



**CITY PLAN COMMISSION MEETING
CITY COUNCIL CHAMBERS, 1ST FLOOR
MARCH 27, 2014
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 Erickson
Commissioner Wright
Commissioner Ardivino

COMMISSIONERS ABSENT:

Commissioner Grambling
Commissioner Amoriello
Commissioner Madrid

AGENDA

Commissioner Ardivino 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 Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE** the agenda as amended.

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

ABSENT: Commissioner Grambling, Amoriello, and Madrid

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

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}).

Extension Request to Complete Subdivision Improvements:

1. **SUSU14- 00018:** Borderland Village Unit 1 - All of Tracts 9C, 9D, 9D1 and Tract 10, Block 13, Upper Valley Survey, City of El Paso, El Paso County, Texas
Location: North of Borderland East of Westside Road
Property Owner: JAMAS, L.P
Representative: CEA Group
District: 1
Staff Contact: Raul Garcia, (915) 212-1608, garciar1@elpasotexas.gov

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Loweree, and unanimously carried to **APPROVE SUSUS14-00018**.

Motion passed.
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

2. **PZRZ13-00026:** Parcel 1: A portion of Section 30, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: A portion of Section 30, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Patriot Freeway and East of McCombs Street
Zoning: R-F (Ranch-Farm)
Request: Parcel 1: From R-F (Ranch-Farm) to C-2 (Commercial)
Parcel 2: From R-F (Ranch-Farm) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: Retail and Office
Property Owner: EP Plaza Partners, LP
Representative: Conde Inc.
District: 4
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, noted that there is a revised staff report for this item which includes a letter in opposition to this request. He gave a presentation and noted that staff is recommending approval of the rezoning from R-F (Ranch and Farm) to C-2 (Commercial) and C-3 (Commercial). He noted that the proposed commercial districts are appropriate for the expected needs of northeast El Paso, in addition to serving the existing residential properties to the west and to the south.

Francisco Campa 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 Loweree, and unanimously carried to **APPROVE PZRZ13-00026.**

Motion passed.

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3. **PZRZ14-00006:** All of Tract 20-B4, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 9350 Escobar Drive
Zoning: R-F (Ranch and Farm)
Request: From R-F (Ranch and Farm) to C-4 (Commercial)
Existing Use: Mostly vacant (metal building to be removed)
Proposed Use: Motor-carrier terminal
Property Owner: Jacob Peters
Representative: Gabriel Mendez
District: 6
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardivino and unanimously carried to **POSTPONE PZRZ14-00006 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 10, 2014.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

4. **PZST13-00026:** Lots 17-25, and the East 10' of Lot 26, Block 23, Cotton Addition, City of El Paso, El Paso County, Texas
Location: 2030 Grant
Zoning: A-2 (Apartment)
Request: Infill / Rear Setback Reduction
Existing Use: Church
Proposed Use: Church Classrooms
Property Owner: El Paso Chinese Baptist Church
Representative: Ho-Fu Dai
District: 8
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, noted that there is a revised staff report for this item which includes a letter of support. He gave a presentation and noted that staff is recommending approval of the request as the proposed development is consistent with the surrounding residential and commercial zoned properties and is an appropriate use of the infill to match existing traditional development. Furthermore, the property meets the requirements of Section 20.04.320 Special Permit Approvals, 20.10.280 Infill Development, and 20.04.150 Detailed Site Development Plan.

Associate Pastor, Luis Olan, 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 Ardivino, seconded by Commissioner Loweree, and unanimously carried to **APPROVE PZST13-00026.**

Motion passed.

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5. **PZST14-00005:** A portion of Tract 1A (a/k/a Tract 1-F), Block 4, Ascarate Grant, City of El Paso, El Paso County, Texas
- Location: 651 Hawkins Boulevard
 Zoning: R-F (Ranch and Farm)
 Request: Special Permit to allow for a Major Utility Facility
 Existing Use: Electric Major Utility Facility
 Proposed Use: New storage building and remodel of existing structure
 Property Owner: El Paso Electric Company
 Representatives: Daniel Monteros and Fred Perez
 District: 3
 Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Alex Hoffman, Lead Planner, gave a presentation and noted that staff is recommending approval of the special permit and detailed site development plan review request, as it complies with Sections 20.04.320 special permit and 20.04.150 detailed site development plan.

Fred Perez, Architect for El Paso Electric 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 Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZST14-00005.**

Motion passed.

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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:

6. **SUSU14-00004:** KB Subdivision – Tracts 5K1, 5K2 & 5K3 & M.G. Railroad Survey No. 266, City of El Paso, El Paso County, Texas
- Location: East of Doniphan and South of Montoya
 Property Owners: Indalecio Chavez III and Claudia Yvette Chavez
 Representative: Kistenmacher Engineering Company
 District: 1
 Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that staff is recommending approval of the exception requests for ROW improvements and panhandle lot; and approval of the KB Subdivision on a Major Combination basis.

Kimberly Forsyth, Lead Planner, noted that the panhandle is approximately 17' wide.

Yvette Lucero with Kistenmacher Engineering concurred with staff's comments.

1ST MOTION:

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00004.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **RECONSIDER SUSU14-00004 TO ALLOW FOR PUBLIC COMMENTS.**

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 unanimously carried to **APPROVE SUSU14-00004.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

- 7. **SUSU14-00008:** Mesquite Hills Unit 10 - All of Lot 69, Block 28, Mesquite Hills Unit 4, Tracts 7 and 7A, Section 16, Block 80, Township 1, Texas & Pacific Railway Surveys, City of El Paso, El Paso County, Texas
 - Location: West of Dyer and North of Angora Loop
 - Property Owner: Direct Home Sales
 - Representative: AB Consultants
 - District: 4
 - Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardivino and unanimously carried to **POSTPONE SUSU14-00008 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 10, 2014.**

Motion passed.

- 8. **SUSU14-00016:** Homestead Meadows South Unit Two Replat G – All of Lot 4, Block 9, Homestead Meadows South Unit 2 Replat A, El Paso County, Texas
 - Location: South of Montana and East of Buntline
 - Property Owners: Juan & Luz Hernandez
 - Representative: CAD Consulting
 - District: ETJ

Staff Contact: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

Alejandro Palma, Planner, gave a presentation and noted that staff is recommending approval of the waiver of improvements except for sidewalks, and approval of Homestead Meadows South Unit Two Replat G on a Resubdivision combination basis.

Enrique Ayala with CAD Consulting 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 Loweree, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU14-00016**.

Motion passed.
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Other Business:

9. Discussion and action on the City Plan Commission minutes for:
March 13, 2014

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Loweree, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MARCH 13, 2014**.

Motion passed.
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10. Items for future agendas.

No action was taken on this item.
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Kimberly Forsyth, Lead Planner, noted that this will be Raul Garcia's last CPC meeting. He will be moving to the Engineering Department.

Raul Garcia, Senior Planner, thanked the commission for the learning experience and noted that he will be moving to the Engineering Department as an Administrative Analyst.

The commission requested that the following items be placed on the next CPC agenda.

- Zoning Code vs. Building Code Re: Apartment Uses
- Bike Lane Infrastructure in the City of El Paso

ADJOURNMENT:

Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to adjourn this meeting at 2:15 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission