



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
January 29, 2015  
1:30 P.M.**

**MINUTES**

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

The meeting was called to order at 1:30 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 Landeros  
Commissioner Madrid

**COMMISSIONERS ABSENT:**

Commissioner Loweree  
Commissioner Amoriello  
Commissioner Ardovino

**AGENDA**

Commissioner Landeros 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 Erickson, seconded by Commissioner Brannon, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner Brannon, Grambling, Erickson, Wright, Landeros, and Madrid

**ABSENT:** Commissioner Loweree, Amoriello, and Ardovino

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.**

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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 Final:**

1.     **SUSU14-00125:**       Mesquite Trails Unit 11 - A portion of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location:           East of Joe Battle and South of Vista Del Sol
- Property Owner:   Americas Loop 375 LP
- Representative:   CEA Group
- District:           6
- Staff Contact:     Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Planner, gave a presentation and noted that the applicant proposes to subdivide approximately 27.85 acres of vacant land for 159 single family residential lots ranging from 5,025 to 9,661 square feet. Primary access to the subdivision is proposed from Sun Fire Boulevard and Cherrington Street. Staff recommends approval of Mesquite Trails Unit Eleven on a Major Final basis.

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

**ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU14-00125.**

Motion passed.

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**Major Combination:**

2.     **SUSU14-00108:**       Hinojos Subdivison - All of Tracts 5 and 6, Section 21, Block 6, Public School land, El Paso County, Texas
- Location:           North of Montana and East of Oshea
- Property Owner:   Texas Conrete & Asphalt, Inc.
- Representative:   Bashar Abugelyon
- District:           ETJ
- Staff Contact:     Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide 23.811 acres of land into 36 single-family lots. Access to the subdivision is proposed from Oshea Road, Los Reyes Street and Tamara Road. This development is being reviewed under the current subdivision ordinance. Staff received written documentation from the County of El Paso accepting the substandard roads stating that they meet county requirements. Staff recommends approval of the waiver request and approval of Hinojos Subdivision on a Major Combination basis.

Kimberly Forsyth, Lead Planner, noted that a letter from the county, granting the waiver, is included in the staff report.

Bashar Abugelyon, representing the applicant, concurred with staff's comments.

**ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU14-00108.**

Motion passed.

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3.       **SUSU14-00111:**       Silvas Estates – All of Tracts 9A and 9B, Block 12, Ysleta Grant, City of El Paso, El Paso County, Texas  
          Location:           North of San Jose and East of Lomaland  
          Property Owners:   Javier & Blanca C. Silva  
          Representative:   CAD Consultants  
          District:           7  
          Staff Contact:     Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide 3.4527 acres of land into 3 duplex lots. Access to the subdivision is proposed from Marfil Drive and San Jose Road. San Jose Road is currently substandard and the applicant is dedicating an additional 10 feet of ROW and will be providing a 5 foot sidewalk and 5 foot landscape area. The development is being reviewed under the current subdivision ordinance. Staff recommends approval of the waiver request and approval of Silvas Estates on a Major Combination basis.

Carlos Jimenez with CAD Consultants concurred with staff's comments.

**ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00111.**

Motion passed.

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4.       **SUSU14-00123:**       Bella Vista Place – Tract 28, O.A. Danielson Survey #310, City of El Paso, El Paso County, Texas  
          Location:           North of Physicians and West of Zaragoza  
          Property Owner:   Edmar Investments LLC  
          Representative:   Rey Engineering Inc.  
          District:           7  
          Staff Contact:     Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE SUSU14-00123 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 26, 2015.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

5.      **SUSU14-00077:**           Hutton Go - A replat of a portion of Tracts 56 and 57 and all Of Tracts 58 and 59, first supplement map of Parkland Addition, City of El Paso, El Paso County, Texas
- Location:                 East of Dyer and North of Sun Valley
- Property Owner:         Mat Properties
- Representative:         Conde, Inc.
- District:                 4
- Staff Contact:          Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide approximately 1.4032 acres of land for a commercial lot. Access to the subdivision will be from Dyer Street, Sun Valley Drive, and Pheasant Road. The applicant has submitted a waiver request for roadway improvements along Dyer Street. Dyer Street is a TxDOT Major Arterial requiring 100 foot ROW, including a 5 foot landscape and 5 foot sidewalks. Current cross section consists of 100 foot ROW with 5 foot sidewalks and no landscape. This subdivision is being reviewed under the current subdivision code. Staff recommends approval for the waiver requests and approval of Hutton Go Subdivision on a Resubdivision Combination basis.

Conrad Conde with Conde, Inc., concurred with staff 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 Grambling, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00077.**

Motion passed.

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6.      **SUSU14-00120:**           Mesa Hills Unit 2 Replat B – A Replat of all of Lot 13, Block 4, Mesa Hills Unit 2, Replat A, City of El Paso, El Paso County, Texas
- Location:                 North of Mesa Hills and East of Kingsfield
- Property Owner:         Nora A. Crowley
- Representative:         Dorado Engineering
- District:                 1
- Staff Contact:          Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE SUSU14-00120 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 12, 2015.**

Motion passed.

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7. **SUSU14-00124:** Fresno Place Replat - A portion of Lot 6, Block 1, Fresno Place, City of El Paso, El Paso County, Texas  
 Location: North of Yarbrough, West of Alameda  
 Property Owner: Damian Lara  
 Representative: Rey Engineering  
 District: 7  
 Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE SUSU14-00124 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 12, 2015.**

Motion passed.

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**PUBLIC HEARING Right-of-Way Vacation:**

8. **SURW14-00007:** Fairway Circle Right-of-Way Vacation- A 0.116 acre portion of Fairway Circle right-of-way, City of El Paso, El Paso County, Texas  
 Location: North of Fairway Circle and East of Vista Del Monte St.  
 Property Owner: El Paso Country Club Inc.  
 Representative: El Paso Country Club Inc.  
 District: 8  
 Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this request. The applicant proposes to vacate a 3' to 5' wide strip of Fairway Circle right-of-way, approximately 1,139' in length, which is outside of their existing property line in order to construct a wall and preserve existing trees along the southern edge of the golf course. Staff recommends approval of the right-of-way vacation.

Andy Khatami, General Manager for the El Paso Country Club, 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 SURW14-00007.**

Motion passed.

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**PUBLIC HEARING Right-of-Way Dedication:**

9. **SURW14-00008:** Zaragoza/Pellicano ROW Dedication – A portion of Lot 1,Block 451, Vista Del Sol Unit 103, City of El Paso, El Paso County, Texas  
 Location: North of Pellicano and West of Zaragoza  
 Property Owner: JFAL Holding Company LLC  
 Representative: Martin Pillar  
 District: 7  
 Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

Joaguin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to dedicate approximately .0057 acres of right of way along the northern corner of the intersection of Zaragoza and Pellicano on the city's east side. The dedication includes a portion of sidewalk that was constructed within the applicant's property due to existing structures. El Paso Department of Transportation has expressed no objection to this dedication and staff recommends approval of this ROW dedication.

Martin Pillar 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 Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SURW14-00008**.

Motion passed.

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**PUBLIC HEARING Rezoning Applications:**

10. **PZRZ14-00051:** A portion of Lots 17 through 23, and all of Lots 90 and 91 and a portion of Lot 92 and a portion of a vacated alley, Block 8, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas  
Location: 406 Yandell Boulevard  
Zoning: A-4/sp (Apartment/special permit)  
Request: From A-4/sp (Apartment/special permit) to S-D (Special-Development)  
Existing Use: Vacant  
Proposed Use: Office/Retail  
Property Owner: Yandell Tower & Horizon Properties, LLC  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Brannon, and unanimously carried to **POSTPONE PZRZ14-00051 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 12, 2015**.

Motion passed.

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11. **PZRZ14-00053:** A Portion of Tract 6C, Section 16, and a portion of Tracts 1D and 1E, Section 17, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas  
Location: West of Mesquite Hill Drive, South of Patriot Freeway  
Zoning: A-2 (Apartment), C-1 (Commercial)  
Request: From A-2 (Apartment) and C-1 (Commercial) to R-5 (Residential)  
Existing Use: Vacant  
Proposed Use: Single-family residential  
Property Owner: Newman Ranch Partners, L.P.  
Representative: Conde, Inc.  
District: 4  
Staff Contact: Harrison Plourde, (915) 212-1584, [plourdeht@elpasotexas.gov](mailto:plourdeht@elpasotexas.gov)

Harrison Plourde, Planner, gave a presentation and noted that the property owner is requesting a rezoning from A-2 (Apartment) and C-1 (Commercial) to R-5 (Residential) to allow for the development of single-family residential housing similar to that of the adjacent Mesquite Hills development to the east. This site plan shows that the request includes portions of three vacant parcels, the total area of which is approximately 37 acres. Future Land Use Map for the Northeast Planning Area designates the property as G-4 (Suburban Walkable). Access to the subject area is from Mesquite Hill Drive. Staff did not receive any communication in favor or in opposition to the rezoning request. Staff recommends approval of rezoning the subject property from A-2 (Apartment) and C-1 (Commercial) to R-5 (Residential). The rezoning request is compatible with adjacent properties and is compliant with the Plan El Paso Land Use Designation G-4 in the Northeast Planning Area.

Conrad Conde with Conde, Inc., 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 PZRZ14-00053.**

Motion passed.

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- 12. **PZRZ14-00058:** The South 50 Feet of the North 85 Feet of Lot 3, Block 16A, Scotsdale Unit 2A., City of El Paso, El Paso County, Texas
    - Location: 3358 Wedgewood Drive
    - Zoning: C-1 (Commercial)
    - Request: From C-1 (Commercial) to C-2 (Commercial)
    - Existing Use: Dental Office
    - Proposed Use: Veterinary Clinic, small animals
    - Property Owner: Orlando Garza, Jr.
    - Representative: Carlos Lievanos, LievArch Architects
    - District: 3
    - Staff Contact: Harrison Plourde, (915) 212-1584, [plourdeht@elpasotexas.gov](mailto:plourdeht@elpasotexas.gov)

Harrison Plourde, Planner, gave a presentation and noted that the applicant is requesting a rezoning from C-1 (Commercial) to C-2 (Commercial) to allow for the expansion of the small veterinary clinic on the adjacent property. The rezoning request is necessitated by Section 20.10.080(B) (1), which states that small animal veterinary hospitals or clinics are permitted in the C-1 (Commercial) zoning district by special permit only. The use is allowed by right in the C-2 (Commercial) zoning district, and the existing portion of the clinic is zoned C-2 (Commercial). Access to the subject property is from Wedgewood Drive. Staff did not receive any communication in favor or against this request. Staff recommends approval of the rezoning request from C-1 (Commercial) to C-2 (Commercial).

Carlos Lievanos with LievArch Architects, 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 Grambling, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ14-00058.**

Motion passed.

**PUBLIC HEARING Detailed Site Development Plan Application:**

- 13. **PZDS14-00020:** Portion of Lot 1, Block 15, Mesa Hills Unit 5, City of El Paso, El Paso County, Texas
  - Location: 5710 North Mesa Street
  - Zoning: C-1/sc (Commercial/special contract)
  - Request: Detailed Site Development Plan Review
  - Existing Use: Vacant
  - Proposed Use: Financial Institution
  - Property Owner: Bissel Corporation
  - Representative: Daniel Vasquez
  - District: 1
  - Staff Contact: Michael McElroy, (915) 212-1612, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Michael McElroy, Planner, gave a presentation and noted that the detailed site development plan shows a 3,415 square feet building on a currently vacant 0.7488 acre parcel. The proposed use is a financial institution. The development requires 17 parking spaces and proposes 17 parking spaces, including two ADA accessible parkings and bicycle parking. The landscape requirements of Title 18 have been met. Access to the subject property is proposed from existing driveways on Mesa Street and from Mesa Hills Drive. Staff recommends approval of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

Conrad Conde with Conde, Inc., 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 Landeros, seconded by Commissioner Grambling, and unanimously carried to **APPROVE PZDS14-00020.**

Motion passed.

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**PUBLIC HEARING Special Permit Applications:**

- 14. **PZST14-00029:** Lots 3 and 4, Block 40, Bassett Addition, City of El Paso, El Paso County, Texas
  - Location: 2126 Myrtle Avenue
  - Zoning: C-4 (Commercial)
  - Request: Infill Development - side yard setback and parking reduction
  - Existing Use: Vacant building
  - Proposed Use: Apartments and office
  - Property Owners: Florentino & Inocencia Perez
  - Representative: Vista Del Sol Architectural Design
  - District: 8
  - Staff Contact: Andrew Salloum, (915) 212-1613, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

David Coronado, Planning & Inspections Project Manager, noted that the applicant is not present at the meeting but staff is recommending approval of the Special Permit. Mr. Salloum has met with the applicant and staff does not see any issues with this case.

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting an infill special permit to reduce the side yard setbacks for a new apartment complex and office. The subject property is currently zoned C-4 and is vacant. The detailed site development plan shows a two-story 2,954 sq. ft. building with five apartment units, 460 sq. ft. of office space, for a total of

3,414 sq. ft. Apartments and offices are permitted in the C-4 (Commercial) zone district. The uses require 11 parking spaces for 5 two-bedroom units and an office; the applicant is providing 6 parking spaces and 3 bicycle spaces. Infill development allows for an automatic 50 percent parking reduction. The applicant is requesting the following reduction in the side yard setback: from the required 5 feet to 3 feet. The Detailed Site Development Plan complies with all other density and dimensional standards. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Myrtle Avenue and from Walnut Street via the alley. Staff did not receive any communication in support or opposition to this request. No adverse comments were received from any of the reviewing departments. Staff recommends approval of the requests for Special Permit and Detailed Site Development Plan.

Commissioner Wright noted that the driveway into the front handicap parking lot appears to be wider than necessary and even though it is the minimum allowed required by the city code it takes away from the possibility of parking in front of the building. He recommended that it be narrower to provide for more on-street parking in front of the building.

Carlos Gallinar, Planning & Inspections Deputy Director, noted that staff will take it to the applicant since he is able to amend the application before it goes to council. Staff will relay this information to him.

Jaime Montoya with Vista Del Sol Architectural Design 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 PZST14-00029 WITH THE RECOMMENDATION THAT THE DRIVEWAY BE MADE NARROWER FOR THE HANDICAP PARKING SPACE IN FRONT IN ORDER TO ALLOW FOR MORE ON-STREET PARKING IN FRONT OF THIS BUILDING.**

Motion passed.

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15.	<b>PZST14-00030:</b>	Lot 13, Block 22, Clardy-Fox Subdivision Unit 3, City of El Paso, El Paso County, Texas
	Location:	334 De Vargas Drive
	Zoning:	R-4 (Residential)
	Request:	Infill / Reduced Lot Width / Reduced Front, Rear, and Cumulative Setbacks / 25% Parking Reduction
	Existing Use:	Duplex
	Proposed Use:	Duplexes
	Property Owners:	Justo Gonzalez and Martha E. Gonzalez
	Representative:	Dorado Engineering, Inc.
	District:	3
	Staff Contact:	Michael McElroy, (915) 212-1612, <a href="mailto:mcelroyms@elpasotexas.gov">mcelroyms@elpasotexas.gov</a>

Michael McElroy, Planner, gave a presentation and noted that this request is for a special permit and detailed site plan approval for infill development to allow a reduction in lot width and front, rear, and cumulative setbacks. A 25 percent parking reduction is also requested. The property is currently occupied by a duplex (Parcel 1). The site plan proposes a 1,827 sq. ft. duplex (Parcel 2) to be constructed to the rear of the existing duplex. The proposed lot width reduction for Parcel 2 is 67' from the required 70'. The yard setback reductions for Parcel 2 are proposed at 5' rear, 5' front, and 10' cumulative. Parcel 1 meets all density and dimensional standards. Parcel 1 requires and provides four parking spaces and Parcel 2 requires four spaces and proposes three. Access is proposed from De Vargas Drive. Staff recommends

approval of the request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Plan El Paso Central Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan. Staff did not receive any communications in support or opposition to this special permit request. Staff recommends approval of the request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Plan El Paso Central Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

Fermin Dorado Sr., with Dorado Engineering 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 Landeros, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZST14-00030.**

Motion passed.

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- 16. **PZST15-00001:** Lot 5, Block 15, Mesquite Trails #3, City of El Paso, El Paso County, Texas
    - Location: 1340 Fito Hernandez Street
    - Zoning: R-3A (Residential)
    - Request: Infill Development - request reduced rear yard setback and cumulative front and rear
    - Existing Use: Single-family dwelling
    - Proposed Use: Expansion of single-family dwelling
    - Property Owners: Miguel and Cecilia Ortiz
    - Representatives: Miguel and Cecilia Ortiz
    - District: 6
    - Staff Contact: Andrew Salloum, (915) 212-1613, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting a special permit for infill development and detailed site development plan review. The detailed site development plan shows an existing 450 sq. ft. rear yard addition to an existing 1,907 sq. ft. one-story single-family dwelling. The existing 450 sq. ft. addition in the rear yard was built without permit. The applicant is requesting the following reductions: from the required 15 feet rear yard setback to 10 feet and from the required 45 feet cumulative front and rear yard setback to 30.67 feet. The request does not meet any of the requirements of the special exceptions to qualify for the Zoning Board of Adjustment (ZBA) and is larger than the ZBA can authorize. The owner needs a special permit to comply with the requirements regarding the encroachment into required yard setbacks. Access to the subject property is proposed from Fito Hernandez Street. Staff did not receive any comments in support or in opposition to the request nor any adverse comments from any of the reviewing departments. Staff recommends approval of the requests for special permit and detailed site development plan review for infill development.

Cecilia Ortiz 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 Erickson, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZST15-00001.**

Motion passed.

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**Other Business:**

17. Discussion on new date for the City Plan Commission Business Meeting.  
Staff Contact: Carlos Gallinar, (915) 212-1559, [gallinarcc@elpasotexas.gov](mailto:gallinarcc@elpasotexas.gov)

Carlos Gallinar, noted that this item was placed on the agenda to reschedule the business meeting that was supposed to take place on Thursday, January 22, 2015, but was cancelled due to increment weather. Staff is suggesting Thursday, February 19, 2015, for the new date for the business meeting. Lunch will be served at 12:00pm and the meeting will start at 1:00pm.

The commission had to objection to the new date and time for the business meeting.

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18. Discussion and action on the City Plan Commission minutes for:  
January 8, 2015

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JANUARY 8, 2015.**

Motion passed.

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19. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.18 (Sign Regulations), Article III (Billboard Regulations), to rename Section 20.18.270 (Relocation of Certain Billboards for a City Public Works Project or City or State Roadway Improvement Project) to (Relocation of Billboards) and to amend that section in its entirety by reorganizing the existing standards and to add new standards and regulations for relocation of certain billboards. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.  
Staff Contact: Alex Hoffman, (915) 212-1566, [hoffmanap@elpasotexas.gov](mailto:hoffmanap@elpasotexas.gov)

Alex Hoffman, Lead Planner, gave a presentation and noted that this is an amendment to the Billboard Ordinance at the request of City Council. This is amending a section that was amended last year. Last year it had to do with the relocation of billboards because of public works projects. This is a new amendment regarding billboards unrelated to a city public works project or city or state roadway improvement project. He read some of the restrictions into the record.

The commission noted that the wording in Section 1.B in the presentation is confusing. Mr. Hoffman agreed to correct it.

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 Madrid, and carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.18 (SIGN REGULATIONS), ARTICLE III (BILLBOARD REGULATIONS), TO RENAME SECTION**

**20.18.270 (RELOCATION OF CERTAIN BILLBOARDS FOR A CITY PUBLIC WORKS PROJECT OR CITY OR STATE ROADWAY IMPROVEMENT PROJECT) TO (RELOCATION OF BILLBOARDS) AND TO AMEND THAT SECTION IN ITS ENTIRETY BY REORGANIZING THE EXISTING STANDARDS AND TO ADD NEW STANDARDS AND REGULATIONS FOR RELOCATION OF CERTAIN BILLBOARDS.**

**AYES:** Commissioner Brannon, Erickson, Wright, Landeros, and Madrid

**NAYS:** Commissioner Grambling

**ABSENT:** Commissioner Loweree, Amoriello, and Ardovino

Motion passed. (5-1 vote)

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20. Planning Report:

Discussion and action to direct staff to provide the City Plan Commission with an audit of existing Fraternal Lodges.

Staff Contact: Carlos Gallinar, (915) 212-1559, [gallinarcc@elpasotexas.gov](mailto:gallinarcc@elpasotexas.gov)

Carlos Gallinar, Deputy Director for City Development, noted that commissioner Landeros requested a list of all Fraternal Lodges, the location of each, and if they are meeting the definition of non-profit status per code definition for fraternal organization. Mr. Gallinar noted that staff does not have financial information on fraternal organizations.

Commissioner Landeros withdrew his request and noted that he prefers to have a conversation with Mr. Gallinar and try and address some concerns.

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**ADJOURNMENT:**

Motion made by Commissioner Erickson, seconded by Commissioner Brannon, and unanimously carried to adjourn this meeting.

Approved as to form:



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Carlos Gallinar, Executive Secretary, City Plan Commission