CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
MARCH 7, 2013
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 Borden
Commissioner Brandrup
Commissioner Nance
Commissioner Ardovino
Commissioner Schauer
Commissioner Reveles

COMMISSIONERS ABSENT:
Commissioner Wright
Commissioner Amoriello

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 De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE** the agenda as amended.

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:

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

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

Jorge Garcia, representing the applicant, 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 De La Cruz, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZRZ1200025 WITH THE CONDITION THAT NO RESIDENTIAL USES BE PERMITTED.**

Motion passed.

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2.	**PZRZ12-00040:**	Tract 3C, Block 47, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	9399 Alameda Avenue
	Zoning:	R-4 (Residential)
	Request:	From R-4 (Residential) to C-1 (Commercial)
	Existing Use:	Single-family dwelling and mobile home
	Proposed Use:	Automobile Part Sales
	Property Owner:	Kathleen Louise Key
	Representative:	Ray Mancera
	District:	6
	Staff Contact:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, noted that staff is recommending denial of rezoning the subject property R-4 (Residential) to C-1 (Commercial) but instead is recommending S-D (Special Development) zone district with a condition per Transportation's recommendation that no access be permitted from the residential street Carnes Road.

The recommendation is based on the surrounding residential uses and school immediately adjacent to the subject property. Plan El Paso land use designation is G-3, Post-War. The predominant land use in the area is residential.

Ray Mancera, representing the owner, does not agree with staff's comments and noted that he prefers a C-1 zone. He presented a short power point presentation and gave reasons why a C-1 rezoning is better for this property.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

1ST MOTION:
ACTION: Motion made by Commissioner De La Cruz, to **APPROVE PZRZ12-00040 FOR A C-1 (COMMERCIAL) REZONING ALLOWING A DRIVEWAY ON CARNES ROAD.**

Motion died for lack of a second.

2ND MOTION:
ACTION: Motion made by Commissioner Reveles, seconded by Commissioner Brandrup, and carried to **DENY PZRZ12-00040 FOR A C-1 (COMMERCIAL) REZONING BUT RECOMMEND S-D (SPECIAL DEVELOPMENT) ZONE WITH A CONDITION PER TRANSPORTATION'S RECOMMENDATION THAT NO ACCESS BE PERMITTED FROM RESIDENTIAL STREET CARNES ROAD.**

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

Motion passed.

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PUBLIC HEARING Special Permit Application:

3.	**PZST12-00026:**	A portion of Block 7, Celina Plaza, City of El Paso, El Paso County, Texas
	Location:	1165 Sunmount Drive
	Zoning:	A-O (Apartment/Office)
	Request:	Expansion of major utility facility for El Paso Electric Company
	Existing Use:	Major utility facility for El Paso Electric Company
	Proposed Use:	Major utility facility for El Paso Electric Company
	Property Owners:	El Paso Water Utilities/Public Service Board/City of El Paso
	Representatives:	Jim Shelton, Rudy Valdez, and El Paso Electric Company
	District:	3
	Staff Contact:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Rudy Valdez with EPWU 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 De La Cruz, seconded by Commissioner Borden, and unanimously carried to **APPROVE PZST12-00026 WITH THE RECOMMENDATION THAT THE ENTIRE PROPERTY BE LANDSCAPED WITH DESERT LANDSCAPING.**

Motion passed.

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PUBLIC HEARING Zoning Condition Release Application:

4.	**PZCR13-00001:**	Lots 15 to 23, Block 212, Alexander Addition Replat "A", City of El Paso, El Paso County, Texas
	Location:	2600 N. Oregon
	Zoning:	S-D/sc (Special District/Special Contract)
	Request:	Release condition imposed by Special Contract dated December 26, 1984
	Existing Use:	Medical offices
	Proposed Use:	Medical offices
	Property Owner:	El Paso Murchison Oregon Investors LLC/McDyer LLC
	Representative:	T.J. Karam
	District	1
	Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

T.J. Karam, 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 Borden, seconded by Commissioner Reveles, and unanimously carried to **APPROVE PZCR13-00001.**

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.

Major Combination:

5.	**SUSU13-00005:**	Ruben Herrera Subdivision - Tract 31-J, Block 2, Upper Valley Surveys, City of El Paso, El Paso County, Texas
	Location:	West of River Bend and North of Frontera
	Property Owner:	Ruben Herrera
	Representative:	Conde, Inc.
	District:	8
	Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

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

1ST MOTION:
ACTION: Motion made by Commissioner Nance, seconded by Commissioner Amoriello, to **APPROVE SUSU13-00005 WITH STREET DEDICATION RIGHT OF WAY BUT WITH NO STREET IMPROVEMENT REQUIREMENTS.**

Conrad Conde did not agree with the 6 feet dedication.

A brief discussion followed among the Commissioners.

2ND MOTION:
ACTION: Commissioner Nance withdrew his motion and Commissioner Amoriello withdrew his second to his motion.

3RD MOTION:
ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU13-00005.**

Motion passed.

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6.	**SUSU13-00006:**	West Desert Market Place – Tracts 6 and 10, S.A.& M.G. RY. CO. Surveys No. 266, and portion of Edgar Road, City of El Paso, El Paso County, Texas
	Location:	West of Interstate 10 and South of Montoya Lane
	Property Owner:	Prime Desert Properties, LLC
	Representative:	Quantum Engineering Consultants, Inc.
	District:	1
	Staff Contact:	George Pinal, (915) 541-4152, pinalg@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SUSU13-00006 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 21, 2013.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

7.	**SUSC13-00002:**	El Paso International Airport Replat of Unit 3 Replat A – A Replat of Lot 9 and portion of Lot 10, Block 5, El Paso International Airport Tracts Replat of Unit 3, City of El Paso, El Paso County, Texas
	Location:	North of Montana Avenue and west of Airway Boulevard
	Property Owner:	City of El Paso
	Representative:	Conde, Inc.
	District:	3
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Nathaniel Baker, Planner, noted that there was a revised staff report for this item.

Conrad Conde 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 Amoriello, seconded by Commissioner Reveles, and unanimously carried to **APPROVE SUSC13-00002.**

Motion passed.

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PUBLIC HEARING Land Study:

8.	**SULD12-00001:**	Tierra Del Este Phase V Land Study – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
	Location:	East of John Hayes Street and north of Montwood Drive
	Property Owner:	Ranchos Real Land Holdings, LLC
	Representative:	Conde, Inc.
	District:	ETJ
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SULD12-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 21, 2013.**

Motion passed.

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PUBLIC HEARING Amended Land Study:

9.	**SULD12-00003:**	Tierra Del Este Phase III Amended Land Study – A portion of Sections 37 & 48, Block 79, Sections 7 & 18, Block 78 Township 2, Texas and Pacific Railway Co. Survey, City of El Paso, El Paso County, Texas
	Location:	East of John Hayes and South of Edgemere
	Property Owner:	Ranchos Real IV, LTD
	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.

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

Rafael Padilla with the Socorro Independent School District noted that they do not have any opposition to the land study.

ACTION: Motion made by Commissioner Reveles, seconded by Commissioner Nance, and unanimously carried to **APPROVE SULD12-00003.**

Motion passed.

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Other Business:

10. Discussion and action on the City Plan Commission minutes for:
    a. February 7, 2013
    b. February 21, 2013

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR FEBRUARY 7, 2013, AND FEBRUARY 21, 2013.**

Motion passed.

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11. Planning Report:
    a. American Planning Association Training Webinar
    b. Report on rezoning cases denied by CPC and going forward to City Council

David Coronado, City Development Program Manager, noted that because of the relocation of City Hall, future meetings for the City Plan Commission will be held at the Main Library, 501 N. Oregon, until such time that the council chambers at the El Paso Times building is ready.

Staff will notify the Commission where they can park while the meetings are held at the Maud Sullivan conference room at the main library.

Mr. Coronado notified the Commission that on Saturday, April 13, 2013, there will be an all day training program delivered live from the National Planning Conference. This will be an on line session which will be paid for by staff and lunch will be provided. Registrants have the option of attending the session on Saturday, April 13, 2013, Friday, June 14, 2013, or Saturday, June 15, 2013.

Mr. Coronado gave a brief power point presentation and provided the Commission with hard copies of the 2012 rezoning cases heard and denied by the City Plan Commission. He gave a brief summary and noted that the Commission reviewed a total of thirty-four cases of which twenty-four were approved, six were denied, three were deleted, and one was postponed.

Commissioner Borden asked why the Engineering Department has not come back to the Commission with an update regarding the parks pond issue. Staff agreed to bring something back at the next City Plan Commission meeting.

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12. Legal Report:
    a. Amendment to the City Plan Commission By-Laws

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE THE LEGAL REPORT FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 21, 2013.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Amoriello, seconded by Commissioner De La Cruz, and unanimously carried to adjourn this meeting at 2:45 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission