SPECIAL CITY PLAN COMMISSION HEARING
MAIN LIBRARY, 510 N. OREGON, MAUD SULLIVAN CONFERENCE ROOM
JANUARY 10, 2013
1:00 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:00 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
Commissioner Reveles

COMMISSIONER ABSENT:
Commissioner Borden

AGENDA

Commissioner Wright 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, Brandrup, Nance, Amoriello, Ardovino, Schauer, and Reveles
ABSENT: Commissioner Borden

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 under the Consent Agenda.

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ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **MOVE SUSU12-00113 TO THE REGULAR AGENDA.**

Motion passed.

David Coronado announced that Mr. Justin Bass has accepted a new position with the Water Utilities and this will be his last City Plan Commission meeting. Everyone wished him well.

Extension Request To Complete Subdivision Improvements:

1.	**SUSU12-00113:**	Mesquite Hills Unit 4 – Tract 7B, and a portion of Tracts 5 and 6, Section 16, Block 80, Township 1, Texas & Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
	Location:	South of Patriot Freeway and East of Mesquite Hill Drive
	Property Owner:	Newman Ranch Partners, LP
	Representative:	Conde, Inc.
	District:	4
	Staff Contact:	Justin Bass, (915) 541-4930, bassid@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 Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU12-00113 WITH A ONE YEAR EXTENSION TO COMPLETE PARK IMPROVEMENTS AND THAT THE CITY PLAN COMMISSION NOT REQUIRE SECURITY.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Special Permit Application:

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 / reduced rear yard setback
	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 De La Cruz, and unanimously carried to **DELETE PZST12-00018.**

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:

3.	**SUSU12-00111:**	Mesquite Trails Unit Eight – A portion of Section No. 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	South of Vista Del Sol and East of Joe Battle
	Property Owner:	Americas Loop 375 Joint Venture
	Representative:	CEA Group
	District:	6
	Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Jorge Azcarate with CEA Group concurred with staff's comments except for comments made from the Parks Department on item 1 recommending for all areas shown within the "100' Wide Existing Gas Easement" to remain undisturbed.

Liza Ramirez with Parks & Recreation Department noted that Richard Garcia is out of town and he is the staff person who reviews and approves the designs for parks.

Kimberly Forsyth, Lead Planner, noted that this item is on the agenda as a preliminary plat and that park's comments can be addressed at a later date when the final plat is reviewed and presented.

Commissioner Brandrup suggested the applicant figure out a way of putting in some logical means to stabilize the 100' wide existing gas easement through some method that still allows trucks to pass through but without causing much disturbance to the easement.

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 SUSU12-00111 WITH THE REQUIREMENT THAT THE APPLICANT COORDINATE WITH THE PARKS DEPARTMENT DURING THE FINAL PLAT SUBMITTAL AND APPROVE ALL STATED MODIFICATIONS AND THE TWO CONDITIONS:**

1. **THAT THE CITY PLAN COMMISSION REQUIRE LANDSCAPE AT THE REAR OF DOUBLE FRONTAGE LOTS ON GREG MARTINEZ;**
2. **AND THAT THE ANNEXATION OF CHERRINGTON STREET IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.**

Motion passed.

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4.	**SUSU12-00112:**	Paseo Del Este Unit Four – A portion of Section 21, Block 79, Township 3, Texas and Pacific Railway Company, City of El Paso, El Paso County, Texas
	Location:	North of Eastlake Blvd and Darrington Road
	Property Owner:	Paseo Del Este 4, LP
	Representative:	TRE and Associates
	District:	ETJ
	Staff Contact:	George Pinal, (915) 541-4152, pinalg@elpasotexas.gov

David Coronado, City Development Program Manager, noted that this request is in the ETJ and requested that the words **City of El Paso** be deleted from the legal description on the agenda.

George Pinal, Planner, noted that since this property is not subject to impact fees he requested that the first sentence under Item 3 under the Additional Requirements and General Comments on the staff report be deleted.

Robert Romero with TRE and 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 De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU12-00112 WITH THE CONDITION THAT THE APPLICANT LANDSCAPE THE REAR OF THE DOUBLE FRONTAGE LOTS ABUTTING EASTLAKE.**

Motion passed.

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PUBLIC HEARING Street Name Change:

5.	**SUNC12-00003:**	Request to change Brays Landing Drive to Cimarron Park Drive
	Location:	South of Northern Pass Drive and East of Resler Drive
	Property Owner:	City of El Paso
	Representative:	CSA Design Group
	District:	1
	Staff Contact:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Sal Alonzo with CSA Design 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 Reveles, and unanimously carried to **APPROVE SUNC12-00003.**

Motion passed.

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Other Business:

6. Discussion and action on the City Plan Commission minutes for:
   a. December 6, 2012
   b. December 13, 2012

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Schauer, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR DECEMBER 6TH AND DECEMBER 13TH, 2012.**

Motion passed.

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7. Discussion and Action on an annexation agreement for property located South of the future extension of Pebble Hills Boulevard (between John Hayes Street and the future Tim Floyd Street) and at the intersection of the future extensions of Ralph Seitsinger Drive and Tim Floyd Street. (SUAX12-00002)
   Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Justin Bass, Planner, gave a brief power point presentation and 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 Reveles, and unanimously carried to **APPROVE AN ANNEXATION AGREEMENT FOR PROPERTY LOCATED SOUTH OF THE FUTURE EXTENSION OF PEBBLE HILLS BOULEVARD (BETWEEN JOHN HAYES STREET AND THE FUTURE TIM FLOYD STREET) AND AT THE INTERSECTION OF THE FUTURE EXTENSIONS OF RALPH SEITSINGER DRIVE AND TIM FLOYD STREET. (SUAX12-00002.**

Motion passed.

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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, Open Space Trails and Parks Coordinator, gave a brief power point presentation and noted that at the December 13th, 2012 meeting she went over some of the highlights of the Parks and Recreation Master Plan updates, basically highlighting Chapters 3 and 9. At a previous meeting the Commission had asked Ms. Tuck to come back for the rational nexis between the bond projects that were approved and the Master Plan. She presented the Bond Projects and the Master Plan and answered questions from the Commission.

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 Reveles, and unanimously carried to **APPROVE THE 2012 UPDATED PARKS AND RECREATION MASTER PLAN.**

Motion passed.

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9. Discussion and action on use of 1.876 acres of Tom Lea Park for existing parking lot and school related buildings.
   Staff Contact: Liza Ramirez-Tobias, Parks and Recreation Department, (915) 541-4599, Lisa Tobias-RamirezLM@elpasotexas.gov

Liza Tobias-Ramirez with the Parks and Recreation Department gave a brief power point presentation and noted that this item will be presented to the Parks Advisory Board on January 14, 2013 and then to City Council. She noted that they have not received any negative comments and also noted that she is here to receive advice from the Commission on how to proceed. She answered questions from the Commission.

The Commission requested that a pedestrian connection between the neighborhood to the north and El Paso High School be considered and to continue the negotiations for the renewal of the lease.

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 **RECOMMEND A CONNECTION BETWEEN THE NEIGHBORHOOD TO THE NORTH AND EL PASO HIGH SCHOOL BE CONSIDERED, AND TO CONTINUE NEGOTIATONS FOR THE RENEWAL OF THE LEASE.**

Motion passed.

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10. 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 2:05 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission