



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
NOVEMBER 19, 2015
1:30 P.M.**

MINUTES

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

The meeting was called to order at 1:35 p.m. Commissioner Loweree present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Brannon
Commissioner Grambling
Commissioner Loweree
Commissioner Bustamante
Commissioner Madrid

COMMISSIONERS ABSENT:

Commissioner Ardivino
Commissioner Landeros

AGENDA

Commissioner Bustamante read the rules into the record. Kimberly Forsyth, Program Manager, read the revisions to the agenda into the record. She reminded the commission that due to the last CPC meeting being postponed all of the items on the November 5th agenda have been carried forward unto this agenda with the exception of Subdivision Tierra Del Este #68 which was deemed to be approved because it met all of the criteria.

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

AYES: Commissioner Brannon, Grambling, Loweree, Bustamante, and Madrid

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Ardivino, and Landeros

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

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

Major Preliminary:

1. **SUSU15-00065:** La Puesta Del Sol #2 – A portion of Tract 1A and 1B, Nellie D. Mundy Survey No. 241, and a portion of Tract 3A, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas
 Location: West of I10 and North of Borderland
 Property Owner: Tropicana Development Inc.
 Representative: CEA Group
 District: 1
 Staff Contract: 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 proposing to subdivide 30.66 acres of land into 146 single-family residential lots. Access to the subdivision is proposed from Bell Corners Avenue and Fountain Hills Place. This development lies within the La Puesta Del Sol land study and is vested under the former subdivision code. Staff recommends approval of La Puesta Del Sol Unit Two on a Major Preliminary basis and approval of ROW modifications.

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE SUSU15-00065.**

Motion passed.

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Major Combination (Reconsideration):

2. **SUSU14-00122:** Montana Hotel - Tracts 9C2 and 9D2, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
 Location: South of Montana and East of Mescalero
 Property Owner: East VH El Paso, LLC
 Representative: Sitework Engineering
 District: 3
 Staff Contract: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that the applicant proposes to subdivide approximately 1.56 acres of land for a commercial lot. Access to the subdivision will be from Mescalero Drive and Montana Avenue. This reconsideration comes as a result of a pedestrian and ADA safety concerns raised by the Streets and Maintenance Department in reference to the proposed five feet of additional pavement. This subdivision is being reviewed under the current

subdivision code. Staff recommends approval of the waiver request and approval of Montana Hotel Subdivision on a Major Combination basis and approval of the exception to waive ROW improvements.

Jorge Garcia with Sitework Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU14-00122.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

3. **SUSU14-00071:** Clardy Fox Unit III Replat 2 - All of Lot 13, Block 22, Clardy Fox Subdivision Unit III, City of El Paso, El Paso County, Texas
 Location: South of Alameda and West of Buena Vista
 Property Owners: Justo Gonzalez and Martha E. Gonzalez
 Representative: Dorado Engineering
 District: 3
 Staff Contract: 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 proposing to replat 0.364 acres of land into 2 two-family residential lots. Access to the subdivision is proposed from De Vargas Drive. This development is being reviewed under the current subdivision. Staff received one letter in opposition to this request. Staff recommends approval of the ROW improvement waiver request, approval of the panhandle exceeding 100', and approval of Clardy Fox Subdivision Unit III Replat Two on a Resubdivision Combination basis.

Fermin Dorado Jr., with 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 Madrid, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU14-00071.**

Motion passed.

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4. **SUSU15-00066:** Los Nogales Estates Replat A, A replat of all lots and blocks, Los Nogales Estates, City of El Paso, El Paso County, Texas
 Location: North of Artcraft Road and West of Westside Drive
 Property Owners: EPVW LLC, James F Volk, Edward Escudero, CEB Land Management LLC, Welzie Webb and Juanita G Webb Revocable Trust
 Representative: Conde, Inc.
 District: 1V
 Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

POSTPONED FROM NOVEMBER 5, 2015

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant is proposing to resubdivide 47.85 acres for 50 single family lots within the City's Upper Valley Plan Area. This application is a resubmittal of a previously approved subdivision, Los Nogales Estates. The proposed subdivision takes access from Borderland Road and abuts a 1/3 mile stretch of

Westside Drive. This subdivision was reviewed under the previous subdivision ordinance. The applicant failed to complete subdivision improvements within the time allowed by the previous subdivision ordinance. The original approval has expired. Staff recommends approval of the modifications and approval of Los Nogales Estates Replat A.

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. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE SUSU15-00066.**

Motion passed.

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- 5. **SUSU15-00067:** Franklin Hills Unit Nine Replat A – A replat of Lots 18, 19 and 20, Block 42, Franklin Hills Unit 9, City of El Paso, El Paso County, Texas
 - Location: North of Casper Ridge Drive and East of Franklin Hills Street
 - Property Owner: M.A. Builders and Design, LLC
 - Representative: CSA Design Group, Inc.
 - District: 1
 - Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
- POSTPONED FROM NOVEMBER 5, 2015**

Alfredo Austin, Planner, gave a presentation and noted that the applicant is proposing to replat 0.741 acres of land into 3 single family lots. Access to the subdivision is proposed from Franklin Dell and Casper Ridge. The reason for the replat is to vacate a utility easement that was dedicated within the original subdivision. This development is being reviewed under the former subdivision ordinance. Staff did not receive any comments in support or opposition to this request. Staff recommends approval of Franklin Hills Unit Nine Replat A on a Resubdivision Combination basis.

Adrian Ontiveros with CSA Design Group 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 Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE SUSU15-00067.**

Motion passed.

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- 6. **SUSU15-00070:** Weiner Sunset Tracts Replat B - All of Lot 1, Block 2, Weiner Sunset Tracts Replat A, City of El Paso, El Paso County, Texas
 - Location: East of Doniphan and North of Sunset
 - Property Owner: Will Harvey, The Substation LLC
 - Representative: SLI Engineering
 - District: 8
 - Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to resubdivide 2.394 acres on the City's westside. The reason for this replat is to dedicate

additional right-of-way and receive approval of an alternative design to accommodate angled on-street parking along Sunset Drive. Staff recommends approval of the alternative design request and approval of Weiner Sunset Tracts Replat B on a resubdivision combination basis subject to the following condition and staff comments. The recording of the plat will be subject to final approval of city council of a resolution approving angled parking along Sunset Drive.

Georges Halloul with SLI 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 Madrid, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU15-00070.**

Motion passed.

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- 7. **SUSU15-00071:** Replat C of Sunrise Acres No. 2 – A replat of Lot 152 of Sunrise Acres Subdivision No. 2, City of El Paso, El Paso County, Texas
 - Location: East of Dyer and South of Hercules
 - Property Owner: Teru Y. Haling
 - Representative: Jesus D. Ibarra
 - District: 2
 - Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to resubdivide .9979 acres for two residential lots in the City's northeast area. The subdivision will have access via Titanic and Mount Latona. The applicant is not requesting any waivers or exceptions. This application was reviewed under current subdivision ordinance. Staff recommends approval of Sunrise Acres Unit 2 Replat B on a resubdivision combination basis.

Daniel Ibarra 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 Bustamante, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU15-00071.**

Motion passed.

PUBLIC HEARING Right-of-Way Vacations:

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- 8. **SURW15-00012:** Ninth Avenue and alley ROW Vacation - A portion of Ninth Avenue out of Block 47, Campbell Addition, City of El Paso, El Paso County, Texas
 - Location: East of Mesa at Ninth Avenue
 - Property Owner: City of El Paso
 - Representative: Kemp Smith Law
 - District: 8
 - Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
- POSTPONED FROM NOVEMBER 5, 2015.**

Nelson Ortiz, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant seeks to vacate a 0.4406 acre portion of Ninth Avenue and adjacent alley. The existing buildings and infrastructure are to remain and the applicant proposes to dedicate utility easements for existing utility lines/facilities. Staff received one letter in support of this request. Staff recommends approval with the condition that the applicant dedicate utility easements to El Paso Water Utilities, El Paso Electric Company, AT&T and Time Warner Cable for their existing lines/facilities before approval by City Council.

Ernie Cisneros 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 Grambling, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SURW15-00012.**

Motion passed.

- 9. **SURW15-00013:** Avalon Drive and Alley ROW Vacation – A portion of Avalon Drive and a 20' alley out of the Cielo Vista Amended Plat, City of El Paso, El Paso County, Texas
 - Location: East of Airway and North of Edgemere
 - Property Owner: E.P. Simana
 - Representative: SLI Engineering
 - District: 3
 - Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Carlos Gallinar introduced Ms. Armida Martinez to the commission and noted that Ms. Martinez had recently been promoted to this position.

Armida Martinez, Planner, gave a presentation and noted that the applicant seeks to vacate a portion of Avalon Drive and an adjacent 20' alley. The area to be vacated is requested for the redevelopment of the site which is owned by the applicant. The applicant has submitted an exception request to allow for Avalon Drive to dead-end. Staff did not receive any communication in support or in opposition to the request. Staff recommends approval of the exception and Avalon Drive and Alley ROW vacation with the conditions that the applicant dedicate an improved 35' vehicular access easement, connecting Avalon to Catalina prior to the approval by City Council, and the applicant dedicate a 20' public drainage easement prior to approval by City Council.

Georges Halloul with SLI Engineering concurred with staff's comments but requested to change the condition to **coordination** for the size and location of the proposed easements.

Staff concurred with Mr. Halloul's request.

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 Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SURW15-00013 WITH CHANGES REQUESTED BY MR. HALLOUL.**

Motion passed.

PUBLIC HEARING Rezoning Application:

10. **PZRZ15-00031:** A portion of Tract 1-B, Section 45, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Zaragoza Road and East of Tierra Este Road
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to C-1 (Commercial)
Existing Use: El Paso Electric Easement
Proposed Use: Parking area in support of commercial development
Property Owner: El Paso Electric Company
Representative: SLI Engineering, Inc.
District: 5
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 applicant is requesting to rezone the subject property from R-3 (Residential) to C-1 (Commercial) to allow an additional parking area in support of an existing commercial development. Staff received one phone call in support to the rezoning request. Staff recommends approval of rezoning the subject property from R-3 (Residential) to C-1 (Commercial).

Georges Halloul 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 Grambling, and unanimously carried to **APPROVE PZRZ15-00031.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Applications:

11. **PZDS15-00020:** Portion of Lot 9, Block 1, Country Place Estates, City of El Paso, El Paso County, Texas
- Location: North of Country Club Road and East of Hunters Glenn Lane
Zoning: S-D/spc (Special Development/special protective conditions)
Request: Detailed Site Development Plan Review
Existing Use: Vacant
Proposed Use: Dwelling, attached single-family (Townhomes)
Property Owner: Country Place Estate 9, LLC
Representative: Bashar Abugalyon
District: 1
Staff Contact: Ryan Kirby (915) 212-1586, rkirby@elpasotexas.gov

POSTPONED FROM NOVEMBER 5, 2015

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Madrid, and unanimously carried to **POSTPONE PZDS15-00020 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 3, 2015.**

Motion passed.

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12. **PZDS15-00021:** Lot 2, Block 4, Tierra Commercial Unit Nine, City of El Paso, El Paso County, Texas
 Location: 14251 Edgemere Blvd.
 Zoning: C-1/c (Commercial/condition)
 Request: Detailed Site Development Plan Review
 Existing Use: Vacant
 Proposed Use: Commercial and Daycare
 Property Owner: Azar Enterprises, Inc.
 Representative: Philo Wilke Partnership
 District: 5
 Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

POSTPONED FROM NOVEMBER 5, 2015

Jeff Howell, Planner, gave a presentation and noted that the detailed site development plan shows 3 commercial buildings totaling 18,150 square feet on a currently vacant 1.50 acre parcel. The proposed use is a daycare center and commercial use. Access to the subject property is proposed from Edgemere Boulevard. Staff recommends approval of the detailed site development plan request. Staff recommends approval of the detailed site development plan request.

Jorge Loya 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 Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE PZDS15-00021**.

Motion passed.

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PUBLIC HEARING Special Permit Applications:

13. **PZST15-00035:** A portion of the underlying parcel known as All of Block 130, a portion of Blocks 105, 134, and 135, and a portion of the Closed Alhambra, Patterson, and Bosworth Streets in Austin Terrace Third Supplement Map as Amended of The Government Hills Addition, City of El Paso, El Paso County, Texas
 Location: 4700 Leeds Avenue
 Zoning: R-4/H (Residential/Historic)
 Request: Special Permit to allow for a 75' Personal Wireless Service Facility (PWSF)
 Existing Use: Church
 Proposed Use: 75' Personal Wireless Service Facility (PWSF)
 Property Owner: Cross of Grace Church, Inc.
 Representative: Jose Navarro
 District: 2
 Staff Contact: Alfredo Austin, (915) 212-1604, austina1@elpasotexas.gov

POSTPONED FROM NOVEMBER 5, 2015

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PSSF) on a residential zoning district. The proposed PWSF meets all setback and height requirements for a location in a residential district. An access easement is proposed from Leeds Avenue. Staff received 6 letters and 1 call in opposition to the

proposed special permit. Staff recommends approval of the special permit for a Personal Wireless Service Facility (PWSF).

Jose Navarro concurred with staff's comments and answered questions from the commission.

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

The following persons spoke regarding this item.

- Virginia Garcia spoke in opposition to this request noting that this will depreciate their property value.
- Josephine Kessinger spoke in opposition and noted that the tower would be a danger to the residents in the area.
- Teresa Hopper requested the commission to deny this request and to keep this part of the city residential and historical.
- Victor Armendariz, representing some neighbors in the area, spoke in favor of the request. The people attending the church have agreed to leave the property blank if the tower is approved.
- Ricky Alcantar, pastor of the church, spoke in favor of the request.
- Abel Rodriguez spoke in opposition to the request and submitted a petition with 46 signatures of people that oppose this request. He noted that he was not notified by the Historical Commission regarding the meeting where they were going to discuss this tower.
- Lupe Villalva spoke in opposition to this request
- Rene Garcia spoke in opposition to this request.

Jose Navarro presented his rebuttal.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Bustamante, and carried to **APPROVE PZST15-00035.**

AYES: Commissioner Grambling, Bustamante, Loweree, and Madrid

NAYS: Commissioner Brannon

ABSENT: Commissioner Ardivino, and Landeros

ABSTAIN: N/A

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (4-1) vote.

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14.	PZST15-00036:	Lot 4, Block 7, Pebble Hills Subdivision, City of El Paso, El Paso County, Texas
	Location:	10628 Drillstone Drive
	Zoning:	R-4 (Residential)
	Request:	Special Permit for a Group Residential Facility
	Existing Use:	Single-family dwelling
	Proposed Use:	Group Residential Facility
	Property Owner:	Ana Luisa Vega
	Representative:	Jose M. Uresti
	District:	3
	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 a group residential facility in a residential

zoning district. All density, dimensional, and supplemental standards are being met. Access to the property is proposed from Drillstone Drive. Staff did not receive any comments in support or opposition of this special request. Staff recommends approval of the special permit request and acceptance of the detailed site development plan.

Jose Uresti 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 Bustamante, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZST15-00036.**

Motion passed.

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- 15. **PZST15-00037:** Lot 9, Block 13, A Revised Map of Sahara Subdivision, City of El Paso, El Paso County, Texas
 - Location: 5632 Saluki Drive
 - Zoning: R-4 (Residential)
 - Request: Infill Development / Lot Area and Lot Width Reduction
 - Existing Use: Vacant
 - Proposed Use: Dwelling, two-family (duplex)
 - Property Owner: Ricardo Benavente Jr.
 - Representative: Ricardo Benavente Jr.
 - District: 4
 - Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov
- POSTPONED FROM NOVEMBER 5, 2015**

Adriana Martinez, 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 lot area. The proposed use is a two-family dwelling (duplex). All other density and dimension standards are being met. Access to the property is proposed from Saluki Drive. Staff did not receive any communications in support or opposition to the special permit request. Staff recommends approval of the request and acceptance of the detailed site development plan.

Ricardo Benavente 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 Brannon, seconded by Commissioner Grambling, and unanimously carried to **APPROVE PZST15-00037.**

Motion passed.

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Other Business:

- 16. Discussion and action on the City Plan Commission minutes for:
October 22, 2015
POSTPONED FROM NOVEMBER 5, 2015

WITHOUT OBJECTION, THE CITY PLAN COMMISSION MINUTES FOR OCTOBER 22, 2015, WERE APPROVED.

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Carlos Gallinar introduced Ms. Brea Franco from the Legal Department who will be replacing Ms. Nieman and Ms. Hamilton, who are out on maternity leave.

He noted that staff does not recommend any changes to the ordinance regarding PWSF but will place an item on the City Plan Commission annual meeting to discuss this ordinance in its entirety.

ADJOURNMENT:

Motion made by Commissioner Madrid, seconded by Commissioner Bustamante, and unanimously carried to adjourn this meeting at 3:25 p.m.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission