



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
AUGUST 27, 2015
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Madrid present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Loweree
Commissioner Brannon
Commissioner Grambling
Commissioner Erickson
Commissioner Madrid
Commissioner Ardivino
Commissioner Bustamante

COMMISSIONERS ABSENT:

Commissioner Landeros

AGENDA

Commissioner Ardivino read the rules into the record. Carlos Gallinar, Planning & Inspections Deputy Director, read the revisions to the agenda into the record.

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

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Madrid, Ardivino, and Bustamante

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Landeros

NOT PRESENT FOR THE VOTE: N/A

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 ON THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

1. **SUSU15-00045:** Pumas Subdivision - A portion of Tract 4A, Block 51, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas
- Location: South of Americas and East of Alameda
- Property Owner: Rogelio Dominguez Lucero
- Representative: Sitework Engineering, LLC
- District: 6
- Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
- POSTPONED FROM 8/13/2015**

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide 7.6425 acres of vacant land into three commercial lots and has submitted a request to waive bikeway/ROW improvements on Americas Avenue. The applicant is also proposing to dedicate their proportionate share of additional ROW and propose improvements to Ivey Drive that are in compliance with the Design Standards for Construction. This subdivision was reviewed under the current subdivision code. Staff recommends approval of the request to waive ROW improvements and approval of Pumas 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 Ardivino, and unanimously carried to **APPROVE SUSU15-00045.**

Motion passed.

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2. **SUSU15-00048:** Wellmed Subdivision – All of Tract 12A, Block 16, Ysleta Grant, City of El Paso, El Paso County, Texas
 Location: North of Yarbrough and East of Susan Way
 Property Owner: Miguel Tarango
 Representative: G-3ngineering, LLC
 District: 7
 Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to subdivide 1.38 acres for an apartment/office parcel. The existing use is a medical office/clinic, and the proposed development for this application is for the expansion of that use. The applicant has requested a waiver for improvements along Yarbrough. Staff recommends approval of Wellmed Subdivision on a Major Combination basis.

Luis Gutierrez with G-3ngineering concurred with staff's comments.

Commissioner Madrid 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 Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU15-00048.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

3. **SUSU15-00049:** Desert Meadows Estates Unit Two Replat A, Replat of Lot 5, Block 16, El Paso County, Texas
 Location: North of Montana and West of O'Leary
 Property Owners: Quintero Alberto & Ramon
 Representative: G-3ngineering, LLC
 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 approximately 1.75 acres of land for two single-family residential lots. This development is being reviewed under the current subdivision ordinance. The applicant has requested waiver of improvements on Marina Drive. The applicant has provided written documentation from the County of El Paso stating that the substandard road meets County requirements and the County is willing to accept the dedication of the substandard road. Staff recommends approval of the waiver for right-of-way improvements and approval of Desert Meadows Estates Unit Two Replat A on a Resubdivision Combination basis.

Luis Gutierrez with G-3ngineering concurred with staff's comments.

Commissioner Madrid 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 Brannon, and unanimously carried to **APPROVE SUSU15-00049.**

Motion passed.

PUBLIC HEARING Right of Way Vacation:

4. **SURW15-00010:** St. Charles Street Vacation – A portion of St. Charles Street, Beaumont Subdivision, City of El Paso, El Paso County, Texas
Location: North of Fred Wilson and West of Patriot Freeway US 54
Property Owner: Luis H. De La Cruz
Representative: Dorado Engineering
District: 2
Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to vacate a .043 acre portion of right-of-way along St. Charles Street in the City's northeast area. The portion of the right-of-way to be vacated lies between the existing sidewalk and the applicant's front property line. The existing sidewalk and street improvements will not be affected by this vacation. Staff recommends approval of the vacation request with a condition that the northern 10' of the area to be vacated be retained as a public utility easement.

Luis De La Cruz concurred with staff's comments.

Commissioner Madrid 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 Grambling, and unanimously carried to **APPROVE SURW15-00010.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

5. **PZRZ11-00055:** Tracts 17A & 17B, Block 29, Ysleta Grant & Tracts A&B & a portion of Tracts C&D, Henderson Subdivision, City of El Paso, El Paso County, Texas
Location: 8020 Alameda Avenue
Zoning: C-1 (Commercial)
Request: From C-1 (Commercial) to C-3 (Commercial)
Existing Use: Automobile sales
Proposed Use: Automobile (sales, service, storage, and rental)
Property Owner: Finn's Real Estate Venture, LLC.
Representative: Casey Finn
District: 7
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE PZRZ11-00055 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 10, 2015.**

Motion passed.

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6. **PZRZ15-00022:** Tract 28, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas
Location: West of Zaragoza Road and North of Physicians Drive
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to A-O (Apartment/Office)
Existing Use: Vacant

Proposed Use: Office, professional and business
 Property Owner: EDMAR Investments, LLC / Edgar Garcia
 Representative: Rey Engineering
 District: 7
 Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. 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 and business office. Office uses are not permitted in the R-3 (Residential) district. Access to the subject property is proposed from Physicians Drive. Staff received three letters in opposition to the rezoning request but did not receive any adverse comments from any of the reviewing departments. Staff recommends approval with the two conditions stated on the staff report.

Enrique Rey with Rey Engineering concurred with staff's comments.

Commissioner Madrid 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.

- Francisco Fernandez spoke in opposition to this request and expressed his concern about the increase in traffic.
- Dusty Warden noted that he prefers that this property remain residential and also expressed his concern about the increase in traffic.
- Adriana Lack also spoke in opposition to this request noting that she prefers that the proposed property remain residential. She noted that her main concern is that access to the proposed commercial building is through Physicians Drive and this would increase traffic.

Art Rubio, Senior Planner, noted that this plan is only conceptual and is not an actual detailed site plan. At the time of permitting, the applicant would have to apply for a permit to address landscaping, rockwall, setbacks, and conditions if they are approved.

Mr. Gallinar noted that the commission can make a recommendation with the condition that a Detailed Site Plan be brought back to the City Plan Commission.

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZRZ15-00022 WITH THE THREE CONDITIONS STATED IN THE STAFF REPORT AND THAT A DETAILED SITE DEVELOPMENT PLAN BE BROUGHT BACK TO THE CITY PLAN COMMISSION FOR REVIEW.**

Motion passed.

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7. **PZRZ15-00024:** Parcel 1: Lots 5 and 6, Block 2, Cielo Vista Amended Plat, City of El Paso, El Paso County, Texas
 Parcel 2: Lots 5 through 10, Block 3, Cielo Vista Amended Plat, City of El Paso, El Paso County, Texas
 Location: East of Airway Boulevard and North of Edgemere Boulevard
 Zoning: Parcel 1: A-2 (Apartment) and C-4 (Commercial)
 Parcel 2: A-2 (Apartment)
 Request: Parcel 1: From A-2 (Apartment) and C-4 (Commercial) to C-3 (Commercial)
 Parcel 2: From A-2 (Apartment) to C-3 (Commercial)
 Existing Use: Apartment Complex (To be demolished)

Proposed Use: Retail, grocery store, and hardware store
Property Owner: E.P. Simana, L.P.
Representative: SLI Engineering Inc.
District: 3
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE PZRZ15-00024 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 24, 2015.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

8. **PZDS15-00015:** Lot 1, Block 21, Enchanted Hills Unit 4, City of El Paso, El Paso County, Texas
Location: 7100 Desert Blvd. North
Zoning: C-3/c (Commercial/conditions)
Request: Detailed Site Development Plan Review
Existing Use: Vacant
Proposed Use: Church
Property Owner: Abundant Living Faith Center Church, Inc.
Representative: SLI Engineering, Inc.
District: 1
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. The request is for a detailed site development plan review as required by Ordinance No. 16948 dated July 29, 2008. Both parking and landscaping requirements are vested under previous code. This property is currently zoned C-3 with a condition requiring a detailed site development plan. Access to the subject property is proposed from Desert Boulevard North, Enchanted Hills Drive and Enchanted Pass Drive. Staff recommends approval of the detailed Site Development Plan.

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Madrid 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 Grambling, and unanimously carried to **APPROVE PZDS15-00015.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

9. **PZST15-00025** Tract 68, Sunrise Acres Unit #2, City of El Paso, El Paso County, Texas
Location: North of Atlas Avenue and East of Pandora Street
Zoning: R-4 (Residential)
Request: Infill Development - to allow for lot width reduction
Existing Use: Vacant
Proposed Use: Duplexes
Property Owner: ANVIA, L.L.C.

Representative: Dorado Engineering, Inc.
District: 2
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the lot width for 5 duplex units for a total of 10 individual units. Access is proposed from internal streets within the subdivision via Pandora Street and Atlas Avenue. Staff received one letter in opposition to the special permit request but did not receive any adverse comments from any of the reviewing departments. Staff recommends approval of the requests for special permit and detailed site development plan review for infill development.

Fermin Dorado Sr., with Dorado Engineering concurred with staff's comments.

Commissioner Madrid 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 PZST15-00025.**

Motion passed.
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10. **PZST15-00026:** Portion of Tract 85, Map of Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
Location: 8420 Leo Street
Zoning: R-4 (Residential)
Request: Infill Development / Lot Area and Width Reduction
Existing Use: Duplex
Proposed Use: Single-family Dwelling
Property Owner: MDA Investments, L.L.C.
Representative: Daniel Alderete
District: 2
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
POSTPONED FROM 8/13/2015

Michael McElroy, Senior Planner, gave a presentation and noted that this request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction in lot area. The proposed use is a single family dwelling. Access to the property is proposed from Leo Street. Staff did not receive any communication in support or opposition to the special permit request. Staff recommends approval of the request and acceptance of the detailed site development plan.

Daniel Alderete with MDA Investments concurred with staff's comments.

Commissioner Madrid 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 Erickson, and unanimously carried to **APPROVE PZST15-00026.**

Motion passed.
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11. **PZST15-00027:** Lot 24, Block 2, Salas Subdivision, City of El Paso, El Paso County, Texas
 Location: 192 Rio Road
 Zoning: R-5 (Residential)
 Request: Infill Development / Lot Area and Width Reduction / Cumulative Front and Rear Setback Reduction
 Existing Use: Vacant
 Proposed Use: Duplex
 Property Owner: MJ Real Properties
 Representative: Daniel Alderete
 District: 8
 Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that the request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction lot area. All other density and dimension standards are being met. Access to the property is proposed from Rio Street and Alamo Street. Staff did not receive any communication in support or opposition to the special permit request. Staff recommends approval of the request and acceptance of the detailed site development plan.

Daniel Alderete concurred with staff's comments.

Commissioner Madrid 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 Grambling, and unanimously carried to **APPROVE PZST15-00027.**

Motion passed.

Other Business:

12. Recognition of Commissioner Geoffrey Wright.

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Brannon, and unanimously carried to **MOVE ITEM 12 TO THE FOREFRONT OF THE AGENDA.**

Motion passed.

Commissioner Madrid presented Mr. Wright with a plaque and on behalf of staff and the commission thanked Mr. Wright for his service to the community.

Commissioner Wright thanked the commission and noted that there's a role for this commission. He noted that State Law and Local Ordinance states that this commission should comment on the location of every public building. His ardent request for this commission is that it will follow the law as it is written and take a more active role in planning issues for the city in general.

13. Discussion and Action on the City Plan Commission minutes for:
August 13, 2015

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR AUGUST 13, 2015.**

Motion passed.
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14. Informational Presentation of Linear Parks in Utility Easement.
Staff Contact: Anne Antonini, (915) 212-1814, antoninam@elpasotexas.gov

Carlos Gallinar noted that this is an item that was discussed by Mr. Geoffrey Wright, former chair. If the city decides to move forward with this project, it would entail a lot of resources, that's the reason it was posted as an informational item on the agenda and not a discussion and action item. He noted that this is very preliminary but if the commission decides to move forward then staff will have to coordinate with the City Manager and the City Council and see how we can move forward.

Anne Antonini, Planner, gave a presentation and noted that at the July 19th, the commission requested information on linear parks and utility corridors. She presented the findings of that research. She covered existing policy on the topic, comparable cities policies and programs, our current linear trails, proposed trails with an emphasis on those planned for utility and drainage corridors, and current projects on their way.

She noted that personnel from the Parks Department were unable to attend the meeting but if the commission has any questions or concerns for that department, Mr. Tracy Novak, has promised that his staff will respond.

Karla Nieman, Assistant City Attorney, noted that if the commission feels that this should be implemented or further vetted through city departments, she would advise that it be taken to City Council and have them be presented with the idea. If it is something that council would want to further pursue than it would be assigned through the City Manager's office. It's still very early in the stages but the commission can vet it as a board and decide if it's something that needs to be further considered at the city council level.

Carlos Gallinar noted that policy Section 5.11.6 of the Comprehensive Plan speaks to this in a general manner. As the commission reviews the comprehensive plan items, this may be an item that the commission may want to attach to the list recognizing that this may be a multiple-generational project.

Karla Nieman recommended that the commission come up with a list of items that they want on subcommittees then take them to council by staff.
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15. Planning Report:
a. Discussion an Action on the selection of Officers to the City Plan Commission.

Commissioner Grambling nominated Commissioner Loweree as chair for the City Plan Commission.

Commissioner Erickson nominated Commissioner Madrid as chair for the City Plan Commission.

A vote was called and the vote was 4-3 in favor of Commissioner Loweree.

- b. Discussion and Action on establishing membership for the City Plan Commission's Subcommittees.

1ST ACTION:

MOTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, to establish a sub-committee to adopt the possibilities of implementing pieces of the comp plan and the feasibility to present through the committee to the commission at large and then to council.

Motion passed.

2ND ACTION:

MOTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **NOMINATE COMMISSIONER LOWEREE, BRANNON, GRAMBLING, AND ARDOVINO TO A SUB-COMMITTEE ADDRESSING THE COMP PLAN.**

Motion passed.

ADJOURNMENT:

Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to adjourn this meeting at 3:07 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission