



## CITY PLAN COMMISSION HEARING MINUTES

*December 2, 2004*

### **MEMBERS PRESENT:**

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

### **OTHERS PRESENT:**

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

The City Plan Commission meeting was called to order by Oscar Venegas at 1:35 p.m. Council Chambers, 2<sup>nd</sup> 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 John Neal and unanimously carried (7-0).

### **DISCUSSION AND ACTION:**

#### **SUBDIVISION MAP APPROVAL**

##### **Subdivision Application:**

1. **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 two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

2. **SUB04-00028:** Franklin Hills # 7 – Final; Being a Portion of H.G. Foster No. 262, 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 163 single-family residential lots. The smallest size lot in this subdivision is 7,200 square feet. This property is a portion of the Franklin Hills Land Study, which composed of 482 acres. The developer has dedicated an off-site park site, which is High Ridge Park and will be receiving .815 acres in park credits.

Robert Gonzalez, Representative, agreed with staff recommendations.

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

3. **SUB04-00046:** Emerald Valley Estates – Combination; Being a portion of Tracts 6F1 and 6F14 and all of Tracts 6A, 6C1A, 6C4A, 6G, 6G1, and 6H, Section 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas. (District 1)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development with 77 single-family residential lots. Primary access will be from Cory Drive via Upper Valley Road to Romer Ray Drive to Cory Drive. The smallest size lot in is 20,124 square feet. The developer will be required to pay park \$23,100 to satisfy the parkland requirements. The nearest park is Valley Creek Park, which is located ½ mile north of the subdivision. The developer was granted a modification by the City Plan Commission on August 5, 2004 to allow for a change in the cross-section of the proposed divided and non-divided residential streets to allow for header curbs in lieu of curb and gutter, with no sidewalks and a 4.5 foot wide parkway will be provided to allow for streets signs and lights. The developer is requesting a modification to allow for a change in the cross-section of the proposed divided and non-divided residential streets to allow for header curb in lieu of curbs and gutter, with no sidewalks and a 4.5-foot wide parkway. An additional modification is requested for addition of right-of-way at the entrance to subdivision and also for 6' foot by 6' foot additional right-of-ways for placement of fire hydrants throughout the subdivision. The Planning Department recommends that the City Plan Commission find that the modification meets criteria #3 of Section 19.24.030 of the Subdivision Ordinance.

The Development Coordinating Committee recommended that the City Plan Commission find that no sidewalks be required within the subdivision; and that proposed cross-section be approved by the City Plan Commission according to Section 19.16.020.F.1.a. (6). The Engineering Department voted against this recommendation. The DCC found that the Subdivision meets the following:

- vi. On local streets within an approved subdivision which meet all of the following criteria as determined by the City Plan Commission:
  - (a) A characteristic of the neighborhood is that no sidewalks have been required to date, and
  - (b) 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 and
  - (c) The type of subdivision and intensity of land use is compatible with the character of the neighborhood.

The Engineering Department recommended that the developer construct a six-foot high rock wall as part of the improvements abutting Borderland Spur Drain. Traffic Department recommended that jogging paths not be allowed on the median. The Traffic Department also noted that turning heels do not comply with current subdivision design standards.

Conrad Conde, Representative, agreed with staff recommendations. Mr. Conde asked the commission to approve the request for no sidewalks; Mr. Conde noted that there are no sidewalks in the subdivision. Mr. Conde requested to coordinate the turning heels issue.

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

4. **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 two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

5. **SUB04-00058:** Arbour Green Unit 2 – Final; Being all of Tract 1E and portion of Tract 1H, Section 41, 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 Shelton, Planning Department, noted that the developer is proposing a development with 124 single-family residential lots.

Conrad Conde, Representative, agreed with staff recommendations. Mr. Conde requested the following change: that the word “private” be changed to “public” on item #7, under Engineering Department Comments.

Bashar Abugalyon, Engineering Department, agreed to the change.

Mr. Conde also requested that the improvement plans be the responsibility of the builder (under PSB Comments).

Veronica Galindo, EPWU, noted that she had an additional correction. Ms. Galindo noted that the “EPWU right of way” be changed to “EPWU easement”.

Rudy Valdez, Planning Department, noted that the rock wall is the responsibility of the developer, even though they pass that responsibility to the builder.

Mr. Conde also commented on item #3, under Engineering Department Comments. Mr. Conde noted that they would not be able to provide sidewalks on Joe Battle since it is TX DOT right of way.

Bashar Abugalyon, Engineering Department, agreed to no sidewalks on Joe Battle.

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

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 Ray Mancera to postpone for two weeks (12/16/04); upon applicant’s request, seconded by John Neal and unanimously carried (7-0).

7. **SUB04-00077:** Tierra Del Este #33 – Preliminary; Being 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: Agenda items #7, #9, and #11 were heard simultaneously. James Shelton, Planning Department, noted that the developer for Tierra Del Este Unit 33 is proposing a development with 75 single-family residential lots. The smallest lot size is 4,500 square feet and the developer will be receiving .0375 acres in park credits for a park that is developed in Tierra Del Este #7. The developer is also requesting a modification to allow for a change in the cross section of the proposed residential street to allow for 5-foot sidewalks adjacent to the curb with a 3-foot landscape area, instead of the standard 4-foot sidewalk and 4-foot landscape area. The Planning Department recommends that the City Plan Commission find that the modification meets criteria #3 of the subdivision ordinance.

Conrad Conde, Representative, agreed with staff recommendations.

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

8. **SUB04-00079:** Summerlin – Preliminary; Being a Replat of a Portion of WFF Industries Park Unit One Replat A & B and a Portion of WFF Industries Park Unit 2, 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 363 single-family residential lots. Primary access to the subdivision will be from Railroad Drive. The minimum size lot is 5,588 square feet. The parkland requirement is to be determined as to requiring approximately 1,815 acre park or pay \$108,900 in park fees.

The Engineering Department is requiring the following: drainage patterns must follow the approved Master Drainage Plan area, sidewalks will be provided within and abutting the subdivision.

Mr. Shelton noted that the Development Coordinating Committee recommended that a park be required in the subdivision by a vote of 5 to 4, with Parks, Fire, Engineering and Sun Metro Departments voting against the development of a park. Instead the Parks Department would prefer park fees, which would amount to \$108,900.

The Development Coordinating Committee recommended that the applicant coordinate with the Street Department, Engineering Department and Traffic Division on the railroad crossing at Farah Drive. The Development Coordinating Committee recommended coordination on the alignment of a rockwall between Industrial area and subject subdivision, which will serve as a noise buffer. The Development Coordinating Committee was concerned about the noise created by the manufacturing facility.

Rudy Valdez, Planning Department, noted that the DCC required that a noise study be conducted as part of this development in order for them to be able to determine what buffers if any would be required.

Commissioner John Neal asked that if the fees were granted instead of the parkland, what would the fees be used for.

Mr. Valdez responded that it would be used for Sherman Park for improvements.

Commissioner Neal expressed that he agrees with DCC in having another park.

Ernie Valdez, Representative, agreed with staff recommendations. Mr. Valdez requested to coordinate items #1 and #6 under Engineering Department Comments. Mr. Valdez noted that the parks director recommended that they pay the park fees.

The commission discussed the park fees versus a park in depth. Two residents from the area also discussed their views in having a park, traffic congestion and overcrowded schools. Mr. Andy Telles, from Atcon Engineering, agreed to postpone the subdivision until the January 13, 2005 meeting in order to incorporate a park into their subdivision.

**ACTION:** Motion made by Dick Vorba to consider public speaking, seconded by John Neal and unanimously carried (7-0).

**ACTION:** Motion made by Ray Mancera to postpone to January 13, 2005, seconded by Dick Vorba and unanimously carried (6-1). (Commissioner John Neal opposed the motion.)

9. **SUB04-00082:** Tierra Del Este Unit 35 – Preliminary; Being a portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys. (District 5)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development with 60 residential lots. The developer will be receiving park credits of 0.30 of a park that is developed in Tierra Del Este #27. The smallest size lot is 6,400 square feet.

Conrad Conde, Representative, agreed with staff recommendations.

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

10. **SUB04-00083:** Spanish Pines III – Combination; Being all of Tract 6D and a portion of Tract 6A1, Block 9, Upper Valley Surveys. (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 62 residential lots.

Sal Massoud, Representative, agreed with staff recommendations.

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

11. **SUB04-00084:** Tierra Del Este Unit 34 – Preliminary; Being a portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys. (District 5)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development with 213 residential lots and one 36.68-acre school site. The developer will be receiving park credits of 1.065 acres of a park.

Conrad Conde, Representative, agreed with staff recommendations.

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

## **PUBLIC HEARING**

### **Extension Request to Complete Subdivision Improvements:**

12. **SD99053:** Ridge View Estates Unit 16 - Extension request to complete subdivision improvements. (District 1)

**ACTION:** Motion made by Ray Mancera to postpone for two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

### **Easement Vacation:**

13. **EV04005:** Easement Vacation – Being a portion of Lots 4 and 5, Block 5, Continental Industrial Park. (District 7)

Mr. James Shelton, Planning Department, noted that the applicant was not in attendance of the City Plan Commission Meeting. After much discussion, the commission decided that the applicant be present; therefore the request was postponed.

**ACTION:** Motion made by Ray Mancera to postpone for two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (6-1). (Commissioner Gary Porras opposed the motion.)

### **Street Vacation:**

14. **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 two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

15. **SV04012:** Street Vacation – Portion of Wright Avenue Right – of – Way, Third Amended Map of Highland Park Addition. (District 8)

**ACTION:** Motion made by Daphne Hamilton to postpone for two weeks (12/16/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

### **Street Dedication**

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

**ACTION:** Motion made by Ray Mancera to postpone for two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

**Special Contract Application:**

17. **ZON04-00140:** Lots 2 - 5, Block 3, Keystone Business Park  
LOCATION: Doniphan Drive North of Kappa Road  
ZONING: C-4/sc (Commercial/special contract)  
REQUEST: Release of Condition No. 5  
PROPOSED USE: Apartments  
OWNER/APPLICANT: Keystone Dam, Ltd. / Same  
REPRESENTATIVE: Fred Morgan  
DISTRICT: # 8

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

SUMMARY: Fred Lopez, Planning Department, noted that this is a request to amend a special contract that was adopted on February 17, 1987. The applicant is specifically requesting to release condition #5 on that special contract. The condition states: "the property shall not be used for any type of residential purposes". Keystone Dam, Ltd. is proposing to build 292 apartment units on this site. This application was submitted on October 26, 2004. Previously the developer had submitted an application off of Kapa Road and was heard by the City Plan Commission on May 6, 2004. The City Plan Commission recommended denial of this request to release the same condition that prohibits residential uses. That case was appealed to the City Council and on October 6, 2004, the City Council denied the request.

Brief chronology of the site:

- 1979-1980 Keystone Dam was constructed
- Property was rezoned to C-4 (Commercial) with a special contract in 1987
- In 2002 Keystone Dam Ltd. submitted the original request to release that condition; the CPC denied that, however they did not appeal.
- Later in 2004 they resubmitted a request to release that condition on Kappa Road. The City Plan Commission denied that request and ultimately the City Council denied the request as well.

Condition #9, prior to the issuance of any building permits, the property owner shall submit the site plan to be approved by the City Plan Commission and the City Council. The Planning Department has received two phone calls and 20 letters in opposition to this request. The Development Coordinating Committee recommended approval of this request to release condition #5 imposed by special contract dated February 17, 1987; Parks Department voted to deny the request.

Commissioner John Neal asked if traffic division had any concerns with the increase of traffic and access to Doniphan.

Margarita Molina, Engineering Department, replied that Doniphan could carry the extra amount of traffic.

Fred Morgan, Representative, agreed with staff recommendations. Mr. Morgan gave a brief presentation of the proposed 292-unit apartment complex.

Lois Balin, Texas Park and Wildlife, gave a brief presentation on the endangered species and lack of habitat. Ms. Balin noted that the Keystone is a very important place for wildlife, especially birds.

Carol Miller, Elizabeth Leal, Eliva Hernandez and other residents of the area all spoke to their concerns of Keystone. They would like this request denied.

**ACTION:** Motion made by Ray Mancera to move item #17 to the front of the agenda, seconded by John Neal and unanimously carried (7-0).

**ACTION:** Motion made by Gary Porras to deny, seconded by John Neal and unanimously carried (7-0).

**Special Permit Applications:**

18. **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 two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

19. **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 two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

20. **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 Keirseay Swier Architects  
DISTRICT: # 2

**ACTION:** Motion made by Ray Mancera to postpone for two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

21. **ZON04-00141:** Lot 17, El Canutillo Acreage  
REQUEST: Residential on infill lot  
LOCATION: 196 Mowad  
ZONE: R-4 (Residential)  
PROPOSED USE: Four single-family residential homes on infill lot  
OWNER/APPLICANT: Miguel Hernandez / Same  
REPRESENTATIVE: Luis De La Cruz  
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 the development of four residences on an infill lot. This lot does qualify on an infill ordinance under Chapter 20.08.207 by the following: the subdivision was platted in 1911 or 1912 and it is located within the Enterprise Zone of El Paso. The Planning Department has not received any phone calls or letters in favor or opposition of this request. The Development Coordinating Committee recommended

approval of the request with the condition that the applicant shall coordinate residential development with the Engineering Department to address flooding concerns on the site.

Luis De La Cruz, Representative, agreed with staff recommendations.

No opposition was presented.

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

22. **ZON04-00148:** A portion of Lots 29 - 32, Block 60, East El Paso Addition  
**REQUEST:** Parking reduction  
**LOCATION:** 518 N. Cebada Street  
**PROPOSED USE:** Offices  
**OWNER/APPLICANT:** Angela V. Rosales / Same  
**REPRESENTATIVE:** Luis De La Cruz  
**DISTRICT:** # 8

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

**SUMMARY:** Fred Lopez, Planning Department, noted that the applicant is requesting a special permit to allow for a parking reduction of 100% for proposed offices. Access is proposed via Cebada Street with no parking spaces provided. A traffic study was conducted and it showed 73 total parking spaces with a 300-foot radius of the subject property. At the peak hour of 7:00 p.m. there were 46 available parking spaces.

Luis De La Cruz, Representative, agreed with staff recommendations.

No opposition was presented.

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

**Rezoning Applications:**

23. **ZON04-00133:** Portions of WFF Industries Park #1, Replats A and B and WFF Industries Park Unit #2  
**LOCATION:** Intersection of Railroad Drive and Angora Loop South  
**REQUEST:** From: M-1 (Manufacturing); To: R-5 (Residential)  
**PROPOSED USE:** Residential  
**OWNER/APPLICANT:** Geode Limited Partnership / Same  
**REPRESENTATIVE:** ATCON Engineering & Surveying  
**DISTRICT:** # 4

**ACTION:** Motion made by Ray Mancera to postpone to the January 13, 2005 meeting; upon applicant's request, seconded by John Neal and unanimously carried (7-0).

24. **ZON04-00135:** Lot 17- 20, Block 17, Del Norte Acres  
LOCATION: 8820-8824 Gateway North Boulevard  
REQUEST: From: A-2 (Apartment); To: A-O (Apartment/Office)  
PROPOSED USE: Medical Offices  
OWNER/APPLICANT: M.A. Calabrese, Beryl Calabrese, Dennis Calabrese, Mary Kraft, Patricia Hoover, and Calabrese Enterprises, Inc. / Same  
REPRESENTATIVE: David Etzold  
DISTRICT: # 2

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

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting a rezoning from A-2 (Apartment) to A-O (Apartment/Office) in order to permit medical offices. The proposed site plan shows a 2,800 square foot medical office and two additional medical office buildings to be located on the site. The Planning Department has received no calls or letters in support or opposition to this request.

David Etzold 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 (7-0).

25. **ZON04-00136:** Parcel 1: A portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit 2  
Parcel 2: A portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit 2  
LOCATION: Parcel 1: Northwest corner of Global Reach Boulevard and Montana Avenue  
Parcel 2: Northeast corner of Global Reach Boulevard and Montana Avenue  
REQUEST: Parcel 1: From: M-1 (Light Manufacturing); To: C-4 (Commercial)  
Parcel 1: From: M-1 (Light Manufacturing); To: C-4 (Commercial)  
PROPOSED USE: Commercial development  
OWNER/APPLICANT: City of El Paso / Same  
REPRESENTATIVE: Parkhill, Smith & Cooper, Inc.  
DISTRICT: # 2

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

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting a rezoning from M-1 (Manufacturing) to C-4 (Commercial) for Parcel 1 and Parcel 2 in order to permit commercial development. Access is proposed via Montana Avenue and Global Reach Drive. The Planning Department has not received any calls or letters in support or opposition to this request.

Raman Lara, 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).

26. **ZON04-00137:** Tract 146, North Valumbrosa Subdivision No. 2  
LOCATION: 9301 Leonardo Drive  
REQUEST: From: R-4 (Residential); To: R-5 (Residential)  
PROPOSED USE: Duplex  
OWNER/APPLICANT: David Munoz / Same  
REPRESENTATIVE: Luis De La Cruz  
DISTRICT: # 6

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

SUMMARY: Jorge Rousselin, Planning Department, noted that the applicant is requesting a rezoning from R-4 (Residential) to R-5 (Residential) in order to permit a duplex. Access is proposed via Leonardo Avenue and Presa Road with eight parking spaces provided. The Planning Department has not received any calls or letters in support or opposition to this request.

Luis De La Cruz, Representative, agreed with staff recommendations.

Yvonne Yacachima, resident of the area, had concerns about the drainage ditch and noted that the property was small.

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

27. **ZON04-00138:** A portion of Lots 1 - 3 and all of Lots 4 – 7, Bonnie Anne Place  
LOCATION: West of North Loop Drive and North of Craig Lane  
REQUEST: From: A-O (Apartment/Office), R-4 (Residential); To: A-2 (Apartment)  
PROPOSED USE: Apartments  
OWNER/APPLICANT: Jorge Valenzuela / Same  
REPRESENTATIVE: Luis De La Cruz  
DISTRICT: # 7

**ACTION:** Motion made by Ray Mancera to postpone for two weeks (12/16/04); upon applicant's request, seconded by John Neal and unanimously carried (7-0).

28. **ZON04-00139:** Lot 12, Block C, Christy Tract  
LOCATION: 7929 Mansfield Avenue  
REQUEST: R-F (Ranch and Farm); To: R-3 (Residential)  
PROPOSED USE: Residential  
OWNER/APPLICANT: Jose Lopez Castillo and Lidia Corral De Lopez / Chacon Development Group  
REPRESENTATIVE: Eduardo Valenzuela  
DISTRICT: # 7

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

SUMMARY: Jorge Rousselin, Planning Department, noted that the applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3 (Residential) in order to permit residences. The proposed site plan shows 23 single-family lots on the proposed site. Access is proposed via Mansfield Avenue. There are no zoning conditions currently imposed on this property. The Planning Department has received four phone calls for information on the zoning change but no letters in support or opposition to this request.

Eduardo Valencia, 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 (6-0). (Commissioner Ray Mancera left.)

29. **ZON04-00143:** A portion of Lots 29 - 32, Block 60, East El Paso Addition  
LOCATION: 518 N. Cebada Street  
REQUEST: From: R-5 (Residential); To: A-O (Apartment/Office)  
PROPOSED USE: Offices  
OWNER/APPLICANT: Angela V. Rosales / Same  
REPRESENTATIVE: Luis De La Cruz  
DISTRICT: # 8

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

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting a rezoning from R-5 (Residential) to A-O (Apartment/Office) in order to permit offices. Access is proposed via Cebada Street with no parking spaces provided. The Planning Department has not received any letters or phone calls in support or opposition to this request.

Luis De La Cruz, Representative, agreed with staff recommendations.

No opposition was presented.

**ACTION:** Motion made by Ray Mancera to move item #29 to the front of the agenda, seconded by Gary Porras and unanimously carried (7-0).

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

**Other Business:**

30. Planning Report.

31. Legal Report.

The City Plan Commission Hearing adjourned at 4:29 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 DECEMBER 2, 2004**

\_\_\_\_\_, **CHAIR**

\_\_\_\_\_, **DATE**