



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
APRIL 23, 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 Wright
- Commissioner Amoriello
- Commissioner Ardovino

COMMISSIONERS ABSENT:

- Commissioner Erickson
- Commissioner Landeros
- Commissioner Madrid

AGENDA

Commissioner Amoriello 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 Ardovino, seconded by Commissioner Amoriello, and carried to **APPROVE** the agenda as amended.

AYES: Commissioner Loweree, Brannon, Wright, Amoriello, and Ardovino

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, 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.

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II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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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 Preliminary:

1. **SUSU15-00024:** Edgemere Subdivision Extension - A portion of Sections 7 and 18, Block 78, Township 2, El Paso County, Texas
- Location: South of David and East of Tim Floyd
- Property Owner: Ranchos Real XV, LLC., El Paso County
- Representative: Conde, Inc.
- District: ETJ (Adjacent to District 5)
- Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **POSTPONE SUSU15-00024 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 21, 2015.**

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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Major Final:

2. **SUSU15-00027:** Strahan Village Estates, All of Tract 2D and a Portion of Tract 2G, Block 13, Upper Valley Survey, El Paso County, Texas
Location: North of Borderland and West of Strahan
Property Owners: Issa Khlayel & Ahmad Khlayel
Representative: Del Rio Engineering
District: ETJ (West)
Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that there is a revised staff report for this item. This application was approved on a major preliminary basis by the City Plan Commission on May 17, 2012. The applicant proposes to subdivide approximately 7.9 acres in the city's westside impact fee area. The subdivision takes access via Strahan Road to the east. The proposed subdivision is located in the ETJ jurisdiction outside the city limits of El Paso. The applicant has agreed to dedicate an additional 19' of right-of-way and expand Strahan Road. This subdivision was reviewed under the current subdivision code. The applicant has requested a waiver to the required improvements related to the median along Strahan Road. The applicant will provide a striped median in place of the previously approved raised median. The County of El Paso has approved the waiver. Staff recommends approval of Strahan Village Estates on a Major Final basis and approval of the waiver of ROW (median) improvements.

Sal Masoud with Del Rio Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Ardivino, and carried to **APPROVE SUSU15-00027.**

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

Major Combination (Reconsideration):

3. **SUSU14-00090:** CMC Commercial Unit 2 – A portion of Tracts 2E and 2E4, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas
Location: South of Transmountain and East of Resler
Property Owners: Cimarron Hunt Communities LLC., Tenet Healthcare Corp., Plexxar Capital, LTD
Representative: CSA Design Group, Inc.
District: 1
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **MOVE SUSU14-00090 TO THE FOREFRONT, TO BE HEARD BEFORE ITEM 2.**

Motion passed.

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide approximately 9.960 acres of vacant land for one commercial lot and one ponding area lot. This subdivision is located south of Transmountain and east of Resler. Primary access to the subdivision is proposed from Transmountain Road. This development is being reviewed under the former subdivision code. The City Plan Commission at its regular meeting of October 23, 2014, approved CMC Commercial Unit 2 on a Major Combination basis. With this application, the applicant is seeking approval of a revised combination plat which proposes to introduce a lot line separating the proposed pond from the east of the property. Additionally, the proposed pond will be dedicated to the City of El Paso. Staff recommends approval of the modification request and approval of CMC Commercial Unit 2 subdivision on a Major Combination basis and approval of a modification for street cross-section.

Glenn Brooks, with CSA Design Group, concurred with staff's comments.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **APPROVE SUSU14-00090**.

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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Major Combination:

4. **SUSU15-00001:** Anguiano Place - All of Tract 19-B, Block 48, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: North of Socorro and West of Gaspar
Property Owner: Jose Luis Anguiano
Representative: Rey Engineering
District: 6
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **POSTPONE SUSU15-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 7, 2015**.

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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5. **SUSU15-00025:** Hutton Go #3 - Tracts 11A, 11G and 11G-1, Block 25, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: South of Alameda and West of Midway
Property Owner: Hector Zepeda
Representative: Conde, Inc.
District: 3
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide one commercial lot which is approximately one acre in size. Access to the subdivision is proposed from Alameda Avenue. Alameda is designated as a major arterial street requiring 100' of right-of-way. Currently, Alameda has 80' of right-of-way with 68' of pavement and 6' sidewalks. The applicant did submit a request to waive right-of-way improvements and dedication. This development was reviewed under the current subdivision code. Staff recommends approval of Hutton Go Unit Three on a Major Combination basis.

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

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Loweree, and carried to **APPROVE SUSU15-00025**.

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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6. **SUSU15-00026:** Rangel Subdivision - Tract 3C, Block 47, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: North of Carnes and East of Alameda
Property Owner: Yu Properties LLC
Representative: Rey Engineering
District: 6
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **POSTPONE SUSU15-00026 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 7, 2015**.

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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PUBLIC HEARING Resubdivision Final:

7. **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; 03/12/15; AND 03/26/15

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **DELETE SUSC15-00002**.

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

8. **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 8/28/14; 11/06/14; 02/12/15; AND 03/26/15

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **DELETE SUSU14-00023**.

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

9. **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, 03/26/15, AND 04/09/15

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **POSTPONE SUSU15-00011 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 7, 2015**.

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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10. **SUSU15-00020:** Bailey Addition Replat C, Unnumbered Tracts in the Bailey Addition (Parcels B, B1, B2 & B3), Lots 19, 20, 21, and 22, Block 1, Lot 11, Block 2, and Lots 9, 10 and 11, Block 12, a portion of 2nd Street, a portion of Vinton Avenue and a portion of Berino Avenue, The Bailey Addition, Canutillo, El Paso County, Texas
- Location: North of Vinton and East of Doniphan
Property Owner: San Bicenizio Properties
Representative: Sitework Engineering
District: ETJ (Westside)
Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that there is a revised staff report for this item. He offered a floor amendment, on Page 2 under the Development Coordinating Committee comments, the staff report should read **Bailey Addition Replat C** and not **Parkland Addition Replat C**. The applicant proposes to resubdivide approximately 22.3 acres in the city's Westside Impact Fee Area. The resubdivision will result in 84 single family lots, at least 5600 square feet in area with two points of access via La Tuna Drive to the west and Romanos Avenue to the north. The subdivision will include a 4.2 acre drainage right-of-way to be dedicated to the county by this plat. The applicant has requested a waiver to improvements along 6th Street, 2nd Street, and Vinton Avenue. The county has provided concurrence with those waivers. Staff recommends approval of Bailey Addition Replat C on a Resubdivision Combination basis and approval of the waiver of ROW improvements.

Jorge Garcia with Sitework 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 Amoriello, seconded by Commissioner Loweree, and carried to **APPROVE SUSU15-00020**.

AYES: Commissioner Loweree, Brannon, Wright, Amoriello, and Ardovino

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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11. **SUSU15-00023:** Heritage Farms Replat B – A replat of Lots 1 thru 24, Block 1, Heritage Farms Subdivision Replat A, City of El Paso, El Paso County, Texas
- Location: West of Upper Valley and South of Gomez Road
Property Owner: Societa Intelligente
Representative: Conde Inc.
District: 1
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to replat approximately 10.286 acres of land into 36 single family lots. The proposed subdivision is located west of Upper Valley Road and south of Gomez Road.

Access to the subdivision is proposed from Upper Valley and River Run Street. The reason for the replat is to reduce lot sizes and create new lots within a portion of the previously approved Heritage Farms Replat A. Staff recommends approval of Heritage Farms Subdivision Replat B on a Resubdivision Combination. Staff received one letter in opposition to the proposed resubdivision expressing concern to density. Staff recommends approval of Heritage Farms Subdivision Replat B on a Resubdivision Combination basis.

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 Ardivino, and carried to **APPROVE SUSU15-00023**.

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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PUBLIC HEARING Street Vacation:

12. **SURW15-00004:** Ruhlen Court Street Vacation – Ruhlen Court and 2 unnamed streets, Old Fort Bliss, City of El Paso, El Paso County, Texas
- Location: North of Yandell and East of Paisano
Property Owners: City of El Paso & UPRR
Representative: City of El Paso
District: 8
Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to vacate Ruhlen Court, and 2 unnamed right-of-ways near the City's downtown area. This vacation will accommodate the Texas Department of Transportation infrastructure improvements to Loop 375 Border Highway West. Texas Gas has high and medium pressure lines along Ruhlen court and has requested an easement for the existing line. Staff recommends approval of Ruhlen Court Street Vacation with the condition that a public utility easement be retained for the entire width of Ruhlen court to be vacated.

Oscar Jaloma from the Engineering Department, representing the city, 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.

- Mr. Nicholas requested that Ruhlen Court, approximately 100' of Paisano, be vacated.

Kimberly Forsyth noted that the abutting property owners have a right to request a vacation. In this particular case, the city is initiating this portion of the vacation.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **APPROVE SURW15-00004**.

AYES: Commissioner Loweree, Brannon, Wright, Amoriello, and Ardivino
NAYS: N/A
ABSTAIN: N/A
NOT PRESENT FOR THE VOTE: Commissioner Grambling
ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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PUBLIC HEARING Rezoning Applications:

13. **PZRZ14-00005:** Parcel 1: Portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two, and a portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas
Location: East and West of Global Reach and North of Montana
Zoning: M-1 (Manufacturing)
Request: M-1 (Manufacturing) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial
Property Owner: City of El Paso, Texas
Representative: Brock & Bustillos Inc.
District: 2
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **POSTPONE PZRZ14-00005 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 7, 2015.**

AYES: Commissioner Loweree, Brannon, Wright, Amoriello, and Ardivino
NAYS: N/A
ABSTAIN: N/A
NOT PRESENT FOR THE VOTE: Commissioner Grambling
ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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14. **PZRZ15-00003:** Portion of Lot 1, Block 1, 375/Railroad Commercial Park, City of El Paso, El Paso County, Texas
Location: 9950 Railroad Drive
Zoning: M-1 (Manufacturing)
Request: From M-1 (Manufacturing) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: Apartments
Property Owner: NE Railroad 12, LLC
Representative: Quantum Engineering Consultants – Robert Gonzalez
District: 4
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **HEAR ITEMS 14 AND 21 TOGETHER BUT THAT ITEM 21 BE HEARD FIRST.**

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

Michael McElroy, Planner, gave a presentation and noted that the property owner is requesting rezoning from M-1 (Manufacturing) to C-3 (Commercial) to permit the construction of a 20 building apartment complex inclusive of 126 dwelling units. The property is currently vacant. Access is proposed from Railroad Drive. As the property is currently classified as G-7 Industrial and/or Railyards, a separate, but related, amendment to our comprehensive plan has been submitted, for reclassification to G-3 (Post-War) to more consistently align the proposed development with expected future land use. Staff has no objection to the proposed rezoning. At the time of submittal for building permits, project will need to comply with all provisions of Title 18.46 as applicable.

Karla Nieman, Assistant City Attorney, noted that the reason for the requirement of an amendment to the future land use map is under state law. Currently, the comprehensive plan states that the future land use map designates this to G-7. It wouldn't be in conformance to allow for this type of rezoning to take place in a G-7, so staff has looked at the changes that have taken place in the neighborhood and have recognized that the present designation for the future land use map is not a true representation of how the city is growing or how it's changing in this area.

Robert 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. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and carried to **APPROVE PZRZ15-00003 WITH CONDITIONS.**

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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15. **PZRZ15-00007:** Lots 5 and 6 and a portion of Lots 4 and 7, Block 43, Hart's Survey No. 9, City of El Paso, El Paso County, Texas
- Location: 311 Montana Avenue
- Zoning: A-2 (Apartment) and C-4 (Commercial)
- Request: From A-2 (Apartment) to C-1 (Commercial)
- Existing Use: Retail
- Proposed Use: Retail
- Property Owner: MIMA Properties L.L.C.
- Representative: Conde, Inc.
- District: 8
- Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
- POSTPONED FROM 04/09/15**

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **POSTPONE PZRZ15-00007 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 7, 2015.**

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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PUBLIC HEARING Special Permit Applications:

16. **PZST14-00035:** Lots 16-17 and 23-28, Hill Terrace Addition, City of El Paso, El Paso County, Texas
Location: 4500 & 4506 Mobile Avenue and 4507, 4513, 4519, 4525, 4531, & 4537 Nashville Avenue
Zoning: R-4 (Residential)
Request: Infill Development - to allow for lot dimension and setback reductions
Existing Use: Vacant
Proposed Use: Duplexes
Property Owner: ANVIA, L.L.C.
Representative: Dorado Engineering, Inc.
District: 2
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

POSTPONED FROM 04/09/15

Commissioner Grambling arrived at the meeting during discussion on item 16.

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the lot size, lot width, side street setback, and cumulative front and rear yard setbacks for duplexes to be located at 4500 & 4506 Mobile Avenue, and 4507, 4513, 4519, 4525, 4531 & 4537 Nashville Avenue. The subject property is currently zoned R-4 (Residential) and is vacant. The two family duplexes are permitted in an R-4 (Residential) district; however, the lots do not comply with the lot dimension setback requirements. The applicant is requesting the following reductions, from the required 7,000 square feet lot size to 6, 300 square feet, from the required 70 feet lot width to 60 feet, from the required 10 feet side street yard setback to 5 feet, and from the required 45 cumulative front/rear yard setback to 30 feet. The detailed site development plan complies with all other density and dimensional standards. Access to the subject property is proposed from Nashville Avenue and Mobile Avenue. Staff received two emails in opposition, one email of concern from Austin Terrace Neighborhood Association, two phone calls from residents in support of the special permit request, and one phone call from the Redford Hills Association in support. Staff did not receive any adverse comments from the reviewing departments. Staff recommends approval of the request for the special permit and detailed site plan as it complies with Sections 20.10.280 Infill Development, 20.04.320 Special Permit, and 20.04.150 Detailed Site Development Plan.

Art Rubio, Senior Planner, noted that most of the opposition was because they thought it was multi-family but he clarified that these are duplexes and not multi-family.

Fermin Dorado, Sr., with Dorado 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.

- Jim McLaughlin expressed his concern because of the reduction in the lot size for a duplex and noted that as soon as these duplexes are sold as individual units, they will become legal non-conforming.

Carlos Gallinar noted that the applicant has the option to make his case at city council, but prior to the applicant going to council, Mr. Gallinar is willing to meet with him and walk him through the zoning code.

1ST MOTION:

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and carried to **DENY PZST14-00035**.

AYES: Commissioner Brannon, Grambling, and Ardivino

NAYS: Commissioner Loweree, Wright, and Amoriello

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: N/A

Motion failed to deny. (3 to 3) vote.

Mr. Dorado noted that he is willing to go back to the original setbacks.

2ND MOTION:

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Wright, and carried to **APPROVE PZST14-00035 WITH REDUCED SETBACKS**.

AYES: Commissioner Loweree, Wright, and Amoriello

NAYS: Commissioner Brannon, Grambling, and Ardivino

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: N/A

Motion failed to approve. (3 to 3) vote.

This item will go to city council with no recommendation from the City Plan Commission.

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17. **PZST15-00007:** Tract 8B, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: South of Borderland Road and West of Doniphan Drive
- Zoning: R-2/c (Residential/condition)
- Request: Special Permit to allow for volleyball club outdoor with restaurant
- Existing Use: Vacant
- Proposed Use: Volleyball club outdoor with restaurant
- Property Owner: TK Real Estate LLC
- Representative: Wright & Dalbin Architects
- District: 1
- Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov
- POSTPONED FROM 04/09/15**

Commissioner Wright recused himself from any discussion on this item and left the meeting room. Commissioner Amoriello chaired the meeting.

Andrew Salloum, noted that there is a revised staff report for this item. The applicant is requesting a special permit for property located south of Borderland Road and West of Doniphan Drive. The subject property is approximately 6.3036 acres in size and is currently zoned R-2 (Residential) and is currently vacant. A volleyball club outdoor with restaurant is a permitted use in an R-2 (Residential) district with the approval of a Special Permit. The proposed use requires a minimum of 114 parking spaces and the applicant is providing 138 parking spaces and 6 bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Borderland Road. Staff received one phone call in support of the special permit request. Staff did not receive any adverse comments from the reviewing departments. Staff recommends approval of the special permit and detailed site plan.

Frederick Dalbin with Wright & Dalbin Architects concurred with staff's comments.

Commissioner Amoriello 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 PZST15-00007.**

AYES: Commissioner Loweree, Brannon, Grambling, Amoriello, and Ardivino

NAYS: N/A

ABSTAIN: Commissioner Wright

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

Commissioner Wright returned to the meeting after discussion on this item.

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18. **PZST15-00008:** A portion of Lot 32, Block 5, Alameda Acres, City of El Paso, El Paso County, Texas
Location: 409 S. Glenwood Street
Zoning: R-4 (Residential)
Request: Infill Development - to allow for lot size and cumulative front & rear yard setback reductions
Existing Use: Single-family dwelling
Proposed Use: Duplexes
Property Owner: ANVIA, L.L.C.
Representative: Dorado Engineering, Inc.
District: 2
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **POSTPONE PZST15-00008 FOR TWO (8) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 18, 2015.**

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

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

Other Business:

19. Discussion and action on the City Plan Commission minutes for:
April 9, 2015

WITHOUT OBJECTION THE CITY PLAN COMMISSION MINUTES FOR APRIL 9, 2015, WERE APPROVED AS PRESENTED.

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20. Discussion and action of an ordinance amending the future land use map contained in "Plan El Paso" for the property legally described as Parcel 1: Portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two, and a portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas; and, Parcel 2: Portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas
Staff Contact: Michael McElroy, (915) 212-1612, mcelroym@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **POSTPONE THE DISCUSSION AND ACTION OF AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN "PLAN EL PASO" FOR THE PROPERTY LEGALLY DESCRIBED AS PARCEL 1: PORTION OF LOT 2, BLOCK 1, BUTTERFIELD TRAIL AVIATION PARK UNIT TWO, AND A PORTION OF SECTIONS 34 AND 35, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND, PARCEL 2: PORTION OF LOT 2, BLOCK 2, BUTTERFIELD TRAIL AVIATION PARK UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

AYES: Commissioner Loweree, Brannon, Wright, Amoriello, and Ardivino
NAYS: N/A
ABSTAIN: N/A
NOT PRESENT FOR THE VOTE: Commissioner Grambling
ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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21. Discussion and action of an ordinance amending the future land use map contained in "Plan El Paso" for the property legally described as Lot 1, Block 1, 375/Railroad Commercial Park, City of El Paso, El Paso County, Texas
Staff Contact: Michael McElroy, (915) 212-1612, mcelroym@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and carried to **HEAR ITEMS 14 AND 21 TOGETHER BUT THAT ITEM 21 BE HEARD FIRST.**

AYES: Commissioner Loweree, Brannon, Wright, Amoriello, and Ardivino
NAYS: N/A
ABSTAIN: N/A
NOT PRESENT FOR THE VOTE: Commissioner Grambling
ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

Michael McElroy, Planner, gave a presentation and noted that this is for the property located at the corner of Railroad and Woodrow Bean Transmountain. It is classified as G-7 (Industrial and Railroad Yards) in the Comprehensive Plan. The proposal is to reclassify it as G-3 (Post War)

which is what abutts it to the south and to the north. He gave a description of the differences between G-7 and G-3.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and carried to **APPROVE AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN "PLAN EL PASO" FOR THE PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 1, 375/RAILROAD COMMERCIAL PARK, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

AYES: Commissioner Loweree, Brannon, Wright, Amoriello, and Ardovino

NAYS: N/A

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: Commissioner Grambling

ABSENT: Commissioner Erickson, Landeros, and Madrid

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to adjourn this meeting at 3:313 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission