



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
FEBRUARY 12, 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 Loweree
- Commissioner Brannon
- Commissioner Grambling
- Commissioner Erickson
- Commissioner Wright
- Commissioner Ardivino
- Commissioner Madrid

COMMISSIONERS ABSENT:

- Commissioner Amoriello
- Commissioner Landeros

AGENDA

Commissioner Erickson read the rules into the record. David Coronado, Planning & Inspections Program Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Wright, Ardivino, and Madrid

ABSENT: Commissioner Amoriello, and Landeros

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:

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 (Reconsideration):

- 1. **SUSU13-00068:** Horizon Hills Estates – All of Tract 4, C.D. Stewart Survey No. 234 and all of Tract 1, C.D. Stewart Survey No. 317, El Paso County, Texas
 - Location: North of 1-10 and East of Eastlake
 - Property Owner: Horizon Hills, LLC
 - Representative: Del Rio Engineering
 - District: ETJ
 - 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 104.86 acres of vacant land for 427 residential lots ranging from 5,043 to 10,017 square feet, 6 commercial lots of varying size, one 1.881 acre park and three stormwater ponds. Primary access to the subdivision is proposed from Frontage Road. This application is being reviewed under the current subdivision code. Staff recommends approval of Horizon Hills Estates on a Major Final basis.

Sal Masoud with Del Rio Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE SUSU13-00068.**

Motion passed.

Major Final:

2. **SUSU15-00003:** Tierra Del Este Unit 79 – A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
- Location: South of Montwood and West of John Hayes
Property Owner: Ranchos Real XV, LLC
Representative: Conde, Inc.
District: EJT
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 78.98 acres of vacant land to be dedicated to the City as parkland for future development as a sport complex, as well as 1.407 acres abutting the sports complex for a future hike and bike trail. The applicant is also dedicating 55' of ROW for the extension of John Hayes Street. The preliminary plat was approved by the City Plan Commission on December 4, 2014. This development lies within the Tierra Del Este III Phase IV Land Study, originally approved in 2010, and amended by a development plan that was approved with the development agreement. Staff recommends approval of Tiera Del Este Unit Seventy Nine on a Major Final basis.

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

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU15-00003.**

Motion passed.

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3. **SUSU15-00004:** Tierra Del Este Unit Seventy Eight – A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
- Location: South of Montwood and East of Rich Beem
Property Owner: Ranchos Real XV, LLC.
Representative: Conde, Inc.
District: ETJ (Adjacent to District 5)
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide approximately 127.83 acres of vacant land into 674 single-family residential lots. Primary access to the subdivision is proposed from Montwood and Rich Beem. The development plan and the final plat are in conformance with the approved Development Plan. A preliminary plat was approved by City Plan Commission on December 18, 2014, and the final plat conforms to the approved preliminary plat. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of Tierra Del Este Seventy Eight on a Major Final basis.

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

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU15-00004.**

Motion passed.

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4. **SUSU15-00005:** Pebbles Hills Extension - Tract 1C, Section 39 and a portion Tract 2C, Section 46, Block 79, Township 2, T & PRRC Surveys, City of El Paso, El Paso County, Texas, and a portion of Tract 1D, Section 39, Block 79, Township 2, T & PRRC Surveys, El Paso County, Texas
- Location: West of Zaragoza at Pebble Hills
 Property Owners: Tomly Corporation, Genagra LP and the City of El Paso
 Representative: Conde, Inc.
 District: 5/ETJ
 Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this request. The applicant proposes to subdivide approximately 5.2218 acres of land for the future extension of Pebble Hills Boulevard and two commercial lots. The commercial lots are approximately 4.1775 acres. Access to the subdivision is proposed from Pebble Hills Boulevard and Zaragoza Road. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of Pebble Hills Extension on a Major Final basis.

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

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU15-00005 WITH CONDITION.**

Motion passed.

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Major Combination:

5. **SUSU14-00100:** St. Marks Subdivision – All of Tract 6B, Block 5, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: North of Lindbergh Avenue and West of Charl Ann Street
 Property Owner: St. Marks United Methodist Church
 Representative: CSA Design Group
 District: 1
 Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

Harrison Plourde, Planner, gave a presentation and noted that the applicant is requesting to plat 4.96 acre property to create one lot for a private elementary school. The Major Thoroughfare Plan classification from Charl Ann Street is a "Local", requiring a 52 foot right-of-way with 32 feet of pavement, five foot sidewalks, and five foot landscape strips. The applicant shall dedicate 6 feet to the public right-of-way, and provide required improvements. Staff recommends approval of the subdivision on a Major Combination basis.

Glenn Brooks with CSA Design Group concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE SUSU14-00100.**

Motion passed.

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PUBLIC HEARING Annexation:

- 6. Discussion and action on an ordinance annexing the following real property described as a portion of Section 2, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas. SUAX14-00003.
 Property Owner: Ranchos Real IV, LTD.
 Staff Contact: Kimberly Forsyth, (915) 212-1563, forsythkl@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **HEAR ITEMS 6 AND 15 SIMULTANEOUSLY.**

Motion passed.

Kimberly Forsyth, Lead Planner, gave a presentation and noted that the applicant is requesting to annex approximately 310.6 acres of land in the east ETJ of which 78.979 acres shall be donated to the City and dedicated as parkland for future development as a sports complex, and 1.191 acres shall be donated to the city for a future hike and bike trail abutting the sports complex. The property is vacant and there is an electric company facility on the northwest corner. A rezoning application is being processed concurrently with the annexation. The Service Plan will be approved with the ordinance approving the annexation in accordance with the Texas Local Government code 43.056. Staff recommends approval of this request.

Conrad Conde with Conde, Inc., concurred with staff's comments on both cases, Item 6 and 15.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against these requests. There was no response.

2ND ACTION:

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Grambling, and unanimously carried to **APPROVE AN ORDINANCE ANNEXING THE FOLLOWING REAL PROPERTY DESCRIBED AS A PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS. SUAX14-00003 AND APPROVE PZRZ14-00064 WITH ONE MOTION.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

- 7. **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
POSTPONED FROM NOVEMBER 6, 2014

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE SUSU14-00023 FOR SIX (6) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 23, 2015.**

Motion passed.

8. **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

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **DELETE SUSU14-00129.**

Motion passed.

9. **SUSU14-00124:** Fresno Place Replat A - 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

Joaquin Rodriguez, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to resubdivide approximately 4.38 acres in the city's lower valley. The proposed subdivision will result in three lots with plat restrictions limiting lots 1 and 2 to agricultural use and restricting further development of dwelling units on lots 1 and 2. All lots will have access via Fresno Drive. Lots one and two will have access via panhandles of 432 feet and 213 feet respectively. Staff received four phone calls inquiring as to the existing use of the land which is a church or a spiritual center. Staff also received one letter in opposition to this request. Staff recommends approval of the waiver to roadways, approval of the exceptions for panhandling, and approval of Fresno Place Replat A on a resubdivision combination.

Enrique Rey with Rey 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. The following persons spoke in opposition.

- Dolores Reza spoke in opposition to this request.
- Jimmy Leyva also spoke in opposition to this request and to the uses of the land

Kimberly Forsyth, Lead Planner, noted that there is no access proposed on this subdivision to Pecan. Access is strictly to Fresno and there are only three lots. The zoning is Ranch and Farm which allows only for agricultural uses and residential single family dwellings.

Carlos Gallinar, Planning & Inspections Deputy Director, noted that if Mr. Leyva's has a complaint on the use of the property, he can submit a formal complaint to the building inspectors. If residents have a concern as to the use of the property, the city can go out and investigate. Mr. Gallinar also volunteered to meet with the residents and do some research to see what kind of code violations are on the property and bring that information to the residents.

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU14-00124.**

Motion passed.

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PUBLIC HEARING Land Study:

10. **SULD13-00001:** Sierra Del Puerte – A portion of Section 7 and Section 14, Township 2, Block 81, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas
- Location: North of Titanic and West of Magnetic
- Property Owners: Daniel T. Knapp, Palo Verde Properties, LP and GCGOHL, LLC
- Representative: Roe Engineering
- District: 4
- Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that there is a revised staff report for this request. The property is located north of Titanic and West of Magnetic and is currently vacant. The applicant proposes a land study for 175.45 acres of land located in the Northeast. The land study area is predominantly single family residential and common open space areas intended for the preservation of natural arroyos. Access is proposed from Zircon Drive and Edgar Park Avenue. The following land uses are proposed:

- 296 single family residential units within 62.68 acres (PMD)
- 9 common open space parcels within 87.71 acres (PMD)
- 23 residential units within 7.85 acres (P-R-I)

The land study does provide a phasing plan and is slated for completion in 2019. This land study is being reviewed under the current subdivision code. This application meets the requirements for the Mountain Standards Development Ordinance.

Bradley Roe with Roe Engineering concurred with staff's comments.

Kimberly Forsyth, Lead Planner, noted that Mr. Roe is following the subdivision requirements for the MDA and there is a grading ordinance as well that will be enforced.

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 Ardivino, and unanimously carried to **APPROVE SULD13-00001.**

Motion passed.

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PUBLIC HEARING Right-of-Way Vacation (3rd Consideration):

11. **SURW12-00020:** Mills Street Vacation – A portion of Oregon Street and Mills Avenue right-of-ways within Mills Addition, City of El Paso, El Paso County, Texas
- Location: South of San Jacinto Plaza
- Property Owner: City of El Paso
- Representative: Mills Plaza Promenade, LLC
- District: 8
- Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Commissioner Grambling recused himself from any discussion on this item and left the meeting room.

Nelson Ortiz, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting to vacate a portion of Oregon Street and Mills right-of-way, primarily the sidewalk and parkway. The applicant states that the purpose of the proposed vacation is to install hardscape and landscape improvements for pedestrians and outdoor cafes. The proposal includes a pedestrian and drainage/utility easement, which will remain in place over a portion of the proposed vacation area and as outlined in the attached surveys. Staff recommends approval of the Mills Street vacation subject to the following conditions and requirements:

- A pedestrian and utility easement shall remain in place over a portion of the proposed vacation as outlined in the attached surveys.
- That all areas reserve as pedestrian access easements shall fully comply with ADA requirements and that any modifications to pull-in bays (drop-off zones) shall accommodate emergency vehicles.

Carlos Gallinar, Planning & Inspections Deputy Director, noted that in 2008 the City Council vacated that portion of the street for vehicular traffic. With this consideration of the sidewalk, staff is going to move forward to rededicate that street for vehicular traffic so we can open it back up.

Brent Harris with Mills Plaza Properties concurred with staff's comments and noted that their engineer is going to do everything possible to meet the ADA requirements throughout that area.

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 Ardivino, and carried to **APPROVE SURW12-00020.**

AYES: Commissioner Loweree, Brannon, Erickson, Wright, Ardivino, and Madrid

ABSTAIN: Commissioner Grambling

ABSENT: Commissioner Amoriello, and Landeros

Motion passed.

Commissioner Grambling returned to the meeting room after the vote was taken on item 11.

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PUBLIC HEARING Rezoning Applications:

12. 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 Owners: Yandell Tower & Horizon Properties, LLC
Representative: Conde, Inc.
District: 8
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZRZ14-00051 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 26, 2015.**

Motion passed.

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13. PZRZ14-00057: Lots 15 and 16, Block 21, Highland Park, City of El Paso, El Paso County, Texas
Location: 2101 Murchison Drive
Zoning: R-5 (Residential)
Request: From R-5 (Residential) to RMU (Residential Mixed Use)
Existing Use: Vacant
Proposed Use: Mixed Use Development
Property Owner: Architectural Solutions By Design PLLC
Representative: Lorenzo Molina
District: 2
Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

Harrison Plourde, Planner, gave a presentation and noted that the property owner is requesting a rezoning from R-5 (Residential) to RMU (Residential Mixed Use) to accommodate a new mixed use development featuring 8 one-bedroom apartment units, each 800 square feet, and one 1,600 square foot office unit. The Master Zoning Plan Report detailed the mix of uses, and proposed setbacks and dimensional standards. The project requires 15 parking spaces and the applicant proposes to provide 8 off-street spaces, accessible from Cotton Street, resulting in a 47 percent parking reduction. The applicant proposes 1,500 square feet of landscaped open space, for a total of 25 percent of the site area. This property is located in the Hillside Development Area. At the Open Space Advisory Board they recommended approval of the rezoning request by a 6-1 vote. Staff received no communication in favor of or against this request. Staff recommends approval of the request to rezone the property from R-5 (Residential) to RMU (Residential Mixed Use).

Alex Molina 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 Ardovino, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZRZ14-00057.**

Motion passed.

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14. PZRZ14-00063: Portion of Lots 1 & 2 of Block 1, of Cudahy-Locke Subdivision, City of El Paso, El Paso County, Texas
Location: 5888 Doniphan Drive and 190 Edgar Road
Zoning: R-3 (Residential)
Request: R-3 (Residential) to C-3 (Commercial) (Related to PZST14-00036)
Existing Use: Apartments
Proposed Use: Commercial and Apartments
Property Owner: Cudahy-Locke Investments
Representative: Gilberto Millot
District: 1
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **HEAR ITEMS 14 AND 17 SIMULTANEOUSLY.**

Motion passed.

Michael McElroy, Planner, gave a presentation and noted that items 14 and 17 are requests for rezoning, special permit, and a detailed site development plan review for the properties located at 5888 Doniphan Drive and 190 Edgar Road. The rezoning request is from R-3 (Residential) to C-3 (Commercial) to allow and expand apartment uses, as well as to unify the parcels which are currently split-zone C-3 (Commercial) and R-3 (Residential). The special permit request and detailed site development is to allow for infill development for a reduction in the rear yard setback from 25 feet to 20 feet, a 50 percent density bonus, and a 50 percent parking reduction, to permit the construction of an apartment complex. In conjunction with a rezoning to C-3 (Commercial) with an allowed density of twenty-eight units, the infill special permit would allow 42 units. Thirty-nine units are proposed in total. Access to the special permit property is proposed from Edgar Road and access to the rezoning property is from Doniphan Drive. The applicant is aware that the rezoning eliminates the legal non-conforming status of the property. Staff received one phone call in support of the special permit and the rezoning request. Staff also received a letter in support of the rezoning request from the Montoya Neighborhood Association with a request that any approval include an 8 foot or higher rock wall separating the two properties. Staff recommends approval of the special permit request and acceptance of the detailed site development plan and staff recommends approval with the condition stated in the staff report.

Gilbert Millot 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 Loweree, and unanimously carried to **APPROVE PZRZ14-00063 AND PZST14-00036 WITH ONE MOTION.**

Motion passed.

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- 15. PZRZ14-00064:**
 - Parcel 1: A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
 - Parcel 2: A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
 - Parcel 3: A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
 - Location: South of Montwood Drive and East of Rich Beem Boulevard
 - Zoning: R-F (Ranch and Farm)
 - Request:
 - Parcel 1: From R-F (Ranch and Farm) to C-2 (Commercial)
 - Parcel 2: From R-F (Ranch and Farm) to R-5 (Residential)
 - Parcel 3: From R-F (Ranch and Farm) to C-2 (Commercial)
 - Existing Use: Vacant
 - Proposed Use: Residential and Commercial Development
 - Property Owner: Ranchos Real IV, LTD
 - Representative: Conde, Inc.
 - District: ETJ / Adjacent to District 5
 - Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **HEAR ITEMS 6 AND 15 SIMULTANEOUSLY.**

Motion passed.

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property. Parcel 1 from R-F (Ranch and Farm) to C-2 (Commercial); Parcel 2 from R-F (Ranch and Farm) to R-5 (Residential); and Parcel 3 from R-F (Ranch and Farm) to C-2 (Commercial) to allow for residential and commercial development. This rezoning application is related to the annexation application SUAX14-00003. Annexed properties are automatically designated as R-F (Ranch and Farm) District. Access to the subject property is proposed from Montwood Drive and Rich Beem Boulevard. The Plan El Paso Future Land Use for the eastside planning area designates the area as G-4 (Suburban Walkable). The rezoning application complies with all annexation requirements. Staff recommends approval of rezoning the subject property from R-F (Ranch and Farm) to R-5 (Residential) and C-2 (Commercial). The approval recommendation is based on the compatibility with the surrounding residential and commercial zone districts and uses to the north of the subject property.

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 these requests. There was no response.

2ND ACTION:

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Grambling, and unanimously carried to **APPROVE AN ORDINANCE ANNEXING THE FOLLOWING REAL PROPERTY DESCRIBED AS A PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS. SUAX14-00003 AND APPROVE PZRZ14-00064 WITH ONE MOTION.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

- 16. PZDS15-00001:** A portion of Lot 1, Block 2, Camelot Heights Unit 2, Replat "A", City of El Paso, El Paso County, Texas
- Location: South of Camelot Heights Drive and East of Mesa Street/4200 Camelot Heights Drive
- Zoning: C-1/sc (Commercial/special contract)
- Request: Detailed Site Development Plan Review as required by Special Contract No. 8616
- Existing Use: Vacant
- Proposed Use: Apartments
- Property Owner: Leyla Zeidan
- Representative: Bashar Abugalyon
- District: 1
- Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

Art Rubio, Lead Planner, gave a presentation and noted that the request is for a detailed site development plan review as required by Special Contract Ordinance No. 8616, imposed on the rezoning request from A-2 and A-3 (Apartment) to C-1/sc (Commercial/special contract) approved by City Council on March 11, 1986. The special contract imposed the conditions stated on the staff report. He noted that there are six conditions on the property but only conditions 1, 5, and 6

apply to this request. The Plan El Paso Land Use Designation is currently G-3 Post War in the Northwest Plan Area. Staff recommends that the applicant release the conditions. Access is proposed from Camelot Drive. Staff did not receive any adverse comments from any of the reviewing departments. Staff recommends approval of the Detailed Site Development Plan.

Bashar Abugalyon 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 Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZDS15-00001.**

Motion passed.

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PUBLIC HEARING Special Permit Application:

17. PZST14-00036: Lot 2, Block 1, Cudahy-Locke Subdivision, City of El Paso, El Paso County, Texas
Location: 190 Edgar Road
Zoning: C-3 (Commercial) and R-3 (Residential)
Request: Infill / Reduced Rear Yard Setback / 50% Parking Reduction / 50% Density Bonus (Related to PZRZ14-00063)
Existing Use: Apartments
Proposed Use: Apartments
Property Owner: Cudahy-Locke Investments
Representative: Gilberto Millot
District: 1
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **HEAR ITEMS 14 AND 17 SIMULTANEOUSLY.**

Motion passed.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Loweree, and unanimously carried to **APPROVE PZRZ14-00063 AND PZST14-00036 WITH ONE MOTION.**

Motion passed.

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Other Business:

18. Discussion and action on an amendment to a Development Agreement dated December 18, 2012, between Ranchos Real Land Holdings, LLC and the City of El Paso pursuant to Texas Local Government Code Section 212.071, and Chapter 19.20 of the City Code, to dedicate and improve additional parkland; described as portions of Lot 3, Block 391, Tierra del Este Unit Sixty Nine, City of El Paso, El Paso County, Texas and portions of Section 37, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas.
Property Owner: Ranchos Real Land Holdings, LLC.
Staff Contact: Kimberly Forsyth, (915) 212-1563, forsythkl@elpasotexas.gov

Kimberly Forsyth, Lead Planner, gave a presentation and noted that applicant proposes to dedicate and improve approximately 1.415 additional acres for a linear park that was approved by City Council on December 18, 2012, and as shown on the Tierra Del Este III Phase III Amended Land Study. The property currently is vacant. The applicant will receive park credit for the improved parkland. She gave a brief summary of the land study.

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.

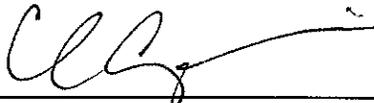
ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Madrid, and unanimously carried to **APPROVE AN AMENDMENT TO A DEVELOPMENT AGREEMENT DATED DECEMBER 18, 2012, BETWEEN RANCHOS REAL LAND HOLDINGS, LLC AND THE CITY OF EL PASO PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION 212.071, AND CHAPTER 19.20 OF THE CITY CODE, TO DEDICATE AND IMPROVE ADDITIONAL PARKLAND; DESCRIBED AS PORTIONS OF LOT 3, BLOCK 391, TIERRA DEL ESTE UNIT SIXTY NINE, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND PORTIONS OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Loweree, seconded by Commissioner Ardivino, and unanimously carried to adjourn this meeting at 3:24 p.m.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission