CITY PLAN COMMISSION MEETING
CITY COUNCIL CHAMBERS, 1ST FLOOR
SEPTEMBER 19, 2013
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 Loweree
Commissioner Wright
Commissioner Borden
Commissioner Nance
Commissioner Schauer

COMMISSIONERS ABSENT:
Commissioner Amoriello
Commissioner Ardovino
Commissioner Reveles

AGENDA

Commissioner Loweree read the rules into the record. David Coronado, City Development Program Manager noted that there were no revisions to the agenda.

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

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

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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Carlos Gallinar, Deputy Director for City Development, introduced Alejandro Palma, new staff member to the City Development Department.

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II. CONSENT AGENDA

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Schauer, 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 Complete Subdivision Improvements:

1.	**SUSU13-00074:**	Montwood Street – A portion of Section 47 and 48, Block 79, Township 2 and a portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
	Location:	East of Rich Beem at Montwood
	Property Owner:	Ranchos Real, XIV, LLC.
	Representative:	Conde, Inc.
	District:	5
	Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov **(POSTPONED FROM 9/5/13)**

***ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **APPROVE SUSU13-00074.**

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

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:

2.	**SUSU13-00085:**	Tierra del Este Unit Seventy Six – A portion of Section 18, Block 78, and portion of Sections 37 and 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
	Location:	North of Pebble Hills Blvd. and East of John Hayes St.

Property Owner:	Ranchos Real XVI, LLC
Representative:	Conde, Inc.
District:	5
Staff Contact:	Alejandro Palma, (915) 541-4152, palmaaj@elpasotexas.gov

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

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUSU13-00085 WITH THE CONDITIONS THAT TIERRA DEL ESTE BE RECORDED PRIOR OR CONCURRENTLY WITH THIS PLAT AND THAT MITIGATION FEES BE PAID PRIOR TO RECORDNG.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

3.	**SUSC13-00005:**	Colfax MCA Addition Replat A – A Replat of a portion of Lot 1, Block 1, Colfax MCA Addition, City of El Paso, El Paso County, Texas
	Location:	South of Gateway Boulevard East, West of Chelsea Street, East of Raynolds Street, and North of El Paso Street
	Property Owner:	City of El Paso
	Representative:	Conde, Inc.
	District:	3
	Staff Contact:	Harrison Plourde, (915) 541-4114, plourdeht@elpasotexas.gov

Conrad Conde with Conde, Inc., concurred with staff 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 SUSC13-00005 WITH THE CONDITION THAT THE FIRE DEPARTMENT COMMENTS REGARDING THE BUILDING SCALE PLAN SHALL BE ADDRESSED IN THE FINAL BUILDING SCALE PLAN.**

Motion passed.

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4.	**SUSU13-00071:**	Sunset Terrace Unit Four Replat 'A' – A replat of Lots 1 – 3, Block 8, Lots 1 – 11, and 20, Block 9, Lots 9 and 10, Block 11, 60 feet drainage ROW all within Sunset Terrace Unit Four, and a portion of Tracts 1A and 1B, Nellie D. Mundy Survey 241, City of El Paso, El Paso County, Texas
	Location:	West of I10 and North of Borderland
	Property Owner:	Tropicana Development, Inc.
	Representative:	CEA Group
	District:	1
	Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Jorge Azcarate with CEA Group concurred with staff comments.

Commissioner Nance asked if there was anyone who wished so 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 SUSU13-00071.WITH THE FOLLOWING MODIFICATIONS. TO ALLOW A MODIFIED RESIDENTIAL SUBCOLLECTOR STREET CONSISTING OF 50 FOOT ROW, WITH 32 FEET OF PAVEMENT, 4-FOOT PARKWAYS AND 5-FOOT SIDEWALKS, TO ALLOW AN 11-FOOT HIKE AND BIKE RAIL, AND TO ALLOW A 10-FOOT PEDESTRIAN RIGHT-OF-WAY.**

Motion passed.

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Other Business:

5. Discussion and action on the City Plan Commission minutes for: September 5, 2013

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Loweree, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 5, 2013.**

Motion passed.

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Commissioner Nance requested that staff give the Commission an update on the status of the Drainage Design Manual item that is scheduled to go to the City Council. They also requested an update on Plan El Paso items that were presented and approved by the subcommittee.

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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to adjourn this meeting at 2:50 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission