



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
OCTOBER 18, 2012
1:30P.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 Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Commissioner Wright
- Commissioner Borden
- Commissioner Nance
- Commissioner Amoriello
- Commissioner Schauer
- Commissioner Reveles
- Commissioner Ardivino

COMMISSIONERS ABSENT:

- Commissioner De La Cruz
- Commissioner Borden
- Commissioner Brandrup

AGENDA

Commissioner Wright 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, Schauer, Amoriello, Reveles, and Ardivino

ABSENT: Commissioner De La Cruz, Commissioner 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

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk [*]).

Minor - Approval of Escrow Deposit with the City for the following subdivision in accordance with 19.15.030.B of the Subdivision Code:

- 1. **SUSU12-00059:** Las Terrazas – A portion of Tracts 39-A and 39-B, O. A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas
 - Location: North of Rojas Drive and West of Zaragoza Road
 - Property Owner: Gabter, L.P.
 - Representative: Conde, Inc.
 - District: 6
 - Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU12-00059**.

AYES: Commissioner Wright, Nance, Amoriello, Ardovino, Schauer, and Reveles
ABSENT: Commissioner De La Cruz, Borden, and Brandrup

Motion passed.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

- 2. **PZRZ12-00025:** All of Lot 2, Block 1, Keystone Business Park Replat "A", City of El Paso, El Paso County, Texas
 - Location: 4529 Osborne Dr.
 - Zoning: P-I/sc (Planned Industrial/special contract)
 - Request: From P-I/sc (Planned Industrial/special contract) to C-4 (Commercial/special contract)
 - Existing Use: Vacant
 - Proposed Use: Commercial, Office, and Warehouse
 - Property Owner: Keystone Dam Limited
 - Representative: Chris Cummings
 - District: 8
 - Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **DELETE PRZR12-00025**.

Motion passed.

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR ITEMS 13, 12, AND 3 IN THIS ORDER**.

Motion passed.

- 3. PZRZ12-00026:** A 13,786,305 sq. ft. tract of land situated in portions of El Paso International Airport Tracts 1-11 and located in portions of Ascarate Grant, Tract 4, Block 2, within the City of El Paso, El Paso County, Texas
- Location: North of Montana Ave. and East of Airport Road
- 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 Use:
- Proposed Use: Infill Airport Regional Center Development
- Property Owner: The City of El Paso
- Representative: El Paso International Airport/Placemakers LLC
- Districts: 2 and 3
- Staff Contact: Elizabeth Gibson, (915) 541-4730, gibsonnek@elpasotexas.gov

Susan Henderson representing Placemakers, the consultant for this project answered questions from the commission.

Antonio Marmolejo on behalf of the airport also answered questions from the commission.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against items 13, 12, or item 3.

The following people spoke in opposition to this request.

- May Wade spoke in opposition to this request and requested that communication from staff to the residents be improved.
- Norma Castañeda also spoke in opposition to the request expressing concern about traffic.

ACTION: Motion made by Commissioner Wright, seconded by Commission Reveles, and unanimously carried to **APPROVE ITEMS 13, 12, AND 3 SIMULTANEOUSLY.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

- 4. PZST12-00013:** Lot 1 - 13, Block 1, San Angelino Estates, City of El Paso, El Paso County, Texas
- Location: 5701 - 5724 Azzulina Court
- Zoning: R-4 (Residential) Existing Use: Vacant
- Request: Infill Development/request reduced lot width, lot depth, and cumulative front & rear setbacks
- Proposed Use: Duplex
- Property Owner: Anvia, LLC
- Representative: Dorado Engineering, Inc.
- District: 3
- Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Fermin Dorado Sr., with Dorado Engineering representing the owner, 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 PZST12-00013.**

Motion passed.
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RECESS:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Reveles, and unanimously carried to **RECESS THE CITY PLAN COMMISSION MEETING AT 2:55 P.M., FOR 5 MINUTES.**

Motion passed.

RECONVENE:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **RECONVENE THE CITY PLAN COMMISSION MEETING AT 3:00 P.M.**

Motion passed.
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- 5. **PZST12-00014:** The East 90 feet of Lots 7 to 12 and the West 45 feet of the South 10 feet of Lot 7, Block 93, East El Paso Addition, City of El Paso, El Paso County, Texas
 - Location: 3204 Montana Avenue
 - Zoning: A-O/sc (Apartment/Office/special contract)
 - Existing Use: Office
 - Request: Infill Development/request reduced rear setback
 - Proposed Use: Office and Apartment
 - Property Owners: Enrique and Norma Garcia
 - Representative: CAD Consulting Company
 - District: 8
 - Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that staff received a letter of opposition to this request and it is in the commissioner's folder for their review.

Enrique Avila with CAD Consulting Co., 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.

Karla Nieman, Assistant City Attorney, noted that if the request complies with the infill development section of the code then they meet the 50% parking reduction.

It was requested that staff look into the code regarding open space.

ACTION: Motion made by Commissioner Schauer, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZST12-00014.**

Motion passed.
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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.

PUBLIC HEARING Major Preliminary:

6. **SUSU12-00080:** Estancias Ortiz Subdivision – All of Tracts 1-O, 1-O-2, 1-O-3, 1-O-4, 1-O-5, 1-O-7, 1-O-8, 1-O-9, 1-D-1, 1-D-1A, 1-D-1B, 1-D-1C, 1-D-1E, 1-Q, 1-Q-2, 1-Q-3, 1-Q-4, 1-Q-5, 1-Q-6, 1-P-1, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: North of Gomez Road and East of Westside Road
Property Owner: UV Developers, LLC
Representative: Del Rio Engineering, Inc.
District: 1
Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Nate Baker, Planner, gave a brief power point presentation regarding this request.

Sal Masoud with Del Rio Engineering 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 Reveles, and unanimously carried to **APPROVE SUSU12-00080 WITH 4 MODIFICATIONS:**

1. **WIDER CROSS-SECTION (58' ROW WITH 10' LANDSCAPED MEDIAN) AT SUBDIVISION ENTRANCE.**
2. **A 48' ROW CROSS-SECTION WITH MIDBLOCK STAGING AREAS FOR BLOCKS EXCEEDING 640' IN LENGTH.**
3. **STREET NAMES IN EXCESS OF 13 LETTERS.**
4. **TURNING HEEL DESIGN AND**
5. **RECOMMENDATION THAT ROCK WALLS ADJACENT TO THE PARK BE LIMITED TO 4' IN HEIGHT.**

Motion passed.

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PUBLIC HEARING Major Combination:

7. **SUSU12-00090:** Desert Pass Subdivision Unit 1 – 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

Yvonne Curry with Conde, Inc., concurred with staff's comments.

John Birkelbach on behalf of the developer addressed the commission and noted that the developer was requesting overwidth pavement for the arterial. Staff is saying that the TIA does not require the overwidth.

Lauren Ferris, Assistant City Attorney, noted that the applicant is not being required to do the overwidth and that reimbursement for the overwidth is within the City Council's discretion and the City Plan Commission does not have the discretion to grant any reimbursement for over width.

Kimberly Forsyth, Lead Planner, noted that the TIA requirement for this development was two lanes of traffic and a center turning lane.

Mathew McElroy, Director for City Development, noted that the TIA suggests that the only thing they need to build is two lanes of traffic and a center turning lane.

Tony Do with the Transportation Department noted that the capacity for a 2 lane roadway supports this development based on the TIA.

Lupe Cuellar with the EPWU noted that the code does say that when the developer comes in, one of the things the City looks at is how those roads are reflected in the MTP, however, the City can only require the developer to do his proportion of the share based on the TIA.

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 Ardivino, and unanimously carried to **APPROVE SUSU12-00090 WITH TWO EXCEPTIONS:**

1. **FOR DESERT PASS TO EXCEED THE MAXIMUM BLOCK LENGTH (1,600) FOR AN ARTERIAL STREET, AND**
2. **FOR CONSTRUCTION OF IMPROVEMENTS WITHIN THE ARROYO.**

Motion passed.

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PUBLIC HEARING Major Final:

8. **SUSU12-00089:** Mesquite Hills Unit 7 – A portion of Tracts 5 and 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
Location: East of US-54 and north of Angora Loop
Property Owner: Newman Ranch Partners, L.P.
Representative: Conde, Inc.
District: 4
Staff Contact: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Yvonne Curry with Conde, Inc., 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 Amoriello, and unanimously carried to **APPROVE SUSU12-00089.**

Motion passed.

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9. **SUSU12-00092:** Ventanas Subdivision Unit Six – A portion of Section 46, Block 79, Township 2, Texas & Pacific Railroad Survey, City of El Paso, El Paso County, Texas
- Location: North of Ventana Ave and West of Rich Beem Blvd.
Property Owner: GFA, LLC
Representative: CEA Group
District: 6
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

1ST MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **MOVE ITEM 9 TO THE FOREFRONT.**

Motion passed.

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.

1. **ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU12-00092 WITH THE FOLLOWING MODIFICATIONS: FOR STREET CROSS-SECTIONS (50' ROW AND 48' ROW),**
2. **STREET NAMES LONGER THAN 13 LETTER,**
3. **AND A RECOMMENDATION THAT THE CPC REQUIRE LANDSCAPING IN THE PARKWAY AT THE REAR OF DOUBLE-FRONTAGE LOTS.**

Motion passed.

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PUBLIC HEARING Street Vacation:

10. **SURW12-00017:** Morenci Street Vacation –Morenci Street between Luna Street and Grama Street located within East El Paso Subdivision, City of El Paso, El Paso County, Texas
- Location: West of Copia at Morenci
Property Owner: City of El Paso
Representative: Rudy Valdez (EPWU)
District: 8
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Rudy Valdez representing the EPWU concurred with staff's comments and noted that they want to construct a storm water pond and have acquired all the properties to the south of Morenci. There are existing buildings that will have to be demolished. EPWU is willing to work with the El Paso Electric to meet their needs.

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

Oswaldo Gonzalez spoke in opposition to this request and suggested that staff hold a neighborhood meeting to notify them about the City Council meeting.

Veronica Galindo representing the EPWU elaborated on the Morenci pond.

ACTION: Motion made by Commissioner Reveles, seconded by Commissioner Schauer, and unanimously carried to **APPROVE SURW12-00017.**

Motion passed.

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Other Business:

- 11. Discussion and action on the City Plan minutes for:
October 4, 2012

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Wright, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR OCTOBER 4, 2012.**

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

ABSTAIN: Commissioner Ardivino

ABSENT: Commissioner De La Cruz, Borden, and Brandrup

Motion passed.

- 12. Discussion and action on 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 "Southern Industrial Park Master Plan". (**Districts 2 and 3**; Case No. PLRG12-00011).
Staff Contact: Elizabeth Gibson, (915) 541-4730, gibsonek@elpasotexas.gov

This item introduces the El Paso International Airport Southern Industrial Park Master Plan, a pedestrian-oriented smart growth plan intended to redevelop a primarily commercial and industrial area into a mixed-use gateway linking the El Paso International Airport to the City of El Paso.

ACTION: Motion made by Commissioner Wright, seconded by Commission Reveles, and unanimously carried to **APPROVE ITEMS 13, 12, AND 3 SIMULTANEOUSLY.**

Motion passed.

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***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried **THAT ITEMS 13, 12, AND 3 BE MOVED TO THE FOREFRONT OF THE AGENDA AND BE HEARD IN THIS ORDER.**

Motion passed.

- 13. Discussion and action on 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 21.80.240 (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. **(All Districts)**.
Staff Contact: Elizabeth Gibson, (915) 541-4730, gibsonek@elpasotexas.gov

Elizabeth Gibson, Senior Planner, gave a brief presentation and a power point presentation and noted that this case provides clarification, calibration and a revision to various standards in the El Paso International Airport. She read some of the proposed amendments to this ordinance into the record.

ACTION: Motion made by Commissioner Wright, seconded by Commission Reveles, and unanimously carried to **APPROVE ITEMS 13, 12, AND 3 SIMULTANEOUSLY.**

Motion passed.
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14. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions, 20.10 (Supplemental Use Regulations), and Appendix A (Table of Permissible Uses) of the El Paso City Code to add a definition for "conservation covenant", "stormwater open space" and "utility green space", and to add standards for the use of utility green space. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **(All Districts)**.
Staff Contact: Elizabeth Gibson, (915) 541-4730, gibsonek@elpasotexas.gov

Elizabeth Gibson, Senior Planner, gave a brief presentation and noted that this amendment is to add a definition for "Conservation Covenant", "Stormwater Open Space" and "Utility Green Space", and to add standards for the use of utility green space.

Pat Adauto representing the EPWU answered questions from the commission and noted that these are lands that will be retained by ownership under the management of the EPWU as stormwater areas and would not be applicable to agricultural lands. These definitions were created in response to the recommendations to the Northwest Plan.

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 Ardovino, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS, 20.10 (SUPPLEMENTAL USE REGULATIONS), AND APPENDIX A (TABLE OF PERMISSIBLE USES) OF THE EL PASO CITY CODE TO ADD A DEFINITION FOR "CONSERVATION COVENANT", "STORMWATER OPEN SPACE" AND "UTILITY GREEN SPACE", AND TO ADD STANDARDS FOR THE USE OF UTILITY GREEN SPACE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE. (ALL DISTRICTS).**

Motion passed.
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15. Discussion and action on an ordinance amending Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.100 (Environmental Standards) and Chapter 21.70 (Definitions) of the El Paso City Code, to add a new designation of utility green space specific to Transect Zone 1 and to add new definitions for the terms "conservation covenant", "stormwater open space" and "utility green space"; and to address preliminary plat and regulating plans. The penalty being as provided in Chapter 21.60 (Enforcement and Penalty) of the El Paso City Code. **(All Districts)**.
Staff Contact: Elizabeth Gibson, (915) 541-4730, gibsonek@elpasotexas.gov

David Coronado, City Development Program Manager, noted that Title 21 has almost the exact language as in item 14 with the exception of one provision in Tile 21 that was not included in the previous ordinance.

Elizabeth Gibson noted that this is just to clarify the process of the permitting process.

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 Ardivino, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.30 (NEW COMMUNITY PLANS), SECTION 21.30.100 (ENVIRONMENTAL STANDARDS) AND CHAPTER 21.70 (DEFINITIONS) OF THE EL PASO CITY CODE, TO ADD A NEW DESIGNATION OF UTILITY GREEN SPACE SPECIFIC TO TRANSECT ZONE 1 AND TO ADD NEW DEFINITIONS FOR THE TERMS “CONSERVATION COVENANT”, “STORMWATER OPEN SPACE” AND “UTILITY GREEN SPACE”; AND TO ADDRESS PRELIMINARY PLAT AND REGULATING PLANS. THE PENALTY BEING AS PROVIDED IN CHAPTER 21.60 (ENFORCEMENT AND PENALTY) OF THE EL PASO CITY CODE. (ALL DISTRICTS).**

Motion passed.

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- 16. Planning Report:
 - a. City Plan Commission Subcommittees

Carlos Gallinar, Deputy Director for City Development, noted that Commissioner Nance had asked staff to review the By-laws of the CPC and make a recommendation or offer advise on how to structure sub-committees. Staff’s intention is to form a subcommittee to start addressing some of those concerns.

Commissioner Nance noted that Commissioner Borden, Commissioner Brandrup, and himself are willing to work on that subcommittee. Anyone interested in serving in this subcommittee can e-mail Commissioner Nance and let him know your interest in serving in this subcommittee.

It was unanimously agreed that staff provide the City Plan Commission packet in pdf form instead of a hard copy.

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- 17. Legal Report:
 - N/A
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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to adjourn this meeting at 4:32 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission