



## CITY PLAN COMMISSION HEARING MINUTES

*August 11, 2005*

### **MEMBERS PRESENT:**

Gary Porras  
Miguel Teran  
Ray Mancera  
Gus Haddad  
Roman Bustillos

### **OTHERS PRESENT:**

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

The City Plan Commission meeting was called to order by Gus Haddad at 2:15 p.m. Council Chambers, 2<sup>nd</sup> Floor. A quorum of its members was present and Roman Bustillos made the introductory statements. Fred Lopez presented changes to the agenda. Motion made by Ray Mancera to accept changes to the agenda, seconded by Roman Bustillos, and unanimously carried (4-0).

### **DISCUSSION AND ACTION:**

#### ***PUBLIC HEARING***

#### **Detailed Site Development Plan Application:**

- ZON05-00065:** A portion of Lot 1, Block 1, Americas Business Park  
**LOCATION:** Gateway West Boulevard and Don Haskins  
**REQUEST:** Detailed Site Plan Review to permit Motel Facilities  
**ZONE:** C-4/sc (Commercial/special contract)  
**PROPOSED USE:** Motel Facilities  
**OWNER/APPLICANT:** Wechter Family L.P. / Same  
**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 motel facilities. Site plan review is required because a condition exists on the subject property. Access is proposed via Gateway Boulevard West. One hundred and seventeen parking spaces are provided. The Planning Department has received no calls or letters in support or opposition to this request.

Yvonne Curry, Representative, agreed with staff recommendations.

No opposition was presented.

**ACTION:** Motion made by Gary Porras to approve, subject to staff comments, seconded by Roman Bustillos, and unanimously carried (4-0).

**Rezoning Applications:**

2. **ZON05-00066:** Lot 1, Block 3, Womble Addition  
LOCATION: 5900 Trowbridge  
REQUEST: From: A-O (Apartment/Office); To: C-1 (Commercial)  
PROPOSED USE: Credit Union  
OWNER/APPLICANT: El Paso's Federal Credit Union / Same  
REPRESENTATIVE: Andres Lopez  
DISTRICT: # 3

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

SUMMARY: Christina Valles, Planning Department, noted that the applicant is requesting a rezoning from A-O (Apartment/Office) to C-1 (Commercial) in order to permit a credit union. The credit union has been operating without the proper zoning. The property is 7,226 square feet in size. Access is proposed via Trowbridge Drive and Frederick Road with nine parking spaces provided. 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. The Development Coordinating Committee recommended denial of this request for rezoning from A-O (Apartment/Office) to C-1 (Commercial). The C-1 (Commercial) zoning is not compatible with the adjacent development.

Andres Lopez, Representative, requested that the application be approved. Mr. Lopez explained that the applicant did not know that the credit union was operating under the incorrect zoning.

No opposition was presented.

**ACTION:** Motion made by Gary Porras to approve, subject to staff comments, seconded by Roman Bustillos, and carried (3-1). Commissioner Ray Mancera opposed the motion.

3. **ZON05-00067:** All of Lot 6 & W 1/2 of Lot 7, Block 59, East El Paso  
LOCATION: 3411 Gateway West Boulevard  
REQUEST: From: R-5 (Residential); To: C-1 (Commercial)  
PROPOSED USE: Commercial Kitchen  
OWNER/APPLICANT: Romulado Delgadillo / Same  
REPRESENTATIVE: Jesus Ortega  
DISTRICT: # 8

**ACTION:** Motion made by Ray Mancera to postpone two weeks (08/25/05); upon applicant's request, seconded by Roman Bustillos, and unanimously carried (4-0).

4. **ZON05-00068:** Being all of Tracts 1A and 3B, Section 41, Block 80, Township 1, Texas and Pacific Railway Company Surveys  
LOCATION: Railroad Drive and Deer Road  
REQUEST: From: M-1/sc (Light-Manufacturing/special contract);  
To: R-5/sc (Residential/special contract)  
PROPOSED USE: Residential  
OWNER/APPLICANT: John Shearman / Black Sea Acquisition  
REPRESENTATIVE: Del Rio Engineering  
DISTRICT: # 4

**ACTION:** Motion made by Ray Mancera to delete item; upon applicant's request, seconded by Roman Bustillos, and unanimously carried (4-0).

## ***SUBDIVISION MAP APPROVAL***

### **Subdivision Applications:**

#### **Public Hearing:**

5.     **SUB05-00031:**           Sunrise Terrace Unit Two – Revised Resubdivision Major Combination; Being all of Lots 267 and 268, Sunrise Acres, City of El Paso, El Paso County Texas. (District 2)

**ACTION:** Motion made by Ray Mancera to postpone two weeks (08/25/05); upon applicant's request, seconded by Roman Bustillos, and unanimously carried (4-0).

### **Subdivision Applications:**

6.     **SUB05-00036:**           Brillo De La Luna - Major Preliminary; Being a 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 Ray Mancera to postpone two weeks (08/25/05); upon applicant's request, seconded by Roman Bustillos, and unanimously carried (4-0).

7.     **SUB05-00045**           Butterfield Trail Aviation Park Unit 3 – Major Combination; Being a portion of Sections 22, 27 and 28, Block 80, Township 2, Texas and Pacific Railroad Company Surveys and a replat of a portion of Lot 1, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas. (District 2)

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

**SUMMARY:** Fred Lopez, Planning Department, noted that the applicant is proposing a development with fifteen industrial lots. Primary access to the subdivision will be from Global Reach Boulevard and George Perry Boulevard. The subdivision is 154.04 acres and is currently zoned M-1 (Light Manufacturing). Sidewalks shall be required on all local street classifications, except on arterial streets, which meet the following criteria as determined by the City Plan Commission:

- o A characteristic of the neighborhood is that no sidewalks have been required to date,
- o The subdivision adjoins or lies within a neighborhood in which buildings or structures have been constructed on at least fifty percent of the lots within the neighborhood
- o The type of subdivision and intensity of land use is compatible with the character of the neighborhood.

The Development Coordinating Committee discussed the sidewalk issue. The Butterfield Industrial Park area does not contain sidewalks. The Development Coordinating Committee felt that sidewalks should not be required in this new subdivision. The City Plan Commission needs to make a determination that the development is within an area, in which there are no foreseeable means to provide sidewalks for pedestrian traffic. The applicant, the city, is also requesting a modification to allow a street length name to exceed the maximum allowable characters. Staff recommends that the City Plan Commission find that the modification meets criteria #3 of the subdivision ordinance.

**ACTION:** Motion made by Gary Porras to approve, subject to staff comments, seconded by Roman Bustillos, and unanimously carried (4-0).

8.     **SUB05-00047**           Canutillo Industrial Park Replat B – Resubdivision Combination; Being a replat of Lots 1, 2 and 3, Block 12, Canutillo Industrial Park Replat A El Paso County, Texas. (Northwest ETJ)

**ACTION:** Motion made by Ray Mancera to postpone two weeks (08/25/05); upon applicant's request, seconded by Roman Bustillos, and unanimously carried (4-0).

**PUBLIC HEARING**

**Other Business:**

9. 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 Ray Mancera to delete item, seconded by Roman Bustillos, and unanimously carried (4-0).

10. 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 Ray Mancera to postpone two weeks (08/25/05); upon applicant's request, seconded by Roman Bustillos, and unanimously carried (4-0).

11. Discussion and Action: An Ordinance to amend Title 19 of the El Paso Municipal Code by amending Section 19.04.170 (Modification of Conditions) and to amend Chapter 19.16 (Improvement Standards and Design Principles) by replacing Section 19.16.050.H (Preservation of Arroyos). The penalty is as provided for in Sections 19.04.190 and 20.68.010.

**ACTION:** Motion made by Ray Mancera to postpone two weeks (08/25/05); upon applicant's request, seconded by Roman Bustillos, and unanimously carried (4-0).

12. Planning Report.

Veronica Rosales, Planning Department, gave a brief presentation on the status of the neighborhood plans that have been authorized.

13. Legal Report.

The City Plan Commission Hearing adjourned at 3:00 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 AUGUST 11, 2005**

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