CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JUNE 18, 2015
1:30 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31p.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 Landeros
Commissioner Madrid

AGENDA

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

***WITHOUT OBJECTION, CHANGES TO THE AGENDA WERE UNANIMOUSLY APPROVED.**

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Wright, Ardovino, Landeros, and Madrid
NAYS: N/A
ABSTAIN: N/A
ABSENT: N/A
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 ON 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.

***WITHOUT OBJECTION ITEM 1 (SUSU15-00038) AND ITEM 2 (SUSU15-00039) WERE CONSIDERED TOGETHER.**

Major Combination:

1.	**SUSU15-00038:**	Wolf Point Unit 1 - A portion of Tract 10J, A. F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
	Location:	North of Mesa and West of Resler
	Property Owner:	Armour Self Storage
	Representative:	Brock & Bustillos
	District:	8
	Staff Contact:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
2.	**SUSU15-00039:**	Wolf Point Unit 2 - Tract 10A and a portion 10J, A. F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
	Location:	North of Mesa and West of Resler
	Property Owner:	Armour Self Storage
	Representative:	Brock & Bustillos
	District:	8
	Staff Contact:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that the applicant has submitted a waiver request for roadway improvements along Resler Drive. Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood. Staff recommends approval of the waiver request and approval of Wolf Point Unit One and Wolf Point Unit 2 on a Major Combination basis.

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

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU15-00038 AND SUSU15-00039 WITH ONE MOTION.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

3.	**SUSU15-00040**:	Gateway Stormwater North Pond - All of Lots 1-32 and the alley, Block 60, portions of Lot 21 and the alley, all of Lots 22-24, Block 61, and a portion of Cebada Street, Missouri Avenue, and Luna Street, Supplemental Map No. 1 of East El Paso, City of El Paso, El Paso County, Texas
	Location:	North of Gateway West and West of Luna
	Property Owner:	El Paso Water Utilities
	Representative:	Conde, Inc.
	District:	2
	Staff Contact:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, noted that the applicant is requesting approval on a resubdivision combination basis of Gateway Stormwater North Pond. The applicant is also requesting to waive the right-of-way improvements to allow for the existing cross sections of Missouri to remain. Staff recommends the following condition, that the ROW vacation of a portion of the existing 20' alley and the remainder of Cebada Street that is within the proposed subdivision be approved by City Council and recorded prior to the recording of Gateway Stormwater North Pond. Staff recommends approval of Gateway Stormwater North Pond on a resubdivision combination basis.

Gonzalo Cedillos, Storm Water Engineer Manager with the EPWU, noted that FEMA zones indicate that water exceeds over 3' in depth. This will permanently fix the flooding problem on I-10. They are creating a beautiful impact to the surrounding properties which include landscaping with trees and different types of plantings.

Yvonne Curry 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 Erickson, seconded by Commissioner Loweree, and unanimously carried to **APPROVE SUSU15-00040.**

Motion passed.

PUBLIC HEARING Rezoning Applications:

4.	**PZRZ15-00015:**	Portion of Lot 1, Block 23, Vista Granada Unit Three, City of El Paso, El Paso County, Texas
	Location:	1374 George Dieter Drive
	Zoning:	C-1 (Commercial)
	Request:	From C-1 (Commercial) to C-3 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Automobile Storage
	Property Owners:	George R. Gonzalez & Textape, Inc.
	Representative:	Georges Halloul
	District:	7
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting a rezoning from C-1 (Commercial) to C-3 (Commercial) to permit the construction of an automobile storage lot to serve an adjacent automobile dealership. The property is currently vacant. Staff did

not receive any communication in support or opposition to the rezoning request nor any adverse comments from the reviewing departments. Staff is recommending approval of the rezoning request from C-1 (Commercial) to C-3 (Commercial).

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 Grambling, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ15-00015.**

Motion passed.

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5.	**PZRZ15-00020:**	Tract 15Q, 15Q2, 15S, 18B, 18B2, and 18N, Block 6, Upper Valley Survey, City of El Paso, El Paso County, Texas
	Location:	440 Clayton Drive
	Zoning:	R-2 (Residential)
	Request:	From R-2 (Residential) to R-MU (Residential Mixed Use)
	Existing Use:	Vacant
	Proposed Use:	Residential and light commercial mixed use
	Property Owner:	Roma Homes
	Representative:	DRS Architecture
	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 request. The applicant is requesting a rezoning from R-2 (Residential) to R-MU (Residential Mixed Use). Staff received one phone call in opposition to the rezoning request, from a resident in the immediate area, citing the area is residential and should stay residential. Staff also received six letters in opposition to the rezoning request, a phone call of concern from the Montoya Garden Neighborhood Association, which is located outside of the boundaries of the proposed rezoning request, and a petition with 17 signatures in opposition of the request. Staff did not receive any adverse comments from any of the reviewing departments. Staff recommends approval of the rezoning from R-2 (Residential) to R-MU (Residential Mixed Use) and approval of the master zoning plan.

Marilyn Del Rio with DRS Architecture, representing Roma Homes, concurred with staff's comments. She noted that they met with the neighborhood at the site and a total of twenty-two people showed up at the meeting.

Art Rubio, Lead Planner, noted that staff has verified that this property is not in the Northwest Upper Valley Plan and it is not subject to the 2.5 acres per lot.

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:

- Rodrigo Mercado
- Leopoldo Terrazas expressed his concern regarding increase in traffic and crime.
- Richard Evers noted that his main concern is also the increase of traffic and flooding.
- Mary F. Harris read a prepared statement and expressed her concern about noise pollution.
- Charles Norton suggested that a traffic flow study be done.

The commission asked why the traffic impact study was waived.

Mr. Tony Woo from Streets and Maintenance noted that this development falls below the traffic threshold that is required with the number of trips that will be generated with the development.

- Lois Marchino expressed her concern about the increase in traffic and quality of life.
- Lucy Okubo noted that she did not receive any letters, emails, or invitations for the neighborhood meeting. She asked if the surrounding streets will be fixed if this development goes through.
- Diego Vazquez also expressed his concern about increase in traffic.
- Joan (last name inaudible) noted that many neighbors were not aware of the neighborhood meeting. She also expressed her concern about increase in traffic.
- (Name inaudible) also spoke in opposition and expressed her concern about flooding.

Marilyn Del Rio noted that the proposed subdivision will have a homeowners association which will take care of the park pond. Her concept is that neighborhood commercial will lessen the traffic concern.

1ST MOTION:
***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Madrid, and carried to **APPROVE PZRZ15-00020.**

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

Motion failed. (4 – 4 vote).

Carlos Gallinar, Deputy Director for Planning & Inspections, noted that there is no recommendation from the City Plan Commission and the applicant has the ability to appeal to City Council.

2ND MOTION:
ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **RECONSIDER PZRZ15-00020 FOR DISCUSSION ONLY BUT NO ACTION SHALL BE TAKEN.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

6.	**PZDS15-00010:**	Portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas
	Location:	West of Resler Drive and North of Interstate 10
	Zoning:	C-3/sc (Commercial/special contract)
	Request:	Detailed Site Development Plan Review
	Existing Use:	Vacant
	Proposed Use:	Apartments
	Property Owner:	Camino Real Investments 1, LTD
	Representative:	Conde, Inc.
	District:	8
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
	POSTPONED FROM 06/04/15	

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this request. On October 27, 1987, City Council approved Ordinance No. 9198 rezoning the subject property and imposing five conditions by a special contract. Staff recommends approval of the Detailed Site Development Plan request.

Yvonne Curry 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 Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE PZDS15-00010.**

Motion passed.

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PUBLIC HEARING Special Permit Application:

7.	**PZST15-00008:**	A portion of Lot 32, Block 5, Alameda Acres, City of El Paso, El Paso County, Texas
	Location:	409 S. Glenwood Street
	Zoning:	R-4 (Residential)
	Request:	Infill Development - to allow for lot size and cumulative front & rear yard setback reductions
	Existing Use:	Single-family dwelling
	Proposed Use:	Duplexes
	Property Owner:	ANVIA, L.L.C.
	Representative:	Dorado Engineering, Inc.
	District:	8
	Staff Contact:	Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov
	POSTPONED FROM 04/23/15	

***WITHOUT OBJECTION PZST15-00008 WAS DELETED FROM THE AGENDA.**

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Other Business:

8. Discussion and action on the City Plan Commission minutes for:
June 4, 2015

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 4, 2015.**

Motion passed.

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9. Planning Report:
   a. Discussion and action on rescheduling the July 2, 2015, to July 9, 2015

NO ACTION WAS TAKEN.

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ADJOURNMENT:

WITHOUT OBJECTION THE MEETING WAS ADJOURNED AT 3:06 PM.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission