



## CITY PLAN COMMISSION HEARING MINUTES

*February 24, 2005*

### **MEMBERS PRESENT:**

Miguel Teran  
Dick Vorba  
John Neal  
Gus Haddad  
Ray Mancera  
Chad North

### **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 1:42 p.m. Council Chambers, 2<sup>nd</sup> 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 Dick Vorba and unanimously carried (5-0).

### **DISCUSSION AND ACTION:**

#### ***PUBLIC HEARING***

#### **Rezoning Applications:**

- ZON05-00004:** A portion of Lot 1, Block 146A, Vista Del Sol Unit 52  
**LOCATION:** 11160 Montwood Drive  
**REQUEST:** From: R-3 (Residential); To: C-1 (Commercial)  
**PROPOSED USE:** Retail Commercial Development  
**OWNER/APPLICANT:** Desert View United Church of Christ / Same  
**REPRESENTATIVE:** Esteban Sansores  
**DISTRICT:** # 7

**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 C-1 (Commercial) in order to permit retail commercial development. The property is 1.48 acres in size and is currently vacant. Access is proposed via Montwood Drive with sixty-three parking spaces provided. There are no zoning conditions currently imposed on this property. The Planning Department received one letter in opposition to this request.

Esteban Sansores, Representative, agreed with staff recommendations.

No opposition was presented.

**ACTION:** Motion made by Dick Vorba to approve, subject to staff comments, seconded by Miguel Teran and unanimously carried (4-0). (Commissioner Gus Haddad left the room.)

2. **ZON04-00138:** A portion of Lots 1 - 3 and all of Lots 4 - 7, Bonnie Anne Place  
 LOCATION: West of North Loop Drive and North of Craig Lane  
 REQUEST: From: A-O (Apartment/Office), R-4 (Residential); To: A-2 (Apartment)  
 PROPOSED USE: Apartments  
 OWNER/APPLICANT: Jorge Valenzuela / Same  
 REPRESENTATIVE: Luis De La Cruz  
 DISTRICT: # 7

**ACTION:** Motion made by John Neal to delete item, seconded by Dick Vorba and unanimously carried (5-0).

**Special Permit Applications:**

3. **ZON05-00001:** Parcel 1 – East El Paso 23-24  
 Parcel 2 – Lots 17 and 18, Block 7 and the east 20 feet of Lot 13, All of Lot 14, plus the south 88 feet of Lots 15 and 16, Block 10, East El Paso Addition  
 REQUEST: Off-site, off-street parking  
 LOCATION: Parcel 1 - 3600, 3604, 3606 Alameda  
 Parcel 2 - 3530 & 3536 Pera Street  
 ZONE: Parcel 1 - C-4 (Commercial); Parcel 2 - A-3 (Apartment)  
 PROPOSED USE: Parcel 1 - Store; Parcel 2 - Off- site, off-street parking  
 OWNER/APPLICANT: Francisco and Pedro Gonzalez / Francisco Gonzalez  
 REPRESENTATIVE: Armando Garcia  
 DISTRICT: # 8

**ACTION:** Motion made by John Neal to postpone for two weeks (03/10/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

**Detailed Site Development Plan Application:**

4. **ZON04-00152:** Portion of Tract 3, Block 3, Picnic Grove Subdivision  
 LOCATION: 9725 Alameda Avenue  
 REQUEST: Zoning Condition Requirement  
 ZONE: C-4/sc (Commercial/special contract)  
 PROPOSED USE: Dance Hall  
 OWNER/APPLICANT: Arturo Martinez / same  
 REPRESENTATIVE: Same  
 DISTRICT: # 6

**ACTION:** Motion made by Dick Vorba to postpone for two weeks (03/10/05); upon applicant's request, seconded by Miguel Teran and unanimously carried (5-0).

**Extension Request to Complete Subdivision Improvements:**

5. **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)

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

SUMMARY: James Shelton, Planning Department, noted that the subdivision was recorded on January 24, 2002. The time to complete the required improvements expired on January 24, 2004. The developer was granted a one-year extension to finalize the required improvements, and it expired on January 24, 2005. The developer is requesting a second two-year extension. The reason for the delay is due to re-vegetation timeframe constraints in planting at the proper seasonal time and also the extensive time to develop the roadway on difficult terrain. There have also been delays in working with the utility companies, including EPWU/PSB. Phase I is complete. The pump station, utilities and some utility roadways for Phase II and III are approximately 65%. The balance of the work for Phase II and III is continuing with an estimated completion time frame of 24 months. Pinnacle Subdivision, Replat "A" and Pinnacle Subdivision, Replat "B" were approved by the City Plan Commission on January 13, 2005 on a combination basis; which are Phase II and Phase III which will be recorded within the next 30 days. The Development Coordinating Committee recommended approval of a six-month extension. The extension if approved for six-months shall be valid until July 24, 2005.

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 (5-0).

**Extension Request to Submit Recording Maps:**

6. **SUB04-00062:** Painted Dunes Unit 3 – Extension request to submit recording maps; Combination; Portion of Tract 1A Section 31, Block 80, Township 1, Texas and Pacific Railroad Survey, City of El Paso, El Paso County, Texas. (District 4)

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

SUMMARY: James Shelton, Planning Department, noted that the applicant is requesting a 90-day extension to submit the recording maps for the subdivision. The City Plan Commission approved the subdivision on August 19, 2004. A change in zoning from R-F (Ranch and Farm) to R-3A (Residential) was approved by the City Council on December 20, 2004. The approval delayed the developer from submitting these improvement plans to the Engineering Department. The Development Coordinating Committee recommended approval of a sixty-day extension.

Fermin Dorado Jr., Representative, agreed with staff recommendations.

**ACTION:** Motion made by Ray Mancera to approve a 90-day extension, subject to staff comments, seconded by John Neal and unanimously carried (5-0).

**Street Vacation:**

7. **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 (03/10/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

**Street Dedication:**

8. **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 (03/10/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

**SUBDIVISION MAP APPROVAL**

**Subdivision Applications:**

9. **SUB05-00011:** Horizon Hills Replat F – Resubdivision Combination; A Portion of Lot 4, Block 8, Horizon Hills, El Paso County, Texas. (East ETJ)

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

SUMMARY: James Fisk, Planning Department, noted that the developer is proposing a development containing eight commercial lots on 4.492 acres. Primary access to the subdivision will be from Horizon Blvd. The minimum lot size is 19,500 square feet. Mr. Fisk requested that item #8, under Engineering Department Comments, be deleted.

Rudy Valdez, Planning Department, requested that item #9, under Engineering Department Comments, be coordinated.

Rogelio Contreras, Representative, agreed with staff recommendations.

**ACTION:** Motion made by John Neal to approve, subject to staff comments, seconded by Dick Vorba and unanimously carried (5-0).

**ACTION:** Motion made by Dick Vorba to reconsider item #9, seconded by John Neal and unanimously carried (5-0).

**ACTION:** Motion made by John Neal to approve with the deletion of item #8 and coordinate item #9, seconded by Dick Vorba and unanimously carried (5-0).

10. **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)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a commercial development containing one commercial lot. Primary access to the subdivision will be from Kappa Road via Doniphan Drive. The Engineering Department noted that the subdivision would be subject to on-site ponding of storm runoff. The Engineering Traffic Division noted that improvements on Kappa Road are to be approved by the City Engineer if the road is intended to carry tractor-trailer traffic.

The Representative was not present.

**ACTION:** Motion made by John Neal to approve, subject to staff comments, seconded by Ray Mancera and unanimously carried (5-0).

11. **SUB04-00077:** Tierra Del Este #33 – Final; 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 development containing 75 single-family lots. Primary access will be from Edgemere Drive and Rich Beem Boulevard. The smallest size lot will be 6,878 square feet. The developer will be required to pay \$22,500 in park fees to satisfy the parkland requirement. The subdivision is a portion of the 1940.409 parcel of property that was annexed by the City of El Paso on November 9, 1999. The City Plan Commission granted the developer a modification on December 2, 2004, allowing for a change in the cross-section of the proposed divided residential street to allow for five-foot sidewalks with 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 and the Engineering Department has agreed to the modification. The Planning Department recommended that the City Plan Commission find that the modification meets criteria #3 of the Subdivision Ordinance.

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 (5-0).

**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 (03/10/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

13. An Ordinance amending Title 20 (Zoning) of the El Paso Municipal Code, by amending Section 20.04.520 (Administrative Provision; Notice-Method) to require that required signage be comprised of plywood or metal material. The penalty is as provided in Chapter 20.68 of the El Paso Municipal Code.

Fred Lopez, Planning Department, briefly reviewed an Ordinance amending Title 20 (Zoning) of the El Paso Municipal Code, by amending Section 20.04.520 (Administrative Provision; Notice-Method) to require that required signage be comprised of plywood or metal material. The penalty is as provided in Chapter 20.68 of the El Paso Municipal Code. Mr. Lopez noted that a portion of the ordinance will now read as follows: required signage shall be made of plywood, metal material, or other material as approved by the director of Planning. Such signage shall be properly anchored to one of the following: to the ground with at least two posts, a building, a fence or a wall. The top of the text portion of such signage shall be a minimum of five feet above ground.

**ACTION:** Motion made by Ray Mancera to approve, seconded by John Neal and unanimously carried (4-0). (Commissioner Miguel Teran left the room.)

14. An Ordinance amending Title 19 (Subdivisions) of the El Paso Municipal Code by amending Chapter 19.16 (Improvement Standards and Design Principles) Section 19.16.050 (Stormwater Design) subsection 19.16.050.h (Preservation of Natural Arroyos) to require that the City Plan Commission determine whether to approve a modification of conditions to allow improvements on natural drainage courses known as arroyos. The penalty is as provided in section 19.04.190 of the Code.

**ACTION:** Motion made by John Neal to move item #14 to the front of the agenda, seconded by Dick Vorba and unanimously carried (5-0).

Susan Austin, City Representative, noted that she has proposed and it has been introduced to City Council an amendment to the provision of the Subdivision Ordinance; which will be heard this coming Tuesday and it is set for public hearing. Representative Austin explained that she is proposing to amend Section 19.16.050H.

Representative Austin noted that Section H as it exists today, provides as follows: *Preservation of Natural Arroyos. Arroyos shall be preserved in their natural state, except that in improvements or modifications may be made in accordance with designs approved by the deputy director of building services when such improvements or modifications are necessary to protect the public health, safety or welfare.*

Representative Austin is proposing for Section H to read as follows: *Preservation of Natural Arroyos. Arroyos shall be preserved in the natural state, except that a modification of such requirement may be granted by the city plan commission provided such modification both meets the requirements of 19.04.170 and is necessary to protect the public health, safety or welfare. If a modification is authorized to allow improvements, the design for such improvements shall be incorporated into the subdivision improvement plans and approved by the Deputy Director for Building Services. For purposes of this subsection only, an "arroyo" shall mean an existing natural watercourse or other natural drainage system within the subdivision that conveys a one hundred year event flow.*

Representative Austin explained the differences between the old ordinance and the proposed ordinance.

City Plan Commissioners, City Engineering Director and City Representative Austin discussed in length the proposed arroyo amendment.

Charlie Wakeem, President of the Neighborhood Association, noted that the association discussed in length the proposed ordinance and the general consensus of the neighborhood association is to approve this ordinance.

Commissioner Gus Haddad proposed that perhaps the language should be changed to the following: instead of using "existing natural watercourse or other natural drainage system", the language could be changed to "existing natural water conveyance channel".

**ACTION:** Motion made by John Neal to approve, with the modification of using existing natural water conveyance channel, seconded by Dick Vorba and unanimously carried (5-0).

15. An Ordinance incorporating the El Paso Water Utilities Public Service Board Westside Master Plan as a specific study area plan into the City's Comprehensive Plan, the Plan for El Paso, and which plan shall amend the Plan for El Paso and the Year 2025 General Land Use Map incorporated therein.

**ACTION:** Motion made by John Neal to postpone for two weeks (03/10/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

16. An Ordinance [amending](#) the 2025 Proposed Thoroughfare System as detailed in the Map Atlas of the Plan for El Paso and its related documents [as originally approved](#) by the El Paso City Council [in 1999](#), [and as subsequently amended](#).

**ACTION:** Motion made by John Neal to postpone for two weeks (03/10/05); upon applicant's request, seconded by Dick Vorba and unanimously carried (5-0).

17. Discussion and action on parkland dedication policy issues as being recommended by the Parks and Recreation Department.

**ACTION:** Motion made by John Neal to move item #17 to the front of the agenda, seconded by Dick Vorba and unanimously carried (5-0).

Dr. Norman Merrifield, Parks & Recreation Director, explained the February 16, 2005 letter that was sent to the commissioners. Mr. Merrifield noted that the primary purpose of that letter was to inform the chair and commissioners about a process that the Parks and Recreation Department is about to engage in; and that is to retain one of the top park and recreation consulting firms to come in to El Paso and provide them with a professional parks and recreation and open space master plan. Dr. Merrifield feels that this would be a critically important time for the department and the plan itself would allow components in the entire system to be studied inside and out. The plan would include components such as: organization development, comprehensive review of all of the programs, recreation programs, as well as a facility evaluation, most importantly possibly is the land management practices for the city and the Parks and Recreation Department. Dr. Merrifield noted that they would like to look at this comprehensive planning process as a road map. It is developed not simply through the Parks Department but through the entire community with the city plan commission being involved, to a great extent as well as the advisory council and neighborhoods. It is a community plan. It is important to note that this would be one of the first professional park and recreation plans in the El Paso community in many years. Subdivision Section 19.12.12.050 requires the park director affirmative recommendations prior to approving park sites for land which is less than one acre. Dr. Merrifield is requesting that the commission consider, until the master plan is complete, amending the current land dedication section on an interment basis to require affirmative approval from the park and recreation director for the acceptance of parks less than two acres in size as opposed to the current one acre.

**ACTION:** Motion made by John Neal to direct staff to prepare an ordinance to amend the parkland dedication ordinance, seconded by Dick Vorba and unanimously carried (5-0).

18. Approval of CPC Minutes: February 10, 2005

Commissioner Gus Haddad made an amendment to the minutes to reflect that on page 7, last item, to read: "Commissioner Gus Haddad abstained and left the room".

**ACTION:** Motion made by John Neal to approve, seconded by Dick Vorba and unanimously carried (5-0).

19. Planning Report.
20. Legal Report.

The City Plan Commission Hearing adjourned at 3:20 p.m.

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Rudy Valdez, Executive Secretary

**OFFICIAL MINUTES AND RECORD OF ACTION**

**TAKEN BY THE EL PASO CITY PLAN COMMISSION ON FEBRUARY 24, 2005**

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