



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
JUNE 4, 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 Erickson  
Commissioner Wright  
Commissioner Landeros  
Commissioner Madrid

**COMMISSIONERS ABSENT:**

Commissioner Grambling  
Commissioner Ardovino

**AGENDA**

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

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

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

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Grambling, and Ardovino

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

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.

Mr. Larry F. Nichols, newly appointed Director for Planning & Inspections, introduced himself and addressed the commission and noted that this appointment came as a restructuring from the City Manager. He made himself and his staff available to the commission.

**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 Combination:**

1. **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](mailto:howelljb@elpasotexas.gov)

**POSTPONED FROM 04/23/15**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Landeros, and unanimously carried to **DELETE SUSU15-00026.**

Motion passed.

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2. **SUSU15-00036:** Desert Heaven Estates- All of Tracts 3A, 4A, 4E and 4E-1, Block 39, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: South of Alameda and West of Ventura  
Property Owner: D' Roman LLC  
Representative: G-3 Engineering, LLC  
District: 6  
Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Planner, gave a presentation and noted that the applicant has submitted a request to waive ROW improvements on Ysleta Lane and Snelson Drive. The applicant also submitted an alternative design request for the cul-de-sac at the end of Snelson Drive. Staff received approval from the Fire and Emergency Services Departments of this alternative design. Staff recommends approval of this request and approval of an exception for ROW improvements and an alternative design for a turnaround.

Gustavo Quintana, representing the owner, concurred with staff's comments.

**ACTION:** Motion made by Commissioner Loweree, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU15-00036**.

Motion passed.

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**Annexation:**

3. Discussion and action on an annexation agreement for the property located East of John Hayes and North of Edgemere. (SUAX15-00002)  
Property Owner: El Paso County  
Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Planner, gave a presentation and noted that the applicant is requesting to annex land located within the City of El Paso's Extraterritorial Jurisdiction. The annexation is being requested to accommodate roadway existing improvements to John Hayes Street. A subdivision application will follow soon after the annexation is complete. Staff's recommendation is for approval of the annexation of John Hayes Street.

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 Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE AN ANNEXATION AGREEMENT FOR THE PROPERTY LOCATED EAST OF JOHN HAYES AND NORTH OF EDGEMERE. (SUAX15-00002)**.

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

4. **SUSU15-00006:** River Run Unit 2 Replat A - Lots 1 through 5, Block 3, and all of Lots 1 through 17, Block 5, River Run Unit 2; including a portion of Duckett Road and Bir Court, City of El Paso, El Paso County, Texas  
Location: North of Country Club, East of Upper Valley  
Property Owner: Welch Gordon Inc.  
Representative: SLI Engineering, Inc.  
District: 1  
Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**POSTPONED FROM 05/21/15**

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to resubdivide approximately 9.36 single family homes in the city's west side. The applicant is not requesting any waivers or exceptions. Staff received one phone call in support of this request.

EPWU has recommended denial due to a disagreement over the depiction of utility infrastructure outside the boundary of this subdivision, however, the subdivision meets the minimum requirements of Title 19. Staff recommends approval of River Run Unit 2, Replat A on a resubdivision combination basis with the following condition: Final approval of the release of condition of Ordinance 009332 by City Council is required prior to the recording of River Run Unit 2 Replat A.

Renata Renova from EPWU noted that they don't have clarification of the location of the proposed easement with respect to their sewer main.

Georges Halloul with SLI Engineering concurred with staff's comments and noted that they surveyed the easement located at the lower right hand corner three times to satisfy the PSB.

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 Madrid, and unanimously carried to **APPROVE SUSU15-00006**.

Motion passed.

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5. **SUSU15-00034:** Sierra Del Puerte Unit 1 – A Replat of Lots 1 thru 12, Block 11, and portions of Mountain Laurel Drive and Zircon Drive Mountain Hills Estates Unit Five Replat A, City of El Paso, El Paso County, Texas
- Location: West of Magnetic and North of Mountain View  
Property Owner: GCGOHL, LLC  
Representative: Roe Engineering  
District: 4  
Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)
6. **SUSU15-00035:** Sierra Del Puerte Unit 2 – A Replat of Lots 1 thru 9, Block 10 and portions of Edgar Park Drive and Zircon Drive, Mountain Hills Estates Unit 5 Replat A, City of El Paso, El Paso County, Texas
- Location: West of Magnetic and North of Mountain View  
Property Owner: GCGOHL, LLC  
Representative: Roe Engineering  
District: 4  
Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Landeros, and unanimously carried to **CONSIDER SUSU15-00034 AND SUSU15-00035 TOGETHER**.

Motion passed.

Joaquin Rodriguez, Planner, gave a presentation and noted that items 5 and 6 are related. They both comprise Phase 1 and 2 of the Sierra Del Puerte Land Study. Together they are a replat of all lots within Mountain Hills Estates Unit 5, Replat A. The proposed subdivisions only include minor changes to the lot configuration. The existing plot is unchanged. Staff received no communication in support or opposition to this request. Staff recommends approval of exceptions for Sierra Del Puerte 1 and approval of both plats on a Resubdivision Combination basis.

Isaac Rodriguez with Roe 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.

The following persons spoke regarding items 5 and 6.

- Joseph Betasso asked the following questions. (1) The height of the houses from the level of the street on Laurel Drive, (2) The price range, (3) How many builders will be building these homes, and (4) The size of the house structure.
- Judy Ackerman expressed concern about protecting natural areas. She wants part of the mountain preserved as natural open space.
- Michael Cochrene, representing Save Our Sierra, noted that most of his questions were asked by Ms. Ackerman.
- Jim Shelton commented that these lots on Phase 1 used to be an arroyo. The developers carved part of a mountain and went ahead and filled in Phase 1. He suggested that the developer and builders, do a soil test when building those houses.

Kim Forsyth, Lead Planner, noted that staff has not received any additional subdivision applications for the remainder of the land study at this time.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Madrid, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU15-00034 AND SUSU15-00035.**

Motion passed.

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**PUBLIC HEARING Rezoning Applications:**

7. **PZRZ15-00002:** Tract 10C, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: 8685 North Loop Drive  
Zoning: R-4 (Residential)  
Request: From R-4 (Residential) to S-D (Special Development)  
Existing Use: Vacant  
Proposed Use: Apartments  
Property Owner: Enrique Mata, Jr.  
Representative: Vista Del Sol Architectural Design  
District: 7  
Staff Contact: Andrew Salloum, (915) 212-1613, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from R-4 (Residential) to S-D (Special Development) to allow for apartments. The applicant also submitted a detailed site development plan for review as required by S-D (Special Development) zone district. This development complies with the minimum landscape area requirements of Title 18.46. Staff received two phone calls in opposition to the request but did not receive any adverse comments from the reviewing departments. Staff recommends approval of rezoning the subject property from R-4 (Residential) to S-D (Special Development) and approval of the detailed site development plan.

Javier Lopez 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.

- Porfirio Garza spoke in opposition to this request expressing concerns about traffic congestion on a school zone and too many apartments being built in this area.

Art Rubio, Lead Planner, noted that TXDOT did not have any adverse objections to this request. The applicant will have to coordinate with TXDOT regarding access to the property. The applicant is required to do a screening wall.

**ACTION:** Motion made by Commissioner Madrid, seconded by Commissioner Landeros, and unanimously carried to **APPROVE PZRZ15-00002 WITH THE CONDITION OF A 10' LANDSCAPE BUFFER ABUTTING RESIDENTIAL ON THE EAST AND WEST SIDE WITH TREES PLANTED AT EVERY 25 FEET.**

Motion passed.

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8. **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](mailto:mcelroyms@elpasotexas.gov)  
**POSTPONED FROM 05/21/15**

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Landeros, and unanimously carried to **DETELE PZRZ15-00007.**

Motion passed.

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

9. **PZDS15-00009:** Lot 1, Block 1, Odelon Place, City of El Paso, El Paso County, Texas  
Location: 9400 Escobar Road  
Zoning: M-1/sc (Manufacturing/Special Condition) & C-4 (Commercial)  
Request: Detailed Site Development Plan Review  
Existing Use: Vacant  
Proposed Use: Warehouse  
Property Owner: Wala International Commerce, Inc.  
Representative: Sitework Engineering, LLC.  
District: 6  
Staff Contact: Anne Antonini, (915) 212-1814, [antoniniam@elpasotexas.gov](mailto:antoniniam@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Landeros, and unanimously carried to **POSTPONE PZDS15-00009 FOR FOUR (4) WEEKS.**

Motion passed.

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10. **PZDS15-00010:** Portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas  
Location: South of Desert Pass Street and North of Interstate 10  
Zoning: C-3/sc (Commercial/special contract)  
Request: Detailed Site Development Plan Review

Existing Use: Vacant  
Proposed Use: Apartments  
Property Owner: Camino Real Investments 1, LTD  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Michael McElroy, (915) 212-1612, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**\*ACTION:** Motion was made by Commissioner Erickson, seconded by Commissioner Landeros, and unanimously carried to **POSTPONE PZDS15-00010 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 18, 2015.**

Motion passed.

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**PUBLIC HEARING Zoning Condition Release Application:**

11. **PZCR15-00003:** A Replat of All of Lots 1-5, Block 3, and All of Lots 1-17, Block 5, and All of Bir Court, and a portion of Duckett Road, and all of the PSB right-of-way, River Run Subdivision Unit Two, City of El Paso, El Paso County, Texas

Location: North of Country Club Road and East of Upper Valley Road  
Zoning: R-2/spc (Residential/special protective conditions)  
Request: To release all conditions  
Existing Use: Vacant  
Proposed Use: Single-family dwellings  
Property Owner: Welch and Associates, Inc.  
Representative: SLI Engineering, Inc.  
District: 1  
Staff Contact: Andrew Salloum, (915) 212-1613, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION: WITHOUT OBJECTION ITEM 11 WAS HEARD PRIOR TO ITEM 4.**

Motion passed.

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report. On March 1, 1988, City Council approved the rezoning request for the subject property from R-3 (Residential) to R-2/spc (Residential/special protective condition) and imposed a condition by Ordinance No. 9307. The applicant is requesting to release this condition. Staff received two emails and one phone call in opposition to the condition release request. Staff recommends approval of the condition release request, as the conditions are either current code requirements, no longer necessary or have been satisfied.

Georges Halloul with SLI 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 Erickson, and unanimously carried to **APPROVE PZCR15-00003.**

Motion passed.

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**Other Business:**

12. Discussion and action on the City Plan Commission minutes for:  
May 21, 2015.

**WITHOUT OBJECTION, THE CITY PLAN COMMISSION MINUTES FOR MAY 21, 2015, WERE APPROVED AS PRESENTED.**

Motion passed.

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13. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.08 (Permissible Uses), Section 20.08.030 C. (Appendix A), (Table of Permissible Uses), to allow heavy truck (Sales, Storage, Repair & Rental) in the P-I (Planned Industrial) Zoning District, and athletic facility (indoor) in the M-1 (Manufacturing) zoning district and a sports arena in the M-1 (Manufacturing) zoning district, and Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses), to include the P-I (Planned Industrial) zoning district as a district where temporary uses are allowed and to include outdoor sporting events as a temporary use and to create standards for such use, and Chapter 20.14 (Off-Street Parking, Loading and Storage Standards), Section 20.14.050 (Parking Requirements and Standards), Appendix C, (Table of Parking requirements and standards), to create parking requirements and standards for outdoor sporting events. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

Staff Contact: Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Art Rubio, Lead Planner, gave a presentation and noted that this item was postponed at the last City Plan Commission meeting to add more specifics on the sections that needed to be included as part of the amendment. The amendment proposes to include temporary places of assembly uses such as sporting events and truck repair in (P-I) Planned Industrial District and athletic facilities and sports arenas in M-1 (Manufacturing) zone district. The proposed amendment is intended to calibrate conventional Zoning Code to allow appropriate uses in industrial areas in response to the significant obsolescence of heavy manufacturing and industrial uses in areas within the City of El Paso. This amendment is also intended to minimize impacts and conflicts between the established Plan El Paso Comprehensive Plan and Conventional Zoning Code.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.08 (PERMISSIBLE USES), SECTION 20.08.030 C. (APPENDIX A), (TABLE OF PERMISSIBLE USES), TO ALLOW HEAVY TRUCK (SALES, STORAGE, REPAIR & RENTAL) IN THE P-I (PLANNED INDUSTRIAL) ZONING DISTRICT, AND ATHLETIC FACILITY (INDOOR) IN THE M-1 (MANUFACTURING) ZONING DISTRICT AND A SPORTS ARENA IN THE M-1 (MANUFACTURING) ZONING DISTRICT, AND CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), SECTION 20.10.680 (TEMPORARY USES), TO INCLUDE THE P-I (PLANNED INDUSTRIAL) ZONING DISTRICT AS A DISTRICT WHERE TEMPORARY USES ARE ALLOWED AND TO INCLUDE OUTDOOR SPORTING EVENTS AS A TEMPORARY USE AND TO CREATE STANDARDS FOR SUCH USE, AND CHAPTER 20.14 (OFF-STREET PARKING, LOADING AND STORAGE STANDARDS), SECTION 20.14.050 (PARKING REQUIREMENTS AND STANDARDS), APPENDIX C, (TABLE OF PARKING REQUIREMENTS AND STANDARDS), TO CREATE PARKING REQUIREMENTS AND STANDARDS FOR OUTDOOR SPORTING EVENTS.**

Motion passed.

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14. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.18 (Sign Regulations), Article IV (On Premise Sign Regulations, Section 20.18.400 (General) to

revise sign standards for changeable electronic variable message signs to remove distance requirements from certain zoning districts.  
Staff Contact: Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Art Rubio, Lead Planner, gave a presentation and noted that this is an amendment to Title 20 (Zoning). He noted that it is necessary to amend the sign code regulations to revise variable sign standards and requirements to resolve existing conflicts with changeable electronic variable message signs in residential districts and permitted light commercial uses in mixed use and high density residential districts. This amendment proposes to exclude R-F (Ranch and Farm) and A-O (Apartment Office) from the 200' distance requirement.

**ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Madrid, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.18 (SIGN REGULATIONS), ARTICLE IV (ON PREMISE SIGN REGULATIONS, SECTION 20.18.400 (GENERAL) TO REVISE SIGN STANDARDS FOR CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGNS TO REMOVE DISTANCE REQUIREMENTS FROM CERTAIN ZONING DISTRICTS.**

Motion passed.

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15. Planning Report:  
a. Move CPC meeting of July 2, 2015, to July 9, 2015.

Carlos Gallinar, Deputy Director for Planning & Inspections, noted that there is a scheduling conflict with the July 2 scheduled City Plan Commission meeting. The City will be closed on that day due to the July 4<sup>th</sup> holiday. Staff is requesting to reschedule the proposed July 2<sup>nd</sup> meeting to Thursday, July 9, 2015.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Madrid, and unanimously carried to **RESCHEDULE THE JULY 2<sup>ND</sup> CITY PLAN COMMISSION TO JULY 9<sup>TH</sup>, 2015.**

Motion passed.

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**ADJOURNMENT:**

**WITHOUT OBJECTION THE CITY PLAN COMMISSION MEETING WAS ADJOURNED AT 2:58PM.**

Approved as to form:

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Carlos Gallinar, Executive Secretary, City Plan Commission

An item will be placed on the July 9, 2015, City Plan Commission meeting, to discuss filling the vacancy for 1<sup>st</sup> Chair.