



**CITY PLAN COMMISSION MEETING  
CITY COUNCIL CHAMBERS, 1<sup>ST</sup> FLOOR  
AUGUST 8, 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 Wright
- Commissioner Brandrup
- Commissioner Nance
- Commissioner Ardivino
- Commissioner Schauer
- Commissioner Reveles

**COMMISSIONERS ABSENT:**

- Commissioner Borden
- Commissioner Amoriello

**AGENDA**

Commissioner Ardivino 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 Schauer, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner Wright, Brandrup, Nance, Ardivino, Schauer, and Reveles

**ABSENT:** Commissioner Borden, and Amoriello

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.**

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David Coronado introduced Mr. Victor Morrison-Vega, Deputy Director for Building Permits & Inspections, and noted that Mr. Morrison and Mr. Gallinar will be cross training for one month.

The Commission welcomed Mr. Morrison.  
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**III. REGULAR AGENDA - DISCUSSION AND ACTION:**

**PUBLIC HEARING Rezoning Applications:**

- 1. **PZRZ13-00016:** Portion of Lot 27, Lots 28 to 32, Block 54, Bassett Addition, and All of Blocks 55 & 56 and CLSD Streets BTW, City of El Paso, El Paso County, Texas
  - Location: 2201 Mills Avenue
  - Zoning: M-1 (Manufacturing)
  - Request: From M-1 (Manufacturing) to C-4 (Commercial)
  - Existing Use: Furniture Manufacturing
  - Proposed Use: Furniture Manufacturing / Dancehall (Related to PZST13-00011)
  - Property Owner: E.P.I.L.D, Inc.
  - Representative: Frederic Dalbin
  - District: 8
  - Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

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

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **HEAR ITEMS 1 AND 4 TOGETHER.**

Michael McElroy, Planner, noted that the applicant is requesting a 100% parking reduction. Staff is recommending approval of the rezoning from M-1 (Manufacturing) to C-4 (Commercial) and a 100% parking reduction.

Fred Dalbin with Wright & Dalbin Architects gave a power point presentation and noted that they have a shared parking agreement with the property owner across the street. He also noted that they did a traffic impact study and they have plenty of parking spaces. He has no problem changing the parking reduction from 83% to 100%.

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

Jim Martinez, representing the applicant, handed out a brochure to the Commission and briefly discussed each page.

Karla Nieman, Assistant City Attorney, clarified that the previous staff report is no longer before the Commission, therefore only the 2<sup>nd</sup> revised staff report should be considered.

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

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Reveles, and carried to **APPROVE PZRZ13-00016 WITH CONDITIONS AS STATED IN THE STAFF REPORT.**

**AYES:** Commissioner Brandrup, Nance, Ardovino, Schauer, and Reveles

**ABSTAIN:** Commissioner Wright

**ABSENT:** Commissioner Borden, and Amoriello

Motion passed.

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Commissioner Wright returned to the meeting.

2. **PZRZ13-00025:** A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: 14400 Pebble Hills Boulevard  
Zoning: R-F (Ranch and Farm)  
Request: From R-F (Ranch and Farm) to S-D (Special Development)  
Proposed Use: School  
Property Owner: Socorro Independent School District  
Representative: Parkhill, Smith & Cooper, Inc.  
District: 5  
Staff Contact: Andrew Salloum, (915)-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **HEAR ITEMS 2 AND 3 TOGETHER.**

Motion passed.

**PUBLIC HEARING Detailed Site Development Plan Application:**

3. **PZDS13-00010:** A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: 14400 Pebble Hills Boulevard  
Zoning: R-F (Ranch and Farm)  
Request: Detailed Site Development Plan Review per S-D (Special Development) zone district
- Existing Use: School  
Proposed Use: School  
Property Owner: Socorro Independent School District  
Representative: Parkhill, Smith & Cooper, Inc.  
District: 5  
Staff Contact: Andrew Salloum, (915)-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Hector De Santiago, representing Parkhill, Smith & Cooper 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 Brandrup, and unanimously carried to **APPROVE PZRZ13-00025 AND PZDS13-00010 WITH ONE MOTION.**

Motion passed.

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Commissioner Wright recused himself from the discussion on items 1 and 4.

**PUBLIC HEARING Special Permit Application:**

4. **PZST13-00011:** Portion of Lot 27, Lots 28 to 32, Block 54, Bassett Addition, and All of Blocks 55 & 56 and CLSD Streets BTW, City of El Paso, El Paso County, Texas
- Location: 2201 Mills Avenue  
Zoning: M-1 (Manufacturing)  
Request: 27% Parking Reduction  
Existing Use: Furniture Manufacturing  
Proposed Use: Furniture Manufacturing / Dancehall (Related to PZRZ13-00016)  
Property Owner: E.P.I.L.D, Inc.  
Representative: Frederic Dalbin  
District: 8  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

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

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **HEAR ITEMS 1 AND 4 TOGETHER.**

Motion passed.

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

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Reveles, and carried to **APPROVE PZST13-00011 WITH AN 83% PARKING REDUCTION.**

**AYES:** Commissioner Brandrup, Nance, Ardovino, Schauer, and Reveles

**ABSTAIN:** Commissioner Wright

**ABSENT:** Commissioner Borden, and Amoriello

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. **SUSU13-00054:** Tierra Del Este Unit 74 – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas  
Location: North of Montwood and East of John Hayes  
Property Owner: Ranchos Real XV, LLC  
Representative: Conde, Inc.  
District: East ETJ  
Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**(Postponed from 07/25/13)**

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 Ardivino, and unanimously carried to **APPROVE SUSU13-00054.**

Motion passed.

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**Major Combination:**

6. **SUSU13-00061:** Casa De Los Suenos – All of Tract 4B3, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas  
Location: East of Upper Valley and South of Artcraft  
Property Owner: Jose L. and Alejandra M. Alvarez  
Representative: Sitework Engineering  
District: 1  
Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Planner, noted that there is a revised staff report and it is included in the packet. The revision includes comments from the Parks and Recreation Department.

Jorge Garcia with Sitework 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 Reveles, seconded by Commissioner Schauer, and unanimously carried to **APPROVE SUSU13-00061.**

Motion passed.

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**Major Final:**

7. **SUSU13-00060:** Mission Ridge Unit Six – A portion of W.J. Rand, Survey No. 315 ½, El Paso County, Texas  
Location: North of Eastlake and East of Paseo Del Este  
Property Owner: Hunt Mission Ridge, LLC  
Representative: TRE & Associates  
District: East ETJ  
Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **POSTPONE SUSU13-00060 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 22, 2013.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

8. **SUSU13-00052:** Copperqueen Estates – A replat of Lots 1 and 3, Block 1, Copper Field Industrial Center, City of El Paso, El Paso County, Texas
- Location: West of Hawkins and North of North Loop  
Property Owner: MMA – El Paso Partners, LP  
Representative: Garcia Engineering, Inc.  
District: 3  
Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Armando Garcia with Garcia 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 Wright, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU13-00052.**

Motion passed.

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9. **SUSU13-00062:** Mountain Hills Estates Unit 3 Replat G – A replat of Lot 5 and 6, Block 8, Mountain Hills Estates Unit Three Replat D, and a portion of Hondo Pass Drive, City of El Paso, El Paso County, Texas
- Location: South of Hondo Pass and West of Magnetic  
Property Owner: Cynthia Crouse, Robert Prati and Robert A Horwedel, City of El Paso  
Representative: Conde, Inc.  
District: 4  
Staff Contact: Raul Garcia, (915) 541-4935, [garciar1@elpasotexas.gov](mailto:garciar1@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 Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE SUSU13-00062.**

Motion passed.

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**Other Business:**

10. Discussion and action on the City Plan Commission minutes for:  
July 25, 2013

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES OF JULY 25, 2013 WITH CORRECTIONS.**

**AYES:** Commissioner Wright, Brandrup, Nance, Ardivino, and Schauer

**ABSTAIN:** Commissioner Reveles

**ABSENT:** Commissioner Borden, and Amoriello

Motion passed.  
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11. Planning Report:  
N/A

**There was no Planning report.**

David Coronado noted that he is still trying to resolve the issue with the parking tags.  
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12. Legal Report:  
Infill Development Presentation

Karla Nieman, Assistant City Attorney, went through the language of the Ordinance and answered questions from the Commission.

It was requested that she amend the following.

Under Section 20.10.280-A. Location Criteria. An infill development may be designated for any property on which at least ~~two~~ one of the following factors ~~are~~ is present...

She agreed to make this presentation available to the commission in a pdf file.  
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**ADJOURNMENT:**

Motion made by Commissioner Reveles, seconded by Commissioner Ardivino, and unanimously carried to adjourn this meeting at 3:00 p.m.

Approved as to form:

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Carlos Gallinar, Executive Secretary, City Plan Commission