



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JULY 30, 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 Ardivino
Commissioner Landeros

COMMISSIONERS ABSENT:

Commissioner Grambling
Commissioner Madrid

MINUTES

Commissioner Ardivino read the rules into the record. David Coronado, Program Manager for Planning & Inspections, read the revisions to the agenda into the record.

***WITHOUT OBJECTION, THE REVISIONS TO THE AGENDA WERE APPROVED.**

AYES: Commissioner Loweree, Brannon, Erickson, Wright, Ardivino, and Landeros

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Grambling, and Madrid

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.

- Mike Quarles, member of Zack White Neighborhood Association and park partner for Jack D. Quarles Park, noted that he is here to advocate for improvements in Coach Jack D. Quarles Park with grass being their priority. They would appreciate any direction or assistance from the Planning Commission in realizing these improvements.

Mr. Gallinar, Deputy Director for Planning & Inspections, agreed to meet with Mr. Quarles to see if there are any options that he can provide to him.

- Karen Bouilly spoke regarding an article in the El Paso Times about the possibility of making Abraham Chavez Theatre into the Mexican-American Culture. She pleaded to keep the Abraham Chavez as the venue for the opera and other interesting events.

NO ACTION WAS TAKEN.

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II. CONSENT AGENDA

ACTION: Motion made by Commissioner Erickson, 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 Complete Improvements:

1. **SUSU15-00044:** Gran Vista Estates Unit One Replat A – A Replat of all lots and blocks, Gran Vista Estates Unit 1, City of El Paso, El Paso County, Texas
Location: East of Lee Trevino and South of Gran Vista Drive
Property Owner: Sierra Del Sur Properties L.P.
Representative: Conde, Inc.
District: 7
Staff Planner: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU15-00044**.

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 Combination:

2. **SUSU15-00041:** Horizon Marketplace – A portion of O.A. Danielson, Survey No. 316, and C.D. Stewart, Survey No. 317, El Paso County, Texas
- Location: North of I10 and West of Eastlake Blvd.
Property Owner: HD Terra Grande Realty
Representative: TRE & Associates
District: ETJ
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 proposes to subdivide approximately 116.618 acres of vacant land for three commercial lots, one ponding area, one public drainage drive-of-way, and three well sites. Primary access to the subdivision is proposed from Gateway West, Eastlake, Rojas and Bill Burnett. This development is being reviewed under former subdivision ordinance. Staff recommends approval of Horizon Marketplace Subdivision on a Major Combination basis with the following condition: That a five foot sidewalk be provided along the frontage road abutting Horizon Marketplace subdivision.

Erica Diaz with TRE & Associates concurred with staff's comments.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU15-00041.**

Motion passed.

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PUBLIC HEARING Easement Vacation:

3. **SUET15-00004:** 3000 Alabama Easement Vacation – A 10' easement to be vacated, portion of Lots 13, 14, 15, and 16, Block 140, Highland Park Addition, City of El Paso, El Paso County, Texas
- Location: North of Hamilton and East of Alabama
Property Owner: Rosa Fernandez
Representative: CAD Consultants
District: 2
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

PUBLIC HEARING Easement Dedication:

4. **SUET15-00005:** 3000 Alabama Easement Dedication – Lots 13 through 16, Block 140, Highland Park Addition, City of El Paso, El Paso County, Texas
- Location: North of Hamilton and East of Alabama
Property Owner: Rosa Fernandez
Representative: CAD Consulting
District: 2
Staff Planner: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

***WITHOUT OBJECTION, ITEMS SUET15-00004 AND SUET15-00005 WERE CONSIDERED TOGETHER.**

Alfredo Austin, Planner, gave a presentation and noted that he would be presenting items SUET15-00004 Easement Vacation and SUET15-00005 Easement Dedication simultaneously. The applicant has requested to vacate and dedicate this easement which is intended for drainage right-of-way. The purpose is to relocate a line that currently exists and has always been outside of the current dedicated easement. This will take care of the issue and will allow the property owner to better utilize the property. Staff recommends approval of the vacation and the dedication.

Carlos Jimenez with CAD Consulting concurred with staff's comments on both items.

Commissioner Wright 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 Erickson, and unanimously carried to **APPROVE SUET15-00004 AND SUET15-00005 WITH ONE MOTION.**

Motion passed.

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PUBLIC HEARING Right-of-Way Vacation:

5. **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
POSTPONED FROM 7/16/2015

Joaquin Rodriguez, Planner, gave a presentation and noted that there is a revised staff report for this request. The applicant proposes to vacate a .42 acre portion of Florence Street between Father Rahm Avenue and Sixth Street. The intent of the vacation is to provide a safe pedestrian crossing for students between educational facilities and to create a civic space for students, patients of La Fe Clinic and Segundo Barrio residents. Staff received no objection from any of the reviewing departments other than the Capital Improvements Program recommending alternatives to the vacation of the street. Staff recommends approval of the vacation with the four conditions stated on the staff report.

Jorge Azcarate with CEA Group 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.

1ST MOTION:

ACTION: Motion made by Commissioner Erickson to **DENY SURW15-00007.**

Motion failed for lack of a second.

2ND MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and carried to **APPROVE SURW15-00007.**

AYES: Commissioner Loweree, Brannon, Wright, Ardivino, and Landeros
NAYS: Commissioner Erickson
ABSENT: Commissioner Grambling, and Madrid
NOT PRESENT FOR THE VOTE: N/A

Motion passed. (5-1 vote)

Commissioner Erickson elaborated on why he voted not to approve this request.

3RD MOTION:

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and carried to **ALLOW COMMISSIONER ERICKSON TO REQUEST A MINORITY REPORT.**

AYES: Commissioner Loweree, Brannon, Erickson, Wright, and Ardivino
NAYS: Commissioner Landeros
ABSENT: Commissioner Grambling, and Madrid
NOT PRESENT FOR THE VOTE: N/A

Motion passed. (5-1 vote)

Commissioner Landeros elaborated on why he voted against the minority report.

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PUBLIC HEARING Resubdivision Combination:

6. **SUSU15-00043:** Weiner Sunset Tracts Replat A - All of Tract 9B and 10A, J.M. Jett Survey No. 155, Abstract 48, and all of Lot 2, Block 1, Weiner Sunset Tracts, City of El Paso, El Paso County, Texas
- Location: South of Mesa and East of Doniphan
- Property Owner: The Substation, LLC
- Representative: SLI Engineering, Inc.
- District: 8
- Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this request. The applicant is proposing to re-subdivide 2.421 acres, combining three lots into one lot for commercial use, vacate a drainage easement and add a public pedestrian easement along Sunset. Access to the subdivision is proposed from Doniphan Drive and Sunset Drive. The subdivision was reviewed under the current subdivision code. Staff recommends approval of the Weiner Sunset Tracts Replat A on a resubdivision combination basis.

Armando Estrada 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 SUSU15-00043.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

7. **PZST15-00021:** A portion of Lot 9, Block 2, River Valley Estates Replat A, City of El Paso, El Paso, County, Texas
- Location: 5905 Montoya Drive
Zoning: RMH (Residential Mobile Homes)
Request: Infill Development - to allow for lot area, lot depth, and front yard setback
- Existing Use: Vacant
Proposed Use: Residential mobile home
Property Owners: Maria C. Saenz Montoya and Jose C. Favela
Representatives: Maria C. Saenz Montoya and Jose C. Favela
District: 1
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the applicant is requesting a special permit for infill development and detailed site development plan review for an infill development to reduce the lot size, lot depth, and front yard setback for a residential mobile home. The Detailed Site Development Plan complies with all other density and dimensional standards. Access to the subject property is proposed from Montoya Drive. Staff did not receive any adverse comments from the reviewing departments nor any communication from the public in support or opposition to the special permit request. Staff recommends approval of the special permit and detailed site development plan review for infill development.

Maria Saenz 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 Landeros, and unanimously carried to **APPROVE PZST15-00021.**

Motion passed.
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8. **PZST15-00022:** Tract 10B5, Block 17, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: 7756 Wenda Drive
Zoning: R-3 (Residential)
Request: Infill Development / Side Yard Setback Reduction
- Existing Use: Single-family Dwelling
Proposed Use: Single-family Dwelling
Property Owners: Miguel F. Quinones & Lazara M. Quinones
Representative: CAD Consulting Co.
District: 7
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***WITHOUT OBJECTION, PZST15-00022 WAS DELETED.**

Motion passed.
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9. **PZST15-00023:** Leasehold Estate in and to Blocks C and D, Basset Addition, City of El Paso, El Paso County, Texas
Location: North of Cypress Avenue and East of Eucalyptus Street
Zoning: A-3 (Apartment)
Request: Infill Development - to allow for reduced setbacks, parking reductions, and increased height
Existing Use: Apartment complex (To be demolished)
Proposed Use: Apartment complex
Property Owner: Housing Authority of the City of El Paso
Representative: Conde, Inc.
District: 8
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***WITHOUT OBJECTION, PZST15-00023 WAS DELETED.**

Motion passed.
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Other Business:

10. Discussion and action on the City Plan Commission minutes for:
a. July 9, 2015
b. July 16, 2015

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JULY 9, 2015, AND JULY 16, 2015 AS PRESENTED.**

Motion passed.
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Mr. Gallinar noted that this will be Mr. David Coronado's last CPC meeting. He will start working at International Bridges. The commission wished him well.

ADJOURNMENT:

Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to adjourn this meeting at 2:22 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission