



**CITY PLAN COMMISSION MEETING  
2<sup>ND</sup> FLOOR CITY COUNCIL CHAMBERS  
JANUARY 24, 2013  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:00 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

- Commissioner De La Cruz
- Commissioner Wright
- Commissioner Brandrup
- Commissioner Nance
- Commissioner Amoriello
- Commissioner Ardovino
- Commissioner Schauer
- Commissioner Reveles

**COMMISSIONERS ABSENT:**

- Commissioner Borden

**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 De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner De La Cruz, Wright, Brandrup, Nance, Amoriello, Ardovino, Schauer, and Reveles

**ABSENT:** Commissioner Borden

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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**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **HEAR ITEMS 1, 2, AND 4 TOGETHER.**

Motion passed.

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

**PUBLIC HEARING Rezoning Application:**

1. **PZRZ12-00038:** A portion of Lots 1, 2, and 6, Block 6, Stiles Gardens, City of El Paso, El Paso County, Texas  
Location: 7200-7202 North Loop  
Zoning: C-1/sc (Commercial/Special contract) & A-2 (Apartment)  
Request: S-D (Special Development) (Related to PZDS12-00016 & PZCR12-00008)  
Existing Use: Single family home/Apartments/Mobile home park  
Proposed Use: Dentist office/Apartments/Mobile home park  
Property Owners: Victor & Rosa Gonzalez  
Representative: Roe Engineering, L.C.  
District: 3  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Bradley Roe with Roe 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.

- Elva Villagran representing Raul Dominguez, President for the Stiles Neighborhood Association and residents to the area noted that they don't oppose to the rezoning request but would like the Commission to place a restriction to not allow a bar or liquor store in this property due to safety issues. She handed staff a petition with nineteen (19) signatures in opposition to having a bar built in this property.
- Aurelia Roque noted that they need a health business in this property instead of rental apartments or mobile homes.

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

2. **PZDS12-00016:** A portion of Lots 1, 2, and 6, Block 6, Stiles Gardens, City of El Paso, El Paso County, Texas  
Location: 7200-7202 North Loop  
Zoning: C-1/sc (Commercial/Special contract) & A-2 (Apartment)  
Request: Detailed Site Plan approval (Related to PZRZ12-00038 & PZCR12-00008)  
Existing Use: Single family home/Apartments/Mobile home park  
Proposed Use: Dentist office/Apartments/Mobile home park  
Property Owners: Victor & Rosa Gonzalez  
Representative: Roe Engineering, L.C.  
District: 3  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner De La Cruz, and carried to **APPROVE PZRZ12-00038, PZDS12-00016, AND PZCR12-00008 WITH ONE MOTION.**

**AYES:** Commissioner De La Cruz, Amoriello, Ardovino, Schauer, and Reveles

**NAYS:** Commissioner Nance

**NOT PRESENT FOR THE VOTE:** Commissioner Brandrup

**ABSENT:** Commissioner Borden

Motion passed.

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**PUBLIC HEARING Special Permit Application:**

3. **PZST12-00011:** Lots 15 and 16, Block 44, Harts Survey No. 9, City of El Paso, El Paso County, Texas  
Location: 906 N. Mesa Street  
Zoning: C-4 (Commercial)  
Request: Infill Development  
Existing Use: Vacant  
Proposed Use: Office  
Property Owner: DDDG Investments II LP  
Representative: CEA Group  
District: 8  
Staff Contact: Andrew Salloum, (915) 541-4633,  
[salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, noted that there is a revised staff report for this item.

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 Ardovino, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZST12-00011.**

Motion passed.

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**PUBLIC HEARING Zoning Condition Release Application:**

4. **PZCR12-00008:** A portion of Lots 1, 2, and 6, Block 6, Stiles Gardens, City of El Paso, El Paso County, Texas  
Location: 7200-7202 North Loop  
Zoning: C-1/sc (Commercial/Special contract) & A-2 (Apartment)  
Request: Release of contract dated March 28, 1972 (Related to PZRZ12-00038 & ZDS12-00016)  
Existing Use: Single family home/Apartments/Mobile home park  
Proposed Use: Dentist office/Apartments / Mobile home park  
Property Owners: Victor & Rosa Gonzalez  
Representative: Roe Engineering, L.C.  
District: 3  
Staff Contact: Michael McElroy, (915) 541-4238,  
[mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner De La Cruz, and carried to **APPROVE PZRZ12-00038, PZDS12-00016, AND PZCR12-00008 WITH ONE MOTION.**

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

**NAYS:** Commissioner Nance

**NOT PRESENT FOR THE VOTE:** Commissioner Brandrup

**ABSENT:** Commissioner Borden

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 Combination Applications:**

5.     **SUSU12-00099:**     Tierra Del Este Unit 71 – A portion of Section 18, Block 78, Township 2 and a portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
- Location:             East of John Hayes and South of Edgemere
- Property Owner:     Ranchos Real XIV, LLC
- Representative:     Conde Inc.
- District:             5
- Staff Contact:       Raul Garcia, (915) 541-4935, [garciar1@elpasotexas.gov](mailto:garciar1@elpasotexas.gov)

Raul Garcia, Senior Planner, noted that the acreage on this subdivision does exceed the threshold for comparison for Plan El Paso and gave a brief comparison.

Conrad Conde with Conde, Inc., concurred with staff's comments but requested that under Transportation comments on Page 3, Item #1 be deleted because there is no school abutting this subdivision.

Raul Garcia noted that this comment could be changed to read that **staff will coordinate the provision of pedestrian rights-of-ways to provide pedestrian connectivity to school sites.**

**ACTION:** Motion made by Commissioner Schauer, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU12-00099 WITH CONDITIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT REGARDING EDGEMERE BOULEVARD AND TO REQUIRE THE APPLICANT TO LANDSCAPE TO THE REAR OF THE DOUBLE FRONTAGE LOTS.**

Motion passed.

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6.     **SUSU12-00115:**     Power Subdivision – A portion of Section 25, Block 79, Township 2, Texas and Pacific Railways Survey, El Paso County, Texas
- Location:             North of Montana and West of Flager
- Property Owner:     Magellan Midstream
- Representative:     TRE & Associates
- District:             East ETJ
- Staff Contact:      Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Planner, made a floor amendment to the staff report.

Robert Romero with TRE & Associates 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 Nance, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU12-00115.**

Motion passed.

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7.     **SUSU12-00120:**     Fajer's Place - Plat of Survey Tract 2D and a portion of Tract 2D3, Block 9, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location:             East of Pendale Road and South of North Loop Drive
- Property Owner:     Bernardo E. Fajer
- Representative:     Enrique A. Rey
- District:             7
- Staff Contact:      George Pinal, (915) 541-4152, [pinalg@elpasotexas.gov](mailto:pinalg@elpasotexas.gov)

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.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU12-00120.**

Motion passed.

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**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **HEAR ITEMS 8 AND 9 TOGETHER.**

**PUBLIC HEARING Resubdivision Preliminary Applications:**

8.     **SUSU12-00117:**     Tres Sueños Unit Ten - A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a Replat of a portion of Onnie Kirk Avenue, City of El Paso, El Paso County, Texas
- Location:             East of Andrew Wiseman Street and north of Montana Avenue
- Property Owner:     Carefree Homes II, LP

Representative: CEA Group  
District: 5  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

9. **SUSU12-00118:** Tres Sueños Unit Eleven - A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a Replat of a portion of Adrian Campos Street, City of El Paso, El Paso County, Texas

Location: East of Andrew Wiseman Street and north of Montana Avenue  
Property Owner: Tropicana Development  
Representative: CEA Group  
District: 5  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

Nate Baker, Planner, noted that there was a floor amendment to the staff report on Item 8.

Jorge Azcarate with CEA Group concurred with staff's comments on both items.

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 Amoriello, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU12-00117 AND SUSU12-00118 WITH MODIFICATIONS, CONDITIONS, AND THAT THE APPLICANT BE REQUIRED TO LANDSCAPE THE DOUBLE FRONTAGE LOTS.**

Motion passed.

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**PUBLIC HEARING Street Vacation Application:**

10. **SURW12-00019:** Boxwood Circle Right of Way between Block 7 and Block 8, Eastwood Section 1, an addition to the City of El Paso, El Paso County, Texas

Location: North of Gateway West Blvd. and West of Sumac Dr.  
Property Owner: City of El Paso  
Representative: SER Group, LLC  
District: 7  
Staff Contact: George Pinal, (915) 541-4152, [pinalg@elpasotexas.gov](mailto:pinalg@elpasotexas.gov)

Sergio Castillo with SER Group concurred with staff's comments.

Kimberly Forsyth, Lead Planner, noted that the majority of these lots have been acquired or are in the process of being acquired by the hospital and all the properties are vacant.

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 Ardivino, and unanimously carried to **APPROVE SURW12-00019.**

Motion passed.  
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**Other Business:**

- 11. Discussion and action on the City Plan minutes for:
  - a. January 10, 2013 (Special CPC meeting)
  - b. January 10, 2013 (Annual CPC meeting)

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE THE MINUTES FOR THE SPECIAL CITY PLAN COMMISSION MEETING OF JANUARY 10, 2013, AND THE ANNUAL CITY PLAN COMMISSION MINUTES FOR JANUARY 10, 2013, FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JANUARY 24, 2013.**

Motion passed.

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- 12. Planning Report:  
Annual Report by the City Plan Commissioners to City Council

David Coronado, City Development Program Manager, noted that the City Plan Commission meetings for February will still be held at City Hall, 2<sup>nd</sup> Floor, City Council Chambers. For future meetings, staff will look for another venue to hold our meetings since City Hall will no longer exist.

He noted that he had sent all staff reports and attachments to the Commission using a drop box and will update it with any revisions, changes, and power point presentations. The Commission suggested some changes be done to the drop box.

Mr. Coronado noted that the Commission had 27 meetings during the 2012 calendar year and outlined some of the issues that the City Plan Commission addressed during the year. The Commission suggested some changes or revisions to the annual report and staff agreed to make those changes and bring them back to the Commission.

Staff agreed to send the Commissioners a copy of the reports presented at the Annual meeting by each of the different sections in our department.

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- 13. Legal Report:  
N/A
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**ADJOURNMENT:**

Motion made by Commissioner Ardivino, seconded by Commissioner De La Cruz, and unanimously carried to adjourn this meeting at 3:10 p.m.

Approved as to form:

  
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Carlos Gallinar, Executive Secretary, City Plan Commission