



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
MAY 19, 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 Madrid present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner Desai
- Commissioner Brannon
- Commissioner Benitez
- Commissioner Perez
- Commissioner Madrid
- Commissioner Ardivino
- Commissioner Bustamante
- Commissioner Livingston

COMMISSIONERS ABSENT:

N/A

AGENDA

Commissioner Perez read the rules into the record. Kimberly Forsyth, Program Manager, read the revisions to the agenda into the record.

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

AYES: Commissioner Desai, Brannon, Benitez, Perez, Madrid, Ardivino, Bustamante, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

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

ACTION: Motion made by Commissioner Perez, 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 Submit Recording Maps:

1. **SUSU16-00021:** Painted Sky at Mission Ridge - A portion of C.D. Stewart Survey No. 319 & Section No. 22, Block 79, Township 3, Texas & Pacific Railway Surveys, El Paso County, Texas
- Location: North of Eastlake Boulevard and East of Joe Battle Boulevard
Existing Zoning: ETJ
Property Owner: Hunt Mission Ridge, LLC
Representative: CSA Design Group, Inc.
District: ETJ (Adjacent to District 6)
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU16-00021.**

Motion passed.

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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:

2. **SUSU16-00017:** Tierra Del Este Unit 81 – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
- Location: South of Pebble Hills and East of John Hayes
Existing Zoning: ETJ
Property Owner: Ranchos Real XV, LLC
Representative: Conde, Inc.
District: ETJ (Adjacent to District 5)
Staff Contact: Vanessa Munoz, (915) 212-1644, munozv@elpasotexas.gov

Vanessa Munoz, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide the property into 799 single-family lots, ranging between 5,005.00 to 8,824.44 square feet, three parks that total 7.08 acres, and two storm water ponds that total 5,108 acres. Primary access to the subdivision is proposed from Pebble Hills Boulevard. This development was reviewed under the current subdivision code. It was also compared to Plan El Paso for compliance due to the size of the proposed subdivision. Staff recommends approval of all exceptions requested and approval of Tierra Del Este Unit 81 on a major preliminary basis.

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

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Perez, and unanimously carried to **APPROVE SUSU16-00017.**

Motion passed.

Major Combination:

- 3. **SUSU16-00018:** Painted Desert at Mission Ridge 1 – A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Texas
 Location: West of Darrington and North of Paseo Del Este
 Existing Zoning: ETJ
 Property Owner: Hunt Mission Ridge, LLC.
 Representative: CEA Group
 District: ETJ
 Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

- 4. **SUSU16-00019:** Painted Desert at Mission Ridge 2 – A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Survey, El Paso County, Texas
 Location: West of Darrington and North of Paseo Del Este
 Existing Zoning: ETJ
 Property Owner: Hunt Mission Ridge, LLC.
 Representative: CEA Group
 District: ETJ
 Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

***ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Ardivino, and unanimously carried to **HEAR ITEMS (3) SUSU16-00018 AND (4) SUSU16-00019 TOGETHER.**

Motion passed.

Armida Martinez, Planner, gave a presentation and noted that Painted Desert at Mission Ridge Unit 1 and Unit 2 will be heard together. The properties have been granted vested rights under the former subdivision code. Both Painted Desert at Mission Ridge 1 and 2 were approved by the City Plan Commission on July 17, 2014, on a major preliminary basis along with the modifications being requested today. The applicant proposes to subdivide a total of 89.88 acres. The proposed development is for a total of 345 single family lots. Access to the subdivisions will be from Darrington Road, Paseo Del Este Boulevard, and Stamfordham Street. Due to the size of the proposed development, it was compared to Plan El Paso. Staff recommends approval of the modification requests and approval of Painted Desert Mission Ridge 1 and 2 on a major combination basis subject to the following conditions and requirements: The subdivision improvements for Painted Desert at Mission Ridge 1 should be installed before development of Painted Desert at Mission Ridge 2 takes place in order to provide adequate access to this subdivision, **and** that the City Plan Commission require the applicant to landscape the parkway area on all double frontage lots.

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

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU16-00018 AND SUSU16-00019.**

Motion passed.

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5. **SUSU16-00020:** West Gate Village - All of Tract 5A, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Location: West of Doniphan and North of Country Club Road
Existing Zoning: R-2
Property Owner: Winton & Associates
Representative: TRE & Associates
District: 1
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. The applicant is proposing to subdivide approximately 9 acres in the City's upper valley plan area. Access is provided via Lee Shannon Drive to two private streets, West Gate Drive and Love Valley Place. This subdivision is being reviewed under the current subdivision ordinance. Staff recommends approval of West Gate Village subject to conditions and exceptions stated in the staff report.

Changho Yi with TRE & Associates concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU16-00020.**

Motion passed.

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PUBLIC HEARING Street Name Change:

6. **SUNC16-00001:** Linum Drive to Deby Lewis Drive
Location: East of McRae and South of Montwood
Property Owner: Eastwood High School
Representative: Ashley Oropeza
District: 7
Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the applicant proposes to change the name of Linum Drive to Deby Lewis Drive. Linum Drive is approximately 1600 feet in length and runs along the southern boundary of Eastwood High School, between McRae Boulevard and Montwood Drive. The reason for the street name change is to recognize Ms. Lewis, an alumni of Eastwood High School. A courtesy notice was sent to those properties abutting the portion of right-of-way to be renamed. If approved, the applicant will be responsible for the cost to manufacture and install new street signs. Staff recommends approval of the street name change.

Ms. Martinez, Director at Eastwood High School, concurred with staff's comments.

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

- Mike Rosales, representing District 4 as the Board of Trustees, noted that the board is in favor of the street name and asked the commission's approval on this initiative.

ACTION: Motion made by Commissioner Bustamante, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUNC16-00001.**

Motion passed.

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PUBLIC HEARING Comprehensive Plan Amendment:

7a. PLPC16-00002: A portion of Section 48, Block 79, Township 2, and a portion of Section 18, Block 78, Township 2, Texas and Pacific Company Surveys, El Paso County, Texas
Location: South of Pebble Hills Boulevard and East of John Hayes Street
Existing Zoning: R-F (Ranch and Farm)
Request: Comprehensive Plan Amendment (Amending the East Plan Area from O5, (Remote) to G4, (Suburban Walkable)
Existing Use: Vacant
Proposed Use: Residential and Commercial Development
Property Owner: Ranchos Real Land Holdings LLC
Representative: Conde, Inc.
Rep District: ETJ (Adjacent to District 5)
Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Ardovino, and unanimously carried to **HEAR ITEMS 7.a, 7.b, 7.c, AND 7.d, TOGETHER BUT WITH A SEPARATE VOTE FOR EACH.**

Motion passed.

Anne Antonini, Planner, gave a presentation and noted that the request is for a Comprehensive Plan Future Land Use Map Designation Amendment from O-5, Remote to G4, Suburban (Walkable). The applicant proposes to develop the subject property as a commercial and residential subdivision. This case is related to rezoning application number PZRZ16-00009, which requests to rezone the subject property from R-F (Ranch Farm) to C-2 (Commercial) and R-5 (Residential), and to the Tierra del Este Phase V Development Agreement, which requests that the subject property be annexed to the City of El Paso. Though classified by Future Land Use Map of Plan El Paso as O5, Remote, the applicant has applied for and received vesting rights under the City’s prior Comprehensive Plan. The subject property was granted water and sewer service connection in 2009 by the Public Services Board. Staff recommends approval of the Comprehensive Plan Amendment to the East Plan Area as the applicant has been determined to have a valid claim for vesting rights that predates the adoption of Plan El Paso.

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

Commissioner Madrid 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 Ardovino, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE PLPC16-00002.**

Motion passed.
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PUBLIC HEARING Annexation:

- 7b.** Discussion and action on an ordinance annexing the following real property described as a portion of Section 18, Block 78, and portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas. **SUAX16-00001**
Property Owner: Ranchos Real Land Holdings, LLC
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant is requesting annexation of land within the City of El Paso's Extra Territorial Jurisdiction (ETJ) and approval of a service plan in conjunction with the Development Agreement approved by City Council on March 8, 2016. Under the terms of the approved agreement, the subject property is proposed to be re-zoned from R-F (Ranch Farm) to C-2 (Commercial) and R-5 (Residential) at the time of annexation and will be developed in accordance with the approved plan. The rezoning application, comprehensive plan amendment and a major thoroughfare plan amendment are to run in conjunction with this application. Staff received several calls requesting information but no calls in support or in opposition to this request. Staff recommends approval of the ordinance to approve the annexation.

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

Commissioner Madrid 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 Bustamante, and unanimously carried to **APPROVE AN ORDINANCE ANNEXING THE FOLLOWING REAL PROPERTY DESCRIBED AS A PORTION OF SECTION 18, BLOCK 78, AND PORTION OF SECTION 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.**

Motion passed.

PUBLIC HEARING Rezoning Application:

- 7c. PZRZ16-00009:** A portion of Section 48, Block 79, Township 2, and a portion of Section 18, Block 78, Township 2, Texas and Pacific Company Surveys, El Paso County, Texas
Location: East of John Hayes and South of Pebble Hills Blvd.
Existing Zoning: ETJ
Request: Parcel 1: From R-F (Ranch & Farm) to C-2 (Commercial)
Parcel 2: From R-F (Ranch & Farm) to R-5 (Residential)
Parcel 3: From R-F (Ranch & Farm) to C-2 (Commercial)
Parcel 4: From R-F (Ranch & Farm) to R-5 (Residential)
Existing Use: Vacant
Proposed Use: Commercial & Residential
Property Owner: Ranchos Real Land Holdings, LLC
Representative: Conde, Inc.
District: ETJ (Adjacent to District 5)
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-5 (Residential) and C-2 (Commercial) to allow for residential and commercial development, in accordance with the Development Agreement and Development Plan approved by City Council. Staff recommends approval of the rezoning request. There are no registered neighborhood associations in the area, this was verified through Community

Development Department data on recognized neighborhood association; however, the applicant did send notification to the two adjacent Neighborhood Associations, Eastside Civic Association and Las Tierras Neighborhood Association.

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

Commissioner Madrid 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 Bustamante, and unanimously carried to **APPROVE PZRZ16-00009.**

Motion passed.

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PUBLIC HEARING – Amendments to the 2025 Proposed Thoroughfare System:

- 7d.** Discussion and action on an Ordinance amending the 2025 Proposed Thoroughfare System, as incorporated into *Plan El Paso*, to downgrade the future extension of Charles Foster Avenue from John Hayes Street to the future extension of Tim Floyd Street from a minor arterial to a collector arterial and to add the future extension of Mike Price Drive as a collector arterial from the future extension of Pebble Hills Boulevard to the future extension of Montwood Drive.
Staff contact: Kevin Smith, (915) 212-1610, smithkw@elpasotexas.gov

Kevin Smith, Lead Planner with the Capital Improvement Department, gave a presentation and noted that this request is for review and adoption of amendments to the City of El Paso's 2015 Proposed Thoroughfare System for the area located south of the future extension of Pebble Hills Boulevard, east of John Hayes Street, and north of the future extension of Montwood Drive. Tierra Del Este Phase V Development Plan was approved by the El Paso City Council on March 8, 2016, and stipulated that the owner was to submit an application to amend the City's Thoroughfare Plan. The applicant is requesting this change to the 2025 Proposed Thoroughfare System in accordance with the development agreement approved by El Paso City Council on March 8, 2016. The proposal is to downgrade Charles Foster from a minor arterial to a collector and to add Mike Price as a collector. The requested action is to recommend approval of the request to amend the MTP for both Charles Foster and Mike Price.

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

Commissioner Madrid 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 Bustamante, and unanimously carried to **APPROVE AN ORDINANCE AMENDING THE 2025 PROPOSED THOROUGHFARE SYSTEM, AS INCORPORATED INTO PLAN EL PASO, TO DOWNGRADE THE FUTURE EXTENSION OF CHARLES FOSTER AVENUE FROM JOHN HAYES STREET TO THE FUTURE EXTENSION OF TIM FLOYD STREET FROM A MINOR ARTERIAL TO A COLLECTOR ARTERIAL AND TO ADD THE FUTURE EXTENSION OF MIKE PRICE DRIVE AS A COLLECTOR ARTERIAL FROM THE FUTURE EXTENSION OF PEBBLE HILLS BOULEVARD TO THE FUTURE EXTENSION OF MONTWOOD DRIVE.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

- 8. PZRZ16-00005:** A portion of Tract 4A, now known as 4-C-1, Morehead Block, and Lots 1, 2, 4, and 5, Block 1, Del Mesa Addition, City of El Paso, El Paso County, Texas
- Location: Montana Ave. & Chelsea St.
Existing Zoning: Parcel 1: C2 (Commercial)
Parcel 2 & 3: C2SP / R4SP (Commercial/sp) & (Residential/sp)
Request: Parcel 1: C2 (Commercial) to C-1 (Commercial)
Parcel 2 & 3: C2SP / R4SP (Commercial/sp) & (Residential/sp) to C-1 (Commercial)
Existing Use: Parcel 1: Restaurant & Parking Lot
Parcel 2 & 3: Residential / Vacant
Proposed Use: Commercial Retail Pharmacy (with Drive-Thru)
Property Owner: Parcel 1: El Paso West Airport LTD
Parcel 2 & 3: William Welsh (Executor of the Estate)
Representatives: James K. Farrelly; Linfield & Hunter & Junius, Inc.
District: 2
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

***ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE PZRZ16-00005 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 2, 2016.**

Motion passed.

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- 9. PZRZ16-00008:** Lot 23 and the West ½ of Lot 22 and the East 6.5 feet of Lot 24, Block 92, of East El Paso addition, an addition to the City of El Paso, El Paso County, Texas
- Location: 3320 Montana Ave.
Existing Zoning: R-5 (Residential)
Request: From R-5 (Residential) to S-D (Special Development)
Existing Use: Vacant
Proposed Use: Commercial / Office
Property Owner: Westmount Assets Inc.
Representative: Randy Lucero
District: 2
Staff Contact: Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that there is a revised staff report for this item. The property owner is requesting a rezoning from R-5 (Residential) to S-D (Special Development) to permit an office building. The property owner proposes the conversion of the existing single family home for a 1,959.90 square feet office building. Access is proposed off Montana Avenue. Staff did not receive any calls in favor or against this request. Staff recommends approval of the rezoning request.

Randy Lucero concurred with staff's comments.

Commissioner Madrid 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 Ardivino, and unanimously carried to **APPROVE PZRZ16-00008.**

Motion passed.

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- 10. PZRZ16-00010:** A portion of Lot 20, Block 1, International Industrial Center Unit 1, City of El Paso, El Paso County, Texas
- Location: 1115 Airway Boulevard
- Existing Zoning: P-1 (Planned Industrial)
- Request: From P-1 (Planned Industrial) to C-4 (Commercial)
- Existing Use: Vacant
- Proposed Use: Retail
- Property Owner: James A. Dick Co.
- Representative: Quantum Engineering Consultants, Inc.
- District: 3
- Staff Contact: Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this request. The applicant is requesting to rezone the subject property from P-1 (Planned Industrial) to C-4 (Commercial) in order to allow for retail. Retail is not permitted in a P-1 (Planned Industrial) district, therefore necessitating the rezoning change. Access to the subject property is proposed from Airway Boulevard. Staff did not receive any phone calls or letters in support or opposition to the rezoning request. Staff recommends approval of the rezoning request.

Bobby Gonzalez with Quantum Engineering concurred with staff's comments.

Commissioner Madrid 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 Desai, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZRZ16-00010.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

- 11. PZDS16-00011:** Portion of Lot 1, Block 4, Sunland Business Center, City of El Paso, El Paso County, Texas
- Location: 1095 Doniphan Park Circle
- Existing Zoning: C-4/sc (Commercial/special contract)
- Request: Detailed Site Development Plan Review
- Existing Use: Vacant
- Proposed Use: Hotel
- Property Owner: Permian Basin Star, LLC
- Representative: SLI Engineering, Inc.
- District: 8
- Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. This request is for a detailed site development plan review required by Ordinance No. 8551, dated January 7, 1986. The detailed site development plan shows a four story hotel building totaling 50,400 square feet on a currently vacant 1.568 acre parcel. The development requires 64 parking spaces and the applicant proposes 82 parking spaces, including 4 ADA accessible parking spaces and 6 bicycle parking spaces. Access to the subject property is proposed from Doniphan Park Circle. 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 Natural Gas Company to utilize their property to the proposed development for access and for parking prior to City Council.

Georges Halloul with SLI Engineering concurred with staff's comments but wanted to add the following to the Land Development comments: **to coordinate the proposed drainage according to the existing Master Drainage Plan with Land Development.**

Ana Castillo, Civil Engineer Associate, agreed to coordinate the proposed drainage according to the existing Master Drainage Plan with Mr. Halloul and also to make sure that all the FEMA requirements for this lot are in compliance.

Commissioner Madrid 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 Livingston, and unanimously carried to **APPROVE PZDS16-00011 WITH THE AMENDMENT THAT LAND DEVELOPMENT COORDINATE THE PROPOSED DRAINAGE ACCORDING TO THE EXISTING MASTER DRAINAGE PLAN WITH THE REPRESENTATIVE.**

Motion passed.

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PUBLIC HEARING Zoning Condition Amendment:

12. PZCR16-00003: Lots 1 and 2, Block 1, V.A.L. Tract, City of El Paso, El Paso County, Texas
Location: 1039 Chelsea Street
Existing Zoning: C-1/c/sp (Commercial/conditions/special permit)
Request: Amend Condition No. 2 by Ordinance No. 16788
Existing Use: Vacant
Proposed Use: Administrative office
Property Owner: El Paso City Employees' Pension Fund
Representative: Karl Rimkus, Fund Vice-Chairman
District: 2
Staff Contact: Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting to amend Condition No. 2 imposed on the property by Ordinance No. 16788, dated December 11, 2007, permitting access from Chelsea Street, and add Trowbridge Drive to Condition No. 2. All other conditions will remain. A development will have proposed access from Chelsea Street and Trowbridge Drive. Any proposed development shall comply with the all El Paso City Code requirement prior to the issuance of a certificate of occupancy. Staff met with the neighborhood association on May 2016. Staff received 8 phone calls of inquiry, 3 phone calls and 4 letters via e-mail in opposition to the zoning condition amendment request expressing concern with traffic increase. Six individuals expressed concern about the on-site posting. Two letters were received during the CPC meeting and were distributed to the commission. Staff recommends approval of the zoning condition amendment request.

Karl Rimkus, Vice-Chairman for the City Employee's Pension Board, concurred with staff's comments. He stated that this is the perfect site location for their pension fund offices and board room. For safe access to their property and any future neighbors that they might have, they want to access at Trowbridge which is the major arterial. This would still be subject to city review that any access would be done in a safe manner and in compliance with all the codes and it would all be contingent on the site development plan.

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

The following persons spoke concerning this request.

- Beatrice Baeza presented a petition with 13 names of neighbors in opposition to this request and asked that this item be postponed.

Mr. Gallinar clarified that the lot is already zoned C-1, so any neighborhood commercial would still be allowed. He noted that the lot has four (4) conditions. Condition #1 would still remain so that will alleviate some of the neighbors' concerns. The representative is trying to amend Condition #2. Condition #3 would remain but because it is under two acres and less than two buildings, the detailed site plan would be administratively approved and would not come back to the City Plan Commission for review. Condition #4 would also remain.

- Rita Villanueva spoke against the access to Trowbridge and expressed her concern about traffic congestion from Trowbridge and Cardon Street. She feels this would create future potential liability traffic issues. Concerning the signs she suggested that the commission consider a white background with black lettering so they can be visible to the public.

Mr. Gallinar noted that the code specifically states that the sign should be green. The notice signs used to be black and white and parallel to the street, it got changed to be perpendicular to the street so people can see it easier as they are driving through. It has to be double sided, English and Spanish, and it should give some brief description, and a phone number. He noted that the sign meets the code requirements. Staff could explore the idea of sending it to city council for review but it would have to be something that the commission would recommend staff to do. The commission agreed to bring back the issue of the sign for further discussion.

- Guadalupe Martinez, Jr., with the United Neighborhood Association, noted that he is not against them building the pension fund office but he is against the property being leased for a gas station or convenient store. He expressed his concern about the increase in crime.
- Bob Dyer spoke against the sign being green with black letters and also expressed concern about traffic increase and requested that this item not be approved.

Mr. Rimkus presented his rebuttal. He noted that they need to sell some of the property or lease it out because they don't need all the property. The Streets Department will make sure all safety and legal requirements are followed. They are asking the commission to amend the condition to allow for it with the approval of the site development plan

Anthony Do with the Streets and Maintenance Department noted that a traffic impact analysis was done as part of the CVS that was going to be placed at Chelsea and Montana. The study indicated that the traffic flow was average during the peak hours and was not a major concern as far as back-up during peak hours. No traffic impact analysis was done for this development and they do not have an objection to this request.

ACTION: Motion made by Commissioner Desai, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZCR16-00003.**

Motion passed.

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RECESS:

ACTION: Motion made by Commissioner Perez, seconded by Commissioner Madrid, and carried to **TAKE A FIVE MINUTE BREAK AT 3:05 P.M.**

AYES: Commissioner Desai, Brannon, Benitez, Madrid, Ardivino, Bustamante, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Perez

Motion passed.

Commissioner Perez left the meeting during break.

THE CITY PLAN COMMISSION MEETING RECONVENED AT 3:14 PM.

Other Business:

13. Discussion and action on the City Plan Commission minutes for:
May 5, 2016

ACTION: Motion made by Commissioner Bustamante, seconded by Commissioner Livingston, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MAY 5, 2016.**

AYES: Commissioner Desai, Brannon, Benitez, Madrid, Ardivino, Bustamante, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Perez

Motion passed.

14. Discussion and action on the election of 1st chair to fill a vacant position.

ACTION: Motion made by Commissioner Bustamante, seconded by Commissioner Livingston, and carried to **APPOINT COMMISSIONER ARDOVINO AS 1ST CHAIR FOR THE CITY PLAN COMMISSION.**

AYES: Commissioner Desai, Brannon, Benitez, Madrid, Ardivino, Bustamante, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Perez

Motion passed.

15. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.04 (Administrative Provisions), Article VI (Changes and Amendments), Section 20.04.380 (Application Requirements) of the El Paso city code, to allow for deferral of the requirement for a traffic impact analysis under certain circumstances, the penalty is as provided for in Chapter 20.24 of the El Paso city code
Staff Contact: Raul Garcia, (915) 212-1643, garciar1@elpasotexas.gov

Raul Garcia, Lead Planner, gave a presentation and noted that this item is an amendment to Title 20.04.380 Application Requirements, to go ahead and defer the submittal of the TIA during a rezoning application to the platting or subdivision stage for properties that are unplatted. This request originated from City Council and City Manager. This section of the code was re-worded to read as follows: **A traffic impact analysis may be deferred, until the subdivision stage of development, only if the property proposed for rezoning has not yet been platted.** In some cases, when the final development has not been set, staff will have the option to go ahead and defer the submittal of a TIA.

Karla Nieman, Assistant City Attorney, noted that the current language as it exists today, puts the requirement on the applicant to submit a TIA. The applicant will now be given the option to defer or will not be required to submit it if their property is unplatted.

Commissioner Madrid 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 Bustamante, and carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.04 (ADMINISTRATIVE PROVISIONS), ARTICLE VI (CHANGES AND AMENDMENTS), SECTION 20.04.380 (APPLICATION REQUIREMENTS) OF THE EL PASO CITY CODE, TO ALLOW FOR DEFERRAL OF THE REQUIREMENT FOR A TRAFFIC IMPACT ANALYSIS UNDER CERTAIN CIRCUMSTANCES, THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

AYES: Commissioner Desai, Brannon, Benitez, Madrid, Ardivino, Bustamante, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Perez

Motion passed.

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16. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses) of the El Paso City Code, to allow for temporary places of assembly on undeveloped lots and in the Ranch and Farm zoning district; and to apply Chapter 20.14 (Off-Street Parking, Loading and Storage) regulations and additional regulations to temporary places of assembly on undeveloped lots. The Penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Kimberly Forsyth, (915) 212-1563, forsythkl@elpasotexas.gov

Kimberly Forsyth, Program Manager for Planning & Inspections, gave a presentation and noted that this amendment will allow for temporary uses for public assemblies to exist in the Ranch Farm zoning district where currently they are not permitted. The reason for this item coming before the commission is because the city had a request from the balloon festival event organizers to operate at the Bowen Ranch which is city owned property managed by the El Paso Water Utilizes, zoned Ranch and Farm on the far northeast side of town. The city recognized that this is a reasonable use for this type of an event with a couple of caveats: That the current code requires that the temporary uses be on a developed lot or paved lot. Certain conditions were attached for an undeveloped lot in a ranch farm zone. They are subject to the

requirements of Chapter 20.14 which is off-street parking loading and storage. Additionally, to only allow them to take place up to three times in a calendar year. Staff is recommending approval of the ranch farm zone to be allowed for temporary uses no more than three times a year subject to the requirements of Chapter 20.14.

Commissioner Madrid 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 carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), SECTION 20.10.680 (TEMPORARY USES) OF THE EL PASO CITY CODE, TO ALLOW FOR TEMPORARY PLACES OF ASSEMBLY ON UNDEVELOPED LOTS AND IN THE RANCH AND FARM ZONING DISTRICT; AND TO APPLY CHAPTER 20.14 (OFF-STREET PARKING, LOADING AND STORAGE) REGULATIONS AND ADDITIONAL REGULATIONS TO TEMPORARY PLACES OF ASSEMBLY ON UNDEVELOPED LOTS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

AYES: Commissioner Desai, Brannon, Benitez, Madrid, Ardivino, Bustamante, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Perez

Motion passed.

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17. Discussion and action to submit to the Mayor and Council a formal request, asking for Planning staff to work with the City Plan Commission's Long Range Planning Subcommittee on Plan El Paso implementation items. Items will be identified prior to submitting request to the City Council for review.

Staff Contact: Carlos Gallinar, (915) 212-1559, gallinarrc@elpasotexas.gov

Carlos Gallinar, Deputy Director for Planning & Inspections, gave a presentation and noted that the back-up for this item was the Implementation Matrix of Plan El Paso. Plan El Paso was adopted in March 2012. The City's Plan was first adopted in 1925, was the second in the country, and the first in the State of Texas. Back in 2010 when the city started working on the comprehensive plan, staff held over 200 city wide charrettes, several community meetings, and individual stake holders meetings with different entities. The Comprehensive Plan sets the vision or guidance for how a city should be developed or created over a period of time. There are general ideas in development or scenarios that do not need to be codified. The commission had asked staff to provide them with a list of ideas and have the commission make some sort of recommendations that they want staff to start working on. Staff cannot work on these ideas or recommendations without consent from the Mayor, City Council, and the City Manager. Staff's preference would be for the commission to provide them with a list of items that staff could work on immediately or in the short term. Staff will then draft a memo coming from the commission to the Mayor and Council through the City Manager that would then be forwarded to them so staff can start working with the sub-committee.

Commissioner Madrid 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 Bustamante, and carried to **POSTPONE THIS ITEM FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 2, 2016.**

AYES: Commissioner Desai, Brannon, Benitez, Madrid, Ardovino, Bustamante, and Livingston
NAYS: N/A
ABSTAIN: N/A
ABSENT: N/A
NOT PRESENT FOR THE VOTE: Commissioner Perez

Motion passed.
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18. Discussion and action on Sun City Lights Initiative.
Staff Contact: Carlos Gallinar, (915) 212-1559, gallinarrc@elpasotexas.gov

Carlos Gallinar, Deputy Director for Planning & Inspections, gave a presentation which addressed City Council strategic goals. He noted that the Planning Department received a request from the business owners in the Cincinnati Entertainment District requesting help in some urban design initiatives. The second request came from the Central Business District in downtown requesting for some urban design public art initiative that the Planning Department could implement within South El Paso. After presenting this to council, there was some enthusiasm with the City Manager's office to look at these as a city wide initiative. Funding still needs to be identified for many of these and staff still needs to do outreach through the neighborhood associations in the specific areas throughout the city where these will be installed. A meeting will be held in June for the Cincinnati area with the Kern Place Neighborhood. Mr. Gallinar noted that all the renderings were done in house by the long range planners. He answered questions from the commission.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and carried to **APPROVE THE SUN CITY LIGHTS INITIATIVE.**

AYES: Commissioner Desai, Brannon, Benitez, Madrid, Ardovino, Bustamante, and Livingston
NAYS: N/A
ABSTAIN: N/A
ABSENT: N/A
NOT PRESENT FOR THE VOTE: Commissioner Perez

Motion passed.
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ADJOURNMENT:

Motion made by Commissioner Ardovino, seconded by Commissioner Madrid, and carried to adjourn this meeting at 4:01 p.m.

AYES: Commissioner Desai, Brannon, Benitez, Madrid, Ardovino, Bustamante, and Livingston
NAYS: N/A
ABSTAIN: N/A
ABSENT: N/A
NOT PRESENT FOR THE VOTE: Commissioner Perez

Motion passed.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission