



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
DECEMBER 4, 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 Grambling
Commissioner Erickson
Commissioner Wright
Commissioner Ardivino
Commissioner Landeros
Commissioner Madrid

COMMISSIONERS ABSENT:

Commissioner Amoriello

AGENDA

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

WITHOUT OBJECTION THE AGENDA WAS APPROVED AS AMENDED.

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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Carlos Gallinar, Deputy Director for Planning & Inspections Department, introduced Jeff Howell and Joaquin Rodriguez, two new planners that will be presenting to the commission.

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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 Preliminary:

1. **SUSU14-00110:** Tierra Del Este Unit 79 – A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
 Location: South of Montwood and West of John Hayes
 Property Owner: Ranchos Real XV, LLC.
 Representative: Conde, Inc.
 District: ETJ
 Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, noted that there is a revised staff report for this item. He noted that the applicant proposes approximately 78.98 acres of vacant land to be dedicated to the City as parkland for future development as a sports complex, as well as 1.19 acres abutting the sports complex for a future hike and bike trail. The applicant is also dedicating 55' of ROW for the extension of John Hayes Street. The applicant will relocate a water line that currently exists within the sports complex property to a five foot easement within the John Hayes ROW. Staff recommends approval of this application on a major preliminary basis as it is consistent with the development plan provided as part of the development agreement.

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

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00110.**

Motion passed.

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Major Combination:

2. **SUSU14-00108:** Hinojos Subdivison - All of Tracts 5 and 6, Section 21, Block 6, Public School Land, El Paso County, Texas
 Location: North of Montana and East of Oshea

Property Owner: Texas Concrete & Asphalt
Representative: Bashar Abugelyon
District: ETJ
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elPASOTexas.gov

***WITHOUT OBJECTION SUSU14-00108 WAS POSTPONED FOR FIVE (5) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 8, 2015.**

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3. **SUSU14-00109:** Desert Springs Unit 4 - A portion of Nellie D. Mundy Survey No.244, Parcel 2, and a portion of Section 10, Block 82, Township 1, T & P R. R. Co. Surveys, City of El Paso, El Paso County, Texas
Location: North of Transmountain and East of I10
Property Owners: DVEP Land LLC, RPW Development, City of El Paso
Representative: CEA Group
District: 1
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. He noted that the comments under the Development Coordinating Committee should be changed from Major Preliminary to **Major Combination**. The applicant proposes to subdivide approximately 63.08 acres on the far west side of the city. The subdivision has access from the south through Desert Springs #1 subdivision, Resler Drive and Enchanted Springs Drive. Desert Springs #1 has access via Bluff Creek which connects to Transmountain Road. Staff recommends approval of all modifications with the conditions stated on the staff report.

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

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU14-00109 WITH THE CONDITIONS STATED ON THE STAFF REPORT.**

Motion passed.

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4. **SUSU14-00111:** Silvas Estates - All of Tracts 9A and 9B, Block 12, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: North of San Jose and East of Lomaland
Property Owners: Javier & Blanca C. Silva
Representative: CAD Consultants
District: 7
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elPASOTexas.gov

***WITHOUT OBJECTION SUSU14-00111 WAS POSTPONED FOR FIVE (5) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 8, 2015.**

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5. **SUSU14-00112:** Tierra Del Este Unit 68 - A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas
Location: South of Montwood and East of Rich Beem
Property Owner: Ranchos Real XV
Representative: Conde, Inc.
District: ETJ

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. He noted that the applicant proposes to subdivide approximately 79.28 acres of land into 425 single-family lots ranging from 5, 028 square feet to 6,351 square feet. One park, a hike and bike trail and a ponding area are also proposed. Access to the subdivision is proposed from Montwood Drive and Rich Beem Boulevard. This development is being reviewed under the current subdivision ordinance. Staff recommends approval of Tierra Del Este Unit 68 on a Major Combination basis.

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

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00112.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

6. **SUSU14-00044:** Duenas Replat A - All Lots 1, 2, and 3, Block 1, Duenas Subdivision, City of El Paso, El Paso County, Texas
Location: East of Doniphan and North of Thorn
Property Owner: Ricardo Benavente Jr.
Representative: Rey 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 replat 0.4795 acres of land into 2 multi-family lots. Access to the subdivision is proposed from Thorn Drive. This development is being reviewed under the current subdivision ordinance. Staff recommends approval of Duenas Subdivision Replat A on a Resubdivision Combination basis.

David Holguin, representing Mr. Benavente, 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 SUSU14-00044.**

Motion passed.

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7. **SUSU14-00115:** San Felipe Drive – A replat of a portion of Lot 1, Block 3, Westport Unit Three, Tracts 10B4, 10B4A and 10B4A2, Nellie D. Mundy Survey 239, and Tracts 2D, 2D4 and 2D4A, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas
Location: South of Transmountain and East of Northwestern
Property Owner: Hunt Communities Holding, LLC and Plexxar Capital, LTD
Representative: CSA Design Group, Inc.
District: 1
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant proposes to plat approximately 5 acres of land to dedicate right-of-way and construct San Felipe Drive. This road is designed as a minor arterial roadway under the current subdivision code standard and is needed to provide access to another plat, SDP II, currently under review. A 3,313 square foot lot proposed as a drainage easement is also included in the plat. This development is vested under the former subdivision code. Staff recommends approval of the modification request and approval of the plat. A proposed cross-section meets the minimum standard of the current subdivision code for a minor arterial road (the City's Major Thoroughfare Plan calls for a collector in the area), and provides connectivity from Northwestern to Resler.

Glenn Brooks with CSA Group 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 Lowerree, and unanimously carried to **APPROVE SUSU14-00115.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

8. **PZRZ14-00048:** Tracts 1A and 1C, A.F. Miller Survey No. 211 and Tracts 15J, 15J1A, and 15J1B, A.F. Miller Survey No. 213, City of El Paso, El Paso County, Texas
- Location: 6927 North Mesa Street
- Zoning: C-1/sc (Commercial/special contract)
- Request: From C-1/sc (Commercial/special contract) to C-3 (Commercial)
- Existing Use: Office
- Proposed Use: Commercial Development (supermarket, retail, and offices)
- Property Owner: CSM Realty Holdings, LTD
- Representative: SLI Engineering, Inc.
- District: 8
- Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***WITHOUT OBJECTION ITEMS 8 AND 10 WERE HEARD TOGETHER.**

Andrew Salloum, Planner, gave a presentation on items PZRZ14-00048 and PZCR14-00008 and noted that these two items are related and will be heard together. The applicant is requesting to rezone the property located at 6927 N. Mesa Street from C-1 to C-3 to allow for commercial development. The applicant is also requesting release of all the conditions imposed on parcel 1. Rezoning the subject property will allow the applicant to develop all of their property as C-3 (Commercial). Access to the subject property is proposed from Mesa Street and Pitt Street. Staff received one email in opposition to the rezoning request stating that change to the land use would cause additional traffic, harm to the habitat, and additional noise within the neighborhood area. Staff did not receive any adverse comments from the reviewing departments. Staff recommends approval of the rezoning request. Staff's recommendation is based on compatibility with the surrounding land use and complies with the Plan El Paso G-4, Suburban (Walkable) in the Northwest Planning Area. Staff also recommends release of the condition releases as the code requirements are no longer necessary or have been satisfied.

Georges Halloul with SLI Engineering, representing the owner, concurred with staff's comments. He commented on item #2 under the City Development Department – Land Development comments. He noted that they have been coordinating with the Land Development Department and also with the private property owner adjacent to their property to allow them to retain some storm water on their land. Mr. Halloul noted that there is an apartment complex to the south of this land that would require a rock wall but that the applicant is seeking to request a waiver of that requirement.

Mr. Wright asked Mr. Halloul if it would be acceptable to the applicant if they require the rock wall only behind the building from the south east corner of the building, west to Pitt Street and remove the requirement on the rest of the rock wall. Mr. Halloul noted that it would be acceptable.

Alex Hoffman, Lead Planner, noted that the code does require a rock wall. There's a section where the applicant can apply for a waiver but they have to meet certain criteria so he's not certain if the commission has the authority to waive the rock wall requirement.

Carlos Gallinar, Deputy Director for Planning & Inspections, noted that staff will work with the applicant, based on the commission's considerations, so that there will be less of a hindrance with the rock wall/wrought iron combination issue.

Georges Halloul agreed to work with staff to address the commissioner's comments and noted that he will work with staff to address the matter.

Kareem Dallo, Engineering Division Manager, addressed the commissioner's concern regarding the storm water run-off.

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 Ardivino, seconded by Commissioner Grambling, and unanimously carried to **APPROVE PZRZ14-00048 AND PZCR14-00008.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Applications:

- 9. **PZDS14-00031:** Lots 1-9, 13, 16-18, 25-29, 31-36, 39-42, 50-51, 59, 64-68, 81-86, and 88, Block 1, Barcelona Estates Replat "A", City of El Paso, El Paso County, Texas
 - Location: North of Zaragoza Road and East of Joe Battle Boulevard
 - Zoning: P-R II (Planned Residential) and P-R II/sc (Planned Residential/special contract)
 - Request: Detailed Site Development Plan Review per Planned Residential II District to permit lot dimension and setback reductions
 - Existing Use: Single-family detached dwellings
 - Proposed Use: Single-family detached dwellings
 - Property Owners: Laguna Meadows, LP., Mountain Vista Builders, Inc., RAKUSA Construction, LLC, William D. Thomas, William L. and Deanne Isaac, Thomas Dula, Ray W. and Carole Williams, and Harvey D. Joseph
 - Representative: Eddie Urquidi
 - District: 5
 - Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the property is approximately 1.939 acres in size and is zoned PR-II and has a single family dwelling and the rest is vacant. The request is for a detailed site plan review as required by the Special Purpose District P-R II (Planned Residential II), to allow for reductions in density and dimensional standards through the submittal of a detailed site development plan to be reviewed by City Plan Commission and City Council. Parking requirements will be satisfied through a combination of a garage parking located at the ground level of the structures and surface parking located at various points along the private driveways. Access is proposed from internal streets within the subdivision via Zaragoza. Staff did not receive any phone calls or letters in support or opposition to the detailed site development request. Staff recommends approval of the detailed site development plan as it meets all the requirements of Section 2.04.150, Detailed Site Development Plan and 20.10.360 C., Planned Residential.

Eddie Urquidi, representing the owner for Barcelona Estates, 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 Brannon, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZDS14-00031 WITH THE CONDITION THAT STREET TREES BE INCLUDED PER CITY CODE.**

Motion passed.

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PUBLIC HEARING Zoning Condition Release Application:

- 10. **PZCR14-00008:** Parcel 1: Tracts 1A and 1C, A.F. Miller Survey No. 211 and Tracts 15J, 15J1A, and 15J1B, A.F. Miller Survey No. 213, City of El Paso, El Paso County, Texas
Parcel 2: Tracts 1B, A.F. Miller Survey No. 211, and Tracts 15H and 15T, A.F. Miller Survey No. 213, City of El Paso, El Paso County, Texas
- Location: 6927, 6851, and 6801 North Mesa Street
- Zoning: C-1/sc (Commercial/special contract) and C-3/sc (Commercial/special contract)
- Request: Release of Special Contract conditions Ordinance No. 5714 dated March 25, 1976 and Ordinance No. 6206 dated April 11, 1978
- Existing Use: Office and vacant
- Proposed Use: Commercial Development (supermarket, retail, and offices)
- Property Owner: CSM Realty Holdings, LTD
- Representative: SLI Engineering, Inc.
- District: 8
- Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***WITHOUT OBJECTION ITEMS 8 AND 10 WERE HEARD TOGETHER.**

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Grambling, and unanimously carried to **APPROVE PZRZ14-00048 AND PZCR14-00008.**

Motion passed.
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Note: Commissioner Madrid left the meeting before discussion on item 11.

Other Business:

- 11. Discussion and action on the City Plan Commission minutes for:
November 20, 2014

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR NOVEMBER 20, 2014.**

AYES: Commissioner Loweree, Brannon, Grambling, Erickson, Wright, Ardivino, and Landeros

ABSENT: Commissioner Amoriello

NOT PRESENT FOR THE VOTE: Commissioner Madrid

Motion passed.

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- 12. Planning Report:
Discussion and action on Planning staff recommendation for following Section 2.08 of the City of El Paso's Municipal Code.

Carlos Gallinar, Deputy Director for Planning & Inspections, noted that there are two items specific to this discussion, items 2.08.070 and 2.08.080. He read these sections into the record and noted that Section 2.08.080 needs some addressing. He also read a memo from staff into the record with recommendations addressing some of the commissioner's concerns.

Commissioner Wright suggesting having public hearings on each of the projects so that each one would be presented individually to this group.

Mr. Gallinar noted that major projects will be presented to the commission in January and again in July. As those projects come in, there will be some degree of initial consultation with the City Plan Commission before the consultant. Mr. Gallinar agreed to add the language, phrase it as the commission asked him to phrase it and bring it back to the commission on December 18 2014, and have the commission vote on it.

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ADJOURNMENT:

WITHOUT OBJECTION, THE CITY PLAN COMMISSION MEETING WAS ADJOURNED A 3:02 PM.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission