



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
FEBRUARY 27, 2014
1:30 P.M.**

MINUTES

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

The meeting was called to order at 1:30 p.m. Commissioner Wright present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner Loweree
- Commissioner Brannon
- Commissioner Erickson
- Commissioner Wright
- Commissioner Amoriello
- Commissioner Ardovino
- Commissioner Madrid

COMMISSIONERS ABSENT:

- Commissioner Grambling
- Commissioner Schauer

AGENDA

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

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

AYES: Commissioner Loweree, Brannon, Erickson, Wright, Amoriello, Ardovino, and Madrid

ABSENT: Commissioner Grambling, and Schauer

Motion passed.

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.

II. CONSENT AGENDA

There were no items under the Consent Agenda.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Detailed Site Development Plan Application:

- 1. **PZDS13-00024:** Lot 4, Block 1, Keystone Business Park Replat A, City of El Paso, El Paso County, Texas
 - Location: 4509 Osborne
 - Zoning: P-I/sc (Planned Industrial/Special Contract)
 - Request: Detailed Site Plan Review
 - Existing Use: Vacant
 - Proposed Use: Office/Warehouse/Light Manufacturing
 - Property Owner: VJLR L.P.
 - Representative: Ramon Delgadillo
 - District: 8
 - Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

John Wever with VJLP 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 Madrid, and unanimously carried to **APPROVE PZDS13-00024.**

Motion passed.

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:

- 2. **SUSC13-00006:** Montecillo Unit Six – A portion of Tract 4F2B, A.F. Miller Survey 215, and portion of Tracts 1 and 3A, John Barker Survey 10, and portion of Tract 7, I.F. Harrison Survey 54, City of El Paso, El Paso County, Texas
 - Location: West of Mesa and South of Carousel
 - Property Owner: EPT Montecillo Development East, L.P.

Representative: Conde, Inc.
District: 8
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE SUSC13-00006 FOR SIX (6) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 10, 2014.**

Motion passed.
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3. **SUSU13-00110:** 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, El Paso County, Texas
Location: West of Zaragoza at Pebble Hills
Property Owners: River Oaks Properties LTD, Tomly Corporation and Genagra LP
Representative: Conde, Inc.
District: ETJ
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

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

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU13-00110.**

Motion passed.
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4. **SUSU14-00007:** Peyton Estates Unit 4 – A portion of C.D. Stewart Survey No. 318, El Paso County, Texas
Location: North of Mark Twain and East of Nonap Road
Property Owner: Hunt Peyton Estates, LLC
Representative: Roe Engineering, L.C.
Rep District: ETJ
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **MOVE SUSU14-00007 TO THE FRONT OF THE AGENDA.**

Motion passed.

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

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Loweree, and unanimously carried to **APPROVE SUSU14-00007 WITH THE CONDITION FOR LANDSCAPING AT THE REAR OF THE DOUBLE FRONTAGE LOTS.**

Motion passed.
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Major Final:

5. **SUSU14-00005:** Mission Ridge Unit Eight - A portion of W.J. Rand Survey No. 315 ½ & C.D. Stewart, Survey No. 319, El Paso County, Texas
Location: North of Eastlake Blvd. and East of Rojas Dr.
Property Owner: Hunt Mission Ridge, LLC.
Representative: TRE and Associates, LLC.
Rep District: ETJ
Staff Contact: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

Abel Pineda with TRE and Associates concurred with staff's comments.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU14-00005.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

6. **SUSU14-00006:** Tierra del Este Unit 65 Replat A - All of Lot 84, Block 233, Tierra Del Este Unit Sixty Five. City of El Paso, El Paso County, Texas
Location: North of Pebble Hills and West of John Hayes
Property Owner: Catholic Properties Inc.
Representative: Sitework Engineering, LLC.
Rep District: 5
Staff Contact: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov

Alfredo Austin, Planner, noted that there is a revised staff report for this item.

Jorge Garcia with Sitework Engineering disagreed with the Parks & Recreation Department comments regarding park fees. Park fees were paid when the property was platted and the covenants were also recorded to be restricted for church uses. He would like to coordinate with the Parks and Recreation Department regarding the \$10,000 park fees.

Kimberly Forsyth, Lead Planner, noted that the revised staff report shows a credit paid on the original subdivision which would leave a park fee balance of \$2740 and not \$10,000.

Mr. Garcia agreed to the revision stated by Ms. Forsyth.

Sam Borelo with SJB Architects and Design answered questions from the commission.

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 Amoriello, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU14-00006.**

Motion passed.
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Other Business:

7. Discussion and action on the City Plan Commission minutes for:
 - a. January 23, 2014 (Annual Business Meeting)
 - b. January 30, 2014
 - c. February 13, 2014

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JANUARY 23, 2014, JANUARY 30, 2014, AND FEBRUARY 13, 2014.**

Motion passed.

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8. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.18 (Sign Regulations), Article IV (On Premises Sign Regulations), Section 20.18.410 (R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, RMH, and PMD Districts), Subsection C (School and Church Monument Signs). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Carlos Gallinar, (915) 212-1559, gallinarcc@elpasotexas.gov

Alex Hoffman, Lead Planner, gave a presentation and noted that this amendment is amending the school and monument signs in the residential districts and gave some background information.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.18 (SIGN REGULATIONS), ARTICLE IV (ON PREMISES SIGN REGULATIONS), SECTION 20.18.410 (R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, RMH, AND PMD DISTRICTS), SUBSECTION C (SCHOOL AND CHURCH MONUMENT SIGNS).**

Motion passed.

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9. Discussion and action on an Ordinance amending Title 19 (Subdivisions), Chapter 19.26 (Alternative Subdivision/Smart Code Designs), Section 19.26.020 (Infill Development), of the El Paso City Code to reduce park dedication fees by 50% for non-residential infill development of up to five acres. The penalty is as provided in Chapter 19.42 of the El Paso City Code.
Staff Contact: Kimberly Forsyth, (915) 212-1563, forsythkl@elpasotexas.gov

Kimberly Forsyth, Lead Planner, gave a presentation and noted that this amendment is consistent with Plan El Paso policies which recommend incentives to promote infill development and require parks with amenities to serve infill neighborhoods.

She noted that the proposed 50% reduction for older neighborhoods is consistent with the existing reduction allowed with an infill special permit, while still providing funds for development of neighborhood parks. The new amendment would apply to new non-residential subdivisions that are up to 5 acres in size.

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Madrid, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), CHAPTER 19.26 (ALTERNATIVE SUBDIVISION/SMART CODE DESIGNS), SECTION 19.26.020 (INFILL DEVELOPMENT), OF THE EL PASO CITY CODE TO REDUCE PARK**

DEDICATION FEES BY 50% FOR NON-RESIDENTIAL INFILL DEVELOPMENT OF UP TO FIVE ACRES.

Motion passed.
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10. Discussion and action on the City Plan Commission Bylaws.

Kristen Hamilton, Assistant City Attorney, noted that **ex-officio members** is being deleted from the Bylaws.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Brannon, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION BYLAWS.**

Motion passed.
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11. Planning Report:
a. City Development – Planning Division Metrics Report

David Coronado, City Development Program Manager, gave a presentation and noted that at the City Plan Commission Annual meeting staff presented the metrics for the Planning Division.

Staff has been working with Long Range for two charrettes with Palisades. We are trying to design the entrance for the Palisades trailhead off of Robinson and Rim. This is a project that staff is still working on and is preparing the analysis of the results from the charrette. Staff plans to have another charrette in March with the community for a more refined design for that site. He noted that he has two full reports from these charrettes. He outlined some of the Long Range active projects.

Commissioner Wright requested that staff notify the commission of all these special events.

Kristin Hamilton, Assistant City Attorney, noted that if more than a quorum is going to show up at any of these meetings we may need to do a posting requirement under the Open Meetings Act, 72 hours in advance.

Mr. Coronado told the commission that they will get the Metrics Report in their dropbox every month.

No action was required for this item.
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ADJOURNMENT:

Motion made by Commissioner Amoriello, seconded by Commissioner Ardovino, and unanimously carried to adjourn this meeting at 2:30 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission