



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
MARCH 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 Erickson
Commissioner Wright
Commissioner Amoriello
Commissioner Landeros

COMMISSIONERS ABSENT:

Commissioner Brannon
Commissioner Grambling
Commissioner Ardovino
Commissioner Madrid

AGENDA

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

AYES: Commissioner Loweree, Erickson, Wright, Amoriello, and Landeros

ABSENT: Commissioner Brannon, Grambling, Ardovino, and Madrid

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

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Amoriello, 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. **SUSU14-00067:** Peyton Estates Unit 4 – A portion of C.D. Stewart Survey No. 318, El Paso County, Texas
Location: North of Mark Twain and East of Nonap Road
Property Owner: People of the State of Texas
Representative: Roe Engineering, L. C.
District: ETJ
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU14-00067**.

Motion passed.
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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:

2. **SUSC15-00001:** Montecillo Unit Seven- A replat of a portion of Lot 6, Block 2, Montecillo Unit Three Replat "B" and portion of Tracts 1 and 3A, John Barker Survey 10, City of El Paso, El Paso County, Texas
Location: South of Carousel and West of Mesa
Property Owner: EPT Mesa Development, L.P.
Representative: Conde, Inc.
District: 8
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
POSTPONED FROM 02/26/15

Jeff Howell, Planner, gave a presentation and noted that the applicant proposes to subdivide 6.602 acres of vacant land into one lot. An assisted living facility is proposed on the lot. Primary access to the subdivision is proposed from Castellano Drive. A preliminary plat was approved by the City Plan Commission on November 6, 2014. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. Staff recommends approval of Montecillo Unit Seven on a Major Final basis subject to conditions stated on the staff report.

Yvonne Curry with Conde, Inc., concurred with staff's comments.

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSC15-00001**.

Motion passed.

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PUBLIC HEARING Resubdivision Final:

3. **SUSC15-00002:** Montecillo Unit 8 - A replat of a portion of Lot 6, Block 2, Montecillo Unit Three Replat B, City of El Paso, El Paso County, Texas
Location: West of Mesa and South of Carousel
Property Owner: EPT Mesa Development, L.P.
Representative: Conde, Inc.
District: 8
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
POSTPONED FROM 02/26/15

***ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE SUSC15-00002 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 26, 2015.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

4. **SUSU15-00009:** Lamb Subdivision Replat A - A portion of Tract 1, Lamb Subdivision and all of Tract 17E, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: North of North Loop and East of Yarbrough
Property Owner: Green Balloon, LLC
Representative: Sitework Engineering
District: 7
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 is proposing to resubdivide 1.265 acres, combining two lots into one lot for commercial use and add an easement. Access to the subdivision is proposed from North Loop Drive. The applicant has submitted a request to waive ROW improvements on North Loop Drive, which is TXDOT right-of-way. The subdivision was reviewed under the current subdivision code. Staff recommends approval of Lamb Subdivision Replat A on a Resubdivision Combination basis with the condition stated on the staff report and approval of the request to waive ROW requirements.

Jorge Garcia with Sitework 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. There was no response.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU15-00009.**

Motion passed.

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5. **SUSU15-00011:** Miles Unit One Replat A – A replat of Lots 1, 2, and 4, Block 1, Miles Subdivision Unit One, City of El Paso, El Paso County, Texas
- Location: South of Americas and West of Socorro
- Property Owner: Southwest Convenience Store
- Representative: Conde, Inc.
- District: 6
- Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE SUSU15-00011 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 26, 2015.**

Motion passed.

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PUBLIC HEARING Easement Vacation:

6. **SUET15-00001:** 25 Apache Crest Easement Vacation - Lot 5, Block 1, Sierra Crest Replat "B", an addition to the City of El Paso, El Paso County, Texas
- Location: North of Robinson & East of Okeefe
- Property Owner: Douglas Chan
- Representative: Blanca Ramos
- District: 1
- Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE SUET15-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 26, 2015.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

7. **PZRZ14-00042:** Portions of Tracts 7A, 8C, 9, and 10, Block 55, Ysleta Grant Surveys , City of El Paso, El Paso County, Texas
- Location: South of Gateway East and East of Zaragoza Road
- Zoning: R-F (Ranch and Farm)
- Request: From R-F (Ranch and Farm) to C-3 (Commercial)
- Existing Use: Vacant
- Proposed Use: Commercial Development
- Property Owner: City of El Paso/EPWU-PSB
- Representatives: Lupe Cuellar/Alma De Anda
- District: 6

Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov
POSTPONED FROM 02/26/15

8. **PZRZ14-00043:** Portions of Tracts 10, 11, 12, 13, 14B, 15B, and 16, Block 55, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas
- Location: South of Gateway East and East of Zaragoza Road
Zoning: R-F (Ranch and Farm)
Request: From R-F (Ranch and Farm) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial Development
Property Owner: City of El Paso/EPWU-PSB
Representatives: Lupe Cuellar/Alma De Anda
District: 6
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov
POSTPONED FROM 02/26/15

1ST MOTION:

***ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Erickson, and unanimously carried to **HEAR ITEMS 7 (PZRZ14-00042) AND 8 (PZRZ14-00043) TOGETHER.**

Motion passed.

Art Rubio, Lead Planner, gave a presentation and noted that these two applications are related. The applicant is requesting to rezone the subject properties from R-F (Ranch and Farm) to C-3 (Commercial). The request is to allow for commercial development not permitted in the R-F (Ranch and Farm) district. The first subject property is 9.24 acres in size and is currently vacant and the second one is 31.9 acres in size and is also currently vacant. The conceptual plan shows an open lot for commercial development that will utilize the close proximity to a major arterial and freeway to provide for a wide range of types of commercial activity to surrounding community areas. Access to the subject properties is proposed from Zaragoza and Gateway East. Currently, the Plan El Paso does call for O-1 preserved, however, the properties are owned by PSB. There is an amendment to the comp plan to address the general land use. Staff did not receive any adverse comments from any of the reviewing departments or any comments from the public in support or opposition to these requests. Staff recommends approval of rezoning the subject properties from R-F (Ranch and Farm) to C-3 (Commercial) with condition number two, stated in the staff report, with revision. Since the landscaping requirements already require 15% of the entire lot, the first condition was removed.

Lupe Cuellar with EPWU concurred with staff's comments including the revisions read into the record and noted that as far as there were normal conditions concerning a C-3 development, she had no objection.

Karla Nieman, Assistant City Attorney, noted that the commission's review of the detailed site plan would have to comply with the requirements of the underlined zoning. She noted that if the commission is going to recommend approval of this rezoning that it be contingent on the request that the future land use map be amended prior to the rezoning being approved at council.

Commissioner Wright 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 Landeros, seconded by Commissioner Amoriello and carried to **APPROVE THE REZONING WITH STAFF'S RECOMMENDATION WITH A REVISED CONDITION ON ITEM #7 AND AN ADDITIONAL CONDITION ON ITEM 8.**

AYES: Commissioner Loweree, Wright, Amoriello, and Landeros
NAYS: Commissioner Erickson
ABSENT: Commissioner Brannon, Grambling, Ardovino, and Madrid

Motion passed. (4-1 vote)

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9. **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 W. Yandell Drive
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
POSTPONED FROM 02/26/15

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

Motion passed.

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10. **PZRZ15-00001:** Tracts 4A and 4C, Block 33, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 8235 Carpenter Drive
Zoning: R-4 (Residential)
Request: From R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Apartments
Property Owner: Daniel Alderete
Representative: Daniel Alderete
District: 7
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that there is a revised staff report. The property owner is requesting to rezone from R-4 (Residential) to A-2 (Apartment) to permit the construction of an 8 two-bedroom unit apartment complex totaling 2,912 square feet. The property is currently vacant. Sixteen parking spaces are required and 16 are proposed, to include ADA and bicycle parking. The proposed development requires 2,682 square feet of landscaping and proposes 2,908 square feet. Furthermore, the development complies with the 50 percent open space requirement for the A-2 (Apartment) zoning district, proposing 10,827 square feet of non-hardscape area. Access is proposed from Carpenter Drive. There were no adverse comments from any of the reviewing departments. Staff did receive two letters in opposition to the rezoning request. Staff recommends approval of rezoning the subject property from R-4 (Residential) to A-2 (Apartment). The proposed zoning district is consistent with other apartment zoning districts in immediate proximity to the subject property. Furthermore, the proposed development is compliant with the G-3 Post-War land use designation in the Mission Valley Planning Area.

Daniel Alderete 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 Amoriello, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ15-00001.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

- 11. **PZDS15-00002:** Lot 1, Block 1, Scotsdale #8, City of El Paso, El Paso County, Texas
 - Location: 12200 Hedgerow Court
 - Existing Zoning: A-2/sc (Apartment/special contract)
 - Existing Use: Apartment Complex (To be demolished)
 - Request: Detailed Site Development Plan Review per contract conditions, Ordinance No. 4267
 - Proposed Use: Apartment Complex and Daycare
 - Property Owner: The Housing Authority of The City of El Paso
 - Representative: SLI Engineering, Inc.
 - District: 3
 - Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the request is for a detailed site development plan review as required by Ordinance No. 4267, dated October 2, 1969. The detailed site development plan shows a new 96 unit apartment complex, a clubhouse, daycare, and 50% open space including a private park area, playground, and walking path. The buildings are up to 35 feet in height. The apartment complex and day care facilities are permitted uses in an A-2 (Apartment). The development required a minimum of 202 parking spaces and the applicant is providing 203 parking spaces and 10 bicycle spaces. The site plan shows 50 percent open space which exceeds the A-2 open space requirement of 50 percent open space for an interior lot. The development complies with the minimum landscape area requirements of Title 18.46. The Detailed Site Development Plan complies with all density and dimensional standards. Access to the subject property is proposed from Lorne Road and Limerick Road. 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 and complies with the Plan El Paso land use designation G-4, Suburban (Walkable) in the East Planning Area.

Georges Halloul with SLI Engineering, concurred with staff's comments and clarified that the required open space on the side is only 40% but they are exceeding 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 Landeros, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZDS15-00002.**

Motion passed.

12. **PZDS15-00004:** A portion of Lot 4 and all of Lot 5, Block 1, Redd Road Commercial Park, City of El Paso, El Paso County, Texas
- Location: 5500 Doniphan Drive
 Existing Zoning: C-4/sc (Commercial/special contract)
 Existing Use: Shopping Center
 Request: Detailed Site Development Plan Review per contract conditions, Ordinance No.5812
- Proposed Use: Shopping center expansion
 Property Owner: Barley Square Partners, L.P.
 Representative: SLI Engineering, Inc.
 District: 1
 Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. The request is for a detailed site development plan review as required by Ordinance No. 5812 dated October 14, 1976. The development requires a minimum of 225 parking spaces and the applicant is providing 226 parking spaces and 9 bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Doniphan Drive and McCutcheon Lane. Staff recommends approval of the detailed site development plan request as it meets all the requirements of Section 2.04.150 Detailed Site Development Plan, and complies with the Plan El Paso land use designation G-3, Post-War in the Northeast Planning Area.

Georges Halloul with SLI 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. There was no response.

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZDS15-00004.**

Motion passed.

PUBLIC HEARING Special Permit Application:

13. **PZST15-00005:** Lots 4 through 8, Block 13, Sunset Heights, City of El Paso, El Paso County, Texas
- Location: 606 W. Missouri Avenue
 Zoning: C-4 (Commercial)
 Request: Infill / Rear and Side Yard Setback Reduction/ 50% Parking Reduction
- Existing Use: Vacant
 Proposed Use: Apartments
 Property Owner: The City of El Paso
 Representative: Memo Sotomayor
 District: 8
 Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction in rear yard setback from 25' to 0', side yard setback from 5' to 0', and side street yard setback from 10' to 0'. The proposed use is an apartment complex, inclusive of 1 ADA unit, 1 one-bedroom unit, 10 two-bedroom units, and 2 three-bedroom units, totaling 11,546 square feet. An additional 1,909 square feet is proposed for landscaping. The proposed development requires 27 parking spaces and provides 14, including ADA accessible parking and bicycle spaces. A 50 percent parking

space reduction is requested. Access to the property is proposed from the rear alley. Staff did not receive any comments in support or opposition to the special permit request. Staff recommends approval of the infill special permit and acceptance of the detailed site development plan as it is consistent with the surrounding apartment zoning and multi-family developments. Additionally, the proposed development is compliant with the G-1 Downtown 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.

Memo Sotomayor 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.

- Mr. Alarcon addressed the commission and noted that he is not opposed to the infill development but expressed concern about the location of the egress and ingress to the alley way. He feels the egress should be through the front.

Mr. Sotomayor noted that they looked at all possible avenues of being able to locate the dumpster within the property lines but it didn't seem feasible through the design so they are anticipating that the dumpster would be in the right of way alley because of the limitations of the truck being able to make those tight turns.

Eugenio Mesta with Exigo Architect noted that there are very particular situations for this site. It's a tough site because it's not only seven feet up from Franklin Street but it drops approximately 7 feet from the alley. The slope would not work for the trash pick-up. The alley dead ends in this property so the dumpster would be towards the end which is close to the landscaped area so it would not be in front of the driveway to Mr. Alarcon's house.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Loweree, and unanimously carried to **APPROVE PZST15-00005.**

Motion passed.

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Other Business:

14. Discussion and action on the City Plan Commission minutes for:
 - a. February 19, 2015 (CPC Business Meeting)
 - b. February 26, 2015

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR FEBRUARY 19, 2015, AND FEBRUARY 26, 2015.**

Motion passed.

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15. Update on Capital Improvement Projects for Downtown
 - a. Bryan Crowe, General Manager, Destination El Paso, (915) 534-0667, bcrowe@destinationelpaso.com

Bryan Crowe, General Manager, Destination El Paso, gave an update to the report presented to City Council related to Urban Planning & Master Planning for the Multipurpose Cultural & Performing Arts Facility, Hispanic Cultural Center, and Children's Museum and responded to questions from the commission. No action was taken.

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16. Discussion and action on an ordinance amending the boundaries of the Downtown 2015 Plan, City of El Paso, Texas, to expand the boundaries of the existing plan to include additional parcels in downtown El Paso as described herein.
Staff Contact: Alex Hoffman, (915) 212-1566, hoffmanap@elpasotexas.gov

Alex Hoffman, Lead Planner, gave a presentation and noted that the significance of this amendment is that one of the incentives of that the downtown plan is to waive parking requirements located within the boundary. Boundaries to the west will be amended to expand along W. Franklin. Staff feels there is a great opportunity for businesses and apartments. One of the problems with the downtown development is the availability of off-street parking.

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 Amoriello, and unanimously carried to **APPROVE AN ORDINANCE AMENDING THE BOUNDARIES OF THE DOWNTOWN 2015 PLAN, CITY OF EL PASO, TEXAS, TO EXPAND THE BOUNDARIES OF THE EXISTING PLAN TO INCLUDE ADDITIONAL PARCELS IN DOWNTOWN EL PASO AS DESCRIBED HEREIN.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Erickson, seconded by Commissioner Amoriello, and unanimously carried to adjourn the meeting at 3:44 p.m.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission