



**CITY PLAN COMMISSION MEETING  
CITY COUNCIL CHAMBERS, 1<sup>ST</sup> FLOOR  
OCTOBER 3, 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 Loweree  
Commissioner Wright  
Commissioner Borden  
Commissioner Grambling  
Commissioner Nance  
Commissioner Amoriello  
Commissioner Ardovino  
Commissioner Schauer  
Commissioner Reveles

**COMMISSIONERS ABSENT:**

N/A

**AGENDA**

Commissioner Amoriello read the rules into the record. Philip Etiwe, Case Manager - Planning, 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 Loweree, Wright, Borden, Grambling, Nance, Amoriello, Ardovino, Schauer, and Reveles

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** N/A

**NOT PRESENT FOR THE VOTE:** N/A

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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Commissioner Grambling was introduced by Commissioner Nance.  
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**II. CONSENT AGENDA**

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

**PUBLIC HEARING Rezoning Applications:**

1. **PZRZ13-00007:** All of Boulder Canyon Subdivision, City of El Paso, El Paso County, Texas  
Location: East of Westwind and North of Belvidere  
Zoning: P-R I/c (Planned Residential 1/condition)  
Request: From P-R I/c (Planned Residential 1/condition) to P-R II/c (Planned Residential 2/condition) (Related to PZCR13-00007)  
Existing Use: Vacant  
Proposed Use: Single family homes  
Property Owner: DVEP Land, LLC  
Representative: Jorge Azcarate  
District: 1  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **HEAR ITEMS 1 AND 6 TOGETHER.**

Motion passed.

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 unanimously carried to **APPROVE PZRZ13-00007 AND PZCR13-0007 WITH ONE MOTION.**

Motion passed.  
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2. **PZRZ13-00027:** Lots 17-20, Block 2, Sahara Subdivision, City of El Paso, El Paso County, Texas  
Location: 9951 Taj Mahal Street  
Zoning: C-1/sc Commercial  
Request: From C-1/sc (Commercial/special contract) to C-3/sc (Commercial/special contract)  
Existing Use: Vacant  
Proposed Use: Automobile Sales  
Property Owner: Juan Gandara  
Representative: Jose Uresti  
District: 4  
Staff Contact: Andrew Salloum, (915)-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **POSTPONE PZRZ13-00027 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 17, 2013.**

Motion passed.

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**PUBLIC HEARING Special Permit Applications:**

3. **PZST12-00022:** A portion of Lot 61, Block 23, Valley Gate Subdivision, City of El Paso, El Paso County, Texas  
Location: 180 C.R. Croom Road  
Zoning: R-4 (Residential)  
Request: Special Permit for allow for expansion of existing Assisted Living Facility in R-4 (Residential) zone district  
Existing Use: Assisted Living Facility  
Proposed Use: Assisted Living Facility  
Property Owners: Elizabeth Lara and Daniel Cordero  
Representative: Ray Mancera  
District: 3  
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 and that staff received 2 phone calls in opposition to this request in addition to a petition with 36 signatures also in opposition to this special permit. Staff also received a petition from the applicant with 129 signatures in favor to this request.

Ray Mancera, representing the owners, concurred with staff's comments. He noted that they notified the neighborhood association and they did not receive any response in favor or against this request.

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

The following people spoke in opposition to this request.

- Jorge Acosta presented a power point presentation
- Minerva Acosta presented the second part of the power point presentation
- Ms. Bustillos

The following persons spoke in favor of this request.

- Anna Duenes, President for the El Paso Lower Neighborhood Association, the Cedar Grove and the Lakeside Neighborhood Associations. She noted that she has a petition with 50 signatures of people in favor of this request.
- Herman Aguilar

Mr. Ray Mancera made his rebuttal and noted that in regards to the utility easement, they will work with the El Paso Electric Company to make sure that they never impede the access to their property. He also noted that they are in compliance with all codes and that the owner will tear down the wall and build a new one.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Nance, and carried to **APPROVE PZST12-00022.**

**AYES:** Commissioner Loweree, Wright, Borden, Grambling, Nance, Amoriello, Schauer, and Reveles

**NAYS:** Commissioner Ardovino

Motion passed. (8 to 1 vote)

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**RECESS:**

**ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Wright, and unanimously carried to **RECESS THE CITY PLAN COMMISSION MEETING AT 2:30 P.M.**

Motion passed.

**RECONVENE:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Ardivino, and unanimously carried to **RECONVENE THE CITY PLAN COMMISSION MEETING AT 2:40 P.M.**

Motion passed.

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4. **PZST13-00020:** Lots 17 through 20, Block 76, Supplemental Map No. 1 of East El Paso, City of El Paso, El Paso County, Texas
- Location: 3330 E. Yandell Drive
- Zoning: R-5 (Residential)
- Request: Special permit to allow for an Assisted Living Facility in R-5 (Residential) zone district
- Existing Use: Assisted Living Facility
- Proposed Use: Assisted Living Facility
- Property Owners: Oscar & Rosemary Melendez
- Representatives: Oscar & Rosemary Melendez
- District: 2
- Staff Contact: Andrew Salloum, (915)-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Rose Mary Melendez concurred with staff's comments. She noted that due to parking and changes required by them, they need to remove the 2 trees that already exist but will be replacing them with new trees.

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 unanimously carried to **APPROVE PZST13-00021 WITH THE RECOMMENDATION THAT THE TREES BE REPLACED.**

Motion passed.

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5. **PZST13-00021:** Lot 2, Block 3, Alto Mesa Unit 3, City of El Paso, El Paso County, Texas
- Location: 200 South Alto Mesa Drive
- Zoning: C-1 (Commercial)
- Request: Special Permit to allow for ground and roof-mounted TV broadcasting antennae facility
- Existing Use: Office
- Proposed Use: Ground and roof-mounted TV broadcasting antennae facility
- Property Owner: 99 CA, LP
- Representative: Will Brown
- District: 8

Staff Contact: Arturo Rubio, (915)-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Art Rubio, Planner, gave a brief presentation and noted that the setback and rockwall requirements are met.

Will Brown, representing the applicant, and Chad McClaskey representing the future owner of this facility, 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 Ardovino, and unanimously carried to **APPROVE PZST13-00021.**

Motion passed.

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**PUBLIC HEARING Zoning Condition Release Application:**

6. **PZCR13-00007:** All of Boulder Canyon Subdivision, City of El Paso, El Paso County, Texas  
Location: East of Westwind and North of Belvidere  
Zoning: P-R I/c (Planned Residential 1/condition)  
Request: Release of condition imposed by Ordinance 16586, dated March 20, 2007 (Related to PZRZ13-00007)  
Existing Use: Vacant  
Proposed Use: Single Family Residences  
Property Owner: DVEP Land, LLC  
Representative: Jorge Azcarate  
District: 1  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **HEAR ITEMS 1 AND 6 TOGETHER.**

Motion passed.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZRZ13-00007 AND PZCR13-0007 WITH ONE MOTION.**

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:**

- 7. **SUSC13-00006:** Montecillo Unit Six –A portion of Tract 4F2B, A.F. Miller Survey 215, and portion of Tracts 1 and 3A, John Barker Survey 10, and portion of Tract 7, I.F. Harrison Survey 54, City of El Paso, El Paso County, Texas
  - Location: West of Mesa and South of Carousel
  - Property Owner: EPT Montecillo Development East, L.P.
  - Representative: Conde, Inc.
  - District: 8
  - Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **POSTPONE SUSC13-00006 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 17, 2013.**

Motion passed.

**Major Final:**

- 8. **SUSU13-00086:** Tierra Del Este Unit 72 – A portion of Sections 37 and 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
  - Location: East of John Hayes Street and north of Pebble Hills Blvd.
  - Property Owner: Ranchos Real XVI, LLC.
  - Representative: Conde, Inc.
  - District: 5
  - Staff Contact: Alejandro Palma, (915) 541-4482, [palmaaj@elpasotexas.gov](mailto:palmaaj@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 Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00086 WITH THE CONDITION THAT TIERRA DEL ESTE 76 BE RECORDED PRIOR OR CONCURRENTLY WITH THIS PLAT IN ORDER TO COMPLY WITH THE MASTER DRAINAGE PLAN.**

Motion passed.

**Other Business:**

- 9. Discussion and action on the City Plan Commission minutes for: September 19, 2013

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Nance, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 19, 2013.**

**AYES:** Commissioner Loweree, Wright, Borden, and Nance  
**ABSTAIN:** Commissioner Grambling, Amoriello, Ardovino, and Reveles

Motion passed.

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10. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.04 (Administrative Provisions), Section 20.04.380 (Application Requirements) to revise application requirements specific to City Owned properties being rezoning to the Urban Reserve District. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

Staff Contact: Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **POSTPONE ITEM 10 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 17, 2013.**

Motion passed.

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11. Planning Report:
    - a. Status of DDM item to Council
    - b. Update on Plan El Paso items approved by Subcommittee

Staff Contact: Kimberly Forsyth, (915) 541-4668, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

Kimberly Forsyth, Lead Planner, noted that at the last City Plan Commission meeting, the Commission requested a status update on the various amendments that had been reviewed over the past several months by the City Plan Commission subcommittee. She gave a brief summary of the status of those amendments and noted that there were multiple chapters that were recommended.

Richard Garcia, Parks and Recreation Department, answered questions from the commission and noted that they do not oppose park ponds.

Commissioner Nance asked staff to place a discussion and action item on the next City Plan Commission agenda regarding an optional vacation to the Drainage Design Manual.

Commissioner Nance wanted to make sure that all stakeholders received a copy of the disc with the Drainage Design Manual.

The Commission asked staff to get comments from the stakeholders and have their comments back to the City Plan Commission for the next meeting, whether they are the final comments or not and any objection that they have so that the City Plan Commission can review them and discuss them.

**No action was taken.**

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**ADJOURNMENT:**

Motion made by Commissioner Wright, seconded by Commissioner Ardovino, and unanimously carried to adjourn this meeting at 3:20 p.m.

Approved as to form:



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Carlos Gallinar, Executive Secretary, City Plan Commission