



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
AUGUST 25, 2016
1:30P.M.**

MINUTES

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

The meeting was called to order at 1:32 p.m. Commissioner Ardovino present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner Desai
- Commissioner Brannon
- Commissioner Benitez (Late arrival)
- Commissioner Perez
- Commissioner Ardovino
- Commissioner Livingston

COMMISSIONERS ABSENT:

- Commissioner Madrid
- Commissioner Bustamante

AGENDA

Commissioner Perez read the rules into the record. Kimberly Forsyth, Program Manager, read the revisions to the agenda into the record and noted that there are several revised staff reports.

NO ACTION WAS TAKEN.

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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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Mr. Larry Nichols, Planning & Inspections Director, noted that Carlos Gallinar, Deputy Director for the Planning & Inspections Department, has accepted a position with the El Paso Independent School District. He thanked Mr. Gallinar for his hard work to the city and to the Planning Department. The commission thanked him for his service and wished him well.

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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 Final:

- 1. **SUSU16-00055:** Sky View Estates Unit II – A portion of Section 18, Block 79, Township 3 Texas and Pacific Railway Company Surveys El Paso County, Texas
 - Location: East of Joe Battle and South of Pellicano
 - Existing Zoning: ETJ (Extraterritorial Jurisdiction)
 - Property Owner: DVEP Land, LLC
 - Representative: Del Rio Engineering
 - District: N/A
 - Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezj3@elpasotexas.gov

Joaquin Rodriguez, Planner, noted that the applicant was not present at the meeting and requested that this item be moved to later in the agenda.

1ST MOTION:

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **MOVE ITEM 1 TO A LATER TIME IN THE MEETING.**

Motion passed.

Mr. Rodriguez gave a presentation and noted that the applicant proposes to subdivide approximately 20 acres in the city's eastside ETJ. The subdivision will include 108 single family dwelling sites between 5,000 and 6,500 square feet. This is the second phase of the recently approved Sky View Estates Preliminary Plat. This subdivision was reviewed under the current subdivision ordinance. The applicant is not requesting any waivers or exceptions to the current subdivision ordinance. Staff recommends approval of Sky View Estates Unit II on a major final basis.

Sal Masoud with Del Rio Engineering concurred with staff comments.

ACTION: Motion made by Commissioner Perez, seconded by Commissioner Livingston, and carried to **APPROVE SUSU16-00055.**

AYES: Commissioner Desai, Brannon, Perez, Ardovino, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Madrid, and Perez

NOT PRESENT FOR THE VOTE: Commissioner Benitez

Motion passed.

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Major Combination:

2. **SUSU16-00050:** West Towne Market Place – All of Tract 1B1, S.J. Larkin Survey 266, and a Portion of Tracts 60 and 61A and all of Tract 62A, W.H. Grenn Survey No. 241 City of El Paso, El Paso County, Texas
- Location: N of Helen of Troy and E of I-10
- Existing Zoning: C-4/sc (Commercial/special contract)
- Property Owner: River Oaks Properties, LTD
- Representative: SLI Engineering, Inc.
- District: 1
- Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov
- POSTPONED FROM AUGUST 11, 2016**

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to subdivide approximately 63 acres in the City's Northwest Plan Area for two commercial lots. The subdivision will have access via Northern Pass Drive, Northwestern Drive, Paseo Del Norte Boulevard and North Desert Boulevard. The applicant is requesting a waiver to improvements along North Desert (1-10 Frontage) and Paseo Del Norte Boulevard. Paseo Del Norte has been previously improved and includes a wide sidewalk, hike/bike trail and mature street trees. The developer will install new sidewalks on Northern Pass and Northwestern Drive within the existing parkway. The applicant is requesting an exception to develop within an arroyo in accordance with the Stormwater Management Requirements. Staff recommends approval of the waiver to improvements along North Desert and Paseo Del North. Staff recommends approval of the exception to allow development within an arroyo and approval of West Towne Market Place on a major combination basis.

Georges Halloul with SLI Engineering concurred with staff's recommendations.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Perez, and unanimously carried to **APPROVE SUSU16-00050.**

Motion passed.

Item 7 (PZCR16-00005) was heard after item number 2 (SUSU16-00050).

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3. **SUSC16-00001:** Montecillo Unit Five B – A portion of Tracts 4A and 6A, A.F. Miller Survey No. 216, and a portion of Tract 21, John Barker Survey No. 10, City Of El Paso, El Paso County, Texas
- Location: East of Mesa and North of Argonaut
- Existing Zoning: SCZ-T40 (Smart Code)
- Property Owner: EPT Montecillo Development East, LP
- Representative: Brock & Bustillos
- District: 1
- Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ITEM SUSC16-00001 WAS POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 8, 2016.**

Motion passed.

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Major Combination (Reconsideration):

- 4. **SUSU16-00052:** Davita - Alameda Subdivision – Tract 6A, Block 24, Ysleta Grant, according to special warranty deed recorded in Block 4801, Page 1144, Real property records, El Paso County, Texas, save and except that portion conveyed to the City of El Paso by deed recorded in Book 1751, Page 19, Real property records, El Paso County, Texas
 - Location: North of Alameda and West of Carolina
 - Existing Zoning: C-4/sc (Commercial/special contract)
 - Property Owner: Belaucri Team, LLC
 - Representative: Precision Land Surveyors
 - District: 3
 - Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that this case was approved at the last City Plan Commission meeting. The reason it is coming back for reconsideration is to include park fees and El Paso Water Utility comments which were not included in the previous staff report.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Desai, and carried to **APPROVE SUSU16-00052.**

AYES: Commissioner Desai, Brannon, Perez, Ardovino, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Madrid, and Perez

NOT PRESENT FOR THE VOTE: Commissioner Benitez

Motion passed.

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PUBLIC HEARING Rezoning Applications:

- 5. **PZRZ15-00013:** Lot 13, Block 39, Kern Place Addition, City of El Paso, El Paso County, Texas
 - Location: 518 Gregory Avenue
 - Existing Zoning: R-3 (Residential)
 - Request: From R-3 (Residential) to R-MU (Residential Mixed-Use)
 - Existing Use: Apartments
 - Proposed Use: Mixed-use development
 - Property Owner: Karalene R. Eifolla
 - Representative: Memo Barajas
 - District: 1
 - Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***ITEM PZRZ15-00013 WAS POSTPONED FOR SIX (6) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 6, 2016.**

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6. **PZRZ16-00015:** Lot 4 and the west half of Lot 5, Block 16, Franklin Heights Addition, City of El Paso, El Paso County, Texas
- Location: 1108 Myrtle Ave.
 Existing Zoning: C-4/H (Commercial/Historic)
 Request: From C-4/H (Commercial/Historic) to R-MU/H (Residential Mixed-Use/Historic)
- Existing Use: Vacant
 Proposed Use: Studio Apartment Complex & Office
 Property Owner: Bemity Global LLC.
 Representative: Ben Marcus, Tyler Lyon, Mike Luciano
 District: 8
 Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from C-4/H (Commercial/Historic) to R-MU/H (Residential Mixed-Use/Historic) and approval of a Master Zoning Plan (MZP) Report. The mix of uses proposed is described in the Master Zoning Plan Report. The property owner is proposing an 85.71% parking reduction to promote pedestrian activity within the neighborhood. A parking study was conducted. The development proposes a total of 618.60 square feet of courtyard and landscaping. Access to the subject property is proposed from Myrtle Avenue. Staff did not receive any communication in support or opposition to the rezoning request. The subject property is located in the Magoffin Historic District and was reviewed by the Historic Landmark Commission at its regular meeting scheduled on July 11th and was approved. Staff recommends approval of rezoning the subject property from C-4/H (Commercial/Historic) to R-MU/H (Residential Mixed Use/Historic), approval of the Master Zoning Plan, and an 85.71% parking reduction. The development complies with the purpose, principles and guidelines of the R-MU (Residential Mixed Use) and Historic District.

Tylor Lyon and Mike Luciano concurred with staff's comments.

Commissioner Ardivino 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 Perez, and unanimously carried to **APPROVE PZRZ16-00015.**

Motion passed.

PUBLIC HEARING Zoning Condition Amendment or Release Application:

7. **PZCR16-00005:** All of Tract 1B1, S.J. Larkin Survey 266, and a portion of Tracts 60, 61A and all of Tract 62A, W.H. Glenn Survey 241, City of El Paso, El Paso County, Texas
- Location: 6450 North Desert Boulevard
 Zoning: C-4/sc (Commercial/special contract)
 Existing Use: Vacant
 Request: To release all conditions imposed by Ordinance Nos. 7367 and No. 8457
- Proposed Use: Commercial Development
 Property Owner: ROP Artcraft, LLC
 Representative: Steve Howerton
 District: 1
 Staff Contact: Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to release all conditions imposed on the property by Ordinance No. 8457, dated September 10, 1985. The

conditions imposed by the rezoning special contract are no longer necessary or have been satisfied. The commercial development uses shall comply with the all El Paso City Code requirements prior to the issuance of a certificate of occupancy. Staff did not receive any phone calls or letters in opposition to the condition release request. Staff recommends approval of the condition release request, as the conditions are no longer necessary or have been satisfied.

George Halloul with SLI Engineering concurred with staff's comments.

Commissioner Ardivino 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 Livingston, and unanimously carried to **APPROVE PZCR16-00005.**

Motion passed.

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Other Business:

- 8. Discussion and action on the City Plan Commission minutes for:
August 11, 2016

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR AUGUST 11, 2016.**

Motion passed.

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- 9. Discussion and action on an ordinance amending Title 21 (Smartcode), Chapter 21.50 (Building Scale Plans), Chapter 21.50.140 (Architectural Standards), of the El Paso City Code, to amend the architectural standards for roof design to calibrate the design to the local character of the place and local conditions; the penalty is as provided for in Chapter 21.60 of the El Paso City Code.

Staff Contact: Ryan Kirby, (915) 212-1586, kirbyrl@elpasotexas.gov

Ryan Kirby, Planner, gave a presentation and noted that the reason this is being presented today is to reduce the required percent grade in the roof pitch in the SmartCode in order to allow for greater flexibility in architectural design and to clarify the standards in which these designs must follow. Lowering the minimum roof pitch will also allow for the possibility of different roof designs. Mr. Kirby answered questions from the commission.

Commissioner Ardivino 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 Perez, seconded by Commissioner Livingston, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.50 (BUILDING SCALE PLANS), CHAPTER 21.50.140 (ARCHITECTURAL STANDARDS), OF THE EL PASO CITY CODE, TO AMEND THE ARCHITECTURAL STANDARDS FOR ROOF DESIGN TO CALIBRATE THE DESIGN TO THE LOCAL CHARACTER OF THE PLACE AND LOCAL CONDITIONS.**

Motion passed.

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10. Planning Report:

Kimberly Forsyth, Program Manager for Planning & Inspections, invited the commission to a farewell party for Mr. Gallinar which will be held at City 3, 801 Texas, on Tuesday, August 30th from 3:00pm to 5:00pm.

Mr. Gallinar thanked the commissioners and staff for all their hard work.

The commission thanked Mr. Gallinar for his hard work and dedication to the city and wished him well.

NO ACTION WAS TAKEN.

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ADJOURNMENT:

Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to adjourn this meeting at 2:05 p.m.

Approved as to form:



Larry F. Nichols, Executive Secretary, City Plan Commission