



CITY PLAN COMMISSION MEETING  
2<sup>ND</sup> FLOOR CITY COUNCIL CHAMBERS  
SEPTEMBER 22, 2011  
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:33 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 Vorba
- Commissioner Carreto

**COMMISSIONERS ABSENT:**

- Commissioner Vandivort
- Commissioner Brandrup
- Commissioner Landeros

AGENDA

Commissioner Wright read the rules into the record. Eddie Garica, Senior Planner, read the revisions to the agenda into the record.

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

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

**ABSENT:** Commissioner Vandivort, Brandrup, 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 UNDER THE CONSENT AGENDA.  
.....

III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Preliminary:

- 1. **SUSU11-00063:** Desert Pass Subdivision - Being a portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas
  - Location: East of IH-10 and North of Resler Drive
  - Property Owner: Camino Real Investments I, LTD
  - Representative: Conde, Inc.
  - District: 1
  - Staff Contact: Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

Frank Delgado, Planner, made a floor amendment to the staff report and noted that the park fees should read **\$203,080**. The Land Development and Parks and Recreation Department comments were revised. They are recommending approval.

Michelle Padilla with the Department of Transportation noted that the department has already reviewed the egress from Resler. They have no objection to this request.

Conrad Conde, with Conde Inc., concurred with staff's comments and thanked city staff for all their help.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUSU11-00063 WITH CONDITIONS STATED IN THE REVISED STAFF REPORT.**

Motion passed.  
.....

Major Combination:

- 2. **SUSU11-00061:** Artcraft Estates – Being all of Tracts 1F, 3B, 3B1A, and 3C, and portion of Tracts 1J, 1J1, and 1K, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas
  - Location: North of Artcraft Boulevard and East of Westside Drive
  - Property Owner: Ranchos Real VIII
  - Representative: Conde, Inc.
  - District: 1
  - Staff Contact: Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

Frank Delgado, Planner, noted that this request does not comply with the Northwest Upper Valley Plan because this was done before the Northwest Upper Valley Plan was adopted by City Council, therefore, it is not subject to the provisions of that plan.

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

Kimberly Forsyth, Lead Planner, noted that this has a higher density because when it was originally rezoned to R-2 it would allow for four units per acre.

**1<sup>ST</sup> MOTION:**

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **TABLE SUSU11-00061 TO THE END OF THE AGENDA TO ALLOW STAFF TO CONFIRM WHEN THE ZONING TOOK PLACE IN THIS PROPERTY.**

Motion passed.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **REVISIT SUSU11-00061.**

Motion passed.

Commissioner Nance commented that it is a shame that for the Upper Valley, staff does not want to try and maintain its integrity with a smaller amount of development even though the zoning at that time allows for up to 3.8 units to the acre.

**3<sup>RD</sup> MOTION:**

Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and carried to **APPROVE SUSU11-00061 WITH MODIFICATIONS.**

**AYES:** Commissioner De La Cruz, Wright, Carreto, and Vorba,

**ABSTAIN:** Commissioner Nance

**ABSENT:** Commissioner Vandivort, Brandrup, and Landeros

Motion passed.

.....

**PUBLIC HEARING Resubdivision Combination:**

- 3.     **SUSU11-00076:**     Military Heights Addition Replat A - Being all of Lots 9, 10, and 11, Block K, Military Heights Addition, City of El Paso, El Paso County, Texas
- Location:             East of Alabama Street and South of Jefferson Avenue
- Property Owner:     Randall Burt
- Representative:     Roe Engineering
- District:             2
- Staff Contact:       Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Bradley Roe with Roe Engineering concurred with staff's comments and confirmed that landscaping will be provided in the parkways along Jackson Avenue and Jefferson Avenue in accordance with the City Design Standards for construction.

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 Wright, seconded by Commissioner Vorba and unanimously carried to **APPROVE SUSU11-00076.**

Motion passed.

.....

4. **SUSU11-00080:** Chaparral Park Unit Forty One Replat "A" - Being a Replat of Lot 21, Block 176, Chaparral Park Unit Forty One, City of El Paso, El Paso County, Texas  
 Location: East of Via Descanso Lane and North of Ojo De Agua Drive  
 Property Owner: Gordon L. Sather  
 Representative: Conde, Inc.  
 District: 1  
 Staff Contact: Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Conrad Conde, with Conde Inc., 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 Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU11-00080.**

Motion passed.

.....  
**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **HEAR SURW11-00003 AND SURW11-00004 SIMULTANEOUSLY.**

Motion passed.

**PUBLIC HEARING Street Vacation:**

5. **SURW11-00003:** Carmelo Court Street Vacation – Being a 52' right-of-way in Block 1, Las Palmas Commercial Park, City of El Paso, El Paso County, Texas  
 Location: West of Pullman Drive and North of Rojas Drive  
 Property Owner: City of El Paso  
 Representative: SLI Engineering, Inc.  
 District: 6  
 Staff Contact: Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)
6. **SURW11-00004:** Alexis Court Street Vacation – Being a 52' right-of-way in Block 1, Las Palmas Commercial Park, City of El Paso, El Paso County, Texas  
 Location: West of Pullman Drive and North of Rojas Drive  
 Property Owner: City of El Paso  
 Representative: SLI Engineering, Inc.  
 District: 6  
 Staff Contact: Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Justin Bass, Planner, gave a presentation on items 5 and 6 simultaneously.

George Halloul with SLI Engineering concurred with staff's comments and agreed to coordinate with the EPWU for future location of the easement.

Adriana Castillo with the EPWU noted that they have no objection in coordinating the location of the easement with the applicant.

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 Wright, seconded by Commissioner Vorba, and unanimously carried to **APPROVE BOTH SURW11-00003 AND SURW11-00004 WITH THE CONDITION THAT THE LOCATION OF THE PUBLIC UTILITY EASEMENT BE COORDINATED WITH EPWU.**

Motion passed.

.....

**PUBLIC HEARING Rezoning Applications:**

7. **PZRZ11-00029:** A portion of Lot 1, Block 34, Tierra del Este Unit Five, City of El Paso, El Paso County, Texas  
Location: 12401 Edgemere Boulevard  
Zoning: R-3A (Residential)  
Request: From R-3A (Residential) to C-1 (Commercial)  
Existing Use: School  
Proposed Use: To allow a pole sign  
Property Owner: Socorro Independent School District  
Representative: Alavista Signs, c/o Rafael Hernandez  
District: 5  
Staff Contact: Andrew Salloum, (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Rafael Padilla with the Socorro Independent School District 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 Vorba, and unanimously carried to **APPROVE PZRZ11-00029.**

Motion passed.

.....

8. **PZRZ11-00035:** Tracts 1A1 and 3B5, Section 41, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location: Railroad Drive at Trans Mountain Road  
Zoning: M-1 (Manufacturing)  
Request: From M-1 (Manufacturing) to C-4 (Commercial)  
Existing Use: Vacant  
Proposed Use: Apartments  
Property Owner: Transmt-Rail, LLC  
Representative: Jimmy Moreno, Sr.  
District: 4  
Staff Contact: Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **POSTPONE PZRZ11-00035 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 6, 2011.**

Motion passed.

.....

**PUBLIC HEARING Zoning Condition Release Amendment:**

9. **PZCR11-00002:** Portion of Lot 2, Block 5, Mesa Hills Plaza, City of El Paso, El Paso County, Texas  
Location: 470 Eagle Drive  
Zoning: C-4/sc (Commercial/special contract)  
Request: Release all conditions imposed by Ordinance No. 009264 and Contract dated April 26, 1988  
Existing Use: Sales/Warehouse  
Proposed Use: Church  
Property Owner: The Foundation for the Los Robles Church  
Representative: Sonny Brown Associates  
District: 8  
Staff Contact: Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

Esther Guerrero, Planner, noted that conditions 2 and 3 have already been satisfied.

Steve Harrison 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.

Sonny Brown spoke in support of the request.

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **APPROVE PZCR11-00002.**

Motion passed.  
.....

**Other Business:**

10. Discussion and action on the City Plan Commission minutes of:  
September 8, 2011

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Carreto, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 8, 2011.**

**AYES:** Commissioner De La Cruz, Nance, Wright, and Carreto

**ABSTAIN:** Commissioner Vorba

**ABSENT:** Commissioner Vandivort, Brandrup, and Landeros

Motion passed.  
.....

11. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions) and Chapter 20.18 (Sign Regulations) of the El Paso City Code to add a definition and establish standards for temporary real estate banners, and to amend other standards for both on premise and off premise signs. The penalty is as provided for in Chapter 20.24 of the El Paso City Code  
Staff Contact: Kimberly Forsyth, (915) 541-4668, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

Kimberly Forsyth, Lead Planner, gave a brief power point presentation and noted that this is an amendment to the sign section of the Zoning Ordinance. It came about because over the past three to four years there have been several other amendments to the sign code and this is

intended to clean up a few minor errors and make the language consistent. She noted that in May 2010, there was a very substantial amendment in which most sections of the code were revised, including all of the definitions in the sign code. At that time, the definition for a temporary real estate banner sign was inadvertently deleted. In 2008 and 2009 significant changes were made to various sections of the code. She noted that the following are the proposed revisions:

- To reinstate definition and standards for temporary real estate banner signs
- Add permit application abandonment language, previously in Title 18 (90 days to make corrections on deficient application and one 90 day extension)
- Reinstate regulations for billboards on Loop 375 (1-10 to Montana) Maximum of 8 bulletin billboards spaced at least 6,000 feet apart
- Clarify monument sign structure standards  
Sign structure width cannot exceed 2 times the height, if sign area is 80 square feet or less. Otherwise sign width cannot exceed height.
- Delete "wall sign" from permitted CEVM standards  
This section refers only to freestanding signs (pole and monument)
- Reinstate electronic price sign standards
- Delete PR zoning district sign standards from low density residential section standards  
Currently PR districts are shown in two sections: low density and high density residential
- Correct monument sign area table for A-O and S-D zones  
Current table shows up to 160 square feet; since max height is 10 feet, max area is 100 square feet
- Clarify sign area for non-commercial messages  
Currently "36 feet", add "square"

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS) AND CHAPTER 20.18 (SIGN REGULATIONS) OF THE EL PASO CITY CODE TO ADD A DEFINITION AND ESTABLISH STANDARDS FOR TEMPORARY REAL ESTATE BANNERS, AND TO AMEND OTHER STANDARDS FOR BOTH ON PREMISE AND OFF PREMISE SIGNS, WITH THE RECOMMENDATION TO MAKE THE PERMISSIBLE MONUMENT SIGN WIDTH THREE TIMES THE HEIGHT, FOR SIGNS 80 SQUARE FEET OR LESS.**

Motion passed.

12. Planning Report:  
N/A

13. Legal Report:  
N/A

**I. REGULAR AGENDA – DISCUSSION AND ACTION:**

**PUBLIC HEARING Resubdivision Combination:**

1. **SUSU11-00071:** Ardelle Subdivision - Being a Replat of a portion of Lot 11, Block 5, Hueco View Acres, City of El Paso, El Paso County, Texas  
 Location: East of George Dieter and South of Edgemere Boulevard  
 Property Owner: United Border City Investments, LLC  
 Representative: Plaza Engineering  
 District: 5

Staff Contact: Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

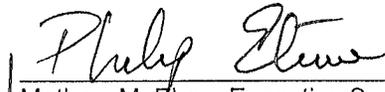
**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **DELETE SUSU11-00071**.

Motion passed.  
.....

**ADJOURNMENT:**

Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to adjourn this meeting at 2:35 p.m.

Approved as to form:

  
\_\_\_\_\_

Mathew McElroy, Executive Secretary, City Plan Commission