CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
June 28, 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 Wright
Commissioner Borden
Commissioner Carreto
Commissioner Nance
Commissioner Amoriello
Commissioner Schauer

COMMISSIONERS ABSENT:
Commissioner De La Cruz
Commissioner Brandrup
Commissioner Landeros

AGENDA

Commissioner Carreto read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Wright, Borden, Carreto, Nance, Amoriello, and Schauer
ABSENT: Commissioner De La Cruz, Brandrup, and Landeros

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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Minor Subdivision:

1.	**SUSU12-00049:**	J.C. & Family – Being All of Tract 6D, Block 50 Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	South of Americas Avenue and west of Alameda Avenue
	Property Owner:	J.C. & Family Realty LLC
	Representative:	CAD Consulting
	District:	6
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **DELETE SUSU12-00049.**

AYES: Commissioner Wright, Borden, Carreto, Nance, Amoriello, and Schauer
ABSENT: Commissioner De La Cruz, Brandrup, and Landeros

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

2.	**PZRZ12-00009:**	A portion of Lots 22, 23, and 24, Map of Palmdale Acres, an Addition to the City of El Paso, El Paso County, Texas
	Location:	7235 North Loop Drive
	Zoning:	R-F (Ranch and Farm)
	Request:	From R-F (Ranch and Farm) to C-4 (Commercial)
	Existing Use:	Product Manufacturing Facility
	Proposed Use:	Wood Product Manufacturing Facility
	Property Owners:	Carlos Diaz, Jr. and Lillian Jacquez
	Representative:	Jesus L. Jaime
	District:	3
	Staff Contact:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **WITHDRAW PZRZ12-00009.**

AYES: Commissioner Wright, Borden, Carreto, Nance, Amoriello, and Schauer
ABSENT: Commissioner De La Cruz, Brandrup, and Landeros

Motion passed.

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3.	**PZRZ12-00010:**	All of Tract 8, Section 15, Block 81, TSP 2, T & P R.R. surveys, City of El Paso, El Paso County, Texas
	Location:	6331 Alabama Street
	Zoning:	R-4 (Residential)
	Request:	From R-4 (Residential) to C-1 (Commercial)
	Existing Use:	Social/Fraternal Club
	Proposed Use:	Social/Fraternal Club

Property Owner:	El Maida Shrine Temple
Representative:	Pat Goff, P.P. and Gregory Cook, Architect
District:	4
Staff Contact:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **POSTPONE PZRZ12-00010 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 12, 2012.**

AYES: Commissioner Wright, Borden, Carreto, Nance, Amoriello, and Schauer
ABSENT: Commissioner De La Cruz, Brandrup, and Landeros

Motion passed.

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4. **PZRZ12-00011:** Tract 8C, Boothville Subdivision, City of El Paso, El Paso County, Texas

Location:	8628 North Loop Drive
Zoning:	R-F (Ranch and Farm)
Request:	From R-F (Ranch and Farm) to C-1 (Commercial)
Existing Use:	Vacant
Proposed Use:	Apartment Complex
Property Owner:	Investment Builders, Inc.
Representative:	SLI Engineering, Inc.
District:	7
Staff Contact:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Michael McElroy, gave a brief presentation for this request.

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 Carreto, seconded by Commissioner Schauer, and unanimously carried to **APPROVE PZRZ12-00011.**

Motion passed.

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5. **PZRZ12-00012:** Lot 1, Block 23, Vista Grande Unit 3, City of El Paso, El Paso County, Texas

Location:	1380 George Dieter
Zoning:	C-1 (Commercial)
Request:	From C-1 (Commercial) to C-3 (Commercial)
Existing Use:	Vacant
Proposed Use:	New Car Dealership
Property Owners:	Textape, Inc. & George Gonzalez
Representative:	Georges Halloul
District:	6
Staff Contact:	Michael McElroy, (915)-541-4238, mcelroyms@elpasotexas.gov

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **POSTPONE PZRZ12-00012 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 12, 2012.**

AYES: Commissioner Wright, Borden, Carreto, Nance, Amoriello, and Schauer
ABSENT: Commissioner De La Cruz, Brandrup, and Landeros

Motion passed.

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PUBLIC HEARING Zoning Condition Release Application:

6.	**PZCR12-00003:**	Lot 1A, Block 1, Montecillo Unit 1 Replat A, and Lot 1, Block 2, Montecillo Unit Two, City of El Paso, El Paso County, Texas
	Location:	Mesa Street @ Montecillo Boulevard
	Zoning:	G-MU/c (General Mixed Use/condition)
	Request:	Release all conditions imposed per Ordinance No. 016861 (refer to Parcel 4)
	Existing Use:	Multi-family, retail
	Proposed Use:	Multi-family, retail
	Property Owner:	EPT Mesa Development, L.P.
	Representative:	Conde, Inc.
	District:	8
	Staff Contact:	Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Esther Guerrero, Planner, noted that the Planning Division recommends approval of this request since the original conditions are no longer necessary. She also noted that the subject property is already being developed.

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 Carreto, and unanimously carried to **APPROVE PZCR12-00003.**

Motion passed.

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SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Final:

7.	**SUSU12-00047:**	Desert Pass Subdivision Unit 1 – Being a portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas
	Location:	North of Resler Drive and East of Interstate Highway 10
	Property Owner:	Camino Real Investments I, LTD
	Representative:	Conde, Inc.
	District:	8
	Staff Contact:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Justin Bass, Planner, noted that staff received two revisions to the staff report. He read the revisions into the record.

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

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **APPROVE SUSU12-00047.**

Motion passed.

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ACTION: Motion made unanimously to **TABLE SUSU12-00058 TO THE END OF THE AGENDA TO ALLOW THE APPLICANT TO BE PRESENT.**

Motion passed.

8.	**SUSU12-00058:**	Tres Sueños Unit Nine – A 12.75 Acre Tract out of a 31.49 acre Tract recorded in document number 20080085098, Real Property Records of El Paso County, Texas and Being a Portion of Section 27, Block 79, Township 2, T&P R.R. Company Surveys, and a Replat of a Portion of Rich Beem Boulevard, Tres Sueños Unit Four Amending Plat, City of El Paso, El Paso County, Texas
	Location:	East of Rich Beem Boulevard and north of Montana Avenue
	Property Owner:	Tropicana Development Inc.
	Representative:	CEA Group
	District:	5
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Jorge Azcarate with CEA Group concurred with staff's comments, however, he is requesting that the PSB/EPWU proposed easements be removed from the plat at this time and come back at a later time as they develop the property.

Adriana Castillo with PSB noted that they are in agreement with the applicant's request.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU12-00058 WITH THE CONDITION THAT STORM WATER FACILITIES BE INSTALLED PRIOR TO RECORDING THE PLAT AND WITH THE REMOVAL OF THE PSB/EPWU EASEMENTS.**

Motion passed.

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9.	**SUSU12-00060:**	West Texas Estates – Being a portion in the NW ¼ of Section 18 and a portion of Section 17, Block 79, Township 3, T&P Railroad Surveys, El Paso County, Texas
	Location:	East of Aviation Way and south of Pellicano Drive
	Property Owner:	Akam Pellicano, LLC. & Hunt Communities Holding, LLC
	Representative:	Del Rio Engineering, Inc.
	District:	ETJ
	Staff Contact:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Sal Masoud with Del Rio Engineering concurred with staff's comments but made an observation in regards to the landscaping along Aviation Way and Pellicano along the double frontage lots. He noted that this is an ETJ subdivision therefore the County will be picking up the maintenance of these two roads and not the City. The County has made it clear that they will not maintain the landscaping. Although the applicant wants to comply, they do not want to form a Homeowners Association for maintenance of landscaping for those houses behind the major arterial.

ACTION: Motion made by Commissioner Borden, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU12-00060 WITH THE RECOMMENDATION THAT THE APPLICANT LANDSCAPE THE DOUBLE FRONTAGE LOTS.**

Motion passed.

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Major Combination:

10.	**SUSU12-00054:**	Alderete Court – Being all of Tract 22 and a Parcel of land connecting to Tract 22 between Tracts 16G1 and 23B, Block 46 Ysleta Grant, City of El Paso, El Paso County, Texas
	Location:	North of Alameda Avenue and east of Zaragoza Road
	Property Owner:	Juan Alderete Jr
	Representative:	CAD Consulting Company
	District:	6
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Nathaniel Baker, Planner, noted that there is a revised staff report.

Enrique Ayala with CAD Consulting Company concurred with staff's comments.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU12-00054 WITH THE FOLLOWING EXCEPTIONS:**

- **AN EXCEPTION FOR A PANHANDLE,**
- **AN EXCEPTION FOR A PANHANDLE IN EXCESS OF 100 FEET IN LENGTH,**
- **AN EXCEPTION FOR A PANHANDLE WITH A WIDTH OF FEWER THAN 12 FEET, AND,**
- **A WAIVER FOR ROADWAY IMPROVEMENTS.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

11.	**SUSU12-00057:**	El Paso Community College Transmountain Campus – Being a portion of Block 7, Castner Range Subdivision, City of El Paso, El Paso County, Texas
	Location:	East of I-10 and South of Cohen Avenue
	Property Owner:	El Paso Community College (EPCC)
	Representative:	Dorado Engineering, Inc.
	District:	4
	Staff Contact:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Fermin Dorado, Jr., with Dorado Engineering, representing the applicant, concurred with staff's comments. He noted that the replat is for future development.

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 Amoriello, and unanimously carried to **APPROVE SUSU12-00057 WITH THE STREET LENGTH EXCEPTION AND THE RIGHT-OF-WAY IMPROVEMENT WAIVER.**

Motion passed.

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12.	**SUSU12-00055:**	Sandstone Ranch Unit Seven Replat D – Being a Portion of Block 1, Lots 69 to 87, 92 to 102, and 124 to 135; Block 30, Lots 9 to 18, and 29 to 43; Block 31, Lots 14 to 25; and Portions of ROW out of Silver Cholla Dr., Moon Ranch Way, all within Sandstone Ranch Unit Seven, and Block 1, Lot 69 and 25' Drainage R.O.W. and PSB Easement within Sandstone Ranch Unit Seven Replat C, an Addition to the City of El Paso, El Paso County, Texas
	Location:	North of Patriot Freeway and west of Sean Haggerty Road
	Property Owner:	Tropicana Development Inc.
	Representative:	CEA Group
	District:	4
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Jorge Azcarate with CEA 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 Borden, and unanimously carried to **APPROVE SUSU12-00055 WITH MODIFICATIONS AND WITH THE RECOMMENDATION THAT THE APPLICANT BE REQUIRED TO LANDSCAPE THE PARKWAY AT THE REAR OF ALL DOUBLE FRONTAGE LOTS.**

Motion passed.

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PUBLIC HEARING Right-of-Way-Vacation:

13.	**SURW12-00011:**	Main Street Vacation - a portion of Main Street, City of El Paso, El Paso County, Texas
	Location:	North of San Antonio Avenue and West of Mesa Street
	Property Owner:	City of El Paso
	Representative:	Roe Engineering, L.C.
	District:	8
	Staff Contact:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Justin Bass, Planner, noted that there was a revised staff report

Brent Harris, representing the applicant, addressed some of the Commissioner's concerns.

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 Carreto, and unanimously carried to **APPROVE SURW12-00011 WITH THE CONDITIONS STATED IN THE DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATIONS.**

Motion passed.

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PUBLIC HEARING Alley Vacation:

14.	**SURW12-00012:**	Tobin Alley Vacation - Being a portion of 9.5' alley adjacent to Lots 19 & 20, Block 1, Map of Orchard Addition, City of El Paso, El Paso County Texas
	Location:	210 Hardesty
	Property Owner:	City of El Paso
	Representative:	City of El Paso
	District:	8
	Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

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 Amoriello, and unanimously carried to **APPROVE SURW12-00012.**

AYES: Commissioner Wright, Borden, Carreto, Nance, Amoriello, and Schauer
ABSENT: Commissioner De La Cruz, Brandrup, and Landeros

Motion passed.

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Other Business:

15. Discussion and action on the City Plan minutes for:
June 14, 2012

ACTION: Motion made by Commissioner Carreto, seconded by Commissioner Schauer, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 14, 2012.**

Motion passed.

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16. Planning Report:
N/A

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17. Legal Report:
N/A

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ADJOURNMENT:

Motion made by Commissioner Carreto, seconded by Commissioner Schauer, and unanimously carried to adjourn this meeting at 3:40 p.m.

Approved as to form:

Mathew McElroy, Executive Secretary, City Plan Commission