**CITY PLAN COMMISSION MEETING**
**1ST FLOOR CITY COUNCIL CHAMBERS**
**JULY 17, 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 Grambling
Commissioner Erickson
Commissioner Wright
Commissioner Amoriello
Commissioner Ardovino
Commissioner Madrid

**AGENDA**

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

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

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

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

**Extension Request to Complete Subdivision Improvements:**

1. **SUSU14-00060:** Ventanas Unit Five – A replat of a portion of Rich Beem Boulevard, Tierra Del Este Unit Fifty Six and a portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas

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| Location: | West of Tim Foster and South of Charles Foster |
| Property Owner: | GFA, LLC. |
| Representative: | CEA Group |
| District: | 5 |
| Staff Contact: | Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov |

**Extension Request to Submit Recording Maps:**

2. **SUSU14-00061:** The Paseos at Mission Ridge Unit 2 – A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Surveys, El Paso County, Texas

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| Location: | North of Eastlake and West of Darrington Road |
| Property Owner: | State of Texas General Land Office |
| Representative: | CEA Group |
| District: | ETJ |
| Staff Contact: | Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov |

**ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Ardovino, 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 {*}.

Motion passed.

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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.

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**Major Preliminary:**

3. **SUSU14-00049:** Painted Desert at Mission Ridge Unit 2 – A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Texas
Location: West of Darrington and North of Paseo Del Este
Property Owner: State of Texas General Land Office
Representative: CEA Group
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 39.413 acres of vacant land for 203 single-family residential lots ranging between 4,721 and 16,684 square feet. Access to the subdivision will be from Paseo Del Este Boulevard and Darrington Road. The subdivision is vested and is being reviewed under the former subdivision code. Staff recommends approval of the modifications and approval of the Painted Desert at Mission Ridge Unit Two on a major preliminary basis.

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

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU14-00049.**

Motion passed.

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4. **SUSU14-00052:** Painted Desert at Mission Ridge Unit 1 – A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Texas
Location: West of Darrington and North of Paseo Del Este
Property Owner: State of Texas General Land Office
Representative: CEA Group
District: ETJ
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, noted that the applicant proposes to subdivide 50.468 acres of vacant land for 142 single-family residential lots ranging between 4,700 and 12,727 square feet. Access to the subdivision will be from Paseo Del Este Boulevard and Darrington Road. The subdivision is vested and is being reviewed under the former subdivision code. Staff recommends approval of the modifications and recommends that the City Plan Commission require that all parkways at the rear of double frontage lots be landscaped.

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

**ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00052.**

Motion passed.

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5. **SUSU14-00064:** Ventanas Unit 8 – A portion of Section No. 46, Block 79, Township 2, Texas and Pacific Railroad Survey, City of El Paso, El Paso County, Texas
Location: West of Rich Beem and South of Pebble Hills
Property Owner: GFA, LLC

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| Representative: | CEA Group |
| District: | 5 |
| Staff Contact: | Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov |

Alfredo Austin, Planner, noted that there is a revised staff report for this item. The applicant proposes to subdivide 30,479 acres of vacant land for 137 single-family residential lots and one commercial lot. Access to the subdivision will be from Rich Beam Boulevard and Ventana Avenue. The subdivision is vested and is being reviewed under the former subdivision code. Staff recommends approval of the modification requests and approval of Ventanas Subdivision Unit Eight on a Major Preliminary basis.

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

**ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00064.**

Motion passed.

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**Major Combination Reconsideration:**

6. **SUSU12-00004:** Temple Of Divine Restoration Subdivision – All of Tracts 9B, 9C, 9K and 9L, Block 17, and Tract 17, Block 19 save and except Ysleta Grant, El Paso County Texas. Tract 17 of Block 19 is also known as all of Block 9, Subdivision Map No. 3 of the Rosedale Farms, an addition to the City of El Paso, El Paso County, Texas

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| Location: | North of Carolina and West of North Loop |
| Property Owner: | Carlos Aguirre |
| Representative: | Rey Engineering |
| District: | 3 |
| Staff Contact: | Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov |

Nelson Ortiz, Planner, noted that the applicant proposes to subdivide 4.9 acres of land for 1 commercial lot. On-site ponding is proposed. Access to the subdivision is proposed from North Loop. Recently, additional right-of-way on North Loop was acquired by TxDOT and improvements were made including a space for a future bike lane. Consequently, the applicant has submitted a waiver for additional roadway improvements to North Loop. He noted that is item is being reconsidered due to a reduction in park fees.

Kimberly Forsyth, Lead Planner, noted that the reason this is being reconsidered as Mr. Ortiz mentioned it has been approved by City Council as Infill Development and therefore it is eligible for a 50% reduction in park fees.

Pastor Carlos Aguirre of Temple of Divine Restoration concurred with staff's comments.

**ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU12-00004.**

Motion passed.

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**Major Combination:**

7. **SUSU14-00055:** Claystone Court - All of Tracts 1N6 and 1N7, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Location: East of Westside Drive and North of Gomez Road
Property Owner: Keystone Residences LLC
Representative: Sitework Engineering
District: 1
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, noted that there is a revised staff report for this item. The applicant proposes to subdivide approximately 4.12 acres of vacant land for 10 single family lots. Access to the subdivision is proposed from Westside Drive and Gomez Road. This development is being reviewed under the former subdivision ordinance. Staff recommends approval of the exception requests and approval of Claystone Court Subdivision on a major combination basis.

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

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU14-00055.**

Motion passed.

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8. **SUSU14-00058:** Garden Park at Mission Ridge Unit One - A portion of W.J. Rand Survey No. 315 1/2, El Paso County, Texas
Location: North of Eastlake Boulevard and East of Paseo Del Este Boulevard
Property Owner: Hunt Mission Ridge, LLC.
Representative: TRE & Associates
District: ETJ
Staff Contact: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

Alejandro Palma, Planner, noted that there is a revised staff report for this item. The applicant proposes to subdivide approximately 48,444 acres of vacant land for 183 single-family lots. Primary access to the subdivision is proposed from Paseo Del Este Boulevard. This development is being reviewed under the current subdivision code. Staff recommends approval of the exception request and approval of Garden Park at Mission Ridge Unit One on a major combination basis.

Abel Pineda with TRE Associates concurred with staff's comments.

**ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU14-00058.**

Motion passed.

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9. **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.

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District: 4
Staff Contact: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE SUSU14-00063 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 31, 2014.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

10. **SUSU14-00051:** Morenci Pond Subdivision – All of Lots 17-32, Block 135, Lots 3-16, Block 142, East of El Paso Addition and the vacated portion of Morenci Street, City of El Paso, El Paso County, Texas
Location: West of Copia and North of Pershing
Property Owner: City of El Paso
Representative: Dorado Engineering
District: 2
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, noted that this is a city initiated application to resubdivide 2.429 acres within the East El Paso Addition subdivision in order to construct a drainage pond. This application was reviewed under the current subdivision code. The City Plan Commission, at its regular meeting of October 18, 2012, voted to approve the Morenci Street Vacation to make way for this project. The abutting property to the north and south of Morenci Street had been previously acquired by the City of El Paso and will also serve as the project site. Staff recommends approval of Morenci Pond Subdivision.

Rudy Valdez with the EPWU concurred with staff's comments. He noted that this property is being platted only to be able to combine all the properties that were either purchased and part of the Morenci was vacated and to put it into one lot to avoid conflicts in the future.

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 SUSU14-00051.**

Motion passed.

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11. **SUSU14-00053:** Rio Valley Replat A – A replat of a portion of Rio Valley Subdivision, City of El Paso, El Paso County, Texas
Location: North of Borderland and West of Westside
Property Owner: Rio Valley
Representative: Kistenmacher Engineering
District: 1
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, noted that there is a revised staff report for this item. The applicant proposes to replat 57,0342 acres of land into 240 single family lots. Access to the subdivision is proposed from Borderland Road and Westside Drive. This development is being reviewed under the current subdivision ordinance. Rio Valley subdivision was previously approved by the City Plan Commission on August 23, 2012. Staff recommends approval of the alternative design and approval of the Rio Valley Subdivision Replat "A" on a resubdivision combination basis.

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Glen Kistenmacher with Kistenmacher 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 Ardovino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00053.**

Motion passed.

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| 12. | **SUSC14-00004:** | El Paso International Airport Replat of Unit 3 Replat B – A replat of El Paso International Airport Replat of Unit 3 Replat A, City of El Paso, El Paso County, Texas |
| | 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 |

Alfredo Austin, Planner, gave a presentation. The applicant proposes to replat 9,287 acres of land into 5 mixed use lots and a lot that is proposed as a private street (Acequia Park) with alternative design elements to be privately maintained. Access to the subdivision is proposed from Airway Boulevard and Boeing Drive. This development is being reviewed under the current subdivision ordinance. Staff recommends approval of El Paso International Airport Replat of Unit 3 Replat "B" on a resubdivision combination basis.

Conrad Conde with Conde, Inc., 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 Amorielllo, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSC14-00004.**

Motion passed.

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**PUBLIC HEARING Right of Way Vacation:**

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| 13. | **SURW14-00003:** | Tiger Eye Drive Drainage ROW Vacation – A portion of Lot 1A (Drainage Right-of-Way), Block 1, Desert Aire Park, Replat "A", City of El Paso, El Paso County, Texas |
| | Location: | South of Tiger Eye and East of Dyer |
| | Property Owner: | Public Service Board/El Paso Water Utilities/Stormwater Utility |
| | Representative: | Rudy Valdez, EPWU-PSB |
| | District: | 4 |
| | Staff Contact: | Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov |

Alfredo Austin, Planner, noted that the applicant proposes to vacate a portion of the drainage ROW measuring 2517 square feet in order to sell to abutting owner. The owner of 10669 Onyxstone Street inadvertently encroached into EPWU drainage right of way and has made improvements. Staff received one call requesting additional information for the proposed vacation. There were no adverse comments. Staff recommends approval of the Tiger Eye Drive Drainage ROW vacation.

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Rudy Valdez, with EPWU 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 SURW14-00003.**

Motion passed.

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**III. REGULAR AGENDA - DISCUSSION AND ACTION:**

**PUBLIC HEARING Rezoning Applications:**

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| 14. | **PZRZ14-00003:** | Lot 1, Block 28, Terrace Hills Addition Unit Four, City of El Paso, El Paso County, Texas |
| | Location: | 5101 Fairbanks Drive |
| | Zoning: | R-3 (Residential) |
| | Request: | From R-3 (Residential) to G-MU (General Mixed Use) |
| | Existing Use: | Vacant |
| | Proposed Use: | General Mixed Use, Commercial and Apartments |
| | Property Owner: | Cavallion Developers LLC |
| | Representative: | Danytsia Enriquez |
| | District: | 4 |
| | Staff Contact: | Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov |

Andrew Salloum, Planner, gave a presentation and noted that the applicant proposes to rezone the subject property from R-3 (Residential) to G-MU (General Mixed Use) in order to allow mixed-use development. Staff did not receive any phone calls or letters in support or in opposition from the public. Staff recommends approval of rezoning the subject property from R-3 (Residential) to G-MU (General Mixed Use) and the Master Zoning Plan as it complies with all the requirements of the Master Zoning Plan and is compatible with the comprehensive plan and surrounding development in the area. This development also complies with the purpose, principles, and guidelines of the G-MU District.

Danytsia Enriquez representing Cavallion Developers 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 Amoriello, and carried to **APPROVE PZRZ14-00003.**

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

Motion passed. (7-1 vote)

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| 15. | **PZRZ14-00020:** | Lots 18, 19, and 20, Block 6, Womble Addition, City of El Paso, El Paso County, Texas |
| | Location: | 6292 Trowbridge Drive |
| | Zoning: | R-5 (Residential) |
| | Request: | From R-5 (Residential) to S-D (Special Development) |
| | Existing Use: | Vacant Public Health Clinic |

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| Proposed Use: | Commercial and Office |
| Property Owner: | City of El Paso |
| Representative: | Memo Sotomayor |
| District: | 3 |
| Staff Contact: | Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov |

Art Rubio, Senior Planner, gave a presentation and noted that the applicant proposes to rezone the subject property from R-5 (Residential) to S-D (Special Development) to allow for commercial and office uses. The R-5 (Residential) zone district does not permit commercial or office use. Access to the subject property is proposed through the Trowbridge Drive. Staff did not receive any adverse comments from any of the other departments, nor letters or calls in opposition to the rezoning request. Staff recommends approval of rezoning the subject property from R-5 (Residential) to S-D (Special Development) and approval of the detailed site development plan based on the compatibility with Plan El Paso Land Use Map and fully complies with the detailed site development plan.

Guillermo Sotomayor with the City of El Paso 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.

- Juan Borrego, President for the San Juan Improvement Association, noted that the association has not had a chance to get together to discuss this item and requested that the commission postpone this item for a month to allow the association to get together and discuss it.
- Carlos Torres spoke in opposition to the rezoning of this property.

Mr. Rubio clarified that he had notified Mr. Borrego that the Community Development Department had verified that the boundaries of the San Juan Improvement Association was not within the boundaries of the San Juan Improvement Association. According to Ms. Montalvo from Community Development, who has the registered boundaries of the associations, the San Juan Association ends at Geronimo.

The commission asked Mr. Sotomayor if there would be any hardships by postponing this item for 30 days to allow the association additional time to discuss the item.

Guillermo Sotomayor noted that this is an ongoing process and would like to move forward with the request and get it approved today.

Mr. Borrego feels that there is some confusion in the city regarding the boundaries and again requested that this item be postponed for 30 days.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and carried to **POSTPONE PZRZ14-00022 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 14, 2014.**

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

Motion passed.

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| 16. | **PZRZ14-00022:** | Lots 17 through 26, and a portion of Lots 27 through 32, Block 58, Cotton Addition, City of El Paso, El Paso County, Texas |
| | Location: | 1918 Texas Avenue |
| | Zoning: | M-1 (Manufacturing) |
| | Request: | M-1 (Manufacturing) to G-MU (General Mixed-Use) |

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| Existing Use: | Offices |
| Proposed Use: | Elementary & Secondary School |
| Property Owner: | Young Women's Christian Association of El Paso DBA YWCA El Paso Del Norte Region |
| Representative: | Elke Cumming |
| District: | 8 |
| Staff Contact: | Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov |

Michael McElroy, Planner, noted that the applicant proposes to rezone the subject property from M-1 (Manufacturing) to G-MU (General Mixed-Use). The proposed use is an elementary and secondary school that will incorporate a number of offices, educational, retail, and artistic uses. The property requires 20 parking spaces. The property owner has requested a 100% parking reduction. A parking study shows 74 parking spaces within 300 feet of the subject property, of which a maximum of 7 were in use at any single time between peak AM and PM hours. As the property is less than the required 3 acres for a G-MU district, City Council will be asked to approve a reduction in minimum district area as part of the rezoning request. Staff recommends approval of rezoning the subject property from M-1 (Manufacturing) to G-MU (General Mixed Use) and acceptance of the Master Zoning Plan. The approval recommendation is based on the compatibility with existing commercial and apartment zoning in the area and the Future Land use Map.

Elke Cumming, Special Assistant to the CEO Corp., of the YWCA, 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.

- Miguel Pineta, noted that he is very excited about the project but expressed concern about the parking reduction.

**ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZRZ14-00022.**

Motion passed.

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| 17. | **PZRZ14-00023:** | A portion of Section 28 and 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texa |
| | Location: | North of Montana Avenue and East of Purple Heart Boulevard |
| | Zoning: | C-4 (Commercial) |
| | Request: | From C-4 (Commercial) to RMU (Residential Mixed Use) |
| | Existing Use: | Vacant |
| | Proposed Use: | Residential Mixed Use |
| | Property Owner: | River Oaks Properties, Ltd. |
| | Representative: | Conde, Inc. |
| | District: | 5 |
| | Staff Contact: | Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov |

Andrew Salloum, Planner, gave a presentation and noted that the applicant proposes to rezone the subject property from C-4 (Commercial) to R-MU (Residential Mixed Use) in order to allow residential mixed-use development. The Master Zoning Plan shows a mix of single-family, duplex, triplex, and quadruplex uses, common open space and recreational uses. Staff recommends approval of rezoning the subject property from C-4 (Commercial) to R-MU (Residential Mixed Use) and the Master Zoning Plan as it complies with requirements of the Master Zoning Plan and is compatible with the comprehensive plan and surrounding development in the area. This development also complies with the purpose, principles and guidelines of the R-M District.

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Conrad Conde with Conde, Inc., 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 PZRZ14-00023.**

Motion passed.

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**PUBLIC HEARING Special Permit Application:**

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| 18. | **PZST14-00016:** | Lots 14 and 15, Block 48, Magoffin Addition, City of El Paso, El Paso County, Texas |
| | Location: | 708 South Hills Street |
| | Zoning: | A-3 (Apartment) |
| | Request: | Infill Development - side yard setback and parking reduction |
| | Existing Use: | Apartments |
| | Proposed Use: | Apartments |
| | Property Owner: | Mr. Cow Enterprises |
| | Representative: | Luis Flores |
| | District: | 8 |
| | Staff Contact: | Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov |

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting a special permit for infill development and detailed site development plan review. The detailed site development plan complies with all other density and dimensional standards. Access to the subject property is proposed from Hills Street. Staff did not receive any adverse comments from other departments. Staff recommends approval of the requests for special permit, detailed site development plan, review for infill development, and 100 percent parking reduction, as it complies with the parking reductions, infill development, special permit, detailed site Development Plan, and A-3 zone district.

Alex Hoffman explained that the property as it currently exists is legal non-conforming with zero setbacks. The special permit is needed for the 0' setback reduction because it would be expanding the legal non-conformity.

Ms. Macias representing Mr. Cow Enterprises 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 Amoriello, and unanimously carried to **APPROVE PZST14-00016.**

Motion passed.

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| 19. | **PZST14-00020:** | Lot 4, Block 29, Colonia Del Valle Unit Two, City of El Paso, El Paso County, Texas |
| | Location: | 9325 Milpas Lane |
| | Zoning: | R-3/sc (Residential/special contract) |
| | Request: | Infill Development - request reduced lot size, rear yard, and cumulative front & rear yard setbacks total |
| | Existing Use: | Single-family dwelling |

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| Proposed Use: | Expansion of single-family dwelling |
| Property Owner: | Jessica Nuno |
| Representative: | Eric Madrigal |
| District: | 6 |
| Staff Contact: | Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov |

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting a special permit for infill development and detailed site development plan review. The owner needs a special permit to legalize the existing addition in the rear yard prior to getting a permit for the proposed new addition to the front yard. Staff did not receive any communication in support nor in opposition from the public nor any adverse comments from reviewing departments. Access to the subject property is proposed from Milpas Lane. Staff recommends approval of the requests for special permit and detailed site development plan review for infill development. The development meets the requirements for infill development, special permit, and detailed site Development Plan.

Eric Madrigal representing the 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.

**ACTON:** Motion made by Commissioner Erickson, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZST14-00020.**

Motion passed.

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**PUBLIC HEARING Zoning Condition Release Application:**

20. **PZCR14-00004:** Portion of Tract 2A2, A.F. Miller Survey 215, City of El Paso, El Paso County, Texas

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| Location: | 5670 North Mesa |
| Zoning: | C-1/sc (Commercial/Special contract) |
| Request: | Release of special contract imposed by Ordinance No. 4928, dated September 7, 1972 |
| Existing Use: | Financial Institution |
| Proposed Use: | Financial Institution |
| Property Owner: | GECU |
| Representative: | Daniel Vasquez |
| District: | 1 |
| Staff Contact: | Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov |

Michael McElroy, Planner, gave a presentation and noted that there is a revised staff report for this item. The request is to release a special contract imposed on the property by Ordinance No. 4928, dated September 7, 1972, which prohibited apartments on the property, imposed setback requirements, and required additional landscaping. The contract release is to permit the construction of a new 28,850 square feet financial institution on the property. There were no adverse comments from the reviewing departments. Staff received five letters in opposition to this special condition release request. Staff recommends approval of the special condition release request as the conditions are no longer necessary.

Daniel Vasquez representing GECU 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.

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- Charlie McNabb representing Mr. Bencomo, owner of Planet Fitness, noted that Mr. Bencomo had submitted a letter of denial for this request. Mr. McNabb expressed concern about visibility when exiting Mesa Street and noted that a building with 0' setback will only increase the problem. He asked for denial of this request.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Amoriello, and carried to **DENY PZCR14-00004.**

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

Motion to deny passes (6-2 vote).

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**Other Business:**

21. Discussion and action on the City Plan Commission minutes for:
    a. June 5, 2014
    b. June 19, 2014

Without objection the City Plan Commission minutes for June 19, 2014, were approved. The minutes for June 5, 2014, were not ready, therefore they will be presented at the next City Plan Commission meeting.

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22. Discussion and action on the selection of additional intersections for installation of Red Light Camera Systems.
    a. Paisano & Gateway North (EB)
    b. Sean Haggerty & Gateway North (EB)
    c. Sean Haggerty & Gateway North (WB)

    Staff Contact: Sgt. Glenn Shelley, (915) 564-7229, 1650@elpasotexas.gov

Sgt. Shelley Glenn from the El Paso Police Department, working with the special traffic investigations and Red Light Camera Program gave a presentation and noted that he is requesting red light cameras at the intersections noted above. He did a survey and collected the top 20 intersections with the most 90 degree collisions. The state law requires that EPDOT survey these intersections for other possible things that can be done to decrease accidents in these intersections without a red light camera. He received confirmation from EPDOT noting that there is nothing they can do to decrease the amount of accidents on these intersections. Redflex, the company which installs the red light cameras agreed to install cameras at these intersections. Sgt. Glenn is requesting approval from the commission to install these cameras.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and carried to **APPROVE THE RED LIGHT CAMERA SYSTEMS AT PAISANO & GATEWAY NORTH (EB), SEAN HAGGERTY & GATEWAY NORTH (EB), AND SEAN HAGGERTY & GATEWAY NORTH (WB).**

**AYES:** Commissioner Loweree, Brannon, Gramblilng, Erickson, Wright, Amoriello, and Ardovino
**NAYS:** Commissioner Madrid

Motion passed (7-1 vote).

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23. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.02 (Definitions) to amend the definition of monument sign; Chapter 20.18 (Sign Regulations), Article II (Administration) Section 20.18.140 (Prohibited Signs) to remove

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the prohibition of roof signs and roof-mounted signs; Article IV (On-Premise Sign Regulations), Section 20.18.400 (General) to add administrative procedures for exceptions to sign standards; Section 20.18.440 (COP, C-1, P-C, P-I, R-MU, G-MU, and I-MU Districts) to amend the requirements for wall signs and to add perpendicular sign standards; Section 20.18.450 (C-2, C-3, C-4, Q, M-1, M-2 and M-3 Districts) to amend the definition of interstate or freeway frontage, to amend the requirements for wall signs, and to add roof and perpendicular sign standards; Section 20.18.455 (C-2, C-3, C-4, Q, M-1, M-2 and M-3 Districts) creating a new section to add requirements for shopping center sign plans; and 20.18.460 (C-5 District) to add roof sign standards. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Alex Hoffman, (915) 212-1566, hoffmanap@elpasotexas.gov

Alex Hoffman, Lead Planner, gave a presentation and noted that there is an updated ordinance for this item. He went over section by section of the ordinance and noted that this is a reflection of what some of the development industry asked for in regards to commercial signage.

Yolanda Giner, with Gordon, Davis, Johnson, & Shane, noted that they participated on some of these meetings. There were various meetings held as part of the chamber subcommittee. City staff gave the presentations and members of the chamber participated and gave comments. Ms. Giner noted that she did not see any sign company representatives at these meetings but there was a substantial amount of business community giving comments and providing their input. She feels this was a very transparent and inclusive process. She noted that they have projects pending on the passage of this sign ordinance.

The commission directed staff to clarify the sign standards for perpendicular signs. Specifically, they asked that perpendicular signs size to have a ratio of building height to sign height, with the maximum square footage of the sign not to exceed 50 square feet.

**ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (DEFINITIONS) TO AMEND THE DEFINITION OF MONUMENT SIGN; CHAPTER 20.18 (SIGN REGULATIONS), ARTICLE II (ADMINISTRATION) SECTION 20.18.140 (PROHIBITED SIGNS) TO REMOVE THE PROHIBITION OF ROOF SIGNS AND ROOF-MOUNTED SIGNS; ARTICLE IV (ON-PREMISE SIGN REGULATIONS), SECTION 20.18.400 (GENERAL) TO ADD ADMINISTRATIVE PROCEDURES FOR EXCEPTIONS TO SIGN STANDARDS; SECTION 20.18.440 (COP, C-1, P-C, P-I, R-MU, G-MU, AND I-MU DISTRICTS) TO AMEND THE REQUIREMENTS FOR WALL SIGNS AND TO ADD PERPENDICULAR SIGN STANDARDS; SECTION 20.18.450 (C-2, C-3, C-4, Q, M-1, M-2 AND M-3 DISTRICTS) TO AMEND THE DEFINITION OF INTERSTATE OR FREEWAY FRONTAGE, TO AMEND THE REQUIREMENTS FOR WALL SIGNS, AND TO ADD ROOF AND PERPENDICULAR SIGN STANDARDS; SECTION 20.18.455 (C-2, C-3, C-4, Q, M-1, M-2 AND M-3 DISTRICTS) CREATING A NEW SECTION TO ADD REQUIREMENTS FOR SHOPPING CENTER SIGN PLANS; AND 20.18.460 (C-5 DISTRICT) TO ADD ROOF SIGN STANDARDS TO ALLOW PERPENDICULAR SIGNS TO BE NO MORE THAN 50 FEET AND PREFERABLY IN PROPORTIONAL TO THE HIEGHT OF THE BUILDING SQUARE FEET AND TO HAVE THE COMPREHENSIVE SIGN PLAN EXPLICIT, THAT THE COMPREHENSIVE SIGN PLAN APPLIES ONLY TO FREE STANDING SIGNS AND NOT SIGNS MOUNTED TO THE BUILDING.**

Motion passed.

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24. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.18 (Sign Regulations), Article III (Billboard Regulations), Section 20.18.270 (Relocation of certain billboards for a City Public Works Project or City or State Roadway Improvement Project) to amend the existing provisions in their entirety to allow for the relocation of existing

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nonconforming billboards. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Alex Hoffman, (915) 212-1566, hoffmanap@elpasotexas.gov

Alex Hoffman, Lead Planner, gave a presentation and noted that this is an amendment at the request of City Council. He read some of the restrictions that these billboards are subjected to.

**ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Amoriello, and carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.18 (SIGN REGULATIONS), ARTICLE III (BILLBOARD REGULATIONS), SECTION 20.18.270 (RELOCATION OF CERTAIN BILLBOARDS FOR A CITY PUBLIC WORKS PROJECT OR CITY OR STATE ROADWAY IMPROVEMENT PROJECT) TO AMEND THE EXISTING PROVISIONS IN THEIR ENTIRETY TO ALLOW FOR THE RELOCATION OF EXISTING NONCONFORMING BILLBOARDS**

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

Motion passed.

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25. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), to delete boardinghouse, group home, rooming house and transitional housing and add definitions for disabled group dwelling, group residential facility, halfway house, homeless shelter, and lodging house; Chapter 20.08 (Appendix A), Table of Permissible Uses, Sections 3 and 13—to delete transitional housing, boardinghouse, and rooming house, to allow halfway house and homeless shelter by special permit in certain commercial and manufacturing districts, to allow disabled group dwelling, assisted living facility, convalescent homes, intermediate care facility, nursing home, rest home and boarding home by right in residential, apartment, commercial, and certain special purpose districts, by detailed site plan in certain special purpose districts, and by Master Zoning Plan in the Residential Mixed Use District; and group residential facility, assisted living facility, convalescent home, intermediate care facility, nursing home, rest home and boarding home by special permit in residential, apartment, commercial, and certain special purpose districts, by detailed site plan in certain special purpose districts, and by Master Zoning Plan in the Residential Mixed Use District; to delete boarding home facility 4 residents or less and 5 residents or more, to allow a lodging house by right in apartment and commercial districts; Chapter 20.10 (Supplemental Use Regulations) to delete congregate home, amend the standards for boarding home facilities, add standards and regulations for disabled group dwelling; group residential facility, halfway house, and homeless shelter; and (Appendix C) Table of Parking Requirements and Standards to delete transitional housing, boarding house, and rooming house, and to add standards for halfway house, homeless shelter, disabled group dwelling, and group residential facility, of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Alex Hoffman, (915) 212-1566, hoffmanap@elpasotexas.gov

***ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Ardovino, and unanimously carried to **DELETE ITEM #25 FROM THE AGENDA.**

Motion passed.

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Carlos Gallinar noted that commissioner Ardovino had asked to bring forth the landscape standards as they relate to stormwater retention ponds. This item was placed at the previous

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CPC agenda which was cancelled due to lack of a quorum and was not placed on this week's agenda given the length of the cases. Staff will bring this item back at the next CPC agenda.

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**ADJOURNMENT:**

Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to adjourn this meeting at 4:36 p.m.

Approved as to form:

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Carlos Gallinar, Executive Secretary, City Plan Commission

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