



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
FEBRUARY 21, 2013
1:30 P.M.**

MINUTES

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

The meeting was called to order at 1:30 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner De La Cruz
Commissioner Wright
Commissioner Brandrup
Commissioner Nance
Commissioner Ardivino

COMMISSIONERS ABSENT:

Commissioner Borden
Commissioner Amoriello
Commissioner Schauer
Commissioner Reveles

AGENDA

Commissioner Brandrup read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE** the agenda as amended.

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

There were no items under the Consent agenda.

.....

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

1. **PZRZ12-00025:** All of Lot 2, Block 1, Keystone Business Park Replat "A", City of El Paso, El Paso County, Texas
Location: 4529 Osborne Drive
Existing Zoning: P-I/sc (Planned Industrial/special contract)
Existing Use: Vacant
Request: From P-I/sc (Planned Industrial/special contract) to C-4/sc (Commercial/special contract)
Proposed Use: Commercial, Office, and Warehouse
Property Owner: Luis R. De Stefano
Representative: Chris Cummings
District: 8
Staff Contact: Andrew Salloum, (915) 541-4633,
salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE PZRZ12-00025 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 7, 2013.**

Motion passed.

.....

2. **PZRZ12-00037:** A portion of Lot 1, Sunnyfields, City of El Paso, El Paso County, Texas
Location: 7704 Alameda Avenue
Existing Zoning: R-4 (Residential)
Existing Use: Automobile Repair Garage
Request: From R-4 (Residential) to C-3 (Commercial)
Proposed Use: Automobile Repair Garage
Property Owner: Roberto Pacheco
Representative: Rey Engineering, Inc.
District: 7
Staff Contact: Andrew Salloum, (915) 541-4633,
salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that the applicant was not present at the meeting but was aware that his item was being presented today.

1ST MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Ardivino, and unanimously carried to **MOVE PZRZ12-00037 TO THE END OF THE AGENDA TO ALLOW THE APPLICANT TO BE PRESENT.**

Motion passed.

Andrew Salloum, Planner, noted that staff received a petition with 32 signatures in opposition to this request. Staff is recommending denial of the rezoning request from R-4 (Residential) to C-3 (Commercial) and instead recommends rezoning to C-2 (Commercial) as this supports the Plan El Paso future land use designation.

Enrique Rey with Rey Engineering 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 Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZRZ12-00037 WITH A C-3 ZONE WITH THE CONDITION THAT NO AUTOMOBILE SALES BE PERMITTED.**

Motion passed.

.....

- 3. **PZRZ12-00043:** A portion of Lot 1, Wells Park Addition, and a Portion of Tract 20-A, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
 - Location: South of Montana and West of Joe Battle
 - Zoning: R-3 (Residential)
 - Request: C-1 (Commercial)
 - Existing Use: Vacant
 - Proposed Use: Financial Institution
 - Property Owners: Trevino Lock and Key Shop and John G. Switzer/Linda Y Mohr and Robert J Melton/Carol Witz Robertson
 - Representative: Conde, Inc.
 - District: 5
 - Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@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 Commission De La Cruz, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE PZRZ12-00043.**

Motion passed.

.....

- 4. **PZRZ12-00045:** Lots 9-10, Block 2, Sahara Subdivision, City of El Paso, El Paso County, Texas
 - Location: 9934 Dyer Street
 - Existing Zoning: R-4 (Residential)
 - Existing Use: Vacant
 - Request: From R-4 (Residential) to C-2 (Commercial)
 - Proposed Use: Retail
 - Property Owners: Sang and Mario Ornelas
 - Representatives: Sang and Mario Ornelas
 - District: 4
 - Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Sang Ornelas concurred with staff’s comments and noted that she is the owner of both properties and is requesting the rezoning so that she can remove the rock wall.

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 Ardivino, and unanimously carried to **APPROVE PZRZ12-00045 WITH THE CONDITION THAT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A DETAILED SITE DEVELOPMENT PLAN BE REVIEWED AND APPROVED.**

Motion passed.

.....
PUBLIC HEARING Special Permit Applications:

- 5. **PZST12-00023:** Lot 19 and a portion of Lot 17, Block 138, Chaparral Park Unit 30, City of El Paso, El Paso County, Texas
 - Location: 6520 Loma De Cristo Drive
 - Zoning: P-R 1 (Planned Residential I)
 - Existing Use: Church and mounted pole PWSF
 - Request: Personal Wireless Service Facility (PWSF)
 - Proposed Use: Facility-mounted PWSF
 - Property Owner: Ascension Lutheran Church, c/o Elliot Werner, Head Trustee
 - Representative: David Prejean
 - District: 1
 - Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

David Prejean representing AT&T Wireless, addressed concerns from some of the surrounding property owners and answered questions from the Commission.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

- Sharon Bonart expressed concern that her property value would depreciate if this roof-mounted personal wireless service facility is approved.

Elliott Werner, Head Trustee for the Ascension Lutheran Church, noted that according to the site drawing that has already been approved, that encasing area for the equipment will be built higher than the windows so from Westwind you will not be able to see the equipment stuff.

1ST MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZST12-00023.**

Motion passed.

AMENDED MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZST12-00023 WITH THE CONDITION THAT WIRING AND EQUIPMENT BE PUT IN A MOST INCONSPICUOUS WAY POSSIBLE ADJACENT TO THE BUILDING, SO THAT IT WON'T STIR UP THE EXISTING TORRAINE.**

Motion passed.

- 6. **PZST12-00025:** Lots 11 to 13, Block 273, Campbell Addition, City of El Paso, El Paso County, Texas
 - Location: 1020 N. Campbell Street
 - Zoning: A-2 (Apartment)
 - Existing Use: Transitional Housing Homeless Shelter

Request: Special Permit for Transitional Housing Homeless Shelter
 Proposed Use: Transitional Housing Homeless Shelter
 Property Owner: La Posada Home, Inc.
 Representative: Monica Martinez
 District: 8
 Staff Contact: Andrew Salloum, (915) 541-4633,
salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that there is a revised staff report for this item and noted that staff received five phone calls in opposition to the special permit request. Opposition was based on general transitional housing homeless shelter as opposed to just existing homeless shelter specifically for women and children. A petition with 28 signatures opposing this request was distributed to the Commission.

Monica Martinez, Executive Director for La Posada Home, Inc., noted that neighbors in the surrounding properties are afraid that if La Posada Homes moves to another location the special permit will change and allow other types of homeless shelters to move in.

Staff will research this provision on the code to see whether the special permit moves with the applicant or whether it can stay with the property.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

Javier Cortez noted that he wants the special permit to remain as a homeless shelter specifically for women and children and expressed concerns that this shelter be turned into a parole shelter, a halfway house for adults and juveniles or other types of shelters for homeless.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE PZST12-00025.**

Motion passed.

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

- 7. **SUSU13-00004:** Mission Ridge Unit 8 – A Portion Of W.J. Rand, Survey No. 315 ½ & C.D. Stewart, Survey No. 319 El Paso County, Texas
 Location: North of Eastlake and East of Rojas
 Property Owner: Paseo Partners, LP and State of Texas General Land Offices

Representative: TRE and Associates, LLC
District: ETJ
Staff Contact: George Pinal, (915) 541-4152, pinalg@elpasotexas.gov

George Pinal, Planner, noted that there was a revised staff report for this item.

Robert Romero with TRE & Associates 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 Wright, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU13-00004 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE.**

Motion passed.

.....
Major Combination:

8. **SUSU13-00003:** Northeast Tower Subdivision – A portion of tract 1, Section 28, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: West of Railroad Drive and South of Ashley Road
Property Owner: City of El Paso
Representative: Brock and Bustillos, Inc.
District: 4
Staff Contact: George Pinal, (915) 541-4152, pinalg@elpasotexas.gov

George Pinal, Planner, gave a brief presentation and answered questions from the Commission.

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 Ardivino, and unanimously carried to **APPROVE SUSU13-00003.**

Motion passed.

.....
PUBLIC HEARING Vacation Public Easement and Rights of Way:

9. **SUET13-00001;** 11049 Gateway West Easement - that certain parcel of land situated in the City of El Paso, County of El Paso, State of Texas, lying within and a portion Tract 1-F, (said portion of Tract 1-F, not known as all of Tract 1-F-6) Block 1, ASCARATE GRANT, according to the resurvey of said ASCARATE GRANT, made by El Paso County, Texas for tax purposes, and a portion of Lot 1, Block 1, DESIERTO LOMA SUBDIVISION, as shown on Map Book 20, Page 42 of the aforesaid County Records of Deeds and known as "Parcel A" 115,375 sq. ft. or 2.6486 acres all as described in deed to Motel 6 Operating, LP by Deed Book 1716, Page 232 of the aforesaid County Records of Deeds
Location: West of Lomaland and north of Gateway West
Property Owner: Accor North America dba Studio6 #6001
Representative: Accor North America dba Studio6 #6001

District: 7
Staff Contact: George Pinal, (915) 541-4152, pinalg@elpasotexas.gov

George Pinal, Planner, noted that there is a revised staff report for this item.

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 Brandrup, and unanimously carried to **APPROVE SUET13-00001**.

Motion passed.

.....
Other Business:

10. Planning Report:

Commissioner Nance reminded staff that at the Annual City Plan Commission meeting they had requested that the representative for the Historical Society come back to the Commission and advise them how they can make a recommendation on how to put the Asarco Smoke Stacks on the historical site.

Karla Nieman, Assistant City Attorney, noted that the Commission does not have the authority to give input on this issue and that it is beyond the purview of the Commission.

The Commission made the following requests to staff.

- They requested staff to provide them with hard copies of the presentations given at the Annual City Plan Commission. Staff agreed to provide hard copies of those presentations to the Commission at the next City Plan Commission meeting.
- They requested to place an item for discussion on the next City Plan Commission agenda making an amendment to the by-laws where alternate members to the Commission could be appointed.
- They requested staff to look at how a special permit goes away when a particular homeless shelter changes hands so that it stays with this particular use. Staff agreed to bring this item back to the Commission in four (4) weeks.
- They requested staff to bring back a report of those rezoning cases that were denied by the Commission and move forward to City Council.
- They also requested staff to look into the possibility of obtaining parking tags for the Commission.

.....
11. Legal Report:
N/A
.....

ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Ardovino, and unanimously carried to adjourn this meeting at 3:15 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission