



**CITY PLAN COMMISSION MEETING  
CITY HALL, 300 N. CAMPBELL, 1<sup>ST</sup> FLOOR  
JUNE 27, 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 De La Cruz
- Commissioner Wright
- Commissioner Nance
- Commissioner Aroriello
- Commissioner Ardivino
- Commissioner Schauer
- Commissioner Reveles

**COMMISSIONERS ABSENT:**

- Commissioner Borden
- Commissioner Brandrup

**AGENDA**

Commissioner Amoriello 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, Nance, Amoriello, Ardivino, Schauer, and Reveles

**ABSENT:** Commissioner Borden, and Brandrup

Motion passed.

**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.**

**II. CONSENT AGENDA**

**There were no items under the Consent Agenda.**

**III. REGULAR AGENDA - DISCUSSION AND ACTION:**

**PUBLIC HEARING Rezoning Applications:**

1. **PZRZ11-00043:** A portion of Lot 2, Block 9, Canutillo Industrial Park, City of El Paso, El Paso County, Texas  
Location: West of Desert Boulevard and North of Los Mochis Drive  
Zoning: R-3 (Residential)  
Request: From R-3 (Residential) to C-4 (Commercial)  
Existing Use: Vacant  
Proposed Use: Agricultural Motor Vehicle, Farm Equipment and Supply Sales  
Property Owners: Abram Wiebe Dyck and Aganetha Fehr Hildebrand  
Representative: Enrique Rey, Rey Engineering  
Rep District: 1  
Staff Contact: Arturo Rubio, (915)-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Art Rubio, Planner, briefly went over the revisions to the staff report. He noted that staff notified the applicant that they are recommending a C-3 instead of a C-4 and the applicant is in agreement with staff's recommendations. The applicant has changed his application.

The applicant was not present at the meeting.

**1<sup>ST</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **TABLE PZRZ11-00043 TO THE END OF THE MEETING TO ALLOW THE APPLICANT TO BE PRESENT.**

Motion passed.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried **THAT ITEM PZRZ11-00043 BE HEARD AT THIS TIME.**

Motion passed.

Enrique Rey with Rey 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.

**3<sup>RD</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Reveles,, and unanimously carried to **APPROVE PZRZ11-00043 WITH A CONDITION FOR A TEN FOOT LANDSCAPE BUFFER WITH HIGH PROFILE NATIVE TREES OF AT LEAST THREE INCH CALIPER AND TEN FEET IN HEIGHT SHALL BE PLACED AT TEN FEET ON CENTER ALONG THE PROPERTY LINES ADJACENT TO ANY RESIDENTIAL USE OR ZONE. THE LANDSCAPED BUFFER SHALL IN ADDITION TO THE LANDSCAPE REQUIREMENTS BE IRRIGATED AND MAINTAINED BY THE PROPERTY OWNER AT ALL TIMES, AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY.**

Motion passed.

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11. **SUSU13-00032:** Cherrington Subdivision Replat A – A portion of Cherrington Street, South of Vista Del Sol Drive within Gateway Estates, City of El Paso, El Paso County, Texas  
Location: South of Vista Del Sol and East of Sun Fire  
Property Owner: County of El Paso

Representative: CEA Group  
District: 6  
Staff Contact: Mirian Spencer, (915) 541-4482, [spencerm2@elpasotexas.gov](mailto:spencerm2@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried **THAT ITEMS 2, 6, AND 11 BE HEARD TOGETHER IN THE FOLLOWING ORDER: ITEM 11, 2, AND 6.**

Motion passed.

Mirian Spencer, Planner, gave a brief power point presentation on item 11.

2. **PZRZ13-00002:** A portion of Section 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 Drive and West of City Limit  
Zoning: R-3 (Residential)  
Request: From R-3 (Residential) to R-3A (Residential)  
Existing Use: Vacant  
Proposed Use: Single-family dwellings  
Property Owner: Americas Loop 375 Joint Venture  
Representative: CEA Group  
Rep District: 6  
Staff Contact: Andrew Salloum, (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, noted that staff received 7 phone calls and 1 letter in opposition to ITEM 2.

6. **SUSU13-00038:** Mesquite Trails Unit Nine – A portion of Section 16, Block 79, Township 3, Texas and Pacific Railroad Survey, City of El Paso, El Paso County, Texas
- Location: East of Joe Battle and South of Vista Del Sol  
Property Owner: Americas Loop Joint Venture  
Representative: CEA Group  
District: 6  
Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@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.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU13-00032, PZRZ13-00002, AND SUSU13-00038 WITH ONE MOTION WITH A CONDITION ON SUSU13-00038 THAT CHERRINGTON STREET AND MESQUITE TRAILS UNIT 8 IMPROVEMENTS ARE COMPLETED PRIOR TO RECORDING.**

Motion passed.

3. **PZRZ13-00021:** Lots 9 and 10, Block 3, Alameda Acres, City of El Paso, El Paso County, Texas
- Location: 125-127 Glenwood Street  
Zoning: Parcel 1: A-2/sp (Apartment/special permit)  
Parcel 2: R-4 (Residential)  
Request: Parcel 1: From A-2/sp (Apartment/special permit) to R-MU (Residential Mixed Use)  
Parcel 2: From R-4 (Residential) to R-MU (Residential Mixed Use)  
Existing Use: Vacant/Single-family/Two-family dwellings

Proposed Use: Commercial and Residential Mixed Use  
Property Owner: 125 Glenwood LLC  
Representative: Sergio Castillo, SER Group, LLC  
Rep District: 3  
Staff Contact: Arturo Rubio, (915)-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)  
**(Postponed from 6/13/13 CPC hearing)**

Sergio Castillo with SER 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.

The following persons spoke regarding this request.

- Fernando Arredondo noted that they have a ditch on their property and wanted to know if this would affect the water system and how it would affect property owners in the area.
- Laverne Arredondo noted that the ditch was covered up without notifying the residents.
- Ramon Padilla expressed concerns about traffic and water rights. He also asked if this would depreciate the value on his property.

Carlos Gallinar, Deputy Director for Planning, noted that the applicant will be coordinating those requirements through PSB to make sure it doesn't impact the resident's property.

Rudy Valdez with the EPWU noted that property owners would not be allowed to interfere with the irrigation easement.

**ACTION:** Motion made by Commissioner Reveles, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZRZ13-00021**.

Motion passed.

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**PUBLIC HEARING Special Permit Application:**

4. **PZST13-00015:** A portion of Lot 1, Block 2, Town and Country Village 2<sup>nd</sup> Revised Map, an addition to the City of El Paso, El Paso County, Texas
- Location: 5135 Chromite Street  
Zoning: A-2 (Apartment)  
Existing Use: Vacant  
Request: Special Permit to allow for a business office in A-2 zone district and Infill Development - request for reduced lot width and side yard setback
- Proposed Use: Business office  
Property Owner: E. Peinado Development Co.  
Representative: Raymond Bonilla  
Rep District: 1  
Staff Planner: Andrew Salloum, (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Raymond Bonilla 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 Ardivino, and unanimously carried to **APPROVE PZST13-00015**.

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:**

5. **SUSU13-00033:** Tierra Del Este Unit Seventy Two – 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: East of John Hayes Street and North of Pebble Hills  
Property Owner: Ranchos Real XVI, LLC.  
Representative: Conde, Inc.  
District: 5  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@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 De La Cruz, seconded by Commissioner Schauer, and unanimously carried to **APPROVE SUSU13-00033.**

Motion passed.

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**Major Final:**

7. **SUSU13-00040:** Mission Ridge Unit 12 – A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas
- Location: North of Eastlake and West of Darrington Road  
Property Owner: State of Texas General Land Offices  
Representative: CEA Group  
District: East ETJ  
Staff Contact: Mirian Spencer, (915) 541-4482, [spencerm2@elpasotexas.gov](mailto:spencerm2@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 Schauer, and unanimously carried to **APPROVE SUSU13-00040 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND WITH A CONDITION THAT THE PARKWAY AT THE REAR OF DOUBLE FRONTAGE LOTS ON PASEO DEL ESTE BE LANDSCAPED PER SECTION 19.23.040(H).**



Motion passed.

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12.     **SUSU13-00034:**           Delta Divine – A portion of Lots 20 and 21, Block 6, Alameda Acres, City of El Paso, El Paso County, Texas  
Location:                         South of Delta and East of Glenwood  
Property Owner:                 El Divino Salvadore Presbyterian Church, Inc.  
Representative:                 Sitework Engineering  
District:                         8  
Staff Contact:                  Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE SUSU13-00034 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JULY 25, 2013.**

Motion passed.

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13.     **SUSU13-00035:**           Magnolia Pumpstation - Lots 1 and 9 and a portion of Lot 10, Lots 17 to 32 inclusive, and portion of the alley, block 49, Bassett Addition, an addition to the City of El Paso, El Paso County, Texas  
Location:                         West of Piedras and South of I10  
Property Owner:                 PSB/City of El Paso  
Representative:                 SLI Engineering, Inc.  
District:                         8  
Staff Contact:                  Raul Garcia, (915)541-4935, [garciar1@elpasotexas.gov](mailto:garciar1@elpasotexas.gov)

Rudy Valdez with the EPWU 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 SUSU13-00035.**

Motion passed.

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**PUBLIC HEARING Street Dedication:**

14.     **SURW13-00013:**           Leigh Fisher Boulevard – A portion of Lot 1, Block 13, Butterfield Trail Industrial Park Unit Two, City of El Paso, El Paso County, Texas  
Location:                         South of Founders and West of Spur  
Property Owner:                 City of El Paso  
Representative:                 City of El Paso  
District:                         2  
Staff Contact:                  Mirian Spencer, (915) 541-4482, [spencerm2@elpasotexas.gov](mailto:spencerm2@elpasotexas.gov)

Jeff Schultes from the Airport 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 Ardovino, seconded by Commissioner Reveles, and unanimously carried to **APPROVE SURW13-00013.**

Motion passed.

**Other Business:**

15. Discussion and action on the City Plan Commission minutes for:  
June 13, 2013

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Schauer, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 13, 2013.**

Motion passed.

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16. Discussion and action on an Ordinance amending the 2025 Proposed Thoroughfare System, as incorporated into Plan El Paso, to delete a portion of Van Buren Avenue from Alabama Street to Dyer Street currently designated as a minor arterial and collector arterial, to delete a portion of Monroe Avenue from Alabama Street to Dyer Street currently designated as a minor arterial and collector arterial, to delete a portion of Raynor Street from Van Buren Avenue to Pierce Avenue currently designated as a collector arterial, to add River Bend Drive as a collector arterial from Frontera Road to Sunset Drive, to delete a portion of Mills Avenue from Oregon Street to San Francisco Street currently designated as a minor arterial and to delete a portion of El Paso Street from San Francisco Street to the northerly intersection with San Antonio Avenue currently designated as a minor arterial.  
Staff Contact: Kevin Smith, (915) 346-1787, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Kevin Smith, Senior Planner, gave a brief power point presentation and noted that the proposed changes for Monroe, Van Buren, and Raynor have been deleted from the ordinance per the representative's request.

He noted that there are a number of policies for Plan El Paso that are used to modify the thoroughfare plan. He read some of those policies into the record and briefly went over the classification of Roadways. He noted that numerous associations were notified of these amendments. One of the neighborhood associations had some concerns with the proposal and staff did meet with them to clarify.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

The following persons spoke against this proposal.

- Robert Bouilly requested that this item be delayed
- Susan Martinez
- Meg Murphy
- Gene Karam
- Karen Bouilly
- Jean Quarles
- Lidia Avalos, and
- Marta Salazar

The following persons spoke in favor of this proposal.

- Carol Miller, President for the Upper Valley Neighborhood Association, had a petition with 150 signatures of people in favor to the improvements to River Bend
- Alma Ramsey, President of the Love Road Neighborhood Association, requested that additional time be given to the Upper Valley Association so that they can have more time to make a reasonable presentation

Fred Lopez, Transportation Planning Administrator, noted that the city adopted a Capital Improvements Program that addresses streets that are in most need of improvements. They have been looking at various areas and streets throughout the city that have issues like schools and

sidewalks. This is one of those roadways that affect multiple neighborhoods and staff feels it would be a good candidate to have rehabilitation beyond the city's CIP.

**1<sup>ST</sup> MOTION;**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **CONSIDER THESE TWO ITEMS SEPARATELY.**

Motion passed.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE TO DELETE A PORTION OF MILLS AVENUE FROM OREGON STREET TO SAN FRANCISCO STREET CURRENTLY DESIGNATED AS A MINOR ARTERIAL AND TO DELETE A PORTION OF EL PASO STREET FROM SAN FRANCISCO STREET TO THE NORTHERLY INTERSECTION WITH SAN ANTONIO AVENUE CURRENTLY DESIGNATED AS A MINOR ARTERIAL.**

Motion passed.

**3<sup>RD</sup> MOTION:**

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Ardivino, and carried **TO DENY TO ADD RIVER BEND DRIVE AS A COLLECTOR ARTERIAL FROM FRONTERA ROAD TO SUNSET DRIVE.**

**AYES:** Commissioner De La Cruz, Wright, Amoriello, Ardivino, and Schauer

**NAYS:** Commissioner Nance, and Reveles

Motion passed to deny. (5-2 vote).

- 17. Discussion and action on an ordinance amending standards for wall signs in the C-5 and U-P zoning districts and the establishment of sign standards for perpendicular signs in the U-P zoning district.  
Staff Contact: Alex Hoffman, (915) 541-4638, [hoffmanap@elpasotexas.gov](mailto:hoffmanap@elpasotexas.gov)

David Coronado, City Development Manager, gave a brief power point presentation and requested that the following minor change be made to the staff report. On Page 1, under Section 1, 20.18.460 F. C-5 District should read 20.18,460 E. C-5 District. He read the changes into the record.

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 AN ORDINANCE AMENDING STANDARDS FOR WALL SIGNS IN THE C-5 AND U-P ZONING DISTRICTS AND THE ESTABLISHMENT OF SIGN STANDARDS FOR PERPENDICULAR SIGNS IN THE U-P ZONING DISTRICT.**

Motion passed.

David Coronado gave an update regarding parking for the different city boards.

It was agreed that the staff person presenting the postponements to the agenda, make it very clear which items are being postponed to avoid confusion among the public. It was also requested that the person presenting, ensure that the applicant is present before giving the presentation. If the applicant is not present at the meeting at the time his item should be presented, then it is up to the commission, to approve, postpone, table, or deny the request.

18. Planning Report:  
N/A

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19. Legal Report:  
N/A

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**ADJOURNMENT:**

Motion made by Commissioner Reveles,, seconded by Commissioner Schauer, and unanimously carried to adjourn this meeting at 3:45 p.m.

Approved as to form:

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Carlos Gallinar, Executive Secretary, City Plan Commission

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