CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
OCTOBER 22, 2015
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:33 p.m. Commissioner Loweree present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:
Commissioner Grambling
Commissioner Loweree
Commissioner Ardovino
Commissioner Bustamante
Commissioner Landeros
Commissioner Madrid

COMMISSIONERS ABSENT:
Commissioner Brannon

AGENDA

Commissioner Bustamante read the rules into the record. Kimberly Forsyth, Program Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Grambling, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Grambling, Loweree, Ardovino, Bustamante, Landeros, and Madrid
NAYS: N/A
ABSTAIN: N/A
ABSENT: Commissioner Brannon
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

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, 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 {*}.

Major Final (Reconsideration):

1.	**SUSU15-00005:**	Pebble Hills Extension – Tract 1C and portion of Tract 1D, Section 39 and portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
	Location:	West of Zaragoza at Pebble Hills
	Property Owner:	City of El Paso and Tomly Corporation
	Representative:	Conde, Inc.
	District:	5
	Staff Contact:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU15-00005.**

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.	**SUSU15-00061:**	Gabriels Center – A portion of Tracts 78, 79, 80A, 80B, 80C, 81A, 81B and 81C, S.A. and M.G.R.R. Co. Survey No.267, City of EL Paso, El Paso County, Texas
	Location:	East of Doniphan and North of Thorn
	Property Owner:	Rachel V. Gabriel
	Representative:	SLI Engineering
	District:	1
	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 2.8136 acres of land for one commercial lot. Primary access to the subdivision is proposed from Doniphan Drive. This development is being reviewed under current subdivision ordinance. The applicant is requesting an exception to waive right of way dedication and improvements along Doniphan Drive. Staff recommends approval of the waiver of improvements and approval of Gabriel's Center Subdivision on a Major Combination basis. However, staff recommends the dedication of 10 additional feet of right of way dedication along Doniphan Drive.

Georges Halloul with SLI Engineering concurred with staff's comments except for the 10' right of way dedication. He noted that he met with TXDOT and they didn't ask for the 10' right of way but they did ask him to close one large driveway and he agreed to that request. He noted that if he agrees to the 10' right of way it will create a hardship on the property owner.

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU15-00061 WITH STAFF'S COMMENTS.**

Motion passed.

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3.	**SUSU15-00063:**	North Loop Apartments – A portion of Tract 5D, Block 3, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	North of Americas and West of North Loop
	Property Owner:	North Loop Apartments, LLC
	Representative:	SER Group, LLC
	District:	6
	Staff Contact:	Michael McElroy, (915) 212-1616, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to subdivide 8.2341 acres of vacant land into a single commercial lot. Access to the subdivision is proposed from North Loop Drive. The applicant has submitted a request to waive bike/hike requirement on North Loop Drive and to allow the existing sidewalk/parkway configuration. The application was reviewed under the current subdivision code. Staff recommends approval of the waiver request and approval of North Loop Apartments Subdivision on a Major Combination basis.

Rogelio Martinez with SER Group concurred with staff's comments.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU15-00063.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

4.	**SUSU15-00053**:	Sunrise Acres No. 2 Replat B - A Replat of Tract 68, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
	Location:	South of Hercules and West of Diana
	Property Owner:	Anvia, LLC
	Representative:	Dorado Engineering, Inc.
	District:	2
	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 is proposing to re-subdivide 1.004 acres into five residential lots. Access to the subdivision is proposed from Pandora Street and Atlas Avenue. The subdivision was reviewed under the current subdivision code. Staff recommends approval of Sunrise Acres No. 2 Replat B on a Resubdivision Combination basis.

Fermin Dorado Jr., from Dorado Engineering concurred with staff's comments.

Commissioner Loweree 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 Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU15-00053.**

Motion passed.

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5.	**SUSU15-00060:**	Tierra Del Este #68, Replat A, a portion of Lot 1, Block 370, Tierra Del Este Unit Sixty Eight and a portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
	Location:	South of Montwood and East of Rich Beem
	Property Owner:	Ranchos Real XV, LLC
	Representative:	Conde, Inc.
	District:	5
	Staff Contact:	Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

POSTPONED FROM OCTOBER 8, 2015

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Grambling, and unanimously carried to **POSTPONE SUSU15-00060 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 5, 2015.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

6.	**PZRZ15-00026:**	Portion of Tract 14B and all of Tract 15B, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	174 N. Zaragoza
	Zoning:	R-4/H (Residential/Historic)
	Request:	From R-4/H (Residential/Historic) to S-D/H (Special Development/Historic)
	Existing Use:	Retail/Single-Family Residential
	Proposed Use:	Retail/Single-Family Residential
	Property Owners:	Gerardo and Consuelo Chacon
	Representative:	Ray Mancera
	District:	6
	Staff Contact:	Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

Anne Antonini, Planner, gave a presentation and noted that on October 24, 2014, the City of El Paso's Code Compliance Office received a complaint about a business operating from the subject property in violation of the R-4/H (Residential/Historic) zoning district. This was verified upon investigation and the property was found to be in violation. The property owner is requesting a rezoning from R-4/H (Residential/Historic) to S-D/H (Special Development District) to accommodate its retail and residential uses. This rezoning request is intended to address the

code violation and allow the existing retail business to operate lawfully on the subject property. Staff did not receive any phone calls or letters in support or opposition to the rezoning request.

Staff recommends approval of rezoning the subject property from R-4/H (Residential/Historic) to S-D/H (Special Development/Historic District) and acceptance of the detailed site development plan.

Ray Mancera concurred with staff's comments.

Commissioner Loweree 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 Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZRZ15-00026.**

Motion passed.

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7.	**PZRZ15-00028:**	Portion of Blocks 2, 3, 4, 7, 9 and 10, and all of Block 5 and 6, Green Acres Subdivision, City of El Paso, El Paso County, Texas
	Location:	South of Artcraft Drive and North of Bridal Drive
	Zoning:	R-2 (Residential)
	Request:	From R-2 (Residential) to P-R I (Planned Residential 1)
	Existing Use:	Vacant
	Proposed Use:	Residential Development
	Property Owner:	Two Stars Joint Venture
	Representative:	Conde, Inc.
	District:	1
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The property owner is requesting a rezoning from R-2 (Residential) to P-R 1 (Planned Residential 1) to permit a 128 lot single-family residential development. A 3.4 acre park pond is additionally proposed lot. Vehicular access is proposed from Artcraft Road, Oleaster Drive, and Sorrel Drive. Staff received one letter in opposition to the rezoning request expressing concern about the increase in traffic. Staff recommends approval of rezoning the subject property from R-2 (Residential) to P-R 1 (Planned Residential 1).

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

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

The following persons spoke in opposition to the rezoning request.

- Ruben and Graciela Montenegro noted that their main concern is the increase in traffic and how it would impact their property. They expressed their opposition to the request.
- Joseph and Sherry Nowell spoke in opposition to the request and expressed their concern about the increase in traffic and how this would decrease the quality of life for the existing residents.

Michael McElroy addressed some of the issues and concerns expressed by Mr. and Mrs. Montenegro and Mr. and Mrs. Nowell.

Conrad Conde presented his rebuttal. He noted that the applicant did not come forward with the rezoning request until they coordinated with TxDOT to make sure they could access on Artcraft, providing additional connectivity.

Commissioner Loweree re-opened public comments to allow Ms. Nowell to speak. She noted that many of the neighbors were not notified about this meeting. She requested that this item be postponed so that the surrounding property owners can be notified.

Staff stated that notifications were sent in accordance with code requirements.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Madrid, and carried to **APPROVE PZRZ15-00028.**

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

Motion passed. (5 to 1 vote).

8.	**PZRZ15-00029:**	Parcel 1: Tract 6A2A, Section 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas Parcel 2: Tract 11C1, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	12525 Montana Avenue
	Zoning:	R-F (Ranch-Farm)
	Request:	From R-F (Ranch-Farm) to C-4 (Commercial)
	Existing Use:	Food Truck Lot
	Proposed Use:	Self-Storage Warehousing
	Property Owner:	Robert Barron, Armando Barron, and Daniel Barron
	Representative:	CAD Consulting Co.
	District:	5
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The property owner is requesting a rezoning from R-F (Ranch and Farm) to C-4 (Commercial). The proposed use is a self-storage warehouse facility, comprised of three storage buildings and an office building. Vehicular access is proposed from Montana Avenue. Staff did not receive any communication in support or opposition to the rezoning request. Staff recommends approval of rezoning the subject property from R-F (Ranch-Farm) to C-4 (Commercial) with the following condition: That a detailed site development plan shall be approved by the City Plan Commission prior to the issuance of building permits, and that the detailed site plan submitted with the rezoning application satisfies this condition. Should the use or site design of the property change, a new detailed site development plan approval by the City Plan Commission shall be required.

Carlos Jimenez concurred with staff's comments.

Commissioner Loweree 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 Landeros, and unanimously carried to **APPROVE PZRZ15-00029 WITH THE CONDITION STATED IN THE STAFF REPORT.**

Motion passed.

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Other Business:

9. Discussion and action on the City Plan Commission minutes for:
October 8, 2015

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR OCTOBER 8, 2015.**

Motion passed.

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ADJOURNMENT:

WITHOUT OBJECTION, THE CITY PLAN COMMISSION MEETING WAS ADJOURNED AT 2:43 PM.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission