



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JUNE 5, 2014
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 Amoriello
Commissioner Ardovino

COMMISSIONERS ABSENT:

Commissioner Grambling
Commissioner Madrid

AGENDA

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

***WITHOUT OBJECTION THE REVISIONS TO THE AGENDA WERE APPROVED AS PRESENTED.**

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

ABSENT: Commissioner Grambling, and Madrid

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ONE FROM THE PUBLIC SPOKE DURING PUBLIC COMMENTS.

II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

1. **SUSC13-00006:** Montecillo Unit Six – A portion of Tract 4F2B, A.F. Miller Survey 215, and portion of Tracts 1 and 3A, John Barker Survey 10, and portion of Tract 7, I.F. Harrison Survey 54, City of El Paso, El Paso County, Texas
- Location: West of Mesa and South of Carousel
Property Owner: EPT Montecillo Development East, L.P.
Representative: Conde, Inc.
District: 8
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

***ACTION: WITHOUT OBJECTION SUSC13-00006 WAS DELETED.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

2. **SUSU14-00042:** Alta & Douglas Church – A replat of Lots 17, 18, 19, 20, 21, 22, Block 129, East El Paso Addition, City of El Paso, El Paso County, Texas
- Location: East of Copia and South of Bisbee
Property Owner: Church of Jesus Christ – Latterday Saints
Representative: Land-Mark Prof. Surveying Inc.
District: 2
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation on item number 2, noting that the applicant is proposing to replat 0.4703 acres of land into one lot to provide a parking lot for the adjacent church. Access to the subdivision is proposed from Bisbee Avenue and Alta Street. This development is being reviewed under the current subdivision ordinance. Staff recommends

approval of this subdivision. Staff received three phone calls from the residents to inquire about this subdivision.

Randy Carter with Sketch Architecture Company spoke regarding item #12. He noted that it was the owners request to combine all the lots together.

Carlos Gallinar, Deputy Director for Planning, noted that one decision is not contingent upon the other but that the commission could hear items 2 and 12 together but with a separate vote for each.

1ST ACTION:

Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **HEAR SUSU14-00042 AND PZST14-00014 TOGETHER.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU14-00042 AND PZST14-00014.**

Motion passed.

These requests were reconsidered to allow for public comment.

3RD MOTION:

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **RECONSIDER SUSU14-00042 AND PZST14-00014 TO ALLOW FOR PUBLIC COMMENT.**

Motion passed.

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

4TH MOTION:

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU14-00042 AND PZST14-00014.**

Motion passed.

PUBLIC HEARING Right-of-Way Dediction by Metes and Bounds:

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|----|----------------------|---|
| 3. | SURW14-00005: | Schutz Drive Right-of-Way Dedication – A portion of Lot 1, Phelps Subdivision, City of El Paso, El Paso County, Texas |
| | Location: | 8925 Padilla |
| | Property Owner: | Elder Ramirez |
| | Representative: | Elder Ramirez |
| | District: | 4 |
| | Staff Contact: | Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov |

Nelson Ortiz, Planner, gave a presentation and noted that the subject property is currently developed as a portion of sidewalk but lies within private property. The applicant is proposing to dedicate this portion of sidewalk as city right-of-way so all pedestrian infrastructure is kept within the right-of-way.

Elder Ramirez 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.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SURW14-00005**.

Motion passed.

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PUBLIC HEARING Pond Dedication Agreement:

4. **Sunland Commercial District #3 Pond Dedication:** A portion of Lot 2, Block 3, Sunland Park Commercial District Unit 3, City of El Paso, El Paso County, Texas
- Location: 1050 Sunland Park
Property Owner: Sunland Square, LTD
Representative: Quantum Engineering
District: 8
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this request. The applicant is proposing to dedicate a portion of Lot 2, Block 3, Sunland Commercial District Unit 3 in order to increase the size of the adjacent drainage pond.

Robert Gonzalez from Quantum Engineering concurred with staff's comments.

Commissioner Wright asked if there is 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 SUNLAND COMMERCIAL DISTRICT #3 POND DEDICATION**.

Motion passed.

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PUBLIC HEARING Rezoning Applications:

5. **PZRZ14-00013:** Portion of Lot 10, Block 64, Vista del Sol Unit Thirteen, City of El Paso, El Paso County, Texas
- Location: 10640 Montwood Drive
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to S-D (Special Development)
Existing Use: Church
Proposed Use: Small Community Shopping Center
Property Owner: Montwood Church of the Nazarene/Jon Stout
Representative: Rey Engineering/Enrique Rey
District: 7
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special Development) to allow for a small shopping center. The R-3 (Residential) district does not permit retail use. The applicant has been advised of the requirement and opted to submit the required detailed site plan after review

and approval of the rezoning application. The concept plan submitted for this request does not meet all the requirements of a detailed site development plan but meets or satisfies the rezoning application requirements. Access to the subject property is proposed from Lomaland Drive. Staff received one email in opposition to the rezoning request expressing their concern with having a two story structure. Staff recommends approval of the rezoning request based on the compatibility of existing residential and commercial uses and zone district adjacent to the subject property. The S-D (Special Development) district complies with Plan El Paso Land Use Map.

Enrique Rey with Rey 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.

Luis Barrio spoke in opposition to a two story structure.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Brannon, and carried to **APPROVE PZRZ14-00013 WITH THE CONDITION THAT THE MAXIMUM HEIGHT OF ANY BUILDING OR STRUCTURE ADJACENT TO ANY RESIDENTIAL ZONE DISTRICT USE BE LIMITED TO ONE STORY.**

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

NAYS: Commissioner Erickson

ABSENT: Commissioner Grambling, and Madrid

Motion passed. (5-1 vote)

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6. **PZRZ14-00016:** Portion of Tracts 6 and 10 and Edgar Road right-of way, S.A. & M.G. Railroad Company Survey 266, City of El Paso, El Paso County, Texas

Location: North of Edgar Road and West of Desert Boulevard

Zoning: Parcel 1: C-1/c (Commercial/condition) and C-3/c (Commercial/condition)
Parcel 2: C-3 (Commercial)

Request: Parcel 1: From C-1/c (Commercial/condition) and C-3/c (Commercial/condition) to P-R II (Planned Residential II)
Parcel 2: From C-3 (Commercial) to P-R II (Planned Residential II)

Existing Use: Vacant

Proposed Use: Single-family dwellings

Property Owner: Prime Desert Properties, LLC

Representative: Quantum Engineering/Robert Gonzalez

District: 1

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

***ACTION: WITHOUT OBJECTION PZRZ14-00016 WAS POSTPONED FOR TWO WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 19, 2014.**

Motion passed.

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7. **PZRZ14-00017:** Tract 1, Block 13, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: 8137 San Jose Road

Zoning: R-F (Ranch and Farm)

Request: From R-F (Ranch and Farm) to S-D (Special Development)

Existing Use: Residential and Commercial uses
 Proposed Use: Residential and Commercial uses
 Property Owner: Brenda I. Boysselle
 Representative: CAD Consulting Company
 District: 7
 Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this rezoning request. On March 5, 1982, the applicant registered the property as legal non-conforming for grocery and market use in an R-F (Ranch and Farm) zone district having existed since 1952. Currently, the site has lost the legal non-conforming registration as the grocery and market use have not remained in operation for 120 days consecutively as required by Section 20.22I.030 B, Non-Conforming Uses. Therefore, the applicant is requesting the rezoning to S-D (Special Development) zone district in order to bring the property into conformance. The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to S-D (Special Development) to allow for residential and commercial uses. Commercial uses are not permitted in the R-F (Ranch and Farm) district and residential dwellings are limited to one single-family dwelling unit per lot. If approved, the S-D zoning district requires a detailed site development plan for all uses other than single-family residential. The required detailed site development plan must be submitted for review per Section 20.04.150 detailed site development plan. The applicant will submit the application for detailed site development plan review at the same time City Council considers the rezoning. Access to the subject property is provided from San Jose Road and Lomaland Drive.

Enrique Ayala from CAD Consulting 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 PZRZ14-00017.**

Motion passed.

PUBLIC HEARING Detailed Site Development Plan Applications:

8. **PZDS14-00013:** A portion of Lots 30-32, Block 117, East El Paso Addition, City of El Paso, El Paso County, Texas
 Location: 1216 N. Copia Street
 Zoning: C-2/sp (Commercial/special permit)
 Request: Detailed Site Development Plan Amendment to Special Permit
 Existing Use: Vacant
 Proposed Use: Motor vehicle repair, minor
 Property Owners: Victor and Estela Olivas
 Representative: Jesus Jaime
 District: 2
 Staff Contact: Andrew Salloum, (915) 212-1613, 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 an amendment to the previously approved detailed site development plan. Access to the subject property is proposed from Copia Avenue. Staff recommends approval of the detailed site development plan amendment request as it meets all the requirements of Section 20.04.150.

Jesus Jaime representing the owners concurred with staff's comments.

Commissioner Wright asked if there is 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 PZDS14-00013.**

Motion passed.

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- 9. **PZDS14-00014:** Lot 5 and a portion of Lot 4, Block 3, Keystone Business Park, City of El Paso, El Paso County, Texas
- Location: 4360 Doniphan
- Zoning: C-4/sc (Commercial/special contract)
- Request: Detailed Site Plan Review
- Existing Use: Vacant
- Proposed Use: Rehabilitation Clinic
- Property Owner: Mentis REEP, LLC
- Representative: Sitework Engineering, LLC
- District: 8
- Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, gave a presentation. On February 17, 1987, City Council rezoned the subject property from R-4 (Residential) to C-4 (Commercial) and imposed conditions by a special contract attached to Ordinance No. 8929. These conditions include platting, setback requirements, ROW dedications, a prohibition on billboards, vehicle ingress and egress restrictions, and the approval of a detailed site plan by the City Council prior to the issuance of building permits. Except for the detailed site plan review, all these conditions have been satisfied or are not applicable. Access to the subject property is proposed from Doniphan Drive. Staff recommends approval of the detailed site development plan request as it complies with all the requirements.

Jorge Garcia with Sitework Engineering noted that this site was originally platted under the Keystone Business Park to drain towards the wetland area. Recently they received opposition from Land Development to do that but it was previously approved by the City Plan Commission. They are requested to hold their own water on site. They are not dumping it to Doniphan but they are keeping it on-site on an underground storage facility.

Ana Castillo with Land Development noted that contamination is the reason they are not allowing the stormwater to go to the wetlands. Mr. Kareem Dallo, Engineer Division Manager, contacted the state and civil agencies and they were not allowed to send the water to the wetland. They were asked not to send the water to Doniphan because it does not have the capacity.

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

Beverly Muñoz addressed some of the water concerns and noted that the drainage is contained within their own land. They are willing to work with the city to address any of the drainage requirements.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZDS14-00014.**

Motion passed.

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10. **PZDS14-00015:** Tract 6B, Block 5, Upper Valley Surveys, City of El Paso, El Paso County, Texas
 Location: 5257 Charl Ann Street
 Zoning: A-2/c/sc (Apartment/conditions/special contract)
 Request: Detailed Site Development Plan Review per condition imposed by Ordinance No. 017269 dated January 26, 2010
 Existing Use: Vacant
 Proposed Use: Middle school for St. Mark's
 Property Owner: St. Mark's United Methodist Church
 Representative: PSRBB Commercial Group, Inc.
 District: 1
 Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted the property is 4.967 acres in size and is currently zoned as an A-2/c/sc and is vacant. The development requires a maximum of 38 parking spaces and the applicant is providing 60 parking spaces and 5 bicycle spaces. Access to the subject property is proposed from Charl Ann Street. Conditions imposed by Ordinance 7266 and 017269 have been met. Staff recommends approval of the detailed site development plan as it meets the requirements of Section 20.04.150.

Robert Filarski with PSRBB Architects, representing Saint Mark Methodist Church, concurred with staff's comments. He noted that all the landscaping has been worked out with the landscaping department.

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

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZDS14-00015.**

Motion passed.

PUBLIC HEARING Special Permit Applications:

11. **PZST14-00012:** Lots 13, 14, and 15, Block 17, Del Norte Acres, City of El Paso, El Paso County, Texas
 Location: 8894 and 8898 Gateway North Boulevard
 Zoning: A-2 (Apartment)
 Request: Special Permit to allow for a Medical Office in A-2 zone district
 Existing Use: Vacant
 Proposed Use: Medical Office
 Property Owner: Dr. Dipak Patel
 Representative: Angel Ramos-Tamayo
 District: 2
 Staff Contact: Andrew Salloum, (915) 212-1613, 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 a special permit and detailed site development plan approval to allow for the construction of a medical office in an A-2 (Apartment) district. The detailed site development plan shows a 4,970 square-foot medical office. A medical office is a permitted use in A-2 (Apartment) district with the approval of a Special Permit as per Section 20.04.260. The proposed use requires 21 parking spaces and the applicant is providing 21 parking spaces and 3 bicycle spaces. Access to the subject property is proposed from Gateway Boulevard North and the alley via Moonlight Avenue. Staff recommends approval of the special

permit and detailed site development Plan review, as it complies with Sections 20.04.260. and 20.04.150.

Angel Ramos-Tamayo 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.

Commissioner Loweree left the meeting before the vote on item 11.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and carried to **APPROVE PZST14-00012.**

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

ABSENT: Commissioner Grambling, and Madrid

NOT PRESENT FOR THE VOTE: Commissioner Loweree

Motion passed.

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12. **PZST14-00014:** Lots 17-22, Block 129, Map of East El Paso Addition, City of El Paso, El Paso County, Texas
- Location: 1515, 1517, 1519 Alta Street & 3620 Bisbee Avenue
- Zoning: R-5 (Residential)
- Request: Special Permit to allow a parking serving another use
- Existing Use: Single-family dwellings (to be demolished)
- Proposed Use: Parking lot
- Property Owner: The Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter-Day Saints
- Applicant: Tom Howell
- Representative: Randolph L. Carter
- District: 2
- Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Items 2 and 12 were heard together.

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting a special permit and detailed site development plan approval to allow for a parking lot for a church located on an adjacent lot. A parking lot serving another property lot is a permitted use in the R-5 (Residential) zone district with the approval of a special permit as per Section 20.04.260. Access to the subject property is proposed from Alta Street and Bisbee Street. Staff recommends approval of the special permit and detailed site development plan review, as it complies with Section 20.04.260 and 20.04.150. Staff did not receive any communication in favor or in opposition to this request.

Randy Carter with Sketch Architecture Company noted that there was nothing from the applicant regarding the run off and using it within the site. They are willing to explore the possibility of capturing whatever water falls in their landscape.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU14-00042 AND PZST14-00014.**

Motion passed.

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13. **PZST14-00015:** Lot 5, Block 1, Armour Square, City of El Paso, El Paso County, Texas
- Location: 5550 Confetti
- Zoning: C-1/sc (Commercial/Special contract)
- Request: Infill / Rear Yard Setback Reduction
- Existing Use: Vacant
- Proposed Use: Quadraplex
- Property Owner: Oscar Gomez
- Representative: Bashar Abugalyon
- District: 8
- Staff Contact: Michael McElroy, (915) 212-1612, mcelroym@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the request is for a special permit for infill development and detailed site plan review to allow for a reduction in rear yard setback to 5 feet. The required rear yard setback is 10' in the C-1 (Commercial) zoning district. The front and side yard setback requirements are being met, as is the minimum lot area requirement for apartments in the C-1 zoning district. The setback reduction request is to accommodate a 6,015 square feet quadraplex. Access is proposed from Confetti Drive. Staff recommends approval of the request as the proposed development is compatible with the surrounding residential and apartment zoned properties.

Bashar Abugalyon 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 Amoriello, and carried to **APPROVE PZST14-00015**.

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

ABSENT: Commissioner Grambling, and Madrid

NOT PRESENT FOR THE VOTE: Commissioner Loweree

Motion passed.

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14. **PZST14-00017:** Portion of Tract 1, Country Club Place South Side, City of El Paso, El Paso County, Texas
- Location: 610 Meadowlark Drive
- Zoning: R-1 (Residential)
- Request: Special Permit/Infill to allow for reduced lot size and cumulative setbacks
- Existing Use: Vacant
- Proposed Use: Single-family dwelling
- Property Owners: Paul and Beverly Dudley
- Representative: VCI/Kelly Sorensen/Ryan Harding
- District: 8
- Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the applicant is requesting a special permit and detailed site development plan review for infill development. The applicant is requesting a reduction in cumulative setbacks from the required 100 feet to 74 feet and lot size from the required 20,000 square feet to 19,162.5. The Detailed Site Development Plan complies with all other density and dimensional standards. Access to the subject property is proposed from Meadowlark Drive. Staff recommends approval of the special permit and detailed site

development plan review as it complies with Sections 20.10.280, 20.04.320, 20.04.140, and 20.04.150.

Ryan Harding with Vision Consultants, representing the owners, 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 Amoriello, and carried to **APPROVE PZST14-00017.**

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

ABSENT: Commissioner Grambling, and Madrid

NOT PRESENT FOR THE VOTE: Commissioner Loweree

Motion passed.

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- 15. **PZST14-00018:** Lots 28-32, Block 39, Franklin Heights Addition, City of El Paso, El Paso County, Texas
 - Location: 1423 E. Missouri
 - Zoning: C-4 (Commercial)
 - Request: Infill / Rear Yard Setback Reduction / Parking Reduction
 - Existing Use: Vacant
 - Proposed Use: Office / Retail / Warehousing
 - Property Owner: Elmshire, LLC
 - Representative: David Rawlings
 - District: 8
 - Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, noted that the request is for a special permit for infill development and detailed site development plan review to allow a rear yard setback of 0' and 50 percent parking reduction. The setback reduction request is to expand the existing structure constructed in 1949 from 4,800 square feet to a total of 6,995 square feet for a mixed-use development. The applicant further proposes to provide street-oriented landscaping, within tree wells along Langtry Street and within the property line along Missouri Avenue. Access is proposed from both Missouri Avenue and Langtry Streets. Staff recommends approval of the request as the proposed development is consistent with the existing commercial development in the area and in conformance with the G-2 Traditional Neighborhood (Walkable) growth sector.

Tyler Lyon 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 Amoriello, and carried to **APPROVE PZST14-00018.**

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

ABSENT: Commissioner Grambling, and Madrid

NOT PRESENT FOR THE VOTE: Commissioner Loweree

Motion passed.

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Other Business:

16. Discussion and action on the City Plan Commission minutes for:
May 22, 2014

WITHOUT OBJECTION THE CITY PLAN COMMISSION MINUTES FOR MAY 22, 2014, WERE APPROVED.

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17. Planning Report:
a. Annual Report to City Council

WITHOUT OBJECTION THE ANNUAL REPORT TO CITY COUNCIL WAS POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 19, 2014.

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ADJOURNMENT:

Motion made by Commissioner Amoriello, seconded by Commissioner Erickson, and carried to adjourn this meeting.

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

ABSENT: Commissioner Grambling, and Madrid

NOT PRESENT FOR THE VOTE: Commissioner Loweree

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission