD02021:** San Clemente – Extension request to complete subdivision improvements; Being a portion of H.G. Foster Survey No. 280 and a portion of E.D. Strong Survey No. 217 City of El Paso, El Paso County, Texas. (District 1)

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

SUMMARY: Fred Lopez, Planning Department, noted that the City Plan Commission approved this subdivision on a final basis on December 19, 2002. The applicant submitted a request on June 1, 2005 requesting an extension until December 30, 2005 to complete subdivision improvements.

Oscar Perez, Representative, agreed with staff recommendations.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Ruben Ponce, and unanimously carried (4-0). (Commissioner Ray Mancera left and Miguel Teran left.) (Commissioner Roman Bustillos abstained and left the room.)

28. **SUB04-00042:** Tuscany at Ridgeview – Extension request to submit recording maps; A portion of Tract 1A, S.J. Larkin Survey No. 265, City of El Paso, El Paso County, Texas. (District 1)

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

SUMMARY: Fred Lopez, Planning Department, noted that the City Plan Commission approved this subdivision on October 14, 2004 on a final basis. On April 7, 2005, the City Plan Commission granted a two-month extension to submit the recording maps until June 7, 2005. The applicant submitted a letter on May 20, 2005 requesting a second two-month extension to submit the recording maps.

Representative was not present.

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

Land Study:

29. **LS05001:** Land Study for the Westside Master Plan; A portion of S.J. Larkin Survey No. 267, No. 268, No. 269 and Nellie D. Mundy Survey No. 246. (District 1)

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

SUMMARY: Fred Lopez, Planning Department, briefly presented the changes to the Land Study for the Westside Master Plan.

ACTION: Motion made by Dick Vorba to approve, subject to staff comments, seconded by John Neal, and unanimously carried (5-0). (Commissioner Ray Mancera left.) (Commissioner Roman Bustillos abstained and left the room.)

Other Business:

30. 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 Dick Vorba to postpone two weeks (07/28/05); upon applicant's request, seconded by Ruben Ponce, and unanimously carried (7-0).

31. 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.

George Sarmiento, Planning Department, gave a brief history of how this request originated. Mr. Sarmiento noted that the Mayor and City Council directed the Planning Department to give a staff recommendation regarding the request. The notification requirements currently in place are: Applicant notifies two-point of contacts for the neighborhood association when requesting a rezoning, special permit or special contract request and signage is required on those properties that are on an acre or more in size.

Rudy Valdez, Planning Department, made a correction to the staff report noting that a detailed site plan does require public input.

Mr. Rick Schecter spoke to the commission about his request and why he feels that there should be further notification.

The commission discussed several possibilities in notifying residents. The commission decided to make a recommendation to city council that this suggestion is worthy of further study and that it be referred to staff, with neighborhood association input, to come up with a recommendation within 90 days in order to give a report back to council. The commission also suggested that economic evaluation be included as to how much this would incur the city.

ACTION: Motion made by John Neal to approve the recommendation, seconded by Miguel Teran, and unanimously carried (6-0). (Commissioner Ray Mancera left.)

32. An Ordinance amending Title 5 (Business Taxes, Licenses and Regulations), Chapter 5.48 (Laundries) of the El Paso City Municipal Code with penalties of up to two-thousand (\$2,000) for violation thereof as enumerated in 5.48.240 of the City Code.
- ACTION:** Motion made by John Neal to postpone two weeks (07/28/05); upon applicant's request, seconded by Dick Vorba, and unanimously carried (6-0). (Commissioner Ray Mancera left.)
33. Discussion and Action: Amendment to CPC Bylaws.
- ACTION:** Motion made by John Neal to delete item, seconded by Dick Vorba, and unanimously carried (6-0). (Commissioner Ray Mancera left.)
34. Approval of CPC Minutes: May 19, 2005
- ACTION:** Motion made by Dick Vorba to approve with changes, seconded by John Neal, and unanimously carried (6-0). (Commissioner Ray Mancera left.)
35. Approval of CPC Minutes: June 2, 2005
- ACTION:** Motion made by Dick Vorba to approve with changes, seconded by John Neal, and unanimously carried (6-0). (Commissioner Ray Mancera left.)
36. Approval of CPC Minutes: June 16, 2005
- ACTION:** Motion made by John Neal to approve with changes, seconded by Dick Vorba, and unanimously carried (6-0). (Commissioner Ray Mancera left.)
37. Planning Report.
38. Legal Report.

The City Plan Commission Hearing adjourned at 5:10 p.m.

Rudy Valdez, Executive Secretary

OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON JULY 14, 2005

_____, **CHAIR**
