



**CITY PLAN COMMISSION MEETING  
2<sup>ND</sup> FLOOR CITY COUNCIL CHAMBERS  
JUNE 16, 2011  
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 Vandivort present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner De La Cruz  
Commissioner Nance  
Commissioner Wright  
Commissioner Borden  
Commissioner Vandivort  
Commissioner Carreto  
Commissioner Vorba  
Commissioner Brandrup

**COMMISSIONERS ABSENT:**

Commissioner Landeros

**AGENDA**

Commissioner Nance read the rules into the record. Mathew McElroy, Deputy Director for Planning, read the revisions to the agenda into the record.

Commissioner Vandivort presented Katie Updike with a plaque and thanked her for her service and dedication to the City of El Paso.

Ms. Updike noted the most excited thing about being part of the City Plan Commission was being able to launch the Comprehensive Plan for the City and her biggest regret is not being able to see that to the conclusion. She thanked the commission and staff for their support during her tenure as Chair of the City Plan Commission.

**\*ACTION:** Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE** the agenda as amended.

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

**ABSENT:** Commissioner Landeros

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**

There were no items on the Consent Agenda.  
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**III. REGULAR AGENDA - DISCUSSION AND ACTION:**

**SUBDIVISION MAP APPROVAL:**

**Subdivision Applications:**

**Major Preliminary:**

- 1. **SUSU11-00037:** Peyton Pass Commercial – Being a portion of C.D. Stewart Survey No. 319, El Paso County, Texas  
 Location: South of Eastlake Boulevard and East of Peyton Drive  
 Property Owner: Hunt Peyton Estates, LLC  
 Representative: Gray Jansing & Associates, Inc.  
 District: Eastern ETJ  
 Staff Contact: Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

Frank Delgado, Planner, noted that there is a revised staff report for this item noting that the changes are from the DCC and Planning Economic Development’s recommendation for approval. The Traffic Department’s comments have also been revised to reflect the County’s acceptance of the subdivision.

Robert Romero with Gray Jansing & Associates concurred with staff’s comments and noted that they are getting rid of the temporary retention pond that is currently there and a new one will be developed 800 feet to the west.

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU11-00037.**

Motion passed.  
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- 2. **SUSU11-00042:** Cimarron Sage Unit Three – Being a portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242, and Tracts 1A, 1B4C, 1B5C and 1B5B2, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas  
 Location: South of Arcraft Road and West of Northern Pass Drive  
 Property Owner: Cimarron Hunt Communities, LLC.  
 Representative: CSA Design Group  
 District: 1  
 Staff Contact: Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

Sal Alonzo with CSA Design Group concurred with staff's comments and noted that they will be providing landscaping on the double frontage lots.

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE SUSU11-00042 WITH THE FOLLOWING CONDITIONS:**

- **THAT CIMARRON SAGE UNIT TWO, DEDICATING THE OFFSITE PARK ADJACENT TO THE EAST OF THE PROPOSED SUBDIVISION, BE RECORDED PRIOR TO OR CONCURRENTLY WITH THIS SUBDIVISION IN ORDER TO SATISFY PARKLAND DEDICATION REQUIREMENTS.**
- **THAT CIMARRON SAGE UNIT ONE BE RECORDED PRIOR TO OR CONCURRENTLY WITH CIMARRON SAGE UNIT THREE IN ORDER TO PROVIDE CONNECTIVITY TO CANYON WREN DRIVE AT IT'S WESTERN END, AND**
- **TO REQUIRE THE APPLICANT TO LANDSCAPE THE PARKWAY AREA ON PASEO DEL NORTE BOULEVARD.**

Motion passed.

**Major Combination:**

3.       **SUSU11-00030:**           Emerald Pass Commercial Unit One – Being a portion of Section 22, Block 79, Township 3, Texas and Pacific Railway Company, El Paso County, Texas
- Location:                South of Eastlake Boulevard and West of Emerald Park Drive
- Property Owner:        Texas General Land Office & Hunt Communities Holdings, LLC
- Representative:        Gray Jansing & Associates, Inc.
- District:                 Eastern ETJ
- Staff Contact:         Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

Frank Delgado, Planner, noted that the staff report for his item has been revised to reflect the recommendations from DCC and the Department of Transportation for approval.

Robert Romero with Gray Jansing & Associates concurred with staff's comments.

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU11-00030.**

Motion passed.

**Resubdivision Preliminary:**

4.       **SUSU11-00039:**           North Desert Palms – Being a replat of all of Lots of Blocks 1, 2, and 3, Robert Todd Way, Lisa Anne Way, and Billy Joe Circle of Desertaire Estates, City of El Paso, El Paso County, Texas
- Location:                North of Sean Haggerty Drive and West of Dyer Street
- Property Owner:        Hacienda Development
- Representative:        CEA Group
- District:                 4
- Staff Contact:         Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **DELETE SUSU11-00039.**

Motion passed.

**PUBLIC HEARING Rezoning Application:**

5. **PZRZ11-00019:** Tract 1A4, Section 45, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location: East of Joe Battle (Loop 375) and South of Maribel Chavez Court  
Request: From R-3 (Residential) to C-4 (Commercial)  
Property Owner: The Episcopal Church Diocese of the Rio Grande  
Representative: Conde, Inc.  
District: 5  
Staff Contact: Geena Maskey, (915) 541-4192, [maskeyga@elpasotexas.gov](mailto:maskeyga@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE PZRZ11-00019 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 30, 2011.**

Motion passed.

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

6. **PZDS11-00007:** Tract 2, Block 37, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: 171 N. Zaragoza Road  
Zoning: C-1/c (Commercial/condition)  
Request: Detailed Site Plan Review per Ordinance No. 017400  
Proposed Use: Office  
Property Owner: Elvia Mendoza  
Representative: CAD Consulting Co.  
District: 7  
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.

Carlos Jimenez with CAD Consulting concurred with staff's comments.

Commissioner Vandivort 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 PZDS11-00007.**

Motion passed.

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7. **PZDS11-00008:** A portion of Lot 2, Block 2, Medano Heights Subdivision Replat "A", City of El Paso, El Paso County, Texas  
Location: 5700 North Desert Boulevard  
Zoning: C-3/c (Commercial/condition)  
Request: Detailed Site Development Plan Review per Ordinance No. 14596 and No. 16499  
Proposed Use: Restaurant  
Property Owner: E. P. Summit Investments  
Representative: SLI Engineering Inc.

District: 1  
Staff Contact: Andrew Salloum, (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

George Halloul with SLI Engineering concurred with staff's comments

Commissioner Vandivort 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 Wright, and unanimously carried to **APPROVE PZDS11-00008.**

Motion passed.

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**PUBLIC HEARING Special Permit and Detailed Site Development Plan Review Application:**

8. **ZON11-00004:** Lot 15 and the east ½ of Lot 16, Block 223, Campbell's Addition, City of El Paso, El Paso County, Texas  
Location: 910 Texas Avenue  
Zoning: C-4 (Commercial)  
Request: Infill Development and Parking Reduction  
Proposed Use: Mixed Use/Retail and Apartments  
Property Owner: Don Luciano  
Representative: Lupe Federico  
District: 8  
Staff Contact: Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Art Rubio, Senior Planner, gave a brief power point presentation and noted that the traffic study shows there is sufficient parking in the area.

Don Luciano concurred with staff's comments.

Commissioner Vandivort 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 Carreto, and unanimously carried to **APPROVE ZON11-00004.**

Motion passed.

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**Other Business:**

9. Discussion and action on the City Plan Commission minutes of June 2, 2011

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Vorba, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 2, 2011.**

**AYES:** Commissioner De La Cruz, Nance, Wright, Carreto, Vorba, and Brandrup

**ABSTAIN:** Commissioner Borden

**ABSENT:** Commissioner Landeros

Motion passed.

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10. Discussion and action on an Ordinance amending the 2025 Proposed Thoroughfare System as detailed in the Map Atlas of The Plan for El Paso and its related documents as originally approved by El Paso City Council in 1999, and as subsequently amended, to delete a proposed east-west collector arterial from Gem Street to Western Skies Drive, delete a portion of a proposed east-west minor arterial from Remcon Circle to the proposed extension of Belvidere Street, and to realign the east-west minor arterial and the proposed extension of Belvidere Street to connect from Mesa Street to Resler Drive.  
Staff Contact: Melissa Granado, (915) 541-4730, [granadom@elpasotexas.gov](mailto:granadom@elpasotexas.gov)

Melissa Granado, Senior Planner, gave a brief presentation and noted that the applicant is requesting to delete the east-west collector arterial from Gem Street to Western Skies Drive, delete a portion of the east-west minor arterial from Remcon Circle to the proposed intersection at Belvidere Street, and to realign the proposed extension of Belvidere Street and the remaining portion of the east-west minor arterial to connect from Mesa Street to Resler Drive following the alignment of the existing Desert Pass Street.

She noted that staff asked for a proposed use in the area. The proposal is for multi-family and commercial. There are a number of parcels that have been parceled out that presumably will be used for commercial. Staff's recommendation is to approve the request to delete a portion of the proposed east-west minor arterial from Remcon Circle to the proposed extension of Belvidere Street and to realign the east-west minor arterial and the proposed extension of Belvidere Street to connect from Mesa Street to Resler Drive. However, Planning recommends retaining the proposed east-west collector arterial for connectivity as an ingress/egress point.

Conrad Conde representing the owner concurred with staff's comments. He noted that Gem Street will not connect to Western Skies because there is a gap of approximately 300 feet between the property and where Western Skies dead ends.

Commissioner Vandivort noted that this is not a public hearing. He asked for public comments. There was no response.

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Wright, **TO APPROVE STAFF'S RECOMMENDATION TO RETAIN A CONNECTION TO WESTERN SKIES.**

Motion passed.  
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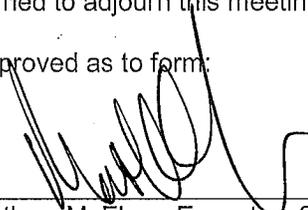
11. Planning Report: N/A  
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12. Legal Report: N/A  
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**ADJOURNMENT:**

Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to adjourn this meeting at 2:15 p.m.

Approved as to form:

  
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Mathew McElroy, Executive Secretary, City Plan Commission