



**CITY PLAN COMMISSION MEETING
CITY COUNCIL CHAMBERS, 1ST FLOOR
SEPTEMBER 5, 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 Loweree
Commissioner Wright
Commissioner Borden
Commissioner Amoriello
Commissioner Nance
Commissioner Ardivino
Commissioner Schauer
Commissioner Reveles

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 Borden, seconded by Commissioner Wright, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Loweree, Wright, Borden, Amoriello, Nance, Ardivino, Schauer, and Reveles

ABSENT: N/A

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 {*}).

All matters listed under the **CONSENT AGENDA**, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Extension Request to Submit Recording Maps:

- 1. **SUSU13-00073:** Mission Ridge Unit 9 – A portion of Section No. 22, Block 79, Township 3, Texas & Pacific Railway Company, El Paso County, Texas
Location: North of Eastlake and East of I-10
Property Owner: Texas General Land Office
Representative: CEA Group
District: ETJ
Staff Contact: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00073**.

Motion passed.
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Extension Request to Complete Subdivision Improvements:

- 2. **SUSU13-00074:** Montwood Street – A portion of Section 47 and 48, Block 79, Township 2 and a portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: East of Rich Beem at Montwood
Property Owner: Ranchos Real, XIV, LLC.
Representative: Conde, Inc.
District: 5
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SUSU13-00074 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 19, 2013**.

Motion passed.
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Detailed Site Development Plan Applications:

3. **PZDS13-00012:** A portion of Section 27, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: East of Andrew Wiseman and South of GR Campuzano
Zoning: P-R I (Planned Residential 1)
Request: Detailed Site Development Plan Review
Existing Use: Vacant
Proposed Use: Elementary & Middle School
Property Owner: Socorro Independent School District
Representative: GA Architecture
District: 5
Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Georges Halloul with SLI 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 Amoriello, and unanimously carried to **APPROVE PZDS13-00012.**

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 Preliminary:

4. **SUSU13-00075:** Sandstone Ranch Unit Nine – A portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
- Location: West of Sean Haggerty and North of Marcus Uribe
Property Owner: Northtowne Village Joint Venture
Representative: CEA Group
District: 4
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

5. **SUSU13-00076:** Sandstone Ranch Unit Ten – A portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
Location: West of Sean Haggerty and North of Marcus Uribe
Property Owner: Northtowne Village Joint Venture
Representative: CEA Group
District: 4
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR SUSU13-00075 AND SUSU13-00076 TOGETHER.**

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.

2ND MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Schauer, and carried to **APPROVE SUSUS13-00075 AND SUSU13-00076 WITH THE REQUIREMENT THAT THE APPLICANT LANDSCAPE THE PARKWAY AT THE REAR OF ALL DOUBLE FRONTAGE LOTS ALONG SEAN HAGGERTY.**

AYES: Commissioner Wright, Borden, Nance, Amoriello, Ardovino, and Schauer

NAYS: Commissioner Loweree, and Reveles

Motion passed. **(6-2 vote.)**

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Major Final:

6. **SUSU13-00070:** Ranchos Del Rey Unit 1 – A portion of Tract 2A, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: North of North Loop and East of Americas
Property Owner: Ben L. Ivey LTD.
Representative: Roe Engineering, L.C
District: 6
Staff Contact: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

Bradley Roe with Roe 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 Amoriello, and unanimously carried to **APPROVE SUSU13-00070.**

Motion passed.

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7. **SUSU13-00077:** Tierra Del Este Unit 73 – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas

Location: East of John Hayes and South of Pebble Hills
Property Owner: Ranchos Real XV, LLC.
Representative: Conde, Inc.
District: ETJ
Staff Contact: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SUSU13-00077 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 19, 2013.**

Motion passed.

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8. **SUSU13-00078:** Mission Ridge Unit Seven – A portion of W.J. Rand, Survey No. 315 ½ & a portion of C.D. Stewart, Survey No. 319, El Paso County, Texas
Location: North of Eastlake Blvd. and East of Rojas Drive
Property Owner: Hunt Mission Ridge
Representative: TRE & Associates
District: East ETJ
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Nelson Ortiz, Planner, noted that comments from the 911 District have been addressed and therefore shouldn't be considered.

Erica Diaz 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 Ardovino, and unanimously carried to **APPROVE SUSU13-00078.**

Motion passed.

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Major Combination:

9. **SUSU13-00079:** Mesquite Trails Unit 9 – A portion of Section 16, Block 79, Township 3, Texas and Pacific Railroad Survey, City of El Paso, El Paso County, Texas
Location: North of Blazing Star Drive, South of Vista Del Sol Drive, West of Sun Fire Boulevard, East of Joe Battle
Property Owner: Americas Loop 375 Joint Venture
Representative: CEA Group
District: 6
Staff Contact: Harrison Plourde, (915) 541-4114, plourdeht@elpasotexas.gov

Harrison Plourde, Planner, noted that there is a revised staff report for this item.

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 SUSU13-00079 WITH THE CONDITION THAT THE RECORDING OF THE FINAL PLAT IS CONTINGENT ON THE COMPLETION OF BOTH CHERRINGTON STREET AND MESQUITE TRAILS UNIT 8 IMPROVEMENTS.**

Motion passed.

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PUBLIC HEARING Resubdivision Preliminary:

10. **SUSU13-00067:** First Light Federal Credit Union – A portion of Lot 1, Wells Park Addition, and portion of Tract 20A, Section 32, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
- Location: West of Joe Battle and South of Montana
- Property Owners: Trevino Lock and Key Shop, John G. Switzer, Carol Witz Robertson, Hubert H. Bowie, Linda Y. Mohr, Robert J. Melton
- Representative: Conde, Inc.
- District: 5
- Staff Contact: Raul Garcia, (915) 541-4935, garcia1@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. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Reveles, and unanimously carried to **APPROVE SUSU13-00067.**

Motion passed.

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Other Business:

11. Discussion and action on the City Plan Commission minutes for:
August 22, 2013

ACTION: Motion made by Commissioner Reveles, seconded by Commissioner Schauer, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR AUGUST 22, 2013.**

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

ABSTAIN: Commissioner Borden, and Ardovino

Motion passed.

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12. Discussion and action on the Drainage Design Manual

Kareem Dallo, Engineering Division Manager, gave a power point presentation and noted that nothing is being altered to the Drainage Design Manual but only Chapter 19, Green Infrastructure, is being added. He mentioned some dates when several CPC subcommittee meetings were held to discuss the proposed DDM revisions. He noted that TCEQ will change many of their regulations in 2014.

Commissioner Nance wanted to clarify that it was not him but the City Plan Commission that has been requesting from developers that they incorporate storm water and park ponds, but the City

does not allow it, so the Commission has asked staff to come up with rules and regulations that will allow that to happen.

Mathew McElroy, Director for City Development, noted that this is a very technical topic where there is a recommendation from the engineer who oversees the Land Development Section within the City Development Department. He noted that both he and Carlos Gallinar, Deputy Director for City Development, have reviewed the recommendation. The City Plan Commission has the ability to disagree with this recommendation and recommend to City Council that they fund the additional work that our engineer believes is necessary.

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

The following persons spoke.

- Richard Williams noted that he believes that neither the Chamber, the developers, the engineering, nor the community at large, had knowledge of this process going on until sometime in early May. They have many concerns that they would like to vet with the Commission.
- Richard Dayoub with the Greater El Paso Chamber noted that this process does not need to be rushed and requested the commission not to move forward with this process at this time. He expressed concern with the capability of infrastructure techniques in the City of El Paso in to current drainage system and the cost to implementing some of these changes to the DDM. He asked the Commission to reconsider taking any action at this time.
- Conrad Conde with Conde, Inc., noted that they are committed to help in any way they can.
- Bob Ayoub with MIMCO noted that this document, as presented today, is not ready to be adopted.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to:

- **RECOMMEND TO CITY COUNCIL TO ADEQUATELY FUND A STUDY WHICH WOULD ALLOW THE CITY TO MOVE FORWARD WITH THE BEST PRACTICES THAT ARE RECOGNIZED NATIONALLY IN LIGHT IMPRINT DESIGN-GREEN INFRASTRUCTURE,**
- **TO INICIATE SUCH STUDY WITHIN THE NEXT THREE MONTHS AND THAT THE DEVELOPMENT COMMUNITY, LOCAL ENGINEERS, AND OTHER STAKEHOLDERS BE INVOLVED IN THE PROCESS,**
- **THAT THE CITY COUNCIL DIRECT PLANNING TO DEVELOP A DETAILED SCOPE OF WORK OF WHAT SAID STUDY NEEDS TO INCLUDE,**
- **TO REQUIRE A TRANSPARENT COMPREHENSIVE VETTING PROCESS,**
- **TO CONSIDER THE EFFECTIVENESS, AFFORDABILITY ISSUES, AND HEALTH ISSUES OF GREEN INFRASTRUCTURE, AND,**
- **CREATE A PROPOSED TIME TABLE FOR THE ENTIRE PROCESS.**

Motion passed.

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13. Planning Report:
N/A

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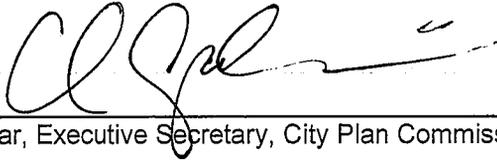
14. Legal Report:
N/A

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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Ardovino, and unanimously carried to adjourn this meeting at 3:36 p.m.

Approved as to form:

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

Carlos Gallinar, Executive Secretary, City Plan Commission