



CITY PLAN COMMISSION HEARING MINUTES

February 10, 2005

MEMBERS PRESENT:

Gary Porras
Miguel Teran
Dick Vorba
John Neal
Gus Haddad
Roman Bustillos
Ruben Ponce
Chad North
Ray Mancera

OTHERS PRESENT:

Rudy Valdez, PRDD
George Sarmiento, PRDD
Fred Lopez, PRDD
Jim Fisk, PRDD
James Shelton, PRDD
Matt Watson, Assistant City Attorney
Sandra Hernandez, Recording Secretary

The City Plan Commission meeting was called to order by Gus Haddad at 1:35 p.m. Council Chambers, 2nd Floor. A quorum of its members was present and Dick Vorba made the introductory statements. Fred Lopez presented changes to the agenda. Motion made by John Neal to accept changes to the agenda, seconded by Chad North and unanimously carried (8-0).

DISCUSSION AND ACTION:

PUBLIC HEARING

Rezoning Applications:

- ZON04-00098:** A portion of Lot 75, Block 246A, Vista Del Sol Unit 89
LOCATION: 1656 Rick Rhodes Drive
REQUEST: From: R-3 (Residential); To: A-2 (Apartment)
PROPOSED USE: Quadruplex and duplex
OWNER/APPLICANT: Claudia Sanchez / Same
REPRESENTATIVE: Francisco Sanchez
DISTRICT: # 6

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting to rezone property from R-3 (Residential) to A-2 (Apartment) in order to permit a duplex on the site. The property is .39 acres in size and currently has an existing quadruplex. The proposed site plan shows the existing quadruplex and a proposed duplex to be located on the site. Access is provided via Rick Rhodes Drive with six parking spaces provided. There are no zoning conditions currently imposed on this property. The Planning Department has received no calls or letters in support or opposition to this request.

Francisco Sanchez, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (8-0).

2. **ZON05-00003:** Parcel 1 - A portion of Section 22, 23, 26 & 27, Block 80, Township 2, Texas and Pacific Railroad Company Surveys
Parcel 2 - A portion of Section 27, Block 80, Township 2, Texas and Pacific Railroad Company Surveys
LOCATION: Parcel 1 and Parcel 2 - North of Montana and East of Global Reach Blvd.
REQUEST: Parcel 1 - From: M-1 (Light-Manufacturing); To: A-3 (Apartment)
Parcel 2 - From: M-1 (Light Manufacturing); To: C-4 (Commercial)
PROPOSED USE: Parcel 1- Golf Course; Parcel 2 - Hotel
OWNER/APPLICANT: City of El Paso / Same
REPRESENTATIVE: Ramon E. Lara
DISTRICT: # 3

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting to rezone property from M-1 (Light Manufacturing) to A-3 (Apartment) for Parcel 1 in order to permit a golf course on a site of at least 75 acres. The applicant is also requesting to rezone property from M-1 (Light Manufacturing) to C-4 (Commercial) for Parcel 2 in order to permit a hotel. Both parcels are currently vacant. The proposed site plan shows a proposed 18-hole golf course and clubhouse to be located on Parcel 1 and a proposed hotel to be located on Parcel 2. Access is proposed via Global Reach Boulevard. The Planning Department has received no calls or letters in support or opposition to this request.

Ramon Lara, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (8-0).

Subdivision Applications:

3. **SUB05-00001:** Keystone Business Park Replat B – Resubdivision Combination; Being a Replat of Lots 16 through 25, and a Portion of Kappa Road, Keystone Business Park, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by John Neal to postpone for two weeks (02/24/05); upon applicant's request, seconded by Chad North and unanimously carried (8-0).

Extension Request to Complete Subdivision Improvements:

4. **SD99067:** Pinnacle Subdivision – Extension request to complete subdivision improvements; Being a portion of H.G. Foster Survey No. 260 and 261, and a portion of Tract 1A-2 and Stanton Street A.F. Miller Survey No. 216, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by John Neal to postpone for two weeks (02/24/05); upon applicant's request, seconded by Chad North and unanimously carried (8-0).

Street Vacation:

5. **SV04011:** Street Vacation – Rim Road (70' wide) between Oregon Street and El Paso Street, Alexander Addition. (District 1)

ACTION: Motion made by John Neal to postpone for two weeks (02/24/05); upon applicant's request, seconded by Chad North and unanimously carried (8-0).

Street Dedication:

6. **DD04003:** Street Dedication – Request to dedicate a road off of Holmsley Trail. (District 7)

ACTION: Motion made by John Neal to postpone for two weeks (02/24/05); upon applicant's request, seconded by Chad North and unanimously carried (8-0).

SUBDIVISION MAP APPROVAL

Subdivision Applications:

7. **SUB04-00067:** Tierra Del Este Unit 31 – Final; Being a Portion of Tracts 22 and 24, Section 34, Portion of Tract 1, Section 35, Portion of Tracts 1A and 3, Section 38 and Portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County. (District 5)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a single-family residential development containing 92 residential lots. Primary access to the subdivision will be from Edgemere Boulevard and Rich Beam Boulevard. The smallest size lot is approximately 4,570 square feet. The developer will receive .96 acres in park credits to satisfy the parkland requirements of this subdivision ordinance for a 4 acres park, which is dedicated in Tierra Del Este Unit 27. This subdivision is part of the 1940.409 parcel of property that was annexed by the City of El Paso on November 9, 1999. The City Plan Commission approved a modification to the cross section of the proposed divided residential street to allow for five-foot sidewalks and three-foot parkways when the subdivision was approved on preliminary basis. The developer is now requesting a second modification to allow for reduced radii of the turning heels shown within the subdivision. The Engineering Department is in agreement with this proposed change.

Conrad Conde, Representative, agreed with staff recommendations.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (8-0).

8. **SUB04-00078:** River Park West #4 – Final; Being All of Tract 11, Block 10, Upper Valley Surveys, El Paso County, City of El Paso, Texas. (District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a single-family residential development containing 185 residential lots. Primary access to the subdivision will be from Upper Valley Road through River Park West Unit 1 Subdivision. The developer is proposing a 1.874 acre lateral park. The developer is requesting a modification to allow for the reduced radii of the turning heels. The Engineering Department has agreed to the change. The Engineering Department has recommended that a six-foot rock wall be constructed along the Borderland Spur Drain and the Union Lateral. Engineering Traffic Department noted that the intersection of Sunset and Pecan Drive do not comply with the required visibility standards. The developer and the Engineering Department are coordinating to have the corner protected so that no construction will take place on the corner of Lot 29, Block 1 so that there will be no visible obstruction.

The Commissioners discussed the proposed lateral park. Mr. Richard Garcia, Parks and Recreation Department noted that after going out there and looking at the site and evaluating it, it is not just the lateral that they looked at but there is another large lining lateral that intersects with this, so this strip provides a nice connection for both subdivisions for walking, low active, recreational use.

Jorge Azcarate, Representative, agreed with staff recommendations.

Marie Eichelmann, representative of Save the Valley, noted that they are in agreement with the park.

No opposition was presented.

Rudy Valdez, Planning Department, noted that under Engineering Department, item #6, should be changed to read: the developer shall coordinate any issues to Artcraft Road with TX DOT.

ACTION: Motion made by John Neal to open the meeting to the public, seconded by Gary Porras and unanimously carried (8-0).

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (7-1). (Commissioner Ray Mancera opposed the motion.)

9. **SUB04-00082:** Tierra Del Este Unit 35 – Final; Being a portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys. (District 5)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a single-family residential development containing 60 residential lots. Primary access to the development will be from Edgemere Boulevard. The smallest size lot will be approximately 6,426 square feet. The developer will be receiving .3 acres in park credits on a previously dedicated park in Tierra Del Este Unit 27. The subdivision is a portion of a 1940.409 parcel of property that was annexed by the City of El Paso on November 9, 1999. The developer was granted a modification by the City Plan Commission on December 2, 2004 to allow for a change in the cross section of the proposed divided residential streets to allow five-foot sidewalks adjacent to the curb and a three-foot landscape area instead of the standard four-foot sidewalk and four-foot landscape area. The developer is now requesting a modification for reduced radii of the turning heels. The Engineering Department has agreed to this modification. The developer will coordinate subdivision improvements with the proposed Tierra Del Este Units 22, 29, and 30.

Conrad Conde, Representative, agreed with staff recommendations.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (8-0).

10. **SUB05-00002:** Haciendas San Miguel #1 – Preliminary; Being Tracts 18B, 18D, 18E, and 18F, Block 1, Upper Valley Surveys, City of El Paso, El Paso County, Texas. (District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Jim Fisk, Planning Department, noted that the developer is proposing a single-family residential development containing 47 residential lots. Primary access to the subdivision will be from Frontera Road. The minimum lot size is 9,069 square feet. Park zones are 480 and 445. The developer will be required a total of \$14,100 to satisfy the parkland requirements of this subdivision ordinance. The nearest park to the subdivision is Marwood Park. The developer is requesting modifications for the following:

- o Right of way width to provide 47 foot right of way
- o A revised cross section (sidewalks, header curb, revised ROW)
- o A 310.11-foot panhandle
- o Modification for turning heels

Mr. Fisk also noted that as a condition to approval of this subdivision, Haciendas San Miguel Unit 2 in New Mexico will need to be recorded prior to recording in Texas.

Conrad Conde, Representative, agreed with staff recommendations.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (8-0).

11. **SUB05-00005:** Tierra Del Este Unit 37 – Preliminary; Being Portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas. (District 5)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a single-family residential development containing 62 residential lots. Primary access will be from Rich Beam Boulevard. The smallest size lot will be approximately 9,780 square feet. The developer will be receiving .31 acres in park credits on a previously dedicated park in Tierra Del Este Unit 27. The subdivision is a portion of a 1940.409 parcel of property that was annexed by the City of El Paso on November 9, 1999. The developer is requesting a modification to allow for a change in the cross section of the proposed divided residential street to allow for five-foot sidewalks adjacent to the curb and a three-foot landscape area, instead of the standard four-foot sidewalk and four-foot landscape area. The developer is also requesting a modification for reduced radii of the turning heels and the Engineering Department has agreed to this change. The Engineering Department is requesting that the developer coordinate the subdivision improvements with the proposed Tierra Del Este 33 and 34. Rich Beam Boulevard within Tierra Del Este Unit 34, which provides access to this development, has not been constructed and accepted for maintenance by the City.

Conrad Conde, Representative, agreed with staff recommendations.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (8-0).

Other Business:

12. An Ordinance to amend Title 19 (Subdivisions), by amending Chapter 19.04 (General Provisions); Chapter 19.08 (Platting Procedures); Chapter 19.16 (Improvement Standards and Design Principles); and Chapter 19.48 (Dedication of Public Easements and Rights-of-way by Metes & Bounds); all such amendments helpful in illustrating the City of El Paso's commitment to accessibility. The penalty is as provided for in 19.04.190.

ACTION: Motion made by John Neal to postpone for two weeks (02/24/05); upon applicant's request, seconded by Chad North and unanimously carried (8-0).

13. Approval of CPC Minutes: January 13, 2005

Commissioner John Neal made changes to the minutes.

ACTION: Motion made by John Neal to approve, as amended, seconded by Roman Bustillos and unanimously carried (6-0). (Commissioners Gary Porras and Chad North abstained.)

14. Approval of CPC Minutes: January 27, 2005

ACTION: Motion made by John Neal to approve, seconded by Roman Bustillos and unanimously carried (6-0). (Commissioners Gary Porras and Chad North abstained.)

15. Planning Report.

16. Legal Report.



**CITY PLAN COMMISSION HEARING
ADDITION TO THE AGENDA**

**MINUTES
FEBRUARY 10, 2005**

1. **SV05001:** Street Vacation – Being a portion of Keltner Avenue out of Logan Heights Addition. (District 2)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the applicant is proposing to vacate a 20-foot portion of width of Keltner Avenue. This portion of right-of-way has been used as customer parking for Sorrento Italian Restaurant for the past 50 years. During this entire time, the owners have improved and maintained the right of way used as a parking lot. In the event the owner is granted the vacation, the owner is proposing to construct a five-foot sidewalk adjacent to the curb. The Engineering Department and the Street Department are recommending denial of this vacation. A City project by the name of Keltner Avenue Parkway Improvements is under the bidding process, which includes the area in question. The bidding process has already begun and there are two alternatives that have been proposed by the City in lieu of the base bid plan for this property. Both alternatives show and require a seven-foot sidewalk. The Development Coordinating Committee recommended approval with Engineering and Street Department in opposition. The approval was for a fifteen-foot vacation ROW instead of a twenty-foot vacation. A five-foot sidewalk will be constructed by the applicant abutting the curb. A two-foot high rock wall will be constructed between the sidewalk and the proposed vacation, which will be used as a parking lot. The two-foot rock wall will be built on the vacated portion and not on the sidewalk row.

Rick Conner, City Engineering Department, noted that they would prefer that this request be done as a lease instead of the vacation.

Bert, Representative, agreed with staff recommendations. Mr. Noted that the owners just became aware that the parking lot that they have been using for all these years was actually part of the right of way for Keltner.

ACTION: Motion made by John Neal to move item #1 addition to the agenda, to the front of the agenda, seconded by Dick Vorba and unanimously carried (7-0). (Commissioner Gus Haddad abstained.)

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (7-0).

ACTION: Motion was amended by Ray Mancera that the applicant will not be required to build a five-foot sidewalk, seconded by Roman Bustillos and unanimously carried (6-1). (Commissioner Dick Vorba opposed the motion.)

ACTION: Motion was amended by Roman Bustillos to include car stops, seconded by Gary Porras and unanimously carried (7-0).

ACTION: Motion was amended by Roman Bustillos to delete the rock wall, seconded by Miguel Teran and unanimously carried (7-0).

ACTION: Motion made by Gary Porras to approve, subject to staff comments, subject to fifteen feet being vacated, the applicant will not be required to build a sidewalk, there will be no rock wall, there will be car stops constructed, seconded by Dick Vorba and unanimously carried (7-0). (Commissioner Gus Haddad abstained and left the room.)

The City Plan Commission Hearing adjourned at 3:15 p.m.

Rudy Valdez, Executive Secretary

OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON FEBRUARY 10, 2005

, CHAIR
