



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JANUARY 30, 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 Amoriello
Commissioner Wright
Commissioner Ardovino
Commissioner Schauer

COMMISSIONERS ABSENT:

Commissioner Grambling
Commissioner Madrid

AGENDA

Commissioner Loweree 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 Amoriello, and unanimously carried to **APPROVE** the agenda as amended.

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

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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Commissioner Wright introduced and welcomed Kristen Hamilton, Assistant City Attorney.

II. CONSENT AGENDA

ACTION: Motion made by Commissioner Ardivino, 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 {*}).

Extension Request to Submit Recording Maps:

1. **SUSU13-00123:** The Paseos at Mission Ridge Two – A Portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Texas
- Location: North of Eastlake Blvd. and West of Darrington Rd.
Property Owner: State of Texas General Land Office
Representative: CEA Group
District: N/A
Staff Contact: Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00123**.

Motion passed.

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Extension Request to Complete Subdivision Improvements:

2. **SUSU13-00122:** Tierra Del Este Unit 56 Replat A - A Portion of Rich Beem Blvd., Tierra Del Este Unit Fifty Six, City of El Paso, El Paso County, Texas
- Location: South of Montwood at Rich Beem
Property Owner: Ranchos Real XII
Representative: Conde, Inc.
District: 6
Staff Contact: Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00122**.

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

3. **PZRZ13-00043:** A portion of Lot 3, Block 391, Tierra Del Este Unit Sixty Nine and a portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Pebble Hills Boulevard & East of John Hayes Street
Zoning: R-5 (Residential)
Request: From R-5 (Residential) to C-2 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial Development
Property Owner: Ranchos Real XVI, LLC

Representative: Conde, Inc.
District: 5
Staff Contact: Andrew Salloum, (915)-541-4633,
salloumam@elpasotexas.gov

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

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZRZ13-00043.**

Motion passed.

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PUBLIC HEARING Zoning Condition Release Application:

4. **PZCR13-00010:** A portion of Tract 1F, Section 27, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: East of Martin Luther King Jr. and North of the Patriot Freeway
Zoning: C-3/sc (Commercial/Special contract)
Request: Release of conditions 2 through 8 imposed by special contract, dated March 10, 1987
Existing Use: Vacant
Proposed Use: Retail
Property Owner: Camino Real Investments I, Ltd.
Representative: Gordon Davis Johnson Shane PC
District: 4
Staff Contact: Michael McElroy, (915) 541-4238,
mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Ardivino, and unanimously carried to **MOVE PZCR13-00010 TO THE END OF THE AGENDA.**

Motion passed.

Michael McElroy, Planner, noted that there is a revised staff report for this item which was distributed at the beginning of this meeting. He read all eight (8) conditions into the record.

Karla Nieman, Assistant City Attorney, noted that in the back-up packet there's a letter from the applicant stating that the conditions have been met. The City is requesting to release the conditions because they run with the property. The property is being conveyed and the buyer wants the title to be clear because these are recorded in the County records.

Yolanda Giner, attorney with Gordon, David, Johnson, and Shane, noted that even though these conditions have been satisfied, they are cleaning title because these conditions remain on record on the property records with the County. They want it reflected that these conditions have been satisfied.

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 Ardivino, and unanimously carried to **APPROVE PZCR13-00010.**

Motion passed.

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Subdivision Applications:

SUBDIVISION MAP APPROVAL:

Major Combination:

- 5. **SUSU13-00120:** Sombras Del Sol Unit Seven – A portion of Tract 1A5, Section 45, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas
 - Location: East of Joe Battle and North of Pebble Hills
 - Property Owner: JNC Land
 - Representative: Conde, Inc.
 - District: 5
 - Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Conrad Conde with Conde, Inc., concurred with staff's comments except for those comments made by the Parks and Recreation Department. He requested that it be revised to read **to coordinate** with the Parks & Recreation Department. He noted that there shouldn't be anymore park fees but instead there should be a credit.

Carlos Gallinar, Deputy Director for Planning, requested that this item be tabled to the end of the agenda to allow someone from the Parks & Recreation Department to be present.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **TABLE SUSU13-00120 TO THE END OF THE AGENDA.**

Motion passed.

Kimberly Forsyth, Lead Planner, noted that there is a request from the applicant to postpone this item for two (2) weeks to allow them time to get together with the Parks & Recreation Department to resolve any questions they have.

ACTION: Motion made by Commissioner Ardivino,, seconded by Commissioner Schauer, and unanimously carried to **POSTPONE SUSU13-00120 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 13, 2014.**

Motion passed.

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PUBLIC HEARING Street ROW Vacation:

- 6. **SURW13-00015:** Midway Drive Vacation- An 8' wide strip of Midway Drive ROW adjacent to Riverside High School, A Portion of Tract 1, US Government Parcel # 6, City of El Paso, El Paso County, Texas
 - Location: West of Alameda at Midway
 - Property Owner: City of El Paso
 - Representative: Sitework Engineering
 - Rep District: 3
 - Staff Contact: Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov

Jim Borris with YISD concurred with staff's comments.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Schauer, and unanimously carried to **APPROVE SURW13-00015.**

Motion passed.

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Other Business:

7. Discussion and action on the City Plan Commission minutes for:
 - a. December 19, 2013
 - b. January 9, 2014

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Schauer, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR DECEMBER 19, 2013, AND JANUARY 9, 2014.**

Motion passed.

8. Discussion and action on an Ordinance amending Title 20 Zoning, Chapter 20.10 Supplemental Use Regulations, to create a Civic and Cultural District, and Chapter 20.18 Sign Regulations, Article IV on-Premises Sign Regulations, to create Standards for Civic and Cultural District Signs of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Alex Hoffman, (915) 541-4638, hoffmanap@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **MOVE ITEM 8 TO THE FOREFRONT OF THE AGENDA.**

Motion passed.

Mathew McElroy, Director for City Development, noted that the commission had previously heard this item and had requested a postponement.

He noted that this is a change to Title 20, specifically On-Premises Sign Regulations. The reason this is being done is to create a Civic and Cultural District. The Civic and Cultural District is going to include the area where the Triple A Baseball Stadium is being built, the Civic Center, the History Museum, and the Cleveland Square Park. It's being called the Civic and Cultural District because this particular area is becoming one of the real focal points in downtown outside of San Jacinto. It is unique and so many city owned facilities are in this particular area.

The purpose of the proposed amendments covers both static signs and digital signs

Mr. McElroy noted that the commission had previously asked about notification and he stated that staff notified within the 300 feet. They notified the ZBA, the DMD, and worked with museums and cultural affairs to look at impacts to their facilities. Staff did not receive any comments from anybody and the Museums and Cultural Affairs were okay with the change.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 ZONING, CHAPTER 20.10 SUPPLEMENTAL USE REGULATIONS, TO CREATE A CIVIC AND CULTURAL DISTRICT, AND CHAPTER 20.18 SIGN REGULATIONS, ARTICLE IV ON-PREMISES SIGN REGULATIONS, TO CREATE STANDARDS FOR CIVIC AND CULTURAL DISTRICT SIGNS OF THE EL PASO CITY CODE.**

Motion passed.

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9. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions) Article II (Definitions) to delete the definition of Sign, Off-Premises Temporary Subdivision Directional in Section 20.09.938 and to substitute the definition of Sign, Temporary Subdivision with Temporary Subdivision Kiosk Sign in Section 20.02.984; and Chapter 20.08 (Appendix A), Table of Permissible uses, Section 16 Temporary Uses to add Temporary Subdivision Kiosk Sign; and Chapter 20.18 (Sign Regulations) Article I (General Provisions), Section 20.18.050 (Definitions) to delete Off-Premises Temporary Subdivision Directional Sign and Temporary Subdivision Sign and add Temporary Subdivision Kiosk Sign; Article III (Billboard Regulations) to add a new section 20.18.310 Temporary Subdivision Kiosk Sign; Article IV (On-Premises Sign Regulations) Section 20.18.500 (Temporary On-Premises Signs) to delete Subsection B. Temporary Subdivision Identification Sign Requirements and re-letter Subsection B-H, of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

Staff Contact: Carlos Gallinar, (915) 541-4556, gallinarrc@elpasotexas.gov

Art Rubio, Senior Planner, gave a brief history of this case. He discussed the current code requirements for 20.18.500 for Temporary On-Premises Signs. He noted that there was concern regarding the sizes and amount of signs. It is hard for Code Enforcement to enforce how long those signs have been out there and if they meet code or not since no permit is required. Currently they would be exceeding the maximum number per subdivision plus the maximum sign area. He also discussed the proposed amendment summary and the new code requirements.

He gave an overview of the requirements for Temporary Subdivision Kiosk Sign Structures, requirements on sign area/individual panels, the requirements on maximum dimensions, and ladder sign structures.

Carlos Gallinar, Deputy Director for Planning, noted that is an item that came through City Council. Meeting with the industry, most everyone agreed that what is out there is not working and there is a proliferation of these unsightly structures that are not legal. What the code tries to do is remove what is not working and provide a much more uniform and aesthetically pleasing type of sign that is of more benefit to the community and other industry stakeholders. He noted that this was extremely vetted with the Home Builders Association.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Erickson, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS) ARTICLE II (DEFINITIONS) TO DELETE THE DEFINITION OF SIGN, OFF-PREMISES TEMPORARY SUBDIVISION DIRECTIONAL IN SECTION 20.09.938 AND TO SUBSTITUTE THE DEFINITION OF SIGN, TEMPORARY SUBDIVISION WITH TEMPORARY SUBDIVISION KIOSK SIGN IN SECTION 20.02.984; AND CHAPTER 20.08 (APPENDIX A), TABLE OF PERMISSIBLE USES, SECTION 16 TEMPORARY USES TO ADD TEMPORARY SUBDIVISION KIOSK SIGN; AND CHAPTER 20.18 (SIGN REGULATIONS) ARTICLE I (GENERAL PROVISIONS), SECTION 20.18.050 (DEFINITIONS) TO DELETE OFF-PREMISES TEMPORARY SUBDIVISION DIRECTIONAL SIGN AND TEMPORARY SUBDIVISION SIGN AND ADD TEMPORARY SUBDIVISION KIOSK SIGN; ARTICLE III (BILLBOARD REGULATIONS) TO ADD A NEW SECTION 20.18.310 TEMPORARY SUBDIVISION KIOSK SIGN; ARTICLE IV (ON-PREMISES SIGN REGULATIONS) SECTION 20.18.500 (TEMPORARY ON-PREMISES SIGNS) TO DELETE SUBSECTION B. TEMPORARY SUBDIVISION IDENTIFICATION SIGN REQUIREMENTS AND RE-LETTER SUBSECTION B-H, OF THE EL PASO CITY CODE.**

Motion passed.

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10. Discussion and action on an Ordinance Amending Title 19 (Subdivisions), Chapter 19.20 (Parks and Open Space), Section 19.20.030 (Parkland Calculation), Section 19.20.050 (Standards for Deeded Parkland) and Section 19.20.120 (Parkland Fees Special Fund) of the City of El Paso City Code to amend the requirements for parkland dedication and fees. The penalty being as provided in Chapter 19.42 of the City of El Paso City Code.
Staff Contact: Kimberly Forsyth, (915) 541-4668, forsythkl@elpasotexas.gov

Kimberly Forsyth, Lead Planner, gave a brief history for this item which is an amendment to Title 19 particularly the chapter that deals with park regulations.

She discussed some of the policies in Plan El Paso that this amendment is intended to address and also discussed some of the specific changes to the amendment.

Regarding multi-family projects, Commissioner Wright requested clarification or consistency for commercial versus residential.

Staff will look into it and bring that information back at a future CPC meeting.

Commissioner Erickson asked if the Parks & Recreation Department is willing to maintain these small quarter acre parks. Richard Garcia with the Parks & Recreation Department responded affirmative.

Carlos Gallinar noted that what this ordinance does is give the development community more options for parks and it keeps in spirit with the implementation of Plan El Paso. He will direct Ms. Forsyth not to post this item for City Council until the Parks Board and Open Space Advisory Board have had a chance to review it.

Mr. Garcia noted that they will have an item on the next Park Board agenda which will be the second Monday in February and he will present these changes to them.

Commissioner Wright asked if we had the support of the development community to which Mr. Garcia responded affirmative.

Ms. Forsyth responded that we distributed this back in September. She presented this to the Chamber, the Development and Infrastructure Committee in November. Staff received some comments from those member and they have been incorporated into the draft.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), CHAPTER 19.20 (PARKS AND OPEN SPACE), SECTION 19.20.030 (PARKLAND CALCULATION), SECTION 19.20.050 (STANDARDS FOR DEEDED PARKLAND) AND SECTION 19.20.120 (PARKLAND FEES SPECIAL FUND) OF THE CITY OF EL PASO CITY CODE TO AMEND THE REQUIREMENTS FOR PARKLAND DEDICATION AND FEES.**

Motion passed.

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Carlos Gallinar invited the commission to the ECO El Paso Conference and noted that the City will pay for their tuition.

ADJOURNMENT:

Motion made by Commissioner Ardivino, seconded by Commissioner Amoriello, and unanimously carried to adjourn this meeting at 3:09 p.m.

Approved as to form:

A handwritten signature in black ink, appearing to read 'CGallinar', written over a horizontal line.

Carlos Gallinar, Executive Secretary, City Plan Commission