



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
NOVEMBER 6, 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 Brannon
- Commissioner Grambling
- Commissioner Erickson
- Commissioner Wright
- Commissioner Amoriello
- Commissioner Landeros

COMMISSIONERS ABSENT:

- Commissioner Loweree
- 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 Landeros, seconded by Commissioner Erickson, and unanimously carried to **APPROVE THE AMENDMENTS TO THE AGENDA.**

AYES: Commissioner Brannon, Grambling, Erickson, Wright, Amoriello, and Landeros

ABSENT: Commissioner Loweree, Ardovino, and Madrid

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

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, 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.

Extension Request to Submit Recording Maps:

1. **SUSU14-00098:** Cimarron Sage Commercial Park Unit 3 – A portion of a Tract 1B7A, S.J. Larkin Survey 266 and Tract 61E, W. H. Glenn Survey 241, City of El Paso, El Paso County, Texas
- Location: West of Resler and South of Paseo Del Norte
Property Owner: Hunt El Paso Investment Inc.
Representative: CSA Design Group
District: 1
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
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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 Preliminary:

2. **SUSC14-00006:** Montecillo Unit Seven – A replat of a portion of Lot 6, Block 2, Montecillo Unit Three Replat B, and portion of Tracts 1 and 3A, John Baker Survey 10, City of El Paso, El Paso County, Texas
- Location: West of Mesa and South Carousel
Property Owner: EPT Montecillo Development, L.P.
Representative: Conde, Inc.
District: 8
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Erickson, and unanimously carried to **HEAR ITEMS 2 (SUSC14-00006) AND 3 (SUSC14-00008) TOGETHER.**

3. **SUSC14-00008:** Montecillo Unit Eight – A replat of a portion of Lot 6, Block 2, Montecillo Unit Three Replat B, City of El Paso, El Paso County, Texas
- Location: West of Mesa and South of Carousel
 Property Owner: EPT Montecillo Development, L.P.
 Representative: Conde, Inc.
 District: 8
 Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, gave a presentation and noted that both of these items are Preliminary Applications and both properties are currently vacant. The applicant proposes one lot for an assisted living facility. The preliminary plat for Montecillo Unit 8 is approximately three acres in size and the applicant is proposing a Wellness Center. Both of these developments lie within the Montecillo Regulation Plan and were reviewed under Titl3 21 and they do comply with the Montecillo Regulating Plan. Staff recommends approval of Montecillo Unit Seven and Montecillo Unit Eight on a Major Preliminary basis.

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

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSC14-00006 AND SUSC14-00008.**

Motion passed.

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PUBLIC HEARING Annexation:

4. Discussion and action on a development agreement for the property located East of Rich Beem Blvd. and South of Montwood Drive.
 Staff Contact: Kimberly Forsyth, (915) 212-1563, forsythkl@elpasotexas.gov

Kimberly Forsyth, Lead Planner, gave a history on this property and noted that this is a development agreement that is proposed prior to annexation of this property. She noted that the development agreement is the initial step toward annexation and sets the terms under which the City and owner agree to annex, including the donation and acceptance of 80 acres for a future sports complex. After the development agreement is approved by City Council, the owner will apply to annex, rezone and subdivide the property. The property has been granted vested rights, as of August 2008. The property is subject to impact fees for the Eastside Service area. A new development plan has been submitted to replace the approved land study and shows the proposed land donation and other changes. Some revisions may be made to the development plan, but subdivisions will be substantially consistent with this plan. One-fourth of the property is the 80 acres that's proposed for the soccer complex. There is also a hike and bike trail immediately to the north of the soccer complex. She read the Development Agreement Terms. She noted that the scheduled date for City Council is November 18, 2014. The owner will then submit the annexation, platting and rezoning applications for the property. The City Plan Commission will then hear the plats that are submitted for the development and will also hear the annexation and rezoning cases. The City Council hearing will then follow on the annexation and rezoning cases and after approval of annexation and rezoning, the donor shall execute and deliver the Donation Deeds to the City for the Sports Complex and the Hike & Bike parcels.

Rick Venegas, with Engineering Construction Management, noted that parking has not yet been designed but there is parking projected to be installed.

Conrad Conde with Conde, Inc., thanked the city staff for all their assistance during this process and he did concur with all of 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 Erickson, seconded by Commissioner Brannon, and unanimously carried to **APPROVE A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED EAST OF RICH BEEM BOULEVARD. AND SOUTH OF MONTWOOD DRIVE.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

5. **SUSU14-00023:** Kern View Estates Unit Two Replat A – All of Kern View Estates Unit Two, City of El Paso, El Paso County, Texas
Location: East of Stanton and North of San Mateo
Property Owner: Piedmont Group, LLC
Representative: Brock & Bustillos, Inc.
District: 1
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Commissioner Brannon was allowed to speak on this item before the postponement.

Commissioner Brannon asked Ms. Kimberly Forsyth, Lead Planner, if she could work with the Kern View Estates applicants to make the access from Metetuye to Piedmont and not as it is stated in the staff report.

Carlos Gallinar noted that staff will relay this information to the applicant.

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE SUSU14-00023 FOR FOURTEEN (14) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 12, 2015.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

6. **PZRZ14-00044:** All of Tracts 6B and 6G, Block 22, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 7063 Alameda Avenue
Zoning: C-3 (Commercial)
Request: From C-3 (Commercial) to I-MU (Industrial Mixed Use)
Existing Use: Auto Sales/Dwelling/Salvage Yard
Proposed Use: Auto Sales/Dwelling/Salvage Yard (Auto Parts Storage Only)
Property Owners: Francisco and Remedios Ramirez
Representative: Francisco Ramirez
District: 3
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **POSTONE PZRZ14-00044 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 20, 2014.**

Motion passed.

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PUBLIC HEARING Special Permit Application:

7. **PZST14-00028:** Lot 226, Singh Addition Third Section, City of El Paso, El Paso County, Texas
- Location: 634 Casa Grande Place
- Zoning: R-4 (Residential)
- Request: Infill development / Reduction in minimum lot area and width / 50% parking reduction
- Existing Use: Vacant
- Proposed Use: Duplex
- Property Owner: Juan Alderete, Jr.
- Representative: Juan Alderete, Sr.
- District: 6
- Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the request is for a special permit and detailed site plan approval to allow for infill development for a reduction in lot area and lot width and a 50 percent parking reduction, to permit the construction of a duplex.. The site plan includes a 2,080 square feet duplex with two parking spaces to serve the property. Access is proposed from Casa Grande Place. Reviewing departments had no opposition to this request and planning received no communication in support or opposition to the special permit request. Staff recommends approval of the request as the proposed development is compatible with the surrounding residential neighborhood and is compliant with the G-3 Post-War land use designation in the Plan El Paso Mission Valley Planning Area. Further, the property meets the requirements of Section 20.04.32, Special Permit Approvals, Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

Juan Alderete, 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.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZST14-00028.**

Motion passed.

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Other Business:

8. Discussion and action on the City Plan Commission minutes for:
October 23, 2014

WITHOUT OBJECTION THE CITY PLAN COMMISSION MINUTES FOR OCTOBER 23, 2014, WERE APPROVED AS PRESENTED.

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ADJOURNMENT:

Motion made by Commissioner Amoriello, seconded by Commissioner Erickson, and unanimously carried to adjourn this meeting at 2:05 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission

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