



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
OCTOBER 20, 2011
1:30 P.M.**

MINUTES

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

The meeting was called to order at 1:32 p.m. Chair Vandivort present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner De La Cruz
Commissioner Nance
Commissioner Vandivort
Commissioner Brandrup
Commissioner Vorba

COMMISSIONERS ABSENT:

Commissioner Carreto
Commissioner Borden
Commissioner Wright
Commissioner Landeros

AGENDA

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

***ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Vorba, and unanimously carried to **APPROVE THE AGENDA AS AMENDED.**

AYES: Commissioners De La Cruz, Nance, Brandrup, and Vorba

NAYS: N/A

ABSENT: Commissioners Carreto, Borden, Wright, 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.
.....

FOR THE RECORD

Chair Vandivort stated Commissioners approved the changes to the agenda.

II. CONSENT AGENDA

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}.

Extension Request to Submit Recording Maps:

- 1. **SUSU11-00094:** The Estates at Emerald Park Unit Four - Being a portion of Tracts 1, 1A, and 12, C.D. Stewart Survey No. 320, El Paso County, Texas
 - Location: South of New Britton Drive and West of Ashford Street
 - Property Owner: Northtowne Village Joint Venture
 - Representative: CEA Group
 - District: ETJ
 - Staff Contact: Kevin Smith, (915) 541-4903, smithkw@lpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUSU11-00094**.

Motion passed.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Preliminary:

- 2. **SUSU11-00093:** **REVISED** – Lomas Del Este Subdivision - Being a portion of Tract 3, Section 35, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas
 - Location: East of Zaragoza and North of Edgemere Boulevard
 - Property Owners: Ranchos Real XIV, River Oaks Properties
 - Representative: SLI Engineering
 - District: 5
 - Staff Contact: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

Eddie Garcia, Lead Planner, gave a PowerPoint presentation and stated that staff recommends approval of the modifications based on Section 19.04.170.A.3. of the previous Subdivision Code and approval of Lomas Del Este Subdivision on a Major Preliminary basis subject to the conditions and recommendation stated in the staff report.

Georges Halloul with SLI Engineering concurred with staff's comments, conditions and recommendation.

There was no public comment.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUSU11-00093 WITH THE TWO CONDITIONS AND RECOMMENDATION MADE BY STAFF.**

Motion passed.

.....
PUBLIC HEARING Resubdivision Combination:

3. **SUSU11-00092:** **REVISED** – Gran Vista Estates Unit One Replat “A” – Being a replat of Gran Vista Estates Unit One, City of El Paso, El Paso County, Texas
- Location: East of Lee Trevino Drive and South of Gran Vista Drive
Property Owner: Nadia T. Saab
Representative: Conde, Inc.
District: 7
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Justin Bass, Planner, gave a PowerPoint presentation and stated the Development Coordinating Committee recommends approval of the modifications based on Section 19.04.170.A.3. of the previous Subdivision Code and approval of Gran Vista Estates Unit One Replat “A” on a Resubdivision Combination basis subject to the conditions and modifications stated in the staff report.

Conrad Conde, with Conde, Inc., concurred with staff’s comments and recommendations.

Commissioner Vandivort 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 SUSU11-00092 WITH STAFF’S RECOMMENDATIONS.**

Motion passed.

.....
PUBLIC HEARING Rezoning Applications:

4. **PZRZ11-00035:** **REVISED** – 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 Uses: Apartments
Property Owner: Transmt-Rail, LLC
Representative: Jimmy Moreno, Sr.
District: 4
Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Esther Guerrero, Planner, gave a PowerPoint presentation and elaborated on the following sound barrier options. Staff recommends approval based on the condition stated in the staff report.

Mr. McElroy, Deputy Director for Planning, elaborated on future land uses surrounding the proposed request.

T.J. Karam, representing the applicant, concurred with staff's comments.

The Commissioners, staff, and Mr. Karam discussed zoning and sound barrier options.

Commissioner Vandivort 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 Brandrup, and carried to **APPROVE PZRZ11-00035 WITH CONDITIONS.**

AYES: Commissioners De La Cruz, Brandrup, and Chair Vandivort

NAYS: Commissioners Nance, and Vorba

Motion passed. (3-2)

.....

5. **PZRZ11-00042:** Portion of Block P-4, portion of 20' alley and portion of Block P-3, Garden Subdivision, City of El Paso, El Paso County, Texas

Location: 2914 Paisano Drive

Zoning: A-3/sp (Apartment)

Request: From A-3/sp (Apartment/special permit) to S-D (Special Development)

Existing Use: Vacant Building

Proposed Use: Restaurant

Property Owner: International Communications of El Paso, Inc.

Representative: Ray Mancera

District: 8

Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Esther Guerrero, Planner, gave a PowerPoint presentation.

Ray Mancera, representing the applicant, concurred with staff's comments.

Commissioner Vandivort 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 Brandrup, and unanimously carried to **APPROVE PZRZ11-00042.**

Motion passed.

.....

6. **PZRZ11-00044:** Tract 4B1 and 4B2, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas

Location: 1000 Robert E. Lee

Zoning: M-1 (Manufacturing)

Request: From M-1 (Manufacturing) to C-4 (Commercial)

Existing Use: Warehouse

Proposed Use: Hotel

Property Owners: W.W. and Paddy Littlefield

Representative: Jorge Garcia

District: 3

Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Esther Guerrero, Planner, gave a PowerPoint presentation.

Carrie Fisher, representing the property developer, concurred with staff's comments.

Mark Benitez with Cielo Vista Neighborhood Association, stated that the Cielo Vista Neighborhood Association concurs and supports the project.

Commissioner Vandivort 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 Vorba, and unanimously carried to **APPROVE PZRZ11-00044.**

Motion passed.

.....

7. **PZRZ11-00034:** A portion of Lot 1, Gateway Estates, El Paso County, Texas
Location: East of Joe Battle Boulevard and South of Windermere Avenue
Zoning: R-F (Annexation in Process: Case No. AN08-004)
Request: From R-F (Ranch and Farm) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial Development
Property Owner: River Oaks Properties, LTD
Representative: Yolanda Giner
District: ETJ/Adjacent to District 6
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **DELETE PZRZ11-00034.**

Motion passed.

.....

Staff requested that items 8, 9, 10 and 11 be heard together.

8. **PZRZ11-00037:** All of Tract 2F, being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and a portion of the rights-of-way of Zaragoza Road, Gambusino Avenue and Azogue Avenue
Location: East of Zaragoza Road and South of Gambusino Avenue
Zoning: R-F (Annexation in Process: Case No. AN08-002)
Request: From R-F (Ranch and Farm) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial Development
Property Owner: River Oaks Properties, LTD
Representative: Yolanda Giner
District: ETJ/Adjacent to District No. 5
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov
9. **PZRZ11-00038:** All of Tract 7, Section 25, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas and being a portion of the rights-of-way of Montana Avenue and Zaragoza Road
Location: South of Montana Avenue and West of Zaragoza Road
Zoning: R-F (Annexation in Process: Case No. AN08-005)
Request: From R-F (Ranch and Farm) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial Development

Property Owner: River Oaks Properties, LTD
Representative: Yolanda Giner
District: ETJ/Adjacent to District No. 5
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

10. **PZRZ11-00041:** All of Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and a portion of the right-of-way of Edgemere Boulevard and Zaragoza Road North of Zaragoza Road and South of Edgemere Boulevard
Location: North of Zaragoza Road and South of Edgemere Boulevard
Zoning: R-F (Annexation in Process: Case No. AN08-008)
Request: From R-F (Ranch and Farm) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial Development
Property Owner: River Oaks Properties, LTD
Representative: Yolanda Giner
District: ETJ/Adjacent to District No. 5
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov
11. **PZRZ11-00045:** A portion of Tract 1, Section 35, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and a portion of the right-of-way of Montana Avenue
Location: 3711 N. Zaragoza Road
Zoning: R-F (Annexation in Process: Case No. AN08-006)
Request: From R-F (Ranch and Farm) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial Development
Property Owner: River Oaks Properties, LTD
Representative: Yolanda Giner
District: ETJ/Adjacent to District No. 5
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a PowerPoint presentation and explained that staff recommends approval of the requests with the conditions stated in the staff report.

Georges Halloul with SLI Engineering, Inc., representing the property owner, concurred with staff's comments and conditions.

Ms. Forsyth explained that the zoning districts were designated in the Annexation Agreements already approved by City Council.

Commissioner Vandivort 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 PZRZ11-00037, PZRZ11-00038, PZRZ11-00041, AND PZRZ11-00045 WITH STAFF'S RECOMMENDATIONS.**

Motion passed.

.....

PUBLIC HEARING Detailed Site Development Plan Application:

12. **PZDS11-00019:** Lot 1, Block 42, Ridge View Estates Unit 16, City of El Paso, El Paso County, Texas
Location: 1452 Redd Road
Zoning: C-1/sc (Commercial/special contract) and C-3/sc (Commercial/special Contract)
Request: Detailed Site Plan Review per Ordinance No. 9363
Existing Use: Vacant
Proposed Use: Private Recreation Facility
Property Owner: EZAR Properties, L.P.
Representative: Design Alliance L.L.C.
District: 1
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a PowerPoint presentation and stated an additional condition imposed on the property requires a ten (10) foot landscaped buffer, abutting the residential to the South.

Jeffrey Huff, Design Alliance L.L.C., concurred with staff's comments.

Commissioner Vandivort 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 PZDS11-00019.**

Motion passed.

.....
PUBLIC HEARING Special Permit Application:

13. **PZST11-00010:** North 45 ft. of Lots 1 & 2, the North 45 ft. of the West 5 ft. of Lot 3, and the North 40 ft. of the East of Lot 3, Block 32, East El Paso Addition, City of El Paso, El Paso County, Texas
Location: 2900, 2902 Rosa Avenue
Zoning: M-1 (Manufacturing)
Request: 100% Parking Reduction, Infill Development for reduced yard setbacks)
Existing Use: Family Shelter
Proposed Use: Transitional Housing Facility
Property Owner: Family Crisis Shelter of El Paso
Representative: David Arellano
District: 8
Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Esther Guerrero, Planner, noted that the applicant was not present.

ACTION: Motion made by Chair Vandivort, seconded by Commissioner De La Cruz, and unanimously carried to **RECESS THE CITY PLAN COMMISSION MEETING FOR 10 MINUTES AT 2:30 P.M.**

Motion passed.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **RECONVENE THE CITY PLAN COMMISSION MEETING AT 2:48 P.M.**

Motion passed.

Esther Guerrero, Planner, gave a PowerPoint presentation.

Joe Aguilar with Wright & Dalbin Architects, Inc., concurred with staff comments.

Commissioner Vandivort 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 PZST11-00010.**

Motion passed.

.....
Other Business:

14. Discussion and action on the City Plan Commission minutes of:
October 6, 2011

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Vorba, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES OF OCTOBER 6, 2011.**

Motion passed.

.....
Staff requested that items 15, 17, 18, and 19 be heard together.

15. Discussion and action on an ordinance annexing the following real property described as All of Tract 2F, being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and a portion of the rights-of-way of Zaragoza Road, Gambusino Avenue and Azogue Avenue. Property Owner: River Oaks Properties, LTD. **AN08002(SUB08-00090)**
Staff Contact: Geena Maskey (915) 541-4192, maskeyga@elpasotexas.gov
17. Discussion and action on an ordinance annexing the following real property described as All of Tract 7, Section 25, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas and being a portion of the rights-of-way of Montana Avenue and Zaragoza Road. Property Owner: River Oaks Properties, LTD. **AN08005 (SUB08-00093)**
Staff Contact: Geena Maskey (915) 541-4192, maskeyga@elpasotexas.gov
18. Discussion and action on an ordinance annexing the following real property described as A portion of Tract 1, Section 35, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas and a portion of the right-of-way of Montana Avenue (U.S. Hwy 62-180). Property Owner: River Oaks Properties, LTD. **AN08006 (SUB08-00094)**
Staff Contact: Geena Maskey (915) 541-4192, maskeyga@elpasotexas.gov

19. Discussion and action on an ordinance annexing the following real property described as All of Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas and a portion of rights-of-way of Edgemere Boulevard and Zaragosa Road (F.M. 659). Property Owner: River Oaks Properties, LTD. **AN08008 (SUB08-00096)**

Staff Contact: Geena Maskey (915) 541-4192, maskeyga@elpasotexas.gov

Geena Maskey, Planner, gave a PowerPoint presentation.

Georges Halloul with SLI Engineering, Inc., concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against these requests. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Vorba, and unanimously carried to **APPROVE ITEMS 15, 17, 18, AND 19.**

Motion passed.

.....

16. Discussion and action on an ordinance annexing the following real property described as A portion of Lot 1, Gateway Estates, an addition to the City of El Paso, El Paso County, Texas and a portion of the rights-of-way of Windermere Avenue, Brandywine Road and Joe Battle Boulevard. Property Owner: River Oaks Properties, LTD. **AN08004: (SUB08-00092)**

Staff Contact: Geena Maskey (915) 541-4192, maskeyga@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **DELETE THE DISCUSSION AND ACTION ON AN ORDINANCE ANNEXING THE FOLLOWING REAL PROPERTY DESCRIBED AS A PORTION OF LOT 1, GATEWAY ESTATES, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AND A PORTION OF THE RIGHTS-OF-WAY OF WINDERMERE AVENUE, BRANDYWINE ROAD AND JOE BATTLE BOULEVARD. PROPERTY OWNER: RIVER OAKS PROPERTIES, LTD. AN08004: (SUB08-00092)**

Motion passed.

.....

ADJOURNMENT:

Motion made by Commissioner Nance, seconded by Commissioner Brandrup, and unanimously carried to **ADJOURN THIS MEETING AT 2:51 P.M.**

Approved as to form:



Mathew McElroy, Executive Secretary, City Plan Commission