



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
OCTOBER 9, 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 Erickson
- Commissioner Wright
- Commissioner Amoriello
- Commissioner Ardovino
- Commissioner Landeros
- Commissioner Madrid

COMMISSIONERS ABSENT:

- Commissioner Grambling

AGENDA

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

Without objection the amendments to the agenda were unanimously approved.

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

ABSENT: Commissioner Grambling,

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 under the Consent Agenda.

Major Final:

1. **SUSU14-00088:** Ventanas Unit Eight – A portion of Section 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
Representative: CEA Group
District: 5
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide approximately 30 acres of vacant land for 137 single-family residential lots ranging from 5,042 to 10,785 square feet. A 5.9 acre commercial lot is also proposed. Primary access to the subdivision is proposed from Rich Beem Blvd., and Ventana Avenue. This development lies within the Ventanas land study, approved in 2006, and is vested under the former subdivision code. The applicant is requesting the following modifications: *To allow for a 52 foot residential ROW cross-section and to allow a 40-foot street ROW cross-section.* Staff recommends approval of the modifications and approval of Ventanas Subdivision Unit Eight on a major final basis.

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

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00088.**

Motion passed.

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Major Combination:

2. **SUSU14-00068:** West Desert Market Place - Tracts 6 and 10, S. A. & M.G. RY. Co. Surveys No. 226, and portion of Edgar Road, City of El Paso, El Paso County, Texas
- Location: West of I-10 and South of Montoya
Property Owner: Prime Desert Properties, LLC.
Representative: Quantum Engineering Consultants, Inc.
District: 1
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 48,885 acres of vacant land for 201 single-family lots ranging from 4,281 to 13,012 square feet. The applicant is also proposing a 3.15 acre ponding area and 2 parks totaling 2.352 acres. This is being reviewed by the current subdivision code. Primary access to the subdivision is proposed from Montoya Lane. Staff recommends approval of the exception, alternative park design and modification requests and approval of West Desert Market Place Subdivision on a Major Combination basis.

Bobby Gonzalez with Quantum Engineering Consultants, concurred with staff's comments.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU14-00068.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

3. **PZRZ14-00026:** Lots 25 through 28, Block 22, Second Addition to Womble Addition, City of El Paso, El Paso County, Texas
Location: 332 N. Clark Drive
Zoning: A-O (Apartment-Office)
Request: A-O (Apartment-Office) to C-2 (Commercial) (Related to PZST14-00023)
Existing Use: Vacant
Proposed Use: Contractor's Yard
Property Owner: EB Silva Management, LLC
Representative: Conde, Inc.
District: 3
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION:** Without objection, **PZRZ14-00026** was **DELETED**.

Motion passed.

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4. **PZRZ14-00037:** Tract 3-A, a portion of Tract 4A, all of Tract 4-E and 4-E-1, Block 39, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 133, 139, and 153 Snelson Drive
Zoning: R-F (Ranch and Farm) and R-4 (Residential)
Request: From R-F (Ranch and Farm) and R-4 (Residential) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Adult day care center and apartments
Property Owner: Rosa Padilla
Representative: Ray Mancera
District: 6
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***ACTION:** Without objection, **PZRZ14-00037** was **POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 23, 2014.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

5. **PZST14-00023:** Lots 25 through 27, Block 22, Second Addition to Womble Addition, City of El Paso, El Paso County, Texas
Location: 332 N. Clark Drive
Zoning: A-O (Apartment-Office)
Request: Contractor's Yard (Small) (Related to PZRZ14-00026)
Existing Use: Vacant
Proposed Use: Contractor's Yard (Small)
Property Owner: EB Silva Management, LLC
Representative: Conde, Inc.
District: 3
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION:** Without objection, **PZRZ14-00023** WAS **DELETED**.

Motion passed.

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6. **PZST14-00026:** Lot 48 and a portion of 49, Block 6, Stiles Gardens, City of El Paso, El Paso County, Texas
- Location: 7207 Dale Road
Zoning: C-4/sc (Commercial/special condition)
Request: Infill Development to allow for a side yard setback reduction
Existing Use: Contractor's yard
Proposed Use: Contractor's yard
Property Owner: Debbie Martinez
Representative: Dorado Engineering, Inc.
District: 3
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 for infill development and detailed site development plan review. The applicant is not proposing any new development, additions, or improvements. The Detailed Site Development Plan complies with all other density and dimensional standards. The applicant is requesting the following reduction in the side yard setback: from the required 10 feet to 0 feet for the existing buildings built to the southeasterly side property line. Access to the subject property is proposed from Dale Road. Staff did not receive any adverse comments from any of the reviewing departments. Staff received one phone call opposing bars and nightclubs in a C-4 district, however, they did not oppose this special permit request. Staff recommends approval of the request for special permit and detailed site development plan review for infill development as it complies with Section 20.10.280, Infill Development 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

Fermin Dorado, Sr., with Dorado 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 Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZST14-00026.**

Motion passed.

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Other Business:

7. Discussion and action on the City Plan Commission minutes for:
- a. September 11, 2014
 - b. September 25, 2014

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 11, 2014, AND SEPTEMBER 25, 2014.**

Motion passed.

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8. Planning Report:
- a. 2015 City Plan Commission Meeting Schedule

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MEETING SCHEDULE FOR 2015 WITH THE DELETION OF DECEMBER 31, 2015.**

Motion passed.

- b. Review City Plan Commission Chapter 2.08 of the City's Municipal Code, Chapter 211 Municipal Zoning Authority of the Texas Local Government Code, and by laws.
Staff Contact: Carlos Gallinar, (915) 212-1559, gallinarrc@elpasotexas.gov

Carlos Gallinar, Deputy Director for City Development, noted that there are three items to this one item. (1) The Texas Local Government Code, (2) Section 2.08 of the Municipal Code, (3) and the by-laws. The commission had agreed to bring each of these items back to the CPC meetings every two weeks. He went through the text and highlighted some of the areas he felt were pertinent to the City Plan Commission. He mentioned that the authorities that the municipalities get from the state fall under the Texas Local Government Code, Title 7.

If the commission does not agree on something or feel should be changed they can approach their state representative through staff because of their role in the City Plan Commission, however, they can approach the state representative individually but not associated with the commission.

No action was taken.

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ADJOURNMENT:

Motion made by Commissioner Ardivino, seconded by Commissioner Landeros, and unanimously carried to adjourn this meeting at 2:44 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission