CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JUNE 19, 2013
1:30 P.M.

REVISED 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 Grambling
Commissioner Erickson
Commissioner Wright
Commissioner Amoriello
Commissioner Ardovino
Commissioner Madrid

COMMISSIONERS ABSENT:
Commissioner Loweree
Commissioner Brannon

AGENDA

Commissioner Ardovino read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

***ACTION:** Without objection the agenda was approved as amended.

AYES: Commissioner Grambling, Erickson, Wright, Amoriello, Ardovino, and Madrid
ABSENT: Commissioner Loweree, and Brannon

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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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.

PUBLIC HEARING Major Preliminary:

1.	**SUSU14-00043:**	Mesquite Trails Unit Eleven – Being a portion of Section No. 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	East of Joe Battle and South of Vista Del Sol
	Property Owner:	Americas Loop 375 Joint Venture
	Representative:	CEA Group
	District:	6
	Staff Contact:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, gave a presentation and noted that the applicant proposes to subdivide approximately 28 acres of vacant land for 159 single-family residential lots ranging from 5,095 to 8,176 square feet. Primary access to the subdivision is proposed from Sun Fire Boulevard. This development lies within the Paseos Del Sol land study and is vested under the former subdivision code. Staff is recommending approval of the modification and approval of Mesquite Trail Unit Eleven subject to the requirement and condition stated in the staff report.

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

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00043 WITH THE REQUIREMENT THAT PRIOR TO APPROVAL OF THE FINAL PLAT, CONSTRUCTION OF A SECOND POINT OF ACCESS (CHERRINGTON STREET) TO VISTA DEL SOL AS SHOWN IN THE PASEOS DEL SOL LAND STUDY SHALL BE FILED AND COMLETED.**

Motion passed.

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PUBLIC HEARING Major Final:

2.	**SUSC14-00005:**	Montecillo Unit Five "A" – Being a portion of Tracts 4A and 6A, A.F. Miller Survey 216, and portion of Tract 21, John Barker Survey 10, City of El Paso, El Paso County, Texas
	Location:	East of Mesa and North of Argonaut
	Property Owner:	EPT Mesa Development East, L.P.
	Representative:	Conde, Inc.
	District:	1
	Staff Contact:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

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Nelson Ortiz, Planner, noted that there are two revised staff reports for this item. He gave a presentation and noted that the applicant proposes to subdivide 12.686 acres of vacant land. Primary access to the subdivision is proposed from Mesa Street. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. Staff recommends approval of Montecillo Unit Five (A) on a Major Final basis, subject to the condition stated in the staff report.

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

***ACTION:** Motion made by Commissioner Madrid, seconded by Commissioner Erickson,drid, and unanimously carried to **APPROVE SUSC14-00005 WITH THE FOLLOWING CONDITION: THAT SLOPES AND ACCESS EASEMENTS ALONG PORTIONS OF MONTECILLO BLVD., AS DEPICTED ON THE PLAT BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDING OF THE PLAT AND THAT THE DOCUMENT NUMBER BE NOTED ON THE RECORDING PLAT, AND APPROVAL OF THE PROPOSED ALTERNATIVE DESIGN FOR A TURNAROUND.**

Motion passed.

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PUBLIC HEARING Major Combination:

3. **SUSU14-00050:** Ventanas Unit Seven – Being a portion of Tract 1 and all of Tract 1F, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location:	East of Tierra Este and North of Cozy Cove
Property Owner:	GFA, LLC
Representative:	CEA Group
District:	5
Staff Contact:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, gave a presentation and noted that the applicant is proposing to subdivide approximately 25 acres of vacant land for 145 single-family residential lots ranging from 5,127 to 9,133 square feet. This development lies within the Ventanas land study approved in 2006 and is vested under the former subdivision code. Staff recommends approval of the modifications and approval of Ventanas Subdivision Unit Seven.

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

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU14-000050.**

Motion passed.

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4. **SUSU14-00047:** Valley View Park – Tract 2-C-4, Block 6, Azcarate Grant, in the City of El Paso, El Paso County, Texas, and a Portion of Block 33, Sageland Addition, Second Replat, Section Two, an Addition to the City of El Paso, El Paso County.

Location:	South of Carolina Drive and West of Yarbrough Drive
Property Owners:	Readek Group, LLC.
Representative:	Plaza Engineering Consultants
District:	7
Staff Contact:	Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

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Alejandro Palma, Planner, noted that there is a revised staff report for this item. He gave a presentation and noted that the applicant proposes to subdivide approximately 4.41 acres of vacant land for one commercial lot. Access to the subdivision is proposed from Yarbrough Drive. This development is being reviewed under the current subdivision code. Staff recommends approval of the exception request and approval of the exception to waive the ROW improvements for a hike/bike trail.

Sergio Plaza with Plaza Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00047.**

Motion passed.

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5.	**SUSU14-00048:**	Cimarron Canyon Unit One – Being a portion of Tract 1B2, Nellie D. Mundy Survey 242 and Tract 62E2, W.H. Glenn Survey 241, City of El Paso, El Paso County, Texas
	Location:	North of Northern Pass Road and East of Resler Drive
	Property Owners:	Cimarron Hunt Communities, LLC.
	Representative:	CSA Design Group
	District:	1
	Staff Contact:	Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

***ACTION:** Without objection **SUSU14-00048 WAS POSTPONED FOR TWO WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 3, 2014.**

Motion passed.

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6.	**SUSU14-00046:**	El Paso Station One – Being a portion of the C.D. Stewart, Survey No. 317, El Paso County, Texas
	Location:	East of Eastlake and South of Rojas
	Property Owner:	El Paso Station No. 1
	Representative:	TRE & Associates
	District:	ETJ
	Staff Contact:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alejandro Palma, Planner, noted that the applicant proposes to subdivide approximately 1.567 acres of vacant land for 1 commercial lot. Access to the subdivision is proposed from Eastlake Boulevard and Rojas Drive. This development is being reviewed under the former subdivision ordinance. .Staff recommends approval of this request.

Nadia Mendoza with TRE & Associates concurred with staff's comments.

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU14-00046.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

7.	**SUSC14-00004:**	El Paso International Airport Replat of Unit 3 Replat B – Being a Replat of El Paso International Airport Replat of Unit 3 Replat A, City of El Paso, El Paso County
	Location:	South of Boeing and West of Airway
	Property Owner:	City of El Paso
	Representative:	Conde, Inc.
	District:	3
	Staff Contact:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Without objection **SUSC14-00004 WAS POSTPONED FOR TWO WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 3, 2014.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

8.	**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

Art Rubio, Senior Planner, gave a presentation and noted that this request had previously been presented to the commission but was postponed due to a TIA issue but noted that the issue has been resolved. The applicant is requesting to rezone the subject property from C-1/c (Commercial/condition), C-3/c (Commercial/condition) and C-3 (Commercial) to P-R II (Planned Residential II) to allow for 213 single-family dwellings. The C-1, C-2, and C-3 zone districts do not permit single-family dwellings. Staff did not receive any adverse comments from any of the departments. Staff recommends approval of this request.

Robert Gonzalez from Quantum 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 Amoriello, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZRZ14-00016.**

Motion passed.

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9.	**PZRZ14-00012:**	North 75 feet of Tract 228, Map of Sunrise Acres, City of El Paso, El Paso County, Texas
	Location:	8707 Gateway South Boulevard
	Zoning:	R-4 (Residential)
	Request:	R-4 (Residential) to C-2 (Commercial) (Related to PZST14-00019)
	Existing Use:	Contractor's Yard (Small)
	Proposed Use:	Contractor's Yard (Small)
	Property Owner:	Arturo de la Riva & Angelita de la Riva
	Representative:	Arturo de la Riva
	District:	2
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

1ST MOTION:
***ACTION:** Without objection items **PZRZ14-00012 AND PZST14-00019 WILL BE HEARD TOGETHER.**

Motion passed.

Art Rubio, Senior Planner, noted that there is a revised staff report for item number 9. The property owner is requesting to rezone from R-4 (Residential) to C-2 (Commercial). The property is currently operating as a contractor's yard. The rear yard is proposed for storing equipment and vehicles and access to the subject property is from Gateway South. The property is along US – 54 frontage and exists in proximity to existing commercially zoned properties which also front Gateway South. As such, the rezoning request is compatible with existing zoning in the area and is commensurate with commercially zoned properties along the City's interstate highway frontages.

Arturo De La Riva, 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.

2ND MOTION:
ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Grambling, and unanimously carried to **APPROVE PZRZ14-00012 AND PZST14-00019.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

10.	**PZDS14-00016:**	Lot 1, Block 1, Hueco Commercial Unit 1, City of El Paso, El Paso County, Texas
	Location:	12302 Montana Avenue
	Zoning:	C-4/c (Commercial/condition)
	Request:	Detailed Site Development Plan Review
	Existing Use:	Vacant
	Proposed Use:	Commercial shopping center
	Property Owner:	River Oaks Properties, LTD
	Representative:	Georges Halloul
	District:	5
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

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Art Rubio, Planner, gave a presentation and noted that this request is coming before the commission due to a condition imposed on the property by Ordinance #15023, dated January 29, 2002, which requires the submission of a detailed site development plan to be approved by the City Plan Commission before the issuance of building permits and a 10' landscape where residential zoned properties abutt the zoned property. The applicant complies with both requirements. A commercial shopping center is proposed to be developed in two phases. The development requires a minimum of 152 parking spaces and the applicant is providing 296 parking spaces and 15 bicycle spaces. The applicant will be required to provide additional parking lot trees for the excess parking at the building permits stage. Access to the subject property is proposed from Tierra Este Road and Montana Avenue. Staff did not receive any adverse comments and is recommending approval of this request as it is compatible with surrounding uses.

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 Madrid, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZDS14-00016.**

Motion passed.

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PUBLIC HEARING Special Permit Application:

11.	**PZST14-00019:**	North 75 feet of Tract 228, Map of Sunrise Acres, City of El Paso, El Paso County, Texas
	Location:	8707 Gateway South Boulevard
	Zoning:	R-4 (Residential)
	Request:	Contractor's Yard (Small) (Related to PZRZ14-00012)
	Existing Use:	Contractor's Yard (Small)
	Proposed Use:	Contractor's Yard (Small)
	Property Owner:	Arturo de la Riva & Angelita de la Riva
	Representative:	Arturo de la Riva
	District:	2
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

1ST MOTION:
***ACTION:** Without objection items **PZRZ14-00012 AND PZST14-00019 WILLL BE HEARD TOGETHER.**

Motion passed.

2ND MOTION:
ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Grambling, and unanimously carried to **APPROVE PZRZ14-00012 AND PZST14-00019.**

Motion passed.

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Commissioner Ardovino requested that an item be placed on the next City Plan Commission meeting to clarify no restrictions placed on ponds.

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Other Business:

12. Planning Report: N/A

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13. Legal Report: N/A

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ADJOURNMENT:

Without objection, the City Plan Commission meeting was adjourned at 2:28pm.

Approved as to form:

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Carlos Gallinar, Executive Secretary, City Plan Commission

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