CITY PLAN COMMISSION MEETING
CITY COUNCIL CHAMBERS, 1ST FLOOR
NOVEMBER 21, 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 Wright present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:
Commissioner Loweree
Commissioner Grambling
Commissioner Borden
Commissioner Wright
Commissioner Amoriello
Commissioner Ardovino
Commissioner Schauer (late arrival)
Commissioner Madrid

AGENDA

Commissioner Ardovino 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 Ardovino seconded by Commissioner Borden, and carried to **APPROVE** the agenda as amended.

AYES: Commissioner Loweree, Grambling, Borden, Wright, Ardovino, and Madrid
NOT PRESENT FOR THE VOTE: Commissioner Schauer

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 Ardovinio, seconded by Commissioner Borden, and 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. **SUSU13-00105:** Cimarron Sage Commercial Park Unit 3 – Being a portion of a Tract 1B7A, S.J. Larkin Survey 266 and Tract 61E, W. H. Glenn Survey 241, City of El Paso, El Paso County, Texas **(Formerly SUSU13-00021)**

Location:	West of Northwestern and South of Paseo Del Norte
Property Owner:	Hunt Communities
Representative:	CSA Design Group
District:	1
Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Borden, and carried to **APPROVE SUSU13-00105.**

AYES: Commissioner Loweree, Grambling, Borden, Wright, Ardovino, and Madrid
NOT PRESENT FOR THE VOTE: Commissioner Schauer

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 Preliminary:

2. **SUSC13-00006:** Montecillo Unit Six – Being a portion of Tract 4F2B, A.F. Miller Survey 215, and portion of Tracts 1 and 3A, John Barker Survey 10, and portion of Tract 7, I.F. Harrison Survey 54, City of El Paso, El Paso County, Texas

Location:	West of Mesa and South of Carousel
Property Owner:	EPT Montecillo Development East
Representative:	Conde Inc.
District:	8
Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

(POSTPONED FROM 11/14/13)

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Borden, and carried to **POSTPONE SUSC13-00006 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 5, 2013.**

AYES: Commissioner Loweree, Grambling, Borden, Wright, Ardovino, and Madrid
NOT PRESENT FOR THE VOTE: Commissioner Schauer

Motion passed.

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3. **SUSC13-00007:** Montecillo Unit Five – A portion of Tract 6A and all of Tract 4A, A.F. Miller Survey 216, and all of Tract 21, John Barker Survey 10, City of El Paso, El Paso County, Texas

Location:	East of Mesa and North of Argonaut
Property Owner:	EPT Montecillo Development East
Representative:	Conde, Inc.
District:	8
Staff Contact:	Nelson Ortiz, (915) 541-4931, ortinznx@elpasotexas.gov

Nelson Ortiz, Planner, noted that there is a revised staff report for this item. Staff is recommending approval with the conditions stated in the revised staff report.

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

Commissioner Ardovino asked about the areas of the plat that are to be left natural.

David Coronado agreed to include a map of the transect zones in the presentation to be used when the final plat is reviewed by the Commission.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

1ST ACTION:
MOTION: Motion made by Commissioner Borden, seconded by Commissioner Grambling, and carried to **APPROVE SUSC13-00007.**

AYES: Commissioner Loweree, Grambling, Borden, Wright, Ardovino, and Madrid
NOT PRESENT FOR THE VOTE: Commissioner Schauer

Motion passed.

David Coronado asked the commission if they could reconsider item #3 to include a revised comment from Long Range. He noted that staff received a revised staff report that was not included in the packet. The Long Range section is recommending **approval** of the plat.

2ND ACTION:
MOTION: Motion made by Commissioner Schauer, seconded by Commissioner Borden, and unanimously carried to **RECONSIDER SUSC13-00007.**

Motion passed.

3RD ACTION:
MOTION: Motion made by Commissioner Loweree, seconded by Commissioner Ardovino, and unanimously carried to **UPDATE THE LONG RANGE SECTION'S COMMENTS TO REFLECT A RECOMMENDATION FOR APPROVAL AND TO APPROVE SUSC13-00007.**

Motion passed.

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4. **SUSU13-00100:** Mission Ridge Unit Fourteen – A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Texas

Location:	West of Darrington and South of Paseo Del Este
Property Owner:	State of Texas G.L.O
Representative:	CEA Group
District:	ETJ
Staff Contact:	Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov

Alfredo Austin, Planner, noted that there is a revised staff report for this item.

Jorge Azcarate with CEA Group concurred with staff's comments but requested that item #1 under the Parks and Recreation comments be deleted. Parks Department is asking that the improvement plans for the parks and all open spaces be reviewed by their department. He noted that the Parks Department will not be maintaining those parks. They have to go with a review with Paseo Del Este mudd which is the provider of these parks and they will be maintaining these parks.

Kimberly Forsyth, Lead Planner, noted that this is a comment that the Parks Department had previously been submitting as a requirement. It is no longer a requirement but a request. They are requesting to see the improvement plans when they are ready and not at the initial stage and this is for informational purposes only.

Mr. Azcarate agreed to provide them with copies when they are ready but for informational purposes only.

Commissioner Wright 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 Ardovino, seconded by Commissioner Borden, and unanimously carried to **APPROVE SUSU13-00100 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND WITH THE CONDITION THAT ALL THE PARKWAY AT THE REAR OF THE DOUBLE FRONTAGE LOTS BE LANDSCAPED.**

Motion passed.

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Resubdivision Combination

5. **SUSU13-00089:** Sahara Subdivision Replat "A" – Being all of Lots 1, 2, 25, 26, 30, 31, 32 and 33 and a portion of a vacated 20' Alley between Lot 1 and Lots 31 through 33, Block 11, and a portion of a proposed vacation of a 20' Alley between Lots 1, 2, 3, 24, 25, 26 and 30, Block 11, Sahara Subdivision, City of El Paso, El Paso County, Texas

Location:	West of McCombs and South of Transmountain
Property Owner:	North Union Congregation and Samuel & Juana Jacquez
Representative:	CAD Consultants
District:	4
Staff Contact:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

(POSTPONED FROM 11-14-13)

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Borden, and unanimously carried to **POSTPONE SUSU13-00089 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 5, 2013.**

AYES: Commissioner Loweree, Grambling, Borden, Wright, Ardovino, and Madrid
NOT PRESENT FOR THE VOTE: Commissioner Schauer

Motion passed.

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Resubdivision Final:

6. SUSU13-00096: First Light Federal Credit Union – Being a portion of Lot 1, Wells Park Addition, and portion of Tract 20A, Section 32, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas

Location:	West of Joe Battle and South of Montana
Existing Zoning:	R-3
Proposed Zoning:	C-3
Property Owner:	Trevino Lock and Key Shop and John G. Switzer, and Linda Y. Mohr and Robert J. Melton, and Carol Witz Robertson aka Carol Robertson Individually and Carol Witz and Hubert H. Bowie Co-Trustees of the William Sledge Robertson Testamentary Trust B, and Michael A. Wells and David G. Wells, Individually
Representative:	Conde Inc.
District:	5
Staff Contact:	Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov

(POSTPONED FROM 11/14/13)

Alfredo Austin, Planner, noted that there is a revised staff report for this item.

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

Commissioner Wright 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 Madrid, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU13-00096.**

Motion passed.

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PUBLIC HEARING ROW Vacation:

(RECONSIDERATION)

7. **SURW12-00020:** Mills Avenue Vacation – Portion of Mills Avenue, San Francisco Avenue and Oregon Street rights-of-way located within Mills Addition , City of El Paso, El Paso County, Texas

Location:	South of San Jacinto Plaza
Property Owner:	City of El Paso
Representative:	Mills Plaza Promenade, LLC
District:	8
Staff Contact:	Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

David Coronado noted that the applicant has requested that this item be postponed for two (2) weeks.

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE SURW12-00020 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 5, 2014.**

Motion passed.

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Commissioner Wright had some questions regarding the Comprehensive Plan and the Development Standards.

Staff agreed to place an item on the next agenda for discussion regarding this issue.

ADJOURNMENT:

Motion made by Commissioner Ardovino, seconded by Commissioner Borden, and unanimously carried to adjourn this meeting at 1:41 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission