



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JANUARY 28, 2016
1:30P.M.**

MINUTES

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

The meeting was called to order at 1:34 p.m. Commissioner Madrid present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner Brannon
- Commissioner Bustamante
- Commissioner Loweree
- Commissioner Madrid
- Commissioner Perez
- Commissioner Ardivino
- Commissioner Landeros

AGENDA

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

***ACTION: WITHOUT OBJECTION, CHANGES TO THE AGENDA WERE APPROVED AS AMENDED.**

- AYES:** Commissioner Brannon, Bustamante, Loweree, Madrid, Perez, Ardivino, and Landeros
- NAYS:** N/A
- ABSTAIN:** N/A
- ABSENT:** N/A
- 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 UNDER THE CONSENT AGENDA.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

Major Combination:

- 1. **SUSU15-00082:** Desert Springs Unit Four – A portion of Nellie D. Mundy Survey No. 244, Parcel 2, and a Portion of Section 10, Block 82, Township 1, T&P R.R. Co. Surveys, City of El Paso, El Paso County, Texas
 - Location: North of Trans Mountain Rd. and East of I10
 - Property Owner: DVEP Land LLC; EP Transmountain Residential LLC; City of El Paso
 - Representative: CEA Group
 - District: 1
 - Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide 63.076 acres. The subdivision has access from Resler Drive and Enchanted Springs Drive. The property has been granted vested rights under the previous subdivision code. Staff recommends approval of the modification request and approval of Desert Springs Unit Four subdivision on a Major Combination basis subject to conditions and requirements stated in the staff report.

Jorge Azcarate with CEA Group concurred with staff's comments and responded to questions from the commission.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Landeros, and unanimously carried to **APPROVE SUSU15-00082.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

- 2. **SUSU15-00062:** Cielo Vista Replat A – All of Lots 5 and 6, Block 2, and Lots 5 through 10, Block 3, Cielo Vista Amended Plat, the 20 foot alley and a portion of the Avalon Street right-of-way, City of El Paso, El Paso County, Texas
 - Location: South of Montana and East of Airway
 - Property Owner: EP Simana, L.P.
 - Representative: SLI Engineering, Inc.
 - District: 3
 - Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
- POSTPONED FROM DECEMBER 3, 2015, DECEMBER 17, 2015, AND JANUARY 7, 2016.**

Jeff Howell, Senior Planner, gave a presentation and noted that the applicant is requesting approval on a resubdivision combination basis of Cielo Vista Replat A. This development is

approximately 5.733 acres in size and is located south of Montana Avenue and east of Airway. Access to the subdivision is proposed from Airway Boulevard and Catalina Way. An access easement has been provided from Avalon Drive to Calatina Way in order to accommodate the vacation of the cul-de-sac. The subdivision was reviewed under the current subdivision code. Staff recommends approval of Cielo Vista Replat A with the following condition: That prior to the recording of Cielo Vista Replat A the vacation of Avalon Drive and the alley ROW must be approved by City Council.

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 Landeros, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU15-00062.**

Motion passed.

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PUBLIC HEARING Rezoning Application:

- 3. **PZRZ15-00037:** Portion of Tract 3, Block 6, Christy Tract, City of El Paso, El Paso County, Texas
 - Location: 8040 Valley View
 - Zoning: R-F (Ranch-Farm)
 - Request: From R-F (Ranch-Farm) to S-D (Special Development)
 - Existing Use: Vacant
 - Proposed Use: Apartments
 - Property Owner: Jose M. Uresti
 - Representative: Jose M. Uresti
 - District: 7
 - Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION: WITHOUT OBJECTION, ITEMS PZRS15-00037 AND PZST15-00044 WERE HEARD TOGETHER.**

Motion passed.

Michael McElroy, Senior Planner, gave a presentation and noted that there is a revised staff report for items three and seven. The rezoning request is from R-F (Ranch and Farm) to S-D (Special Development) and the Special Permit is for Infill Development. Fourteen units would be permitted in a lot this size under S-D (Special Development) zoning and eighteen are proposed. This property requires thirty-six vehicle parking spaces and 31 are provided. The property owner is requesting a special permit for infill development to allow for the construction of 18 two-bedroom units and a 14% parking reduction. Staff received one petition with 89 signatures in opposition, both for the rezoning request and special permit. Staff is recommending approval of the rezoning request and the special permit.

Jose Uresti 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 people spoke in opposition to this request.

- John Hogan spoke in opposition expressing his concerns about overcrowding, depreciation of property values, and crime. He feels there will be too many low income apartments in the area.
- Ruben Santillan also spoke in opposition and expressed his concern about the increase in traffic. He mentioned that he has a petition with 130 signatures in opposition to the apartment complex. He asked why he and other residents in the area are required to build a ponding area and Mr. Uresti is not required to do so.

Ana Castillo, Civil Engineer Associate, with Land Development mentioned that when Mr. Uresti comes in for a building permit, staff will review the drainage issue and if ponding areas are required then staff will require that from Mr. Uresti.

Kimberly Forsyth, Program Manager for Planning & Inspections, mentioned that this property was platted many years ago and there were different regulations than what is currently in effect. They are not required to subdivide but they will be required to get a permit. The ponding in this case would not be looked at until the permitting stage. If ponding is required then Mr. Uresti will have to revise the site plan to accommodate the ponding.

- Maria Teresa Grijalba expressed her opposition to the rezoning and the building of apartments. She expressed her concern about the increase in traffic, congestion, lack of security, and the depreciation of their properties.
- Gilbert (did not state his last name), expressed his opposition to the apartment complex expressing his concern about congestion.
- Susan Bealer stated that she has no objection to low income housing but is concerned about the increase in traffic.
- Verna Santillan is opposed to the apartment complex and mentioned that there is not enough parking.
- Irma Quezada is opposed to the apartment complex.

Mr. Uresti responded to some of the concerns expressed by the neighbors and mentioned that he is complying with city requirements. He suggested that this item be postponed to a later date so that he can provide the commission with all information pertaining to ponding and landscaping. He wants to work with the residents and see if he can come up with a different design that will be more acceptable to them.

Commissioner Ardivino noted that the commissioner’s main concern is density and parking.

2ND MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE PZRZ15-00037 AND PZST15-00044 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 25, 2016.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

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| 4. | PZST15-00022: | Tract 10B5, Block 17, Ysleta Grant, City of El Paso, El Paso County, Texas |
| | Location: | 7756 Wenda Drive |
| | Zoning: | R-3 (Residential) |
| | Request: | Infill Development / Side Yard Setback Reduction |
| | Existing Use: | Single-family Dwelling |
| | Proposed Use: | Single-family Dwelling |
| | Property Owners: | Miguel F. Quinones & Lazara M. Quinones |

Representative: CAD Consulting Co.
District: 7
Staff Contact: Michael McElroy, (915) 212-1612, mcelrovms@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 to permit a reduction in side yard setbacks from the required 5' to 3.5'. The applicant is proposing a special permit because they built without permits and in order to rectify the situation they are going through this process to get the permits approved and get the inspections done. Access to the property is proposed from Wenda Drive. 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.

Carlos Jimenez from CAD Consulting 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 Landeros, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE PZST25-00022.**

Motion passed.

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5. **PZST15-00034:** Tract 3B1, Block 42, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 216 Emma Way
Zoning: R-4 (Residential)
Request: Special Use Permit to allow for a Group Residential Facility in R-4 (Residential) zone district and Infill Development Special Permit to allow for a parking reduction
Existing Use: Single-family dwelling
Proposed Use: Group Residential Facility
Property Owner: Bertha Patricia Solis
Representative: Vanessa Magdaleno
District: 6
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov
POSTPONED FROM DECEMBER 17, 2015

***ACTION: WITHOUT OBJECTION PZST15-00034 WAS POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 11, 2016.**

Motion passed.

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6. **PZST15-00041:** East ½ of Lot 11, all of Lots 12 and 13, Block 292, Pierce Finley Addition, City of El Paso, El Paso County, Texas
Location: 1024 E. River Avenue
Zoning: R-5 (Residential)
Request: Infill Development - to allow for cumulative front and rear yard setbacks reduction
Existing Use: Single-family dwelling
Proposed Use: Duplex
Property Owner: Elguea Properties
Representative: Chris Elguea
District: 8
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Art Rubio, Lead Planner, noted that staff tried to reach the representative and owner of the property. Staff was told that neither the representative nor the owner would be able to attend this hearing. Staff is not recommending any conditions and staff has not received any opposition to this request.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE PZST15-00041 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 11, 2016, TO ALLOW THE REPRESENTATIVE AND/OR OWNER TO BE PRESENT AT THE MEETING.**

Motion passed.

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- 7. **PZST15-00044:** Portion of Tract 3, Block 6, Christy Tract, City of El Paso, El Paso County, Texas
 - Location: 8040 Valley View
 - Zoning: R-F (Ranch-Farm)
 - Request: Special Permit for Infill Development
 - Existing Use: Vacant
 - Proposed Use: Apartments
 - Property Owner: Jose M. Uresti
 - Representative: Jose M. Uresti
 - District: 7
 - Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION:** WITHOUT OBJECTION, ITEMS PZRS15-00037 AND PZST15-00044 WERE HEARD TOGETHER.

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE PZRZ15-00037 AND PZST15-00044 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 25, 2016.**

Motion passed.

Other Business:

- 8. Discussion and action on the City Plan Commission minutes for:
 - a. December 17, 2015
 - b. January 7, 2016

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Perez, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR DECEMBER 17, 2015, AND JANUARY 7, 2016.**

Motion passed.

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- 9. Discussion and action on Personal Wireless Service Facility (PWSF) regulations
 - Staff Contact: Art Rubio, (915) 212-1613, rubioax@elpasotexas.gov

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Perez, and unanimously carried to **POSTPONE THE DISCUSSION AND ACTION ON PERSONAL WIRELESS SERVICE FACILITY (PWST) REGULATIONS FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 11, 2016.**

Motion passed.
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Staff and the commission thanked Commissioner Loweree for his service to the community.
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ADJOURNMENT:

WITHOUT OBJECTION THE CITY PLAN COMMISSION MEETING WAS ADJOURNED AT 3:09 P.M.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission