



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
AUGUST 13, 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 Madrid present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Loweree
Commissioner Brannon
Commissioner Grambling
Commissioner Erickson
Commissioner Madrid
Commissioner Ardovino
Commissioner Bustamante
Commissioner Landeros

COMMISSIONERS ABSENT:

N/A

AGENDA

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

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Erickson, and unanimously carried to approve the changes to the agenda.

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Madrid, Ardovino, Bustamante, and Landeros

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: N/A

Motion passed.
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Mr. Gallinar introduced Ms. Rebeca Bustamante newly appointed commissioner who will be replacing Commissioner Wright.

Ms. Bustamante introduced herself to the public and to the commission.
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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 Landeros, seconded by Commissioner Erickson, 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. **SUSU15-00047:** Peyton Estates Unit Four - A portion of C.D. Stewart Survey No. 318, El Paso County, Texas
 Location: North of Mark Twain and East of Nonap
 Property Owner: People of the State of Texas
 Representative: Roe Engineering, L.C.
 District: ETJ (Adjacent to District 6)
 Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU15-00047**.

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 Combination:

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

Jeff Howell, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide 1.13 acres of land into one commercial lot. Access to the subdivision is proposed from Alameda Avenue. The applicant has submitted a request to waive ROW improvements on Alameda Avenue and Carnes Road. This subdivision was reviewed under the current subdivision code. Staff recommends approval of Rangel Subdivision on a Major Combination basis.

Jesus Jaime representing Enrique Rey concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Landeros, and unanimously carried to **APPROVE SUSU15-00026.**

Motion passed.

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3. **SUSU15-00045:** Pumas Subdivision - A portion of Tract 4A, Block 51, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas
Location: South of Americas and East of Alameda
Property Owner: Rogelio Dominguez Lucero
Representative: Sitework Engineering, LLC
District: 6
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE SUSU15-00045 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 27, 2015.**

Motion passed.

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4. **SUSU15-00046:** DW Properties Addition - All of Tracts 26A, 26B, 26C & 27, A. F. Miller Survey #214, City of El Paso, El Paso County, Texas
Location: North of Sunland Park and West of Mesa
Property Owner: DW Properties
Representative: Dorado Engineering
District: 8
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide approximately 1.85 acres of land for one commercial lot. Primary access to the subdivision is proposed from Mesa Street. The applicant is requesting an exception to waive right of way improvements along Mesa Street. Mesa Street is a TXDOT major arterial designated on the City's Bikeway plan. This development is being reviewed under the current subdivision ordinance. Staff recommends approval of the right of way improvements and approval of DW Properties Addition Subdivision on a Major Combination basis.

The applicant was not present at the meeting.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU15-00046.**

Motion passed.

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PUBLIC HEARING Right of Way Vacation:

- 5. **SURW15-00009:** Resler Drive Right-of-Way Vacation - A 0.116 acre portion of Resler Drive right-of-way, City of El Paso, El Paso County, Texas
 - Location: South of Transmountain at Resler
 - Property Owner: Hunt Communities Holding, LLC
 - Representative: CSA Design Group
 - District: 1
 - Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant seeks to vacate a 0.116 acre portion of Resler Drive. The surface drainage infrastructure that exists within the subject area is no longer needed and a new subsurface pipe system is currently being installed in its place. Staff recommends approval of the Resler Drive ROW Vacation with the condition that the applicant retain a 30' public drainage easement to the PSB for the new pipe extension before approval by City Council.

Andrew Ontiveros with CSA Design Group concurred with staff's comments.

Commissioner Madrid 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 SURW15-00009.**

Motion passed.

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PUBLIC HEARING Rezoning Application:

- 6. **PZRZ15-00023:** Portion of Lot 1, Block 341, Vista Del Sol Unit Sixty Nine, City of El Paso, El Paso County, Texas
 - Location: West of Zaragoza Road and North of Rojas Drive
 - Zoning: C-1 (Commercial)
 - Request: From C-1 (Commercial) to C-3 (Commercial)
 - Existing Use: Vacant
 - Proposed Use: Car Dealership
 - Property Owners: George R. Gonzalez and Textape, Inc.
 - Representative: Georges Halloul
 - District: 7
 - Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Erickson, and unanimously carried to **DELETE PZRZ15-00023.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

7. **PZST15-00023:** Blocks C and D, BASSETT ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 21, Real Property Records, El Paso County, Texas; PLUS the alley within said Block C and a portion of Overland Street lying between Blocks C and D vacated by Ordinance No. 242 filed May 2, 1940; Plus a 2.2 foot strip described in Deed dated January 15, 1940 and filed in Volume 660, Page 297, Real Property Records, El Paso County, Texas; SAVE AND EXCEPT a portion sold off to the City of El Paso in Deed dated April 19, 1949 filed in Volume 1129, Page 380, Real Property Records, El Paso County; plus Lots 3 and 4, Block 120, in the un-platted portion of Bassett Addition, an addition to the City of El Paso, El Paso County, Texas.
- Location: North of Cypress Avenue and East of Eucalyptus Street
Zoning: A-3 (Apartment)
Request: Infill Development - to allow for reduced setbacks, parking reductions, increased height and density
Existing Use: Apartment complex (To be demolished)
Proposed Use: Apartment complex
Property Owner: Housing Authority of the City of El Paso, Texas
Representative: Conde, Inc.
District: 8
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that this request is for a special permit and detailed site plan approval for infill development to allow for reduced setbacks, parking reductions, increased height and density. The proposed use is an apartment complex inclusive of a leasing office and community club. Staff did not receive any comments in opposition or support of this special permit application. Staff recommends approval of the special permit and acceptance of the Detailed Site Development Plan.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Madrid 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 Loweree, and unanimously carried to **APPROVE PZST15-00023.**

Motion passed.
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8. **PZST15-00026:** Portion of Tract 85, Map of Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
- Location: 8420 Leo Street
Zoning: R-4 (Residential)
Request: Infill Development / Lot Area and Width Reduction
Existing Use: Duplex
Proposed Use: Single-family Dwelling
Property Owner: MDA Investments, L.L.C.
Representative: Daniel Alderete
District: 2

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

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE PZST15-00026 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 27, 2015.**

Motion passed.

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9. **PZST15-00028:** Lot 10, Block 1, Emerald Valley Estates, Replat "A", City of El Paso, El Paso County, Texas
Location: 709 Woodfield Drive
Zoning: R-1 (Residential)
Request: Infill Development / Cumulative Front and Rear Setback Reduction
Existing Use: Vacant
Proposed Use: Single-family Dwelling
Property Owners: Bosko and Alma Lemez
Representative: Wright & Dalbin Architects, Inc. – Frederic P. Dalbin
District: 1
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior 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 cumulative front and rear yard setback from the required 100' to 60'. The proposed development provides the two parking spaces required of detached single-family dwellings. Access to the property is proposed from Woodfield Drive. Staff did not receive any communications in support or opposition to the special permit request. Staff recommends approval and acceptance of the detailed site development plan.

Fred Dalbin with Wright & Dalbin Architects concurred with staff's comments.

Commissioner Madrid 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 PZST15-00028.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

10. **PZDS15-00013:** Lot 2B, Block 3, Northwestern Corporate Center, Unit Four, Amending Subdivision, City of El Paso, El Paso County, Texas
Location: 6600 Desert North Boulevard
Zoning: C-4/c (Commercial/condition)
Request: Detailed Site Development Plan Review per Ordinance No. 14949
Existing Use: Vacant
Proposed Use: Clinic
Property Owner: El Paso County Hospital dba University Medical Center of El Paso
Representative: Maria Zampini
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 property is 13.22 acres in size, is vacant, and is currently zoned C-4 with a condition. The proposed clinic is a permitted use in a C-4 zoned district. The detailed site plan is a requirement of the zoning condition that was imposed by Ordinance 14949 dated October 2, 2001, which required submittal of the detailed site plan to be reviewed by the City Plan Commission and City Council as per the condition. Staff recommends approval of the site development plan request.

Carl Daniel, Architect, concurred with staff's comments.

Commissioner Madrid 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 Landeros, and unanimously carried to **APPROVE PZDS15-00013.**

Motion passed.

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Other Business:

11. Discussion and action on the City Plan Commission minutes for:
July 30, 2015

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Grambling, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JULY 30, 2015.**

Motion passed.

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12. Planning Report:
 - a. Annual Report

Carlos Gallinar, Deputy Director for Planning & Inspections, gave a presentation and noted that this report is usually presented at the Annual Business City Plan Commission meeting. Title 2.08 requires that the City Plan Commission submit an annual report to City Council and it has to be done prior to August 15th. The report included some items that the commission approved and worked on during 2014. Some items that will be coming forward during the next year or so were also included. Some priorities for 2015-2016 were discussed. Mr. Gallinar will submit this information to the Mayor and City Council on behalf of the commission.

Mr. Gallinar noted that this commission can create a subcommittee for the Comp Plan and noted that the commission could sit on that subcommittee without forming a quorum. The subcommittee can work with staff to see what items need to be discussed and bring them forward. He cautioned the commission that some of these items need to be vetted with the community.

Karla Nieman, Assistant City Attorney, read Article 9 of the City Plan Commission by-laws regarding committees.

Kristin Hamilton, Assistant City Attorney, noted that to create a committee, an item would have to be placed on the City Plan Commission agenda. She also noted that the committee would not have the authority to work independently but would report back to the City Plan Commission.

Mr. Gallinar suggested that the commission look at the Comp Plan online and come back and have a full discussion in two weeks.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE THE ANNUAL REPORT AS PRESENTED AND ADD AN ITEM TO COORDINATE THROUGH SUBCOMMITTEE DEVELOPMENT AN IMPLEMENTATION OF PLAN EL PASO GOALS AND POLICIES.**

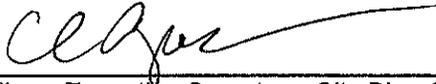
Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to adjourn this meeting at 2:30 p.m.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission