CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
OCTOBER 4, 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 De La Cruz
Commissioner Wright
Commissioner Borden
Commissioner Nance
Commissioner Brandrup
Commissioner Amoriello
Commissioner Schauer
Commissioner Reveles

AGENDA

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

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

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

Extension Request to Submit Recording Maps:

1.	**SUSU12-00088:**	Mission Ridge Unit Nine - A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company, El Paso County, Texas
	Location:	North of Eastlake Boulevard and East of I-10
	Property Owner:	State of Texas GLO
	Representative:	CEA Group
	District:	ETJ
	Staff Contact:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00088.**

Motion passed.

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1ST MOTION:
ACTION: Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **MOVE SUSU12-00085 TO THE REGULAR AGENDA.**

Motion passed.

Extension Request to Complete Subdivision Improvements:

2.	**SUSU12-00085:**	Mesquite Hills Unit Five – A Portion of Tract 1A, 2 and 3F, Section 21, Block 80, TSP 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
	Location:	West of Dyer Street and South of Patriot Freeway
	Property Owner:	Newman Ranch Partners L.P.
	Representative:	Conde, Inc.
	District:	4
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Commissioner Nance asked staff why there was a waiver of security and what the waiver was for.

Conrad Conde with Conde, Inc., noted that 95% of this subdivision is completed and accepted but Kinder Morgan wanted to verify the depths of the gas lines. He 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 De La Cruz, and unanimously carried to **APPROVE SUSU12-00085 WITH WAIVER OF SECURITY.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

3. **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 De La Cruz, and unanimously carried to **DELETE PZRZ12-00026.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

4.	**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

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 Amoriello, and unanimously carried to **APPROVE PZST12-00010.**

Motion passed.

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5.	**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

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE PZST12-00013 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 18, 2012.**

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 – 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

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE SUSU12-00080 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 18, 2012.**

Motion passed.

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PUBLIC HEARING Major Combination:

7.	**SUSU12-00050:**	Haciendas Del Rio – 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

Belinda Luna representing the developer concurred with staff's comments and outlined some of the amenities that the developer is agreeing to include in this development.

Commissioner Borden strongly recommends for this project and for future developments that the developer take into consideration the planting of additional trees aside from just the double frontage lots.

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 Wright, and carried to **APPROVE SUSU12-00050.**

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

Motion passed.

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8.	**SUSU12-00086:**	Loop RC Poe Development – Tract 1-C and Tract 1-D Section 40, Block 79, Township 2, T & P RR Surveys, City of El Paso, El Paso County, Texas
	Location:	East of Joe Battle and South of RC Poe
	Property Owner:	EP Summit, LP
	Representative:	SLI Engineering, Inc.
	District:	5
	Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **DELETE SUSU12-00086.**

Motion passed.

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Other Business:

9. Discussion and action on the City Plan minutes for:
September 20, 2012

ACTION: Motion made by Commissioner Reveles, seconded by Commissioner Schauer, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 20, 2012 WITH REVISIONS.**

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

Motion passed.

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10. Discussion and action on an annexation agreement for property located South of the Intersection of Vista Del Sol Drive and Cherrington Street. (SUAX12-00001)
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

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 Amoriello, and unanimously carried to **APPROVE AN ANNEXATION AGREEMENT FOR PROPERTY LOCATED SOUTH OF THE INTERSECTION OF VISTA DEL SOL DRIVE AND CHERRINGTON STREET. (SUAX12-00001).**

Motion passed.

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11. 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 21.80.220 (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 De La Cruz, and unanimously carried to **DELETE 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.**

Motion passed.

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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 "Plan El Paso" be amended to incorporate the land uses contained in the Southern Industrial Park Master Plan. LRG12-00011, (Districts 2 and 3)
Staff Contact: Elizabeth Gibson, (915) 541-4730, gibsonek@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **DELETE 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. LRG12-00011, (DISTRICTS 2 AND 3)**

Motion passed.

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13. Planning Report: Drainage and Ponding
Staff Contact: Kareem Dallo, (915) 541- 4425, dallokf@elpasotexas.gov

Kareem Dallo, Engineering Division Manager, gave a brief power point presentation and gave a brief history on park ponds. He noted that in 2008 the ponds were limited to 25 feet in depth and the design procedures were limited and did not give the designer a chance to explore other options.

He also noted that after 2008, the City and the El Paso Water Utility wrote the Drainage Design Manual. The Drainage Design Manual limited the depth of the ponds to 20 feet. He also noted that the Drainage Design Manual and Grading Ordinance encourage storm water harvesting. He outlined some of the potential ideas stating that streets design shall include a swale and perforated pipe located at the median or in the parkway. All landscaping in commercial areas should be depressed. Hopefully by the end of this year or by January of next year the City and PSB will provide a chart and a design for harvesting storm water.

Commissioner Borden suggested revisiting this item on a regular basis.

Staff suggested that the commission form a committee to address some concerns regarding vesting.

Carlos Gallinar noted that PSB is going to bring back some recommendations not only on green low impact development ideas but also amendments to the drainage design manual.

Jorge Azcarate with CEA Group noted that most developers prefer park ponds and noted that some of the concepts presented by Mr. Dallo are going in the right direction.

Gonzalo Cedillos with EPWU/PSB Storm Water noted that they are making some revisions to the Urban Design Manual and answered questions from the Commission.

No action was taken.

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14. Legal Report:
N/A

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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to adjourn this meeting at 3:15 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission