CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
DECEMBER 13, 2012
1:30P.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 Brandrup
Commissioner Nance
Commissioner Amoriello
Commissioner Ardovino
Commissioner Schauer

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

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

Motion passed.

. . . . . .

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 were no Public Comments.

. . . . . .

II. CONSENT AGENDA

There were no items under the Consent Agenda.

. . . . . .

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

1.	**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**

Michael McElroy, Planner, noted that staff is recommending denial of this request based on the incompatibility of the surrounding land use and the future land use map.

Conrad Conde, with Conde, Inc., does not concur 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 Nance, and carried to **DENY PZRZ12-00027.**

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

Motion passed.

It was unanimously approved that Commissioner De La Cruz submit a Minority Report.

Motion passed.

. . . . . .

2.	**PZRZ12-00033:**	Portion of Lot 1, Block 11, Lomas Del Rey, Second Replat, City of El Paso, El Paso County, Texas
	Location:	109 Argonaut
	Zoning:	R-3 (Residential)
	Request:	From R-3 (Residential) to C-1 (Commercial)
	Existing Use:	School
	Proposed Use:	Office Building
	Property Owner:	OSRO Holdings LLC, A Texas Limited Liability Company
	Representative:	Georges Halloul
	District:	1
	Staff Contact:	Michael McElroy, (915) 541-4238, **mcelroyms@elpasotexas.gov**

Michael McElroy, Planner, noted that there is a revised staff report for this item.

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 De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZRZ12-00033.**

Motion passed.

. . . . . .

3.	**PZRZ12-00034:**	Blocks 88, 89, 116, 117, 118, 119, 123, 124, 125, a portion of Block 154 and vacated portions of El Paso Street, Los Angeles Street, Randolph Drive, Hague Road, Blacker Avenue, and Blanchard Avenue, Alexander Addition, City of El Paso, El Paso County, Texas
	Location:	2001 N. Oregon
	Zoning:	A-O/sc (Apartment-Office/Special contract)
	Request:	From A-O/sc (Apartment-Office/Special contract) to C-2/sc (Commercial/Special contract)
	Existing Use:	Hospital
	Proposed Use:	Hospital
	Property Owner:	Tenet Hospitals Limited dba Providence Memorial Hospital
	Representative:	John Nance
	District:	1
	Staff Contact:	Michael McElroy, (915) 541-4238, **mcelroyms@elpasotexas.gov**

Rob Henderson 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 PZRZ12-00034.**

Motion passed.

. . . . . .

PUBLIC HEARING Special Permit Application:

4.	**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/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 Wright, seconded by Commissioner Brandrup, and unanimously carried to **POSTPONE PZST12-00018 FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 3, 2013.**

Motion passed.

. . . . . .

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 Final:

5.	**SUSU12-00108:**	Mission Ridge Unit Two, a portion of C.D. Stewart No. 317, El Paso County, Texas
	Location:	East of Eastlake Boulevard and North of Rojas Drive
	Property Owner:	Hunt Mission Ridge, LLC
	Representative:	TRE & Associates, LLC
	District:	ETJ
	Staff Contact:	George Pinal, (915) 541-4152, **pinalg@elpasotexas.gov**

Robert Romero 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 De La Cruz, and unanimously carried to **APPROVE SUSU12-00108.**

Motion passed.

. . . . . .

Other Business:

6. Discussion and action on the City Plan Commission minutes for:
   a. November 29, 2012

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR NOVEMBER 29, 2012.**

Motion passed.

. . . . . .

7. Discussion and action on a Resolution authorizing the City Manager to sign a Development Agreement between Ranchos Real XIV, LLC and the City of El Paso pursuant to Texas Local Government Code Section 212.071 for the construction of certain improvements to property adjacent to Rich Beem Boulevard described as Lot 1A, Block 249, Tierra Del Este Unit Sixty One Replat A; Lot 37, Block 302, Lots 23 and 24 and a 20 foot pond access, Block 259, Lot 53, Block 264, and Lot 73, Block 265 of Tierra Del Este Unit Sixty Two, City of El Paso, El Paso County, Texas.
   Staff Contact: Justin Bass, (915) 541-4930, **bassjd@elpasotexas.gov**

Justin Bass, Planner, gave a brief power point presentation and described the Schedule of Improvements that the developer is proposing to bring into this area. He answered questions from the Commission.

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 Brandrup, and unanimously carried to **APPROVE A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A DEVELOPMENT AGREEMENT BETWEEN RANCHOS REAL XIV, LLC AND THE CITY OF EL PASO PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION 212.071 FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS TO PROPERTY ADJACENT TO RICH BEEM BOULEVARD DESCRIBED AS LOT 1A, BLOCK 249, TIERRA DEL ESTE UNIT SIXTY ONE REPLAT A; LOT 37, BLOCK 302, LOTS 23 AND 24 AND A 20 FOOT POND ACCESS, BLOCK 259, LOT 53, BLOCK 264, AND LOT 73, BLOCK 265 OF TIERRA DEL ESTE UNIT SIXTY TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

Motion passed.

. . . . . .

8. Discussion and Action on the 2012 Updated Parks and Recreation Master Plan
   Staff Contact: Marci Tuck, Open Space, Trails and Parks Coordinator, (915) 541-4020, **tuckmj@elpasotexas.gov**

Marci Tuck from Parks and Recreation Department gave a brief over view and presented an update of their 2006 Parks and Recreation Master Plan. She noted that this is an internal decision making document. The current Master Plan was approved by the City Plan Commission on September 15, 2006, and adopted by City Council on September 19, 2006. The Park Design and Construction Standards were adopted by City Council on June 3, 2008. She noted that the purpose for the update is to create best standards for parks and recreation facilities to meet user

needs. She discussed some highlights of the plan and noted that this is not a red lined plan. Ms. Tuck noted that they have a meeting with the Parks and Recreation Department Advisory Board on Monday, December 17, 2012. If substantial changes are made, she will submit those changes to Commission allowing them ample time to review the changes before the next City Plan Commission meeting.

Ms. Tuck will provide the Commission with a list of the approved bond projects and information on how the projects relate to the master plan.

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 Brandrup, and unanimously carried to **POSTPONE THE 2012 UPDATED PARKS AND RECREATION MASTER PLAN FOR THREE (3) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 3, 2013.**

Motion passed.

. . . . . .

9. Discussion and Action on the Revised Design and Construction Standards for Park Facilities
   Staff Contact: Tracy Novak, Assistant Parks and Recreation Director, (915) 541-4259, **novakta@elpasotexas.gov**

Tracy Novak, Assistant Parks and Recreation Director, gave a brief power point presentation, and outlined some of the purposes for the update. The purpose for the updates is to create the best standards for parks and recreation facility to sustain the heavy demands from the City of El Paso residents. A request from the development community was to add an Appendix, where all the Detailed Construction Sheets are placed. These sheets are updated annually and are available on the city website for download. Mr. Novak is requesting that the Commission approve the Final Draft of Design Standards for park facilities with the following change: **to change the irrigation head spacing from 40% to 45% of diameter to be in compliance with the Texas Commission of Environmental Quality Standards as referenced in the Texas Irrigation Training & Reference Manual, 3rd Edition.**

Commissioner Ardovino asked if the Parks and Recreation Department is considering the height of the poles?

Richard Garcia, Parks Planning and Development Manager, noted that with shorter poles, there is more vandalism than with the tall ones. He also noted that they are complying with the Dark Sky compliance fixtures. The Commission suggested that the terminology **or other approved alternative surfaces** be added to the language on Page 51 of 111, under b) Trails within Parkland and Utility Corridors, Section i). Mr. Garcia concurred with the request.

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

Jorge Azcarate with CEA Group noted that the way the statement is written under the General Design Requirements, Page 7 of 111, Item 3a: **all design consultants shall be on the approved City of El Paso pre-qualified list,** he feels that many firms will not be able to do work on the developer driven park. He also noted that he supports the Parks and Recreation comments.

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Ardovino, and carried to **APPROVE THE REVISED DESIGN AND CONSTRUCTION STANDARDS FOR PARK FACILITIES WITH CLARIFICATION ON DESGIN CONSULTANTS AND COORDINATION BETWEEN ENGINEERING DESIGN STANDARDS.**

AYES: Commissioner Brandrup, Nance, Amoriello, Ardovino, and Schauer
NOT PRESENT FOR THE VOTE: Commissioner De La Cruz, and Wright
ABSENT: Commissioner Borden, and Reveles

Motion passed.

. . . . . .

10. Planning Report:
N/A

. . . . . .

11. Legal Report:
N/A

. . . . . .

ADJOURNMENT:

Motion made by Commissioner Brandrup, seconded by Commissioner Ardovino, and carried to adjourn this meeting at 3:33 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission