



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
MAY 7, 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 Ardovino
Commissioner Landeros
Commissioner Madrid

COMMISSIONERS ABSENT:

Commissioner Loweree
Commissioner Amoriello

AGENDA

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

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Loweree, and Amoriello

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.
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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 Combination:

- 1. **SUSU15-00001:** Anguiano Place - All of Tract 19-B, Block 48, Ysleta Grant, City of El Paso, El Paso County, Texas
 Location: North of Socorro and West of Gaspar
 Property Owner: Jose Luis Anguiano
 Representative: Rey Engineering
 District: 6
 Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

POSTPONED FROM 04/23/15

Jeff Howell, Planner, gave a presentation and noted that the applicant proposes to subdivide 0.582 acres of land into one commercial lot. Access to the subdivision is proposed from Socorro Road. The applicant has submitted a request to waive ROW improvements on Socorro Road. The applicant is also proposing to dedicate an additional 3' of ROW for sidewalk improvement. This subdivision was reviewed under the current subdivision code. Staff recommends approval of Anguiano Place Subdivision on a Major Combination basis and approval of waiver for ROW dedication and improvements.

Erick Perea, architect representing the project, concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU15-00001.**

Motion passed.
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- 2. **SUSU15-00026:** Rangel Subdivision - Tract 3C, Block 47, Ysleta Grant, City of El Paso, El Paso County, Texas
 Location: North of Carnes and East of Alameda

Property Owner: Yu Properties LLC
Representative: Rey Engineering
District: 6
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
POSTPONED FROM 04/23/15

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE SUSU15-00026 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 4, 2015.**

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Loweree, and Amoriello

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

3. **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
POSTPONED FROM 03/12/15, 03/26/15, 04/09/15 AND 04/23/15

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **DELETE SUSU15-00011.**

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Loweree, and Amoriello

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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4. **SUSU15-00017:** Palmdale Acres Unit Two - A replat of a portion of Tracts 38, 39, 40, and 41, Palmdale Acres, and portion of Tracts 2B, 2B4, 2B5, and 2B6A, and portion of Bucher Road released and quitclaimed Block 20, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: North of North Loop and West of Hawkins
Property Owner: Casas Por Cristo
Representative: Conde, Inc.
District: 3
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 request. The applicant proposes to re-subdivide approximately 2.824 acres, combining portions of recorded lots into one lot for office use and adding a utility easement. Access to the

Request: M-1 (Manufacturing) to C-4 (Commercial)
 Existing Use: Vacant
 Proposed Use: Commercial
 Property Owner: City of El Paso, Texas
 Representative: Brock & Bustillos Inc.
 District: 2
 Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
POSTPONED FROM 04/23/15

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE PZRZ14-00005 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 21, 2015.**

AYES: Commissioner Brannon, Grambling, Erickson, Wright, Ardivino, Landeros, and Madrid
NAYS: N/A
ABSTAIN: N/A
ABSENT: Commissioner Loweree, and Amoriello
NOT PRESENT FOR THE VOTE: N/A

Motion passed.

7. **PZRZ15-00005:** Portion of Lot 18, Block 26, Regal Crest Unit 5 Replat "A", City of El Paso, El Paso County, Texas
 Location: 851 Thorn Avenue
 Zoning: R-3 (Residential)
 Request: From R-3 (Residential) to R-MU (Residential Mixed Use)
 Existing Use: Church
 Proposed Use: Church and Apartments
 Property Owner: Grace Baptist Church
 Representative: Tom Aber
 District: 1
 Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE PZRZ15-00005 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 21, 2015.**

AYES: Commissioner Brannon, Grambling, Erickson, Wright, Ardivino, Landeros, and Madrid
NAYS: N/A
ABSTAIN: N/A
ABSENT: Commissioner Loweree, and Amoriello
NOT PRESENT FOR THE VOTE: N/A

Motion passed.

8. **PZRZ15-00007:** Lots 5 and 6 and a portion of Lots 4 and 7, Block 43, Hart's Survey No. 9, City of El Paso, El Paso County, Texas
 Location: 311 Montana Avenue
 Zoning: A-2 (Apartment) and C-4 (Commercial)
 Request: From A-2 (Apartment) to C-1 (Commercial)
 Existing Use: Retail
 Proposed Use: Retail
 Property Owner: MIMA Properties L.L.C.
 Representative: Conde, Inc.

District: 8
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
~~POSTPONED FROM 04/09/15 AND 04/23/15~~

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE PZRZ15-00007 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 21, 2015.**

AYES: Commissioner Brannon, Grambling, Erickson, Wright, Ardovino, Landeros, and Madrid
NAYS: N/A
ABSTAIN: N/A
ABSENT: Commissioner Loweree, and Amoriello
NOT PRESENT FOR THE VOTE: N/A

Motion passed.

9. **PZRZ15-00009:** Tract 6C, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: East of Knowles Way and South of Lomaland Drive
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to S-D (Special Development)
Existing Use: Vacant
Proposed Use: Apartments
Property Owner: Christopher Kangur
Representative: Jesus Jaime
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 for this item. The property owner is requesting a rezoning from R-3 (Residential) to S-D (Special Development) to permit the construction of a six unit apartment complex totaling 8,508 square feet. The property is currently vacant. Twelve parking spaces are required and 13 are proposed (six internally), to include ADA and three bicycle parkings. The proposed development requires 1,570 square feet of landscaping and the applicant proposes 2,733 square feet. Access is proposed from Lomaland Drive. Staff received four letters of opposition to the rezoning request. Staff recommends approval of rezoning the subject property from R-3 (Residential) to S-D (Special Development) and approval of the detailed site development plan. The proposed zoning district is consistent with other apartment zoning districts in 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.

Jesus Jaime 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.

- Jorge Nuñez spoke in opposition to this request noting that they have had issues with the property owner never cleaning the vacant land and he feels that if the property owner cannot keep the vacant lot clean then he will definitely not keep up with the apartments. He expressed safety issues being that anyone can move into those apartment.
- Araceli Nuñez spoke in opposition to this request and expressed some safety concerns and concerns about crime.
- Frank Novoa spoke in opposition to this request expressing concern about congestion.

Commissioner Ardivino suggested that staff meet with the residents and show them that it is well situated in terms of the lay out of the buildings compared to houses.

Carlos Gallinar, Deputy Director for Planning & Inspections, noted that the commission could add conditions as part of the motion. He noted that if the commission would like a wider landscape buffer between this development and the single family home, they could place this as a condition.

Commissioner Erickson noted that these are large apartments and he does not see the threat for safety problems.

Commissioner Wright allowed Araceli Nuñez an additional minute to speak. She noted that there are already two mobile home communities there, plus three apartment complexes, one of them being government projects. She also expressed concern about the value of her property being depreciated.

Michael McElroy noted that there is a standard landscape buffer, typically 10' in width composed of trees placed at 30' on center, the trees themselves being of 2" caliper. The spacing of the trees can be changed to 20' or 25' of spacing between the trees.

Commissioner Ardivino noted that one corner of the house touches the wall and asked if staff was okay with the setbacks.

Michael McElroy noted that the setback at that corner is 1' and the Fire Department recommended approval but required that the corner of that apartment be sprinkled. He noted that the applicant is aware of this requirement from the Fire Department.

Carlos Gallinar noted that the commission can approve the detailed site plan with some modifications.

ACTION: Motion made by Commissioner Brannon seconded by Commissioner Ardivino, and carried to **APPROVE PZRZ15-00009 WITH A 5' SETBACK, A 10' LANDSCAPE BUFFER, AND WITH A 20' SEPARATION BETWEEN TREES ABUTTING RESIDENTIAL.**

AYES: Commissioner Brannon, Grambling, Erickson, Wright, Ardivino, and Landeros

ABSENT: Commissioner Loweree, and Amoriello

NAYS: Commissioner Madrid

Motion passed. (6 to 1 vote).

The applicant was made aware that they can appeal the City Plan Commission's decision to City Council.

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- 10. **PZRZ15-00010:** Lots 18 - 20, Block 4, Eastside Industrial District Unit One, City of El Paso, El Paso County, Texas
 - Location: 1010 Wall Street
 - Zoning: M-1/sc (Light Manufacturing/special contract)
 - Request: From M-1/sc (Light Manufacturing/special contract) to C-4/sc (Commercial/ special contract)
 - Existing Use: Exercise facility (indoor), office, and truck repair station
 - Proposed Use: Exercise facility (indoor), office, and truck repair station
 - Property Owner: Clan Sandy Properties LLC
 - Representative: Jaime Montoya
 - District: 3
 - Staff Contact: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and unanimously carried to **DELETE PZRZ15-00010.**

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Loweree, and Amoriello

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan:

11. **PZDS15-00007:** A replat of all of Lot 1, and a portion of Lots 2, 3, 4, 5, 24, 25, and 26, and a portion of Tract 1, Block 89-A, and a portion of the vacated alley and a portion of the Copia Street right-of-way, First revised plat of Logan Heights Addition, City of El Paso, El Paso County, Texas
- Location: 3359 Fred Wilson Drive
Zoning: C-1/c/sc (Commercial/conditions/special contract) and C-1/c (Commercial/conditions)
Request: Detailed Site Development Plan Review per Ordinance No.5936
Existing Use: Vacant
Proposed Use: Medical office
Property Owner: Integra El Paso, L.L.C.
Representative: SLI Engineering, Inc.
District: 2
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. 5936 dated March 10, 1977. The detailed site development plan shows a new 7,942 square feet medical office building. The development requires a maximum of 40 parking spaces and the applicant is providing 63 parking spaces and 9 bicycle spaces. One tree for every five spaces in excess of the maximum parking requirement shall be required and shall be placed within the entire parking area to provide for even canopy coverage or along the parkway to create a visual buffer between the parking area and the street as shown on detailed site development plan. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Fred Wilson Drive. Staff recommends approval of the detailed site development request.

Georges Halloul with SLI Engineering, 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 Erickson, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZDS15-00007.**

Motion passed.

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12. **PZDS15-00008:** Lot 2, Block 1, Vista Del Sol Unit Sixty Two, Replat "B", City of El Paso, El Paso County, Texas
 Location: North of Pellicano Drive and West of George Dieter Drive
 Zoning: C-2/c (Commercial/conditions)
 Request: Detailed Site Development Plan Review per Ordinance No. 17299
 Existing Use: Vacant
 Proposed Use: Retail and restaurant
 Property Owner: River Oaks Properties LTD
 Representative: SLI Engineering, Inc.
 District: 7
 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 request. The request is for a detailed site development plan review as required by Ordinance No. 17299 dated March 30, 2010. The detailed site development plan shows new 18,000 square feet retail building and 3,000 square feet restaurant building, 35 feet 3 inches in height. A maximum of 35 feet in height is permitted, however, a structure may exceed 35 feet in height when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35 feet; the plan complies with the city code higher requirement. The development requires a maximum of 102 parking spaces and the applicant is providing 148 parking spaces and 10 bicycle spaces. One tree for every five spaces in excess of the maximum parking requirement shall be required and shall be placed within the entire parking area to provide for even canopy coverage or along the parkway to create a visual buffer between the parking area and the street as shown on detailed site development plan. The additional conditions imposed on the subject property require a ten (10) foot wide landscaped buffer abutting the apartment district to the north. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from George Dieter Drive and Pellicano 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.

Georges Halloul with SLI Engineering, 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 Ardivino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZDS15-00008.**

Motion passed.

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PUBLIC HEARING Special Permit:

13. **PZST15-00004:** Portion of Tract 13, Sunland Gardens, City of El Paso, El Paso County, Texas
 Location: 8844 Sunland Road
 Zoning: R-4 (Residential)
 Request: Infill / Lot Width, Depth, and Area Reduction / Side Setback Reduction
 Existing Use: Duplex
 Proposed Use: Duplex
 Property Owner: Manuel Granados and Guillermina L. Granados
 Representative: Mario Maturino

District: 6
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **DELETE PZST15-00004.**

Motion passed.
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Other Business:

14. Discussion and action on the City Plan Commission minutes for:
April 23, 2015

WITHOUT OBJECTION THE CITY PLAN COMMISSION MINUTES FOR APRIL 23, 2015, WERE APPROVED.

Motion passed.
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15. Discussion and action of an ordinance amending the future land use map contained in "Plan El Paso" for the property legally described as Parcel 1: Portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two, and a portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas; and, Parcel 2: Portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas

Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
POSTPONED FROM 04/23/15

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE ITEM 15 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 21, 2015.**

Motion passed.
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ADJOURNMENT:

WITHOUT OBJECTION THE CITY PLAN COMMISSION MEETING WAS ADJOURNED AT 2:36 PM.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission