



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
MARCH 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 1:30 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 Ardivino
Commissioner Madrid

COMMISSIONERS ABSENT:

Commissioner Amoriello
Commissioner Landeros

AGENDA

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

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

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Wright, Ardivino, and Madrid

ABSENT: Commissioner Amoriello, and Landeros

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:

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 Combination:

- 1. **SUSU15-00014:** Bowen Industrial Subdivision- All of Tracts 43-A, and 4D-3, Block 12, Ysleta Grant, City of El Paso, El Paso County, Texas
 - Location: North of North Loop and East of Lomaland
 - Property Owner: O.P.M. Capital Management, L.L.C.
 - Representative: SLI Engineering, Inc.
 - District: 7
 - Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide 4,700 acres of vacant land into one lot. Primary access to the subdivision is proposed from North Loop Drive. The applicant has submitted a request to waive ROW improvements on North Loop Drive, which is TXDOT right-of-way. The subdivision was reviewed under the current subdivision code. Staff recommends approval of Bowen Industrial Subdivision on a Major Combination basis and approval of the request to waive ROW requirements.

Georges Halloul with SLI Engineering concurred with staff’s comments.

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU15-00014.**

Motion passed.

PUBLIC HEARING Street Name Change:

- 2. **SUNC15-00001:** Yaqui Way to Southwest University Way
 - Location: North of Montana and East of Geronimo
 - Property Owner: Southwest University
 - Representative: Salomon Chavira
 - District: 2

Staff Contact: Joaquin Rodriguez, (915) 212-1608,
rodriguezjx3@elPASOTexas.gov

Commissioner Loweree recused himself from any discussion on this item and left the meeting room.

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to change the name of Yaqui Way to Southwest University Way. Yaqui Way is a single block in length between Geronimo Drive and Mescalero Drive, north of Montana within Central El Paso. The applicant has acquired all parcels fronting Yaqui Way except for one. The owner of the remaining parcel has agreed to the change and has provided an affidavit to that effect. If approved, the applicant will be responsible for the cost to manufacture and install new street signs. Staff received one phone call from Casa Motors in support of this request. The El Paso County 911 District opposed the request stating that there might be some confusion between Southwest University Park and Southwest University Way during an emergency, however, no other departments registered opposition to this request. Staff recommends denial in accord with the El Paso County 911 District. Staff had no issue with the name change, however, it does not make it a habit of going against the recommendations of the emergency services division.

Victor Serrano on behalf of Southwest University asked the commission to approve their request and noted that they understand the concerns of the 911 emergency district.

Kimberly Forsyth, Lead Planner, noted that the concern is the similarity of Southwest University.

Thelma Marron, GIS Manager with the 911 District, noted that their policy is not to duplicate any names within any of the county roads. She noted that their issue is because Southwest University Park is very prominent and their concern is the two words combined and the distance from each other.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

1ST MOTION:

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Erickson, and carried to **APPROVE SUNC15-00001**.

AYES: Commissioner Brannon, Grambling, Erickson, Wright, Ardovino, and Madrid

ABSENT: Commissioner Amoriello, and Landeros

NOT PRESENT FOR VOTE: Commissioner Loweree

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and carried to **RECONSIDER ITEM 2 TO ALLOW FOR PUBLIC COMMENTS**.

AYES: Commissioner Brannon, Grambling, Erickson, Wright, Ardovino, and Madrid

ABSENT: Commissioner Amoriello, and Landeros

NOT PRESENT FOR VOTE: Commissioner Loweree

Motion passed.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

3RD MOTION:

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and carried to **APPROVE SUNC15-00001.**

AYES: Commissioner Brannon, Grambling, Erickson, Wright, Ardivino, and Madrid

ABSENT: Commissioner Amoriello, and Landeros

NOT PRESENT FOR VOTE: Commissioner Lowerree

Motion passed.

Commissioner Lowerree returned to the meeting.

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PUBLIC HEARING Resubdivision Final:

- 3. **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 Mesa Development, L.P.
 Representative: Conde, Inc.
 District: 8
 Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
POSTPONED FROM 02/26/15 AND 03/12/15

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE SUSC15-00002 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 23, 2015.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

- 4. **SUSU14-00023:** Kern View Estates Unit Two Replat A – All of Kern View Estates Unit Two, City of El Paso, El Paso County, Texas
 Location: East of Stanton and North of San Mateo
 Property Owner: Piedmont Group, LLC
 Representative: Brock & Bustillos, Inc.
 District: 1
 Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
POSTPONED FROM 02/12/15

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE SUSU14-00023 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 23, 2015.**

Motion passed.

- 5. **SUSU15-00011:** Miles Unit One Replat A – A replat of Lots 1, 2, and 4, Block 1, Miles Subdivision Unit One, City of El Paso, El Paso County, Texas
 Location: South of Americas and West of Socorro
 Property Owner: Southwest Convenience Store
 Representative: Conde, Inc.

District: 6
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
POSTPONED FROM 03/12/15

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE SUSU15-00011 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 9, 2015.**

Motion passed.
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PUBLIC HEARING Easement Vacation:

6. **SUET15-00001:** 25 Apache Crest Easement Vacation - Lot 5, Block 1, Sierra Crest Replat "B", an addition to the City of El Paso, El Paso County, Texas
Location: North of Robinson & East of Okeefe
Property Owner: Douglas Chan
Representative: Blanca Ramos
District: 1
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
POSTPONED FROM 03/12/15

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE SUET15-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 9, 2015.**

Motion passed.
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PUBLIC HEARING Right-of-Way Vacation:

7. **SURW15-00003:** Cebada Street Right-of-Way Vacation- A portion of Cebada St. out of Supplemental Map No.1 of East El Paso Addition, City of El Paso, El Paso County, Texas
Location: South of Gateway East and West of Luna
Property Owner: El Paso Water Utilities
Representative: Conde, Inc.
District: 8
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The area to be vacated is requested for the construction of a storm water pond within the abutting lots, which are all owned by the applicant. Staff did not receive any comments in support or against this request.

Yvonne Curry with Conde, Inc., 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 SURW15-00003.**

Motion passed.
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PUBLIC HEARING Rezoning Applications:

8. **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
- POSTPONED FROM 02/26/15 AND 03/12/15**

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZRZ14-00051 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 9, 2015.**

Motion passed.

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PUBLIC HEARING Zoning Condition Release Applications:

9. **PZCR15-00001:** Lot 1, Block 1, Medano Heights Replat A, City of El Paso, El Paso County, Texas
- Location: 5720 Desert North Boulevard
Zoning: C-3/c (Commercial/conditions)
Request: To release all conditions
Existing Use: Vacant
Proposed Use: Commercial Development
Property Owner: E.P. Summit Investments, L.P.
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to release all conditions imposed on the property by Ordinance No. 014596, dated August 22, 2000, and Ordinance No. 16499, dated November 14, 2006. The conditions imposed are either current code requirements, are no longer applicable, or have been satisfied. The proposed use shall comply with the all El Paso City Code requirement to include screening, landscape, setbacks, and construction prior to the issuance of a certificate of occupancy. Staff did not receive any adverse comments from the reviewing departments or communication in support or opposition from the public. Staff recommends approval of the condition release request, as the conditions are either current code requirements, are no longer necessary, or have been satisfied.

Georges Halloul with SLI 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. There was no response.

ACTION: Motion made by Commissioner Grambling, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZCR15-00001.**

Motion passed.

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Other Business:

10. Discussion and action on the City Plan Commission minutes for:
March 12, 2015

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MARCH 12, 2015.**

Motion passed.

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11. Discussion and action of an ordinance amending the future land use map contained in "Plan El Paso" for the property legally described as Portions of Tracts 7A, 8C, 9, 10, 11, 12, 13, 14B, 15B, and 16, Lot 55, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas.
Staff Contact: Alex Hoffman, (915) 212-1566, hoffmanap@elpasotexas.gov

Alex Hoffman, Lead Planner, gave a presentation and noted that this is an ordinance amendment to the Future Land Use Map for "Plan El Paso." At the last City Plan Commission meeting the commission had a rezoning request for two PSB properties that were being rezoned to commercial. The Future Land Use Map designated them as O-1 Preserve. After internal consultation, staff decided that it would be appropriate for the Future Land Use Map to be amended to show G-3 Post War. This will not only be consistent with what is existing to the south but would also be consistent with the rezoning request which was requesting the commercial zoning. Since this was previously owned by PSB, it was designated as O-1 and we will be changing it to G-3 Post War which would apply to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic commercial uses. This would be in support of what that zoning request would reflect.

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 Loweree, and unanimously carried to **APPROVE AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN "PLAN EL PASO" FOR PROPERTY LEGALLY DESCRIBED AS PORTIONS OF TRACTS 7A, 8C, 9, 10, 11, 12, 13, 14B, 15B, AND 16, LOT 55, YSLETA GRANT SURVEYS, CITY OF ELPASO, EL PASO COUNTY, TEXAS.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and unanimously carried to adjourn this meeting at 1:55 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission

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