



**CITY PLAN COMMISSION MEETING
CITY COUNCIL CHAMBERS, 1ST FLOOR
NOVEMBER 14, 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 Wright
- Commissioner Borden
- Commissioner Grambling
- Commissioner Nance
- Commissioner Amoriello
- Commissioner Ardovino
- Commissioner Schauer
- Commissioner Madrid

COMMISSIONERS ABSENT:

- Commissioner Loweree

AGENDA

Commissioner Amoriello 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 Madrid, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Wright, Borden, Grambling, Nance, Amoriello, Ardovino, Schauer, and Madrid

ABSENT: Commissioner Loweree

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 Wright, seconded by Commissioner Madrid, 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 {*}).

Extension Request to Submit Recording Maps:

- 1. **SUSU13-00098:** Mesquite Hills Unit Seven – A portion of Tracts 5 and 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
 Location: East of US54 and North Angora Loop
 Property Owner: Newman Ranch Partners, LP
 Representative: Conde, Inc.
 District: 4
 Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU13-00098**.

Motion passed.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

- 2. **PZRZ13-00027:** Lots 17-20, Block 2, Sahara Subdivision, City of El Paso, El Paso County, Texas
 Location: 9951 Taj Mahal Street
 Zoning: C-1/sc Commercial
 Request: From C-1/sc (Commercial/special contract) to C-3/sc (Commercial/special contract)
 Existing Use: Vacant
 Proposed Use: Automobile Sales
 Property Owner: Juan Gandara
 Representative: Jose Uresti
 District: 4
 Staff Contact: Andrew Salloum, (915)-541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that there is a revised staff report for this item. Staff received one letter of opposition to this rezoning.

Planning is recommending denial of this rezoning because of the incompatibility with surrounding R-4 (Residential) zone district and uses immediately adjacent to the subject property. This request fails to comply with the future land use map in G-3, Post War that introduces incompatible uses into established residential neighborhood.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

Juan Gandara noted that he plans to change the rezoning from a C-1 to a C-3 for a car lot.

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Borden, and carried to **DENY PRZR13-00027**.

AYES: Commissioner Borden, Grambling, Nance, Amoriello, Ardovino, and Schauer

NAYS: Commissioner Wright, and Madrid

ABSENT: Commissioner Loweree

Motion passed. (6 - 2 vote).

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3. **PZRZ13-00031:** Portion of Tracts 5 and 6, Milagro Acres, City of El Paso, El Paso County, Texas
- Location: 5332 Marcillus Avenue
- Zoning: C-1 (Commercial)
- Request: From C-1 (Commercial) to R-4 (Residential)
- Existing Use: Duplex
- Proposed Use: Duplex
- Property Owner: Olga R. Sanchez
- Representative: Olga R. Sanchez
- District: 4
- Staff Contact: Andrew Salloum, (915)-541-4633,
salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that there is a revised staff report for this request.

Olga Virginia Sanchez 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 Madrid, and unanimously carried to **APPROVE PZRZ13-00031**.

Motion passed.

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4. **PZRZ13-00033:** Lots 21 and 24, Block 17, Del Norte Acres, City of El Paso, El Paso County, Texas
- Location: West of Gateway North Boulevard and North of Arlen Drive
- Zoning: A-2 (Apartment)
- Request: From A-2 (Apartment) to C-1 (Commercial)
- Existing Use: Vacant
- Proposed Use: Pool Service Company
- Property Owner: Arneson Pool Services, Incorporated
- Representative: Joe Warling
- District: 2
- Staff Contact: Andrew Salloum, (915)-541-4633,
salloumam@elpasotexas.gov

David Coronado noted that the applicant has requested that this item be postponed for three (3) weeks, to the City Plan Commission meeting of December 5, 2013.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZRZ13-00033 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 5, 2013**.

Motion passed.

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5. **PZRZ13-00034:** Tract 4, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: 610 Lomaland Drive
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to R-F (Ranch and Farm)
Existing Use: Farm
Proposed Use: Farm
Property Owners: David and Debbie Chavez
Representatives: David and Debbie Chavez
District: 7
Staff Contact: Andrew Salloum, (915)-541-4633,
salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that there is a revised staff report for this request. He noted that staff received one letter of inquiry as well as one of concern.

David Chavez 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 PZRZ13-00034**.

Motion passed.

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PUBLIC HEARING Special Permit Application:

6. **PZST13-00008:** Tract 4-C, Section 11, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: 5000 Riley
Zoning: C-1 (Commercial)
Request: Infill Development / 50% parking reduction
Existing Use: Vacant
Proposed Use: Apartments
Property Owner: RNR Properties
Representative: Angel Ramos
District: 2
Staff Contact: Michael McElroy, (915) 541-4238,
mcelroyms@elpasotexas.gov

Michael McElroy, Planner, noted that there is a revised staff report for this request. A platting waiver has been submitted for City Council for their review and approval. This request was previously heard and approved by the City Plan Commission on May 16, 2013. The application requires a reconsideration of the City Plan Commission as it did not comply with the platting waiver when it was originally considered. At the May 16, 2013, meeting, staff received one phone call in opposition from Hector Chaparro, property owner to the adjacent property complex. A petition containing twenty-two (22) signatures in opposition was submitted to staff.

Carlos Gallinar, Deputy Director for Planning, noted that this property was platted two (2) weeks ago.

Angel Ramos 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.

- Hector Chaparro spoke in opposition to this request and expressed concern about on-street parking and pedestrian traffic to the human services building. He is also concerned about too many vehicles parking on the street and blocking the ingress and egress of emergency vehicles.
- Hermelinda Young, who resides directly across the proposed project, spoke in opposition to this request noting that they do not have enough parking spaces for those extra vehicles in their neighborhood.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE PZST13-00008 WITH THE RECOMMENDATION THAT THE TRAFFIC DEPARTMENT LOOK AT TRAFFIC STRATEGIES TO SLOW DOWN TRAFFIC COMING FROM DIANA.**

Motion passed.

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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 Preliminary:

7. **SUSC13-00006:** Montecillo Unit Six –A portion of Tract 4F2B, A.F. Miller Survey 215, and portion of Tracts 1 and 3A, John Barker Survey 10, and portion of Tract 7, I.F. Harrison Survey 54, City of El Paso, El Paso County, Texas
- Location: West of Mesa and South of Carousel
Property Owner: EPT Montecillo Development East, L.P.
Representative: Conde, Inc.
District: 8
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
(POSTPONED FROM 10/3/13)

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Madrid, and carried to **POSTPONE SUSC13-00006 FOR (1) WEEK, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 21, 2013.**

Motion passed.
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Major Final:

8. **SUSU13-00097:** Montecillo Dog Park- Tract 3D, A.F. Miller Survey 216, City of El Paso, El Paso County, Texas
 Location: West of Mesa and North of Montecillo
 Property Owner: EPT Mesa Development, L.P.
 Representative: Conde, Inc.
 District: 8
 Staff Contact: Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Madrid, and unanimously carried to **MOVE ITEM #8 TO THE FOREFRONT OF THE AGENDA.**

Motion passed.

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. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU13-00097.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

9. **SUSU13-00089:** Sahara Subdivision Replat "A" – All of Lots 1, 2, 25, 26, 30, 31, 32 and 33 and a portion of a vacated 20' Alley between Lot 1 and Lots 31 through 33, Block 11, and a portion of a proposed vacation of a 20' Alley between Lots 1, 2, 3, 24, 25, 26 and 30, Block 11, Sahara Subdivision, City of El Paso, El Paso County, Texas
 Location: West of McCombs and South of Transmountain
 Property Owner: North Union Congregation
 Representative: CAD Consultants
 District: 4
 Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Madrid, and carried to **POSTPONE SUSU13-00089 FOR (1) WEEK, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 21, 2013.**

Motion passed.

Other Business:

10. Discussion and action on the City Plan Commission minutes for:
 a. October 17, 2013, and
 b. October 31, 2013

1ST MOTION:

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Amoriello, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR OCTOBER 17, 2013.**

AYES: Commissioner Borden, Grambling, Nance, Amoriello, Ardovino, Schauer, and Madrid

ABSTAIN: Commissioner Wright

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR OCTOBER 31, 2013.**

Motion passed.

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11. Discussion and action on the scheduled meetings for 2014.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Madrid, and unanimously carried to **APPROVE THE SCHEDULED MEETINGS FOR 2014.**

Motion passed.

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12. Discussion and action on the Drainage Design Manual as per Chairman Larry Nance.
Staff Contact: Carlos Gallinar, (915) 541-4556, gallinarcc@elpasotexas.gov

Mr. Gallinar noted that staff does not have an official presentation on the DDM but just wanted the commission to know that the item posted will move forward to city council on Tuesday letting the mayor and council take formal action on it.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE THE OPTIONAL PROVISION TO THE DDM.**

Motion passed.

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Commissioner Nance noted that this will be his last CPC meeting and thanked the commission and staff for their support.

ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to adjourn this meeting at 2:21 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission