CITY PLAN COMMISSION MEETING
CITY COUNCIL CHAMBERS, 1ST FLOOR
DECEMBER 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 Wright present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:
Commissioner Loweree
Commissioner Grambling
Commissioner Wright
Commissioner Amoriello
Commissioner Ardovino (late arrival)
Commissioner Schauer
Commissioner Madrid (late arrival)

COMMISSIONERS ABSENT:
Commissioner Borden

AGENDA

Commissioner Amoriello read the rules into the record. Carlos Gallinar, Deputy Director for Planning, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Schauer, seconded by Commissioner Loweree, and carried to **APPROVE** the agenda as amended.

AYES: Commissioner Loweree, Grambling, Wright, Amoriello, and Schauer
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Ardovino, 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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II. CONSENT AGENDA

There were no items on the consent agenda.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

1.	**PZRZ13-00032:**	Tract 1A-54B, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas
	Location:	East of Lee Trevino and North of Vista Del Sol
	Zoning:	A-O (Apartment-Office)
	Request:	A-O (Apartment-Office) to C-1 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Retail
	Property Owners:	Marcos & Esther Calderon
	Representative:	Ray Mancera
	District:	7
	Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Ray Mancera, representing the owner, concurred with staff's comments.

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 Amoriello, seconded by Commissioner Schauer, and carried to **APPROVE PZRZ13-00032.**

AYES: Commissioner Loweree, Grambling, Wright, Amoriello, and Schauer
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Ardovino, and Madrid

Motion passed.

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2.	**PZRZ13-00033:**	Lots 21 and 24, Block 17, Del Norte Acres, City of El Paso, El Paso County, Texas
	Location:	West of Gateway North Boulevard and North of Arlen Drive
	Zoning:	A-2 (Apartment)
	Request:	From A-2 (Apartment) to C-1 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Pool Service Company
	Property Owner:	Arneson Pool Services, Incorporated
	Representative:	Joe Warling
	District:	2
	Staff Contact:	Andrew Salloum, (915)-541-4633, salloumam@elpasotexas.gov

Joe Warling, applicant, concurred with staff's comments.

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 Loweree, seconded by Commissioner Amoriello, and carried to **APPROVE PZRZ13-00033 WITH CONDITIONS.**

AYES: Commissioner Loweree, Grambling, Wright, Amoriello, and Schauer
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Ardovino, and Madrid

Motion passed.

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PUBLIC HEARING Special Permit Application:

3.	**PZST13-00023:**	A Portion of Tract 4A, N/K/A Tract 4A5, Block 12, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	8250 North Loop
	Zoning:	C-4/c (Commercial/condition)
	Request:	Reduction in rear setback to 0' (Related to PZCR13-00008)
	Existing Use:	Contractors Yard
	Proposed Use:	Contractors Yard
	Property Owner:	OPM Capital Management
	Representative:	Georges Halloul
	District:	7
	Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

PUBLIC HEARING Zoning Condition Release Application:

4.	**PZCR13-00008:**	A Portion of Tract 4A, N/K/A Tract 4A5, Block 12, Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	8250 North Loop
	Zoning:	C-4/c (Commercial/condition)
	Request:	Release of conditions, original and amended, stemming from Ordinance 5029, dated March 20, 1973 (Related to PZST13-00023)
	Existing Use:	Contractors Yard
	Proposed Use:	Contractors Yard
	Property Owner:	OPM Capital Management
	Representative:	Georges Halloul
	District:	7
	Staff Contact:	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

1ST MOTION:
***ACTION:** Motion made by Commissioner Schauer, seconded by Commissioner Loweree, and carried to **HEAR ITEMS 3 AND 4 TOGETHER.**

AYES: Commissioner Loweree, Grambling, Wright, Amoriello, and Schauer
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Ardovino, and Madrid

Motion passed.

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Wright 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 Amoriello, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZST13-00023 AND PZCR13-00008.**

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:

5.	**SUSU13-00108:**	Sereno Valley Estates - Tracts 1L1 & 1L2, Block 10, Upper Valley Surveys, El Paso, El Paso County, Texas
	Location:	North of Gomez Road and East of Westside Road
	Property Owner:	C & R Properties and Rio Aqua Dulce
	Representative:	Sitework Engineering
	District:	1
	Staff Contact	Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov

Alfredo Austin, Planner, noted that there is a 2nd revised staff report for this request.

Jorge Garcia with Sitework Engineering concurred with staff's comments and agreed to the release of the zoning condition.

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 Ardovino, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU13-00108 SUBJECT TO THE REDUCTION IN DENSITY OR RELEASE OF ZONING CONDITION RELATING TO DENSITY.**

Motion passed.

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6.	**SUSC13-00006:**	Montecillo Unit Six – A portion of Tract 4F2B, A.F. Miller Survey 215, and portion of Tracts 1 and 3A, John Barker Survey 10, and portion of Tract 7, I.F. Harrison Survey 54, City of El Paso, El Paso County, Texas
	Location:	West of Mesa and South of Carousel
	Property Owner:	EPT Montecillo Development East
	Representative:	Conde Inc.
	District:	8
	Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

(POSTPONED FROM 11/21/13)

***ACTION:** Motion made by Commissioner Schauer, seconded by Commissioner Loweree, and carried to **POSTPONE SUSC13-00006 FOR FIVE (5) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 23, 2014.**

AYES: Commissioner Loweree, Grambling, Wright, Amoriello, and Schauer
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Ardovino, and Madrid

Motion passed.

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7.	**SUSC13-00008:**	Montecillo Unit Four - A replat of a portion of Lots 3 and 6, Block 2, Montecillo Unit Three Replat "B", and portion of Tracts 4F2B, A.F. Miller Survey 215, and a portion of Tract 1, John Baker Survey 10, City of El Paso, El Paso County, Texas
	Location:	East of Mesa and North of Argonaut
	Property Owner:	EPT Mesa Development East, L.P.
	Representative:	Conde, Inc.
	District:	8
	Staff Contact:	Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov

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

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 Ardovino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSC13-00008 SUBJECT TO VERIFICATION OF VISIBILITY AT INTERSECTIONS.**

Motion passed.

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Major Final:

8.	**SUSU13-00106:**	Sandstone Ranch Unit Nine - A portion of Section 22, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	West of Sean Haggerty and North of Marcus Uribe
	Property Owner:	Northtown Village Joint Venture
	Representative:	CEA Group
	Rep District:	4
	Staff Contact:	Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov
9.	**SUSU13-00107:**	Sandstone Ranch Unit Ten- A portion of Section 22, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	West of Sean Haggerty and North of Marcus Uribe
	Property Owner:	Northtown Village Joint Venture
	Representative:	CEA Group
	District:	4
	Staff Contact:	Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov

1ST MOTION:
***ACTION:** Motion made by Commissioner Schauer, seconded by Commissioner Loweree, and carried to **HEAR ITEMS 8 AND 9 TOGETHER.**

AYES: Commissioner Loweree, Grambling, Wright, Amoriello, and Schauer
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Ardovino, and Madrid

Motion passed.

Jorge Grajeda with CEA Group concurred with staff's comments.

Commissioner Wright 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 Schauer, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU13-00106 AND SUSU13-00107 WITH GENERAL MODIFICATION 19.04.070.A.3 or 19.04.170.A.3 OF THE CITY CODE.**

Motion passed.

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Major Combination:

10.	**SUSU12-00107:**	Jesus Rodriguez Subdivision- Tract 2-A-8 of. O.A. Danielson Survey #312, City of El Paso, El Paso County, Texas
	Location:	North of Rojas and West of Joe Battle
	Property Owners:	Jesus Rodriguez & Christina Rodriguez
	Representative:	Barragan & Associates Inc.
	District:	6
	Staff Contact:	Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov

Alejandro Palma, Planner, after his presentation, noticed that the applicant was not present at the meeting. He told the commission that if they tabled this item it would go over the 30 day time limit for a plat.

The commission decided to vote on this item since it was not a controversial item.

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 Ardovino, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU12-00107 WITH CONDITIONS.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

11.	**SUSU13-00089:**	Sahara Subdivision Replat "A" – All of Lots 1, 2, 25, 26, 30, 31, 32 and 33 and a portion of a vacated 20' Alley between Lot 1 and Lots 31 through 33, Block 11, and a portion of a proposed vacation of a 20' Alley between Lots 1, 2, 3, 24, 25, 26 and 30, Block 11, Sahara Subdivision, City of El Paso, El Paso County, Texas
	Location:	West of McCombs and South of Transmountain
	Property Owners:	North Union Congregation and Samuel & Juana Jacquez
	Representative:	CAD Consultants

District:	4
Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

(POSTPONED FROM 11-21-13)

***ACTION:** Motion made by Commissioner Schauer, seconded by Commissioner Loweree, and carried to **POSTPONE SUSU13-00089 FOR FIVE (5) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 23, 2014.**

AYES: Commissioner Loweree, Grambling, Wright, Amoriello, and Schauer
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Ardovino, and Madrid

Motion passed.

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12. **SUSU13-00109:** Stevens Addition Replat B – A replat of Stevens Addition Replat A and portion of Santa Fe Street, Durango Street, and Missouri Avenue, City El Paso, El Paso County, Texas

Location:	West of Santa Fe Street and South of I-10
Property Owner:	City of El Paso
Representative:	Conde, Inc.
District:	8
Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

***ACTION:** Motion made by Commissioner Schauer, seconded by Commissioner Loweree, and carried to **POSTPONE SUSU13-00109 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 19, 2013.**

AYES: Commissioner Loweree, Grambling, Wright, Amoriello, and Schauer
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Ardovino, and Madrid

Motion passed.

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PUBLIC HEARING ROW Vacation:

13. **SURW13-00014;** Lackland Street Vacation – A portion of Lackland Street within the Pridham Survey 274, City El Paso County, Texas

Location:	North of Altura at Lackland
Property Owners:	EPISD, PSB-EPWU, City of El Paso
Representative:	Rudy Valdez
Rep District:	2
Staff Contact	Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov

Rudy Valdez representing the EPWU/PSB concurred with staff's comments.

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 Madrid, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SURW13-00014.**

Motion passed.

Commissioner Grambling left the meeting after discussion on this item.

(RECONSIDERATION)

14. **SURW12-00020:** Mills Avenue Vacation – Portion of Mills Avenue, San Francisco Avenue and Oregon Street rights-of-way located within Mills Addition , City of El Paso, El Paso County, Texas

Location:	South of San Jacinto Plaza
Property Owner:	City of El Paso
Representative:	Mills Plaza Promenade, LLC.
District:	8
Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

Raul Garcia, Senior Planner, noted that there is a revised staff report for this request. He noted that the only change from the previous submittal is the removal of the Pioneer Plaza. Comments received from the Engineering Department, MCAD, and the Convention & Business Bureau were read into the record.

Mr. Garcia noted that a lot of these comments have been addressed or can be addressed prior to going to City Council.

Brent Harris concurred with staff's comments and noted that these concerns have already been addressed. They have discussed with the Traffic Department, the possibility of putting a roundabout in front of the Camino Real.

Kimberly Forsyth, Lead Planner, noted that as part of the item going forward to City Council staff is recommending to reopen San Francisco Street to vehicular traffic with this vacation.

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 Ardovino, seconded by Commissioner Schauer, and carried to **APPROVE SURW12-00020 WITH CONDITIONS.**

AYES: Commissioner Loweree, Wright, Amoriello, Ardovino, Schauer, and Madrid
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Grambling

Motion passed.

Other Business:

15. Discussion and action on the City Plan Commission minutes for:
    a. November 14, 2013
    b. November 21, 2013

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Ardovino, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR NOVEMBER 14, 2013, AND NOVEMBER 21, 2013.**

AYES: Commissioner Loweree, Wright, Amoriello, Ardovino, Schauer, and Madrid
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Grambling

Motion passed.

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RECESS:

ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Schauer, and unanimously carried to **RECESS THE CITY PLAN COMMISSION MEETING AT 3:05 P.M.**

Motion passed.

RECONVENE:

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Schauer, and unanimously carried to **RECONVENE THE CITY PLAN COMMISSION MEETING AT 3:10 P.M.**

Motion passed.

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16. Discussion and action on Plan El Paso
Staff Contact: Carlos Gallinar, (915) 541-4556, gallinarrc@elpasotexas.gov

Carlos Gallinar gave a powerpoint presentation updating on the comprehensive plan based on the goals and accomplishments to date. He noted that Plan El Paso has received state and national recognition. El Paso has the largest concentration of CNUAs accredited in the country and that includes not only the public sector but also some in the private sector. He noted that the City of El Paso is the first to have a comprehensive plan in the state of Texas and the second in the country.

Commissioner Ardovino asked if there has been any consideration for increased security in the downtown revitalization. Mr. Gallinar will follow up with the Police Department and bring that information back to the commission. The commission asked if the downtown traffic signal synchronization is being expanded throughout the major arterials throughout the city. Mr. Gallinar will check with the Engineering Department and bring that information back to the commission as well.

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The commission agreed to hear the Addition to the Agenda prior to hearing item 16.

ADDITION TO THE AGENDA

1. 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.

Alex Hoffman, Lead Planner, gave a power point presentation and read the background regulations and read the purpose of the proposed amendment. This will add Chapter 20.10.146 Civic and Cultural District to supplemental use regulations. This establishes the district and states its purpose. The second part identifies the district boundary.

Karla Nieman, Assistant City Attorney, clarified how signs are permitted.

1ST MOTION:
ACTION: Motion made by Commissioner Loweree 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. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

Motion died for lack of a second.

Alan Shubert, Project Engineer for the ball park noted that it is a real challenge to try and set standards for signage regulations.

2ND MOTION:
ACTION: Motion made by Commissioner Ardovino, seconded by Commissioner Schauer, and carried to **TABLE THIS ITEM FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 19, 2013.**

AYES: Commissioner Loweree, Wright, Amoriello, Ardovino, Schauer, and Madrid
ABSENT: Commissioner Borden
NOT PRESENT FOR THE VOTE: Commissioner Grambling

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Ardovino, seconded by Commissioner Schauer, and carried to adjourn this meeting at 4:00 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission