CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
DECEMBER 3, 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 Brannon
Commissioner Perez
Commissioner Loweree
Commissioner Ardovino
Commissioner Bustamante
Commissioner Landeros
Commissioner Madrid

COMMISSIONERS ABSENT:
Commissioner Grambling

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 Ardovino, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Brannon, Perez, Loweree, Ardovino, Bustamante, Landeros, and Madrid
NAYS: N/A
ABSTAIN: N/A
ABSENT: Commissioner Grambling
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 {*}.

Extension Request to Submit Recording Maps:

1.	**SUSU15-00073**:	Painted Sky at Mission Ridge - A portion of C.D. Stewart Survey No. 319 & Section No. 22, Block 79, Township 3, Texas & Pacific Railway Surveys, El Paso County, Texas
	Location:	North of Eastlake Boulevard and East of Joe Battle Boulevard
	Property Owner:	Hunt Mission Ridge, LLC
	Representative:	CSA Design Group, Inc.
	District:	ETJ (Adjacent to District 6)
	Staff Contact:	Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Major Final (Reconsideration):

2.	**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 Owners:	City of El Paso and Tomly Corporation
	Representative:	Conde, Inc.
	District:	5
	Staff Contact:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

Major Combination:

3.	**SUSU15-00068:**	Camesa Subdivision - All of Tracts 28A and 30D, A. F. Miller Survey No. 214, City of El Paso, El Paso County, Texas
	Location:	South of Mesa and East of Camille
	Property Owner:	Harkishanbhai Bhikhabhai Vanmali
	Representative:	Roe Engineering
	District:	8
	Staff Contact:	Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the applicant proposes to subdivide 1.186 acres. Access to the subdivision is from Mesa Street and Camille Drive. There is no existing hike and bike within ¼ mile of the property and more than 50% of the properties are developed. Additionally, Mesa is under TxDOT jurisdiction and their approval would be needed to install any improvements. Staff recommends approval of the waiver request and approval of Camesa Subdivision on a Major Combination basis.

Isaac Rodriquez with Roe Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU15-00068.**

Motion passed.

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4.	**SUSU15-00075:**	Libby Estates – A portion of Tract 9M12 Block 18, Upper Valley Surveys El Paso County, Texas
	Location:	East of Bosque Road and South of Vinton Road
	Property Owners:	Tom A. Hernandez and Maria Elena Hernandez, Jose A. Trejo and Ana I. Trejo
	Representative:	Calderon Engineering
	District:	ETJ
	Staff Contact:	Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that there is a revised staff report. The applicant proposes to subdivide 1.818 acres of vacant land into two residential lots. Access to the subdivision is from Libby Road. The applicant has submitted a request to waive ROW dedication and improvements on Libby Road. Libby Road currently has 50' ROW with 22' of pavement and no sidewalks. Staff recommends approval of the waiver request and approval of Libby Estates on a Major Combination basis.

Tom Hernandez, owner, concurred with staff's comments.

ACTION: Motion made by Commissioner Bustamante, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU15-00075.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

5.	**SUSU15-00062:**	Cielo Vista Replat A - All of Lots 5 and 6, Block 2, and Lots 5 through 10, Block 3, Cielo Vista Amended Plat, the 20 foot alley and a portion of the Avalon Street right-of-way, City of El Paso, El Paso County, Texas
	Location:	South of Montana and East of Airway
	Property Owner:	EP Simana, L.P.
	Representative:	SLI Engineering, Inc.
	District:	3
	Staff Contact:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE SUSU15-00062 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 17, 2015.**

Motion passed.

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6.	**SUSU15-00072:**	Copia Pond – All of Lots 6-11, 15-24, a portion of Lots 3-5, Block 7 and a portion of Alley, Block 7, Altura Park Addition and a portion of Lots 10-14, Block 8, Altura Park Addition and a portion of Lot 2, Block 1, Southwestern Children's Home Estates, and a

	portion of Memorial Park and a portion of Aurora Street, Stevens Street and Lebanon Street, City of El Paso, El Paso County, Texas
Location:	East of Copia and South of Altura
Property Owner:	City of El Paso / El Paso Water Utilities
Representative:	Dorado Engineering
District:	2
Staff Contact:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE SUSU15-00072 FOR FIVE (5) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 7, 2016.**

Motion passed.

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7.	**SUSU15- 00074:**	Country Club Place South Side Replat B - All of Tract 29, Country Club Place South Side City of El Paso, El Paso County, Texas
	Location:	East of Montoya & North of Sunset
	Property Owners:	Walter L. & Margaret Tippin
	Representative:	Roe Engineering
	District:	8
	Staff Contact:	Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is proposing to resubdivide 1 acre in the in the City's westside to split an existing lot into two residential lots to be sold separately. The subdivision will take access from Sunset Drive and Vista del Monte. The applicant has requested a waiver to improvements and dedication along both abutting right-of-ways. Staff recommends approval of Country Club Place South Side Replat B and approval of requested waiver of ROW dedication and improvements.

Isaac Rodriguez with Roe 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.

1ST MOTION:
ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU15-00074.**

Motion passed.

2ND MOTION:
WITHOUT OBJECTION COMMISSIONER LOWEREE RE-OPENED THIS ITEM TO ASK FOR PUBLIC COMMENTS. There was no response.

3RD MOTION:
ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU15-00074.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

8.	**PZRZ15-00032:**	Portion of Tract 2, Coronado Place, City of El Paso, El Paso County, Texas
	Location:	110 Coronado Road
	Zoning:	C-3 (Commercial)
	Request:	From C-3 (Commercial) to R-MU (Residential Mixed-Use)
	Existing Use:	Mixed Use
	Proposed Use:	Mixed Use
	Property Owner:	Alberto Loera
	Representative:	Lorenzo Rodriguez
	District:	3
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from C-3 (Commercial) to R-MU (Residential Mixed-Use). The property owner was cited by City of El Paso Code Compliance in March 2014 for building without permits for the conversion of a detached garage unto a duplex. A duplex is not permitted in the C-3 zoning district. Since the property is less than the required one acre for an R-MU District, the applicant is requesting City Council to waive the minimum district area as part of the rezoning request. Staff did not receive any adverse comments from any of the reviewing departments nor any objections or letters of support or objection from the public. Staff recommends approval of the rezoning request and acceptance of the master zoning plan and the master zoning map report.

Lorenzo Rodriguez 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 Ardovino, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE PZRZ15-00032.**

Motion passed.

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9.	**PZRZ15-00036:**	A portion of Tract 8, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso County, Texas
	Location:	7051 South Desert Boulevard
	Zoning:	R-F (Ranch and Farm)
	Request:	From R-F (Ranch and Farm) to C-4 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	**Drive-in movie theatre** and commercial development
	Property Owner:	El Paso Outlet Center II Expansion, LLC
	Representative:	Conde, Inc.
	District:	1
	Staff Contact:	Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZRZ15-00036 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 17, 2015.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

10.	**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, AND NOVEMBER 19, 2015.

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZDS15-00020 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 17, 2015.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

11.	**PZST15-00038:**	Lot 14, Block 389, Tierra Del Este #69, City of El Paso, El Paso County, Texas
	Location:	14504 Long Shadow Avenue
	Zoning:	R-5 (Residential)
	Request:	Infill development - to allow for side street yard setback reduction
	Existing Use:	Single-family dwelling
	Proposed Use:	Addition to the existing single-family dwelling
	Property Owners:	Raquel and Juan Garcia
	Representatives:	Raquel and Juan Garcia
	District:	5
	Staff Contact:	Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZST15-00038 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 17, 2015.**

Motion passed.

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12.	**PZST15-00039:**	Lot 8, Block D, Deal Addition, City of El Paso, El Paso County, Texas
	Location:	6010 Tampa Avenue
	Zoning:	R-5 (Residential)
	Request:	Infill Development - **to allow for side yard and cumulative front and rear yard setbacks reduction**
	Existing Use:	Vacant
	Proposed Use:	Duplex
	Property Owner:	Enrique Ayala
	Representative:	Enrique Ayala
	District:	3
	Staff Contact:	Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the side yard and cumulative front and rear yard setbacks for a duplex. The Detailed Site Development Plan complies with all other density and dimensional standards per the approved legal non-conforming registration. Access to the subject property is proposed from Tampa Avenue. Staff did not receive any communication in support or opposition to the special permit request. Staff recommends approval of the requests for special permit and detailed site development plan review for infill development.

Enrique Ayala 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 PZST15-00039.**

Motion passed.

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Other Business:

13. Discussion and action on the City Plan Commission minutes for:
November 19, 2015

WITHOUT OBJECTION, THE CITY PLAN COMMISSION MINUTES FOR NOVEMBER 19, 2015, WERE APPROVED.

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***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **CONSIDER ITEMS 14, 15, AND 16, TOGETHER.**

Motion passed.

Discussion and Action:

14. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.060 (Alcohol Beverages), Subsection B. (Restrictions), to revise the alcohol sales prohibition within 300 feet of a church, school, commercial day care or public hospital.
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

Art Rubio, Lead Planner, gave a presentation and noted that in an effort to streamline application processing, clean-up code sections, and to provide more flexibility to applicants, staff proposes the following Title 20 Zoning Code Amendments.

Commissioner Loweree asked if there was anyone in the public who wished to speak in favor or against these requests. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Madrid, and unanimously carried to **POSTPONE FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 17, 2015, AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), SECTION 20.10.060 (ALCOHOL BEVERAGES), SUBSECTION B. (RESTRICTIONS), TO REVISE THE ALCOHOL SALES PROHIBITION WITHIN 300 FEET OF A CHURCH, SCHOOL, COMMERCIAL DAY CARE OR PUBLIC HOSPITAL AND ALLOW STAFF TO CONSIDER OTHER OPTIONS.**

Motion passed.

15. 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, Subpart C (Building Setbacks) to revise the minimum front yard setback for the A-O (Apartment-Office) zone district and the minimum rear yard setback for the C-2 (Commercial) zone districts for "other permitted uses."
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

ACTION: Motion made by Commissioner Bustamante, seconded by 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, SUBPART C (BUILDING SETBACKS) TO REVISE THE MINIMUM FRONT YARD SETBACK FOR THE A-O (APARTMENT-OFFICE) ZONE DISTRICT AND THE MINIMUM REAR YARD SETBACK FOR THE C-2 (COMMERCIAL) ZONE DISTRICTS FOR "OTHER PERMITTED USES."**

Motion passed.

16. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.18 (Sign Regulations), Article IV (On-Premise Sign Regulations), Section 20.18.460 (C-5 District), Subsection F (Perpendicular Signs) to amend the sign standards for perpendicular signs located in the C-5 zoning district.
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.18 (SIGN REGULATIONS), ARTICLE IV (ON-PREMISE SIGN REGULATIONS), SECTION 20.18.460 (C-5 DISTRICT), SUBSECTION F (PERPENDICULAR SIGNS) TO AMEND THE SIGN STANDARDS FOR PERPENDICULAR SIGNS LOCATED IN THE C-5 ZONING DISTRICT.**

Motion passed.

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17. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Chapter 20.16 (Screening and Fencing), Section 20.16.020 (Mandatory Walls) Subsections A, B and H to amend the screening and fencing requirements.
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

***ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 17, 2015, AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS), CHAPTER 20.16 (SCREENING AND FENCING), SECTION 20.16.020 (MANDATORY WALLS) SUBSECTIONS A, B AND H TO AMEND THE SCREENING AND FENCING REQUIREMENTS.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Ardovino, seconded by Commissioner Landeros, and unanimously carried to adjourn this meeting at 2:57 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission