



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
DECEMBER 18, 2014
1:30 P.M.**

MINUTES

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

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

COMMISSIONERS PRESENT:

- Commissioner Loweree
- Commissioner Erickson
- Commissioner Wright
- Commissioner Ardivino
- Commissioner Landeros
- Commissioner Madrid

COMMISSIONERS ABSENT:

- Commissioner Brannon
- Commissioner Grambling
- Commissioner Amoriello

AGENDA

Commissioner Landeros read the rules into the record. David Coronado, Planning & Inspections Program Manager, read the revisions to the agenda into the record.

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

AYES: Commissioner Loweree, Erickson, Wright, Ardivino, Landeros, and Madrid

ABSENT: Commissioner Brannon, Grambling, and Amoriello

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:

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:

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|----|----------------------|--|
| 1. | SUSU14-00117: | Tierra Del Este Unit 78 – 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 Tim Foster |
| | Property Owner: | Ranchos Real XV LLC |
| | Representative: | Conde, Inc. |
| | District: | ETJ |
| | 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 proposes to subdivide approximately 127.8 acres for a total of 674 residential lots in the city's east side extra territorial jurisdiction and east side impact fee area. Access to the proposed subdivision is via Montwood Drive and Rich Beem Boulevard. This application is being reviewed under the current subdivision code. This application is in conformance with the approved development plan. Staff recommends approval of the requested exceptions and approval with conditions of Tierra Del Este 78 on a Major Preliminary basis.

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

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to **APPROVE SUSU14-00117.**

Motion passed.

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Major Final:

2. **SUSU14-00113:** Desert Pass Subdivision Unit 2 – A portion of Tract 3A, A. F. Miller Survey No. 210, and portion of Tract 16A, A.F. Miller Survey No. 213, City El Paso, El Paso County, Texas
- Location: North of I-10 and West of Resler
- Property Owner: Camino Real Investments I, LTD.
- Representative: Conde, Inc.
- District: 8
- Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to **POSTPONE SUSU14-00113 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 8, 2015.**

Motion passed.

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Major Combination:

3. **SUSU14-00114:** The Fields - Tract 3A2, Block 2, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: South of Sunset and West of River Bend
- Property Owner: KWH East LLC
- Representative: Quantum Engineering
- District: 1
- Staff Contact: Joaquin Rodriguez, (915) 212-1608,
rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the district on the staff report should be changed from District 8 to **District 1**. The applicant proposes to subdivide approximately 14.4 acres for 35 residential lots on the city's west side, including a .32 acre private pocket park and a hike and bike trail along Sunset Road. The proposed subdivision has two access points via Lazy Willow Drive. This application is being reviewed under the current subdivision code. The Land Development has requested staff to revise their comments on the provided staff report by removing comments, sections 1 and 2 and replacing them with "no objection." Staff recommends approval of the exception, waiver of improvements and alternative designs on a Major Combination basis subject to the condition stated on the staff report.

Bobby Gonzalez with Quantum Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00114.**

Motion passed.

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4. **SUSU14-00116:** Hutton Go Subdivision Unit 2 – A portion of Tracts 75 through 78, Cinecue Park Addition, City of El Paso, El Paso County, Texas
- Location: South of Knights and West of Yarbrough
- Property Owner: Jorge Valenzuela & Ruben Perea
- Representative: Conde, Inc.
- District: 7
- 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 request. The applicant is proposing to subdivide 1.064 acres for one commercial lot. Access to the subdivision is proposed from both Yarbrough and Knights with the primary access from Yarbrough. The applicant has submitted a request to waive ROW improvements on all abutting streets. The applicant has also submitted an alternative design request for the cul-de-sac at the end of Lowd Avenue. This subdivision was reviewed under the current subdivision code. Staff recommends approval of the request to waive ROW improvements, the alternative design for a cul-de-sac, and approval of Hutton Go Subdivision Unit 2 on a Major Combination basis.

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

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00116.**

Motion passed.

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- 5. **SUSU14-00119:** Sky View Estates Unit 1 – A portion of Section 18, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas
 - Location: East of Joe Battle and South of Pellicano
 - Property Owner: DVEP Land
 - Representative: Del Rio Engineering
 - District: ETJ
 - Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to **POSTPONE SUSU14-00119 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 8, 2015.**

Motion passed.

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Major Combination (Reconsideration)

- 6. **SUSU14-00063:** CVS Dyer Subdivision – A portion of Tract 2-M, Tract 2-M-2-A, Tract 2-M-2-B, and Tract 2-M-2-B-1, Section 2, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
 - Location: East of Dyer Street and North of Rutherford Drive
 - Property Owner: Tapnim Future, LP; CLK New-Star GP, LLC; Myer Lipson
 - Representative: Linfield, Hunter & Junius, Inc.
 - District: 4
 - 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 request. The purpose of this second review by the City Plan Commission is due to a shift in the subdivision boundary in order to fix an encroachment issue. The subdivision was previously approved as a 1.9712 acre property and is now being reduced to 1.2868 acres. The applicant proposes to subdivide approximately 1.3 acres in order to create one commercial lot. Primary access to the subdivision is proposed from Dyer Street and Diana Drive. This subdivision was reviewed under the current subdivision code.

Mario Perez with Linfield, Hunter & Junius, Inc., concurred with staff's comments.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00063.**

Motion passed.

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PUBLIC HEARING Annexation:

7. Discussion and action on an ordinance annexing the following real property described as Tract 1C, Section 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys and a portion of Zaragoza Road (F.M. 659), El Paso County, Texas
Property Owner: Tomly Corpoartion. **SUAX13-00002**
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to **HEAR ITEMS 7 AND 10 SIMULTANEOUSLY.**

Motion passed.

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant is requesting annexation of land within the City of El Paso's Extra Territorial Jurisdiction (ETJ) and approval of a service plan in conjunction with the Annexation Agreement. Under the terms of the approved agreement, the subject property is proposed to be re-zoned from R-F (Ranch-Farm) to C-3 (Commercial) at the time of annexation. The annexation is being requested to accommodate roadway improvements for the future extension of Pebble Hills Boulevard. Two lots intended for commercial development are also proposed. Staff did not receive any calls or letters in opposition to this request. Staff is recommending approval of the annexation request. The Service Plan shall be approved with the ordinance approving the annexation in accordance with the Texas Local Government Code 43.056,

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.

2ND MOTION:

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE AN ORDINANCE ANNEXING THE FOLLOWING REAL PROPERTY DESCRIBED AS TRACT 1C, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS AND A PORTION OF ZARAGOZA ROAD (F.M. 659), EL PASO COUNTY, TEXAS.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

8. **SUSU14-00118:** Homestead Meadows South Unit 2, Replat I - Lot 1, Block 6, Homestead Meadows South Unit 2, Replat A, El Paso County, Texas
Location: South of Montana and West of Desert Meadows
Property Owner: Homestead Palms
Representative: CEA Group
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. The applicant is proposing to replat approximately 5.011 acres of land into 3 multi-family lots. Access to Subdivision I is proposed from Buntline Drive. This development is being reviewed under the current subdivision ordinance. Staff is recommending approval of Homestead Meadows South Unit 2 Replat I on a Resubdivision Combination basis.

Jorge Azcarate with CEA 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 Madrid, seconded by Commissioner Lowerree, and unanimously carried to **APPROVE SUSU14-00118.**

Motion passed.

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PUBLIC HEARING Alley Vacations:

- 9. **SURW14-00006:** Robinson Avenue Alley Vacation - A 16.00 foot alley within Block 209, Alexander Addition, City of El Paso, El Paso County, Texas
 - Location: West of Mesa and South of Robinson
 - Property Owner: EP Del Mesa Partners, L.P.
 - Representative: Linfield, Hunter & Junius, Inc.
 - District: 1
 - Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that the applicant is proposing to vacate a 16 foot wide alley between Robinson Avenue and Boston Avenue in order to construct a commercial building for a pharmacy which will occupy Block 209 of Alexander Addition. Staff did not receive any adverse comments to the proposed vacation. Staff recommends approval of Robinson Avenue Alley Vacation with the condition stated on the staff report.

Mario Perez with Linfield, Hunter & Junius 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.

Kimberly Forsyth, Lead Planner, noted that staff received a comment from the Texas Gas requesting a new easement and that is the reason for the condition.

ACTION: Motion made by Commission Ardovino, seconded by Commissioner Landeros, and unanimously carried to **APPROVE SURW14-00006 WITH THE CONDITION THAT THE VACATED PROPERTY IS DESIGNATED AS A UTILITY EASEMENT.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

10. **PZRZ13-00039:** Tract 1C, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas and a portion of Zaragoza Road
- Location: West of Zaragoza Road at Pebble Hills Boulevard
Zoning: R-F (Ranch and Farm)
Request: From R-F (Ranch Farm) to C-3 (Commercial)
Existing Use: Industrial storage yard
Proposed Use: Commercial Development
Property Owner: Tomly Corporation
Representative: Conde, Inc.
District: ETJ/Adjacent to District 5
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to **HEAR ITEMS 7 AND 10 SIMULTANEOUSLY.**

Motion passed.

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-3 (Commercial) to allow for commercial development and the extension of a roadway. This rezoning application is related to annexation application SUAX13-00002 and annexed properties are automatically zoned to R-F (Ranch and Farm) District. Access to the subject property is proposed from Zaragoza Road and Pebble Hills Boulevard. The rezoning application complies with all annexation requirements. Staff did not receive any communication in opposition or support to this request and also did not receive any adverse comments from the reviewing departments. Staff recommends approval of the rezoning from R-F (Ranch and Farm) to C-3 (Commercial) with conditions stated on the staff report. The approval recommendation is based on the compatibility with the surrounding commercial zone districts and uses to the south and east of the subject property. The zoning complies with the conditions of the annexation agreement.

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.

2ND MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZRZ13-00039.**

Motion passed.

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11. **PZRZ14-00019:** Lots 1 through 20 and 16 foot alley, Block 209, Alexander Addition, City of El Paso, El Paso County, Texas, and the northwesterly half of that vacated portion of Boston Street
- Location: 2501 & 2525 N. Mesa Street and 2508 Oregon Street
Zoning: G-MU (General Mixed-Use)
Request: Major Amendment to Master Zoning Plan (MZP)
Existing Use: Vacant Building/Restaurant/Parking Lot

Proposed Use: Retail Store & Pharmacy
 Property Owners: EP Marcus Investments, L.P. & EP Del Mesa Partners, L.P.
 Representative: Mario J. Perez
 District: 1
 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 request. The applicant is requesting a major amendment to the existing Master Zoning Plan (MZP). The MZP proposes a 15,500 square foot structure to be used as a retail store and pharmacy. The site includes a vacated portion of Boston Avenue to be developed a pedestrian walkway with improvements complying with SmartCode street design. Fifty-two parking spaces are required and 62 are proposed. Access to the subject property is proposed from Robinson Avenue and Boston Avenue. Staff did not receive any phone calls or letters in support or opposition to the rezoning request.

Mario Perez with Linfield, Hunter & Junius concurred with staff 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 Loweree, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZRZ14-00019**.

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Applications:

12. **PZDS14-00032:** A portion of Lot 1, Block 1, Le Barron Park Subdivision, City of El Paso, El Paso County, Texas
 Location: 9275 North Loop Drive
 Zoning: C-1/sc (Commercial/special contract)
 Request: Detailed Site Development Plan Review per contract conditions, Ordinance No. 9084
 Existing Use: Vacant
 Proposed Use: Business office/lodge
 Property Owner: El Paso County Sheriff's Officers Association
 Representative: Angel Ramos-Tamayo
 District: 6
 Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elPASOTexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the request is for detailed site development plan review as required by Ordinance No. 9084, dated July 7, 1987. The conditions were subsequently released on March 12, 1991, but only for a 0.505 acre portion of the property that was dedicated to the City for the widening of North Loop Drive. The conditions remain for the subject property. The detailed site development plan shows a new 6,977 square foot one-story business office and lodge building, 25.8 feet in height. The office and lodge are permitted uses in C-1 (Commercial). The development requires a minimum of 21 parking spaces and the applicant is providing 38 parking spaces and 3 bicycle spaces. Access to the subject property is proposed from North Loop Drive. Staff recommends approval of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan, and complies with the Plan El Paso land use designation G-3, Post-War in the Mission Valley Planning Area.

Angel Ramos 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 Ardovino, seconded by Commissioner Loweree, and unanimously carried to **APPROVE PZDS14-00032.**

Motion passed.

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13. **PZDS14-00033:** Lot 1, 2 and 4, Miles Subdivision Unit 1, City of El Paso, El Paso County, Texas
Location: 9520 Socorro Road and 320 – 340 Americas Avenue
Zoning: C-4/h/c (Commercial/historic/condition) & C-4/c (Commercial/condition)
Request: Detailed Site Development Plan Review
Existing Use: Vacant
Proposed Use: Convenience Store/Gas Station
Property Owners: Southwest Convenience Stores LCC & Miles El Paso Investments LTD
Representative: Frank Flores-Villarruel, ADC Inc.
District: 6
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Erickson, seconded by Commissioner Loweree, and unanimously carried to **POSTPONE PZDS14-00033 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 8, 2015.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

14. **PZST14-00031:** A portion of Lot 1, Block 2, Yarbrough Village, City of El Paso, El Paso County, Texas
Location: 544 N. Yarbrough Drive
Zoning: C-1 (Commercial)
Request: Special Permit to allow for a 44 % parking reduction
Existing Use: Vacant Structure
Proposed Use: Restaurant
Property Owner: Alejandro Reyes-Torres
Representative: Jesus Jaime
District: 7
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

Art Rubio, Senior Planner, gave a presentation and noted that the applicant is requesting a special permit and detailed site development plan review to allow for a 44 percent parking reduction. The detailed site development plan shows an existing 3,789 square feet one-story building proposed to be converted to a restaurant. The restaurant use is permitted in the C-1 (Commercial) zone district; however, the lot does not meet the required parking requirements for the proposed use. Restaurant use for the subject property requires 32 parking spaces. The applicant is providing 18 parking spaces equivalent to 56 percent of the required parking. The applicant is not proposing any new development, further additions, or major improvements other than the conversion improvements inside the existing structure. The applicant was advised of the special contract and did not wish to pursue a release of the condition as they don't propose to serve alcohol on the premises. Staff did not receive any adverse comments from the reviewing

departments nor did staff receive any comments in opposition or in support from the public for this request.

Jesus Jaime 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 Erickson, and carried to **APPROVE PZST14-00031.**

AYES: Commissioner Loweree, Erickson, Wright, Landeros, and Madrid

NAYS: Commissioner Ardivino

ABSENT: Commissioner Brannon, Grambling, and Amoriello

Motion passed. (5 to 1 vote)

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- 15. **PZST14-00032:** Lot 1, Block 1, Delta Divine Subdivision, City of El Paso, El Paso County, Texas
- Location: 314 S. Glenwood Street
- Zoning: R-4 (Residential)
- Request: Special Permit to allow for a Personal Wireless Service Facility (PWSF)
- Existing Use: Church
- Proposed Use: Ground-mounted PWSF
- Property Owner: El Divino Salvadore Presbyterian Church Inc.
- Representative: Jose Navarro
- District: 8
- Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF) on a church property in a residential zone district. The site plan shows a 600 square foot lease area for a 55 foot high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a cypress tree. The proposed PWSF meets all setback and height requirements for location in a residential district and also meets the one-half mile requirement for distance separation from another PWSF. The nearest PWSF is 0.510 mile to the southeast and is located on Fonseca Drive. A maintenance access is proposed from Glenwood Street. Staff did not receive any adverse comments from the reviewing departments for this special request but did receive one phone call in opposition from the public.

Nick Romano with Romano Architects, representing T-Mobile, 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.

Reverend Jane Louise, Pastor of the church, spoke in favor of the special permit. She noted that the church would be willing to landscape on its own property.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZST14-00032 WITH THE REQUEST THAT CITY COUNCIL IMPOSE A LANDSCAPING UNIT.**

Motion passed.

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16. **PZST14-00033:** Lots 1 – 8, Block 10, Military Heights, City of El Paso, El Paso County, Texas
 Location: 2901, 2909, and 2915 Fort Boulevard
 Zoning: C-2 (Commercial) and C-2/sc (Commercial/special contract)
 Request: Infill Development / Side-Street Setback Reduction / Parking Reduction
 Existing Use: Commercial and Single-family dwellings
 Proposed Use: Retail
 Property Owner: Margarita T. Ochoa
 Representative: El Paso FDS 712096, LLC
 District: 2
 Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the request is for a special permit and detailed site plan approval for infill development to allow a reduction in the side street yard setback from 10 feet to 5 feet and a 35 percent parking reduction for the construction of a retail site. The property is currently occupied by a commercial establishment and two single-family dwellings which are proposed for demolition. The site plan proposes an 8,470 square foot retail building which requires 29 parking spaces. The applicant is providing 19 spaces. Access is proposed from Fort Boulevard and the adjacent rear alley. Staff did not receive any comments in opposition to this request; however, staff did receive one letter in support for this special permit request. Staff recommends approval of the request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Plan El Paso Central Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development and 20.04.150 Detailed site Development Plan.

Chris Kistenmacher with Kistenmacher Engineering, representing the applicant, 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 Erickson, seconded by Commissioner Landeros, and unanimously carried to **APPROVE PZST14-00033**.

Motion passed

Other Business:

17. Discussion and action on the City Plan Commission minutes for:
 December 4, 2014

WITHOUT OBJECTION THE CITY PLAN COMMISSION MINUTES FOR DECEMBER 4, 2014, WERE APPROVED AS PRESENTED.

18. 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 he added the second to the last bullet point on the second page which encapsulates the subsequence of the commission. He noted that there will be at least two meetings a year in which the commission will get a review

of the Capital Improvements Projects as they pertain to Section 2.08. In addition to those meetings, he has added the following verbiage which reads as follows: Public hearings will also be scheduled during regular CPC meetings and separate and apart from the biannual review, on various projects, during the early stages/review of those projects.

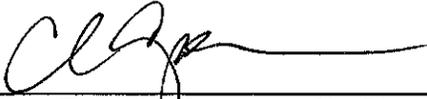
ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Landeros, and unanimously carried to **APPROVE THE CHANGES MADE TO SECTION 2.08 OF THE CITY OF EL PASO MUNICIPAL CODE.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Landeros, seconded by Commissioner Loweree, and unanimously carried to adjourn this meeting at 3:24 p.m.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission