



**CITY PLAN COMMISSION MEETING  
MAIN LIBRARY, 501 N. OREGON  
MAY 2, 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 Borden  
Commissioner Brandrup  
Commissioner Nance  
Commissioner Amoriello  
Commissioner Ardovino  
Commissioner Schauer  
Commissioner Reveles

**COMMISSIONERS ABSENT:**

Commissioner Wright

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

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**

**Extension Request to Submit Recording Maps:**

1. **SUSU13-00025:** Mesquite Hills Unit Seven – A portion of Tracts 5 and 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location: East of Mesquite Hill Drive and Southeast of Patriot Freeway (US 54)
- Property Owner: Newman Ranch Partners, L.P.
- Representative: Conde, Inc.
- District: 4
- Staff Contact: Mirian Spencer, (915) 541-4482,  
[spencermd2@elpasotexas.gov](mailto:spencermd2@elpasotexas.gov)

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Borden, and unanimously carried to **APPROVE SUSU13-00025.**

Motion passed.

.....

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

**PUBLIC HEARING Rezoning Application:**

2. **PZRZ12-00044:**
- Location: Parcel 1: 5305 and 5331 Montana Avenue  
Parcel 2: 1015 Chelsea Street  
Parcel 3: 1012 Cardon 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: C-2/sp (Commercial/special permit)  
Parcel 3: R-4/sp (Residential/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 GMU (General Mixed Use)  
Parcel 2: C-2/sp (Commercial/special permit) to GMU (General Mixed Use)  
Parcel 3: R-4/sp (Residential/special permit) to GMU (General Mixed Use)  
Parcel 4: C-1/c/sp (Commercial/conditions/special permit) to GMU (General Mixed Use)
- 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 Contact: Alex Hoffman, (915)-541-4638, [hoffmanap@elpasotexas.gov](mailto:hoffmanap@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Borden, and unanimously carried to **POSTPONE PZRZ12-00044 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 16, 2013.**

Motion passed.

.....

3. **PZRZ13-00006:**  
Location: 9301 Dyer Street  
Legal Description: A Portion of Lot 3, Block 5, Castner Range Subdivision No. 1, City of El Paso, El Paso County, Texas  
Request: From C-1 (Commercial) to C-3 (Commercial)  
Existing Zoning: C-1 (Commercial)  
Existing Use: Vacant  
Proposed Use: National Tire Center and Automotive Repair  
Property Owners: Investment Builders Inc.  
Representative: SLI Engineering, Inc.  
Rep District: 4  
Staff Contact: Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Georges Halloul with SLI 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 Reveles, and unanimously carried to **APPROVE PZRZ13-00006.**

Motion passed.

.....

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

4. **PZDS13-00004:**  
Location: 1000 N. Mesa Street  
Legal Description: The South 1/3 of Lot 15 and all of Lots 16-20, Block 67, Harts Survey No. 9 of the Satterwaite Addition, City of El Paso, El Paso County, Texas  
Request: Detailed Site Development Plan Required by Ordinance No. 014240, dated October 12, 1999  
Existing Zoning: S-D/c (Special Development/condition)  
Existing Use: Vacant  
Proposed Use: Medical Offices  
Property Owner: Revery Investments, LLC  
Representative: Carlos Fraire/James Suerken  
Rep District: 8  
Staff Planner: Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Borden, and unanimously carried to **HEAR ITEMS 4 AND 5 TOGETHER.**

Motion passed.

**PUBLIC HEARING Zoning Condition Release Application:**

5. **PZCR13-00002:**  
Location: 1000 N. Mesa Street  
Legal Description: The South 1/3 of Lot 15 and all of Lots 16-20, Block 67, Harts Survey No. 9 of the Satterwaite Addition, City of El Paso, El Paso County, Texas  
Request: Release condition imposed by Ordinance No. 014240, dated October 12, 1999  
Existing Zoning: S-D/c (Special Development/condition)  
Existing Use: Vacant  
Proposed Use: Medical Offices  
Property Owner: Revery Investments, LLC  
Representative: Carlos Fraire/James Suerken  
Rep District: 8  
Staff Planner: Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

James Suerken concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against these requests. There was no response.

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Schauer, and unanimously carried to **APPROVE PZDS13-00004 and PZCR13-00002 UNANIMOUSLY.**

Motion passed.

6. **PZCR13-00004:**  
Location: 1039 Chelsea Street  
Legal Description: Lots 1 and 2, Block 1, V.A.L. Tract, City of El Paso, El Paso County, Texas  
Request: Release condition No. 1 in Zoning Condition Ordinance No. 016788, dated December 11, 2007  
Existing Zoning: C-1/c/sp (Commercial/condition/special permit)  
Existing Use: Vacant  
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)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Borden, and unanimously carried to **POSTPONE PZCR13-00004 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 16, 2013.**

Motion passed.

**PUBLIC HEARING Rezoning Application RECONSIDERATION:**

7. **PZRZ12-00022:** 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 De La Cruz, seconded by Commissioner Borden, and unanimously carried to **HEAR ITEMS 7 AND 8 TOGETHER.**

Motion passed.

**PUBLIC HEARING Special Permit Application RECONSIDERATION:**

8. **PZST12-00015:** 2413 Tremont  
Location: 2413 Tremont  
Legal Description: Lots 9 through 14, Block 25, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas  
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)

Michael McElroy, Planner, noted that the zoning request was originally heard by the Commission on August 23, 2012, and the Special Permit was originally heard on November 15, 2012. Both items are being reconsidered because of technical notification. He also noted that staff received five (5) letters of opposition to this zoning request.

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

- Harry Farah, owner, noted that he had no objection to the site development changes but expressed concern about the 0' side setbacks to his property.
- Ed Hammond gave a full power point presentation and expressed concerns about the appropriateness of the Special Permit and feels that the site plan has too many deficiencies.
- David Mills noted that his concerns were expressed by Mr. Hammond and therefore he does not wish to speak.
- Patricia Russell expressed concern about topography and parking.

Jorge Avila addressed some of the concerns expressed by the public and the commission.

**MOTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **APPROVE PZRZ12-00022.**

Motion passed.

**MOTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Borden, and carried to **POSTPONE PZST12-00015 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 16, 2013 UPON REVIEW FOR APPROPRIATE SITE ACCESS TAKING INTO CONSIDERATION THE GRADING AT THE END OF THE STREET AND ALSO WITH THE DISCUSSION OF THE NEIGHBOR REGARDING THE RETAINING WALL ISSUE AND MAINTENANCE.**

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

**NAYS:** Commissioner Nance

**ABSENT:** Commissioner Wright

Motion passed.

.....  
**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.      **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 De La Cruz, seconded by Commissioner Borden, and unanimously carried to **POSTPONE SUSC13-00004 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 30, 2013.**

Motion passed.  
.....

Note: Commissioner Borden left the meeting before discussion on item 10.

**Major Combination:**

10.     **SUSU12-00004:**     Temple Of Divine Restoration – All of Tracts 9B, 9C, 9K and 9L, Block 17, and Tract 17, Block 19 save and except Ysleta Grant, El Paso County, Texas. Tract 17 of Block 19 is also known as all, of Block 9, Subdivision Map No. 3 of the Rosedale Farms, an addition to the City of El Paso, El Paso County, Texas
- Location:             North of Carolina and West of North Loop
- Property Owner:     Carlos Aguirre
- Representative:     Rey Engineering
- District:             3
- Staff Contact:       Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@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 Reveles, seconded by Commissioner De La Cruz, and carried to **APPROVE SUSU12-00004.**

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

**NOT PRESEN FOR THE VOTE:** Commissioner Borden

**ABSENT:** Commissioner Wright

Motion passed.

.....

11.     **SUSU13-00022:**     Student Memorial Subdivision – A portion of The Tobin Texas Subdivision Plat, City of El Paso, El Paso County, Texas
- Location:             East of Roanoke Drive and North of Wren Avenue
- Property Owner:     City of El Paso
- Representative:     Conde, Inc.
- District:             4
- Staff Contact:       Mirian             Spencer,             (915)             541-4482,  
                                  [spencermd2@elpasotexas.gov](mailto:spencermd2@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 Ardovino, seconded by Commissioner Amoriello, and carried to **APPROVE SUSU13-00022.**

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

**NOT PRESEN FOR THE VOTE:** Commissioner Borden

**ABSENT:** Commissioner Wright

Motion passed.

.....

12. **SUSU13-00024:** Tierra Del Este Unit 75 – A portion of Section 18, Block 78, Township 2, and portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
- Location: South of Edgemere and East of John Hayes  
Property Owner: Ranchos Real XVI, LLC  
Representative: Conde, Inc.  
District: 5  
Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@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 Amoriello, and carried to **APPROVE SUSU13-00024 WITH THE CONDITION THAT TIERRA DEL ESTE UNIT 71 SHALL BE RECORDED PRIOR OR CONCURRENTLY WITH THIS PLAT.**

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

**NOT PRESEN FOR THE VOTE:** Commissioner Borden

**ABSENT:** Commissioner Wright

Motion passed.

**PUBLIC HEARING Street Vacation:**

13. **SURW13-00011:** San Francisco Street Vacation – A 0.365 acre parcel in the Juan Maria Ponce De Leon Grant, referred to as the Atchison, Topeka, and Santa Fe Railroad Reservation, and being a portion of San Francisco Street (70 foot ROW), as shown on Mills Map to the City of El Paso, El Paso County Texas, and Campbell's Addition, an addition to the City of El Paso, El Paso County, Texas
- Location: West of Durango @ San Francisco  
Property Owner: City of El Paso  
Representative: City of El Paso  
District: 8  
Staff Contact: Raul Garcia, (915) 541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

Terry Cullen, Assistant City Attorney, explained the Memorandum of Agreement between the City and the Railroad.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Schauer, and carried to **APPROVE SURW13-00011 WITH THE CONDITION THAT THE CITY WILL BE RETAINING THE EASEMENT FOR ANY RETAINING UTILITIES, HOWEVER THE RAILROAD HAS THE OPTION TO RELOCATE OR ABANDON ANY**

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

**NOT PRESEN FOR THE VOTE:** Commissioner Borden

**ABSENT:** Commissioner Wright

Motion passed.

.....

**Other Business:**

14. Discussion and action on an Ordinance amending Title 19 (Subdivisions), Chapter 19.20 (Parks and Open Space), Section 19.20.030 (Parkland Calculation), Section 19.20.050 (Standards for Deeded Parkland) and Section 19.20.120 (Parkland Fees Special Fund) of the City of El Paso City Code to amend the requirements for parkland dedication and fees. The penalty being as provided in Chapter 19.42 of the City of El Paso City Code.  
Staff Contact: Kimberly Forsyth, (915) 541-4668, [forsythki@elpasotexas.gov](mailto:forsythki@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Borden, and unanimously carried to **POSTPONE DISCUSSION AND ACTION ON AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), CHAPTER 19.20 (PARKS AND OPEN SPACE), SECTION 19.20.030 (PARKLAND CALCULATION), SECTION 19.20.050 (STANDARDS FOR DEEDED PARKLAND) AND SECTION 19.20.120 (PARKLAND FEES SPECIAL FUND) OF THE CITY OF EL PASO CITY CODE TO AMEND THE REQUIREMENTS FOR PARKLAND DEDICATION AND FEES. FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 30, 2013.**

Motion passed.

.....

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

**ADJOURNMENT:**

Motion made by Commissioner Brandup, seconded by Commissioner Nance, and unanimously carried to adjourn this meeting at 3:17 p.m.

Approved as to form:



\_\_\_\_\_  
Carlos Gallinar, Executive Secretary, City Plan Commission