



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
SEPTEMBER 20, 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 Wright
- Commissioner Nance
- Commissioner Amoriello
- Commissioner Schauer
- Commissioner Reveles

COMMISSIONERS ABSENT:

- Commissioner De La Cruz
- Commissioner Borden
- Commissioner Brandrup

AGENDA

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

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

AYES: Commissioner Wright, Nance, Amoriello, Schauer, and Reveles

ABSENT: Commissioner De La Cruz, Borden, and Brandrup

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:

1. **PZRZ12-00026:** A 13,786,305 sq. ft. tract of land being all of Lots 1 and 2, Block 1, Hawkins Plaza; Lots 1-7, Block 13, Lots 1-5, Block 11, Lots 1-6, Block 12, El Paso International Airport Tracts, Unit 8 Replat A; Lot 1, Block 14, Lots 1 and 2, Block 15, Lot 1, Block 16, El Paso International Airport Tracts, Unit 11; Lots 1-6, Block 10, Lots 5-18, Block 9, El Paso International Airport Tracts, Unit 7; Lots 1-4 and 8-11, Block 9, Lots 3-14, Block 8, El Paso International Airport Tracts, Unit 1; Lots 1,2,15 and 16, Block 8, Lots 1-12, Block 7, El Paso International Airport Tracts, Unit 2; Lot 1, Block 19, El Paso International Airport Tracts, Unit 10; Tracts 4A25, 4A25A, 4A25B, 4A25C, 4A25D, 4A25E and 4A25F of Ascarate Grant, Block 2; Lots 6 and 7, Block 2C, Lots 5-12, Block 3, Lots 9-15, Block 5, El Paso International Airport Tracts, Unit 3 Replat; Lots 1-4, Block 1, Lots 1-6, Block 2A, Lots 1-7, Block 2B, Lots 10 and 11, Block 2C, El Paso International Airport Tracts, Unit 4 Replat A; Lots 1-3A, Block 1A, Lots 1-4, Block 1B, Lot 4, Block 1C, Lots 8 and 9, Block 2C, El Paso International Airport Tracts, Unit 6 Replat A; Tract 3B3, Tract 4A26A of Ascarate Grant, Block 2; a portion of Lot 4, Block 1, El Paso International Airport Tracts; and the following right-of-ways: Montana Avenue, 200 feet east of Hawkins Boulevard; Stinson Avenue from Hawkins Boulevard to Postal Place; Lockheed Drive from Boeing Drive to Sikorski Drive; Postal Place from Shuttle Columbia Drive to Boeing Drive; Shuttle Columbia Drive from Boeing Drive to Hawkins Boulevard; right-of-way of Railroad Spur from Northerly right-of-way of Montana Avenue, to southerly right-of-way of Airway Boulevard; American Avenue from Boeing Drive to the southerly right-of-way of Piper Court; Airway Boulevard from the northerly right-of-way of Montana Avenue to the easterly right-of-way of Airport Road; Hiller Street from Boeing Drive to Airport Road; Convair-Continental Drive from Hiller Street to Boeing Drive; all being within the City of El Paso, El Paso County, Texas.
- Location: North of Montana Ave. and East of Airport Rd.
Zoning: C-1 (Commercial); C-2/SP (Commercial/Special Permit); C-4 (Commercial); C-4/SP (Commercial/Special Permit); C-4/C (Commercial/Condition); and M-1 (Light Manufacturing)
Request: From C-1 (Commercial); C-2/SP (Commercial/Special Permit); C-4 (Commercial); C-4/SP (Commercial/Special Permit); C-4/C (Commercial/Contract); and M-1 (Light Manufacturing) to SCZ (SmartCode Zone)
Existing Uses: Office, Warehouse, Industrial, Lodging, Retail
Proposed Use: Infill Airport Regional Center Development
Property Owner: The City of El Paso
Representative: El Paso International Airport/Placemakers
Districts: 2 and 3
Staff Contact: Elizabeth Gibson, (915) 541-4730, gibsonek@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE PZRZ12-00026 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 4, 2012.**

Motion passed.

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PUBLIC HEARING Special Permit Application:

2. **PZST12-00010:** Lot 1, Block 3, Beaumont Addition, an Addition to the City of El Paso, El Paso County, Texas
Location: 5600 Dyer
Zoning: C-4 (Commercial)
Request: Infill development/Reduction in rear and side-street setbacks/50% parking reduction
Existing Use: Retail
Proposed Use: Retail
Property Owner: MCG Investments, Inc.
Representative: CEA Group
District: 2
Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE PZST12-00010 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 4, 2012.**

Motion passed.

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3. **PZST12-00011:** Lots 15 and 16, Block 44, Harts Survey No. 9, City of El Paso, El Paso County, Texas
Location: 906 N. Mesa Street
Zoning: C-4 (Commercial)
Request: Infill Development/request reduced rear setback
Existing Use: Vacant
Proposed Use: Office
Property Owner: DDDG Investments II LP
Representative: CEA Group
District: 8
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that there was a minor change on the first page of the staff report. He requested that under Application Description, the word ~~basement~~ be revised to **street**.

Jorge Azcarate with CEA Group 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 PZST12-00011 FOR A SPECIAL PERMIT AND DETAILED SITE DEVELOPMENT PLAN TO ALLOW INFILL DEVELOPMENT AND A REDUCTION IN SETBACKS AND PARKING.**

Motion passed.

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.

Subdivision Applications:

PUBLIC HEARING Major Combination:

4. **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 & El Paso County
- Representative: CAD Consulting Company
- District: West ETJ
- Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SUSU12-00050 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 4, 2012.**

Motion passed.

Commissioner Nance asked if staff could comment on how the spirit of this development complies with the spirit of the Comprehensive Plan Development. Staff agreed to have this information for the Commission at the next meeting.

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5. **SUSU12-00083:** Covington Ridge Way – Being a portion of W.J. Rand, Survey No. 315 ½ & C.D. Stewart, Survey No. 317, El Paso County, Texas
- Location: South of Eastlake
- Property Owner: Paseo Partners, LP
- Representative: TRE & Associates, LLC
- District: East ETJ
- Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Robert Romero with TRE & Associates, 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 SUSU12-00083 WITH THE MODIFICATION FOR REVISED**

CROSS-SECTION AND EXCEPTION TO USE SECTION 19.13.07 OF THE CURRENT SUBDIVISION CODE.

Motion passed.

Other Business:

- 6. Discussion and action on the City Plan Commission minutes for:
September 6, 2012

ACTION: Motion made by Commissioner Reveles, seconded by Commissioner Wright, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES OF SEPTEMBER 6, 2012.**

Motion passed.

- 7. Planning Report:
 - a. Drainage and ponding item to be heard on October 4, 2012

Carlos Gallinar, Deputy Director for Planning, noted that this item will be presented to the Commission at the next City Plan Commission meeting.

- b. Planning Book Club

Mr. Gallinar noted that she will be moving to PSB and presented Karla Nieman and Luran Ferris the Planning Department has implemented the Book Club and would like for the Commission to take part in the discussion. He also noted that at a later CPC meeting he can present on a couple of key findings on the book.

- 8. Legal Report:
N/A

Lupe Cuellar, Assistant City Attorney, noted that she will now be working for PSB and presented Karla Nieman who will handle zoning cases and Karla Ferris who will handle subdivisions.

The Commission thanked Ms. Cuellar for a great job with the City of El Paso and with the City Plan Commission and wished her the best on her new job.

ADDITION TO THE AGENDA

Other Business:

- 1. An ordinance amending Title 21 (SmartCode), Chapter 21.40 (Infill Community Plans), Section 21.40.020 (Infill Community Types), Section 21.40.070 (Special Requirements), and Chapter 21.80 (Tables), Section 21.80.220 (Table 16 Special District Standards) of the El Paso City Code, to clarify the SmartCode provisions, to calibrate the SmartCode to the local character of the place and local conditions for infill development and to revise the special district standards table; the penalty is as provided for in Chapter 21.60 of the El Paso City Code.

Staff Contact: Elizabeth Gibson, (915) 541-4730, gibsonek@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.40 (INFILL COMMUNITY PLANS), SECTION 21.40.020 (INFILL COMMUNITY TYPES), SECTION 21.40.070 (SPECIAL REQUIREMENTS), AND CHAPTER 21.80 (TABLES), SECTION 21.80.220 (TABLE 16 SPECIAL DISTRICT STANDARDS) OF THE EL PASO CITY CODE, TO CLARIFY THE SMARTCODE PROVISIONS, TO CALIBRATE THE SMARTCODE TO THE LOCAL CHARACTER OF THE PLACE AND LOCAL CONDITIONS FOR INFILL DEVELOPMENT AND TO REVISE THE SPECIAL DISTRICT STANDARDS TABLE; THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 4, 2012.**

Motion passed.
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2. An ordinance approving the Southern Industrial Park Master Plan as a study area plan to be incorporated into the City's Comprehensive Plan "Plan El Paso", and that the future land use map contained in the "Plan El Paso" be amended to incorporate the land uses contained in the "Plan El Paso" be amended to incorporate the land uses contained in the Southern Industrial Park Master Plan. PLRG12-00011, (Districts 2 and 3)
Staff Contact: Elizabeth Gibson, (915) 541-4730, gibsonnek@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoiello, and unanimously carried to **POSTPONE AN ORDINANCE APPROVING THE SOUTHERN INDUSTRIAL PARK MASTER PLAN AS A STUDY AREA PLAN TO BE INCORPORATED INTO THE CITY'S COMPREHENSIVE PLAN "PLAN EL PASO", AND THAT THE FUTURE LAND USE MAP CONTAINED IN THE "PLAN EL PASO" BE AMENDED TO INCORPORATE THE LAND USES CONTAINED IN THE "PLAN EL PASO" BE AMENDED TO INCORPORATE THE LAND USES CONTAINED IN THE SOUTHERN INDUSTRIAL PARK MASTER PLAN. PLRG12-00011, (DISTRICTS 2 AND 3 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 4, 2012.**

Motion passed.
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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to adjourn this meeting at 2:00 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission