CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
NOVEMBER 17, 2011
1:30 P.M.

AMENDED MINUTES

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

The meeting was called to order at 2:05 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:
Commissioner De La Cruz **(Arrived at 2:15 pm)**
Commissioner Nance
Commissioner Wright **(Left the meeting at 3:00 pm)**
Commissioner Carreto
Commissioner Vorba
Commissioner Landeros

COMMISSIONERS ABSENT:
Commissioner Vandivort
Commissioner Borden
Commissioner Brandrup

AGENDA

Commissioner Vorba 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 Wright, seconded by Commissioner Vorba, and unanimously carried to **APPROVE** the agenda as amended.

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

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

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, 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.	**SUSU11-00106:**	Haciendas Del Rio - Being Tracts 3B, 3C and 3D1, Block 16 and Tracts 1B and 1D, Block 13 of Upper Valley Surveys, El Paso County, Texas
	Location:	North of Borderland Drive and East of Strahan Road
	Property Owner:	Haciendas Del Rio Partners, L.P.
	Representative:	CAD Consulting
	District:	ETJ
	Staff Contact:	Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU11-00106.**

Motion passed.

. . . . . .

III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Combination:

2.	**SUSU11-00100:**	Tres Suenos Unit Seven - Being a portion of Section 27, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	North of Montana Avenue and West of Rich Beem Boulevard
	Property Owner:	JNC Development, Inc.
	Representative:	Conde, Inc.
	District:	5
	Staff Contact:	Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

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

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Vorba, and unanimously carried to **APPROVE SUSU11-00100 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND WITH THE CONDITION THAT THE DEVELOPER LANDSCAPE THE PARKWAY AND COORDINATE WITH THE DEPARTMENT OF TRANSPORTATION AS TO THE PLACEMENT OF TREES.**

Motion passed.

. . . . . .

3.	**SUSU11-00112:**	Ventanas Subdivision Unit Four - Being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Survey, City of El Paso, El Paso County, Texas
	Location:	West of Rich Beem Boulevard and South of Pebble Hills Boulevard
	Property Owner:	G&F, LLC
	Representative:	CEA Group
	District:	6
	Staff Contact:	Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **APPROVE SUSU11-00112 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND WITH THE CONDITION THAT VENTANAS UNIT THREE REPLAT A, VENTANAS UNIT FIVE, AND TIERRA DEL ESTE UNIT FIFTY-SIX REPLAT "A" BE RECORDED PRIOR TO VENTANAS SUBDIVISION UNIT FOUR IN ORDER TO PROVIDE ADEQUATE ACCESS.**

Motion passed.

. . . . . .

PUBLIC HEARING Vacation Right of Way:

4.	**SURW11-00005:**	Resler Drive Street Vacation - being a 0.115-acres portion of Resler Drive Right-of-Way, City of El Paso, El Paso County, Texas
	Location:	North of Paseo del Norte Road at Resler Drive
	Property Owner:	City of El Paso
	Representative:	CSA Design Group, Inc.
	District:	1
	Staff Contact:	Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

Sal Alonzo with CSA Design Group 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 Landeros, seconded by Commissioner Vorba, and unanimously carried to **APPROVE SURW11-00005.**

Motion passed.

. . . . . .

PUBLIC HEARING Rezoning Applications:

5.	**PZRZ11-00047:**	Tract 17C63, Section 8, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County Texas, and 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:	Bob Hope Drive at Saint Romeo Avenue
	Zoning:	R-3 (Residential)
	Request:	From R-3 (Residential) to C-3 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Additional parking area for automotive sales facility

Property Owner:	Elizabeth G. Flores
Representative:	Rey Engineering, Inc.
District:	5
Staff Contact:	Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Esther Guerrero, Planner, noted that this item was presented to the Commission on November 3, 2011, and the Commission asked staff to look at some restrictive uses on this property, access and platting issues. Ms. Guerrero gave the Commission an update and noted that staff is still recommending denial of this request because it is not compatible with the surrounding existing residential uses and residential districts.

Lupe Cuellar, Assistant City Attorney, noted that the Commission had asked whether or not we could restrict some uses in the C-3 zone. Staff is still recommending denial because if access is restricted and it is rezoned to C-3, if at a later time, the applicant decides to sell then the second lot becomes land locked.

Mathew McElroy, Deputy Director for Planning, noted that we cannot restrict access off of Bob Hope but if it is rezoned to C-3 all the activities that take place in a C-3 zone start coming out of Bob Hope. This is why staff is recommending denial of this request.

Adriana Castillo with the EPWU/PSB noted that they have an objection to this request.

Enrique Rey with Rey Engineering noted that the potential owner of this lot is willing to replat but wants to make sure he gets approval of a C-3 zone.

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 **POSTPONE PZRZ11-00047 FOR FOUR (4) WEEKS.**

Motion passed.

. . . . . .

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **HEAR PZRZ11-00049 AND PZCR11-00003 SIMULTANEOUSLY.**

Motion passed.

6.	**PZRZ11-00049:**	All of North Hills Unit Eight, City of El Paso, El Paso County, Texas
	Location:	North of Marcus Uribe Drive and East of Martin Luther King Jr. Drive
	Zoning:	R-5/sc/c (Residential/special contract/condition)
	Request:	From R-5/sc/c (Residential/special contract/condition) to R-MU (Residential Mixed Use)
	Existing Use:	Single-family dwellings
	Proposed Use:	Residential Mixed Use
	Property Owner:	North Hills Housing I, LP
	Representative:	Conde, Inc.
	District:	4
	Staff Contact:	Andrew Salloum, (915) 541-4633, salloumam@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.

Ruben Barron had signed up to speak but noted that his concerns were answered by Mr. Conde during the discussion on this item.

Michelle Padilla with the Department of Transportation noted that they are not too concerned with internal commercial but are more concerned with the commercial along Marcus Uribe and are requesting that access to that lot be coordinated with and approved by the Department of Transportation prior to building permits being issued.

Lupe Cuellar noted that it does not have to be a condition on the zoning but will be a comment that will be added to the Master Zoning Plan.

ACTION: Motion made by Commissioner Vorba, seconded by Commissioner Landeros, and carried to **APPROVE PZRZ11-00049 WITH THE COORDINATION AND APPROVAL BY THE DEPARTMENT OF TRANSPORTATION PRIOR TO BUILDING PERMITS BEING ISSUED.**

AYES: Commissioner De La Cruz, Carreto, Vorba, and Landeros
NOT PRESENT FOR THE VOTE: Commissioner Wright
ABSENT: Commissioner Borden, Vandivort, and Brandrup

Motion passed.

. . . . . .

PUBLIC HEARING Detailed Site Development Plan Applications:

7.	**PZDS11-00020:**	Lots 1 thru 21, Parkland Addition, City of El Paso, El Paso, County, Texas
	Location:	10201 Dyer Street
	Zoning:	C-1/sc (Commercial/special contract)
	Request:	Detailed Site Plan Review per Ordinance No. 4905, dated July 27, 1972
	Existing Use:	Vacant
	Proposed Use:	Self-storage facility to include an office and apartment
	Property Owner:	The Herman Trust
	Representatives:	Gustavo C. Quintana and Arnold B. Peinado Jr.
	District:	4
	Staff Contact:	Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Arnold Peinado Jr., and Gustavo Quintana 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 De La Cruz, seconded by Commissioner Vorba, and carried to **APPROVE PZDS11-00020.**

AYES: Commissioner De La Cruz, Carreto, Vorba, and Landeros
NOT PRESENT FOR THE VOTE: Commissioner Wright
ABSENT: Commissioner Borden, Vandivort, and Brandrup

Motion passed.

. . . . . .

8.	**PZDS11-00024:**	Lot 1A, Block 3, McCombs Subdivision Replat "A", City of El Paso, El Paso County, Texas
	Location:	10626 McCombs Street
	Zoning:	C-1/sc (Commercial/special contract)
	Request:	Detailed Site Plan Review per Ordinance No. 2789, dated November 15, 1962
	Existing Use:	Vacant
	Proposed Use:	Apartment Complex
	Property Owner:	Paseo Properties
	Representative:	Guillermo Miranda
	District:	4
	Staff Contact:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Kelly Pacheco with Paseo Properties 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 De La Cruz, seconded by Commissioner Vorba, and carried to **APPROVE PZDS11-00024.**

AYES: Commissioner De La Cruz, Carreto, Vorba, and Landeros
NOT PRESENT FOR THE VOTE: Commissioner Wright
ABSENT: Commissioner Borden, Vandivort, and Brandrup

Motion passed.

. . . . . .

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **HEAR PZRZ11-00049 AND PZCR11-00003 SIMULTANEOUSLY.**

Motion passed.

PUBLIC HEARING Zoning Condition Release Application:

9.	**PZCR11-00003:**	All of North Hills Unit Eight, City of El Paso, El Paso County, Texas
	Location:	North of Marcus Uribe Drive and East of Martin Luther King Jr. Drive
	Zoning:	R-5/sc/c (Residential/special contract/condition)
	Request:	Release all conditions imposed by Ordinance No. 8953 and No. 9647
	Existing Use:	Single-family dwellings
	Proposed Use:	Residential Mixed Use
	Property Owner:	North Hills Housing I, LP
	Representative:	Conde, Inc.
	District:	4
	Staff Contact:	Andrew Salloum, (915) 541-4633, salloumam@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 Vorba, seconded by Commissioner Landeros, and carried to **APPROVE PZCR11-00003 WITH THE COORDINATION AND APPROVAL BY THE DEPARTMENT OF TRANSPORTATION PRIOR TO BUILDING PERMITS BEING ISSUED.**

AYES: Commissioner De La Cruz, Vorba, and Landeros
NOT PRESENT FOR THE VOTE: Commissioner Wright
ABSENT: Commissioner Borden, Vandivort, and Brandrup

Motion passed.

. . . . . .

Other Business:

10. Discussion and action on the City Plan Commission minutes of:
November 3, 2011

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Vorba, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR NOVEMBER 3, 2011.**

AYES: Commissioner De La Cruz, Vorba, and Landeros
ABSTAIN: Commissioner Carreto
NOT PRESENT FOR THE VOTE: Commissioner Wright
ABSENT: Commissioner Borden, Vandivort, and Brandrup

Motion passed.

. . . . . .

11. Discussion and action on an Ordinance amending Title 21 (SmartCode), Chapter 21.80 (Tables) of the El Paso City Code to modify standards for the T4O transect (General Urban Zone – Open). The penalty is as provided for in Chapter 21.60 of the El Paso City Code.
Staff Contact: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov

David Coronado, Lead Planner, gave a brief presentation and noted that they are amending the standards for the T40 Transect (General Urban Zone – Open). There have been a few changes to make it easier for developers to use. This is a very minor change in the code which allows the option to go from 3 to 4 stories maximum on this transit zone.

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 Carreto, seconded by Commissioner Vorba, and carried **TO APPROVE AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.80 (TABLES) OF THE EL PASO CITY CODE TO MODIFY STANDARDS FOR THE T40 TRANSECT (GENERAL URBAN ZONE – OPEN).**

AYES: Commissioner De La Cruz, Carreto, Vorba, and Landeros
NOT PRESENT FOR THE VOTE: Commissioner Wright
ABSENT: Commissioner Borden, Vandivort, and Brandrup

Motion passed.

. . . . . .

12. Discussion and action on an Ordinance amending Title 20 (Zoning), Appendix B (Table of Density and Dimensional Standards), Subpart B (Lot and Dwelling Size, Other Standards) in the "A" (Apartment) Zoning Districts, to amend the open space requirements. 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

Kimberly Forsyth, Lead Planner, gave a brief presentation and noted that this change is coming before the Commission because the City is trying to facilitate the development of multi-family housing through the City. One of the obstacles the developers are encountering for apartments in the A-zones is that there is a significant requirement for open space that does not exist in commercial zones which also allows apartments. Ms. Forsyth read the definition for Open Space as it currently exists in the code. The last sentence **The calculation of required open space shall not include driveways, parking lots or other surfaces designed or intended for vehicular travel or storage.** This is a change from the 2007 code which previously required the same open space but allowed driveways and parking to be included in the calculation. In the current calculation in the A-1 and A-2, for example, you have a requirement for 50% of the lot to be open space. Staff is proposing to reduce the 50% to 35%, still a significant requirement for open space and reduce the 40% to 25% for corner lots. This is being taken to the Chamber of Commerce Infrastructure Committee for their review and based on comments staff feels this will be agreeable to them. She noted that the Landscape Ordinance had recently been changed to require more landscape.

ACTION: Motion made by Commissioner Carreto, seconded by Commissioner De La Cruz, and carried to **RECOMMEND THAT STAFF COME BACK WITH A CHANGE TO ADD OPEN SPACE REQUIREMENTS TO COMMERCIAL DISTRICTS.**

AYES: Commissioner De La Cruz, Carreto, Vorba, and Landeros
NOT PRESENT FOR THE VOTE: Commissioner Wright
ABSENT: Commissioner Borden, Vandivort, and Brandrup

Motion passed.

. . . . . .

Commissioner Nance noted that Commission asked staff and the Engineering Department to review the park pond requirements as far as what the slopes need to be for the parks in order to be a park pond.

Staff will look up this information and bring it back to the Commission.

. . . . . .

13. Planning Report:
N/A

. . . . . .

14. Legal Report:
N/A

. . . . . .

ADJOURNMENT:

Motion made by Commissioner Landeros, seconded by Commissioner Carreto, and carried to adjourn this meeting at 3:30 p.m.

AYES: Commissioner De La Cruz, Carreto, Vorba, and Landeros
NOT PRESENT FOR THE VOTE: Commissioner Wright
ABSENT: Commissioner Borden, Vandivort, and Brandrup

Motion passed.

Approved as to form:

Mathew McElroy, Executive Secretary, City Plan Commission