



CITY PLAN COMMISSION HEARING MINUTES

October 14, 2004

MEMBERS PRESENT:

Gary Porras
John Neal
Daphne Hamilton
Oscar Venegas
Ray Mancera
Ruben Ponce
Gus Haddad

OTHERS PRESENT:

Rudy Valdez, PRDD
George Sarmiento, 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 Oscar Venegas at 1:34 p.m. Council Chambers, 2nd Floor. A quorum of its members was present and Ruben Ponce made the introductory statements. Jorge Rousselin presented changes to the agenda. Motion made by John Neal to accept changes to the agenda, seconded by Gary Porras and unanimously carried (5-0).

DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL

Subdivision Application:

1. **SD03039:** Ridge View Estates Unit 18 – Revised Combination; A portion of Tract 1-A, 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: James Shelton, Planning Department, noted that the developer is proposing a development of 101 single-family residential lots. Primary will be from Redd Road, which is a major arterial. The minimum size lot is 6,080 square feet. The developer will be receiving .505 acres in park credit for a previously dedicated park. The revision to this plat was a minor change to the lot areas and the introduction of a drainage easement between Lots 21 and 22. The Engineering Department commented that the City has not accepted West Hills 23 or Ridge View Estates Unit 16 Phase II for maintenance. The developer shall landscape all the double frontage lots on Redd Road. A release of access of all the lots that are abutting Redd Road will be required. Sidewalks will be required within and abutting the subdivision. Mr. Shelton also noted that there was a modification to the application requesting that the street name "Bruce Bissonette" be approved since it exceeds the 13-character maximum. The Development Coordinating Committee recommended approval of this request.

Jorge Azcarate, Representative, agreed with staff recommendations.

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

2. **SUB03-00047:** The Park at Wildwood – Revised Combination; Being Tracts 2M9, 2M10, 2M11, 2R and a portion of Tract 2M, A.F. Miller Surveys No. 212, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

3. **SUB04-00004:** Loma Linda Unit 4 – Revised Combination; Being a replat of portion of Lot 1 and all of Lot 2, Block 2, Hueco View Acres, and a portion of Harkis Road, City of El Paso, El Paso County, Texas. (District 5)

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

4. **SUB04-00042:** Tuscany at Ridgeview – Final; 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: James Shelton, Planning Department, noted that the developer is proposing a development with 45 single-family residential lots. Primary access to the subdivision will be from Desert Canyon Drive. The subdivision will be a gated private development with 3 residential lots lying outside the gated community. The gate will be located just east across the bridge extending across the 50' foot drainage channel. The minimum size lot will be 9,690 square feet. The developer will be receiving .225 acres in park credit for a previously dedicated park. The Engineering Department recommended the following:

- o The developer will coordinate subdivision improvements with Highland North Unit 3, The Highlands Unit 7, Ridgeview Estates Units 6 and 7, and Ridge View Estates Unit 22.
- o The developer will also provide a 6-foot rock wall adjacent to existing drainage channel/drainage right-of-way.
- o The developer will provide access to the drainage channels for maintenance by the City of El Paso.
- o Sidewalks will be provided within and abutting the subdivision.
- o Sidewalks on bridge shall be provided.
- o No parking signs will be posted on the bridge.

Mr. Shelton requested that item #3, under Additional Requirements and General Comments, be deleted.

George Halloul, Representative, agreed with staff recommendations. Mr. Halloul noted that under El Paso Water Utilities Requirements and Comments it states that "no building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities – Public Service Board Easements (EPWU PSB easements) without written consent of EPWU – PSB." Mr. Halloul requested that this item be stricken since they would like to put a 6 x 6 guardhouse on the street.

Bashar Abugalyon, Engineering Department, agreed.

Veronica Galindo, EPWU, also agreed to the request.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, approval the guardhouse and coordination with EWPU and Engineering, seconded by John Neal and unanimously carried (5-0).

5. **SUB04-00053:** River Park West Unit 5 –Combination; Being a portion of Tract 2B, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

6. **SUB04-00061:** Painted Dunes Unit 2 – Combination; Being a 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)

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

7. **SUB04-00067:** Tierra Del Este Unit 31 – Preliminary; Being a Portion of Tracts 22 and 24, Section 34, Portion of Tract 1, Section 35, Portion of Tracts 1A and 3, Section 38 and Portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County. (District 5)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing 192 single-family dwelling lots. Primary access to the subdivision will be from Edgemere Drive and Rich Beem Boulevard. The smallest size lot in this subdivision will be 4,500 square feet. The developer will be required to pay \$57,600 in park fees to satisfy the parkland requirements. This subdivision is a portion of the 1940.409-acre parcel of property that was annexed by the City of El Paso on November 9, 1999. The developer will be required to comply with all the conditions contained within the Annexation Agreement. The developer is requesting a modification to allow a change in the cross-section of the proposed divided residential street (ROW) to allow for 5' foot sidewalks adjacent to the curb with a 3 foot landscaped area, instead of the standard 4 foot sidewalk and 4 foot landscaped area. The Planning Department recommended that the City Plan Commission find that the modification meets criteria #3 of the Subdivision Ordinance. A release of access on lots abutting Edgemere Boulevard and Rich Beem is required. Landscaping will be required on all double frontage lots abutting Edgemere Boulevard. Sidewalks will be provided on all streets within and abutting the subdivision.

Yvonne Valdez, Representative, agreed with staff recommendations.

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

8. **SUB04-00068:** The Plaza @ Las Lomas Del Sol #1 – Combination; Being a Portion of Tract 1B4, and 1B4C, S.J. Larkin Survey No. 266, El Paso, El Paso County, Texas. (District 1)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a commercial development containing 3 commercial lots. Primary access to this subdivision will be from Helen of Troy and Redd Road. The developer will be required to pay park fees totaling \$6291 to satisfy the parkland requirements. This subdivision is part of the 1031 acre Ranchos Las Lomas Land Study that was approved by the City Plan Commission on September 18, 2003. The developer is requesting a modification for the City Plan Commission to accept a non-contiguous development. Redd Road divides Lot 1 from Lot 2. The Planning Department recommended that this modification be accepted. The Planning Department does recommend that the City Plan Commission find that the modification meets criteria #3 of the Subdivision Ordinance. The Engineering Department is requesting that a six-foot rock wall abutting the residential lots shall be required by builder of the commercial lot. A six foot rock wall at Helen of Troy and pond #5 shall be constructed by the developer as part of the subdivision improvements.

Redd Road is a proposed Major Arterial Street with Bike Lanes that requires a 120' ROW.

Adrian Alvarado, Representative, agreed with staff recommendations.

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

9. **SUB04-00069:** The Plaza @ Las Lomas Del Sol #2 – Combination; Being a portion of Tract 1B4, and 1B4C, S.J. Larkin Survey No. 266, El Paso, El Paso County, Texas. (District 1)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development of two commercial lots. Primary access to the subdivision will be from Helen of Troy and Redd Road. The developer will be required to pay a total of \$2,025 to satisfy the parkland requirements of the Subdivision Ordinance. The subdivision is part of the 1031 acres Ranchos Las Lomas Land Study that was approved by the City Plan Commission on September 18, 2003. The developer shall coordinate improvements with the future Lomas Del Sol Unit 2 and future Plaza Las Lomas Unit 1. Lomas Del Sol 2 plat map shall be recorded prior to the Plaza at Lomas Del Sol Unit 2.

Adrian Alvarado, Representative, agreed with staff recommendations. Mr. Alvarado noted that they have already submitted a conditional letter of map revision to the Engineering Department.

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

10. **SUB04-00071:** Vaquero Estates – Combination; Being a Portion of C.M. Newman Survey No. 219, and a Portion of F.W. Brown Survey No. 224, City of El Paso, El Paso County, Texas. (District 1)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing 21 single-family dwelling lots. Primary access to the subdivision will be from Vaquero Drive via Castellano Drive. The minimum size lots in the subdivision will be 6,038 square feet. The developer will be required to pay a \$6,300 in park fees to satisfy the parkland requirements. The developer shall coordinate with El Easo Electric.

Sal Massoud, Representative, agreed with staff recommendations.

Commissioner John Neal asked if items #1 and #3 under Engineering Traffic Division still applies.

Mr. Shelton noted that they are not issues anymore.

ACTION: Motion made by John Neal to approve, subject to staff comments, and to delete items #1 and #3, seconded by Gary Porras and unanimously carried (6-0).

11. **SUB04-00072:** Desert Trail #2 – Combination; Being a Portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas. (District 8)

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

12. **SUB04-00073:** Belvidere Village Estates – Combination; Being a Portion of Lot 6, Block 131, Chaparral Park Unit 29 Replat "B", City of El Paso, El Paso County, Texas. (District 8)

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

PUBLIC HEARING

Street Dedication

13. **DD04003:** Street Dedication – Request to dedicate a road off of Holmsley Trail. (District 7)
APPLICANT: Abutting property owners
REPRESENTATIVE: Aurelio Valdez
LOCATION: North of North Loop Drive and West of Zaragoza Road

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

Easement Vacation:

14. **EV04004:** Easement Vacation – Portion of Lot 2 Municipal Center Subdivision. (District 7)
APPLICANT: City of El Paso
REPRESENTATIVE: City of El Paso
LOCATION: East of Yarbrough Drive and North of Carolina Drive

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

SUMMARY: James Shelton, Planning Department, noted that the applicant is requesting the vacation of a 10' wide easement. The applicant is planning to build a Public Library structure over an existing utility easement. There are no underground utilities along this easement.

Bashar Abugalyon, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gus Haddad to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0).

Extension Request to Complete Subdivision Improvements:

15. **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)

Rudy Valdez, Planning Department, noted that the applicant has submitted a request to have the item postponed. Since it has been postponed so many times that is the reason it is being deleted from the agenda. It will be presented when the applicant is ready to proceed.

ACTION: Motion made by Ray Mancera to delete, seconded by Gary Porras and unanimously carried (6-0).

Extension request to submit recording maps:

16. **SUB04-00005:** Tierra Del Este Unit 29 – Extension request to submit recording maps; Being a portion of Tract 1B, Section 39, and a portion of Section 40, Block 79, TSP 2, T & P RR Surveys, City of El Paso, El Paso County, Texas. (District 5)

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

17. **SUB04-00012:** West Hills #23 – Replat A – Extension request to submit recording maps; Being a portion of Tract 1F, S.J. Larkin Survey No. 264, and a portion of Tracts 1B4, and 1B5, S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

18. **SUB04-00022:** PARS Subdivision – Extension request to submit recording maps; Being a portion of Tract 9F, Block 13, Upper Valley Surveys, City of El Paso, El Paso County, Texas. (ETJ)

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

SUMMARY: James Shelton, Planning Department, noted that the subdivision was approved on a combination basis on April 22, 2004. There have been no previous extensions granted. The applicant has submitted a letter requesting a six-month extension to submit the recording maps. The subdivision expired on October 22, 2004. The applicant has been coordinating with the County of El Paso to meet certain financial guarantee requirements, which the applicant has not been able to obtain. The Development Coordinating Committee recommends denial of the extension request, because no governmental entity is holding up progress. The applicant has not satisfied the financial requirement by the County.

Sal Massoud, Representative, noted that this subdivision has been actually completely constructed, as far as improvements road and the lots and utilities. However the financial guarantee that was required to be submitted to the County, it pertains to the septic systems, is quite a small bond. Today the owner was able to actually obtain the bond and she has already submitted it back to the County, hoping that the County would actually sign the recording plat and send it to the City. Mr. Massoud is still requesting an extension if possible, just in case there are some questions.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve a 60-day extension, subject to staff comments, seconded by John Neal and unanimously carried (6-0).

Special Contract Application:

19. **ZON04-00120:** Tract 12B Block 51, Ysleta Grant
LOCATION: 9647 Socorro Road
ZONE: A-2/sc (Apartment/special contract)
REQUEST: Zoning Contract Release
PROPOSED USE: Two story apartments
OWNER/APPLICANT: Antonio Diaz / Same
REPRESENTATIVE: Same
DISTRICT: # 6

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

SUMMARY: Jorge Rousselin, Planning Department, noted that the applicant is requesting to remove a zoning contract condition that was imposed on the property. The property is currently zoned A-2/sc (Apartment/special contract.) The proposed site plan depicts a two-story apartment complex to be accessed from Socorro Road. The applicant is requesting a release of condition #1 as stated in Ordinance 8993 in order to permit two-story apartments on the entire portion zoned A-2/sc and a portion in C-4. The Planning Department has received one phone call in opposition to this request. The Development Coordinating Committee has recommended denial of the request. Its recommendation is based on the following:

- o Although the proposed use is in accordance with and in furtherance of the Plan For El Paso and A-2/sc (Apartment/special contract) zoning district permits two-story apartment development, such proposal will not be compatible with adjacent development.

- Based on the decision by the City Council to limit apartment development to one-story buildings.
- The property owner has not complied with conditions #2 and #4 of the contract.

Antonio Diaz, Representative, noted that he purchased this property 4 years ago, directly from the bank, and was never aware of these restrictions until now that he was preparing to develop two-story apartments. Mr. Diaz commented that he does not see the reasoning that he is allowed to build two-story apartments towards the front of the property and not in the rear portion. Mr. Diaz noted that he is willing to comply with the existing restrictions on the property as part of the contract, as long as he is able to construct two-story apartments.

Commissioner Gus Haddad asked Mr. Diaz that when he bought the property from the bank, if he had the assistance of an attorney or real estate broker.

Mr. Diaz replied he did not.

Commissioner Haddad asked Mr. Diaz if the bank informed him of the restrictions.

Mr. Diaz replied the bank did not inform him of the restrictions. Mr. Diaz informed the commission that he did research the property and noticed that it was zoned C-4 and A-2 with a special contract.

Commissioner Haddad asked Mr. Diaz if he did any further research.

Mr. Diaz replied he did not.

Rudy Valdez, Planning Department, noted that the Development Coordinating Committee's (DCC) recommendation has little to do with the non-fulfillment of those conditions; it is based on the fact that these conditions exist and were imposed by the mayor and council, they have not changed and there is still single-family residential abutting the property. The DCC felt that it was incompatible in terms of the second story apartments.

No opposition was presented.

After further discussion between the commission and applicant it was agreed upon that condition #1 would be removed with the following conditions: to provide at the east end a 30 foot buffer, 10 foot landscape buffer within the 30 feet in the north and east, and a detailed site plan review.

ACTION: Motion made by Gus Haddad to approve, to provide at the east end a 30 foot buffer, 10 foot landscape buffer within the 30 in the north and east, and a detailed site plan review, subject to staff comments, seconded by John Neal and unanimously carried (6-0).

Special Permit Applications:

20. **ZON04-00113:** A portion of Tract 1A, S.J. Larkin Survey #265
REQUEST: Private Streets
LOCATION: Bear Ridge Lane & Oak Ridge Lane
ZONE: R-3A (Residential), A-2/sc (Apartment/special contract)
PROPOSED USE: Private Streets
OWNER/APPLICANT: Arco Developers II Limited Partnership / SLI Engineering
REPRESENTATIVE: SLI Engineering
DISTRICT: # 1

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

SUMMARY: Jorge Rousselin, Planning Department, noted that the applicant is requesting a special permit to allow for private streets, which will serve a proposed 45 dwelling unit subdivision. The property is currently zoned R-3A (Residential) and A-2/sc (Apartment/special contract). The proposed site plan shows the private streets to be located on Desert Canyon Drive East of Oak Ridge Lane. Access is proposed via Desert Canyon Drive with a proposed guard station at the entrance. There are zoning conditions imposed on this property by Ordinance No. 9363. The Planning Department has received 6 letters in opposition to

the development and one letter with concerns on the proposed development. Furthermore, the Planning Department has received 14 phone calls opposing the development and five phone calls for information. The Development Coordinating Committee recommends approval of the special permit for private streets with the following condition: that the applicant coordinate the entrance of the private subdivision with the Engineering Traffic Division to facilitate a guard station and traffic flow at the entrance.

George Halloul, Representative, agreed with staff recommendations.

Dr. John Decastro, resident of the area, stated that he is opposed to this request due to tremendous drainage problems in this area and erosion.

Mr. Halloul noted that they would take care of all the drainage problems. Mr. Halloul agreed that there is erosion but once the drainage plan is put in place it will take care of it.

Commissioner Oscar Venegas asked Mr. Halloul if he has met with the neighbors.

Mr. Halloul responded that he does not know if the owner has met with them but that they would be willing to meet with them to address their concerns.

Massimo Zagariello, Mary Denise Zagariello and Carolyn Cash, residents of the area, all expressed their concerns about water erosion, plant and animal life. They are opposed to this request.

ACTION: Motion made by John Neal to move item #20 to the front of the agenda, seconded by Gary Porras and unanimously carried (5-0).

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

21. **ZON04-00119:** All of Tracts 5, 6 and 7, AYR Lawn Tract, Ysleta Grant
REQUEST: Parking Reduction
LOCATION: 8061 Alameda
ZONE: C-3/C-4 (Commercial)
PROPOSED USE: Parking Reduction
OWNER/APPLICANT: Daughters of Charity Community Service / San Vicente Centro Familiar De Salud
REPRESENTATIVE: Ed Soltero
DISTRICT: # 7

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

22. **ZON04-00123:** A portion of Lot 1, Block 38, Altura Park
REQUEST: Monopole Cellular Tower and equipment storage building
LOCATION: 3400 Frankfort Avenue
ZONE: A-2 (Apartment)
PROPOSED USE: Monopole Cellular Tower and equipment storage building
OWNER/APPLICANT: El Paso Electric Company / Alltel Communications
REPRESENTATIVE: Romano & Associates, LLC
DISTRICT: # 2

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

23. **ZON04-00129:** Lafayette Tract 1
REQUEST: Fire Station #18 Expansion
LOCATION: 7901 San Jose Road
ZONE: A-2 (Apartment)
PROPOSED USE: Governmental Use in Residential District
OWNER/APPLICANT: City of El Paso / Same
REPRESENTATIVE: Mario Cruz

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

SUMMARY: Jorge Rousselin, Planning Department, noted that applicant is requesting a special permit to allow for a governmental use in a residential district for the expansion of Fire Station #18. Access is proposed via Wenda Way and San Jose Road.

No opposition was presented.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by Gary Porras and unanimously carried (6-0).

Rezoning Applications:

24. **ZON04-00122:** A portion of Block 161 and 187, all of Block 162 and the vacated streets and alleys included therein, Alexander Addition
LOCATION: University Avenue at Oregon Street
REQUEST: From: R-4 (Residential), A-3 (Apartment); To: C-4 (Commercial)
PROPOSED USE: Hotel
OWNER/APPLICANT: University of Texas Board of Regents / University of Texas at El Paso
REPRESENTATIVE: Gilbert, Coffey & Hobson
DISTRICT: # 1

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-4 (Residential) and A-3 (Apartment) to C-4 (Commercial) in order to permit a hotel. The property is located at the corner of University and Oregon Street. Ms. Forsyth noted that a hotel is permitted in a C-3 zone however the C-3 zone limits the height to 35 feet, and in this particular hotel it is requiring more than 35 feet and therefore the applicant was required to submit an application for C-4 zoning. The topography is quite difficult to deal with on this site and there is a large hill that the applicants are trying to leave as much of the hill untouched as possible. The Planning Department received one letter in support of this application. The Development Coordinating Committee recommended approval of the request with the condition that several uses would be restricted.

Commissioner Ray Mancera asked Ms. Forsyth to read some of those restrictions.

Ms. Forsyth read those restrictions: automotive repair garage; automotive or truck parts sales; automobile, light and heavy truck parts sales, service, storage and rental; boat and trailer storage sales and service; transportation terminal type A; sales storage repair and rental of tractors, heavy trucks and farm equipment; trailer mobile home, travel trailer and RV sales; travel trailer or mobile home park; self storage warehouse; contractors yard; manufacturing or assembly of spacecraft or component parts; medical or dental equipment etc.; transportation terminal type B; drum and barrel reconditioning; outdoor flea market; retail shipping center; large collection facility.

Risher Gilbert, Representative, agreed with staff recommendations. Ms. Gilbert gave a brief presentation on what the hotel will entail. Ms. Gilbert noted that the University of Texas at El Paso (UTEP) has decided to build this hotel because it is very much needed in the neighborhood since there are not many choices nearby. UTEP has entered into a 50-year ground lease, so UTEP and the Border Regents will maintain title to the property, and the Hilton Hotel Corporation would provide a franchise for a Hilton Garden Inn. The applicant is proposing a 153 room hotel.

Bernadine Antone and Eva Antone Ross noted that they are supportive in general and had a few concerns but those concerns were addressed in Ms. Gilbert's presentation.

ACTION: Motion made by John Neal to move item #24 to the front of the agenda, seconded by Gary Porras and unanimously carried (5-0).

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

25. **ZON04-00087:** A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railroad Surveys
LOCATION: Sean Haggerty Drive East of McCombs Street
REQUEST: Parcel 1 - From: R-3 (Residential); To: A-2 (Apartment)
Parcel 2 - From: R-3 (Residential), R-F (Ranch and Farm); To: R-3A (Residential)
Parcel 3 - From: R-F (Ranch and Farm); To: R-3A (Residential)
PROPOSED USE: Parcel 1: apartments
Parcel 2: single-family residential development
Parcel 3: single-family residential development
OWNER/APPLICANT: EP Land Acquisition L.L.C. / Richard Aguilar
REPRESENTATIVE: Dorado Engineering, Inc.
DISTRICT: # 4

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

26. **ZON04-00121:** A portion of A. F. Miller Survey No. 210
LOCATION: West of Belvidere Street and North of Mesa Street
REQUEST: From: R-3 (Residential), A-2/sc (Apartment/special contract);
To: C-3 (Commercial), C-3/sc (Commercial/special contract)
PROPOSED USE: Mesa Dam, golf driving range and learning facility
OWNER/APPLICANT: City of El Paso / Same
REPRESENTATIVE: Municipal Services
DISTRICT: # 8

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

ACTION: Motion made by John Neal to reconsider item, seconded by Gary Porras and unanimously carried (6-0).

Rudy Valdez, Planning Department, noted that the reason they are deleting the item is that they are pursuing another option and that is a change to the Zoning Code that would permit the driving ranges in the residential zones.

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

Discussion and Action on Ordinance Amendments:

27. An Ordinance amending Title 18 (Building and Construction), by creating Chapter 18.18 (Outdoor Lighting Ordinance), of the El Paso City Code. The penalty being as provided in Section 18.02.107 of the El Paso City Code.

ACTION: Motion made by John Neal to postpone for two weeks (10/28/04); upon applicant's request, seconded by Gary Porras and unanimously carried (5-0).

Other Business:

28. Approval of CPC Minutes: September 16, 2004

ACTION: Motion made by Ray Mancera to approve, seconded by John Neal and unanimously carried (5-0). (Commissioner Ruben Ponce abstained.)

29. Approval of CPC Minutes: September 30, 2004

ACTION: Motion made by Ray Mancera to approve, seconded by John Neal and unanimously carried (5-0). (Commissioner Ruben Ponce abstained.)

30. Approval of City Plan Commission 2005 Public Hearing Schedule

ACTION: Motion made by Ray Mancera to approve, seconded by John Neal and unanimously carried (6-0).

31. Discussion and action regarding on-site posting of notice for rezoning, special permit, and zoning condition amendment or release applications involving parcels with one or more acres of land.

Commissioner John Neal noted that he is not objecting to the size of the sign but he feels that the sign should be metal or of some other type of material.

Commissioner Gus Haddad noted that he would like to see the sign made a minimum of 4 x 4 and made out of either wood or metal.

ACTION: Motion made by Gus Haddad to have the sign made 4 x 4, lettering is to be 3 inches and the sign is to be made out of either wood or metal, seconded by John Neal, and carried (4-2). (Commissioners Ray Mancera and Ruben Ponce opposed the motion.)

32. Discussion and action regarding notice requirements for recognized neighborhood associations.

Commissioner Ray Mancera requested that the city, neighborhood liaison, notify the registered neighborhood associations instead of the applicants.

Mark Alvarado, Neighborhood Liaison, noted that what they are trying to promote in this process of the applicant notifying the neighborhood association is so that the applicant can have a discussion as to what the plans are, so that when it does come before the commission, there is not that much opposition, there is more of an understanding as what is taking place.

ACTION: Motion made by Ray Mancera to withdraw obligation of the applicant and reverse it back to the City, seconded by Gary Porras and carried (3-2). (Commissioners John Neal and Daphne Hamilton opposed the motion.) (Commissioner Gus Haddad abstained.)

33. Discussion and action on submittal of a letter by the City Plan Commission to the Building & Zoning Advisory Committee regarding special permits for planned residential developments.

Commissioner John Neal presented his letter to be submitted to Building & Zoning Advisory Committee.

ACTION: Motion made by Gus Haddad to approve letter, seconded by Gary Porras and unanimously carried (6-0).

Executive Session was not needed.

The City Plan Commission Hearing adjourned at 4:35 p.m.

Rudy Valdez, Executive Secretary

OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON OCTOBER 14, 2004

_____, **CHAIR**

_____, **DATE**