



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
JULY 16, 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 Erickson
- Commissioner Wright
- Commissioner Madrid

**COMMISSIONERS ABSENT:**

- Commissioner Ardovino
- Commissioner Landeros

**AGENDA**

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

**\*WITHOUT OBJECTION, THE CHANGES TO THE AGENDA WERE APPROVED AS PRESENTED.**

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

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Ardovino, and Landeros

**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.

**NO ACTION WAS TAKEN.**

.....

**II. CONSENT AGENDA**

**THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.**

**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 Final (Reconsideration):**

- 1. **SUSU15-00005:** Pebble Hills Extension - Tract 1C, Section 39 and a portion Tract 2C, Section 46, Block 79, Township 2, T & PRRC Surveys, El Paso, El Paso County, Texas, and a portion of Tract 1D, Section 39, Block 79, Township 2, T & PRRC Surveys, City of El Paso, El Paso County, Texas
  - Location: West of Zaragoza at Pebble Hills
  - Property Owners: Tomly Corporation, Genagra LP and the City of El Paso
  - Representative: Conde, Inc.
  - District: 5
  - 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 approximately 5.2218 acres of land for the future extension of Pebble Hills Boulevard and two commercial lots. The applicant will remove a condition requiring Genagra, LP, to contribute \$33,694.00 for the construction of the Pebble Hills extension. Originally the contribution was a requirement prior to recording of this plat. The condition for the contribution of \$33,694.00 will be attached to a future proposed plat. Staff recommends approval of Pebble Hills Extension on a Major Final basis.

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

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE SUSU15-00005.**

Motion passed.

**PUBLIC HEARING Resubdivision Final:**

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

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant is seeking re-approval of Montecillo Unit Four Replat A which provided the following changes:

- All cross-sections were widened in order to include a landscape parkway,
- Promontory decreased from .189 to .16 acres in order to accommodate street widening,
- Subdivision boundary increased from 9.834 to 10.067 in order to accommodate street widening.

Primary access to the subdivision is proposed from Montecillo Boulevard. This application is being reviewed under Title 21 and does comply with the approved Montecillo Regulating Plan. Staff recommends approval of the Montecillo Unit Four Replat A on a Resubdivision Final.

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 Erickson, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSC14-00002.**

Motion passed.

**PUBLIC HEARING Right-of-Way Vacation:**

- 3. **SURW15-00007:** Florence Street Vacation - A portion of Florence Street between Block 82 and 83, Campbell's Addition, City of El Paso, El Paso County, Texas
  - Location: South of Father Rahm, East of Campbell
  - Property Owner: Centro de Salud Familiar La Fe
  - Representative: CEA Group
  - District: 8
  - Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

**\*WITHOUT OBJECTION ITEM SURW15-00007 WAS POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 30, 2015.**

4. **SURW15-00008:** Cebada Street and Alley Vacation No. 2 - A portion of Cebada Street and Alley out of Block 61, Supplemental Map No. 1 of East El Paso Addition, City of El Paso, El Paso County, Texas
- Location: West of Cobia and North of I10  
Property Owner: City of El Paso / El Paso Water Utilities / PSB  
Representative: Conde, Inc.  
District: 2  
Staff Contact: Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Senior Planner, gave a presentation and noted that there is a revised staff report for this request. This is a city initiated application to vacate a 36' wide portion of Cebada Street and a portion of a 20' wide alley located within the Supplemental Map No. 1 of East El Paso Addition. The property will be vacated to the applicant, El Paso Water Utilities, in order to extend an abutting storm water pond. The land to the West has also been acquired by EPWU for the pond extension. Staff recommends approval with the condition that the applicant dedicates an easement to El Paso Electric Company before approval by City Council in order to allow the relocation of lines.

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 Grambling, and unanimously carried to **APPROVE SURW15-00008 WITH CONDITIONS STATED ON THE STAFF REPORT.**

Motion passed.

.....

**PUBLIC HEARING Rezoning Applications:**

5. **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)  
Request: From A-2 (Apartment) to C-2 (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)

Michael McElroy, Planner, gave a presentation and noted that there is a revised staff report for this request. He noted that the property owner is requesting a rezoning from A-2 (Apartment) to C-2 (Commercial) to allow commercial uses. The property is currently occupied by an existing structure. Access is proposed from Kansas Street. Staff received one letter in support of the rezoning request. Staff recommends approval of rezoning the subject property from A-2 (Apartment) to C-2 (Special Development) with conditions stated on the staff report.

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 Erickson, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZRZ15-00007.**

Motion passed.

.....

6. **PZRZ15-00012:** Tract 1-F-1-P, Block 5, Ascarate Grant, City of El Paso, El Paso County, Texas
- Location: 753 N. Carolina  
Zoning: R-3 (Residential)  
Request: From R-3 (Residential) to S-D (Special Development)  
Existing Use: Automotive Repair Shop  
Proposed Use: Retail and Residential  
Property Owner: Ambrocio P. Baldonado  
Representative: Derek Gavilanes  
District: 7  
Staff Contact: Michael McElroy, (915) 212-1612, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Michael McElroy, Planner, gave a presentation and noted that there is a revised staff report for this request. He noted that the property owner is requesting a rezoning from R-3 (Residential) to S-D (Special Development) to accommodate retail and residential uses. The current use of the property is for automotive repair and residential. Since the subject property is less than one acre, City Council shall be asked to waive the one acre minimum for the S-D (Special Development) zoning district. Staff did not receive any communication in support or opposition to the rezoning request. Access is proposed from Carolina Drive. Staff recommends approval of rezoning the subject property from R-3 (Residential) to S-D (Special Development) and acceptance of the detailed site development plan.

Ambrocio Baldonado concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Loweree, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ15-00012.**

Motion passed.

.....

7. **PZRZ15-00016:** Lot 22, Block 206, Vista Del Sol Unit 38, City of El Paso, El Paso County, Texas
- Location: 10622 Montwood Drive  
Zoning: A-O (Apartment/Office)  
Request: From A-O (Apartment/Office) to S-D (Special Development)  
Existing Use: Office  
Proposed Use: Retail  
Property Owner: Prestigio Properties V, LLC  
Representative: Ray Mancera  
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 there is a revised staff report for this request. He noted that the applicant is requesting to rezone the subject property from A-O (Apartment/Office) to S-D (Special Development) to allow for retail center. The A-O (Apartment/Office) district does not permit retail use. The applicant also submitted a detailed site

development plan for review as required by the S-D (Special Development) zone district. The applicant is requesting a waiver for a lot less than one acre for City Council approval. Staff received one phone call in support of the rezoning 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 with the condition that the street trees from the El Paso City Approved Plant List be included at 30 feet on center with a 2 inch caliper along the full length of the Montwood Drive and Lomaland Drive parkway.

Ray Mancera, representing the property owner, concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZRZ15-00016**.

Motion passed.

- .....
8. **PZRZ15-00017:** Tract 8C, Section 29, Block 80, Township 1, T & P Railroad Co Surveys, City of El Paso, El Paso County, Texas  
Location: South of Dyer Street and North of Mohair Drive  
Zoning: R-F (Ranch-Farm)  
Request: From R-F (Ranch-Farm) to C-4 (Commercial)  
Existing Use: Vacant  
Proposed Use: Contractor's Yard (Large)  
Property Owner: John H. Trien  
Representative: Ray Mancera  
District: 4  
Staff Contact: Michael McElroy, (915) 212-1612, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**\*WITHOUT OBJECTION ITEM PZRZ15-00017 WAS DELETED.**

.....

**PUBLIC HEARING Rezoning Application (Reconsideration):**

9. **PZRZ15-00020:** Tract 15Q, 15Q2, 15S, 18B, 18B2, and 18N, Block 6, Upper Valley Survey, City of El Paso, El Paso County, Texas  
Location: 440 Clayton Drive  
Zoning: R-2 (Residential)  
Request: From R-2 (Residential) to R-MU (Residential Mixed Use)  
Existing Use: Vacant  
Proposed Use: Residential and civic mixed use  
Property Owner: Roma Homes  
Representative: DRS Architecture  
District: 1  
Staff Contact: Andrew Salloum, (915) 212-1613, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, noted that there is a revised staff report for this item. He noted that this item is being scheduled for reconsideration for July 16, 2015. Staff received a petition with 17 signatures in opposition to the rezoning request, one phone call from a resident in the immediate area in opposition to the rezoning request citing the area is residential and should stay residential, and six letters in opposition to the rezoning request. Staff did not receive any adverse comments from the reviewing departments. Staff recommends approval of rezoning the subject

property from R-2 (Residential) to R-MU (Residential Mixed Use) and approval of the Master Zoning Plan.

Marilyn Del Rio with DRS Architecture 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 addressed the commission.

- Kristen Kimmelman noted that her main concern is traffic, safety, road conditions, and any impact that this will have on the value on their property. She expressed her concern to the TIA being waived.
- Mary F. Harris spoke in opposition to this request.
- Alma Terrazas spoke in opposition to this request expressing her concern for the safety of the children due to traffic increase.
- Natasha Alcalá, President for the Montoya Gardens Association, spoke in opposition to this request. She noted that Clayton Drive is a dead end and would create an issue for emergency vehicles.
- Charles Norton spoke in opposition to this request noting his concern about the park pond and increase in traffic.
- Steve Barowsky spoke in opposition of this request.

Ms. Del Rio addressed comments made by the public.

Art Rubio, Lead Planner, noted that the applicant will need to come back and subdivide the property, so all the engineering issues will have to come back for review to meet all the requirements of the subdivision.

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

**ACTION:** Motion made by Commissioner Madrid to **APPROVE PZRZ15-00020.**

**Motion died for lack of a second.**

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

Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and carried to **DENY PZRZ15-00020.**

**AYES:** Commissioner Loweree, Brannon, Grambling, Wright, and Erickson

**NAYS:** Commissioner Madrid

**ABSTAIN:** N/A

**ABSENT:** Commissioner Ardovino, and Landeros

Motion passed to deny. (5-1 vote.)

**Other Business:**

10. Recognition to Commissioner Angelo Amoriello

**\*WITHOUT OBJECTION ITEM 10 WAS MOVED TO THE FOREFRONT.**

The commission and staff thanked Commissioner Amoriello for his service and presented him with a plaque.

**ADJOURNMENT:**

**WITHOUT OBJECTION THE CITY PLAN COMMISSION MEETING WAS ADJOURNED AT 2:52 P.M.**

Approved as to form:

---

Carlos Gallinar, Executive Secretary, City Plan Commission

DRAFT