



**CITY PLAN COMMISSION MEETING  
10<sup>TH</sup> FLOOR, LARGE CONFERENCE ROOM  
JULY 28, 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 Wright  
Commissioner Vandivort  
Commissioner Vorba  
Commissioner Brandrup  
Commissioner Landeros

**COMMISSIONERS ABSENT:**

Commissioner Nance  
Commissioner Borden  
Commissioner Carreto

**AGENDA**

Commissioner Landeros read the rules into the record. Fred Lopez, Comprehensive Plan Manager, read the revisions to the agenda into the record.

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

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

**ABSENT:** Commissioner Nance, Borden, and Carreto

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.**

Chair Brooks requested that an attendance chart be provided to City Council and to let them know that Commissioner Carreto has been absent for three consecutive meetings and if there is an issue with her attending the meetings, perhaps the City Council can appoint someone else.

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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. **SUSU11-00060:** Enchanted Hills Unit Three - Being a portion of Tracts 8, 9C and 9A, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
- Location: North of Transmountain Road and East of I-10  
Property Owner: E.P. Transmountain Residential, L.L.C.  
Representative: Roe Engineering  
District: 1  
Staff Contact: Raul Garcia, (915) 541-4935, [garciar1@elpasotexas.gov](mailto:garciar1@elpasotexas.gov)

Raul Garcia, Planner, noted that the staff report should read as follows: That the applicant is proposing 4.36 acres of public open space that will also serve as drainage rights of way and drainage easements, as well as five pedestrian ROWs to provide access to the open space areas. He noted that the applicant will not be receiving any credits for the open space. He read an additional modification into the record to allow landscaping within the cul-de-sac.

Veronica Galindo with Stormwater Utilities noted they have reviewed the plans and are satisfied with the drainage issues.

Bradley Roe with Roe Engineering concurred with staff's comments.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **APPROVE SUSU11-00060 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND WITH THE CONDITION THAT ENCHANTED HILLS UNIT ONE BE RECORDED PRIOR TO OR CONCURRENTLY WITH ENCHANGTED HILLS UNIT THREE TO PROVIDE ADEQUATE ACCESS TO THE SUBDIVISION AND THAT THE APPLICANT BE REQUIRED TO LANDSCAPE THE PARKWAY AT THE REAR OF THE DOUBLE FRONTAGE LOTS ON ENCHANTED RANGE DRIVE AND ENCHANTED PATH DRIVE.**

Motion passed.

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**PUBLIC HEARING Resubdivision Preliminary:**

2. **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 De La Cruz, seconded by Commissioner Vorba, and unanimously carried to **POSTPONE SUSU11-00039 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 11, 2011.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

3. **SUSU11-00049** El Paso Tabernacle Place - Being all of Lots 1, 2, 3, 4, and 5, Block 1, Joel Place and a portion of Lot 7, out of Tract 3 Sphor Addition, City of El Paso, El Paso County, Texas
- Location: South of Roseway Drive and East of Pendale Road  
Property Owner: Adolfo Mata  
Representative: Rey Engineering  
District: 7  
Staff Contact: Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Kevin Smith, Planner, noted that staff received several phone calls inquiring about this subdivision but none expressed support or opposition.

Enrique Rey with Rey Engineering concurred with staff's comments.

Michelle Padilla with the Department of Transportation noted that there was no need for a traffic impact study.

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

Reyes Garcia expressed concern about traffic increase and gave staff a list with names that were also against this proposal.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Vorba, and unanimously carried to **APPROVE SUSU11-00049.**

Motion passed.

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**PUBLIC HEARING Easement Vacation:**

4. **SUET11-00002:** CL International Dr. Easement Vacation – Being a portion of Lots 1 and 2, Block 1, International Industrial Center, City of El Paso, El Paso County, Texas
- Location: West of Airway Boulevard and North of I-10  
Property Owner: Crawford Properties

Representative: SLI Engineering  
District: 3  
Staff Contact: Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Vorba, and unanimously carried to **DELETE SUET11-00002**.

Motion passed.

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**PUBLIC HEARING Rezoning Applications:**

5. **PZRZ11-00020:** Tract 7E3, Block 34, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: 8400 Block of Alameda Avenue, North of Prado Road  
Zoning: R-F (Ranch & Farm)  
Request: From R-F (Ranch & Farm) to C-1 (Commercial)  
Existing Use: Vacant  
Proposed Use: Multi-family (Apartments)  
Property Owner: Jorge M. Sanchez  
Representative: Daniel Castaneda  
District: 7  
Staff Contact: Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

Daniel Castañeda 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 Landeros, and unanimously carried to **APPROVE PZRZ11-00020**.

Motion passed.

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6. **PZRZ11-00025:** Portion of Tract 3, Kilpatrick Subdivision, City of El Paso, El Paso County, Texas  
Location: 8648 North Loop Drive  
Zoning: R-F (Ranch-Farm)  
Request: From R-F (Ranch-Farm) to C-1 (Commercial)  
Existing Use: Single-family dwelling  
Proposed Use: Retail Store  
Property Owner: Margarita Modabber  
Representative: Margarita Modabber  
District: 7  
Staff Contact: Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Margarita Modabber, property owner, 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 Landeros, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZRZ11-00025**.

Motion passed.

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7. **PZRZ11-00026:** Lot 2, Block 2, Keystone Business Park Replat A, City of El Paso, El Paso County, Texas  
Location: 4501 Osborne Drive  
Zoning: P-I/sc (Planned Industrial/special contract)  
Request: From P-I/sc (Planned Industrial/special contract) to C-4/sc (Commercial/special contract)  
Existing Use: Vacant  
Proposed Use: Commercial/Office/Warehouse  
Property Owners: EP Dirtmen, LLC & CIC Limited, Inc.  
Representative: Chris Cummings  
District: 8  
Staff Contact: Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

Esther Guerrero, Planner, noted that the conditions on the special contract have already been met or will be met at the time of development.

Chris Cummings 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 Brandrup, seconded by Commissioner Vorba, and unanimously carried to **APPROVE PZRZ11-00026**.

Motion passed.

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8. **PZRZ11-00027:** Portion of Tract 4B, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location: 14200 Block of Edgemere Boulevard at Tim Foster Street  
Zoning: A-2 (Apartment)  
Request: From A-2 (Apartment) to C-1 (Commercial)  
Existing Use: Vacant  
Proposed Use: Neighborhood Commercial  
Property Owner: Camino Real Properties I, LTD  
Representative: Conde, Inc.  
District: 5  
Staff Contact: Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

Conrad Conde with Conde, Inc., 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 PZRZ11-00027 WITH THE CONDITION THAT PRIOR TO ISSUANCE OF BUILDING PERMITS, A DETAILED SITE DEVELOPMENT PLAN REVIEW BE DONE IN ACCORDANCE WITH THE EL PASO CITY CODE.**

Motion made

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**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Vorba, and unanimously carried to **MOVE PZRZ11-00028 TO THE FOREFRONT OF THE AGENDA.**

Motion passed.

9. **PZRZ11-00028:** A 1.174 Acre (51,124 S.F.) Tract of land being all of Lots 1 thru 9, all of Lots 48 Thru 52, all of Lot 14, a portion of Lots 10, 11, 12, 13 and 47, and a portion of a vacated alley all within Block I, Alamo Heights Addition, City of El Paso, El Paso County, Texas
- Location: 2851 Grant Avenue  
Zoning: R-4 (Residential)  
Request: R-4 (Residential) to R-4/H (Residential /Historic) Overlay  
Existing Use: School  
Proposed Use: School  
Property Owner: El Paso Independent School District  
Representative: City of El Paso/Planning & Economic Development Department  
District: 2  
Staff Contact: Tony De La Cruz, (915) 541-4329, [delacruzja@elpasotexas.gov](mailto:delacruzja@elpasotexas.gov)

Tony De Cruz, Planner, noted that the historical overlay would impact only the 1922 structure, but not the other structures on the site, which are exempt from historic regulations and design guidelines. He also noted that the school has maintained a lot of its original architectural integrity and very minor modifications have been made to the school. He also noted that the school meets the criteria for designation under Section 20.20.050 of the city code. Staff received six letters in support of this request. A letter from the El Paso Independent School District, stating their opposition, was read into the record by Mr. Tony De La Cruz.

Commissioner Vandivort noted that it makes it very difficult to make a decision that falls on the side of the El Paso Independent School District when they are not present to present their side of the story.

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 Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZRZ11-00028.**

Motion passed.

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

10. **PZST11-00008:** A portion of Tract 1M, Section 28, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas
- Location: 5301 Wadsworth Avenue  
Zoning: R-3 (Residential)  
Request: Personal Wireless Service Facility (PWSF)  
Existing Use: Vacant  
Proposed Use: Camouflaged Monopole PWSF  
Property Owner: Catholic Diocese of El Paso  
Representative: Rob Jones  
District: 4  
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 Vorba, and unanimously carried to **POSTPONE PZST11-00008 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 11, 2011.**

Motion passed.  
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**Other Business:**

- 11. Discussion and action on the City Plan Commission minutes of:  
July 14, 2011

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Vorba, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES OF JULY 14, 2011.**

**AYES:** Commissioner De La Cruz, Wright, Brandrup, and Vorba  
**ABSTAIN:** Commissioner Landeros

Motion passed.  
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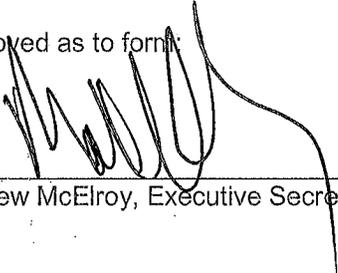
- 12. Planning Report:  
N/A

- 13. Legal Report:  
N/A

**ADJOURNMENT:**

Motion made by Commissioner Wright, seconded by Commissioner Landeros, and unanimously carried to adjourn this meeting at 2:25 p.m.

Approved as to form:



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Mathew McElroy, Executive Secretary, City Plan Commission