



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
APRIL 10, 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 Amoriello  
Commissioner Madrid

**COMMISSIONERS ABSENT:**

Commissioner Grambling  
Commissioner Ardovino

**AGENDA**

Commissioner Amoriello read the rules into the record. Carlos Gallinar, Deputy Director for Planning, read the revisions to the agenda into the record.

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

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

**ABSENT:** Commissioner Grambling, and Ardovino

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 Amoriello, 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 Submit Recording Maps:**

- 1. **SUSU14-00026:** Mesquite Hills Unit Seven – A portion of Tracts 5 and 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas  
 Location: East of US54 and North of Angora Loop  
 Property Owner: Newman Ranch Partners, LP  
 Representative: Conde, Inc.  
 District: 4  
 Staff Contact: Alejandro Palma, (915) 212-1607, [palmaaj@elpasotexas.gov](mailto:palmaaj@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to **DELETE SUSU14-00026**.

Motion passed.

**III. REGULAR AGENDA - DISCUSSION AND ACTION:**

**PUBLIC HEARING Rezoning Applications:**

- 2. **PZRZ13-00040:** The South 35 feet of Lots 28 through 32, Block 62, Supplemental Map No. 1 of East El Paso, City of El Paso, El Paso County, Texas  
 Location: 512 N. San Marcial Street  
 Zoning: R-5 (Residential)  
 Request: From R-5 (Residential) to R-MU (Residential Mixed Use)  
 Existing Use: Single-family dwelling  
 Proposed Use: Retail and Restaurant  
 Property Owners: Gary and Laura Monteleone  
 Representatives: Gary and Laura Monteleone  
 District: 2  
 Staff Contact: Andrew Salloum, (915) 212-1613, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, gave a presentation and noted that staff is recommending approval of the rezoning from R-5 (Residential) to R-MU (Residential Mixed Use) and the Master Zoning Plan as it complies with the requirements of Section 20.04.200 of the Master Zoning Plan and is compatible with the comprehensive plan and surrounding development in the area. This development also complies with the purpose, principles and guidelines of the R-MU District. Staff did not receive any letters or phone calls in support nor opposition from the public.

Gary Monteleone concurred with staff's comments and gave a power point presentation.

Bob Bartley from the Fire Department noted that they have no objection to the rezoning request. He noted that the applicant has been instructed that he will not need a Type 1 hood since they meet all the safety requirements.

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 Amoriello, and unanimously carried to **APPROVE PZRZ13-00040.**

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](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Planner, gave a presentation and noted that staff is recommending approval of the rezoning with a condition stated on the staff report. The recommendation is based on the compatibility with the surrounding land uses and in compliance with the Plan El Paso Future Land Use Designation, G-7, Industrial and/or rail yards. Staff received one letter in opposition to this request citing potential increase in noise levels and environmental issues

Gabriel Mendez, representing the owner, 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 Erickson, seconded by Commissioner Loweree, and unanimously carried to **APPROVE PZRZ14-00006 WITH THE CONDITION THAT THE PROPERTY INCLUDE A 15 FOOT LANDSCAPING BUFFER WITHIN THE SETBACK WITH HIGH-PROFILE NATIVE TREES OF AT LEAST THREE (3) INCH CALIPER AND TEN (10) FEET IN HEIGHT SHALL BE PLACED AT TEN (10) FEET ON CENTER ALONG THE SOUTHERLY PROPERTY LINE ADJACENT TO ANY RESIDENTIAL USE OR ZONE. THE LANDSCAPED BUFFER SHALL BE IN ADDITION TO THE LANDSCAPE REQUIREMENTS OF TITLE 18 OF THE EL PASO CITY CODE. THE PROPERTY SHALL BE IRRIGATED AND MAINTAINED BY THE PROPERTY OWNER AT ALL TIMES, AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY.**

Motion passed.

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- 4. **PZRZ14-00011:** A portion of Lot 1, Pendale Industrial Unit A Replat, City of El Paso, El Paso County, Texas
    - Location: 8600 Gateway East Boulevard
    - Zoning: P-I (Planned Industrial)
    - Request: From P-I (Planned Industrial) to C-4 (Commercial)
    - Existing Use: Warehouse
    - Proposed Use: Indoor Go-Cart Track
    - Property Owners: Calvin K. Kessler and Geraldine Kessler
    - Representative: Brock and Bustillos
    - District: 7
    - Staff Contact: Arturo Rubio, (915)-212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE PZRZ14-00011 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 24, 2014.**

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 Preliminary:**

5. **SUSC13-00006:** Montecillo Unit Six – A portion of Tract 4F2B, A.F. Miller Survey 215, and portion of Tracts 1 and 3A, John Barker Survey 10, and portion of Tract 7, I.F. Harrison Survey 54, City of El Paso, El Paso County, Texas
- Location: West of Mesa and South of Carousel  
Property Owner: EPT Montecillo Development East, L.P.  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SUSC13-00006 FOR TWO (8) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 5, 2014.**

Motion passed.

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6. **SUSU14-00015:** Desert Pass Unit 2 – A portion of Tract 3A, A. F. Miller Survey No. 210, and portion of Tract 16A, A.F. Miller Survey No. 213, City El Paso, El Paso County, Texas
- Location: North of I10 and West of Resler  
Property Owner: Camino Real Investments  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Planner, gave a presentation and noted that staff is recommending approval of the request.

Conrad Conde 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 Amoriello, and unanimously carried to **APPROVE SUSU14-00015**.

Motion passed.

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**Major Combination:**

7. **SUSU14-00017:** Omega Subdivision - All of Tracts 3, 4, 6, 8A and 8B, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: North of Alameda and West of Candelaria  
Property Owner: Omega Paving Contractors  
Representative: Dorado Engineering  
District: 6  
Staff Contact: Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. Staff is recommending approval of the exception requests for ROW improvements and approval of Omega Subdivision on a Major Combination basis.

Fermin Dorado with Dorado Engineering, representing the owner, 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 Madrid, and unanimously carried to **APPROVE SUSU14-00017**.

Motion passed.

8. **SUSU14-00021:** Desert Springs Unit Three– A portion of Tract 10A and Tract 10E, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso County, Texas  
Location: North of Transmountain and East of Northwestern  
Property Owners: RVE 18, Ltd.  
Representative: CEA Group  
District: 1  
Staff Contact: Alejandro Palma, (915) 212-1607, [palmaaj@elpasotexas.gov](mailto:palmaaj@elpasotexas.gov)

Alejandro Palma, Planner, gave a presentation and noted that staff is recommending approval of the modification as it complies with Chapter 19.16.050 Section H of the previous subdivision code. Staff also received approval from the Flood Plain Administrator.

Jorge Azcarate with CEA Group 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 Erickson, and unanimously carried to **APPROVE SUSU14-00021**.

Motion passed.

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9.       **SUSU14-00024:**       Krubon Subdivision - Tract 6K, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location:           West of Westside and South of Artcraft
- Property Owners:   Kyle E. Krueger & Sylvia M. Bonilla-Krueger
- Representative:   CEA Group
- District:           1
- Staff Contact:     Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Planner, gave a presentation and noted that staff is recommending approval of the waiver requests for ROW improvements and the exception request for the panhandle lot exceeding 100 feet and approval of Krubon Subdivision on a Major Combination basis.

Jorge Azcarate with CEA Group 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 SUSU14-00024.**

Motion passed.

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**Resubdivision Final:**

10.       **SUSC14-00002:**       Montecillo Unit Four Replat A – A replat of a portion of Lots 3 and 6, Block 2, Montecillo Unit Three Replat B and portion of Tract 1, John Barker Survey 10, City of El Paso, El Paso County, Texas
- Location:           West of Mesa and North of Castellano
- Property Owner:   EPT Montecillo Development East, LP
- Representative:   Conde, Inc.
- District:           8
- Staff Contact:     Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Planner, gave a presentation and noted that staff is recommending approval subject to the conditions and comments noted on the staff report.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Kimberly Forsyth, Lead Planner, noted that it is a code requirement that if you have an extension of an existing street, that the extension keep the same name as the existing street. It's primarily for emergency services so that there won't be any confusion.

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 Amoriello, and unanimously carried to **APPROVE SUSC14-00002 WITH THE CONDITION THAT THE PROPOSED STREET NAME "VIN CASTELLANO DRIVE" SHALL BE CHANGED TO "CASTELLANO DRIVE" AND VIN MADRID DRIVE" SHALL BE CHANGED TO "FESTIVAL DRIVE" AND SUBJECT TO VERIFICATION OF INTERSECTION VISIBILITY.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

11. **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](mailto:austinaj@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SUSU14-00008 FOR 6 (SIX) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 22, 2014.**

Motion passed.

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**Other Business:**

12. Discussion and action on the City Plan Commission minutes for: March 27, 2014

Commissioner Wright noted that without objection, the City Plan Commission minutes were approved.

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13. Discussion and action on:  
a. Zoning Code vs. Building Code Re: Apartment Uses

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE THE ZONING CODE VS. BUILDING CODE RE: APARTMENT USES, FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 24, 2014.**

Motion passed.

- b. Bike Lane Infrastructure in the City of El Paso

Fred Lopez, Transportation Planning Administrator, gave a power point presentation on bicycle infrastructure for 2014. He noted that City Council requested that staff work to establish a Bicycle Advisory Committee. This committee will review and make recommendations on bicycle planning and policy. This committee will also review proposed plans that the City is creating on bicycle infrastructure as part of the City's Capital Improvement Program, including reconstruction, restriping and resurfacing projects. Staff is working on the ordinance that will create the committee and will take this action to City Council in a few weeks.

The City applied for and received \$2 million dollars of MPO funding for bicycle infrastructure for 2014. That money will be used to increase connectivity with existing bike lanes and to create a new bicycle network in Downtown.

The City is currently utilizing National Association of City Transportation Officials (NACTO) Urban Bikeway Design Standards. In areas with residential or mixed use development, staff is looking at buffered or protected bicycle facilities. For example, the reconstruction of several streets in South El Paso, adjacent to Downtown, will include the City's first protected bicycle lanes. The City is working to extend these protected lanes into Downtown.

The City installed its first buffered bike lane on Montwood in 2013. Transportation Planning staff intends to hold several public design workshops in 2014 regarding other projects.

Commissioners Wright, Erickson, Loweree and Brannon asked several questions.

**No action was taken.**

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14. Items for future agendas.

**No action was taken.**

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**ADJOURNMENT:**

Motion made by Commissioner Amoriello, seconded by Commissioner Madrid, and unanimously carried to adjourn this meeting at 2:44 p.m.

Approved as to form:

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Carlos Gallinar, Executive Secretary, City Plan Commission