



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JULY 31, 2013
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 Amoriello present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Loweree
Commissioner Brannon
Commissioner Grambling
Commissioner Erickson
Commissioner Amoriello
Commissioner Madrid

COMMISSIONERS ABSENT:

Commissioner Wright
Commissioner Ardovino

AGENDA

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

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

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Amoriello, and Madrid

ABSENT: Commissioner Wright, and Ardovino

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

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Brannon, 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 to Complete Subdivision Improvements:

1. **SUSU14-00069:** Gran Vista Estates Unit One Replat A - A replat of Gran Vista Estates Unit One, City of El Paso, El Paso County, Texas
Location: East of Lee Trevino Drive and South of Gran Vista Drive
Property Owner: Nadia T. Saab
Representative: Conde, Inc.
District: 7
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
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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.

Major Final:

2. **SUSU14-00065:** Mesquite Trails Unit Ten – A portion of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: East of Sun Fire
Property Owner: Americas Loop 375 Joint Venture
Representative: CEA Group
District: 4
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, gave a presentation and noted that the applicant is requesting a one-year extension for construction of the subdivision improvements in accordance with Section 19.28.010.(A) of the previous subdivision code. This is the first extension of its kind for this subdivision. The extension request is sought in order to appeal the decision of the City Development Department requiring total replacement of street pavement. If approved, the extension will be valid until July 12, 2015. Failure to complete the required improvements within the provided time and applicable extensions shall require the applicant to resubmit a subdivision

application pursuant to Title 19 as written at the time of resubmittal. Staff recommends approval of the modification and approval of Mesquite Trails Unit Ten on a major final basis.

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

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Loweree, and unanimously carried to **APPROVE SUSU14-00065**.

Motion passed.

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Major Combination:

- 3. **SUSU14-00062:** Que Padre Subdivision – Portion of Tract 2, Block 1, Upper Valley Surveys, City of El Paso, El Paso County, Texas
 Location: East of Sunland Park and South of Doniphan
 Property Owner: EP Sunland, LLC.
 Representative: Kimley-Horn and Associates
 District: 8
 Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Loweree, and unanimously carried to **POSTPONE SUSU14-00062 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 14, 2014.**

Motion passed.

- 4. **SUSU14-00063:** CVS Subdivision – Tract 2-M, Tract 2-M-2-A, Tract 2-M-2-B, and Tract 2-M-2-B-1, Section 2, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
 Location: East of Dyer Street and North of Rutherford Drive
 Property Owners: Tapnim Future LP; CLK New-Star RE, LP; and M & M Partnership
 Representative: Linfield, Hunter & Junius, Inc.
 District: 4
 Staff Contact: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Loweree, and unanimously carried to **POSTPONE SUSU14-00063 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 14, 2014.**

Motion passed.

- 5. **SUSU14-00066:** Corner Bakery Subdivision – A replat of a portion of Lot 2, Block 1, El Paso Hospitality Subdivision and all of Tract 4B-4, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
 Location: North of Edgemere and West of Airway
 Property Owner: EP Marcus Investments
 Representative: Conde Inc.
 District: 3
 Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Loweree, and unanimously carried to **POSTPONE SUSU14-00066 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 14, 2014.**

Motion passed.

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6. **SUSU14-00067:** Peyton Estates Unit 4 – A portion of C.D. Stewart Survey No. 318, El Paso County, Texas
- Location: North of Mark Twain and East of Nonap Road
- Property Owner: State of Texas
- Representative: Roe 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 67.32 acres of vacant land for 299 single-family residential lots ranging between 4,701 and 10,943 square feet. Access to the subdivision will be from Mark Twain Avenue, Rojas Drive and Peyton Drive. The subdivision is vested and is being reviewed under the former subdivision code. Staff recommends approval of Peyton Estates Unit 4 on a major combination along with modifications.

Isaac Rodriguez with Roe Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00067.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

7. **SUSU14-00070:** Montana Vista Palms Replat A – A replat of Lots 1, 2, and 3, Block 1, Montana Vista Palms, El Paso County, Texas
- Location: North of Montana and West of Oshea
- Property Owner: El Paso Montana and Tropicana Building II
- Representative: CEA Group
- District: ETJ
- Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant requests an exception to allow a panhandle length greater than 100 feet and to waive ROW improvements on O'Shea Drive and Peggy Hopkins Drive in accordance with Section 19.10.050A. The property is in the ETJ and is not within the city's path of annexation. The county has provided a letter stating that they do not want improvements other than sidewalks. Access to the subdivision is proposed from Montana Avenue and O'Shea Drive. Staff recommends approval of the exception for the panhandling and the waiver of driveway improvements on O'Shea Drive and Peggy Hopkins Drive and approval of Montana Vista Ponds Replat A on a resubdivision combination basis.

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

Commissioner Amoriello 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 SUSU14-00070.**

Motion passed.

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PUBLIC HEARING Easement Vacation:

8. **SUET14-00002:** Dyer Easement Vacation – A portion of Lot 1, Block 1, North Desert Palms, an addition to the City of El Paso, El Paso County, Texas
- Location: 11001 Dyer
Property Owner: Tropicana Building Corp.
Representative: CEA Group
District: 4
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 item. This is an application to vacate a portion of a public easement located in Lot 1, Block 1, North Desert Palms Subdivision. The applicant is requesting the easement vacation in order to correct an inadvertent encroachment. Staff recommends approval of the Dyer easement vacation.

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

Commissioner Amoriello 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 SUET14-00002.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

9. **PZRZ14-00025:** Tract 56, S.A. & M.G.R.R. Survey 267, City of El Paso, El Paso County, Texas
- Location: 144 Thorn Avenue
Zoning: R-4 (Residential)
Request: From R-4 (Residential) to A-O (Apartment/Office)
Existing Use: Vacant single-family dwelling
Proposed Use: Professional business office
Property Owner: Trans-American Communications, Inc.
Representative: CAD Consulting Company
District: 1
Staff Contact: Andrew Salloum, (915)-212-1613, salloumam@elpasotexas.gov

Art Rubio, Senior Planner, presented for Andrew. Salloum. The applicant is requesting to rezone the subject property from R-4 (Residential) to A-O (Apartment/Office) in order to allow for a professional business office. Office uses are not permitted in the R-4 (Residential) District. The detailed site development plan is a rezoning application requirement for properties with existing structures and is not subject to CPC review and approval as per Section 20.04.380 application requirement. Access to the subject property is provided from Thorn Avenue. Staff did not receive

any phone calls nor any adverse comments from any of the departments. Staff recommends approval of the request as it is compatible with the surrounding uses and with the Comp Plan. Mr. Rubio noted that the applicant was not present at the meeting.

Mr. Gallinar recommended that this item be heard and acted on since it is a very easy rezoning application with no conditions or special permits associated with it.

Commissioner Loweree took the opportunity to note that the street Joe Santos was named after his grandfather who was at one time chairman of the City Plan Commission.

Commissioner Amoriello 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 Brannon, and unanimously carried to **APPROVE PZRZ14-00025**.

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Applications:

10. **PZDS14-00021:** Portion of Lot 3, Block 19, Regal Crest Unit Three, Replat "B", City of El Paso, El Paso County, Texas
Location: 436 Redd Road
Zoning: C-1/sc (Commercial/Special contract)
Request: Detailed Site Development Plan Review
Existing Use: Parking Lot
Proposed Use: Retail
Property Owner: Lowe's Home Centers, Inc.
Representative: Rick Spencer
District: 1
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, gave a presentation and noted that there is a revised staff report for this item. Access to the subject property is proposed from Redd Road. Staff recommends approval of the detailed site development plan as it meets all the requirements of Section 20.04.150, detailed site development plan.

George Halloul with SLI Engineering representing the owner, concurred with staff's comments.

Commissioner Amoriello 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 Brannon, and unanimously carried to **APPROVE PZDS14-00021**.

Motion passed.

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11. **PZDS14-00022:** A portion of Tract 2, Block 1, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Location: 1110 Sunland Park Drive
Zoning: C-3/c (Commercial/condition)
Request: Detailed Site Development Plan Review
Existing Use: Vacant
Proposed Use: Superstore

Property Owner: EP Sunland, LLC
Representative: Kimley-Horn and Associates, Inc.
District: 8
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

Art Rubio, Senior Planner, gave a presentation. He noted that access is proposed from Amery Drive and Sunland Park Drive. Staff did not receive any adverse comments from any of the departments and no communication from the public. Staff recommends approval of the detailed site development plan as it complies with the Plan El Paso and with the surrounding areas.

James McKnight concurred with staff's recommendations.

Commissioner Amoriello 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 carried to **APPROVE PZDS14-00022**.

AYES: Commissioner Brannon, Grambling, Amoriello, Erickson, and Madrid

ABSTAIN: Commissioner Lowerree

ABSENT: Commissioner Wright, and Ardovino

Motion passed.

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Other Business:

12. Discussion and action on the City Plan Commission minutes for:
a. June 5, 2014

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 5, 2014**.

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Madrid, seconded by Commissioner Grambling, and unanimously carried to adjourn this meeting at 1:57 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission