



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
JUNE 14, 2012
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 Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner De La Cruz
- Commissioner Wright
- Commissioner Carreto
- Commissioner Nance
- Commissioner Brandrup
- Commissioner Amoriello
- Commissioner Schauer

COMMISSIONERS ABSENT:

- Commissioner Borden
- Commissioner Landeros

AGENDA

Commissioner Amoriello read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner De La Cruz, Wright, Nance, Carreto, Amoriello, Brandrup, and Schauer

ABSENT: Commissioner Borden, and Landeros

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:

PUBLIC HEARING Rezoning Applications:

1. **PZRZ12-00008:** Portions of Sections 17, 18, 19, 20, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of U.S. 54 and East of McCombs Street
- Zoning: GMU (General Mixed Use)
- Request: Major Master Zoning Plan (MZP) Amendment
- Existing Use: Vacant
- Proposed Use: Retirement Community
- Property Owner: El Paso Water Utilities – Public Service Board of the City of El Paso
- Representative: Edmund Archuleta, CEO, PSB
- District: 4
- Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Keith Dewey Senior Planner with the URS Corporation noted that they are in contract with the EPWU for the initial design and the vision for the Retirement Community Master Plan. He gave a quick introduction on the Master Plan and the Major Amendment Master Zoning Plan. He noted that they are focusing on the 400 acre piece of parcel which is located on the eastern portion of the NE Master Plan. Given the proximity of the golf course, they feel this is a perfect location for a Retirement Community. This Retirement Community will be the first of its type in El Paso. He discussed some of the goals they are trying to create. He noted that they have been asked by the Planning Staff to incorporate as much of the Smart Code principles as they can but he also noted that the Smart Code currently does not allow for accommodation of a Retirement Community. They have tried to incorporate as much of the principles as they could but have some flexibility for the next stages for the developer for this property. He feels they can get three pedestrian sheds encompassed by a park with green space in the middle. All three of the pedestrian sheds would be located around the central green area which is a very deep component of most successful retirement communities. Now that they have the foundation of that community setup, they have a couple of major north/south arterials as well as one east/west arterial that incorporates playing a much larger area into the west. He gave a quick zoning overview and noted that the configuration of the site is zoned GMU (General Mixed Use). A key component to retirement communities are amenities like a recreational center that have work-out facilities, pools, dance courts, and multi-purpose buildings to accommodate the different types of uses that could go in with the development of this type. The commercial retail component is also a key aspect of these types of communities. They typically include a pharmacy, a bank, a small convenient store, dry-cleaners, and there will also be a non-denominational church.

They are requesting approval of the Revised Land Study and Major Amendment-Master zoning Plan and authorization to forward the application for the proposed Retirement Community Project to City Council.

Pat Aduato from the EPWU explained the notations on the EPWU comments under the staff report. She noted that this part of the property and most of the NE Master Planned area, all the way to the state line to the north as well as land in the west side of El Paso are subject to Impact Fees. This is just a notation that as lots are sold and as part of the permitting process those fees will be assessed. The fees are based on the serviced area calculations. Even though there are

no schools sites shown within this 400 acres there are multiple school sites shown in the remainder of the NE Master Plan area as well as to the southeast, where they are coming in with another Smart Code Application known as The Painted Dunes. Adjoining this property, there will be school sites, should children live in this area. They have been working for many years with various groups including Ft. Bliss and El Paso Del Norte and others who have done marketing analysis in the area and they believe this is a good plan. She pointed out that currently the El Paso Water Utilities has an RFQ out in the street to hire a professional management company that will help the utility to market, advertise, finance, find development partners and actually find master developers and builders for this site. One of the components for this scope of services will be to evaluate this plan and if changes are necessary the EPWU will come back to the Commission with additional revisions but at this point, EPWU feel that URS Corporation has done a great job of incorporating the different components that make a retirement community successful. She does not expect major changes at all.

She noted that the design is being presented today is a major amendment to the Master Zoning Plan conforms as close to the Smart Code as they could achieve given the fact that it will remain GMU (General Mixed Use). When they hire the management company they want to utilize this as the starting point and not the current zoning and the current Master Plan for this area. EPWU is asking for the Commission's approval and they will also ask the City Council for their approval as well. The Smart Code as currently written in the Municipal Code does not allow for retirement communities, so working with City staff, EPWU was advised to leave it GMU (General Mixed Use) but to utilize as many of the principles of the Smart Code as they could achieve without having its own Smart Code.

Commissioner Nance 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 De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **APPROVE PZRZ12-00008.**

Motion passed.

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2. **PZRZ12-00009:** A portion of Lots 22, 23, and 24, Map of Palmdale Acres, an Addition to the City of El Paso, El Paso County, Texas
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| Location: | 7235 North Loop Drive |
| Zoning: | R-F (Ranch and Farm) |
| Request: | From R-F (Ranch and Farm) to C-4 (Commercial) |
| Existing Use: | Product Manufacturing Facility |
| Proposed Use: | Wood Product Manufacturing Facility |
| Property Owner: | Carlos Diaz, Jr. and Lillian Jacquez |
| Representative: | Jesus L. Jaime |
| District: | 3 |
| Staff Contact: | Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov |

Andrew Salloum, Planner, noted that staff is recommending denial of rezoning the subject property from R-F (Ranch and Farm) to C-4 (Commercial) based on incompatibility with the surrounding manufacturing zone district in the area.

Jesus Jaime representing the owner does not concur with staff's comments. He stated that the property owner noted that if they cannot get a C-4 (Commercial) zone then they want a C-2 (Commercial) zone but not an M-1 (Light Manufacturing).

Philip Etiwe, Development Review Manager, noted that staff is recommending an M-1 (Manufacturing) zone.

Mr. Jaime requested a two week postponement to allow him to talk to his client and see whether they want to remain R-F (Ranch and Farm) zone or if they want an M-1 (Light Manufacturing) zone.

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

Lupe Cuellar, Assistant City Attorney, noted that the State Code specifically states that any rezoning has to be in conformance with the Future Land Map. The City recently adopted a C Comprehensive Plan and a New Future Land Use Map and that Future Land Use Map is one that staff has included in here and states that it has to be used for industrial uses. You would not be able to rezone it to something other than that because then you would be in violation of the state code.

Elva Villagran spoke in opposition to a C-4 (Commercial) zone. She expressed concerns about safety and traffic issues.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **POSTPONE PZRZ12-00009 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 28, 2012.**

Motion passed.

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- 3. **PZRZ12-00010:** All of Tract 8, Section 15, Block 81, TSP 2, T & P R.R. surveys, City of El Paso, El Paso County, Texas
 - Location: 6331 Alabama Street
 - Zoning: R-4 (Residential)
 - Request: From R-4 (Residential) to C-1 (Commercial)
 - Existing Use: Social/Fraternal Club
 - Proposed Use: Social/Fraternal Club
 - Property Owner: El Maida Shrine Temple
 - Representative: Pat Goff, P.P. and Gregory Cook, Architect
 - District: 4
 - Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **POSTPONE PZRZ12-00010 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 28, 2012.**

Motion passed.

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PUBLIC HEARING Special Permit Application:

- 4. **PZST12-00005:** South 115 feet of Tract 210, Sunrise Acres #2, City of El Paso, El Paso County, Texas
 - Location: 7601 Mt. Latona Drive
 - Zoning: R-4 (Residential)
 - Request: Reduction in lot width and area/Infill development
 - Existing Use: Vacant
 - Proposed Use: Duplex
 - Property Owner: Daniel Alderete
 - Representative: Daniel Alderete
 - District: 2
 - Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, noted that staff received four letters of opposition which were given to staff a few minutes before the meeting and are included in the Commissioner's folder.

Daniel Alderete concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. The following persons spoke in opposition to this request.

- Maria Cruz Medrano spoke very little English and requested that someone assist her with the translation. She spoke in opposition to the duplex development and noted that she prefers single family development. Art Rubio, Senior Planner, assisted her with the translation.
- Rosa Linda Mendoza also spoke in opposition to this request.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, and carried to **DENY PZST12-00005**.

AYES: Commissioner Wright, Nance, Carreto, Brandrup, Amoriello, and Schauer

NAYS: Commissioner De La Cruz

ABSENT: Commissioner Borden, and Landeros

Motion passed.

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PUBLIC HEARING Zoning Condition Release Application:

5. **PZCR12-00002:** Parcel 1: Lots 13 and 14, Block 2, Sahara Subdivision, City of El Paso, El Paso County, Texas
Parcel 2: Lots 11 and 12, Block 2, Sahara Subdivision, City of El Paso, El Paso County, Texas

Location: Parcel 1: 9950 Dyer Street
Parcel 2: 9944 Dyer Street

Zoning: Parcel 1: C-3/c/sc (Commercial/condition/special contract)
Parcel 2: C-1/sc (Commercial/special contract)

Request: Parcel 1: Amend condition 1A and release conditions 1B thru 4 imposed by Special Contract Ordinance No. 6245, dated July 31, 1978 and release all previously amended conditions as Ordinance No. 17313, dated May 4, 2010
Parcel 2: Amend condition 1A and release conditions 1B thru 4 imposed by Special Contract Ordinance No. 6245, dated July 31, 1978

Existing Use: Parcel 1: Vacant
Parcel 2: Vacant

Proposed Use: Parcel 1: Automotive Sales
Parcel 2: Retail

Property Owners: Juan Gandara and, Antonio and Laura Mendoza

Representative: Jose Uresti

District: 4

Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Jose Uresti concurred with staff's comments.

Commissioner Nance 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 Wright, seconded by Commissioner Schauer, and unanimously carried to **APPROVE PZCR12-00002.**

Motion passed.

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SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Final:

6. **SUSU12-00047:** Desert Pass Subdivision Unit 1 – Being a portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas
- Location: North of Resler Drive and East of Interstate Highway 10
- Property Owner: Camino Real Investments I, LTD
- Representative: Conde, Inc.
- District: 8
- Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **POSTPONE SUSU12-00047 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 28, 2012.**

Motion passed.

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Major Preliminary:

7. **SUSU12-00050:** Haciendas del Rio – Being Tracts 3B, 3C, 3D1 and a 30 foot County ROW, Block 16, and Tracts 1B and 1D, Block 13 of Upper Valley Surveys, El Paso County, Texas
- Location: West of Doniphan Drive and South of La Union Avenue
- Property Owner: Haciendas del Rio Partners LP
- Representative: CAD Consulting Company
- District: ETJ
- Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **DELETE SUSU12-00050.**

Motion passed.

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Major Combination:

8. **SUSU12-00042:** Marin Cabral Subdivision – Being all Tract 18A, Block 12, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: West of Pendale Road and South of North Loop Drive
- Property Owners: Omar I. Marin & Jaime Cabral
- Representative: CAD Consulting Company
- District: 7
- Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Enrique Ayala with CAD Consulting concurred with staff's comments.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU12-00042 WITH WAIVER REQUEST.**

Motion passed.

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- 9. **SUSU12-00044:** Leegacy Subdivision – Tract 21, O.A. Danielson Survey No. 310, An Addition to the City of El Paso, El Paso County, Texas
 - Location: East of George Dieter Drive and South of Pellicano Drive
 - Property Owner: Lee Urias
 - Representative: Barragan and Associates Inc.
 - District: 6
 - Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Nate Baker, Planner, noted a minor floor amendment to the staff report. Under the APPLICATION DESCRIPTION the second paragraph should read as follows: The applicant requests ~~an exception~~ **a waiver** for roadway improvements to Physicians Drive per Section 19.10.050.

The DEVELOPMENT COORDINATING COMMITTEE comments should read as follows: The Development Coordinating Committee recommends approval of the ~~exception~~ **request** to waive roadway improvements...

The applicant was not present at the meeting.

Philip Etiwe, Development Review Manager, noted that this is a very simple request and can be approved without the applicant being present.

1ST MOTION:

ACTION: Motion made by Commissioner Carreto, seconded by Commissioner Schauer, and carried to **POSTPONE SUSU12-00044 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 28, 2012, TO ALLOW THE APPLICANT TO BE PRESENT AT THE MEETING.**

- AYES:** Commissioner Carreto, Nance, and Amoriello
- NAYS:** Commissioner De La Cruz, Wright, Brandrup, and Schauer
- ABSENT:** Commissioner Borden, and Landeros

Motion failed. (4-3).

2ND MOTION:

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and carried to **APPROVE SUSU12-00044 WITH WAIVER REQUEST.**

- AYES:** Commissioner De La Cruz, Wright, Amoriello, Brandrup, and Schauer
- NAYS:** Commissioner Carreto, and Nance
- ABSENT:** Commissioner Borden, and Landeros

Motion passed. (5-2)

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PUBLIC HEARING Alley Vacation:

- 10. **SUB10-00307:** Magnolia Street Alley Vacation - a portion of an 18' alley out of Block 47, Bassett Addition, City of El Paso, El Paso County, Texas
 - Location: South of Gateway East and West of Piedras Street
 - Property Owner: City of El Paso
 - Representative: El Paso Water Utilities (EPWU)
 - District: 8
 - Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Rudy Valdez representing the El Paso Water Utilities concurred with staff's comments.

Commissioner Nance 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 Brandrup, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUB10-00307.**

Motion passed.

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PUBLIC HEARING Right-of-Way Vacation:

- 11. **SURW12-00011:** Main Street Vacation - a portion of Main Street, City of El Paso, El Paso County, Texas
 - Location: North of San Antonio Avenue and West of Mesa Street
 - Property Owner: City of El Paso
 - Representative: Roe Engineering, L.C.
 - District: 8
 - Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **POSTPONE SURW12-00011 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 28, 2012.**

Motion passed.

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Other Business:

- 12. Discussion and action on the City Plan minutes for:
 May 31, 2012

ACTION: Motion made by Commissioner Carreto, seconded by Commissioner Schauer, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MAY 31, 2012.**

AYES: Commissioner De La Cruz, Wright, Nance, Carreto, Amoriello, and Schauer

ABSTAIN: Commissioner Brandrup

ABSENT: Commissioner Borden, and Landeros

Motion passed.

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13. Planning Report:
N/A

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14. Legal Report:
N/A

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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to adjourn this meeting at 3:40 p.m.

Approved as to form:

Mathew McElroy, Executive Secretary, City Plan Commission