



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
MAY 5, 2016  
1:30P.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 Ardivino present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner Desai  
Commissioner Brannon  
Commissioner Benitez  
Commissioner Ardivino  
Commissioner Livingston

**COMMISSIONERS ABSENT:**

Commissioner Perez  
Commissioner Bustamante  
Commissioner Madrid

**AGENDA**

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

Mr. Gallinar noted that Commissioner Madrid will not be able to attend today's meeting but requested that item #9 (Election of the vice-chair) be postponed for 2 weeks, to the City Plan Commission meeting of May 19, 2016, and that item #10 (Plan El Paso Implementation items) be deleted. He noted that the verbiage needs to be changed and felt it would be better to delete this item and bring it back with a different caption to the agenda.

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

**AYES:** Commissioner Desai, Brannon, Benitez, Ardivino, and Livingston

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Perez, Bustamante, and Madrid

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

Motion passed.  
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**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 ON 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:**

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|----|----------------------|---|
| 1. | <b>SUSU16-00015:</b> | Gateway Estates Unit One – A replat of a portion of Lots 24, 25, 26, 27 and 28, and portions of right-of-way out of Addison Street, Blankner Street, Chilcote Street, Fahlander Street, and Vendome Street, all within Gateway Estates, El Paso County, Texas |
|    | Location:            | North of Vista Del Sol and East of Loop 375   |
|    | Existing Zoning:     | ETJ   |
|    | Property Owner:      | GFA, LLC  |
|    | Representative:      | CEA Group   |
|    | District:            | N/A   |
|    | Staff Contact:       | Vanessa Munoz, (915) 212-1644, <a href="mailto:munozvx@elpasotexas.gov">munozvx@elpasotexas.gov</a>   |

Vanessa Munoz, Planner, gave a presentation and noted there is a revised staff report for this request and noted that EPWU submitted a last minute revision to their comments. On Page 5 of the staff report under the EPWU comments, item #4 should read as follows: ***A sanitary sewer main extension is required along Vista Del Sol Drive. This sewer main will be extended with the County’s Vista Del Sol Road Improvements. Sanitary sewer main and alignments will be finalized with the improvement plans.*** The applicant is requesting approval on a major preliminary basis of Gateway Estates Unit One Replat E. This development is approximately 60.86 acres and is located north of Vista Del Sol and East of Loop 375. Primary access to the subdivision is proposed from Vista Del Sol Drive. This development was reviewed under the current subdivision code. Gateway Estates Unit One Replat E lies within the Gateway Estates

Land Study which was approved by the City Plan Commission on February 11, 2016. Staff recommends approval of all exceptions requested and approval of Gateway Estates Unit One Replat E on a major preliminary basis. Staff also recommends that the City Plan Commission require that the applicant landscape the rear of all frontage lots and that Lots 3 and 4 face the proposed park.

Jorge Azcarate with CEA Group concurred with staff's comments.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **APPROVE SUSU16-00015**.

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

2. **SUSU15-00083:** Diamantina Subdivision – A portion of Tracts 357 and 358, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
- Location: West of Dyer and South of Hondo Pass  
Existing Zoning: R-4 (Residential)  
Property Owner: Casas Diamantina LLC  
Representative: Dorado Engineering, Inc.  
District: 2  
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. The applicant proposes to subdivide .779 acres of vacant land for 4 duplex lots. The lots range between 6,286 and 13,606 square feet. Access to the subdivision is proposed from Moonlight Avenue. This development is being reviewed under the current subdivision ordinance. The applicant is requesting an exception to allow two panhandle lots. Both panhandles measure 99 feet in length and 24 feet in width. Staff received one letter and one petition in opposition to this request. Staff recommends approval of the panhandle request and approval of Diamantina Subdivision on a resubdivision combination basis.

Kimberly Forsyth noted that because the applicant is requesting an exception for the panhandle lots and because there was opposition received, this request requires the vote of 4 of the 5 commissioners present. On May 3, 2016, the City Council approved the special permit that was previously presented to the City Plan Commission along with the subdivision.

Dan Alderete concurred with staff's comments.

Commissioner Ardivino 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 Livingston, and unanimously carried to **APPROVE SUSU15-00083**.

Motion passed.

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3. **SUSU16-00016:** Vista Hills Unit Two Replat D – A portion of Lot 3, Block 15, Vista Hills Unit Two, an addition to the City of El Paso, El Paso County, Texas
- Location: East of George Dieter & North of Trawood  
Existing Zoning: C-1 (Commercial)  
Property Owner: GECU

Representative: CEA Group  
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 the applicant proposes to subdivide 1.57 acres of vacant land for 1 commercial lot. The reason for the replat is to revise the subdivision protective covenants as stipulated in the document. Access to the subdivision is proposed from Estrada Drive and Trawood Drive. This development is being reviewed under the current subdivision ordinance. Staff recommends approval of Vista Hills Unit 2 Replat Unit D on a resubdivision combination basis.

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Ardivino 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 Livingston, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU16-00016**.

Motion passed.

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**PUBLIC HEARING Easement/ROW:**

4. **SURW15-00005:** Yandell Street Alley Vacation – A portion of 18' alley between Lots 9 thru 14 and Lots 17 thru 23, Block 83, Bassett Addition, City of El Paso, El Paso County, Texas
- Location: West of Piedras at Yandell  
Existing Zoning: C-4 (Commercial)  
Property Owners: Diamond Edward T & Leticia A, Nacim Richard & Betsy, and Abu-Issa Hasan  
Representative: Leticia A. Diamond  
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 the applicant is proposing to vacate an 18' alley between Lots 9 thru 15 and Lots 17 thru 23, Block 83, Bassett Addition. The applicant is requesting the vacation of the alley in order to meet setback requirements for the proposed construction of a commercial addition. Staff did not receive any comments in support or against this request. Staff recommends approval of the Yandell Street Alley Vacation subject to the following condition: A full width utility easement is to be retained to accommodate the existing water main, sewer main, water services and that the easement be cleared of obstructions to include walls, fences, parking of vehicles, accumulation of storage, lumber, and other materials.

Leticia Diamond, representing all three applicants, concurred with staff's comments.

Commissioner Ardivino 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 Benitez, and unanimously carried to **APPROVE SURW15-00005**.

Motion passed.  
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5. **SURW16-00001:** Magnolia Street Vacation – A portion of Magnolia Street Right-of-Way lying in Bassett Addition, City of El Paso, El Paso County, Texas
- Location: East of Piedras & North of Texas  
 Existing Zoning: C-4/M-1 (Commercial/Manufacturing)  
 Property Owner: PSB/EPWU  
 Representative: SLI Engineering  
 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 the applicant is proposing to vacate a 70' wide portion of Magnolia Street, approximately 0.218 acres. The area to be vacated is requested for the extension of an existing stormwater pond. The applicant is the owner of the abutting lots. Staff did not receive any comments in support or against this request. Staff recommends approval of Magnolia Street Vacation.

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

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

- Rene Sierra noted that there has been some construction on Magnolia Street and they were not notified. This is also the first time they are notified of this public hearings.

Mr. Gallinar noted that this is a PSB project and the reason we would notify the property owners is for the vacation which is coming through and that we are processing for the PSB. He volunteered to meet with Ms. Sierra and connect her with someone from the PSB that may answer her questions.

**ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SURW16-00001**.

Motion passed.

**PUBLIC HEARING Detailed Site Development Plan Applications:**

6. **PZDS16-00009:** Tract 14-E-1, J.M. JETT Survey No. 155, City of El Paso, El Paso County, Texas
- Location: East of Doniphan Drive and North of Sunset Drive  
 Zoning: C-4/sc (Commercial/special contract)  
 Request: Detailed Site Development Plan Review  
 Existing Use: Vacant  
 Proposed Use: Parking Lot  
 Property Owner: The Substation, LLC  
 Representative: Will Harvey  
 District: 8  
 Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The request is for a detailed site development plan review for the property located near the intersection of Doniphan Drive and North of Sunset Drive. The detailed site development plan shows one 20,744 square feet of parking area on a currently vacant 1.0819 acre parcel. The proposed use is for a parking area to serve an adjacent commercial development. Access to the subject property is proposed from Sunset Drive. Staff recommends approval of the detailed site development plan request subject to the following condition: An access agreement/easement be

finalized between the property owner and El Paso Electric to utilize their property for access to the proposed development prior to City Council.

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

Commissioner Ardovino 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 Livingston, seconded by Commissioner Brannon, and unanimously carried to **PZDS16-00009**.

Motion passed.

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- 7. **PZDS16-00010:** A portion of Lot 1, Block 1, Loop RC Poe Development, City of El Paso, El Paso County, Texas
    - Location: 3500 Joe Battle Boulevard
    - Zoning: C-4/c (Commercial/conditions)
    - Request: Detailed Site Development Plan Review per Ordinance No. 15023
    - Existing Use: Vacant
    - Proposed Use: Hotel
    - Property Owner: Bankim Bhatt
    - Representative: SLI Engineering, Inc.
    - District: 5
    - Staff Contact: Andrew Salloum, (915) 212-1643, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, gave a presentation and noted that the request is for a detailed site development plan for property located at 3500 Joe Battle Boulevard. The property is currently zoned C-4 with a condition and is vacant. The proposed use is for a hotel which is a permitted use in a C-4 zone district. The detailed site development plan is a requirement of zoning condition that was imposed on the subject property by Ordinance No. 15023 dated January 29, 2002. The second condition imposed on the subject property requires a ten (10) foot landscaped buffer abutting the residential district to the east. The development complies with the minimum landscape area requirement. Primary access is proposed via a 30-foot private utility access and drainage easement from Joe Battle Boulevard and RC Poe road that will be shared with the abutting property to the north, south, and west as per an access agreement. Staff did not receive any adverse comments from any of the reviewing departments. Staff recommends approval of the detailed site development plan request.

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

Commissioner Ardovino 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 Livingston, and unanimously carried to **PZDS16-00010**.

Motion passed.

**Other Business:**

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- 8. Discussion and action on the City Plan Commission minutes for: April 21, 2016

**\*ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Desai, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR APRIL 21, 2016.**

Motion passed.  
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9. Election of Vice-Chair

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **POSTPONE THE ELECTION OF VICE-CHAIR FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 19, 2016.**

Motion passed.  
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10. Planning Report:

"Discussion and action to submit a formal request to the City Manager, asking for Planning staff to work with the City Plan Commission's Long Range Planning Subcommittee on Plan El Paso implementation items."

**\*ACTION:**

Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **DELETE THE DISCUSSION AND ACTION TO SUBMIT A FORMAL REQUEST TO THE CITY MANAGER, ASKING FOR PLANNING STAFF TO WORK WITH THE CITY PLAN COMMISSION'S LONG RANGE PLANNING SUBCOMMITTEE ON PLAN EL PASO IMPLEMENTATION ITEMS.**

Motion passed.  
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**ADJOURNMENT:**

Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to adjourn this meeting at 2:58 p.m.

Approved as to form:

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Carlos Gallinar, Executive Secretary, City Plan Commission