



**CITY PLAN COMMISSION MEETING
10TH FLOOR LARGE CONFERENCE ROOM
AUGUST 25, 2011
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 Borden present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner De La Cruz
Commissioner Nance
Commissioner Wright
Commissioner Borden
Commissioner Carreto
Commissioner Vorba
Commissioner Brandrup

COMMISSIONERS ABSENT:

Commissioner Vandivort
Commissioner Landeros

AGENDA

Commissioner Brandrup read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner De La Cruz, Nance, Wright, Carreto, Vorba, and Brandrup

ABSENT: Commissioner Vandivort, and Landeros

Motion passed.

.....

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.

NO ACTION WAS TAKEN.

.....

II. CONSENT AGENDA

THERE WERE NO ITEMS ON THE CONSENT AGENDA.
.....

***ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **HEAR SUSU11-00027 AND SUSU11-00066 SIMULTANEOUSLY.**

Motion passed.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Resubdivision Combination:

1. **SUSU11-00027:** Tierra Del Este Unit Fifty Six Replat "A" – Being a Replat of a portion of Rich Beem Boulevard, Tierra Del Este Unit Fifty Six, City of El Paso, El Paso County, Texas
Location: North of Montwood Drive at Rich Beem Boulevard
Property Owner: Ranchos Real XII, LTD
Representative: Conde, Inc.
Districts: 5 and 6
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

2. **SUSU11-00066:** Ventanas Subdivision Unit Five – Being a Replat of a portion of Rich Beem Boulevard, Tierra Del Este Unit Fifty Six, City of El Paso, El Paso County, Texas
Location: North of Montwood Drive at Rich Beem Boulevard
Property Owner: GFA, LLC
Representative: CEA Group
District: 6
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Justin Bass, Planner, noted that DCC and staff are recommending approval with the condition that Tierra Del Este Unit Fifty Six Replat "A" and Ventanas Subdivision Unit Five be filed concurrently.

Conrad Conde with Conde, Inc., and Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Borden 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 De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUSU11-00027 AND SUSU11-00066 WITH THE CONDITION THAT TIERRA DEL ESTE UNIT FIFTY SIX REPLAT "A" AND VENTANAS SUBDIVISION UNIT FIVE BE FILED CONCURRENTLY.**

Motion passed.
.....

PUBLIC HEARING Easement Vacation:

3. **SUET11-00002:** CL International Dr. Easement Vacation – Being a portion of Lots 1 and 2, Block 1, International Industrial Center, City of El Paso, El Paso County, Texas
- Location: West of Airway Boulevard and North of I-10
Property Owner: Crawford Properties
Representative: SLI Engineering
District: 3
Staff Contact: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

George Halloul with SLI Engineering concurred with staff's comments.

Commissioner Borden 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 this is an easement dedicated to the City for public use for purposes of utility use and that's the only reason the City could use it. If the applicant makes a determination that they do not need it for utilities then we can remove it from the plat and they do not have to pay the City because the City does not own the easement. If at a later time the applicant makes a determination that they need to dedicate land for public utility easement, they can either do it through a plat or through a separate instrument but at no cost to the City.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUET11-00002.**

Motion passed.

.....
***Note: Commissioner Carreto recused herself and left the meeting room during discussion on this item.**

PUBLIC HEARING Reconsideration:

4. **ZON10-00093:** A portion of Tract 2C1, Block 35, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: 8482 Alameda Avenue
Zoning: A-M (Apartment-Mobile Home Park)
Request: From A-M (Apartment-Mobile Home Park) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: General Business
Property Owner: NCJ Development, Inc. and Cash Investments, Inc.
Representative: Ray Mancera
District: 7
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Philip Etiwe, Development Review Manager, noted that the applicant was not present and requested that this item be moved to the end of the agenda.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Wright, and carried to **MOVE ZON10-00093 TO THE END OF THE AGENDA TO ALLOW THE APPLICANT TO BE PRESENT.**

AYES: Commissioner De La Cruz, Nance, Wright, Brandrup, and Vorba
ABSTAIN: Commissioner Carreto
ABSENT: Commissioner Vandivort, and Landeros

Motion passed.

Andrew Salloum, Planner, noted that on 2007 the property owner requested rezoning of the south side of the subject property from R-F to C-3. DCC recommended denial of the request and recommended an A-M zone but the applicant withdrew the request. On January 6, 2011, the CPC recommended denial of this rezoning request from C-3 (Commercial) and A-M (Apartment/Mobile Home Park) to C-4 (Commercial) to allow for trailer and heavy equipment sales based on the incompatibility with existing adjacent residential uses and the comprehensive plan. On June 14, 2011, City Council remanded this rezoning request to City Plan Commission for reconsideration for a suitable zone.

The Planning Department recommends denial of rezoning the subject property from A-M (Apartment/Mobile Home Parks) to C-3 (Commercial) based on incompatibility and instead recommends a G-MU (General Mixed Use) zoned district.

Mathew McElroy, Deputy Director for Planning, provided additional background for the denial of this case. He noted that staff was willing to do a C-2 plus in the back part of the property. The applicant would get all of the commercial uses but not the small contractor's yard nor the auto sales. Staff was unable to come to an agreement with the applicant and therefore is recommending denial because the C-3 is out of character with the development of the entire corridor.

Ray Mancera, representing NCJ Development, Inc. and Cash Investments, noted that the neighbors feel that the whole property is compatible with C-3. The applicant is requesting a C-3 zone for the whole property so that it will be the same zoning.

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

1st MOTION:

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Vorba, and carried to **DENY A C-3 ZONE ON THE SUBJECT PROPERTY.**

AYES: Commissioner Nance, Wright, Brandrup, and Vorba
NAYS: Commissioner De La Cruz
ABSTAIN: Commissioner Carreto
ABSENT: Commissioner Vandivort, and Landeros

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and carried to **RECOMMEND A C-2 ZONE ON THE SUBJECT PROPERTY.**

AYES: Commissioner De La Cruz, Wright, Brandrup, and Vorba
NAYS: Commissioner Nance
ABSTAIN: Commissioner Carreto
ABSENT: Commissioner Vandivort, and Landeros

Motion passed.

Commissioner Carreto returned to the meeting after discussion of this item.

.....

PUBLIC HEARING Rezoning Application:

5. **PZRZ11-00032:** Lot 19, Block 2, Franklin Village Amending Plat, City of El Paso, El Paso County, Texas
Location: 6262 Transmountain
Zoning: R-3A (Residential)
Request: From R-3A (Residential) to RMU (Residential Mixed Use)
Existing Use: Vacant
Proposed Use: Multi-family/offices
Property Owner: Hilda Gastelum
Representative: Paul Gilcrease/TJ Karam
District: 4
Staff Contact: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

T.J. Karam, representing the owner, concurred with staff comments.

Commissioner Borden 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 Vorba, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZRZ11-00032.**

Motion passed.

.....

PUBLIC HEARING Detailed Site Development Plan Application:

6. **PZDS11-00015:** A portion of Tracts 1 and 2, Block 6, Christy Tracts, City of El Paso, El Paso County, Texas
Location: 540 S. Yarbrough Drive
Zoning: C-1/c (Commercial/conditions)
Request: Detailed Site Development Plan Review per Ordinance 011603
Existing Use: Vacant
Proposed Use: Apartment Complex
Property Owner: Miguel and Yolanda Zavala
Representative: Albert Olvera
District: 7
Staff Contact: Andrew Salloum (915) 541-4029, salloumam@elpasotexas.gov

Albert Olvera, representing the owners, concurred with staff's comments.

Commissioner Borden 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 Nance, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZDS11-00015.**

Motion passed.

.....

PUBLIC HEARING Zoning Condition Release Application:

7. **PZCR11-00001:** A portion of Lots 1 and 2, Block 10, Pecan Grove Subdivision Unit-2, City of El Paso, El Paso County, Texas

Location: 9002 Betel Drive
Zoning: C-1/sc (Commercial/special contract)
Request: Release zoning condition imposed by Special Contract per Ordinance No. 5941
Existing Use: Vacant
Proposed Use: Apartment Complex
Property Owner: La Jolla Place, L.L.C.
Representative: Jose Uresti
District: 6
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Jose Uresti, representing La Jolla Apartments, concurred with staff's comments and noted that the zoning conditions should be removed because they do not apply anymore.

Commissioner Borden asked if there was anyone in the public who wished to speak in favor or against this request.

Scott Burns noted that he owns an apartment complex across the development that is being proposed and asked the commission if the special condition would be removed from all the properties or just the parcel that is being proposed.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **APPROVE PZCR11-00001**.

Motion passed.

.....
Other Business:

8. Discussion and action on the City Plan Commission minutes of:
August 11, 2011

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Vorba, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES OF AUGUST 11, 2011**.

AYES: Commissioner Nance, Wright, Carreto, Brandrup, and Vorba

ABSTAIN: Commissioner De La Cruz

ABSENT: Commissioner Vandivort, and Landeros

Motion passed.

-
9. Comprehensive Plan Report and Update.
Staff Contact: Fred Lopez, (915) 541-4322, lopezar@elpasotexas.gov

This item is posted on every City Plan Commission agenda in case any commissioner has any questions or wants to discuss something on the Comp Plan.

There were no updates for today's meeting.

-
10. Planning Report:
N/A

11. Legal Report:
N/A

.....

ADDITION TO THE AGENDA:

I. REGULAR AGENDA – DISCUSSION AND ACTION:

Major Final:

1. **SUSU11-00069:** Tierra Del Este #70 - Being a portion of Section 38, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Pebble Hills Boulevard and West of Tim Foster Street
- Property Owner: Ranchos Real XIV
- Representative: Conde, Inc.
- District: 5
- Staff Contact: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

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

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUSU11-00069.**

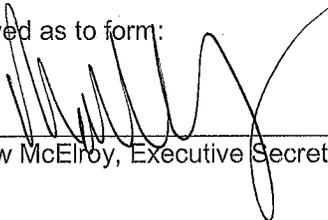
Motion passed.

.....

ADJOURNMENT:

Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to adjourn this meeting at 2:51 p.m.

Approved as to form:



Mathew McElroy, Executive Secretary, City Plan Commission