



**CITY PLAN COMMISSION MEETING
10th FLOOR, LARGE CONFERENCE ROOM
SEPTEMBER 10, 2009
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 Lares present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner De La Cruz
- Commissioner Chavez **(Arrived at 1:59 pm)**
- Commissioner Updike
- Commissioner Lares
- Commissioner Rayborn
- Commissioner Vandivort
- Commissioner Landeros

COMMISSIONERS ABSENT:

- Commissioner Fernandez
- Commissioner White

AGENDA

Commissioner Updike read the rules into the record. Mathew McElroy, Deputy Director for Planning, read the revisions to the agenda into the record.

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

Motion passed.

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Commissioner Lares presented Commissioner Carlos Gallinar with a certificate and a plaque for his excellent service and dedication to the community and to the City Plan Commission for the last four years.

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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 ON THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

PUBLIC HEARING Resubdivision Preliminary:

1. **SUB09-00093:** Sandstone Ranch Unit Seven Replat A, a portion of Blocks 1 and 30 and portions of ROW out of Silver Cholla Dr., and Moon Ranch Dr., and all of Cow Ranch Ct., and Fire Barrel Way, and Lots 3 to 44 of Block 12, Lots 1 to 34 of Block 28, Lots 14 to 31 of Block 7, Lots 1 to 25 of Block 31 and all ROW out of Coyote Ranch Lane and Ray Mena Lane, and portions of ROW out of Cattle Ranch St. and Cattle Ranch Lane, all within Sandstone Ranch Unit Seven, City of El Paso, El Paso County, Texas
- Location: North of Patriot Freeway and West of Sean Haggerty Drive
Property Owner: Tropicana Development Inc.
Representative: CEA Group
District: 4
Staff Contact: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

***ACTION:** Motion made by Commissioner Rayborn, seconded by Commissioner Vandivort, and carried to **DELETE SUB09-00093.**

AYES: Commissioner De La Cruz, Updike, Rayborn, Vandivort, and Landeros

NAYS: N/A

ABSTAIN: Commissioner Chavez

ABSENT: Commissioner Fernandez, and White

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

2. **SUB09-00092:** Garden Place, a Replat of a portion of Lot 1, Block 2, Fuller Addition, City of El Paso, El Paso County, Texas
- Location: West of Yarbrough Drive and South of Mansfield Avenue
Property Owner: CISCO Homes, LLC.
Representative: Jorge L. Azcarate
District: 7
Staff Contact: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Jorge Azcarate with CEA Group concurred with staff' comments.

Commissioner Lares 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 Vandivort, seconded by Commissioner Rayborn, and unanimously carried to **APPROVE SUB09-00092.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

3. **ZON09-00028:** A portion of Section 30, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: Southeast corner of US Highway 54 and McCombs Street
 Request: From R-F (Ranch and Farm) to C-4 (Commercial)
 Property Owner: City of El Paso – Public Service Board
 Representative: Conde, Inc.
 District: 4
 Staff Contact: Fred Lopez, (915) 541-4322, lopezar@elpasotexas.gov

***ACTION:** Motion made by Commissioner Rayborn, seconded by Commissioner Vandivort, and carried to **DELETE ZON09-00028.**

- AYES:** Commissioner De La Cruz, Updike, Rayborn, Vandivort, and Landeros
NAYS: N/A
ABSTAIN: Commissioner Chavez
ABSENT: Commissioner Fernandez, and White

Motion passed.

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4. **ZON09-00035:** Lots 3 – 9, Block 1, Mesa Heights Addition, City of El Paso, El Paso County, Texas
- Location: 4730 Pershing Drive
 Request: From C-1 (Commercial) to C-3 (Commercial)
 Property Owner: Jesse P. Look
 Representative: Don R. Farr, Jr.
 District: 2
 Staff Contact: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

Don Farr representing Jesse Look noted that they plan to sell the property and that is why they are requesting to rezone.

Kimberly Forsyth with the Engineering Department – Traffic Division commented.

Commissioner Lares 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 Updike, seconded by Commissioner Landeros, and carried to **DENY ZON09-00035.**

- AYES:** Commissioner Updike, Rayborn, and Landeros
NAYS: Commissioner De La Cruz, and Vandivort
ABSTAIN: Commissioner Chavez
ABSENT: Commissioner Fernandez, and White

Motion passed.

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5. **ZON09-00054:** Lots 17 to 23 and the East 10 feet of Lot 24, Block 96, Highland Park Addition, City of El Paso, El Paso County, Texas
 Location: 2630 Richmond Avenue
 Request: From R-3 (Residential) to R-3/H (Residential/Historic)
 Property Owners: Dennis B. Derelaga and Joseph T. Reydom
 Representative: City of El Paso/Development Services Department
 District: 2
 Staff Contact: Tony De La Cruz, (915) 541-4329, delacruzja@elpasotexas.gov

Tony De La Cruz, Planner, noted that this is a City's initiated rezoning request.

Commissioner Lares 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 Vandivort, seconded by Commissioner Chavez, and unanimously carried to **APPROVE ZON09-00054.**

Motion passed.

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PUBLIC HEARING Special Permit and Detailed Site Development Plan Review:

6. **ZON09-00039:** Lots 18 – 20 and the South 10 feet of Lot 17, Block 59, Alexander Addition, City of El Paso, El Paso County, Texas
 Location: 1600 Kansas Street
 Zoning: A-O (Apartment/Office)
 Request: Parking Reduction
 Proposed Use: Office
 Property Owner: Richard R. Marro
 Representative: Richard R. Marro
 District: 8
 Staff Contact: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

Richard Marro concurred with staff's comments.

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

Kimberly Forsyth from Engineering Department – Traffic Division noted that the department has no opposition to the parking reduction with the following conditions:

- That the alley be paved to City's standards from the subject property to the street, if it is used for egress, and
- One way driveways shall be a minimum of 15 feet wide.

Commissioner Lares 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 Vandivort, seconded by Commissioner Rayborn, and unanimously carried to **APPROVE ZON09-00039 WITH THE FOLLOWING CONDITIONS:**

- **THE ALLEY SHALL BE PAVED TO CITY'S STANDARDS FROM THE SUBJECT PROPERTY TO THE STREET, IF IT IS USED FOR EGRESS, AND**
- **ONE WAY DRIVEWAYS SHALL BE A MINIMUM OF 15 FEET WIDE.**

Motion passed.

7. **ZON09-00044:** Lot 1, Block 1, Falvey Estates, City of El Paso, El Paso County, Texas
 Location: 8615 San Juan Lane
 Zoning: A-2 (Apartment)
 Request: Infill Development
 Proposed Use: Apartments
 Property Owner: Juanita S. Falvey
 Representative: Conde, Inc.
 District: 6
 Staff Contact: Linda Castle, (915) 541-4029, castlelj@elpasotexas.gov

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

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

MOTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Rayborn, and unanimously carried to **APPROVE ZON09-00044.**

Motion passed.

Other Business:

8. Discussion and action on the approval of the City Plan Commission minutes of:
 a. August 27, 2009

ACTION: Motion was made by Commissioner Vandivort, seconded by Commissioner Rayborn, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR AUGUST 27, 2009.**

- AYES:** Commissioner De La Cruz, Chavez, Rayborn, and Vandivort
NAYS: N/A
ABSTAIN: Commissioner Landeros, and Updike
ABSENT: Commissioner Fernandez, and White

Motion passed.

9. Discussion and action amending Section 19.20.090, Provision for private park facilities and private open space.
 Staff Contact: Eddie Garcia, (915) 541-4638, garciaez2@elpasotexas.gov

Eddie Garcia gave a presentation and noted that Council directed staff to amend Section 19.20.090 which deals with private park facilities and private developments, to clarify some of the language and to consolidate it. Council also wanted staff to allow some flexibility in the code.

ACTION: Motion made by Commissioner Vandivort, seconded by Commissioner Updike. and unanimously carried to **APPROVE THE AMENDMENTS TO SECTION 19.20.090.**

Motion passed.

10. Planning Report:
 a. N/A

11. Legal Report:

- a. Discussion and action on an internal policy for postponement of City Plan Commission items.

Lupe Cuellar, Assistant City Attorney, distributed some reading material on internal policies and procedures that staff and the commission will follow. This item will be brought back to the next City Plan Commission meeting for discussion on September 24, 2009.

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Commissioner Lares introduced Mr. Jose Landeros who will be serving an unexpired term for District 7.

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ADJOURNMENT:

Motion made by Commissioner Vandivort, seconded by Commissioner Rayborn, and unanimously carried to adjourn this meeting at 3:02 p.m.

Approved as to form:

Mathew McElroy, Executive Secretary, City Plan Commission