CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
NOVEMBER 29, 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 Nance
Commissioner Amoriello
Commissioner Ardovino
Commissioner Schauer
Commissioner Reveles

COMMISSIONERS ABSENT:
Commissioner Borden
Commissioner Brandrup

AGENDA

Commissioner Ardovino 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 Wright, and unanimously carried to **APPROVE** the agenda as amended.

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

Motion passed.

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Commissioner Ardovino requested a moment of silence for Mr. Kevin Vonfinger, a member of the Open Space Advisory Committee who passed away a few days ago.

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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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1ST MOTION:
***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **HEAR ITEMS 5 AND 1 TOGETHER (IN THIS ORDER).**

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

Motion passed.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

1.	**ZON08-00080:**	Parcel 1: A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-off Road (Zaragoza Road), El Paso County, Texas Parcel 2: A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-off Road (Zaragoza Road), El Paso County, Texas
	Location:	South of Pebble Hills Boulevard and West of Zaragoza Road
	Zoning:	Parcel 1: R-F (Ranch and Farm) Parcel 2: R-F (Ranch and Farm)
	Request:	Parcel 1: From R-F (Ranch and Farm) to A-3 (Apartment) Parcel 2: From R-F (Ranch and Farm) to C-3 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Apartment Complex and Commercial Development
	Property Owner:	Genagra L.P.
	Representative:	Roe Engineering, L.C.
	District:	Adjacent to District 5
	Staff Contact:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a brief presentation and noted that staff is recommending approval of this request.

Kimberly Forsyth, Lead Planner, noted that as part of the annexation agreement, the applicant is required to dedicate the triangular portion at the northeast part of their land for the future connection of Pebble Hills to Zaragoza and are also required to contribute approximately $33,000 to the future construction of the intersection.

Bradley Roe with Roe Engineering concurred with staff's comments except for the zoning.

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 De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE ITEMS 5 AND 1, WITH THE SAME MOTION.**

Motion passed.

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2.	**PZRZ12-00027:**	All of Lots 1 and 15, Save and Except two Portions Thereof attached Hereto Block 3, and Lots 2 through 14, Block 3, WFF Industrial Park Unit One Replat "A", City of El Paso, El Paso County, Texas
	Location:	East of Railroad Drive and South of Farah Drive
	Zoning:	M-1 (Manufacturing)
	Request:	From M-1 (Manufacturing) to C-4 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Commercial and Multi-Family Development
	Property Owner:	DBB Holdings, Inc.
	Representative:	Conde, Inc.
	District:	4
	Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **POSTPONE PZRZ12-00027 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 13, 2012.**

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

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:

3.	**SUSU12-00105:**	Austin Subdivision – All of Tracts 11-A, 11-A-1, 11-A-1A, 11-A-2, 11-A-2A, and 11-A-3, Block 15, Upper Valley Surveys, El Paso County, Texas
	Location:	East of Gato and North of Gardner
	Property Owners:	Timothy & Cera Jane Petrich Austin
	Representative:	Dorado Engineering, Inc.

District: West ETJ
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Nelson Ortiz noted that the applicant has submitted a waiver request for roadway improvements on both Gato and North of Gardner Roads. The applicant has also provided a note on the plats indicating buildings on Lots 2 and 3 are fire sprinklered.

Fermin Dorado, Sr., with Dorado 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 De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU12-00105 WITH THE WAIVER OF ROADWAY IMPROVEMENTS AND EXCEPTION FOR PANHANDLE LOTS THAT EXCEED 100 FEET.**

Motion passed.

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Other Business:

4. Discussion and action on the City Plan Commission minutes for:
November 15, 2012

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Reveles, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR NOVEMBER 15, 2012.**

Motion passed.

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5. Discussion and action on an ordinance annexing the following real property described as All of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a portion of Ysleta – Carlsbad Cut-off Road (Zaragoza Road), El Paso County, Texas. Property Owner: Genagra, LP. **AN08009 (SUB08-00129)**
Staff Contact: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

1ST MOTION:
***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **HEAR ITEMS 5 AND 1 TOGETHER (IN THIS ORDER).**

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

Motion passed.

2ND MOTION:
ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE ITEMS 5 AND 1, WITH THE SAME MOTION.**

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

Motion passed.

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6. An Ordinance amending Title 19 (Subdivisions), Chapter 19.21 (Sidewalks), Section 19.21.010 (Purpose and Applicability) of the City of El Paso City Code to amend the requirements for installation of sidewalks. 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 power point presentation and gave a brief summary of Title 19 (19.21.101.C) Exceptions for sidewalks. Staff has recommended to Council to delete three of the exceptions that currently exist and Council agreed. Council also modified another exception.

Commissioner Wright suggested that items 8 and 9 are not exceptions.

Commissioner Nance requested that under item 9, the word **generally** be removed.

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 19 (SUBDIVISIONS), CHAPTER 19.21 (SIDEWALKS), SECTION 19.21.010 (PURPOSE AND APPLICABILITY) OF THE CITY OF EL PASO CITY CODE TO AMEND THE REQUIREMENTS FOR INSTALLATION OF SIDEWALKS WITH AMENDMENTS.**

Motion passed.

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7. Planning Report:
   a. Update on the Comprehensive Plan

Shamori Whitt, Planner, gave a brief update on the implementation of the Comprehensive Plan and briefly described some of the successes to date.

Commissioner Nance requested that this presentation be available to all Commissioners.

Commissioner Nance noted that the CPC sub-committee will start meeting next week and requested that any changes be sent to him or Carlos Gallinar so that they can be ready for the meeting.

Carlos Gallinar, Deputy Director for Planning, stated that he would place an item at a future City Plan Commission agenda regarding the quarry on the Northeast.

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

No action was taken.

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8. Legal Report:
N/A

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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Ardovino, and unanimously carried to adjourn the City Plan Commission meeting at 2:20 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission