



CITY PLAN COMMISSION HEARING MINUTES

November 11, 2004

MEMBERS PRESENT:

Dick Vorba
John Neal
Daphne Hamilton
Oscar Venegas
Ray Mancera
Ruben Ponce
Gary Porras

OTHERS PRESENT:

Rudy Valdez, PRDD
George Sarmiento, PRDD
Fred Lopez, PRDD
Jorge Rousselin, PRDD
Kimberly Forsyth, PRDD
James Shelton, PRDD
Linda Castle, PRDD
Matt Watson, Assistant City Attorney
Sandra Hernandez, Recording Secretary

The City Plan Commission meeting was called to order by Oscar Venegas at 1:33 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 Ray Mancera to accept changes to the agenda, seconded by Dick Vorba and unanimously carried (6-0).

DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL

Subdivision Application:

1. **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)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development with 73 single-family residential lots. Primary access to the subdivision will be from Westwind Drive. The minimum size lot will measure 7,323 square feet. The developer will be required to pay a total of \$21,900 in park fees to satisfy the parkland requirements. The City Plan Commission had previously approved this subdivision on a final plat on March 25, 2004; and at that time the developer proposed 41 single-family dwelling lots. The Engineering Department is requiring a 404 permit from the U.S. Army Corps of Engineers.

Commissioner John Neal asked when was the plat officially submitted.

Mr. Shelton replied it was submitted on November 1, 2004 and it was heard at the Development Coordinating Committee on November 3, 2004.

Commissioner John Neal asked Engineering Traffic Department to explain what sight distance refers to on item #3 under Additional Requirements and General Comments.

Mr. Ted Marquez, Engineering Department, explained that sight distance refers to the ability of a driver to see oncoming traffic when accessing Westwind.

Commissioner Neal asked what is the sight distance required for this location.

Mr. Marquez responded it is 400 feet.

Commissioner Neal showed a picture of Wildwood Court access and noted there is not 400 feet of sight distance.

Commissioner Daphne Hamilton noted that one of her concerns is Westwind Drive. Commissioner Hamilton noted that there is a lot of traffic on Westwind and a lot of accidents on Westwind.

Commissioner Neal asked what section H, in the storm water design section of the Ordinance, implies in terms of the activities and the policies of the Engineering Department.

Rick Conner, Engineering Department, responded that they have to insure that the drainage is adequate but that it exempts the requirement that the arroyo be left in its natural state.

Upon query from Commissioner Neal, Bashar Abugalyon, Engineering Department, stated section H in storm water design section of the Ordinance was not enforced.

Commissioner John Neal noted that the reality of the situation is this individual acquired this section of land knowing it was R-3, that there was an arroyo there, and that there was some controversy about natural arroyos. Commissioner Neal suggested that perhaps the developer could build some type of hillside development in cluster units, achieve significantly more units than the 40 and leave the arroyo intact.

Mr. Rudy Valdez noted that it is an option but not a requirement. The hillside development also requires a special permit and a special permit was submitted years ago and it was denied. The subdivision does not require a public hearing.

Oscar Perez, Representative, agreed with staff recommendations.

Commissioner Oscar Venegas noted that this request is closed session and the public is not invited to speak; however Commissioner John Neal asked that the commission be polled to see if one person could represent everyone and address the commission.

ACTION: Motion made by John Neal to allow the public to speak, seconded by Daphne Hamilton and unanimously carried (6-0).

Stuart Mitchell, President of Mountain Arroyos Neighborhood Association, addressed their concerns. Mr. Mitchell noted that they are in opposition. Mr. Mitchell discussed the Subdivision Improvement Design Standards and noted that the 35-miles per hour 400 feet distance is wrong. Mr. Mitchell noted that Westwind is a minor arterial which must be designed to 40-miles per hour, not to 35 mph, therefore the required distance is 500 feet, not 400 feet. Mr. Mitchell noted that there are many accidents in the neighborhood on a frequent basis. Mr. Mitchell also pointed out that the natural wildlife would be destroyed by this development.

ACTION: Motion made by John Neal to convene into executive session at 2:25 p.m., seconded by Daphne Hamilton and unanimously carried (6-0).

ACTION: Motion made by Ray Mancera to reconvene at 2:55 p.m., seconded by John Neal and unanimously carried (6-0).

Frank Ainsa, representative of Wildwood Developers, addressed the commission. Mr. Ainsa noted that this is a subdivision that is obviously controversial because it is being constructed in what they commonly call in this part of the country an arroyo. State law states that a subdivision requires City

Plan Commission to approve a subdivision plat, which meets the code. Mr. Ainsa stated that he has heard comments and would like to try to sum up some concepts. In approving a subdivision plat, the commissioners' personal judgments and personal desires as much as they are important do not really count with respect to the approval of a subdivision plat, anymore than his personal desires do. The real issue is does the subdivision comply with requirements of the El Paso City Code. The traffic engineer testified that the sight distance requirements have been met.

Commissioner Ray Mancera stated that they have heard very good arguments and understands and sympathizes with them, however the subdivision does meet code. The speeding issue is more of an enforcement issue.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by Dick Vorba and carried (4-3). Commissioners John Neal, Daphne Hamilton and Gary Porras opposed the motion.

2. **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 Ray Mancera to postpone for three weeks (12/02/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0).

3. **SUB04-00015:** Lomas Del Sol Unit 2 – Final; Being a portion of Tract 1B4, 1B4C, and 1B4C2, 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 with 224 residential lots. Primary access to the subdivision will be from Parque Del Sol Drive via Redd Road. The developer will be receiving 1.12 acres of park credit for a 3.71-acre park that was dedicated to the City. The 3.71 park must be dedicated to the City of El Paso prior to the recording of this plat in order for the applicant to receive park credits.

John Karlsruher, Representative, agreed with staff recommendations. Mr. Karlsruher requested to coordinate water and sewer service with PSB.

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

4. **SUB04-00016:** Lomas Del Sol Unit 3 – Final; Being a portion of Tract 1B2, Nellie D. Mundy Survey No. 242, 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 351 residential lots.

John Karlsruher, Representative, agreed with staff recommendations. Mr. Karlsruher requested to coordinate with PSB.

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

5. **SUB04-00033:** Eastlake Estates Unit 1 – Final; Being a portion of W.J. of Rand Survey No. 315-1/2. (East ETJ)

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

SUMMARY: Items #5, #6 and #7 were heard simultaneously. James Shelton, Planning Department, noted that the developer is proposing single-family residential lots.

Jorge Azcarate, Representative, agreed with staff recommendations. Mr. Azcarate requested that under Engineering Department comments, item #10, instead of the developer shall comply with the 5 x 5 that it would convey to the builder. The builder is the one that actually builds the sidewalks not the developer. Mr. Azcarate also requested to coordinate item #2, under Other Requirements and Comments.

Mr. Rudy Valdez, Planning Department, noted that on the three plats there is a requirement for some utility easements and they have been provided so that item can be deleted. As far as the requirement for the 5 x 5 passing zone along the sidewalk, that is actually the responsibility of the developer not the builder although most of the time the builder is the one that constructs the sidewalks, the ultimate responsibility of the improvements to the entire subdivision is the developer.

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

6. **SUB04-00034:** Eastlake Estates Unit 2 – Final; Being a portion of W.J. of Rand Survey No. 315-1/2. (East ETJ)

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

SUMMARY: Items #5, #6 and #7 were heard simultaneously. James Shelton, Planning Department, noted that the developer is proposing single-family residential lots.

Jorge Azcarate, Representative, agreed with staff recommendations. Mr. Azcarate requested that under Engineering Department comments, item #10, instead of the developer shall comply with the 5 x 5 that it would convey to the builder. The builder is the one that actually builds the sidewalks not the developer. Mr. Azcarate also requested to coordinate item #2, under Other Requirements and Comments.

Mr. Rudy Valdez, Planning Department, noted that on the three plats there is a requirement for some utility easements and they have been provided so that item can be deleted. As far as the requirement for the 5 x 5 passing zone along the sidewalk, that is actually the responsibility of the developer not the builder although most of the time the builder is the one that constructs the sidewalks, the ultimate responsibility of the improvements to the entire subdivision is the developer.

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

7. **SUB04-00035:** Eastlake Estates Unit 3 – Final; Being a portion of W.J. of Rand Survey No. 315-1/2. (East ETJ)

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

SUMMARY: Items #5, #6 and #7 were heard simultaneously. James Shelton, Planning Department, noted that the developer is proposing single-family residential lots.

Jorge Azcarate, Representative, agreed with staff recommendations. Mr. Azcarate requested that under Engineering Department comments, item #10, instead of the developer shall comply with the 5 x 5 that it would convey to the builder. The builder is the one that actually builds the sidewalks not the developer. Mr. Azcarate also requested to coordinate item #2, under Other Requirements and Comments.

Mr. Rudy Valdez, Planning Department, noted that on the three plats there is a requirement for some utility easements and they have been provided so that item can be deleted. As far as the requirement for the 5 x 5 passing zone along the sidewalk, that is actually the responsibility of the developer not the builder although most of the time the builder is the one that constructs the sidewalks, the ultimate responsibility of the improvements to the entire subdivision is the developer.

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

8. **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 Ray Mancera to postpone for three weeks (12/02/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0).

9. **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 Ray Mancera to postpone for three weeks (12/02/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0).

PUBLIC HEARING

Street Name Change:

10. **NC04001:** Street Name Change from Loma Del Norte Drive to Andrew Barcena Drive. (District 4)

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

SUMMARY: James Shelton, Planning Department, noted that the Planning Department has received a request from the Mayor and City Council to change the street name from Loma Del Norte Drive to Andrew Barcena Drive. The reason for this request is to honor the fallen police officer that was killed in the line of duty on September 25, 2004. The street is adjacent to Chuck Hendrick Park.

No opposition was presented.

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

Street Vacation:

11. **SV04011:** Street Vacation – Rim Road (70' wide) between Oregon Street and El Paso Street, Alexander Addition. (District 1)

ACTION: Motion made by Ray Mancera to postpone for three weeks (12/02/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0).

Street Dedication:

12. **DD04003:** Street Dedication – Request to dedicate a road off of Holmsley Trail. (District 7)

ACTION: Motion made by Ray Mancera to postpone for three weeks (12/02/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0).

Extension request to complete improvements:

13. **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)

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

SUMMARY: James Shelton, Planning Department, noted that the subdivision was recorded on May 12, 2000. The time to complete the required improvements expired on May 12, 2003. The developer requested a one-year extension to finalize the water hook-ups and show progress on required improvements for Cumbre Estates #1. The first extension was granted for a one-year and expired on May 12, 2004. The improvements were never completed. The subdivision is owned by the Bankruptcy Court and Mr. Don Leslie is the Chapter 7 Bankruptcy Trustee. First National Bank of Fabens has entered into a contract with the Trustee for the purchase of 144 acres of land of which Cumbre Estates Unit 1 is part of the total development. The completion of Unit 1 is dependent on the ability of the bank to develop the property, which will be a large financial commitment. The bank will purchase the land and invest the monies required to complete the project.

Harold Davis, Representative, agreed with staff recommendations. Mr. Davis noted that the trustee has entered into a contract with the bank to sell not only Unit 1 the subject of the application for an extension but the entire Cumbre Estates Subdivision. The motion to sell has not been opposed and no objection has been filed. The hearing for that is next Wednesday and they anticipate it being approved.

No opposition was presented.

ACTION: Motion made by Ray Mancera to approve the two-year extension, subject to staff comments, seconded by John Neal and unanimously carried (6-0).

Special Permit Applications:

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

ACTION: Motion made by Ray Mancera to postpone for three weeks (12/02/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0).

15. **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 Ray Mancera to postpone for three weeks (12/02/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0).

16. **ZON04-00132:** 1 Intercity Industrial Park 2 and 3
REQUEST: Parcel 1 – Adult Entertainment Lounge (Lamplighter)
Parcel 2 - Warehouse
LOCATION: 9857 Montana Avenue
ZONE: C-4 (Commercial)
PROPOSED USE: Parcel 1: Adult Entertainment Lounge (Lamplighter) – Expansion of Business
Parcel 2: Warehouse -- Offsite, Off-street Parking Site
OWNER/APPLICANT: CR & R Inc. / Same
REPRESENTATIVE: Garland Keirse Swier Architects
DISTRICT: # 2

ACTION: Motion made by Ray Mancera to postpone for three weeks (12/02/04); upon applicant's request, seconded by Dick Vorba and unanimously carried (6-0).

17. **ZON04-00134:** Lot 9 and 10, Block 32 Franklin Heights
REQUEST: Parking Reduction
LOCATION: 1318 Myrtle Avenue
ZONE: C-4 (Commercial)
PROPOSED USE: Multi-family dwelling
OWNER/APPLICANT: Opportunity Center for the Homeless / Same
REPRESENTATIVE: Wright & Dalbin Architects
DISTRICT: # 8

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

SUMMARY: Jorge Rousselin, Planning Department, noted that the developer is requesting a special permit to allow for multi-family housing and a 73% parking reduction. The City Council approved a special permit for 69% parking reduction on May 2004. The Planning Department has not received any phone calls or letters in support or opposition to this request.

Fred Dalbin, Representative, agreed with staff recommendations.

No opposition was presented.

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

Rezoning Applications:

18. **ZON04-00130:** Lot 43 and 44, Block 18, Brentwood Heights
LOCATION: 5438 Gateway East Boulevard
REQUEST: From: R-5 (Residential); To: C-4 (Commercial)
PROPOSED USE: Offices and storage of electronic equipment
OWNER/APPLICANT: Daniel and Sonia Gonzalez / Same
REPRESENTATIVE: Dorado Engineering, Inc.
DISTRICT: # 3

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

SUMMARY: Linda Castle, Planning Department, noted that the developer is requesting a rezoning from R-5 (Residential) to C-4 (Commercial) in order to permit offices and storage of electronic equipment. The proposed site plan shows the existing house with a new parking area at the rear of the house; a 12' high rock wall the entire length of the property adjacent to the neighboring house; a 12' high wall on the rear property line; a 12' high wall around the parking lot; and landscaping in the front parkway and on the Romany Street side of the house. Access is proposed via Romany Street. Four parking spaces plus one handicapped accessible parking space are provided. The Planning Department has received two letters in opposition to this request. The Development Coordinating Committee recommended denial of this request for rezoning from R-5 to C-4.

Fermin Dorado, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Ray Mancera to approve C-4, subject to staff comments, seconded by John Neal and unanimously carried (6-0).

Discussion and Action on Ordinance Amendments:

19. An Ordinance amending Title 20 (Zoning) of the El Paso Municipal Code, by adding golf driving range as a use permitted by special permit in Chapters 20.12 (R-1, R-2, R-2A, R-3 and R-3A Residential Districts), 20.14 (R-4 and R-5 Residential Districts), 20.20 (A-1 Apartment District), 20.22 (A-2 Apartment District), 20.24 (A-3 Apartment District), 20.28 (A-O Apartment/Office District), 20.30 (A-3/O Apartment/Office High Density District), and 20.32 (A-M Apartment and Mobile Home Park District), and amending Chapter 20.02 (General Provisions and Definitions) to add a definition for golf driving range. The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code.

Alan Shubert, Building Permits and Inspections Department, gave a brief presentation.

ACTION: Motion made by John Neal to permit golf driving ranges in only the C-1 and C-2 zoning districts and to not allow them by special permit in the residential districts, seconded by Daphne Hamilton and unanimously carried (3-1). (Commissioner Dick Vorba opposed the motion.) (Commissioners Gary Porras and Ray Mancera left.)

20. An Ordinance amending Title 18 (Building and Construction), Chapter 18.08 (Building Code), of the El Paso City Code, to adopt the 2003 Edition of the International Building Code with changes appropriate for the City of El Paso with penalties not to exceed two-thousand dollars (\$2,000.00) per day per violation as provided in Section 18.02.107 of the El Paso City Code.

Alan Shubert, Building Permits and Inspections Department, gave a brief presentation.

ACTION: Motion made by Dick Vorba to approve, seconded by Ruben Ponce and unanimously carried (2-0). (Commissioners John Neal and Daphne Hamilton abstained.) (Commissioners Gary Porras and Ray Mancera left.)

21. An Ordinance amending Title 18 (Building and Construction), Chapter 18.20 (Plumbing Code), of the El Paso City Code, to adopt the 2003 Edition of the International Plumbing code with changes appropriate for the City of El Paso and with penalties not to exceed two-thousand dollars (\$2,000.00) per day per violation as provided in Section 18.02.107 of the El Paso City Code.

Alan Shubert, Building Permits and Inspections Department, gave a brief presentation.

ACTION: Motion made by Dick Vorba to approve, seconded by Ruben Ponce and unanimously carried (2-0). (Commissioners John Neal and Daphne Hamilton abstained.) (Commissioners Gary Porras and Ray Mancera left.)

22. An Ordinance amending Title 18 (Building and Construction), by creating Chapter 18.10 (Residential Code), of the El Paso City Code and Adopting the 2003 Edition of the International Residential Code with changes appropriate for the City of El Paso, with penalties not to exceed two thousand dollars (\$2,000.00) per day per violation as provided in Section 18.02.107 of the El Paso City Code.

Alan Shubert, Building Permits and Inspections Department, gave a brief presentation.

ACTION: Motion made by Dick Vorba to approve, seconded by Ruben Ponce and unanimously carried (2-0). (Commissioners John Neal and Daphne Hamilton abstained.) (Commissioners Gary Porras and Ray Mancera left.)

23. An Ordinance amending Title 18 (Building and Construction), Chapter 18.12 (Mechanical Code), of the El Paso City Council Code, to adopt the 2003 Edition of the International Mechanical Code and with changes appropriate for the City of El Paso with penalties not to exceed two-thousand dollars (\$2,000.00) per day per violation as provided in Section 18.02.107 of the El Paso City Code.

Alan Shubert, Building Permits and Inspections Department, gave a brief presentation.

ACTION: Motion made by Dick Vorba to approve, seconded by Ruben Ponce and unanimously carried (2-0). (Commissioners John Neal and Daphne Hamilton abstained.) (Commissioners Gary Porras and Ray Mancera left.)

24. An Ordinance amending Title 18 (Building and Construction), Chapter 18.24 (Gas Code), of the El Paso City Code, to adopt the 2003 Edition of the International Fuel Gas Code and with changes appropriate for the City of El Paso with penalties not to exceed two-thousand dollars (\$2,000.00) per day per violation as provided in Section 18.02.107 of the El Paso City Code.

Alan Shubert, Building Permits and Inspections Department, gave a brief presentation.

ACTION: Motion made by Dick Vorba to approve, seconded by Ruben Ponce and unanimously carried (2-0). (Commissioners John Neal and Daphne Hamilton abstained.) (Commissioners Gary Porras and Ray Mancera left.)

25. An Ordinance Amending Title 9 (Health and Safety) Chapter 9.52 (Fire Prevention Code) by adopting the book entitled "International Fire Code, 2003 Edition," with penalties not to exceed two-thousand dollars (\$2,000.00) per day per violation as provided in Sections 9.52.109.3 (Violation Penalties) and 9.52.111.4 of the El Paso Municipal Code.

Alan Shubert, Building Permits and Inspections Department, gave a brief presentation.

ACTION: Motion made by Dick Vorba to approve, seconded by Ruben Ponce and unanimously carried (2-0). (Commissioners John Neal and Daphne Hamilton abstained.) (Commissioners Gary Porras and Ray Mancera left.)

Other Business:

26. Approval of CPC Minutes: October 14, 2004

ACTION: Motion made by John Neal to approve, seconded by Daphne Hamilton and unanimously carried (3-0). (Commissioner Dick Vorba abstained.) (Commissioners Gary Porras and Ray Mancera left.)

27. Approval of CPC Minutes: October 28, 2004

ACTION: Motion made by John Neal to approve, seconded by Daphne Hamilton and unanimously carried (4-0). (Commissioners Gary Porras and Ray Mancera left.)

28. Planning Report.

29. Legal Report.



**CITY PLAN COMMISSION HEARING
ADDITION TO THE AGENDA**

MINUTES

1. **SUB04-00078:** River Park West #4 – Preliminary; Being All of Tract 11, Block 10, Upper Valley Surveys, El Paso County, City of El Paso, 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 186 single-family residential lots. The developer will pay \$55,800 in park fees to satisfy the subdivision ordinance.

Jorge Azcarate, Representative, agreed with staff recommendations. Mr. Azcarate requested that the park fees be coordinated with the Planning Department. Mr. Azcarate explained that there is an existing park in River Park West #3, which is a 3.3-acre park site. Mr. Azcarate requested that item #10 under Engineering Department Comments be deleted.

Rudy Valdez, Planning Department, agreed to coordinate park fees.

Bashar Abugalyon, Engineering Department, agreed to delete item #10.

ACTION: Motion made by Ray Mancera to move item #1 of the addition to the agenda after item #9 on the regular agenda, seconded by Dick Vorba and unanimously carried (6-0).

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

The City Plan Commission Hearing adjourned at 4:12 p.m.

Rudy Valdez, Executive Secretary

OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON NOVEMBER 11, 2004

_____, **CHAIR**

_____, **DATE**