



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
SEPTEMBER 6, 2012
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner De La Cruz
- Commissioner Wright
- Commissioner Borden
- Commissioner Nance
- Commissioner Schauer
- Commissioner Reveles

COMMISSIONERS ABSENT:

- Commissioner Brandrup
- Commissioner Amoriello

AGENDA

Commissioner Wright read the rules into the record. David Coronado, City Development Program Manager, noted that there weren't any revisions to the agenda.

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE** the agenda as presented.

AYES: Commissioner De La Cruz, Wright, Borden, Nance, Schauer, and Reveles

ABSENT: Commissioner Brandrup, and Amoriello

Motion passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

There was no public comment.

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II. CONSENT AGENDA

There were no items under the Consent Agenda.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

- 1. **PZRZ12-00013:** A portion of Lot 4, Block 1 of the Replat of Artcraft Park Addition, City of El Paso, El Paso County, Texas
 - Location: 8000 Artcraft Road
 - Existing Zoning: R-3
 - Existing Use: Vacant
 - Request: From R-3 (Residential) to C-3 (Commercial)
 - Proposed Use: Parking lot to supplement adjacent automotive service use
 - Property Owners: Helen S. Coles, Otis C. Coles III and Suzanne E. Hubbard
 - Applicants: Helen S. Coles, Otis C. Coles III and Suzanne E. Hubbard
 - Representative: Suzanne E. Hubbard
 - District: 1
 - Staff Contact: Arturo Rubio, (915)-541-4633, rubioax@elpasotexas.gov

Art Rubio, Senior Planner, noted that the applicant was not present at the meeting but clarified that this is not a controversial item. Staff did not receive any letters, calls, or e-mails in favor or in opposition of this request.

Carlos Gallinar, Deputy Director for Planning, noted that based on staff’s recommendation and this item not being a controversial item, it is the Commission’s purview to either approve or postpone this request.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

Lupe Cuellar, Assistant City Attorney, noted that even if the applicant is not present, since there are no conditions being placed on the property, the Commission can go ahead and approve.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZRZ12-00013.**

Motion passed.

- 2. **PZRZ12-00019:** Parcel 1: Lots 1 through 6 and portion of Lots 6 through 10, Block 209, Alexander Addition, City of El Paso, El Paso County, Texas
Parcel 2: Lots 1 through 6 and portion of Lots 6 through 10, Block 209, Alexander Addition, City of El Paso, El Paso County, Texas
Parcel 3: Lots 11 to 20, Block 209, Alexander Addition, City of El Paso, El Paso County, Texas
 - Location: 2501 and 2025 North Mesa Street
 - Existing zoning: Parcel 1: C-1 (Commercial)
Parcel 2: C-1 (Commercial)
Parcel 3: A-O/sp (Apartment Office/special Permit)
 - Existing Use: Restaurant/Financial Institution and Parking Lot
 - Request: Parcel 1: From C-1 (Commercial) to G-MU (General-Mixed Use)

Parcel 2: From C-1 (Commercial) to G-MU (General-Mixed Use)
 Parcel 3: From A-O/sp (Apartment Office/special permit) to G-MU (General-Mixed Use)
 Proposed Use: Mixed Use Development
 Property Owner: EP Del Mesa Partners, LP
 Applicant: EP Del Mesa Partners, LP
 Representative: Conde, Inc.
 District: 1
 Staff Contact: Arturo Rubio, (915)-541-4633, rubioax@elpasotexas.gov

Conrad Conde with Conde Inc., concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **APPROVE PZRZ12-00019**.

Motion passed.

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PUBLIC HEARING Special Permit Application:

3. **PZST12-00012:** Lot 34, Block 12, Revised Map of Sahara Subdivision, City of El Paso, El Paso County, Texas
 Location: 5619 Saluki Drive
 Zoning: R-4 (Residential)
 Existing Use: Vacant
 Request: Infill Development / request reduced lot area and lot width
 Proposed Use: Duplex
 Property Owner: David Velasco
 Representative: David Velasco
 District: 4
 Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that staff received one phone call in opposition to this request.

David Velasco concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZST12-00012**.

Motion passed.

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SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or

conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

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Other Business:

4. Discussion and action on the City Plan Commission minutes for:
 - a. August 9, 2012
 - b. August 23, 2012

ACTION: Motion made by Commissioner Schauer, seconded by Commissioner Wright, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR AUGUST 9, 2012, AND AUGUST 23, 2012.**

AYES: Commissioner De La Cruz, Wright, Nance, and Schauer

ABSTAIN: Commissioner Borden, and Reveles

ABSENT: Commissioner Brandrup, and Amoriello

Motion passed.

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5. Planning Report:
Update Report on the Implementation Plan for Open Space Preservation
Staff Contact: Marcia Tuck, (915) 541-4020, tuckmj@elpasotexas.gov

Marcia Tuck with Parks and Recreation Department gave a brief presentation and presented the Commission with two lists, one of which is the Open Space Preservation – Implementation Plan and noted that this is an action plan. The second list is the Open Space Master Plan: Project Progress Report (as of 7/2010). This is a more detailed list pulled from the project as listed in the Open Space Master Plan. She noted that these documents were vetted through OSAB during a workshop in July 2012. She has taken their comments and added them to the documents being presented to the Commission today. She noted that regulation methods are going to fall under the Planning purview and other action items will fall under other departments.

Commissioner Nance reminded Mr. Gallinar that the Commission had requested an update from the Engineering Department regarding drainage and ponding. He requested that this item be placed on the next City Plan Commission agenda.

Mr. Gallinar noted that he will ask Mr. Dallo and see if he is prepared to present something at the next meeting.

No action was taken.

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6. Legal Report:
Discussion and action on placement of new language in the agenda concerning Commission's approval of subdivision plats.

Lupe Cuellar, Assistant City Attorney, noted that some new language has been added to the agenda under Subdivision Map Approval. She noted that as long as this paragraph is read into the record prior to all the subdivision cases, it is understood by the applicant that the Commission's approval is subject to staff's comments or staff's report. Whatever staff recommends, conditions, or requires, it is getting approved with those conditions, requests, or

requirements. It is important for the Commission, that if staff is requiring that a condition or requirement be placed on the plat for approval and the Commission disagrees with staff then the Commission needs to say so on the record, otherwise it is approved according to the staff's report.

Legal's recommendation was unanimously accepted.

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Commissioner Nance gave Commissioner Reveles the opportunity to introduce himself to the Commission and staff.

ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Reveles, and unanimously carried to adjourn this meeting at 3:20 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission