CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
OCTOBER 23, 2014
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 Wright present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:
Commissioner Loweree
Commissioner Brannon
Commissioner Erickson
Commissioner Wright
Commissioner Landeros
Commissioner Madrid

COMMISSIONERS ABSENT:
Commissioner Grambling
Commissioner Amoriello
Commissioner Ardovino

AGENDA

Commissioner Erickson read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

***WITHOUT OBJECTION THE AMENDMENTS TO THE AGENDA WERE APPROVED AS PRESENTED.**

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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.	**SUSU14-00090:**	CMC Commercial Unit 2 – A portion of Tracts 2E and 2E4, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas
	Location:	South of Transmountain and East of Resler
	Property Owner:	Cimarron Hunt Communities, Tenet Healthcare Corp., Plexxar Capital
	Representative:	CSA Design Group, LLC
	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 is requesting a modification of the Multi Family & Commercial/Industrial Local Street 2 (Cimarron Medical Drive). Primary access to the subdivision is proposed from Transmountain Road. This development is being reviewed under former subdivision ordinance. This request will not increase or reduce the approved 56 foot wide ROW. Staff recommends approval of modification requests and approval of CMC Commercial Unit 2 Subdivision on a Major Combination basis.

Glenn Brooks with CSA Design Group concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00090.**

Motion passed.

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Annexations:

2. Discussion and action on an annexation agreement for the property located West of Zaragoza at North of Pebble Hills. (SUAX13-00001)
   Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Kimberly Forsyth, Lead Planner, noted that items 2 and 3 were posted and were intended to run concurrently because they are related items. However, last week, the applicant for item number two made a request that is still being negotiated with the city; therefore, staff is requesting to delete item 2. Staff will bring present it to the commission at a later date.

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Brannon, and unanimously carried to **DELETE AN ANNEXATION AGREEMENT FOR THE PROPERTY LOCATED WEST OF ZARAGOZA AT NORTH OF PEBBLE HILLS. (SUAX13-00001).**

Motion passed.

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3. Discussion and action on an annexation agreement for the property located West of Zaragoza at Pebble Hills. (SUAX13-00002)
   Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant is requesting to annex land located within the City of El Paso's Extra Territorial Jurisdiction (ETJ). In addition to the 5.0078 acres owned by the applicant, a .4247 acre portion of county ROW is also proposed for annexation. The annexation is being requested to accommodate roadway improvements for the future extension of Pebble Hills Boulevard. The extension as well as the remnant portions on either side are proposed for rezoning to C-3 (Commercial) at the time of annexation and will be subdivided soon after. Staff has no objection to the annexation agreement. The annexation and future extension of Pebble Hills will complete a major arterial on the city's Major Thoroughfare Plan.

Conrad Conde 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 Madrid, seconded by Commissioner Landeros, and unanimously carried to **APPROVE AN ANNEXATION AGREEMENT FOR THE PROPERTY LOCATED WEST OF ZARAGOZA AT PEBBLE HILLS. (SUAX13-00002).**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

4.	**PZRZ14-00037:**	Tract 3-A, a portion of Tract 4A, all of Tract 4-E and 4-E-1, Block 39, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	133, 139, and 153 Snelson Drive
	Zoning:	R-F (Ranch and Farm) and R-4 (Residential)
	Request:	From R-F (Ranch and Farm) and R-4 (Residential) to C-1 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Adult day care center and apartments
	Property Owner:	Rosa Padilla
	Representative:	Ray Mancera
	District:	6
	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 item. The property owner is requesting to rezone the subject property from R-F (Ranch and Farm) and R-4 (Residential) to C-1 (Commercial) to allow for an adult day care center and apartment complex. Adult day care center and apartment uses are not permitted in R-F (Ranch and Farm) and R-4 (Residential). Staff received two phone calls of inquiry and 1 phone call in opposition. A TIA is required by EPDOT and has been submitted by the applicant. Access to the subject property is proposed from Snelson Drive. Staff recommends approval of rezoning the

subject property from R-F (Ranch and Farm) and R-4 (Residential) to C-1 (Commercial). The recommendation is based on the compatibility with surrounding land use and existing C-1 (Commercial) zoned properties to the north and west of the subject property and compliance with the Plan El Paso Land use designation, G-3, Post-War, Mission Valley Planning Area.

Ray Mancera, representing the property 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 Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ14-00037.**

Motion passed.

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5.	**PZRZ14-00045:**	Lot 27, Block B, Pioneer Subdivision, City of El Paso, El Paso County, Texas
	Location:	6550 Mohair Drive
	Zoning:	R-4/sp (Residential/special permit)
	Request:	R-4/sp (Residential/special permit) to R-4 (Residential)
	Existing Use:	Vacant
	Proposed Use:	Remain Vacant
	Property Owner:	The City of El Paso
	Representative:	Guillermo Sotomayor
	District:	4
	Staff Contact:	Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

Harrison Plourde, Planner, gave a presentation and noted that the property owner is requesting a rezoning from R-4/sp (Residential/Special Permit) to R-4 (Residential) to allow for development permitted for that zoning district. Access to the subject property is from Mohair Drive. This application will release the Special Permit on the property, which was approved in 2005 to allow development of a fire station. Staff received two phone calls requesting information but did not receive any comments in opposition. Staff recommends approval of rezoning the subject property from R-4/sp (Residential/Special Permit) to R-4 (Residential) and releasing the special permit.

Guillermo Sotomayor, Real Estate Manager, representing the city, 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 Landeros, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ14-00045.**

Motion passed.

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6.	**PZRZ14-00046:**	Tract 19-B, Block 48, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	9255 Socorro Road
	Zoning:	R-4 (Residential) and R-4/H (Residential/historic)
	Request:	R-4 (Residential) and R-4/H (Residential/historic) to A-O (Apartment-Office) and A-O/H (Apartment-Office/historic)
	Existing Use:	Vacant

Proposed Use:	Apartments
Property Owner:	Jose Luis Anguiano
Representative:	Eric Perea
District:	6
Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, 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-4 (Residential) and R-4/H (Residential/historic) to A-O (Apartment-Office) and A-O/H (Apartment-Office/historic) to allow the construction of a proposed 12,194 square foot two-story apartment complex with ten three-bedroom units. The property is currently vacant and is located in the Mission Trail Historic District. The proposed development's architectural appropriateness is subject to Historic Landmark Commission (HLC) review and approval. The applicant has elected to submit for HLC review pending the approval of the rezoning by City Council. HLC approval will be required prior to permitting. Access is proposed from Socorro Road. Staff received one letter in opposition to the rezoning request. Staff recommends approval of rezoning the subject property from R-4 (Residential) and R-4/H (Residential/historic) to A-O (Apartment-Office) and A-O/H (Apartment-Office/historic). The subject property is located among existing compatible development and C-1 (Commercial) zoning districts. Furthermore, the proposed development is compliant with the G-3 Post-War land use designation in the Plan El Paso Mission Valley Planning Area.

Eric Perea 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 Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZRZ14-00046.**

Motion passed.

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7.	**PZRZ14-00044:**	All of Tracts 6B and 6G, Block 22, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	7063 Alameda Avenue
	Zoning:	C-3 (Commercial)
	Request:	From C-3 (Commercial) to I-MU (Industrial Mixed Use)
	Existing Use:	Auto Sales/Dwelling/Salvage Yard
	Proposed Use:	Auto Sales/Dwelling/Salvage Yard (Auto Parts Storage Only)
	Property Owners:	Francisco and Remedios Ramirez
	Representative:	Francisco Ramirez
	District:	3
	Staff Contact:	Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

***WITHOUT OBJECTION PZRZ14-00044 WAS POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 6, 2014.**

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Other Business:

8. Discussion and action on the City Plan Commission minutes for:
October 9, 2014

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES OF OCTOBER 9, 2014.**

Motion passed.

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9. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.12 Density and Dimensional Standards; Section 20.12.020 Table of Density and Dimensional Standards, Appendix B of the El Paso City Code, to amend the minimum district area for Residential, General, and Industrial Mixed Use Districts. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Alex Hoffman, (915) 212-1566, hoffmanap@elpasotexas.gov

Alex Hoffman, Lead Planner, gave a presentation and noted that this is a zoning amendment to Appendix B, Table of Density and Dimensional Standards. Staff is particularly looking at the minimum district area for G-MU, R-MU, and I-MU. This recommendation is to have conformity within the ordinance. The way the ordinance reads, for an RMU the minimum district area is 1 acre and for G-MU and I-MU it has to be three acres. Right now council only has the ability to waive that acreage requirement if it's a multi-level development. Many times applications may be good examples of R-MU, G-MU or I-MU but many times they don't have that multi-level development; therefore, council cannot waive the minimum acreage. Staff is proposing to delete the section that reads ***where there is multi-level development***, so it reads consistently for all three zoning districts. City Council may approve the reduction in the minimum district area for mixed use development.

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 Loweree, seconded Commissioner Brannon, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.12 DENSITY AND DIMENSIONAL STANDARDS; SECTION 20.12.020 TABLE OF DENSITY AND DIMENSIONAL STANDARDS, APPENDIX B OF THE EL PASO CITY CODE, TO AMEND THE MINIMUM DISTRICT AREA FOR RESIDENTIAL, GENERAL, AND INDUSTRIAL MIXED USE DISTRICTS.**

Motion passed.

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10. Planning Report:
Review City Plan Commission Chapter 2.08 of the City's Municipal Code, Chapter 211 Municipal Zoning Authority of the Texas Local Government Code, and by laws.
Staff Contact: Carlos Gallinar, (915) 212-1559, gallinarrc@elpasotexas.gov

Carlos Gallinar, Deputy Director for City Development, gave a presentation on Section 2.08 and noted that the commission had asked staff to look at the enabling language that gives authority to the City Plan Commission on many issues. He noted that he has a slide for Section 2.12 of the Texas Municipal Government Code but since It's not stated as such on the agenda, he will bring this item back.

Mr. Gallinar requested 30 days for staff to come back with a presentation outlining suggestions for implementing provisions in Section 2.08 of the City Municipal Code. The commission can then decide which course of action they want to follow. He will coordinate with Engineering, MCAD, Parks, and other departments and will let them know that this is something that the commission has asked staff to work on.

No action was taken.

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ADJOURNMENT:

Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to adjourn this meeting at 3:00 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission