CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
JUNE 13, 2013
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 Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:
Commissioner De La Cruz
Commissioner Wright
Commissioner Borden
Commissioner Nance
Commissioner Brandrup
Commissioner Schauer
Commissioner Reveles

COMMISSIONERS ABSENT:
Commissioner Amoriello
Commissioner Ardovino

AGENDA

Commissioner Borden read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner De La Cruz, Wright, Borden, Nance, Brandrup, Schauer, and Reveles
ABSENT: Commissioner Amoriello, and Ardovino

Motion passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

No action was taken.

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II. CONSENT AGENDA

There were no items under the Consent Agenda.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

1.	**PZRZ13-00008:**	Lot 1: Portion of Lot 48, Block 4, Stiles Gardens, City of El Paso, El Paso County, Texas Lot 2: Portion of Lot 48, Block 4, Stiles Gardens, City of El Paso, El Paso County, Texas
	Location:	7121 Stiles Drive A & B
	Zoning:	R-5 (Residential)
	Request:	From R-5 (Residential) to S-D (Special Development)
	Existing Use:	Single-Family Homes / Plumbing & HVAC / Auto Storage and/or Repair
	Proposed Use:	Apartment Complex (Related to PZDS13-00005)
	Property Owner:	Clotilde Hidalgo
	Representative:	Jesus Jaime
	District:	3
	Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

1ST MOTION:
***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **HEAR ITEMS 1 AND 6 TOGETHER.**

Motion passed.

Michael McElroy, Planner, noted that staff has requested that these two items be heard together since they are related to each other.

Jesus Jaime representing the owner concurred with staff's comments. He noted that the owner is aware that they will lose the legal non-conforming.

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

Elva Villagran representing Mr. Dominguez, President for the Stiles Neighborhood Association, the citizens and neighbors for that area expressed concerns regarding the Detailed Site Plan.

Michael McElroy addressed her concerns.

2ND MOTION:
ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZRZ13-00008 AND PZDS13-00005 WITH ONE MOTION.**

Motion passed.

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2.	**PZRZ13-00011:**	Tract 20-B-1, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	9355 Escobar Drive
	Zoning:	R-F (Ranch-Farm)

Request:	From R-F (Ranch-Farm) to C-4 (Commercial)
Existing Use:	Contractor's Yard
Proposed Use:	Contractor's Yard
Property Owner:	D.M.K. Sisters, LLC
Representative:	Lydia Hidalgo
District:	6
Staff Contact:	Michael McElroy, (915) 541-4238, mcelrovms@elpasotexas.gov

Lydia Hidalgo concurred with staff's comments.

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

Ben Ivey spoke in favor of this request.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Reveles, and unanimously carried to **APPROVE PZRZ13-00011.**

Motion passed.

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3. **PZRZ13-00014:** Portion of Lot 8, Block 6, Hueco View Acres, City of El Paso, El Paso County, Texas

Location:	South of Edgemere Boulevard and West of Lee Boulevard
Zoning:	R-3 (Residential)
Request:	From R-3 (Residential) to GMU (General Mixed Use)
Existing Use:	Vacant
Proposed Use:	Apartments & Commercial
Property Owner:	Ardent Quest Apartments, LLC
Representative:	Georges Halloul
District:	5
Staff Contact:	Michael McElroy, (915) 541-4238, mcelrovms@elpasotexas.gov

Michael McElroy, Planner, noted that there is a revised staff report for this item.

Georges Halloul with SLI Engineering, representing the owner, concurred with staff's comments.

David Bogus, Director of Development for the ownership group of this project noted that this is the same process that they used in Northeast for the Sandstones Estates.

Commissioner Nance 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 Wright, seconded by Commissioner Schauer, and unanimously carried to **APPROVE PZRZ13-00014.**

Motion passed.

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4. **PZRZ13-00018:** Lots 26 & 27, Block C, Stevens, City of El Paso, El Paso County, Texas

Location:	533 W. Franklin
Zoning:	C-4 (Commercial)
Request:	From C-4 (Commercial) to C-5 (Commercial)

Existing Use:	Vacant
Proposed Use:	Residential / Retail
Property Owner:	533 West Franklin, LLC
Representative:	T.J. Karam
District:	8
Staff Contact:	Michael McElroy, (915) 541-4238, mcelrovms@elpasotexas.gov

T.J. Karam, representing the owner, concurred with staff's comments.

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

Steve (last name inadudible) spoke in opposition to this request.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZRZ13-00018 WITH THE CONDITION THAT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS A DETAILED SITE DEVELOPMENT PLAN BE SUBMITTED AND REVIEWED AS PER CITY CODE.**

Motion passed.

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5.	**PZRZ13-00021:**	Lots 9 and 10, Block 3, Alameda Acres, City of El Paso, El Paso County, Texas
	Location:	125-127 Glenwood Street
	Zoning:	Parcel 1: A-2/SP; Parcel 2: R-4
	Request:	Lot 1: From A-2/sp (Apartment/special permit) to R-MU (Residential Mixed Use)
	Existing Use:	Vacant/Single-family/Two-family dwellings
		Lot 2: From R-4 (Residential) to R-MU (Residential Mixed Use)
	Proposed Use:	Commercial and Residential Mixed Use
	Property Owner:	125 Glenwood LLC
	Representative:	Sergio Castillo, SER Group, LLC
	District:	3
	Staff Planner:	Arturo Rubio, (915)-541-4633, rubioax@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **POSTPONE PZRZ13-00021 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 27, 2013.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Applications:

6.	**PZDS13-00005:**	Lot 1: Portion of Lot 48, Block 4, Stiles Gardens, City of El Paso, El Paso County, Texas
		Lot 2: Portion of Lot 48, Block 4, Stiles Gardens, City of El Paso, El Paso County, Texas
	Location:	7121 Stiles Drive A & B
	Zoning:	R-5 (Residential)
	Request:	Detailed Site Plan Review
	Existing Use:	Single-Family Homes / Plumbing & HVAC / Auto Storage and/or Repair
	Proposed Use:	Apartment Complex (Related to PZRZ-00008)

Property Owner:	Clotilde Hidalgo
Representative:	Jesus Jaime
District:	3
Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

1ST MOTION:
***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **HEAR ITEMS 1 AND 6 TOGETHER.**

Motion passed.

2ND MOTION:
ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZRZ13-00008 AND PZDS13-00005 WITH ONE MOTION.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

7. **PZST13-00009:** Lots 6 and 7, Block 4, Emerald Valley Estates, Replat A, City of El Paso, El Paso County, Texas

Location:	5524-5528 Woodgreen Drive
Zoning:	R-1 (Residential)
Request:	Infill Development to allow for Reduced Rear and Front Setbacks
Existing Use:	Vacant
Proposed Use:	Single-family Dwelling
Property Owner:	Winton and Associates
Representative:	Scott Winton
District:	1
Staff Planner:	Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Commissioner Wright recused himself and did not take part during the discussion on this item.

Micah Ramirez representing the owner concurred with staff's comments.

Commissioner Nance 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 De La Cruz, seconded by Commissioner Reveles, and carried to **APPROVE PZST13-00009.**

AYES: Commissioner De La Cruz, Wright, Borden, Nance, Brandrup, Schauer, and Reveles
ABSENT: Commissioner Amoriello, and Ardovino
NOT PRESENT FOR THE VOTE: Commissioner Wright

Motion passed.

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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 Preliminary:

8.	**SUSU13-00030:**	Ranchos Del Rey Unit One – A portion of Tract 2A, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	North of North Loop and East of Americas
	Property Owner:	Ben L. Ivey, LTD.
	Representative:	Roe Engineering, LC
	District:	6
	Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, noted that the applicant submitted three modifications as stated on the staff report and noted that the third modification should not be considered.

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

Commissioner Nance 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 De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU13-00030.**

Motion passed.

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PUBLIC HEARING Street Vacations:

9.	**SURW13-00012:**	Edgar Road Street Vacation – A portion of Edgar Road out of S.A. & M.G. Railroad Company Survey No. 266, City of El Paso, El Paso County, Texas
	Location:	East of IH-10 and South of Montoya Lane
	Property Owner:	Prime Desert Properties, LLC
	Representative:	Quantum Engineering Consultants, Inc.
	District:	1
	Staff Contact:	Mirian Spencer, (915) 541-4482, spencermd2@elpasotexas.gov

Mirian Spencer, Planner, noted that this item is being represented to include an additional 0.7403 acre portion of right-of-way that was inadvertently omitted from the previous City Plan Commission case.

Bobby Gonzalez with Quantum Engineering concurred with staff's comments.

Commissioner Nance 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 Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE SURW13-00012.**

Motion passed.

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Other Business:

10. Discussion and action on the City Plan Commission minutes for:
    a. May 16, 2013
    b. May 30, 2013

ACTION: Motion made by Commissioner Reveles, seconded by Commissioner Schauer, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MAY 16, 2013, AND MAY 30, 2013.**

Motion passed.

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11. Planning Report:
    N/A

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12. Legal Report:
    N/A

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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to adjourn this meeting at 2:25 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission