SPECIAL CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
AUGUST 18, 2014
1:00 P.M.

MINUTES

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

The meeting was called to order at 1:03 p.m. Commissioner Wright present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:
Commissioner Loweree
Commissioner Brannon
Commissioner Grambling
Commissioner Wright
Commissioner Ardovino
Commissioner Madrid

COMMISSIONERS ABSENT:
Commissioner Erickson
Commissioner Amoriello

AGENDA

Commissioner Grambling read the rules into the record. David Coronado, City Development Program Manager, noted that there were no revisions to the agenda but there were revised staff reports for item 1 through 4.

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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.	**SUSU14-00062:**	Que Padre Subdivision – Portion of Tract 2, Block 1, Upper Valley Surveys, City of El Paso, El Paso County, Texas
	Location:	East of Sunland Park and South of Doniphan
	Property Owner:	EP Sunland, LLC.
	Representative:	Kimley-Horn and Associates
	District:	8
	Staff Contact:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide 9.115 acres of vacant land for three commercial lots. Access to the subdivisions is proposed from Sunland Park and Emory. The applicant will be constructing the full width of Emory Drive. The applicant has submitted a request to waive the 300' maximum cul-de-sac length requirement in non-residential zoning districts. This development was reviewed under the current subdivision code. Staff recommends approval of the waiver as it meets Section 19.48.030.A., and approval of the plat on a major combination basis.

Lori Mueffer representing Kimley Horn & Associates concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE SUSU14-00062.**

Motion passed.

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2.	**SUSU14-00063:**	CVS Subdivision – Tract 2-M, Tract 2-M-2-A, Tract 2-M-2-B, and Tract 2-M-2-B-1, Section 2, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	East of Dyer Street and North of Rutherford Drive
	Property Owners:	Tapnim Future LP; CLK New-Star RE, LP; and M & M Partnership
	Representative:	Linfield, Hunter & Junius, Inc.
	District:	4
	Staff Contact:	Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

Alejandro Palma, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide approximately 1,9712 acres in order to create 2 commercial lots. The applicant is also requesting an exception to waive street improvements and dedication of additional ROW for the expansion of Diana Street. Primary access to the subdivision is proposed from Dyer Street and Diana Drive. This development is being reviewed under the current subdivision code. Staff recommends approval of the exception request and approval on a major combination basis.

Mario Perez with Linfield, Hunter & Junius, Inc., concurred with staff's comments.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Grambling, and unanimously carried to **APPROVE SUSU14-00063.**

Motion passed.

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3.	**SUSU14-00066:**	Corner Bakery Subdivision – A replat of a portion of Lot 2, Block 1, El Paso Hospitality Subdivision and all of Tract 4B-4, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
	Location:	North of Edgemere and West of Airway
	Property Owner:	EP Marcus Investments, LP
	Representative:	Conde, Inc.
	District:	3
	Staff Contact:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide a .8775 acre commercial lot at the northwest corner of Edgemere and Airway Boulevard with access proposed from Edgemere. The applicant has requested a waiver for roadway improvements to Airway Boulevard. Airway Boulevard is designated as a major arterial (100' ROW) on the Major Thoroughfare Plan. This development was reviewed under the current subdivision code. Staff recommends approval of the request to waive roadway improvements on Airway Boulevard and approval of Corner Bakery Subdivision with the conditions and comments stated on the staff report.

Kimberly Forsyth, Lead Planner, mentioned that the applicant has agreed to continue the hike and bike trail on Edgemere. Staff feels this is an amenity to this property.

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

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00066 WITH THE FOLLOWING CONDITIONS:**

- **THAT THE APPLICANT CONTINUE THE HIKE AND BIKE TRAIL THROUGHOUT THE ENTIRE FRONTAGE LENGTH OF EDGEMERE BOULEVARD, AND**
- **MODIFY THE CORNER CURB AND BRING INTO ADA COMPLIANCE.**

Motion passed.

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4.	**SUSU14-00072:**	SAIA Subdivision – All of Tracts 8-E-4 & 8-E-8, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
	Location:	North of El Paso and West of Clark
	Property Owner:	SAIA Motor Freight Line, LLC
	Representative:	Frank X. Spencer & Associates, Inc.
	District:	3
	Staff Contact:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes a subdivision that will include two commercial lots. The largest lot is 6.9 acres and the smallest is 3.3 acres in size. The property will continue to function as a freight yard. Access to the subdivision is proposed from Ybarra Ct. and Clark Road. The applicant has submitted a request to waive roadway improvements, however, a minimum of 5' sidewalk is proposed along the entire development. This development was reviewed under the current subdivision code. Staff recommends approval of the waiver for roadway improvements and approval of the SAIA subdivision.

Charlie Gutierrez with Frank X. Spencer & Associates, Inc., concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU14-00072.**

Motion passed.

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PUBLIC HEARING Easement Vacation:

5.	**SUET14-00003:**	Rocky Pointe Easement Vacation – A 5' Drainage Easement, Lots 13 and 14, Block 4, San Clemente Unit 2, City of El Paso, El Paso County, Texas
	Location:	South of Rocky Pointe Drive and East of Argonaut Drive
	Property Owner:	City of El Paso
	Representative:	Charles Austin
	District:	1
	Staff Contact:	Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

Alejandro Palma, Planner, gave a presentation and noted that the applicant proposes to vacate a public drainage easement located in Lot 13, Block 4, San Clemente Unit Two. The drainage easement to be vacated measures 5 feet in width by 126 feet in length. The applicant is requesting the easement vacation in order to combine two lots. Staff recommends approval of the Rocky Pointe Easement Vacation.

Charles Austin, representing the owner, 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 Grambling, and unanimously carried to **APPROVE SUET14-00003.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

6.	**PZDS14-00024:**	A portion of Lot 1, Block 1, Tierra De Mi Padre Subdivision, City of El Paso, El Paso County, Texas
	Location:	3650 Joe Battle Boulevard
	Zoning:	C-4/c (Commercial/conditions)
	Request:	Detailed Site Plan Review per Ordinance No. 15023 dated January 29, 2002
	Existing Use:	Vacant
	Proposed Use:	Medical Office

Property Owner:	Jeff Erickson
Representative:	Charles Austin
District:	5
Staff Contact:	Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the request is for a detailed site development plan review as required by Ordinance No. 15023 dated January 29, 2002. The detailed site development plan shows a new 12,685 sq. feet, 1-story medical office building, 24 feet in height. The development requires a minimum of 53 parking spaces and the applicant is providing 58 parking spaces and 3 bicycle spaces. Access to the subject property is proposed from Joe Battle Boulevard. Staff recommends approval of the detailed site development plan requests as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan, and complies with the Plan El Paso land use designation G-4, Suburban – walkable in the East Planning Area.

Charles Austin, representing the owner, 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 Grambling, and unanimously carried to **APPROVE PZDS14-00024.**

Motion passed.

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Other Business:

7. Discussion and action on the City Plan Commission minutes for:
   a. June 19, 2014
   b. July 17, 2014
   c. July 31, 2014

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 19, 2014, JULY 17, 2014, AND JULY 31, 2014.**

Motion passed.

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Kimberly Forsyth, Lead Planner, noted that Alejandro Palma had accepted a position with the El Paso Electric Co., and therefore this will be his last CPC meeting.

The Commission congratulated Mr. Palma and wished him well.

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Commissioner Wright requested that an item be placed on the September 25, 2014, City Plan Commission agenda regarding the powers of the commission as per Title 2 of the Municipal Code.

Staff will include a back-up document for this item on the August 28, 2014, packet to allow the commissioners' time to review before the September 25, 2014, meeting.

ADJOURNMENT:

Motion made by Commissioner Ardovino, seconded by Commissioner Grambling, and unanimously carried to adjourn this meeting at 1:40 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission