



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
OCTOBER 8, 2015
1:30 P.M.**

MINUTES

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

The meeting was called to order at 1:44 p.m. Commissioner Loweree present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner Brannon
- Commissioner Loweree
- Commissioner Ardivino
- Commissioner Landeros
- Commissioner Madrid

COMMISSIONERS ABSENT:

- Commissioner Grambling
- Commissioner Bustamante

AGENDA

Commissioner Brannon read the rules into the record. Kimberly Forsyth, Program Manager, read the revisions to the agenda into the record.

***WITHOUT OBJECTION THE AGENDA WAS APPROVED AS AMENDED.**

AYES: Commissioner Brannon, Loweree, Ardivino, Landeros, and Madrid

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Grambling, and Bustamante

NOT PRESENT FOR THE VOTE: N/A

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

THERE WERE NO ITEMS ON THE CONSENT AGENDA.

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.

PUBLIC HEARING Resubdivision Final (Reconsideration)

- 1. **SUSC14-00002:** Montecillo #4 “A” – A replat of a portion of Lots 3 and 6, Block 2, Montecillo Unit Three Replat “B” and a portion of Tract 1, John Barker Survey 10, City of El Paso, El Paso County, Texas
 - Location: West of Mesa and North of Castellano
 - Property Owner: EPT Montecillo Development East, LP
 - Representative: Conde, Inc.
 - District: 8
 - Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that this item is coming back for reconsideration to entertain new and revised comments from the Parks Department. Staff recommends re-approval of Montecillo Unit Four Replat A on a Resubdivision Combination basis.

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

Commissioner Loweree 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 Ardivino, and unanimously carried to **APPROVE SUSC14-00002.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

2. **SUSU15-00032:** Tays Housing Subdivision - Blocks C and D, BASSETT ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 21, Real Property Records, El Paso County, Texas; PLUS the alley within said Block C and a portion of Overland Street lying between Blocks C and D vacated by Ordinance No. 242 filed May 2, 1940; Plus a 2.2 foot strip described in Deed dated January 15, 1940 and filed in Volume 660, Page 297, Real Property Records, El Paso County, Texas; SAVE AND EXCEPT a portion sold off to the City of El Paso in Deed dated April 19, 1949 filed in Volume 1129, Page 380, Real Property Records, El Paso County; plus Lots 3 and 4, Block 120, in the un-platted portion of Bassett Addition, an addition to the City of El Paso, El Paso County, Texas
- Location: North of Paisano and West of Piedras
Property Owner: Housing Authority of the City of El Paso
Representative: Conde, Inc.
District: 8
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is proposing to re-subdivide 5.379 acres, combining previously recorded lots into one lot for a new apartment complex and adding an easement requested by the El Paso Water Utilities. An application for an Infill Development Special Permit for this development was approved by this body on August 13, 2015, and was approved by City Council on October 6, 2015. The subdivision was reviewed under the current subdivision code. Staff recommends approval of Tays Housing Subdivision on a Resubdivision Combination basis.

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

Commissioner Loweree 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 Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU15-00032.**

Motion passed.

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3. **SUSU15-00057:** International Industrial Center Unit 1, Replat B, a Replat of the Easterly 72.25 feet of lot 5 and all of lot 6 and 7, Block 1, International Industrial Center (Replat) City Of El Paso, El Paso County, Texas
- Location: North of Interstate 10 and West of Airway
Property Owner: Summit Hospitality I, LLC
Representative: Brock and Bustillos, Inc.
District: 3
Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is proposing to resubdivide 2 acres at 6610 Gateway West Boulevard to remove a 25 foot and 40 foot building line from the plat. The applicant has requested a waiver to

allow for the existing Right-of-Way Improvements to remain. Staff recommends approval of International Industrial Center Replat B.

Randy Brock with Brock & Bustillos concurred with staff's comments.

Commissioner Loweree 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 Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU15-00057.**

Motion passed.

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- 4. **SUSU15-00059:** Vista Del Sol Unit Sixty Nine Replat F - A replat of a portion of Lot 1, Block 340, Vista Del Sol Unit Sixty Nine Replat "C" and a replat of a portion of Lot 3, Block 340C, Vista Del Sol Unit Sixty Nine Replat "D", City of El Paso, El Paso County, Texas
 - Location: North of I-10 and East of George Dieter
 - Property Owner: Mission 1969, L.P.
 - Representative: Conde, Inc.
 - District: 6
 - Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is proposing to re-subdivide 16.628 acres, combining three lots into one lot for commercial use and dedicating an access easement connecting George Dieter Drive and Gateway West Boulevard. The applicant has submitted a request to waive ROW improvements along George Dieter and Gateway West, which are both TXDOT right-of-ways. The subdivision was reviewed under the current subdivision code. Staff recommends approval of Vista Del Sol Unit Sixty Nine Replat F on a Resubdivision Combination basis.

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

Commissioner Loweree 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 Landeros, and unanimously carried to **APPROVE SUSU15-00059.**

Motion passed.

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- 5. **SUSU15-00060:** Tierra Del Este #68, Replat A, a portion of Lot 1, Block 370, Tierra Del Este Unit Sixty Eight and a portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
 - Location: South of Montwood and East of Rich Beem
 - Property Owner: Ranchos Real XV, LLC
 - Representative: Conde, Inc.
 - District: 5
 - Staff Planner: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

***WITHOUT OBJECTION SUSU15-00060 WAS POSTPONED FOR TWO WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 22, 2015.**

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PUBLIC HEARING Rezoning Applications:

6. **PZRZ15-00025:** Portion of Tract 5D, Block 3, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 9522 North Loop
Zoning: R-F (Ranch-Farm)
Request: From R-F (Ranch-Farm) to S-D (Special Development)
Existing Use: Vacant
Proposed Use: Apartments
Property Owner: North Loop Apartments, LLC
Representative: Exigo Architects – Jesus Ortega
District: 6
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting a rezoning from R-F (Ranch-Farm) to S-D (Special District). The proposed use is an apartment complex. Vehicular access is proposed from North Loop Drive. A detailed site development plan approved by the City Plan Commission will be required prior to any building permits should the property be rezoned as proposed. Staff did not receive any communication in support or opposition to the rezoning request. Staff recommends approval of the rezoning request.

Eugenio Mesta with Exigo Architects concurred with staff's comments.

Commissioner Loweree 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 Landeros, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZRZ15-00025.**

Motion passed.

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7. **PZRZ15-00026:** Portion of Tract 14B and all of Tract 15B, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 174 N. Zaragoza
Zoning: R-4/H (Residential/Historic)
Request: From R-4/H (Residential/Historic) to C-1/H (Commercial/Historic)
Existing Use: Single-Family Home
Proposed Use: Retail and Single-Family Home
Property Owners: Gerardo and Consuelo Chacon
Representative: Ray Mancera
District: 6
Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

***WITHOUT OBJECTION PZRZ15-00026 WAS DELETED.**

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PUBLIC HEARING Detailed Site Development Plan Application:

8. **PZDS15-00018:** Portion of Lot 3, Block 1, Las Tiendas de Zaragoza, City of El Paso, El Paso County, Texas
Location: 3590 Zaragoza Rd.
Zoning: C-4/c (Commercial/condition)
Request: Detailed Site Development Plan Review
Existing Use: Vacant
Proposed Use: Retail Development
Property Owner: River Oaks Properties, LTD.
Representative: Georges Halloul
District: 5
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that there is a revised staff report for this item. This detailed site development Plan review is for an 11.18 acre C-4/c (Commercial/condition) zoned vacant property. The development is subject to the landscape code requirements that were applicable prior to November 2011; therefore, it requires 15,937 square feet and proposes 24,810 square feet. Access to the subject property is proposed from Zaragoza Road. Staff recommends approval of the Detailed Site Development Plan request.

Georges Halloul concurred with staff's comments.

Commissioner Loweree 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 unanimously carried to **APPROVE PZDS15-00018.**

Motion passed.

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9. **PZDS15-00019:** A portion of Tract 4A (k/n/a Tracts 4A and 4G, Block 51, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas
Location: South of Americas Avenue and West of Alameda Avenue
Zoning: C-4/sc (Commercial/special contract)
Request: Detailed Site Development Plan Review per Ordinance No. 4149
Existing Use: Vacant
Proposed Use: Office warehouse
Property Owner: Rogelio Dominguez Lucero
Representative: Geoffrey Wright
District: 6
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. This request is for a detailed sited development plan review. The development complies with the minimum landscape area requirements for Title 18.46. Access to the subject property is proposed from Americas Avenue and Ivey Road. Staff recommends approval of the detailed site development plan request.

Geoffrey Wright concurred with staff's comments.

Commissioner Loweree 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 Landeros, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE PZDS15-00019.**

Motion passed.

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PUBLIC HEARING Special Permit Application:

10. **PZST15-00033:** Portion of Tract 29, Country Club Place South Side, City of El Paso, El Paso County, Texas
- Location: 825 Sunset Road
- Zoning: R-1 (Residential)
- Request: Infill Development / Lot Area and Depth Reduction / Rear, Side, and Cumulative Front and Rear Setback Reductions
- Existing Use: Single-family dwelling
- Proposed Use: Single-family dwelling
- Property Owners: Walter and Margaret Tippin
- Representative: Roe Engineering, LC
- District: 8
- Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

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 lot depth and setbacks. The proposed use is an existing single-family dwelling. Access to the property is proposed from Vista Del Monte Street. Staff did not receive any communications in support or opposition to the special permit request. Staff recommends approval of the Special Permit and acceptance of the Detailed Site Development Plan.

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

Commissioner Loweree 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 Ardivino, and unanimously carried to **APPROVE PZST15-00033.**

Motion passed.

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Other Business:

11. Discussion and action on the City Plan Commission minutes for:
September 24, 2015

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Landeros, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 24, 2015.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to adjourn this meeting at 2:26 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission

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