CITY PLAN COMMISSION MEETING
10TH FLOOR, LARGE CONFERENCE ROOM
JULY 12, 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 Carreto
Commissioner Nance
Commissioner Brandrup
Commissioner Schauer

COMMISSIONERS ABSENT:
Commissioner Borden
Commissioner Amoriello
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 De La Cruz, and unanimously carried to **APPROVE** the agenda as amended.

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

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **APPROVE, AS REVISED,** all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION,** unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}.

Extension Request To Submit Recording Maps:

1. **SUSU12-00062:** Lomas Del Este Subdivision - Being a portion of Tract 3, Section 35, a portion of Section 37, and a portion of Tract 4B, Section 38, Block 79,Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas

Location:	East of Zaragoza and North of Edgemere Boulevard
Property Owner:	Ranchos Real XV
Representative:	SLI Engineering, Inc.
District:	5
Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU12-00062.**

Motion passed.

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2. **SUSU12-00067:** Canutillo Heights Unit Two- A replat of a portion of Canutillo Industrial Park, Being a portion of Lot 3, Block 6, portion of Lots 3 and 6 and all of Lots 4 and 5, Block 7, portion of Lots 3 and 6 and all of Lots 4 and 5, Block 8 and all of Lots 6 and 7 and a portion of Lots 4 and 5, Block 9 and a portion of Los Poblanos Drive Right-of-Way, a portion of Los Vecinos Drive Right-of-Way and a portion of Los Bordo Drive Right-of-Way and a portion of the Railroad right-of-Way within Blocks 7, 8 and 9, Canutillo Industrial Park, El Paso County, Texas

Location:	West of S. Desert Boulevard and North of Los Mochis Drive
Property Owners:	Canutillo Heights Estates, L.P. and Rassette Capital LLC
Representative:	Roe Engineering, L.C.
District:	ETJ
Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU12-00067.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

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 De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **DELETE PZRZ12-00010.**

Motion passed.

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4. **PZRZ12-00012:** Portion of Lot 1, Block 23, Vista Granada 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:	Car Dealership
Property Owners:	Textape, Inc. & George Gonzalez
Representative:	SLI Engineering, Inc.
District:	6
Staff Contact:	Michael McElroy, (915)-541-4238, mcelroyms@elpasotexas.gov

Ernie Tarin with SLI Engineering, 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 PZRZ12-00012.**

Motion passed.

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SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Final:

5. **SUSU12-00061:** Franklin Hills Unit Eight – Being a Portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas

Location:	East of Franklin Hills Street and North of High Ridge Drive
Property Owner:	Franklin Hills, LLC
Representative:	Quantum Engineering
District:	1
Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Bobby Gonzalez with Quantum 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 SUSU12-00061 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND THAT LANDSCAPING BE REQUIRED ON THE DOUBLE FRONTAGE LOTS.**

Motion passed.

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ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **MOVE ITEM 6 TO THE END OF THE AGENDA TO ALLOW THE APPLICANT TO BE PRESENT.**

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

Motion passed.

RECESS:

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Carreto, and carried to **RECESS THE CITY PLAN COMMISSION MEETING AT 1:55 P.M.**

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

Motion passed.

RECONVENE:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and unanimously carried to **RECONVENE THE CITY PLAN COMMISSION MEETING AT 2:09 P.M.**

Motion passed.

PUBLIC HEARING Major Combination:

6.	**SUSU12-00049:**	J.C. & Family – 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 Company
	District:	6
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Enrique Ayala with CAD Consulting Company 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 Schauer, and unanimously carried to **APPROVE SUSU12-00049 WITH A WAIVER REQUEST FOR ROADWAY IMPROVEMENTS.**

Motion passed.

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Note: Commissioner Wright recused himself and left the meeting room.

PUBLIC HEARING Resubdivision Combination:

7.	**SUSU12-00066:**	Eastside Crossing – A Replat of a Portion of Montwood Heights Unit 8, City of El Paso, El Paso County, Texas
	Location:	East of Joe Battle Boulevard and North of Zaragoza Road
	Property Owner:	Housing Authority of the City of El Paso
	Representative:	SLI Engineering, Inc.
	District:	5
	Staff Contact:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov

Nate Baker, Planner, noted that there was a revised staff report with a change to park fees.

Ernie Tarin with SLI Engineering, 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 Carreto, seconded by Commissioner De La Cruz, and carried to **APPROVE SUSU12-00066.**

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

Motion passed.

Commissioner Wright returned to the meeting after discussion on item 7.

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Other Business:

8. Discussion and action on the City Plan Commission minutes for:
June 28, 2012

ACTION: Motion made by Commissioner Carreto, seconded by Commissioner Schauer, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 28, 2012.**

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

Motion passed.

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9. Planning Report:
N/A

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10. Legal Report:
N/A

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Commissioner Nance and Commissioner De La Cruz requested that the following updates be presented at the next City Plan Commission meeting.

- Zoning cases that go to City Council,
- That Legal bring some type of presentation to the Commission when there is a short agenda,
- Update on Transmountain, and
- Update on the Comprehensive Plan on the August CPC meeting, and

Both staff and legal agreed to their requests.

Commissioner De La Cruz asked if he could be notified of the PSB meeting. Gonzalo Cedillos from Stormwater noted that PSB meetings are held on the second Wednesday of each month at 9:00 a.m., and that they are posted on the city web.

ADJOURNMENT:

Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to adjourn this meeting at 2:18 p.m.

Approved as to form:

Mathew McElroy, Executive Secretary, City Plan Commission