



**CITY PLAN COMMISSION MEETING
CITY COUNCIL CHAMBERS, 1ST FLOOR
AUGUST 22, 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 Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner Loweree
- Commissioner Wright
- Commissioner Brandrup
- Commissioner Nance
- Commissioner Amoriello
- Commissioner Schauer
- Commissioner Reveles

COMMISSIONERS ABSENT:

- Commissioner Borden
- Commissioner Ardivino

AGENDA

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

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

AYES: Commissioner Loweree, Wright, Brandrup, Nance, Amoriello, Schauer, and Reveles

ABSENT: Commissioner Borden, and Ardivino

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.

There was no public comment.

II. CONSENT AGENDA

There were no items under the Consent Agenda.

David Coronado introduced and welcomed the new commissioner Matthew Loweree
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

- 1. **PZRZ13-00022:** Lots 12-16, Block 21, French Addition, City of El Paso, El Paso County, Texas
 - Location: 4301 East Missouri
 - Zoning: C-1 (Commercial) & R-5 (Residential)
 - Request: From C-1 (Commercial) & R-5 (Residential) to C-1 (Commercial)
 - Existing Use: Vacant
 - Proposed Use: Apartments (Related to PZST13-00016)
 - Property Owners: Armando & Irma Araiza
 - Representative: Sam Guido III
 - District: 2
 - Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **HEAR ITEMS 1 AND 5 TOGETHER.**

Motion passed.

Sam Guido III, representing the applicant, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

The following persons spoke in opposition to this request.

- Robert Montes expressed concerns about parking and safety issues
- Ramona Lopez spoke against the apartment complex and also expressed traffic concerns.

David Coronado translated for both Ms. Lopez and Ms. Lara

- Guadalupe Lara feels that this development will encourage gang related activities and expressed traffic concerns.
- Ignacio Rodarte noted that there is not enough parking and there are no fire hydrants in the nearby area. He noted that the entry to his driveway is always being blocked by other cars.

Mr. Guido presented his rebuttal and noted that this neighborhood is already surrounded with apartments and duplexes. He noted that the parking shortage is what brought them to the table since they are trying to conform to the Smart Code.

Alex Hoffman, Lead Planner, noted that in the original plan there were more parking proposed but because staff is asking the applicant for some messing along Missouri and because of the rearrangement of the building, some off-street parking was lost. He noted that staff had some concerns about having a two story building adjacent to a residentially zoned property. Staff is also requesting that the structure being proposed on the east side of the property be relocated to

the west side of the property. He also noted that a rock wall is required by code because it is between a commercial and residential zone.

2ND MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Reveles, and unanimously carried to **APPROVE PZRZ13-00022.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Applications:

- 2. **PZDS13-00012:** A portion of Section 27, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
 - Location: East of Andrew Wiseman and South of GR Campuzano
 - Zoning: P-R I (Planned Residential 1)
 - Request: Detailed Site Development Plan Review
 - Existing Use: Vacant
 - Proposed Use: Elementary School
 - Property Owner: Socorro Independent School District
 - Representative: GA Architecture
 - District: 5
 - Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **POSTPONE PZDS13-00012 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 5, 2013.**

Motion passed.

- 3. **PZDS13-00014:** Lot 2, Block 4, Hueco Commercial #5, City of El Paso, El Paso County, Texas
 - Location: 12230 Montana
 - Zoning: C-4/c (Commercial/condition)
 - Request: Detailed Site Development Plan Review
 - Existing Use: Vacant
 - Proposed Use: Gas Station
 - Property Owner: Wal-Mart TRS LLC
 - Representative: GreenbergFarrow
 - District: 5
 - Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Wayne Gibson with Murphy Oil and Brent Days, Civil Engineer, working on this project concurred with staff's comments.

Commissioner Nance 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 Wright, seconded by Commissioner Schauer, and unanimously carried to **APPROVE PZDS13-00014.**

Motion passed.

4. **PZDS13-00015:** Lot 11, Block 1, Montoya Oaks Estates, Amending Subdivision, City of El Paso, El Paso County, Texas
 Location: 700 Montoya Oak Lane
 Zoning: R-1/sp (Residential/special permit)
 Request: Request to amend existing Detailed Site Development Plan approved on Special Permit No. SU-00005 dated June 27, 2000, to reduce side setback and side and side street cumulative setback
 Existing Use: Vacant
 Proposed Use: Single-family dwelling
 Property Owner: Adriana Elena Del Valle Garcia
 Representative: Arath Garcia
 District: 1
 Staff Contact: Arturo Rubio, (915)-541-4633, rubioax@elpasotexas.gov

Arath Garcia representing the owners concurred with staff's comments.

Commissioner Nance 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 Wright, seconded by Commissioner Reveles, and unanimously carried to **APPROVE PZDS13-00015.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

5. **PZST13-00016:** Lots 12-16, Block 21, French Addition, City of El Paso, El Paso County, Texas
 Location: 4301 East Missouri
 Zoning: C-1 (Commercial) & R-5 (Residential)
 Request: Infill Development / Rear, Side & Side Street Setback / 60% Parking Reduction
 Existing Use: Vacant
 Proposed Use: Apartments (Related to PZRZ13-00022)
 Property Owners: Armando & Irma Araiza
 Representative: Sam Guido III
 District: 2
 Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **HEAR ITEMS 1 AND 5 TOGETHER.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Reveles, and unanimously carried to **APPROVE PZST13-00016.**

Motion passed.

6. **PZST13-00017:** A portion of Tract "C" of the Country Club Place Southside, City of El Paso, El Paso County, Texas

Location: 918 and 920 W. Sunset Road
Zoning: R-1 (Residential)
Request: Infill Development - request for reduced lot width
Existing Use: Single-family dwelling
Proposed Use: Single-family dwellings
Property Owner: Via Mirada I, LP
Representative: Roe Engineering
District: 8
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that there is a revised staff report for this request and noted that staff received one letter in opposition to this request.

Kimberly Forsyth, Lead Planner, clarified that this request will come back for a replat but at this time it is at the rezoning stage.

Bradley Roe with Roe Engineering concurred with staff's comments but noted that the correct size of this lot is 50,900 square feet.

Commissioner Nance 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 Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZST13-00017**.

Motion passed.

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PUBLIC HEARING Zoning Condition Release Application:

7. **PZCR13-00006:** All of Tracts 4H1D & 4H1E, A.F. Miller Survey No. 215, City of El Paso, El Paso County, Texas
Location: South of Mesa Street and East of Confetti Drive
Zoning: Parcel 1: A-O/sc (Apartment/Office/special contract)
Parcel 2: C-2/sc (Commercial/special contract)
Parcel 3: C-1/sc (Commercial/special contract)
Existing Use: Vacant
Request: Release a condition by Special Contract Ordinance No. 4795, dated February 25, 1972
Proposed Use: Apartment Complex
Property Owner: Daren Kenda Homes, LLC
Representative: Conde, Inc.
District: 8
Staff Contact: Andrew Salloum, (915)-541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that there is a revised staff report for this request. Staff received four letters of opposition to this request.

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

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

David Etzold, representing Mr. Cooper, spoke in opposition to this request. He noted that Mr. Cooper submitted two letters of opposition. He noted that the main reason for the restriction had to do with the site. He asked for justification of the request.

Conrad Conde presented his rebuttal.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Reveles, and carried to **APPROVE PZCR13-00006 WITH THE CONDITION THAT A DETAILED SITE PLAN BE ADDED.**

AYES: Commissioner Loweree, Wright, Amoriello, Schauer, and Reveles

NAYS: Commissioner Brandrup, and Nance

ABSENT: Commissioner Borden, and Ardivino

Motion passed. (5-2 vote)

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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:

8. **SUSU13-00060:** Mission Ridge Unit Six – A portion of W.J. Rand, Survey No. 315 1/2, El Paso County, Texas
- Location: North of Eastlake and East of Paseo Del Este
- Property Owner: Hunt Mission Ridge, LLC
- Representative: TRE & Associates
- District: East ETJ
- Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
(POSTPONED FROM 08/08/13)

Nelson Ortiz, Planner, noted that there is a revised staff report for this request. He requested that the second exception be deleted from the staff report since the applicant is exceeding the minimum requirements.

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

Kimberly Forsyth, Lead Planner, noted that staff discussed with the applicant about connecting the cul-de-sac through the west. The applicant explained that the lots at the cul-de-sac were significantly higher grades than the lots at that perimeter; therefore, the applicant could not connect the cul-de-sac through the west.

Robert Romero with TRE Associates noted that Mission Ridge Unit 6 came forward with a preliminary plat and was approved and this issue was resolved. They did comply with the preliminary plat and in addition to that the lots have already been **distracted**. There are some walls already there due to some topographical constraints.

Commissioner Nance 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 Wright, seconded by Commissioner Schauer, and carried to **APPROVE SUSU13-00060 WITH A CONDITION THAT PASEO DEL ESTE BOULEVARD BE RECORDED PRIOR TO OR CONCURRENTLY WITH MISSION RIDGE UNIT SIX IN ORDER TO PROVIDE ACCESS.**

AYES: Commissioner Loweree, Wright, Nance, Amoriello, and Schauer

NAYS: Commissioner Brandrup, and Reveles

ABSENT: Commissioner Borden, and Ardivino

Motion passed. (5-2 vote)

- 9. **SUSU13-00068:** Horizon Hills Estates – All of Tract 4, C.D. Stewart Survey No. 324 and all of Tract 1, C.D. Stewart Survey No. 317, El Paso County, Texas
 - Location: North of I-10 and East of Eastlake
 - Property Owner: Althon Investments
 - Representative: Del Rio Engineering
 - District: East ETJ
 - Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

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

Commissioner Nance 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 Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00068.**

Motion passed.

Major Combination:

- 10. **SUSU13-00069:** Montoya Vista – All of Tract 19, S.A. & M.G. Railroad Company Survey No. 266 & Vacated Valdez Road, City of El Paso, El Paso County, Texas
 - Location: East of Doniphan and North of Medano
 - Property Owner: Hansen Ventures, EPISD, Jordan Family
 - Representative: Kistenmacher Engineering Company
 - District: 1
 - Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Glen with Kistenmacher Engineering Company concurred with staff's comments.

Commissioner Nance 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 Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00069.**

Motion passed.

11. **SUSU13-00072:** EPIA Conrac - All of Tracts 3A, 3B1 and 4A27, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
Location: East of Airport and North of Airway
Property Owner: City of El Paso
Representative: Brock & Bustillos
District: 2
Staff Contact: Harrison Plourde, (915) 541-4114, plourdeht@elpasotexas.gov

Roman Bustillos with Brock & Bustillos concurred with staff's comments and noted that Mr. Sam Rodriguez, Assistant Aviation Director, was also present to answer questions from the commission.

Commissioner Nance 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 Wright, seconded by Commissioner Reveles, and unanimously carried to **APPROVE SUSU13-00072 WITH APPROVAL OF THE WAIVER FOR ROW IMPROVEMENTS.**

Motion passed.
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RECESS:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **RECESS THE CITY PLAN COMMISSION MEETING AT 3:10 P.M.**

Motion passed.

RECONVENE:

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **RECONVENE THE CITY PLAN COMMISSION MEETING AT 3:20 P.M.**

Motion passed.
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PUBLIC HEARING Resubdivision Combination:

12. **SUSU13-00034:** Delta Divine – A portion of Lots 20 and 21, Block 6, Alameda Acres, City of El Paso, El Paso County, Texas
Location: South of Delta and East of Glenwood
Property Owner: El Divino Salvadore Presbyterian Church, Inc.
Representative: Sitework Engineering
District: 8
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
(POSTPONED FROM 06/26/13)

Nelson Ortiz, Planner, noted that there is a revised staff report for this request and noted that staff received several letters in opposition.

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

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

The following persons spoke in opposition to this request.

- Mr. Arredondo, representing his parents, spoke in opposition to this new development and expressed concerns about heavy traffic.
- Arturo Quijano, representing his parents, spoke in opposition and noted that there are no provisions for parking lots and also expressed concern about heavy traffic.
- Ana Quijano spoke in opposition to this development and expressed concern regarding heavy traffic.
- Fernando Arredondo spoke in opposition and expressed concern regarding traffic.
- Laverne Arredondo spoke against this development expressing concern about heavy traffic.

The following persons spoke in favor of this request.

- Reverend Jane Ruiz, Pastor of the El Divino Salvadore Presbyterian Church, noted that they have 30 parking spaces. This development will not impact the neighborhood. It is quality housing that will help the neighborhood and will not generate that much traffic.
- Kania Ayala spoke in favor of this development and noted that there is ample parking and this development is good for the neighborhood.
- Bill Sleshinger, who will be managing this project, spoke in favor of this request.

Kimberly Forsyth, Lead Planner, noted that because traffic was raised as an issue on the petition, she contacted the Department of Transportation to get traffic counts. She was told that on this section of Glenwood which is south of Alameda and north of the border highway, traffic counts range from 1500 to 2000 daily trips. A local residential street such as Glenwood has the capacity to handle up to 3000 daily trips. The addition of eight dwelling units would not significantly impact the traffic count on Glenwood.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Nance, and carried to **APPROVE SUSU13-00034.**

AYES: Commissioner Loweree, Wright, Nance, and Schauer

NAYS: Commissioner Amoriello, Brandrup, and Reveles

ABSENT: Commissioner Borden, and Ardivino

Motion passed. (4-3 vote)

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13. **SUSU13-00063:** Hill Terrace Addition, Replat No. 1 – A replat of Lots 1 - 15, Lots 18-22, all of Belmont Street, all of Spokane Drive and a portion of Mobile Street, Hill Terrace Addition and C.R. Morehead Survey No. 16, City of El Paso, El Paso County, Texas
- Location: East of US54 and North of Mobile
- Property Owner: City of El Paso
- Representative: Brock & Bustillos
- District: 2
- Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, noted that there is a revised staff report for this request.

Roman Bustillos with Brock & Bustillos concurred with staff's comments and noted that there is a fence separating Fort Bliss and Porter Road.

Commissioner Nance 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 Reveles, seconded by Commissioner Schauer, and unanimously carried to **APPROVE SUSU13-00063.**

Motion passed.

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Other Business:

14. Discussion and action on the City Plan Commission minutes for:
August 8, 2013

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Wright, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR AUGUST 8, 2013.**

Motion passed.

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15. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.04 (Administrative Provisions) Article VII Public Hearings Section 20.04.520 (Notice) of the El Paso City Code to amend the notice requirements for public hearings. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Carlos Gallinar, (915) 541-4556, gallinarcc@elpasotexas.gov

Carlos Gallinar, Deputy Director for City Development, gave a power point presentation. The Texas Local Government Code, Sections 211 outlines our responsibilities in terms of public hearings and notifications. There is a small provision under Title 2, under the Administration Code that dictates the notifications to the Neighborhood Associations.

He outlined the different types of notifications sent out to the residents.

He noted that notices go out in both Spanish and English. Information included in the notice is a map, case number, date, time and location of the public hearing and information on how to voice concerns and provide input. He spoke briefly about the onsite sign posting and legal notice placed on the El Paso Times.

He briefly went over the red line version.

Some of the proposed changes from the City Plan Commission are adding the apartment complex notification, changing the notification postings on the sign, adding notification for Public Utility Facility from 300' to 1000', and making the owners responsible for notifying the public about the public hearings.

He mentioned some of the requires proposed changes by the City Council.

The Commission requested that staff take it a step further and contact the media or post something on each district's web page

Staff will amend the Ordinance to take it to City Council.

ACTION: Motion made by Commissioner Nance,, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.04 (ADMINISTRATIVE PROVISIONS) ARTICLE VII PUBLIC HEARINGS SECTION 20.04.520 (NOTICE) OF THE EL PASO CITY CODE TO AMEND THE NOTICE**

REQUIREMENTS FOR PUBLIC HEARINGS WITH THE RECOMMENDED CHANGES PROPOSED BY THE COMMISSION.

Motion passed.

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Staff and the commission thanked Commissioner Brandrup for her dedicated service to the City.

16. Planning Report:
N/A

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17. Legal Report:
N/A

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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to adjourn this meeting at 4:34 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission