



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
FEBRUARY 26, 2015  
1:30 P.M.**

**MINUTES**

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

The meeting was called to order at 1:32 p.m. Commissioner Wright present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

- Commissioner Loweree
- Commissioner Brannon
- Commissioner Grambling
- Commissioner Erickson
- Commissioner Wright
- Commissioner Amoriello
- Commissioner Ardovino
- Commissioner Landeros
- Commissioner Madrid

**COMMISSIONERS ABSENT:**

- Commissioner

**AGENDA**

Commissioner Brannon read the rules into the record. David Coronado, Planning & Inspections Project Manager, read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner Loweree, Brannon, Grambling, Erickson, Wright, Ardovino, Amoriello, Landeros, and Madrid

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** N/A

**NOT PRESENT FOR THE VOTE:** N/A

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 ON THE CONSENT AGENDA.

.....

III. REGULAR AGENDA - DISCUSSION AND ACTION:

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 Final:**

1. **SUSC15-00001:** Montecillo Unit Seven- A replat of a portion of Lot 6, Block 2, Montecillo Unit Three Replat "B" and portion of Tracts 1 and 3A, John Barker Survey 10, City of El Paso, El Paso County, Texas
- Location: South of Carousel and West of Mesa  
Property Owner: EPT Mesa Development, L.P.  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE SUSC15-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 12, 2015.**

Motion passed.

.....

**Major Combination:**

2. **SUSU14-00123:** Bella Vista Place – Tract 28, O.A. Danielson Survey #310, City of El Paso, El Paso County, Texas
- Location: North of Physicians and West of Zaragoza  
Property Owner: Edmar Investments LLC  
Representative: Rey Engineering Inc.  
District: 7  
Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **DELETE SUSU14-00123.**

Motion passed.

.....

3.     **SUSU14-00126:**       Quinones Place – All of Tract 10B5, Block 17, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location:                   North of Alameda and West of Rosedale  
Property Owners:         Lazara M. and Miguel F. Quinonez  
Representative:         CAD Consultants  
District:                   7  
Staff Contact:             Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **DELETE SUSU14-00126.**

Motion passed.

.....

**PUBLIC HEARING Resubdivision Final:**

4.     **SUSC15-00002:**       Montecillo Unit 8 – A replat of a portion of Lot 6, Block 2, Montecillo Unit Three Replat B, City of El Paso, El Paso County, Texas  
Location:                   West of Mesa and South of Carousel  
Property Owner:         EPT Montecillo Development, LP  
Representative:         Conde, Inc.  
District:                   8  
Staff Contact:             Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE SUSC15-00002 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 12, 2015**

Motion passed.

.....

**PUBLIC HEARING Right-of-Way Vacation:**

5.     **SURW15-00001:**       Durango Street Vacation, a portion of San Francisco Street under the Durango street overpass  
Location:                   North of San Antonio Avenue and West of El Paso Street  
Property Owner:         City of El Paso  
Representative:         City of El Paso  
District:                   8  
Staff Contact:             Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant is proposing to vacate approximately .55 acres of right-of-way within the Union Plaza Special District. The vacation includes a portion of San Francisco Street beneath the Durango Street overpass and a portion of Durango Street abutting the El Paso Downtown Convention Center. This right-of-way vacation will accommodate the city's Pedestrian Pathway Project and provide a walkable environment that will connect the city's arts and entertainment districts. Access and utility easements will be retained with the vacated property. Staff received no objections from the reviewing departments. Staff recommends approval of the vacation.

Kimberly Forsyth, Lead Planner, noted that the convention center requested that this portion of right-of-way no longer be open to the public, but it will still be used by the convention center for loading and unloading. The pedestrian pathway area, because of safety issues, will remain open to pedestrians but not vehicles. This request was routed to all departments for their review including Traffic and Transportation. They did not see this would be a significant impact to the traffic in the area. Durango on the bridge as well as the portion immediately to the west of the bridge is going to remain open,

Gilbert Guerrero from the Engineering Department noted that this will allow pedestrians to safely have access from the Arts Plaza to the entertainment district.

Kimberly Forsyth noted that the Convention Center is the abutting property owner so they will maintain control of that portion of the property but it will remain an easement for access and utilities.

Commissioner Wright 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 Amoriello, and unanimously carried to **APPROVE SURW15-00001.**

Motion passed.

- .....
6.     **SURW15-00002:**     Cebada Street and Alley Right-of-Way Vacation- A portion of Cebada St., Missouri Ave., Luna St. and all of 20 foot alley between Missouri Ave. and Gateway West Blvd. (Between Luna St. and Cebada St.) City of El Paso, El Paso County, Texas
- |                 |   |
|-----------------|---|
| Location:       | North of Gateway West and East of Cebada  |
| Property Owner: | El Paso Water Utilities   |
| Representative: | Conde, Inc.   |
| District:       | 2   |
| Staff Contact:  | Jeff Howell, (915) 212-1607, <a href="mailto:howelljb@elpasotexas.gov">howelljb@elpasotexas.gov</a> |

Jeff Howell, Planner, gave a presentation and noted there is a revised staff report for this request. The applicant is proposing to vacate a 34' wide portion of Cebada Street, a 2' wide portion of Missouri Avenue, a 12' wide portion of Luna Street, and a 20' alley from Cebada Street to Luna Street. The area to be vacated is requested for the construction of a storm water pond with the existing lots 17-32, Block 60, East El Paso Addition, which are all owned by the applicant. Staff received two phone calls asking for clarification of the project but with no objection to the request. Staff recommends approval of the alley right-of-way vacation.

Rudy Valdez with the EPWU concurred with staff's comments and noted that this is proposed to handle the drainage problems in the area.

Yvonne Curry with Conde, Inc., consultant on the project, answered questions regarding the design. She noted that they are trying to maximize the depth of the pond so that it can handle the flooding in the area.

Commissioner Wright 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 Erickson, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SURW15-00002.**

Motion passed.

.....

**PUBLIC HEARING Rezoning Applications:**

7. **PZRZ14-00033:** Lots 16 to 30, Block 4, Hughes Addition, City of El Paso, El Paso County, Texas
- Location: 5636 Frutas Avenue and 415 N. Glenwood Place
- Zoning: R-5 (Residential)
- Request: From R-5 (Residential) to G-MU (General Mixed Use)
- Existing Use: Convent
- Proposed Use: Convent
- Property Owner: North American Union of the Sisters of Our Lady of Charity, Inc. – El Paso
- Representative: Ray Mancera
- District: 3
- Staff Contact: Michael McElroy, (915) 212-1612, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Michael McElroy, Planner, gave a presentation and noted that the applicant is proposing to rezone the subject property from R-5 (Residential) to G-MU (General Mixed Use). The property is currently used as a convent, and is proposed to continue its existing educational, social, administrative, and residential uses. A 100 percent parking reduction is proposed. A parking study has been conducted suggesting sufficient on-street parking availability to accommodate the reduction request. Vehicular access is proposed from Frutas Avenue. Since the property is less than the required three acres for a G-MU district, the applicant will request City Council to waive the minimum district area as part of the rezoning request. The San Juan Neighborhood Association voted to support the rezoning request. Staff recommends approval of rezoning the property from R-5 to G-MU and acceptance of the Master Zoning Plan. The approval recommendation is based on the capability of the existing residential and commercial zoning in the area and capability of the G-2 Traditional Neighborhood (Walkable) designation in the comprehensive plan.

Ray Mancera concurred with staff's comments.

Commissioner Wright 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 Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ14-00033**.

Motion passed.

.....

8. **PZRZ14-00038:** A portion of Lot 15 and all of Lot 16, Block 266, Campbell Addition, City of El Paso, El Paso County, Texas, and Lots 11 through 12, Block 266, Campbell Addition, City of El Paso, El Paso County, Texas
- Location: 400 Rio Grande Avenue and 405 Montana Avenue
- Zoning: A-2 (Apartment)
- Request: A-2 (Apartment) to C-1 (Commercial)
- Existing Use: Vacant
- Proposed Use: Parking Lot
- Property Owner: ASLM, LTD
- Representative: Conde, Inc.
- District: 8
- Staff Contact: Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **HEAR ITEMS 8 AND 13 TOGETHER.**

Motion passed.

Art Rubio, Lead Planner, gave a presentation and noted that items 8 and 13 are related. The first request is for rezoning application PZRZ14-00038 and related special permit applicant PZST14-00027. The applicant is requesting to rezone the subject property from A-2 (Apartment) to C-1 (Commercial). The special permit is to allow for a parking lot supporting an adjacent commercial lot. Access to the subject property is proposed from Montana Avenue and Rio Grande Avenue. Staff did not receive any adverse comments from any of the reviewing departments. Staff received some emails in objection to the uses of C-1, primarily for liquor uses. Staff recommends approval of the rezoning and the special permit.

Conrad Conde with Conde, Inc., concurred with staff's comments regarding the rezoning and special permit requests. He asked the commission to allow for a condition to be placed on the zoning request to prohibit alcoholic uses.

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

- Robert Hoover noted that he spoke with Mr. Conde, prior to the meeting, and St. Clements has any objections.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZRZ14-00038 WITH THE CONDITION THAT ALCOHOLIC USES BE PROHIBITED.**

Motion passed.

9. **PZRZ14-00042:** Portions of Tracts 7A, 8C, 9, and 10, Block 55, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas
- Location: South of Gateway East and East of Zaragoza Road
- Zoning: R-F (Ranch and Farm)
- Request: From R-F (Ranch and Farm) to C-3 (Commercial)
- Existing Use: Vacant
- Proposed Use: Commercial Development
- Property Owner: City of El Paso/EPWU-PSB
- Representatives: Lupe Cuellar/Rudy Valdez
- District: 7
- Staff Contact: Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE PZRZ14-00042 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 12, 2015.**

Motion passed.

10. **PZRZ14-00043:** Portions of Tracts 10, 11, 12, 13, 14B, 15B, and 16, Block 55, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas  
Location: South of Gateway East and East of Zaragoza Road  
Zoning: R-F (Ranch and Farm)  
Request: From R-F (Ranch and Farm) to C-3 (Commercial)  
Existing Use: Vacant  
Proposed Use: Commercial Development  
Property Owner: City of El Paso/EPWU-PSB  
Representatives: Lupe Cuellar/Rudy Valdez  
District: 7  
Staff Contact: Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE PZRZ14-00043 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 12, 2015.**

Motion passed.

.....

11. **PZRZ14-00051:** A portion of Lots 17 through 23 and all of Lots 90 and 91 and a portion of Lot 92 and a portion of a vacated alley, Block 8, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas  
Location: 406 W. Yandell Drive  
Zoning: A-4/sp (Apartment/special permit)  
Request: From A-4/sp (Apartment/special permit) to S-D (Special-Development)  
Existing Use: Vacant  
Proposed Use: Office/Retail  
Property Owners: Yandell Tower & Horizon Properties, LLC  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE PZRZ14-00051 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 12, 2015.**

Motion passed.

.....

12. **PZRZ14-00054:** The Southerly 96.00 feet of the Easterly 98.00 feet of Lot 272, Map of Sunrise Acres, City of El Paso, El Paso County, Texas  
Location: 8747 Neptune Street  
Zoning: R-4 (Residential)  
Request: From R-4 (Residential) to S-D (Special Development)/Detailed Site Development Plan  
Existing Use: Vacant  
Proposed Use: Multifamily/Apartments  
Property Owner: James L. Millender  
Representative: Vista Del Sol Architectural Design/Luis Lopez  
District: 2  
Staff Contact: Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Art Rubio, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from R-4 (Residential) to S-D (Special Development) to allow for a quadruplex. The R-4 (Residential) district does not permit quadruplex use, the maximum the applicant can do is a duplex. The subject property is currently vacant and the Mixed Use Development District requires the submittal and review of a detailed site development plan on the S-D (Special Development) district prior to the issuance of any building permits. The development complies with the total landscaped area required as per Title 18.46 landscaping. Access to the subject property is proposed from Neptune Street. Staff did not receive any adverse comments from the reviewing departments nor any communications from the public in support or in opposition to this request. Staff recommends approval of rezoning and detailed development plan for the subject property. The recommendation is based on the compatibility of existing multi-family residential and office uses and zone districts adjacent to the subject property. The S-D (Special Development) district complies with the Plan El Paso Land Use Map G-3 – Post War designation in the Northeast Planning Area.

Gustavo Cordero, General Contractor, concurred with staff's comments.

Commissioner Wright 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 Amoriello, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ14-00054.**

Motion passed.

.....  
**PUBLIC HEARING Special Permit Applications:**

- |  |   |
|--|---|
| <p>13. <b>PZST14-00027:</b></p> <p>Location:</p> <p>Zoning:</p> <p>Request:</p> <p>Existing Use:</p> <p>Proposed Use:</p> <p>Property Owner:</p> <p>Representative:</p> <p>District:</p> <p>Staff Contact:</p> | <p>Lots 1 through 10, Block 266, Campbell Addition, City of El Paso, El Paso County, Texas; Lots 17 through 20, Block 266, Campbell Addition, City of El Paso, El Paso County, Texas; A portion of Lot 15 and all of Lot 16, Block 266, Campbell Addition, City of El Paso, El Paso County, Texas and Lots 11 through 12, Block 266, Campbell Addition, City of El Paso, El Paso County, Texas</p> <p>400 Rio Grande, 416 Rio Grande Avenue, 405 Montana Avenue and 415 Montana Avenue</p> <p>A-2 (Apartment) and C-4 Commercial</p> <p>Special Permit for a parking serving another property</p> <p>Commercial Development and Vacant</p> <p>Parking Lot serving another property</p> <p>ASLM, LTD</p> <p>Conde, Inc.</p> <p>8</p> <p>Arturo Rubio, (915) 212-1613, <a href="mailto:rubioax@elpasotexas.gov">rubioax@elpasotexas.gov</a></p> |
|--|---|

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **HEAR ITEMS 8 AND 13 TOGETHER.**

Motion passed.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZRZ14-00038 WITH THE CONDITION THAT ALCOHOLIC USES BE PROHIBITED.**

Motion passed.

.....

14. **PZST15-00002:** Tract 3A2, Block 3, Upper Valley Surveys, City of El Paso, El Paso County, Texas  
Location: South of Sunset Drive and East of Lazy Willow Drive  
Zoning: R-2 (Residential)  
Request: Infill / Lot Width and Depth Reduction / Front, Rear, and Side Yard Setback Reduction / Cumulative Front and Rear Yard Setback Reduction / Cumulative Side and Side Street Yard Setback Reduction  
Existing Use: Vacant  
Proposed Use: Single-family dwellings  
Property Owner: KWH West, LLC  
Representative: Quantum Engineering Consultants – Robert Gonzalez  
District: 8  
Staff Contact: Michael McElroy, (915) 212-1612, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Michael McElroy, Planner, gave a presentation and noted that there is a revised staff report for this request. The applicant requests a special permit and detailed site plan approval to allow for infill development to permit a reduction in lot width and depth as well as front, rear, side, cumulative front and rear, and cumulative side and side street yard setbacks. The special permit is for the entire subdivision consisting of 35 lots. The average lot size proposed is 12,532 square feet with none of the proposed lots requiring a reduction in lot area. The site plan proposes to set aside 0.70 acres of land as common open space and provides a 14' wide pedestrian connection linking the development to the adjacent O-1 preserve canal to facilitate active recreation. The proposed use is single family dwellings. Access to the property is proposed from Lazy Willow Drive. Staff did not receive any adverse comments from any of the reviewing departments. Staff received one phone call in support, two phone calls in opposition, and one letter in opposition to the special permit request. Staff recommends approval of the request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-3 Post War land use designation in the Plan El Paso Northwest Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals; Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

Bobby Gonzalez with Quantum Engineering concurred with staff's comments.

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

- Lori Zuñiga requested information from Mr. Gonzalez and staff. She had no opposition to the request.
- Paul Harvey, Developer, answered some of Ms. Zuñiga's concerns.
- George Hernandez expressed concern about rain water and drainage run off.

Bobby Gonzalez noted that all these sites are subject to on-site ponding and they will hold their own water plus the park will also hold its own water. They have accounted for 100% of storm water runoff for their development.

**ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZST15-00002.**

Motion passed.

.....

**Other Business:**

15. Discussion and action on the City Plan Commission minutes for:
- a. January 29, 2015
  - b. February 12, 2015

**WITHOUT OBJECTION, THE CITY PLAN COMMISSION MINUTES FOR JANUARY 29, 2015, AND FEBRUARY 12, 2015, WERE APPROVED.**

Motion passed.

.....

**ADJOURNMENT:**

Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to adjourn this meeting at 2:37 p.m.

Approved as to form:

---

Carlos Gallinar, Executive Secretary, City Plan Commission

DRAFT