CITY PLAN COMMISSION MEETING
CITY COUNCIL CHAMBERS, 1ST FLOOR
MAY 22, 2014
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 Ardovino
Commissioner Madrid

COMMISSIONER ABSENT:
Commissioner Amoriello

AGENDA

Commissioner Ardovino read the rules into the record. Carlos Gallinar, Deputy Director for Planning, read the revisions to the agenda into the record.

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

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

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

Extension Request to Submit Recording Maps.

1.	**SUSU14-00040:**	Cimarron Sage Commercial Park Unit Three – A portion of Tract 1B7A, S.J. Larkin Survey 266 an Tract 61E, W.H. Glenn Survey 241, City of El Paso, El Paso County, Texas
	Location:	West of Northwestern and South of Paseo Del Norte
	Property Owner:	Hunt Communities
	Representative:	CSA Design Group
	District:	1
	Staff Contact:	Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU14-00040.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

2.	**PZRZ14-00013:**	Portion of Lot 10, Block 64, Vista del Sol Unit Thirteen, City of El Paso, El Paso County, Texas
	Location:	10640 Montwood Drive
	Zoning:	R-3 (Residential
	Request:	From R-3 (Residential) to S-D (Special Development)
	Existing Use:	Church
	Proposed Use:	Small Community Shopping Center
	Property Owner:	Montwood Church of the Nazarene/Jon Stout
	Representative:	Rey Engineering/Enrique Rey
	District:	7
	Staff Contact:	Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZRZ14-00013 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 5, 2014.**

Motion passed.

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3.	**PZRZ14-00014:**	A portion of Lots 1, 2, 3, 4, 5, 24, 25, and 26, a portion of Tract 1 and a portion of 20 feet alley (vacated), Block 89A, Logan Heights Addition, City of El Paso, El Paso County, Texas
	Location:	5312 Alabama Street
	Zoning:	R-4 (Residential) and A-2 (Apartment)
	Request:	From R-4 (Residential) and A-2 (Apartment) to C-1 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Parking Lot for Dialysis Clinic
	Property Owner:	Border Loop Dialysis, LLC
	Representative:	Eric T. Hardesty
	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 applicant is requesting to rezone the subject property from R-4 (Residential) and A-2 (Apartment) to C-1 (Commercial) in order to allow a parking lot for a dialysis clinic. Staff recommends approval of rezoning the subject property from R-4 (Residential) and A-2 (Apartment) to C-1 (Commercial) with a condition: *That "Design of the Alabama Street ingress/egress access be reviewed and approved by the City Traffic Engineer prior to the issuance of any permits for a proposed driveway on Alabama Street frontage.* The recommendation is based on compatibility with surrounding land uses and the existing C-1 (Commercial) zoned properties to the east of the subject property and supports the Plan El Paso Land Use Designations G-2, Traditional Neighborhood (Walkable).

Eric Hardesty, representing the owner, concurred with staff's recommendation except for the condition. He noted that the owners are not interested in the access to Alabama and are only interested in the access that already exists on Copia.

Ted Marquez, Director for the Department of Transportation, noted that the reason for the condition to access to Alabama is for safety concerns.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request.

Jesus Visalazar suggested that there not be an ingress/egress onto a residential street.

Mr. Hardesty noted that there is a special condition on that property that restricts access to Keltner and the owners have not requested access to Keltner.

Alex Hoffman, Lead Planner, noted that the adjacent property has conditions on it that state that the access is limited.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZRZ14-00014.**

Motion passed.

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4.	**PZRZ14-00016:**	Portion of Tracts 6 and 10 and Edgar Road right-of way, S.A. & M.G. Railroad Company Survey 266, City of El Paso, El Paso County, Texas
	Location:	North of Edgar Road and West of Desert Boulevard
	Zoning:	Parcel 1: C-1/c (Commercial/condition) and C-3/c (Commercial/condition) Parcel 2: C-3 (Commercial)
	Request:	Parcel 1: From C-1/c (Commercial/condition) and C-3/c (Commercial/condition) to P-R II (Planned Residential II) Parcel 2: From C-3 (Commercial) to P-R II (Planned Residential II)
	Existing Use:	Vacant
	Proposed Use:	Single-family dwellings
	Property Owner:	Prime Desert Properties, LLC
	Representative:	Quantum Engineering/Robert Gonzalez
	District:	1
	Staff Contact:	Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZRZ14-00016 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 5, 2014.**

Motion passed.

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5.	**PZRZ14-00019:**	Parcel 1: Lots 1 through 20, both inclusive, Block 209, Alexander Addition, an Addition to the City of El Paso, El Paso County, Texas Parcel 2: A portion of Boston Avenue, Alexander Addition, an Addition to the City of El Paso, El Paso County Texas
	Location:	2501 & 2525 N. Mesa
	Zoning:	G-MU (General Mixed-Use)
	Request:	Major Amendment – Master Zoning Plan (MZP)
	Existing Use:	Retail / Restaurant / Parking Lot
	Proposed Use:	Pharmacy
	Property Owners:	EP Marcus Investments, L.P. & EP Del Mesa Partners, L.P.
	Representative:	Mario Perez
	District:	1
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **DELETE PZRZ14-00019.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Applications:

6.	**PZDS14-00004**:	Kern View Estates Unit Two, City of El Paso, El Paso County, Texas
	Location:	North of San Mateo Lane and East of Las Vegas Drive
	Zoning:	P-R I /C (Planned Residential I/Condition)
	Request:	Permit Single Family Attached Dwellings, Setback Reductions, Increase in Building Height, Lot Size
	Existing Use:	Vacant
	Proposed Use:	Single Family Attached Dwellings
	Property Owner:	Piedmont Group, LLC.
	Representative:	Brock & Bustillos Inc., c/o Sergio J. Adame P.E.
	District:	1
	Staff Contact:	Alex Hoffman, (915) 212-1566, hoffmanap@elpasotexas.gov

Alex Hoffman, Lead Planner, gave a presentation and noted that there is a revised staff report for this item. On May 7, 2014, a notice of the public hearing was mailed to all property owners within 300 feet of the subject property. Staff received two letters of inquiry and a petition with 107 signatures against the proposed development for the detailed site plan. Mr. Hoffman presented the case history and conditions imposed per Ordinance #011247 and noted that the condition imposed was to preserve the character of the mountain. All the conditions imposed on this ordinance have been complied with by the applicant in the detailed site plan or the current requirements of the code. Staff recommends approval of the detailed site development plan request as it meets all of the requirements of Section 20.04.150, Detailed Site Development Plan and 20.10.360 C., Planned Residential.

Roman Bustillos with Brock & Bustillos concurred with staff's comments.

Sergio Adame Design Engineer with Brock & Bustillos gave a power point presentation.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. The following people spoke.

- Bob Novick wanted to clarify that Procedure 20.04.150 (D-4) states that in no instance shall the City Planning Commission have authority to vary the yard standards applicable to the district.

Alex Hoffman, Lead Planner, noted that this application is before the commission for a recommendation only. He noted that Mr. Novick is correct in stating that the commission does not have the authority to vary the yard standards applicable to the district but only make the recommendation to council.

- Ed Vohn spoke in opposition to this request. He expressed concern about traffic and water running down directly onto Okeefe Drive
- Austin Cunningham spoke in opposition to this request
- Arturo Dominguez signed up to speak but instead gave his time to Mr. Jorge Angulo
- Jorge Angulo noted that the access street is not Metetuye but Bacerac which is a small street with no sidewalks and cannot be developed in the manner that the developer is suggesting. He had concerns about safety, traffic, statics, water, and a special condition
- David Rutledge showed some pictures and expressed traffic concerns and noted that he has no objection to the detailed site development request as long as it doesn't go through Las Vegas Street. If it does, than he requested that speed bumps be installed. He also addressed the issue of stilts
- Monica Benjamin spoke in opposition to this request
- Lee Schwartz spoke in opposition to this request and expressed concerns about traffic safety. He is concerned about the ability for emergency vehicles getting to the houses in case of an emergency
- Bob Halter spoke regarding the legality of the City Plan Commission. He feels the ordinance should have gone to City Council first and then to the City Plan Commission. He noted that the storm water report is not included in the staff report
- Henry Jurado expressed concerns about safety and water runoff
- Octavio Dominguez noted that no blasting will be allowed on the property according to the 1992 Agreement, Page 6

Roman Bustillos rebutted some of the comments expressed. He noted that the owners met with the Mission Hills Association and with Mr. Angulo, the engineer, and discussed these points. Although much of the public expressed concern about the safety issue he noted that they are under the threshold of the TIA in terms of the environmental impact. He also noted that they are increasing safety for Kern Estates plus the open space. He addressed Mr. Rutledge's concern regarding stilts and noted that they are not using stills but will be doing retaining walls plus they will also be cutting and removing the unusable materials. He addressed the drainage issue and noted that the streets are already rated for drainage capacities. He addressed the water pressure issue and noted that they are extending the water line from the tank area and will not have the low pressure conditions. Regarding the statics situation he noted that the developer is going to restore and replant some of the vegetation to make it better. Mr. Bustillos also answered questions from the commission.

Mr. Joseph Nestor responded to some concerns expressed from the commission including the placement of mechanical units.

Jorge Angulo suggested that the commission consider the access from Piedmont because that would provide a secondary access and egress.

Monica Benjamin noted that there is a 90 degree turn from Metetuye to Medrock and asked how the water would get from Metetuye to Okeefe.

Sergio Adame responded that they are proposing to approach that problem by placing an energy disipation structure at the end of the discharge so that water will be released slowly to the street rather than having a stream hitting directly to Metetuye.

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Madrid, and carried to **APPROVE PZDS14-00004.**

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

Motion passed. (4-3 vote)

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RECESS:

The commission took a five (5) minute break at 3:10 pm and reconvened at 3:18 pm.

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7.	**PZDS14-00017:**	Portion of Lot 1, Block 1, Miramonte Industrial Park Unit 1, Replat A, City of El Paso, El Paso County, Texas
	Location:	South of Montoya Lane and West of Luckett Court
	Zoning:	P-I/sc (Planned-Industrial/special contract)
	Request:	Detailed Site Development Plan Review
	Existing Use:	Vacant
	Proposed Use:	General Warehousing
	Property Owner:	Suntrack LTD
	Representative:	Roe Engineering
	District:	1
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that upon annexation the subject property was zoned to I-D (Industrial-District) by Ordinance 2926 on September 14, 1972, which included a special contract. The contract included platting, drainage improvements, and railroad improvement conditions. The conditions for platting and railroad improvements have been complied with. The condition for approval of drainage plans before building permits will be addressed at the building permitting stage and is not a requirement for this case. Staff recommends approval of the detailed site development plan request as it meets the requirements of Section 20.04.150, Detailed Site Development Plan.

Bradley Roe with Roe 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 Ardovino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZDS14-00017.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

8.	**PZST14-00002:**	Portion of Lot 18, Block 6, Piedmont Hills Addition, Unit One, an addition to the City of El Paso, El Paso County, Texas
	Location:	4180 Berkshire
	Zoning:	R-3 (Residential)
	Request:	Infill / Rear & Cumulative Setback Reduction / Assisted Living Facility (4+ persons)
	Existing Use:	Single Family Dwelling
	Proposed Use:	Assisted Living facility (4+ persons)
	Property Owner:	Little Dream Homes LLC
	Representative:	Juan Ulloa
	District:	1
	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 for infill development and detailed site plan approval to allow for an assisted living facility of four or more persons, and to allow a reduction in rear and cumulative setbacks to permit a patio to within 10' of the rear lot line.

Juan Ulloa 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.

Monica Benjamin asked for clarification as to what the use of the house will be and if is going to be used as a business or not.

Mr. Ulloa responded that it will be part business and part residential.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZST14-00002.**

Motion passed.

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9.	**PZST14-00010:**	Lots 9 and 10, Block 25, Alexander Addition, City of El Paso, El Paso County, Texas
	Location:	1319 N. Oregon Street
	Zoning:	A-3 (Apartment)
	Request:	Infill development - request reduced rear and side yard setbacks
	Existing Use:	Single-family dwelling
	Proposed Use:	Expansion of single-family dwelling
	Property Owner:	Hal Marcus
	Representative:	Spectrum Engineering
	District:	8
	Staff Contact:	Andrew Salloum, (915) 212-1613, 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 applicant is requesting the following reductions in yard setback: from the required 10-foot rear yard setback to 0 feet and from the required 4-foot side yard setback to 0 feet. Staff recommends approval of the request for special permit and detailed site development plan review for infill development.

Gerardo Herrera 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 Madrid, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZST14-00010.**

Motion passed.

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10.	**PZST14-00012:**	Lots 13, 14, and 15, Block 17, Del Norte Acres, City of El Paso, El Paso County, Texas
	Location:	8894 and 8898 Gateway North Boulevard
	Zoning:	A-2 (Apartment)
	Request:	Special Permit to allow for a Medical Office in A-2 zone district
	Existing Use:	Vacant
	Proposed Use:	Medical Office
	Property Owner:	Dr. Dipak Patel
	Representative:	Angel Ramos-Tamayo
	District:	2
	Staff Contact:	Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZST14-00012 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 5, 2014.**

Motion passed.

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11.	**PZST14-00013:**	Tracts 517 & 518, Sunrise Acres, City of El Paso, El Paso County, Texas
	Location:	3800 Hondo Pass
	Zoning:	R-4/sp (Residential/special permit)
	Request:	Personal Wireless Service Facility (PWSF)
	Existing Use:	Church
	Proposed Use:	Personal Wireless Service Facility (PWSF)
	Property Owner:	Trinity Lutheran Church
	Representative:	Les Gutierrez on behalf of Verizon Wireless
	District:	2
	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 reflecting that staff received four letters, five phone calls and a petition with 137 signatures in opposition to the special permit request. The applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF) on the church property. The antennas and support structure will be camouflaged to resemble a pine tree. The applicant submitted verification that co-location is not possible as required by Section 20.10.455(D)(1)(iii), necessitating a new tower. Staff recommends approval of the special permit for a personal Wireless Service Facility (PWSF), as it meets all the requirements of Sections 20.04.320 Special Permit, Section 20.04.160 Detailed Site Development Plan, and 20.10.455 PWSF.

Les Gutierrez 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 people spoke in opposition to this request.

- Sarai Davila spoke in opposition
- Norma Deering spoke in opposition
- Ruth Pearson spoke in opposition and displayed a letter and a petition with signatures against this request
- Clifford Willace spoke in opposition
- Judy Gutierrez, Administrative Assistant for Representative Romero, noted that Rep. Romero is against the placement of this cell tower at this location. She noted that their office has received about 25 phone calls and a couple of emails against this request
- Deborah Sillig spoke in opposition to this cell tower and noted that approximately 90% of the residents that were polled do not want a cell tower at this location
- Henderick Uhrmacker also spoke in opposition

Hamey Alladin RF Design Engineer for Verizon Wireless noted that Verizon always looks at every available option. He noted that the equipment going into this place is very low powered equipment and will be fiber fit which goes into the tower and is only 40 watts that are coming out of those antennas.

1ST MOTION:
ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Brannon, and carried to **DENY PZST14-00013.**

Motion and second were withdrawn by commissioner Ardovino to allow further discussion by the commission.

2ND MOTION:
ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Brannon, and carried to **DENY PZST14-00013.**

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

Motion passed. (6-1 vote)

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PUBLIC HEARING Zoning Condition Release Applications:

12.	**PZCR14-00003:**	Portion of Lot 1, and Portion of Lot 2, Block 1, Las Flores Subdivision Unit 4, City of El Paso, El Paso County, Texas
	Location:	8825 North Loop Drive
	Zoning:	C-2/c/sc (Commercial/condition/special contract)
	Request:	Release all conditions imposed by Special Contract Ordinance No. 7591, dated September 14, 1982 and Rezoning Ordinance No. 15816, dated June 15, 2004
	Existing Use:	Community Shopping Center
	Proposed Use:	Ballroom/Banquet Hall
	Property Owner:	Verde Paso Partners, LP
	Representative:	Mimco/Charlie Gomez
	District:	7
	Staff Contact:	Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

Art Rubio, Senior Planner, gave a presentation and noted that the applicant is requesting to release all conditions imposed by Special Contract Ordinance No. 7591 dated September 14, 1982 and the

Rezoning Ordinance 15816 dated June 15, 2004. The special contract and the rezoning conditions have been satisfied and are no longer necessary. Staff did not receive any letters or phone calls in opposition or in support to the condition release request. Staff recommends approval of the condition release.

Conrad Conde on behalf of Charlie Gomez from MIMCO 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 Erickson, and unanimously carried to **APPROVE PZCR14-00003.**

Motion passed.

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Note: Commissioner Ardovino left the meeting before discussion on item #13.

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:

13.	**SUSU14-00030**:	Luciano Crossing - All of Tract 1D1, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
	Location:	North of Album and East of Mcrae
	Property Owner:	Lucmor, LLC
	Representative:	Roe Engineering
	District:	7
	Staff Contact:	Alfredo Austin, (915) 212-1604, austinai@elpasotexas.gov

Alejandro Palma, Planner, gave a presentation and noted that the applicant proposes to subdivide approximately .3103 acres of vacant land for 1 commercial lot. Access to the subdivision is proposed from McRae Boulevard and Album Avenue. This development is being reviewed under the current subdivision ordinance. Staff recommends approval of the exception requests for ROW improvements and approval of Luciano Crossing on a Major Combination basis.

Bradley Roe with Roe 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 Brannon, seconded by Commissioner Madrid, and carried to **APPROVE SUSU14-00030.**

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Wright, and Madrid
NOT PRESENT FOR THE VOTE: Commissioner Ardovino
ABSENT: Commissioner Amoriello

Motion passed.

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14.	**SUSU14-00039:**	Mesa Office Park Unit Two– A portion of Tract 2P and all of Tract 2H3, E.L. DeShazo Survey No. 218, save and except a portion of Tract 2P, E.L. DeShazo No. 218, (Existing Cell Tower, owned by others), City of El Paso, El Paso County, Texas
	Location:	South of Castellano Drive and West of Mesa Street
	Property Owner:	Jesus Romero
	Representative:	Roe Engineering
	District:	8
	Staff Contact:	Alejandro Palma, (915) 212-1607, **palmaaj@elpasotexas.gov**

Alejandro Palma, Planner, gave a presentation and noted that the applicant proposes to subdivide approximately .6184 acres of vacant land for one commercial lot. Access to the subdivision is proposed from Castellano Drive. This development is being reviewed under the current subdivision code. The applicant is also requesting the following exceptions: An exception to waive street improvements along Castellano Drive and an exception request for the panhandle lot which exceeds 100 feet in length. Staff recommends approval of the exception requests for ROW improvements and the panhandle lot, and approval of Mesa Office Park Unit Two on a Major Combination basis.

Bradley Roe with Roe 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 Erickson, seconded by Commissioner Loweree, and carried to **APPROVE SUSU14-00039.**

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Wright, and Madrid
NOT PRESENT FOR THE VOTE: Commissioner Ardovino
ABSENT: Commissioner Amoriello

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

15.	**SUSC14-00004:**	El Paso International Airport Replat of Unit 3 Replat B – a Replat of El Paso International Airport Replat of Unit 3 Replat A, City of El Paso, El Paso County
	Location:	South of Boeing and West of Airway
	Property Owner:	City of El Paso
	Representative:	Conde, Inc.
	District:	3
	Staff Contact:	Alfredo Austin, (915) 212-1604, **austinaj@elpasotexas.gov**

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE SUSC14-00004 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 19, 2014.**

Motion passed.

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16. **SUSU14-00008:** Mesquite Hills Unit 10 - All of Lot 69, Block 28, Mesquite Hills Unit 4, Tracts 7 and 7A, Section 16, Block 80, Township 1, Texas & Pacific Railway Surveys, City of El Paso, El Paso County, Texas

Location:	West of Dyer and North of Angora Loop
Property Owner:	Direct Home Sales
Representative:	AB Consultants
District:	4
Staff Contact:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Kimberly Forsyth, Lead Planner, gave a presentation and noted that there is a revised staff report for this item. She noted that the name of the subdivision has been changed and was previously posted as ***Mesquite Hills Unit 10*** now it's being called ***Classic Park Unit 1.*** The reason for the change is because the surrounding development carries the name Mesquite Hills Unit 1, 2, 3 and 4. This development is under separate ownership and the previous developer requested that the owner use a different name for their subdivision.

Staff recommends approval of the request for an exception to the connectivity index due to the existing conditions surrounding this property, approval of the alternative design and approval of the plat.

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 Erickson, seconded by Commissioner Loweree, and carried to **APPROVE SUSU14-00008.**

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Wright, and Madrid
NOT PRESENT FOR THE VOTE: Commissioner Ardovino
ABSENT: Commissioner Amoriello

Motion passed.

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Other Business:

17. Discussion and action on the City Plan Commission minutes for:
May 8, 2014

Without objection, the City Plan Commission minutes for May 8, 2014, were approved.

Motion passed.

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18. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.02. (General Provisions and Definitions) creating a new Credit Access Business and Pawnshop Use and Definition, amending Chapter 20.10 (Supplemental Use Regulations) to add Appropriate Standards and Regulations for Credit Access Businesses and amending Appendix A (Table of Permissible Uses) to allow Credit Access Businesses in Commercial Districts by Special Permit and Appendix C (Parking Regulations) of the El

Paso City Code. 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

Alex Hoffman, Lead Planner, gave a presentation and noted that the following sections of the code will be amended.

- Chapter 20.02, General Provisions and Definitions
- Chapter 20.10, Supplemental Use Regulations
- Appendix A, Table of Permissible uses, and
- Appendix C, Parking Regulations

Karla Nieman, Assistant City Attorney, gave the definition of a *Deferred Presentment Transaction.*

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Loweree, and carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02. (GENERAL PROVISIONS AND DEFINITIONS) CREATING A NEW CREDIT ACCESS BUSINESS AND PAWNSHOP USE AND DEFINITION, AMENDING CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS) TO ADD APPROPRIATE STANDARDS AND REGULATIONS FOR CREDIT ACCESS BUSINESSES AND AMENDING APPENDIX A (TABLE OF PERMISSIBLE USES) TO ALLOW CREDIT ACCESS BUSINESSES IN COMMERCIAL DISTRICTS BY SPECIAL PERMIT AND APPENDIX C (PARKING REGULATIONS) OF THE EL PASO CITY CODE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE AND THAT THE DEFINITION OF *DEFERRED PRESENTMENT TRANSACTION* BE ADDED TO THE ORDINANCE.**

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

Motion passed. (5-1 vote)

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19. Planning Report:
    a. Annual Report to City Council

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE THE PLANNING REPORT FOR TWO (2) WEEKS, TO TH CITY PLAN COMMISSION MEETING OF JUNE 5, 2014.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to adjourn this meeting at 4:42 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission