



**CITY PLAN COMMISSION MEETING  
MAIN LIBRARY AUDITORIUM, 501 N. OREGON  
MARCH 21, 2013  
1:30 P.M.**

**REVISED 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 Borden  
Commissioner Brandrup  
Commissioner Nance  
Commissioner Reveles

**COMMISSIONERS ABSENT:**

Commissioner Ardovino  
Commissioner Amoriello  
Commissioner Schauer

**AGENDA**

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

**AYES:** Commissioner De La Cruz, Wright, Borden, Brandrup, Nance, and Reveles

**ABSENT:** Commissioner Amoriello, Ardovino, and 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 De La Cruz, seconded by Commissioner Wright, 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 Submit Recording Maps:**

1. **SUSU13-00011:** Mission Ridge Unit 9 – A portion of Section No. 22, Block 79, Township 3, Texas & Pacific Railway Company, El Paso County, Texas  
Location: North of Eastlake and East of I-10  
Property Owner: Texas General Land Office  
Representative: CEA Group  
District: ETJ  
Staff Contact: Raul Garcia, (915) 541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU13-00011**.

Motion passed.

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

**PUBLIC HEARING Rezoning Application:**

2. **PZRZ13-00005:** A portion of Section 6, Block 82, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location: North of Transmountain Road and East of Desert Boulevard  
Zoning: P-MD (Planned Mountain Development)  
Request: From P-MD (Planned Mountain Development) to Q (Quarry)  
Existing Use: Vacant  
Proposed Use: Quarry  
Property Owner: Jobe Materials, LP  
Representative: Conde, Inc.  
District: 1  
Staff Contact: Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Art Rubio, Planner, noted that there was a revised staff report for this item. He also noted that staff is recommending denial of this request and gave the reasons for the denial.

Mr. Rubio noted that he received a phone call from Ms. Judy Ackerman expressing her opposition to this request and gave the reasons for her opposition. Staff also received a letter from Mr. Richard Teschner opposing this request.

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.

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

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and carried to **APPROVE PZRZ13-00005.**

**AYES:** Commissioner De La Cruz, Wright, and Nance

**NAYS:** Commissioner Borden, Brandrup, and Reveles

**ABSENT:** Commissioner Amoriello, Ardovino, and Schauer

There was a tie, therefore the motion failed.

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**PUBLIC HEARING Special Permit Application:**

- 3. **PZST13-00002:** Lots 6-15, Block 91, Alexander Addition, City of El Paso, El Paso County, Texas
- Location: 1800 N. Oregon Street
- Zoning: S-D/c/sp (Special Development/condition/special permit)
- Request: Special Permit for a rooftop helistop
- Existing Use: Hospital
- Proposed Use: Rooftop Helistop for Emergency Room
- Property Owner: HCA Health Services
- Representative: Nine Degrees Architecture
- District: 1
- Staff Contact: Andrew Salloum, (915) 541-4633,  
[salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Cesar Molina, President for Nine Degrees Architecture, 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 Wright, and unanimously carried to **APPROVE PZST13-00002.**

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:**

4. **SUSU13-00009:** Mission Ridge Unit 12 - A portion of Section No. 22, Block 79, Township 3, Texas & Pacific Railway Company, El Paso County, Texas
- Location: North of Eastlake and West of Darrington Road  
Property Owner: State of Texas General Land Office  
Representative: CEA Group  
District: ETJ  
Staff Contact: George Pinal, (915) 541-4152, [pinalg@elpasotexas.gov](mailto:pinalg@elpasotexas.gov)

Kimberly Forsyth, Lead Planner, noted that there was a revised staff report for this item.

Jorge Grajeda 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 De La Cruz, and unanimously carried to **APPROVE SUSU13-00009 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND THE CONDITION FOR LANDSCAPE AT REAR OF DOUBLE FRONTAGE LOTS ON PASEO DEL ESTE.**

Motion passed.

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**Major Combination:**

5. **SUSU13-00006:** West Desert Market Place – Tracts 6 and 10, S.A.& M.G. RY. CO. Surveys No. 266, and portion of Edgar Road, City of El Paso, El Paso County, Texas
- Location: West of Interstate 10 and South of Montoya Lane  
Property Owner: Prime Desert Properties, LLC  
Representative: Quantum Engineering Consultants, Inc.  
District: 1  
Staff Contact: George Pinal, (915) 541-4152, [pinalg@elpasotexas.gov](mailto:pinalg@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **POSTPONE SUSU13-00006 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 4, 2013.**

Motion passed.

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6. **SUSU13-00008:** Westside Annex Subdivision – All of Tracts 11 and 12, and a Portion of Tract 13, J.M. Jett Survey 155, City of El Paso, El Paso County, Texas
- Location: East of Doniphan Drive and south of Mesa Street  
Property Owner: El Paso Independent School District  
Representative: Roe Engineering, L.C.  
District: 8  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **POSTPONE SUSU13-00008 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 4, 2013.**

Motion passed.

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7.     **SUSU13-00010:**         SISD Peyton Estates Elementary – A portion of C.D. Stewart Survey No. 317 and C.D. Stewart Survey No. 318, El Paso County, Texas
- Location:             South of Rojas and West of Peyton
- Property Owner:       Hunt Communities Holding GP, LLC
- Representative:       TRE & Associates, LLC
- District:             East ETJ
- Staff Contact:        Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Planner, noted that there was a revised staff report for this item.

Robert Romero with TRE & Associates concurred with staff's comments.

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

Rafael Padilla with the SISD spoke in favor of the request.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Nance, and carried to **APPROVE SUSU13-00010.**

**AYES:** Commissioner De La Cruz, Wright, Borden, and Nance

**NAYS:** Commissioner Brandrup, and Reveles

**ABSENT:** Commissioner Amoriello, Ardovino, and Schauer

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

8.     **SUSU13-00007:**         Franklin Hills Unit 7 Replat A – All of Lot 1, Block 23, Franklin Hills Unit Seven and a portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
- Location:             East of Franklin Hills and North of High Ridge
- Property Owner:       Levi Hardy and Hunt Communities Holding, LLC
- Representative:       CSA Design Group
- District:             1
- Staff Contact:        Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Sal Alonso with CSA Design 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 Reveles, and unanimously carried to **APPROVE SUSU13-00007.**

Motion passed.

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**PUBLIC HEARING Land Study:**

- 9. **SULD12-00001:** Tierra Del Este Phase V Land Study – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
  - Location: East of John Hayes Street and south of Pebble Hills
  - Property Owner: Ranchos Real Land Holdings, LLC
  - Representative: Conde, Inc.
  - District: ETJ
  - Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

Nate Baker, Planner, noted that there is a revised staff report for this item.

Do Anthony with Traffic noted that a land study is not needed

Conrad Conde with Conde, Inc., noted that this complies with the current subdivision ordinance but does not fall under the current comprehensive plan. This Land Study falls under the prior comprehensive plan. He noted he concurred with staff's comments with the exception of the three intersections with the four-way stop sign. He requested the Commission to consider his request to not require them to change what they are recommending today.

John Beekernach ~~Birkelbach~~ Birkelbach on behalf of Ranchos Real recommended a traffic signal in lieu of a round-about.

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

Rafael Padilla with SISD stated that they are in favor of this request.

**ACTION:** Motion made by Commissioner Borden, seconded by Commissioner Reveles, and carried to **APPROVE SULD12-00001 WITH EPDOT RECOMMENDED CONDITION FOR ALTERNATIVE TRAFFIC CONTROL MEASURES AT SPECIFIED INTERSECTIONS.**

**AYES:** Commissioner Borden, Nance, Brandrup, and Reveles

**NAYS:** Commissioner De La Cruz, and Wright

**ABSENT:** Commissioner Amoriello, Ardivino, and Schauer

Motion passed.

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**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **HEAR ITEMS 10 - 13 TOGETHER.**

Motion passed.

**PUBLIC HEARING Right-of-Way Vacations:**

- 10. **SURW13-00001:** Elm Street Vacation – A portion of Elm Street Right-of-Way, adjacent to Block 136, Highland Park Addition, City of El Paso, El Paso County, Texas
  - Location: 2801 Memphis Avenue
  - Property Owner: Aurora H. Tarin
  - Representative: City of El Paso
  - District: 2
  - Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

11. **SURW13-00002:** Elm Street Vacation – A portion of Elm Street Right-of-Way, adjacent to Block 136, Highland Park Addition, City of El Paso, El Paso County, Texas  
 Location: 2800 Nashville Street  
 Property Owner: Maria Hernandez  
 Representative: City of El Paso  
 District: 2  
 Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)
12. **SURW13-00005:** 2604 Elm Street Vacation – A portion of Elm Street Right-of-Way, adjacent to Block 136, Highland Park Addition, City of El Paso, El Paso County, Texas  
 Location: 2604 Elm Street  
 Property Owner: Blanca V. Duarte  
 Representative: City of El Paso  
 District: 2  
 Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)
13. **SURW13-00006:** 2608 Elm Street Vacation – A portion of Elm Street Right-of-Way, adjacent to Block 136, Highland Park Addition, City of El Paso, El Paso County, Texas  
 Location: 2608 Elm Street  
 Property Owner: Blanca V. Duarte  
 Representative: City of El Paso  
 District: 2  
 Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Planner, noted that the City of El Paso is the applicant for items 10-13.

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 Reveles, and unanimously carried to **APPROVE SURW13-00001, SURW13-00002, SURW13-00005, AND SURW13-00006 WITH ONE MOTION.**

Motion passed.

**Other Business:**

14. Discussion and action on the City Plan Commission minutes for:  
 March 7, 2013

**ACTION:** Motion made by Commissioner Reveles, seconded by Commissioner Borden, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MARCH 7, 2013.**

Motion passed.

Commissioner Nance reminded staff that they had agreed to place an item on the agenda regarding park ponds.

At the next City Plan Commission meeting, Kareem Dallo, Engineering Division Manager, will give an update on the Drainage Design Manual which is forthcoming sometime in May or June.

Commissioner Wright asked about overlays or special permits that expired. Sylvia Borunda Firth, City Attorney, noted that they are doing some research on the subject. They need to make some amendments to the code and have it specific to the use of the applicant.

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- 15. Legal Report:  
Amendment to the City Plan Commission By-Laws

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **POSTPONE THE CITY PLAN COMMISSION BY-LAWS FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 4, 2013.**

Motion passed.

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**ADJOURNMENT:**

Motion made by Commissioner Wright, seconded by Commissioner Borden and unanimously carried to adjourn this meeting at 4:00 p.m.

Approved as to form:



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Carlos Gallinar, Executive Secretary, City Plan Commission