



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JULY 28, 2016
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 Madrid present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

- Commissioner Perez

AGENDA

Commissioner Ardivino read the rules into the record. Kimberly Forsyth, Program Manager for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Perez

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

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

NO ACTION WAS TAKEN.

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II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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Carlos Gallinar, Deputy Director for Planning & Inspections, presented Mr. Jose Landeros with a plaque and thanked him for his service to the City Plan Commission and the community.

Chair Madrid also thanked Mr. Landeros for his service and noted that his expertise and passion for the commission and community are greatly appreciated.

Commissioner Brannon noted that Mr. Landeros' professionalism, leadership, and support for the commission are very much appreciated.

Mr. Landeros thanked staff for their hard work and thanked the commission for the recognition and wished them all the best.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

Major Preliminary:

1. **SUSU16-00040:** Sky View Estates - Parcel 1: South ½ of the Southwest ¼ of the Northwest ¼ of Section 18, Block 79, Township 3 Texas and Pacific Railway Company Surveys Parcel 2: South ½ of the Southeast ¼ of the Northwest ¼ and the South ½ of the North ½ Southeast ¼ of the Northwest ¼, Section 18, Block 79, Township 3 Texas and Pacific Railway Company Surveys Parcel 3: South 655 feet of the Northeast ¼ Section 18, Block 79, Township 3 Texas and Pacific Railway Company Surveys, El Paso County, Texas
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| Location: | East of Joe Battle and South of Pellicano |
| Existing Zoning: | ETJ (Extraterritorial Jurisdiction) |
| Property Owner: | DVEP Land, LLC |
| Representative: | Del Rio Engineering |
| District: | ETJ |
| Staff Contact: | Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov |

Alfredo Austin, Planner, gave a presentation and noted that the applicant proposes to subdivide 63.957 acres of land for 324 single-family residential lots and 3 park sites. Access to the subdivision is proposed from Aircoupe Way. The proposed Major Preliminary will serve as a phasing plan for Sky View Estates Units II, III, and IV. This subdivision is being reviewed under the current subdivision code. Staff's recommends approval of Sky View Estates on a major preliminary basis.

Sal Masoud with Del Rio Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU16-00040.**

Motion passed.

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2. **SUSU16-00046:** Tres Suenos Unit Fifteen – A portion of Section 27, Block 79, Township 2, Texas and Pacific Railways Survey, City of El Paso, El Paso County, Texas
- Location: North of Montana and East of Joe Battle
Existing Zoning: P-R 1 (Planned Residential District 1)
Property Owner: JNC Development
Representative: CEA Group
District: 5
Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the applicant proposes to subdivide 22.02 acres of land for 122 single-family lots. Access to the subdivision is provided from multiple streets to include Rich Beem Boulevard. This development was reviewed under the former subdivision code and reviewed for its compliance with the Tres Suenos Land Study. Staff's recommends approval of the modifications requested and approval of Tres Suenos Unit Fifteen on a major preliminary basis. Staff also recommends that the City Plan Commission require the applicant to landscape the rear of all double-frontage lots.

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

ACTION: Motion made by Commissioner Bustamante, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU16-00046.**

Motion passed.

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3. **SUSU16-00048:** Tierra Del Este Unit Seventy Four – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Montwood and East of John Hayes
Existing Zoning: R-5 (Residential)
Property Owner: Ranchos Real XV, LLC
Representative: Conde, Inc.
District: 5
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that the applicant proposes to subdivide 79.082 acres of land for 269 single-family residential lots and a linear park. Primary access to the subdivision is proposed from John Hayes. This development lies within the Development Plan approved for Tierra Del Este III Phase V and is being reviewed under the current subdivision code. Staff's recommends approval of Tierra Del Este Unit Seventy Four on a major preliminary basis.

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

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU16-00048.**

Motion passed.

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Major Combination:

4. **SUSU14-00126:** Quinones Place - All of Tract 10B5, Block 17, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: North of Alameda and West of Rosedale
Existing Zoning: R-3/sp (Residential/special permit)
Property Owners: Lazara M. and Miguel F. Quinones
Representative: CAD Consultants
District: 7
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that the applicant proposes to subdivide .9985 acres of land for a residential lot. Access to the subdivision will be from Wenda Drive. The applicant is requesting an exception to waive roadway improvements along Wenda Drive. Wenda Drive is a local street with 40 foot ROW, 22 foot pavement and no sidewalks. The applicant is dedicating 6 feet of additional ROW. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of the request to waive ROW improvements along Wenda Drive and approval of Quinones Place on a major combination basis.

Jorge Garcia with Sitework Engineering representing the representative for CAD Consultants concurred with staff's comments.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU14-00126.**

Motion passed.

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5. **SUSU16-00047:** Mission Apartments – A portion of Tract 12E N/K/A Tract 12E2, Block 21 Ysleta Grant, City of El Paso, El Paso County, Texas
Location: South of Delta and West of Alameda
Existing Zoning: C-4 (Commercial)
Property Owner: Prentice Lofton
Representative: Sitework Engineering, Inc.
District: 3
Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to subdivide 1.1856 acres of land in the city's Central Plan Area for one commercial panhandle lot. The proposed subdivision is an existing apartment complex which will remain. The subdivision has access to Alameda Avenue, a TXDOT ROW, via a panhandle measuring 25 feet wide and 92 feet long. The applicant will dedicate 10 feet of additional ROW to meet the requirements of the MTP. The applicant has requested a waiver to the required sidewalk and parkway improvements along Alameda Avenue. Staff recommends approval of the waiver and approval of Mission Apartments on a major combination basis.

Jorge Garcia with Sitework Engineering Inc. concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU16-00047.**

Motion passed.

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6. **SUSU16-00050:** West Towne Market Place – All of Tract 1B1, S.J. Larkin Survey 266, and a Portion of Tracts 60 and 61A and all of Tract 62A, W.H. Grenn Survey No. 241 City of El Paso, El Paso County, Texas
- Location: N of Helen of Troy and E of I-10
 Existing Zoning: C-4/sc (Commercial/special contract)
 Property Owner: River Oaks Properties, LTD
 Representative: SLI Engineering, Inc.
 District: 1
 Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Bustamante, and unanimously carried to **POSTPONE SUSU16-00050 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 11, 2016.**

Motion passed.

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7. **SUSU16-00051:** Borderland Corner – A portion out of Canutillo Survey No. 173, in the City of El Paso, El Paso County, Texas, also known as Tract 7-B, S M & B Survey No. 73, according to the resurvey, made by El Paso County, Texas
- Location: East of Doniphan and North of Borderland
 Existing Zoning: C-3 (Commercial)
 Property Owner: Upper Valley Feed & Supply Inc.
 Representative: Precision Land Surveyors
 District: 1
 Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the applicant proposes to subdivide 1.4021 acres. The proposed development is for one commercial lot. The applicant proposes to dedicate 9' of additional ROW and is requesting to waive the required 12.5' of additional pavement and the realignment of the landscape parkway and sidewalk along Borderland Road. The applicant is also dedicating an additional 5' of ROW and construction a sidewalk in lieu of the required 10' bike/hike along Doniphan Drive to align with the newly constructed 5' sidewalk located along the northern adjacent parcel. The subdivision is being reviewed under the current subdivision code. Access to the subdivision is from Doniphan Drive and Borderland Road. The proposed development is for one commercial lot. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of the waiver request and approval of Borderland Corner on a major combination basis.

Sophia Hernandez with Land Development and Consultants concurred with staff's comments.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU16-00051.**

Motion passed.

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PUBLIC HEARING Rezoning Application:

8. **PZRZ16-00001:** A portion of Lot 2, Block 4, Kessler Industrial District Unit 2, City of El Paso, El Paso County, Texas
- Location: 988 Kessler Drive
 Existing Zoning: P-I (Planned Industrial)
 Existing Use: Parking Lot

Request: From P-I (Planned Industrial) to C-4 (Commercial)
Proposed Use: Contractor equipment, (sale, storage, repair, & rental) expansion
Property Owner: Instituto de Fomento Familiar Inc.
Representative: Eduardo Herrera
District: 7
Staff Contact: Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from P-I (Planned Industrial) to C-4 (Commercial) in order to allow for an expansion of a parking lot to support the existing contractor equipment business. Contractor equipment is not permitted in P-I (Planned Industrial) district, therefore necessitating the rezoning change. The detailed site development plan shows a parking lot for contractor equipment without any structure. Access to the subject property is proposed from Kessler Drive. Staff did not receive any phone calls or letters in support or opposition to the rezoning request. Staff recommends approval of rezoning the subject property from P-I (Planned Industrial) to C-4 (Commercial) with the following condition: That a detailed site development plan be reviewed and approved per El Paso City Code prior to building permits being issued.

Eduardo Herrera, representing the owner, 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 Desai, and unanimously carried to **APPROVE PZRZ16-00001**.

Motion passed.

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PUBLIC HEARING Major Amendment – Master Zoning Plan (MZP) Application:

9. **PZRZ16-00017:** A portion of Lot 1, Block 1, City View Subdivision, City of El Paso, El Paso County, Texas
Location: 1700 E. Cliff Drive
Existing Zoning: G-MU (General-Mixed Use)
Existing Use: Vacant
Request: Major Amendment to Master Zoning Plan (MZP)
Proposed Use: Hospital, medical office, and assisted living facility
Property Owner: GECU
Representative: Brock & Bustillos Inc. c/o Sergio J. Adame
District: 8
Staff Contact: Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting a major amendment to the existing Master Zoning Plan (MZP), approved by Ordinance No. 17111, dated April 21, 2009, under which this G-MU (General Mixed-Use) zoned property is currently regulated. The proposed amendment is to permit a hospital, medical facility, and an existing living facility. The site is designed to encourage pedestrian use for physicians and patients visiting one or more of the buildings and/or the surrounding medical services. Parking exceeds the maximum, therefore additional trees shall be provided. Access to the subject property is proposed from Cliff Drive, Arizona Avenue, and Golden Hills Terrace Street. Staff received one letter via email in opposition to the amended master zoning plan request. The concern was due to increase in traffic and noise, property depreciation, and they did not want additional hospitals in the area. Staff recommends approval of amending the Master Zoning Plan (MZP) and acceptance of the Master Zoning Plan (MZP) Report.

Sergio Adame with Brock & Bustillos, 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.

Maria R. Torres, spoke in Spanish and Mr. Gallinar translated. She is concerned that this development will affect the lives of people living there. Her and her husband are senior citizens and will pay off their mortgage in six years. They live very comfortably in this area and do not want to be relocated.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **APPROVE PZRZ16-00017.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

- 10. **PZDS16-00017:** A Portion of Lot 1, Block 1, GECU Subdivision, City of El Paso, El Paso County, Texas
- Location: 10435 Vista Del Sol
- Existing Zoning: C-3/sc (Commercial/special contract)
- Existing Use: Credit Union
- Request: To construct a new credit union, including 4 new ATM drive-up lanes
- Proposed Use: Credit Union
- Property Owner: GECU
- Representative: Conde, Inc.
- District: 7
- Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, made a floor amendment noting that the correct location should read: **10425 Vista Del Sol instead of 10435 Vista Del Sol.** He noted that there was a recent address change for this lot. This request is for a detailed site development plan review. The development requires a minimum of 22 parking spaces and the applicant is provided 54 parking spaces and 4 bicycle spaces. The development complies with the minimum landscape area requirements. Access to the subject property is proposed from Vista Del Sol Drive and Lonewood Drive. Staff recommends approval of the detailed site development plan request.

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 PZDS16-00017.**

Motion passed.
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Other Business:

11. Discussion and action on the City Plan Commission minutes for:
July 14, 2016

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JULY 14, 2016.**

Motion passed.
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12. Discussion and action on concerning notice requirements for sales, storage and handling of alcoholic beverages.
Staff Contact: Kimberly Forsyth, (915) 212-1563, forsythkl@elpasotexas.gov

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Livingston, and unanimously carried to **POSTPONE THE NOTICE REQUIREMENTS FOR SALES, STORAGE AND HANDLING OF ALCOHOLIC BEVERAGES FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 11, 2016.**

Motion passed.
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13. Discussion and action on an Ordinance adopting the City of El Paso Bike Plan as the official bicycle master plan for the City of El Paso and to incorporate this plan as an addendum to *Plan El Paso*
Staff Contact: Kevin Smith, (915) 212-1610, smithkw@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Bustamante, and unanimously carried to **MOVE ITEM 13 TO THE FOREFRONT OF THE AGENDA.**

Motion passed.

Kevin Smith, Lead Planner for Engineering and Construction, gave a presentation and noted that the Bicycle Advisory Committee was created by City Council. This committee reports to City Council regarding any bicycle related matters. This plan was presented to the Bicycle Advisory Committee and they are recommending approval of this plan to City Council. Consideration for City Council will be heard August 9, 2016. This plan provides visions and goals and provides analysis of the existing conditions and implementation tools.

Paul Wojciechowski, Principal with Alta Planning and Design, Inc., based at St. Louis Missouri. He presented the plan to the commission and presented a power point presentation and responded to questions and comments from the commission. He talked about the vision, the process they took, the assessment they did on the plan, recommended network, and ultimately about the implementation. He noted there was a lot of input that went into this plan.

Kevin Smith noted that this project was presented to the chamber and received positive feedback. He also explained how the project will be funded.

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

2ND MOTION:

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE AN ORDINANCE ADOPTING THE CITY OF EL PASO BIKE PLAN AS THE OFFICIAL BICYCLE MASTER PLAN FOR THE CITY OF EL PASO AND TO INCORPORATE THIS PLAN AS AN ADDENDUM TO *PLAN EL PASO*.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Ardivino, seconded by Commissioner Livingston, and unanimously carried to adjourn this meeting at 3:00 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission

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