



**CITY PLAN COMMISSION MEETING  
MAIN LIBRARY, 501 N. OREGON  
APRIL 18, 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 Borden  
Commissioner Brandrup  
Commissioner Nance  
Commissioner Ardivino  
Commissioner Schauer  
Commissioner Reveles

**COMMISSIONERS ABSENT:**

Commissioner Amoriello

**AGENDA**

Commissioner Ardivino read the rules into the record. Carlos Gallinar, Deputy Director for City Development, read the revisions to the record.

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE** the agenda as amended.

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

**ABSENT:** Commissioner Amoriello

Motion passed.

Mr. Gallinar noted that he and staff will give a presentation on items two and three at the Maud Sullivan conference room and answer any questions the public may have. After the presentation staff will decide if these items will come back to the agenda.

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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.

Sean Haggerty with the YISD, spoke regarding Desertaire School noting that he understands that SmartCode zone is to promote safety, walking, and biking.

Mathew McElroy, Director for City Development, noted that this area is not zoned SmartCode and if there is a specific storm water requirement, it is strictly separate from any SmartCode requirement. He clarified the conditions on that land. Mr. McElroy noted that it is not SmartCode and they will have to comply with the regular zoning and the regular subdivision code.

No action was taken.

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**II. CONSENT AGENDA**

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, 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 for approval of a Land Study:**

- 1. **SUB08-00112:** Northeast Master Plan Land Study – A portion of Sections 9, 10, 15, 16, 17 and 18, Block 81, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Sections 11, 14, and 19, Block 81, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Sections 11, 12, 13, 14, 19, 20 and 21, Block 81, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Sections 7, 17, 18, 19, 20 and 30, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
  - Location: North of Loma Real Avenue and West of Patriot Freeway
  - Property Owner: EPWU-PSB, City of El Paso
  - Representative: EPWU-PSB, City of El Paso
  - District: 4
  - Staff Contact: Kimberly Forsyth, (915) 541-4668, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUB08-00112**.

Motion passed.  
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**NOTICE TO THE PUBLIC:**

All matters listed under the **CONSENT AGENDA**, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

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

**PUBLIC HEARING Rezoning Applications:**

2. **PZRZ12-00036:** A 528.58 acre tract of land including Kennedy Brothers Memorial; Gall Subdivision; Tracts 16A, 16B, 16C, 16D, 20, 20A, 21A, 21A1, 21B1, 21C, 21C1, 21C1C1, 21C1D, 21C1C2, 21C1B, 21C1B1, 21D, 21D1, 21E, 21E1, 21F, 21F1, 22A, 22B, 22B1, 22B1A, 23A, 23B, 23B1, 23C, 23D, 28A, 28A1, 28B, 28C, 28D, 30B, 30C, Block 8, Ysleta Grant; Tracts 13A, 13B, 13D, Block 35, Ysleta Grant; Tract 26, Block 36, Ysleta Grant; Tracts 2, 3A, 3C, 3D, 3E, 4A, 5, 6A, 6B, 7A, 7B, 8A, 8B, 8C, 8D, 8E, 8F, 8F1, 8G, 8H, 8J, 8K, 10, 11A, 11B, 11B1, 11C, 11D, 11E, 11E1, 11E2, 11E1A, 11E1B, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11P, 11R, 11S, 11T, 11U, 12, 12A, 13A, 13C, 13H, 14, 15, 16, 17, 17A, 18, 19, 19A, 20, 21A, 21B, 22B, 29A, 29B, 29B1, 29B1A, 29B1B, 29B1C, 29B1D, 29C, 30A, 30B, 30C, 32B, 32D, 33A, 33B, 34A, 34B, 35A, 35B, 37A, 38, 39A, 39B, 39C, 40, 41, 43, 44, 45, 46A, 46B, 46C, 46C1, Block 37, Ysleta Grant; Tracts 1, 2A, 2B1, 2B2, 2B3, 2B4, 2B5, 3A, 3B, 3C, 4A, 4C, 4C3, 4C4, 4C5, 4D, 4D1, 4D1A, 4D2, 4D2A, 4D3, 4D3A, 4D4, 4D4A, 4D5, 4D5A, 5, 18A, 18G, 18H, 19B, 19C, 19D, 19E, 19F19G, 19G1, 19G1B, 19H, 23A, 23B, 23B1, 23C, 23C1, 23D1, 24, Block 38, Ysleta Grant; Tracts 2, 3A, 3B, 3D, 4A, 4B, 4C, 4CA, 4C1B, 4D, 4D1, 4E, 4E1, 4F, 5C, 5C6, 6A, 6B, 6C1, 6C2, 7A, 8A, 9A, 9B, 10A, 10B, 10C, 10C1, 10C2, 10D, 10E, 10F, 10G, 10H, 11A, 11B, 12A, 12B, 12C, 13A, Block 39, Ysleta Grant; Tract 3C, 3C1, 5B, 5C4, 5C6, Block 40, Ysleta Grant; Tracts 1, 2A, 2B, 3A, 3B, 3B1, 3B2, 3B3, 4B, 4D, 5, 6A, 6B, 7A2, 7B, 7C, 7D1, 7D, 7D2, 8A, 8U, 8Z, 8Y, 8W, 8W1, 8X, 8X1, 8X2, 8X4, 8X6, 8X3, 8X4, 9A, 9B, 9B1, 9B1B, 9B2, 9B3, 8B, 8B1, 8C, 8E, 8F, 8G, 8H, 8I, 8J, 8P, 8Q, 8T, 10C, 10C1, 10D, 10E, 11A, 11B, 12A, 12B, 12C1A, 12C1B, 12C3, 13, 14, 15, 16, 17A, 17B, 22F, Block 42, Ysleta Grant; Tracts 1A, 1B, 1C, 1D, 1D1, 1D2, 1D2A, 1D2C, 1E, 2, 3, 4, 5A, 5B1, 6A, 6B, 6C, 6D1, 6F, 6H, 6K, 6K1, 6J, 6I, 6L, 7A, 7C, 8, 9, 10, 12, 14A, 15, Block 43, Ysleta Grant; Tracts 1A, 1B1, 1C, 1D, 2A, 2B, 3, 4, 5, 6, 6A, 6B, 6C, 7A, 7B, 11B, 12, 13B, 13C, 13D, 15, 16, 17, 18, 19A, 19B, 19B1, 19C, 20, Block 44, Ysleta Grant; Tracts 1, 2A, 2B, 3, 5, 6, 7, 9B, 9B1, 9B2, 9B3, 9C, 10A, 10B, 10D, 10C, 10E, 11, 12A, 12B, 12C, 13, 14A, 14B, 15A, 15B1, 15B3, 16B, 16D, 16E, 16F, 16G, 16J, 23A, 23B, 24, 25A, 25B, 26, 27A, 28, 30A, 31, 32, 33A, 33C, 33B, Block 45, Ysleta Grant; Tracts 1A, 2A, 2C, 3A, 3B, 3D, 3E, 3F, 3F1, 3F2, 3F3, 3J, 3G, 3H, 5, 5A, 6, 7, 8A, 9B, 9C, 10B, 10B1, 10C1, 10C1A, 10C1B, 10C, 10C2, 10C3, 10C3A, 10C4, 10C5, 10C6, 10C7, 10C8, 10C8A, 10C9, 10C10, 10C11, 10C11A, 10C12, 10C12A, 10C13, 10C14, 10C14A, 10D, 10D1, 10D3, 10E, 10J, 10I, 10F, 10F1, 10G, 10H, 10I1, 10L, 10L1, 11, 12A, 12A1, 12A1A, 12B, 12C, 12C1, 12C1A, 12C2, 12C4, 12C5, 12C6, 12C4A, 12D2, 12D4, 12E, 12E2, 12G1A, 12G2, 12F, 12H, 12H1, 12H4, 12H5, 12H6, 12J, 12K, 12L, 12L1, 12L2, 12N, 12O, 12P, 12Q, 12R, 12R1, 12R1A, 12R2, 12S, 12S1, 12T, 12U, 12U1, 12U2, 12V, 12V1, 13A, 13A1, 14A1, 14B, 15A, 15B, 15B1, 15C, 15D, 16, 17A, 17A1, 18A, 18B, 18B1, 18C, 19, 20, 21, 22, 23A, 23A1, 23B, 23B1, 24, 24A, 25, 26, 27A, 27A1, 27C, 27D, 27D1, 28A, 28B, 28C, 29, 30, Block 46, Ysleta Grant; Tracts 6E, 6F,

6F1A, 6F1B, 6F2, 6F3, 6F3A, 6F2A, 6F2B, 6F2B1, 6F2B2, 6F2C, 6F4, 6F4A, 6F4B, 6F4B1, 6F5, 6F5A, 7A1, 7A2, 7B, Block 47, Ysleta Grant; Tracts 1B, 2, 2A, 3A, 3B, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 5B, 7, 8, 9A, 11A, 12, 13A, 13B, 15, 18, 19A, 19A1, 19B, 19B1, 20, 21, 22, Block 48, Ysleta Grant; Tracts 10, 11, 12, 12A, 12A1, 12B, 12D, 13, Block 49, Ysleta Grant; Apodaca Subdivision; Lots 55 through 75, portion of Lot 1 and Lots 2 through 25, Lots 49, through 54, Alexander Addition to Ysleta; Lone Star Subdivision; Estrada Replat A; Lots 1 through 11, 13 through 33, 34 through 42, Block 1, Lots 12 through 21, Block 2, Valumbrosa; Valumbrosa Replat; Home Improvement Unit 1; Home Improvement No. 2; Indian Town Subdivision; Frymuth Subdivision; J.R. Lopez Subdivision; Lots 1 through 16, 17 through 32, 33 through 49, North Valumbrosa; Lots 101 through 110, North Valumbrosa No. 2; a Portion of Tract 1 and Tracts 2 through 10, Franklin Place; a Portion of Tract 11 and Tracts 12 through 22, Franklin Place Replat; Tracts 25 through 31 and Tracts 16 through 24, Sunland Gardens; Tracts 3 through 17 and Tracts 18 through 33, Block B, Spohr Addition; Tract 12 and a portion of Tract 13, Spohr Addition; Arizona Subdivision; Lydia Dixon; Lydia Dixon No. 2; Gemotes; Shanks Carpenter; Shanks Carpenter Replat A; Yoshida Subdivision; Lots 1 through 5, Block 1, and a portion of Lot 25, Block 1, Lots 4, 5 and 6, Block 2, Frutas Place; Pullman Subdivision; Harris Subdivision; Carpenter & Ammons; Trice; Phelps; Phelps Replat of Lot A; Valle Hermosa; and a Portion of Block 24, Capistrano Park Unit Four as described in Volume 1279, Page 1443, and Volume 2379, Page 2053, Real Property Records of El Paso County, Texas.

Location: The area of the Mission Valley with the southernmost boundary of Roseway Drive, the northernmost boundary of the Montoya Lateral at the intersection with Mecca Drive and Padilla Drive, the easternmost boundary being on the Franklin Canal adjacent to Santa Rosalia Court and the westernmost boundary on the Franklin Canal east of the intersection of Pendale Road and Harding Way.

Zoning: A-O (Apartment/Office), A-O/C (Apartment-Office/Conditions), A-O/H (Apartment-Office/Historic), A-2 (Apartment), A-2/C (Apartment/Conditions), A-2/H (Apartment/Historic), A-2/SC (Apartment/Special Contract), A-2/SP (Apartment/Special Permit), A-M/SC (Apartment-Mobile Home/Special Contract), C-1 (Commercial), C-1/C (Commercial/Conditions), C-1/C/H (Commercial/Conditions/Historic), C-1/H (Commercial/Historic), C-1/H/SP (Commercial/Historic/Special Permit), C-1/SC (Commercial/Special Contract), C-1/SC/H (Commercial/Special Contract/Historic), C-2/SC (Commercial/Special Contract), C-3 (Commercial), C-3/H (Commercial/Historic), C-3/SC/H (Commercial/Special Contract/Historic), C-3/SP/H (Commercial/Special Permit/Historic), C-4 (Commercial), C-4/C (Commercial/Conditions), C-4/H (Commercial/Historic), C-4/SC (Commercial/Special Contract), C-4/SC/H (Commercial/Special Contract/Historic), M-1 (Light Manufacturing), R-3/SC (Residential/Special Contract), R-4 (Residential), R-4/H (Residential/Historic), R-5 (Residential), R-5/SC/H (Residential/Special Contract/Historic), R-F (Ranch and Farm), SD (Special District), SD/C (Special District/Conditions), SD/C/H

(Special District/Conditions/Historic), SD/H (Special District/Historic)  
 Request: From current zoning districts to SCZ (SmartCode Zone)  
 Existing Use: Apartment/Office, Apartment, Commercial, Residential, Light Manufacturing  
 Proposed Use: Infill Community Traditional Neighborhood Development – Transit Oriented Development  
 Property Owners: Various  
 Representative: The City of El Paso/City Development Department  
 District: 6  
 Staff Contact: Harrison Plourde, (915) 541-4114,  
[plourdeht@elpasotexas.gov](mailto:plourdeht@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **POSTPONE PZRZ12-00036 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 16, 2013.**

Motion passed.

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3. **PZRZ13-00004:** A 586.04 acre tract of land including all of the Alamo Heights Subdivision; a portion of blocks 70 and 71, and closed street between blocks 73 through 101 of the Bassett Addition; all of Memorial Park; all of the Castle Heights Subdivision; blocks 5, 7, 8, 16, 17, 19 and 20 of the Cotton Addition; all of the Supplemental Map of the Cotton Place Addition Replat 2, except blocks 22, 23 and 31 through 35; blocks 33 through 35, 45 through 48, 60 through 69, 76 through 85, 92 through 107, 120 through 123, 132 through 134, and 141 through 144 of Supplemental Map No. 1 of East El Paso; blocks 21½ through 26, 35 through 40, 50 through 55, and 64 through 66 of the Highland Park Addition; blocks 25 through 39 of the Manhattan Heights Addition; and all streets, alleys, highway and railroad rights of way located within these limits, all being located within the corporate limits of the City of El Paso, El Paso County, Texas.
- Location: Generally described as the area located within a one-half mile radius surrounding the Five Points Transfer Station.
- Zoning: A-2 (Apartment), A-2/SC (Apartment/Special Contract), A-2/SP (Apartment/Special Permit), A-3/C (Apartment/Conditions), A-O (Apartment-Office), A-O/C (Apartment-Office/Conditions), A-O/SC (Apartment-Office/Special Contract), A-O/SP (Apartment-Office/Special Permit), A-O/SC/SP (Apartment-Office/Special Contract/Special Permit), C-1 (Commercial), C-1/SC (Commercial/Special Contract), C-3/C (Commercial/Conditions), C-3/SC (Commercial/Special Contract), C-4 (Commercial), C-4/C (Commercial/Conditions), C-4/SC (Commercial/Special Contract), C-4/SP (Commercial/Special Permit), R-4/H (Residential/Historic), R-5 (Residential), R-5/H (Residential/Historic), R-5/SC (Residential/Special Contract), R-5/SP (Residential/Special Permit), S-D (Special District), S-D/C (Special District/Conditions), S-D/SC (Special District/Special Contract), S-D/SP (Special District/Special Permit)
- Request: From current zoning districts to SCZ (SmartCode Zone)  
 Existing Use: Residential, Commercial, Apartments, Railroad

Proposed Use: Infill Community Traditional Neighborhood Development –  
Transit Oriented Development  
 Property Owners: Various  
 Representative: The City of El Paso/City Development Department  
 Districts: 2 & 8  
 Staff Contact: Harrison Plourde, (915) 541-4114,  
[plourdeh@elpasotexas.gov](mailto:plourdeh@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **POSTPONE PZRZ12-00004 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 16, 2013.**

Motion passed.

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4. **PZRZ13-00003:** Portion of Tracts 12 and 13, J. M. Jett Survey 155, City of El Paso, El Paso County, Texas  
 Location: 4864 Doniphan Drive  
 Zoning: R-5 (Residential)  
 Request: From R-5 (Residential) to C-3 (Commercial)  
 Existing Use: Vacant  
 Proposed Use: Bus Depot  
 Property Owner: El Paso Independent School District  
 Representative: Roe Engineering, L.C.  
 District: 8  
 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. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Schauer, and unanimously carried to **APPROVE PZRZ13-00003.**

Motion passed.

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5. **PZRZ12-00044:**  
 Location: Parcel 1: 5305 and 5331 Montana Avenue  
 Parcel 2: 1012 Cardon Street  
 Parcel 3: 1015 Chelsea Street  
 Parcel 4: 1039 Chelsea Street  
 Legal Description: Parcel 1: Lots 1-2 and 4-5, Block 1, Del Mesa Additions, City of El Paso, El Paso County, Texas  
 Parcel 2: A portion of Tract 4-C-1, Morehead Survey, City of El Paso, El Paso County, Texas  
 Parcel 3: A portion of 4-C-1, Morehead Survey, City of El Paso, El Paso County, Texas  
 Parcel 4: Lots 1-2, Block 1, V.A.L. Tract, City of El Paso, El Paso County, Texas  
 Existing Zoning: Parcel 1: C-2 (Commercial)  
 Parcel 2: R-4/sp (Residential/special permit)  
 Parcel 3: C-2/sp (Commercial/special permit)  
 Parcel 4: C-1/c/sp (Commercial/conditions/special permit)

Existing Use:	Parcel 1: Restaurant Parcel 2: Animal Clinic Parcel 3: Single-family dwelling Parcel 4: Vacant
Request:	Parcel 1: C-2 (Commercial) to P-C (Planned Commercial District) Parcel 2: R-4/sp (Residential/special permit) to P-C (Planned Commercial District) Parcel 3: C-2/sp (Commercial/special permit) to P-C (Planned Commercial District) Parcel 4: C-1/c/sp (Commercial/conditions/special permit) to P-C/c (Planned Commercial District/condition)
Proposed Use:	Wal-Mart Neighborhood Market
Property Owners:	Chicos Tacos, Inc., Mora Holdings, LLC, and Omega Paving Contractors, Inc.
Representative:	Dunaway Associates, L.P. c/o Chris Biggers
Rep District:	2
Staff Planner:	Alex Hoffman, (915)-541-4638, <a href="mailto:hoffmanap@elpasotexas.gov">hoffmanap@elpasotexas.gov</a>

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

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **HEAR ITEMS 5 AND 8 TOGETHER.**

Motion passed.

Mathew McElroy, Director for City Development, gave a brief power point presentation and stated that the Planning Division is recommending denial of rezoning the subject property from the current zoning district to P-C (Planned Commercial). Their recommendation is based on incompatibility with the P-C (Planned Commercial) design standards which outline compatibility with nearby properties. The proposed development will not promote a harmonious relationship with surrounding adjacent and nearby properties, developed and undeveloped. Also the proposed development, as presented, will not support or promote the existing RTS (Rapid Transit System).

Tom Galbreath with Dunaway Associates, representing Wal-Mart, gave a full power point presentation and stated that it is not operationally feasible to locate the building towards Montana, however, they are willing to provide any residential connections per staff's recommendations. They are also in agreement to submit a request for a GMU with the Master Plan and recommendations on pedestrian connectivity.

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

The following persons spoke in opposition to this request.

- Matthew Loweree, representing Food City Supermarkets, distributed handouts and packets to the Commissioners.
- Oscar Chavez
- Federico Villalva
- Beatrice Baeza
- Rita Villanueva
- Guadalupe Martinez Jr.
- Sylvia Garcia
- Marta Cortez

- Ceasar Cortez, Block Captain for the Olson and Trowbridge area. He noted that they held a neighborhood meeting and 17 residents were present at the meeting and 14 of them signed in opposition to this request. The remaining did not sign nor did they say whether they were in favor or against this request.
- David Ochoa, representing the Austin Terrace Neighborhood Association
- Carlos Loweree with Food City Supermarkets, and
- Lawrence Sears

Caroline Mora spoke in favor of this request.

**RECESS:**

**ACTION:** Motion made by Commissioner Borden, seconded by Commissioner Ardivino, and unanimously carried to **RECESS THE CITY PLAN COMMISSION MEETING FOR FIVE (5) MINUTES.**

Motion passed.

**RECONVENE:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Ardivino, and unanimously carried to **RECONVENE THE CITY PLAN COMMISSION MEETING.**

Motion passed.

The following persons spoke in favor of this request.

- William Mora, representing Chicos Tacos, and
- Risher Gilbert, representing Chicos Tacos

Joe Lopez, with Lopez Marketing, noted that almost 600 people were polled and at least 94% of those that were polled were in favor of this request.

Kelly Gonzalez with Wal-Mart in Texas, spoke in reference to part time and full time benefit packages for Wal Mart employees. She noted that Wal Mart employees not only have good benefits and wages but also have the opportunity for promotions within the company.

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

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Ardivino, and unanimously carried to **POSTPONE PZRZ12-00044 AND PZCR13-00004 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 2, 2013.**

Motion passed.

Note: Commissioner Reveles left the meeting after discussion on items 5 and 8.

**PUBLIC HEARING Rezoning Application RECONSIDERATION:**

- |    |                      |  |
|----|----------------------|--|
| 6. | <b>PZRZ12-00022:</b> | Lots 9-14, Block 25, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas |
|    | Location:            | 2413 Tremont Avenue  |
|    | Zoning:              | R-5 (Residential)  |
|    | Request:             | From R-5 (Residential) to S-D (Special Development)  |
|    | Existing Use:        | Vacant   |
|    | Proposed Use:        | Apartment Complex  |

Property Owner: Hector F. Barraza  
Representative: Jorge Avila  
District: 2  
Staff Contact: Andrew Salloum, (915) 541-4633,  
[salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **DELETE PZRZ12-00022.**

Motion passed.

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**PUBLIC HEARING Special Permit Application RECONSIDERATION:**

7. **PZST12-00015:** Lots 9 through 14, Block 25, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas  
Location: 2413 Tremont  
Zoning: R-5 (Residential)  
Request: Infill development / Reduction in front, rear and side setback / 50% parking reduction / 50% density bonus (Related to PZRZ12-00022)  
Existing Use: Vacant  
Proposed Use: Apartments  
Property Owner: Hector Barraza  
Representative: Jorge Avila  
District: 2  
Staff Contact: Michael McElroy, (915) 541-4238,  
[mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **DELETE PZST12-00015.**

Motion passed.

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**PUBLIC HEARING Zoning Condition Release Application:**

8. **PZCR13-00004:** 1039 Chelsea Street  
Location: 1039 Chelsea Street  
Legal Description: Lots 1 and 2, Block 1, V.A.L. Tract, City of El Paso, El Paso County, Texas  
Existing Zoning: C-1/c/sp (Commercial/condition/special permit)  
Existing Use: Vacant  
Request: Release condition No. 1 in Zoning Condition Ordinance No. 016788, dated December 11, 2007  
Proposed Use: Wal-Mart Neighborhood Market  
Property Owner: Omega Paving Contractors, Inc.  
Representative: Dunaway Associates, L.P.  
Rep District: 2  
Staff Planner: Alex Hoffman, (915) 541-4638, [hoffmanap@elpasotexas.gov](mailto:hoffmanap@elpasotexas.gov)

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

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **HEAR ITEMS 5 AND 8 TOGETHER.**

Motion passed.

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

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Ardovino, and unanimously carried to **POSTPONE PZRZ12-00044 AND PZCR13-00004 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 2, 2013.**

Motion passed.

Note: Commissioner Reveles left the meeting after discussion on items 5 and 8.

**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:**

- 9.       **SUSU12-00109:**       Tierra Del Este Unit Seventy Three – 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 Boulevard
  - Property Owner:         Ranchos Real XV, LLC
  - Representative:         Conde, Inc.
  - District:                   ETJ
  - 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 Wright, and carried to **APPROVE SUSU12-00109.**

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

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

**ABSENT:** Commissioner Amoriello

Motion passed.

- 10.       **SUSU13-00017:**       Horizon Hills Estates –All of Tract 4, C.D. Stewart Survey No. 324 and all of Tract 1, C.D. Stewart Survey No. 317, El Paso County, Texas

Location: North of I-10 and East of Eastlake  
Property Owner: Althon Investment, LLC  
Representative: Del Rio Engineering, Inc.  
District: ETJ  
Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Sal Masoud with Del Rio 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 Borden, and carried to **APPROVE SUSU13-00017.**

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

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

**ABSENT:** Commissioner Amoriello

Motion passed.

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11. **SUSU13-00018:** Mesquite Trails Unit Eleven – A Portion of Section No. 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas  
Location: East of Sun Fire Boulevard and north of Cevallia Avenue  
Property Owner: Tropicana Development  
Representative: CEA Group  
District: 6  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernf@elpasotexas.gov](mailto:bakernf@elpasotexas.gov)

Jorge Azcarate with CEA Group concurred with staff's comments.

Regarding the rock wall, Commissioner Ardivino asked Mr. Azcarate if there is a way that he could work with staff to come up with an ingress/egress into the park without going into the street.

Mr. Azcarate is willing to take it back to the developer for their consideration.

Kimberly Forsyth, Lead Planner, stated that staff will coordinate a meeting with the Parks Department and the developer and encourage some of these ideas, including the rock wall and access to the park before this item gets to the final stage.

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 carried to **APPROVE SUSU13-00018 WITH THE CONDITION THAT PRIOR TO APPROVAL OF THE FINAL PLAT, CONSTRUCTION OF A SECOND POINT OF ACCESS TO VISTA DEL SOL SHALL BE COMPLETED AND MESQUITE TRAILS UNIT EIGHT SHALL HAVE BEEN APPROVED AND FILED AND WITH THE REQUEST THAT THE DEVELOPER BE REQUESTED TO PUT PEDESTRIAN ACCESS THROUGH THE BACK WALL TO THE PARK AREA.**

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

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

**ABSENT:** Commissioner Amoriello

Motion passed.

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12.     **SUSC13-00001:**         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 Street and north of Argonaut Drive
- Property Owner:         EPT Montecillo Development East, L.P.
- Representative:         Conde, Inc.
- District:                 1
- Staff Contact:          Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **POSTPONE SUSC13-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 2, 2013.**

Motion passed.

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**Major Combination:**

13.     **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:          Raul Garcia, (915) 541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)

Bobby Gonzalez with Quantum 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 Ardivino, and carried to **APPROVE SUSU13-00006 WITH THE CONDITION THAT THE VACATION OF EDGAR ROAD SHALL BE APPROVED BY CITY COUNCIL PRIOR TO RECORDING OF WEST DESERT MARKET PLACE.**

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

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

**ABSENT:** Commissioner Amoriello

Motion passed.

Commissioner Schauer left after discussion on item 13.

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14. **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 Brandrup, seconded by Commissioner Nance, and unanimously carried to **DELETE SUSU13-00008.**

Motion passed.

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**Major Final:**

15. **SUSU13-00012:** Mesquite Trails Unit Eight – A portion of section No. 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas  
Location: South of Vista Del Sol and East of Joe Battle  
Property Owner: Americas Loop 375 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.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Ardivino, and carried to **APPROVE SUSU13-00012 WITH THE CONDITION THAT THE DOUBLE FRONTAGE LOTS OFF GREG MARTINEZ BE LANDSCAPED WITHIN THE REAR PARKWAY, AND THAT THE RECORDING OF THE FINAL PLAT IS CONTINGENT UPON THE ANNEXATION OF CHERRINGTON STREET.**

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

**NOT PRESENT FOR THE VOTE:** Commissioner Schauer, and Reveles

**ABSENT:** Commissioner Amoriello

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

16. **SUSC13-00003:** Colfax MCA Addition - Tracts 2 and 5, and portion of Tract 6, Elijah Bennett Survey 11, all of Lots 1, 2, 3, Block 1, Medina Subdivision, all of Lots 1 and 2, Block 20, Lot 4, Block 21, Lots 1 thru 7, Block 22, portion of Block 20, portion of Lots 1,2,3,5,6, and 7, Block 21, Brentwood Heights Addition and a portion of Colfax street, City of El Paso, El Paso County, Texas  
Location: South of I-10 and East of Reynolds  
Property Owner: City of El Paso  
Representative: Conde, Inc.  
District: 3  
Staff Contact: Raul Garcia, (915) 541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@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 Borden, seconded by Commissioner Wright, and carried to **APPROVE SUSC13-00003 WITH THE CONDITION THAT A PLAT COMPLYING WITH THE APPROVED REGULATING PLAN SHALL BE RECORDED PRIOR TO THE ISSUANCE OF ANY CITY PERMITS ON THIS PROPERTY.**

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

**NOT PRESENT FOR THE VOTE:** Commissioner Schauer, and Reveles

**ABSENT:** Commissioner Amoriello

Motion passed.

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**Other Business:**

17. Discussion and action on the City Plan minutes for:  
April 4, 2013

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Ardovino, and carried to **APPROVE THE MINUTES FOR THE CITY PLAN COMMISSION MEETING OF APRIL 4, 2013.**

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

**NOT PRESENT FOR THE VOTE:** Commissioner Schauer, and Reveles

**ABSENT:** Commissioner Amoriello

Motion passed.

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18. Planning Report:  
N/A
- .....

19. Legal Report:  
N/A
- .....

**ADJOURNMENT:**

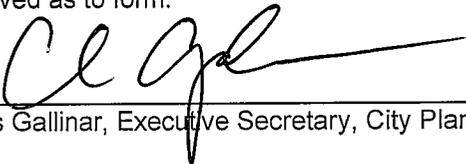
Motion made by Commissioner Ardovino, seconded by Commissioner Borden, and carried to adjourn this meeting at 5:20 p.m.

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

**NOT PRESENT FOR THE VOTE:** Commissioner Schauer, and Reveles

**ABSENT:** Commissioner Amoriello

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission