



CITY PLAN COMMISSION HEARING MINUTES

June 3, 2004

MEMBERS PRESENT:

Gary Porras
Dick Vorba
John Neal
Elma Carreto
Chad North
Oscar Venegas
Ray Mancera

OTHERS PRESENT:

Rudy Valdez, PRDD
George Sarmiento, PRDD
Fred Lopez, PRDD
Kimberly Forsyth, PRDD
James Shelton, PRDD
Jorge Rousselin, PRDD
Matt Watson, City Attorney's Office
Sandra Hernandez, Recording Secretary

The City Plan Commission meeting was called to order by Elma Carreto at 1:33 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 Gary Porras to accept changes to the agenda, seconded by John Neal and unanimously carried (6-0).

DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL

Subdivision Application:

1. **SUB04-00024:** Valle Sereno – Preliminary; Being all of Tracts 2D and 2D3, Block 9, Ysleta Grant, City of El Paso, El Paso County, Texas. (District 7)

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

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing 9 single-family residential lots. The subdivision is located south of North Loop Road and East of Pendale Road. The developer will be required to pay \$2,700 to satisfy the parkland requirements for this development.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0).

2. **SUB04-00028:** Franklin Hills # 7 – Preliminary; Being a Portion of H.G. Foster No. 262, 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 162 single-family lots for the subdivision, and the developer will be receiving .81 acres in park credits.

Bashar Abugalyon, Engineering Department, noted that for item #6, under Engineering Department Comments, he would like to the word changed from “drainage right of way” to “drainage easement”.

Robert Gonzalez, Representative, agreed with staff recommendations.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by Gary Porras and unanimously carried (5-0). (Commissioner Chad North abstained.)

3. **SUB04-00030:** Alta Valle Del Sol Estates Replat “A”– Resubdivision Combination; Lots 1-6, Block 1, Lots 1-15, Block 3, and a portion of Viale Lungo Avenue, Alta Valle Del Sol Estates Resubdivision. (District 1)

ACTION: Motion made by Gary Porras to postpone for two weeks (06/17/04); upon applicant’s request, seconded by John Neal and unanimously carried (6-0).

4. **SUB04-00032:** River Park West Unit 2 Replat – Resubdivision Combination; Being Lot 12, Block 12, Lot 1, Block 13 and James Cooper Place, River Park West Unit Two, City of El Paso, Texas. (District 1)

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

SUMMARY: James Shelton, Planning Department, noted that this is a replat of the original subdivision containing 223 single-family residential lots and 1 parksite. The developer has redesigned the plat to eliminate a street and add one residential lot.

Jorge Azcarate, Representative, agreed with staff recommendations.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by Ray Mancera and unanimously carried (6-0).

5. **SUB04-00033:** Eastlake Estates Unit 1 – Preliminary; Being a portion of W.J. of Rand Survey No. 315-1/2. East ETJ

ACTION: Motion made by Gary Porras to postpone for two weeks (06/17/04); upon applicant’s request, seconded by John Neal and unanimously carried (6-0).

6. **SUB04-00034:** Eastlake Estates Unit 2 – Preliminary; Being a portion of W.J. of Rand Survey No. 315-1/2. East ETJ

ACTION: Motion made by Gary Porras to postpone for two weeks (06/17/04); upon applicant’s request, seconded by John Neal and unanimously carried (6-0).

7. **SUB04-00035:** Eastlake Estates Unit 3 – Preliminary; Being a portion of W.J. of Rand Survey No. 315-1/2. East ETJ

ACTION: Motion made by Gary Porras to postpone for two weeks (06/17/04); upon applicant’s request, seconded by John Neal and unanimously carried (6-0).

PUBLIC HEARING

Easement Vacation:

8. **EV04002:** Easement Vacation – Being a portion of Lots 13A and 13B, Country Club Place. (District 8)

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

SUMMARY: James Shelton, Planning Department, noted that the applicant is requesting the vacation of the easement, which runs underneath a building located on subject lot.

Conrad Conde, 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 (6-0).

Street Vacation:

9. **SV04007:** Street Vacation – A 6.5' wide Tract of Olsen Place as it Abut the Westerly Side of Lot 1, Block 2, of the Replat of Remcon Addition. (District 2)

ACTION: Motion made by Gary Porras to postpone for two weeks (06/17/04); upon applicant's request, seconded by John Neal and unanimously carried (6-0).

Extension Request to Complete Subdivision Improvements:

10. **SD97010:** Cumbre Estates Unit 1 –Extension Request to Complete Subdivision Improvements; Being an amended Subdivision of all of Cumbre Estates Unit 1, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by Gary Porras to postpone for two weeks (06/17/04); upon applicant's request, seconded by John Neal and unanimously carried (6-0).

Special Permit Applications:

11. **ZON04-00064:** Lots 1 - 4, Block 76C, Logan Heights
REQUEST: Infill development
LOCATION: Flory and Stevens
ZONE: R-4 (Residential)
PROPOSED USE: Single-family residential on reduced lots
OWNER/APPLICANT: Windridge Properties / Lisa McFarlin
REPRESENTATIVE: Same
DISTRICT: #2

ACTION: Motion made by Gary Porras to postpone for two weeks (06/17/04); upon applicant's request, seconded by John Neal and unanimously carried (6-0).

12. **ZON04-00065:** Tract 4 and Tract 5A, Block 9, Upper Valley Surveys
REQUEST: Planned residential development
LOCATION: Westside Drive North of Gomez Road
ZONE: R-2 (Residential)
PROPOSED USE: single-family residential development
OWNER/APPLICANT: Sam Philips, Sal Massoud, Jorge Herrera, Victor Herrera / Same
REPRESENTATIVE: Del Rio Engineering, Inc.
DISTRICT: # 1

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

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting a special permit to allow for a planned residential development and the request is for the following:

- Reduction in minimum lot depth (110 ft. required, 106 ft. proposed by applicant)
- Reduction in minimum front yard setback (30 ft. required, 20 ft. proposed by applicant)
- Reduction in minimum rear yard setback (30 ft. required, 20 ft. proposed by applicant)
- Reduction in minimum side yard setback (10 ft. required, 5 ft. proposed by applicant)
- Reduction in minimum side yard abutting a side street setback (15 ft. required, 10 ft. proposed by applicant)

The proposed site plan shows fifty-nine (59) single-family residential lots to be located on the site with access is proposed via Westside Drive. 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.

Sal Massoud, Representative, agreed with staff recommendations. Mr. Massoud explained in detail why the special permit request is needed. Mr. Massoud noted that most of the builders that he has spoken to cannot build their houses on the lot therefore a special permit request is needed. Mr. Massoud noted that he is trying to build a good home and trying to make a nice community.

Alyssa Jorgenson asked the commission to decline the application with the exception of the reduced lot depth from 110 feet to 106 feet for lots 1-13.

ACTION: Motion made by Gary Porras to approve the reduction in the minimum lot depth for lots 1-13 only, subject to staff comments, seconded by John Neal and unanimously carried (6-0).

Rezoning Application:

13. **ZON04-00038:** A portion of Tracts 9B, 9C, 9K and 9L, Block 17, and a portion of Tract 17, Block 19, Ysleta Grant
LOCATION: 7588 North Loop Drive
REQUEST: From: C-1/sc (Commercial/special contract);
To: C-3/sc (Commercial/special contract)
PROPOSED USE: Self-storage warehouse
OWNER/APPLICANT: Ernest Coca / U-Storage
REPRESENTATIVE: Calderon Engineering
DISTRICT: # 3

ACTION: Motion made by Gary Porras to postpone for two weeks (06/17/04); upon applicant's request, seconded by John Neal and unanimously carried (6-0).

14. **ZON04-00055:** Parcel 1: A portion of Lot 3 and all of Lot 4, Block 3, Canutillo Industrial Park
Parcel 2: A portion of Lots 4 and 5, Block 9, Canutillo Industrial Park
Parcel 3: A portion of Lot 3, Block 9, Canutillo Industrial Park
LOCATION: Desert Boulevard South at Los Mochis Drive
REQUEST: Parcel 1 - From: R-3 (Residential); To: C-4 (Commercial)
Parcel 2 - From: R-3 (Residential); To: C-4 (Commercial)
Parcel 3 - From: R-3 (Residential); To: C-4 (Commercial)
PROPOSED USE: Retail commercial development and offices
OWNER/APPLICANT: Chanate Partners, Ltd. / Same
REPRESENTATIVE: Quantam Engineering Consultants, Inc.
DISTRICT: # 1

ACTION: Motion made by Gary Porras to delete; upon applicant's request, seconded by John Neal and unanimously carried (6-0).

15. **ZON04-00058:** Lots 23 and 24 and a portion of Lot 25, East El Paso Addition
LOCATION: 3230 Montana Avenue
REQUEST: From: R-5 (Residential); To: S-D (Special Development)
PROPOSED USE: Offices
OWNER/APPLICANT: Ricardo Romero / Same
REPRESENTATIVE: Luis De La Cruz
DISTRICT: # 8

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-5 (Residential) to S-D (Special Development) in order to permit offices. Access is proposed off of Montana Avenue and Cebada Street. There are not zoning conditions currently imposed on this property. The Development Coordinating Committee recommends denial of the request and instead recommends approval of A-O (Apartment/Office). The only issue with this is that the applicant will need to apply for a special exception from the Zoning Board of Adjustment in order to permit encroachment of the structure into the front yard setback.

Luis De La Cruz, Representative, agreed with staff recommendations. Mr. De La Cruz pointed out that he would prefer S-D (Special Development) since Montana already has S-D, C-1 and some other types of mixed use.

Alberto Rivas, Five Points Neighborhood Association, stated that they are opposed to S-D because there are unwanted uses of S-D should the business fail. They are in agreement only with A-O.

ACTION: Motion made by Ray Mancera to approve, subject to staff comments, seconded by Gary Porras and unanimously carried (6-0).

16. **ZON04-00060:** Tract 12 B, Block 14, Ysleta Grant
LOCATION: 308 Lomaland
REQUEST: From: R-5 (Residential); To: C-1 (Commercial)
PROPOSED USE: Commercial
OWNER/APPLICANT: Carlos and Ignacia Dominguez / Same
REPRESENTATIVE: Adrian Hernandez
DISTRICT: # 7

ACTION: Motion made by Gary Porras to postpone for two weeks (06/17/04); upon applicant's request, seconded by John Neal and unanimously carried (6-0).

17. **ZON04-00062:** A portion of Tract 1A, Block 80, Section 39, Township 2, Texas and Pacific Railway Company Surveys
LOCATION: Montana Avenue East of Limerick Road
REQUEST: Parcel 1 - From: R-3 (Residential); To: C-4 (Commercial)
Parcel 2 - From: R-3 (Residential); To: C-2 (Commercial)
PROPOSED USE: Parcel 1: repair and service of light and heavy trucks and automobiles
Parcel 2: self-storage warehouse
OWNER/APPLICANT: Abdolkarim Saadatkah / Same
REPRESENTATIVE: Conde, Inc.
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 R-3 (Residential) to C-4 (Commercial for Parcel 1 in order to permit repair and service of light and heavy trucks and automobiles. The applicant is also requesting to rezone property from R-3 (Residential) to C-2 (Commercial) in order to permit self-storage warehousing. The Planning Department has received three letters in opposition to this request. The Development Coordinating Committee recommends approval of rezoning parcel 1 to C-4 with conditions and approval of C-2 for parcel 2 with conditions.

Condition for parcel 1: Prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved per the El Paso Municipal Code

Condition for parcel 2: Prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved by the City Plan Commission,

Condition for parcel 2: A ten-foot wide landscape buffer to include, but not limited to, evergreen trees placed at 15 feet on center shall be required along the property line where abutting residential or apartment zoning districts. This additional landscaping would be required prior to the issuance of any building permits.

Conrad Conde, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by Ray Mancera and unanimously carried (6-0).

18. **ZON04-00063:** Tracts 11A, 11B and 12, Block 80, Section 36, Township 2, Texas and Pacific Railway Company Surveys
LOCATION: Montana Avenue West of George Dieter Drive
REQUEST: Parcel 1 - From: R-F (Ranch and Farm), C-1/sc (Commercial/special contract), C-3/sc (Commercial/special contract); To: C-4 (Commercial), C-4/sc (Commercial/special contract)
Parcel 2 - From: R-F (Ranch and Farm); To: C-1 (Commercial)
PROPOSED USE: Parcel 1: repair and service of light and heavy trucks and automobiles
Parcel 2: retail commercial development
OWNER/APPLICANT: Abdolkarim Saadatkah / Same
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 5

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

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is requesting to rezone parcel 1 from R-F (Ranch and Farm), C-1/sc (Commercial/special contract), and C-3/sc (Commercial/special contract) to C-4 (Commercial) and C-4/sc (Commercial/special contract) in order to permit repair and service of light and heavy duty trucks and automobiles. The applicant is also requesting to rezone parcel 2 from R-F (Ranch and Farm) to C-1 (Commercial) in order to permit retail commercial development. The Planning Department has received one letter in opposition to this request. The

Development Coordinating Committee recommends approval of rezoning from R-F (Ranch and Farm), C-1/sc (Commercial/special contract), and C-3/sc (Commercial/special contract) to C-4/sc/c (Commercial/special contract/conditions) and C-4/c (Commercial/conditions) for a portion of Parcel 1 and C-3/sc/c (Commercial/special contract/conditions) for a portion of Parcel 1, and approval of rezoning from R-F (Ranch and Farm) to C-1 (Commercial) for Parcel 2, with the following conditions:

- For Parcel 1: Prior to the issuance of any building permits, a detailed site plan shall be reviewed and approved per the El Paso Municipal Code.

Conrad Conde, 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 (6-0).

Other Business:

19. Discussion and action regarding a proposed amendment to the City's Major Thoroughfare Plan for the Gomez Road/Redd Road extension and designation.

George Sarmiento, Planning Department, gave a brief presentation regarding the proposed amendment to the City's Major Thoroughfare Plan for the Gomez Road/Redd Road extension and designation. Mr. Sarmiento noted that the Major Thoroughfare Plan is part of the Plan for El Paso and the history of it goes back to 1925. The major thoroughfare plan really outlines the arterials that compliment what the projected land use, general land use map, is for the City of El Paso. Mr. Sarmiento gave a brief history on the long range plans. Mr. Sarmiento noted that the Development Coordinating Committee recommends to retail the project, but to delete the portion west of Westside, downgrade from major arterial to collector arterial between Westside and Upper Valley and downgrade from major arterial to minor arterial between Upper Valley and Redd Road.

Ricardo Dominguez, MPO, also gave a brief presentation on the issue. Mr. Dominguez noted that they are a regional agency and the board that they respond to is made up of all of the Mayors in El Paso County, including Sunland Park, three additional city representatives, deputy CAO, state senators, state representatives, director of Sun Metro, director of the Airport, directors of the New Mexico Department of Transportation, and director of the Texas Department of Transportation. They are the decision making body.

Ms. Alyssa Jorgenson and Mary Francis Keisling, Save the Valley, addressed the commission of their opposition to this. Their concern is that once the road is built, the neighborhood is forever changed. There will be homes and farms that are lost. They don't believe that the citizens of El Paso would be getting sufficient benefit for the 12 million dollars that would be spent on this bridge. They requested that the commission remove the extension from the plan.

ACTION: Motion made by Gary Porras to remove the Gomez/Redd Rd. extension from the Master Plan, the bridge, and the expansion, seconded by John Neal and unanimously carried (5-0). (Commissioner Chad North abstained)

20. Approval of CPC Minutes: May 6, 2004

ACTION: Motion made by Ray Mancera to approve, seconded by Gary Porras and unanimously carried (6-0).

21. Planning Report.

22. Legal Report.

Executive Session was not needed.

The City Plan Commission Hearing adjourned at 3:35 p.m.

Rudy Valdez, Executive Secretary

OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON JUNE 3, 2004

_____, CHAIR

_____, DATE