CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
December 6, 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 Borden
Commissioner Brandrup
Commissioner Schauer
Commissioner Reveles

COMMISSIONERS ABSENT:
Commissioner Amoriello
Commissioner Ardovino

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

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

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.

There was no public comment.

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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 Application:

1.	**PZRZ12-00032:**	A 451.3581 acre parcel of land situated within the corporate limits of the City of El Paso, El Paso County, Texas as Tract 1A, Section 19, a portion of Tract 1, Section 20, a portion of Tract 1, Section 29 and a portion of Tract 1, Section 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys.
	Location:	South of Patriot Freeway and North of Dyer Street; West-Southwest of El Paso Natural Gas Pipeline R.O.W; East-Northeast of Greenbelt Levee.
	Zoning:	R-F (Ranch and Farm)
	Request:	From R-F (Ranch and Farm) to SCZ (SmartCode Zone)
	Existing Use:	Vacant
	Proposed Use:	Mixed Use Development – New Community, Traditional Neighborhood Development
	Property Owner:	City of El Paso
	Representative:	EPWU-PSB / URS Corporation
	District:	4
	Staff Contact:	Harrison Plourde, (915) 541-4114, **plourdeht@elpasotexas.gov**

Pat Aduato with the EPWU/PSB noted that they plan to submit recommendations to City Council in January. The EPWU has not received any requests to purchase any land within this specific smart code application or in the retirement community. They are trying to service the area with water and sewer. She concurred with staff's comments.

Rudy Valdez with the EPWU/PSB noted that there is some opportunity for reclaimed water in this area.

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 Brandrup, seconded by Commissioner Reveles, and unanimously carried to **APPROVE PZRZ12-00032.**

Motion passed.

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PUBLIC HEARING Special Permit Applications:

2.	**PZST12-00018:**	A portion of Lots 30 through 32, Block 117, East El Paso Addition, City of El Paso, El Paso County, Texas
	Location:	1216 Copia Street
	Zoning:	C-2 (Commercial)
	Request:	Infill Development/request reduced rear setback/parking reduction
	Existing Use:	Vacant
	Proposed Use:	Motor vehicle repair, minor (Tire Repair)

Property Owners:	Victor M. Olivas and Estela Herrera
Representative:	Jose Uresti
District:	8
Staff Contact:	Andrew Salloum, (915) 541-4633, **salloumam@elpasotexas.gov**

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **POSTPONE PZST12-00018 FOR ONE (1) WEEK, THE CITY PLAN COMMISSION MEETING OF DECEMBER 13, 2012.**

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

Motion passed.

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3.	**PZST12-00020:**	Lot 5, Block 12, Revised Map of Sahara Subdivision, City of El Paso, El Paso County, Texas
	Location:	5616 Bagdad Avenue
	Zoning:	R-4 (Residential)
	Request:	Infill Development/request reduced lot area and lot width
	Existing Use:	Vacant
	Proposed Use:	Duplex
	Property Owners:	Jose L, Jr., and Margarita Gutierrez
	Representatives:	Jose L, Jr., and Margarita Gutierrez
	District:	4
	Staff Contact:	Andrew Salloum, (915) 541-4633, **salloumam@elpasotexas.gov**

Jose Gutierrez, property 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 De La Cruz, seconded by Commissioner Reveles, and unanimously carried to **APPROVE PZST12-00020.**

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.

Note: Commissioners Brandrup and Wright recused themselves and left the meeting room during discussion on this item.

Major Combination:

4.	**SUSU12-00096:**	El Cruzero Subdivision – A portion of Tract 6A, Section 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	North of Montana Avenue and east of Joe Battle Boulevard
	Property Owner:	AP El Paso, LLC
	Representative:	Conde, Inc.
	District:	5
	Staff Contact:	Nathaniel Baker, (915) 541-4192, **bakernt@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 Borden, seconded by Commissioner De La Cruz, and carried to **APPROVE SUSU12-00096.**

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

Motion passed.

Note: Commissioners Brandrup and Wright returned to the meeting room after discussion on this item.

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***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **MOVE ITEMS 5 AND 7 TO THE FOREFRONT OF THE AGENDA AND BE HEARD TOGETHER.**

Motion passed.

Note: Commissioner De La Cruz recused himself and left the meeting room during discussion on items 5 and 7.

PUBLIC HEARING Resubdivision Combination:

5.	**SUSU12-00104:**	Stevens Addition Replat "A" – Lots 1 through 40, and the T-alley, Block B closed by Ordinance No. 5179, Dated 12-6-1973, Lots 30 through 42, Block C, Stevens Addition and a portion of Block 28 and 48, Mills Map Addition, Franklin Street, and a portion of Santa Fe Street, Durango Street, Missouri Street, and Franklin Avenue, City of 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:	Justin Bass, (915) 541-4930, **bassjd@elpasotexas.gov**

Justin Bass, Planner, noted that there is a revised staff report for item #5 and answered questions from the Commission.

Other Business:

7. Discussion and action on an Ordinance amending the 2025 Proposed Thoroughfare System, as incorporated into Plan El Paso, to delete a portion of Durango Street from Missouri Avenue to Franklin Avenue currently designated as a minor arterial, to downgrade a portion of Durango Street from Franklin Avenue to San Antonio Avenue from a minor arterial to a collector arterial, to downgrade a portion of Santa Fe street from Yandell Drive to San Antonio Avenue from a major arterial to a minor arterial, to add Franklin Avenue as a collector arterial from Interstate Highway 10 to Durango Street, and to delete a portion of Missouri Avenue from Coldwell Street to Santa Fe street currently designated as a minor arterial and collector arterial.
   Staff Contact: Kevin Smith, (915) 599-8201, **smithkw@elpasotexas.gov**

Kevin Smith, Senior Planner, gave a brief power point presentation and answered questions from the Commission. He noted that the City is proposing these changes to the 2025 Proposed Thoroughfare System in order to reclassify the streets adjacent to a proposed baseball stadium. He noted that a traffic impact study was provided.

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

Ted Marquez with the Department of Transportation noted that some of the recommendations on the Traffic Impact Study are already being implemented. Additional recommendations will be implemented in the future. He concurred with staff's comments.

Alan Shubert, Project Manager for El Paso Ball Park, responded that the City is working with the railroad to accomplish one of two things. The most likely outcome is that they will convey that piece of property to the City and the other outcome is that the City will get a writ of entry and we can build on it but at this point this piece of property belongs to the railroad.

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

The following persons spoke.

- Jose Gutierrez noted that there is a sink hole on Franklin Street and asked the City to look into it.
- Rudy Alarcon asked the Commission to consider making Missouri Street a two way street starting from Durango to Coldwell.

Ted Marquez noted that staff will be reviewing the circulation for the neighborhood and for people coming into the ball park.

ACTION: Motion made by Commissioner Borden, seconded by Commissioner Wright, and carried to **APPROVE ITEMS 5 AND 7.**

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

Motion passed.

Note: Commissioner De La Cruz returned to the meeting room after discussion on items 5 and 7.

6. **SUSU12-00106:** Meadow West Replat B - A portion of Lot 10, Block 1 Meadow West Subdivision, El Paso County, Texas

Location:	West of Westside Road and North of Borderland Road
Property Owner:	Cecilia E. & Edgardo Ortiz
Representative:	Dorado Engineering
District:	ETJ
Staff Contact:	George Pinal, (915) 541-4152, **pinalg@elpasotexas.gov**

George Pinal, Planner, noted that there is a revised staff report for this item.

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 Brandrup, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00106 WITH WAIVER OF RIGHT OF WAY IMPROVEMENTS AND APPROVAL OF MEADOWS WEST REPLAT B SUBDIVISON.**

Motion passed.

8. Planning Report:
N/A

9. Legal Report:
N/A

ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to adjourn this meeting at 2:35 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission