



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
SEPTEMBER 22, 2016  
1:30P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:33 p.m. Commissioner Madrid present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner Desai  
Commissioner Brannon  
Commissioner Benitez  
Commissioner Perez  
Commissioner Madrid  
Commissioner Bustamante  
Commissioner Livingston

**COMMISSIONERS ABSENT:**

Commissioner Ardivino

**AGENDA**

Commissioner Bustamante read the rules into the record. Kimberly Forsyth, Program Manager, read the revisions to the agenda into the record and noted that there are several revised staff reports.

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

**AYES:** Commissioner Desai, Brannon, Benitez, Perez, Madrid, Bustamante, and Livingston

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Ardivino

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

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**

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, 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 to Record the Plat:**

1. **SUSU13-00094:** The View at Mission Ridge – A portion of W, J, Rand, Survey No. 315 ½ C. D. Stewart, Survey No. 317 & C.D. Stewart, Survey No. 319, El Paso County, Texas
- Location: South of Eastlake and East of Covington Ridge Way  
Existing Zoning: N/A  
Property Owner: Hunt Mission Ridge, LLC  
Representative: TRE & Associates, LLC  
District: East ETJ  
Staff Contact: Vanessa Munoz, (915) 212-1644, [munozvx@elpasotexas.gov](mailto:munozvx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU13-00094**.

Motion passed.

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

**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 Combination:**

2. **SUSU16-00060:** Vista Hills Country Club Unit Two – All of Tract 1A9, 1A9A, and 1A13, and a portion of Tract 1X, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas
- Location: South of Trawood & West of Lee Trevino  
Existing Zoning: C-1 (Commercial)  
Property Owner: Vista Hills Country Club  
Representative: CAD Consulting Co.  
District: 7  
Staff Contact: Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide 7.3704 acres of land for the Vista Hills Country Club and is requesting an exception to waive improvements along Trawood Drive. Trawood Drive is a minor arterial street within the bikeway plan. Primary access to the subdivision is proposed from Trawood Drive. This development is being reviewed under the current subdivision ordinance. Staff recommends approval of the request to waive improvements along Trawood Drive and approval of Vista Hills Country Club Unit Two on a major combination basis.

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

**ACTION:** Motion made by Commissioner Bustamante, seconded by Commissioner Livingston, and unanimously carried to **APPROVE SUSU16-00060.**

Motion passed.

**PUBLIC HEARING Resubdivision Combination:**

- 3. **SUSU16-00059:** Elizondo Estates Replat A – A replat ~~of a portion~~ of Lots 1, 2, 3, 4, 5, and 6, Block 1, Elizondo Estates and Tracts 7, 8, 9, 10, and 11, Cinecue Park, and a portion of Tract 5, Valley Home, City of El Paso, El Paso County, Texas
  - Location: South of Yarbrough and West of Alameda
  - Existing Zoning: R-F (Ranch and Farm)/R-3/sc (Residential/special contract)
  - Property Owner: Ysleta Independent School District
  - Representative: SLI Engineering
  - District: 7
  - Staff Contact: Vanessa Munoz, (915) 212-1644, [munozvx@elpasotexas.gov](mailto:munozvx@elpasotexas.gov)

Vanessa Munoz, Planner, gave a presentation and noted that there is a floor amendment to the Neighborhood Input Comments on Page 2. Staff did receive a phone call inquiring about the proposed application; however, the individual did not express any concern or opposition to the proposed project. She noted that there is also a change to the legal description. The applicant proposes to resubdivide 11.188 acres into one lot. Access to the subdivision is from Greggerson and Valley View. The existing school is expected to remain. The purpose of the replat is to make one lot and to vacate 1 10' utility easement. The applicant is dedicating pedestrian access easements in lieu of ROW dedication on Star, Greggerson, and Valley View. This development was reviewed under the current subdivision code. The applicant is requesting the following exceptions: (1) To waive the construction of any ROW improvements, (2) and to waive the dedication of additional right-of-way. Staff recommends approval of the exception requests and approval of Elizondo Estates Replat A on a resubdivision combination basis.

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Madrid 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 Bustamante, seconded by Commissioner Livingston, and unanimously carried to **APPROVE SUSU16-00059.**

Motion passed.

- 4. **SUSC16-00003:** Montecillo Unit 9 West – ~~A replat of a portion of Lot 6, Block 2, Montecillo Unit Three, Replat "B" and~~ A portion of Tract 1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas

Location: North of Castellano & West of Mesa  
 Existing Zoning: SCZ-T40 (Smart Code)  
 Property Owner: EPT Mesa Development, LP  
 Representative: Brock & Bustillos Inc.  
 District: 8  
 Staff Contact: Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**POSTPONED FROM SEPTEMBER 8, 2016**

5. **SUSC16-00004:** Montecillo Unit 9 East – A replat of a portion of Lot 6, Block 2, Montecillo Unit Three, Replat “B” and a portion of Tract 1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas  
 Location: West of Mesa and North of Montecillo Drive  
 Existing Zoning: SCZ-T40 (Smart Code)  
 Property Owner: EPT Mesa Development, LP  
 Representative: Brock & Bustillos Inc.  
 District: 8  
 Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**POSTPONED FROM SEPTEMBER 8, 2016**

Alfredo Austin, Senior Planner, presented items four (4) and five (5) together. He gave a floor amendment and noted that the title for item four (4) should be changed from **a Resubdivision Combination to a Major Combination**; therefore, Item 4 will not be a public hearing. There is also a change to the legal description to item four (4). The applicant proposes to subdivide a total of 8.3201 acres of land for a smart code development. Primary access to the subdivision is proposed from Festival Drive. The applicant is proposing 8 private streets to serve the townhome sites. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. The applicant has been granted administrative approval for an exception to allow for reduced intersection offsets in accordance with 19.15.120. Staff recommends approval of the exceptions and approval of Montecillo Unit 9 East and West on a major resubdivision basis subject to the following conditions: 1) The recording of Montecillo Unit 9 East and West will be subject to prior recording of Montecillo Unit 4 Replat “A” to provide vehicular access and utility service. (2) Recording of Montecillo Unit 9 East will be subject to the approval of a regulating plan amendment reflecting the layout of the plat. (3) Prior to recording the applicant will submit covenants in accordance with 19.15.050.D.7 for the proposed private streets for approval by the city attorney’s office.

David Bogas with Brock & Bustillos concurred with staff’s comments.

Commissioner Madrid 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 Livingston, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSC16-00003 AND SUSC16-00004.**

Motion passed.

**PUBLIC HEARING ROW Vacations:**

6. **SURW16-00002:** 7250 Alameda Street Vacation – Tract 14A, Block 24 Ysleta Grant Survey, City of El Paso, El Paso County, Texas  
 Location: South of Alameda and West of Carolina  
 Existing Zoning: C-1 (Commercial)  
 Property Owner: City of El Paso  
 Representative: Dorado Engineering, Inc.

District: 3  
Staff Contact: Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

Alfredo Austin, Senior Planner, gave a presentation and noted that the applicant proposes to vacate a 273.14 square foot portion of Manor Place and Alameda Avenue ROW. The area to be vacated is requested in order to address an existing encroachment into ROW and to allow for future expansion of the existing structure. There is an open code compliance case that will be partially addressed by this ROW vacation. Staff will be applying the resolution adopted by City Council on February 21<sup>st</sup>, 2012, allowing the City to convey property for 10% of the appraised market value as this request meets the criteria. Staff did not receive any comments in support or opposition to this request. Staff recommends approval of 7250 Alameda Street Vacation.

Fermin Dorado Jr., with Dorado Engineering concurred with staff's comments.

Commissioner Madrid 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 Brannon, seconded by Commissioner Livingston, and unanimously carried to **APPROVE SURW16-00002**.

Motion passed.

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7. **SURW16-00005:** Linda Lane Street Vacation – All of Linda Lane, Block 4, Upper Valley Surveys, City of El Paso, El Paso County, Texas  
Location: West of Montoya at Linda Lane  
Existing Zoning: R-1 (Residential)  
Property Owner: City of El Paso  
Representative: CSA Design Group  
District: 8  
Staff: Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **DELETE SURW16-00005**.

Motion passed.

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8. **SURW16-00006:** Ochoa Street Vacation – A portion of Ochoa Street out of Block 169, Alexander Addition, City of El Paso, El Paso County, Texas  
Location: East of Ochoa and North of University  
Existing Zoning: R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
Property Owner: City of El Paso  
Representative: Jose Antonio Murgia, Jr.  
District: 1  
Staff: Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)

Armida Martinez, Planner, gave a presentation and noted that the applicant is requesting to vacate 20' by 111.66' of an unimproved portion of Ochoa Street. The proposed vacation is to address an existing encroachment. The property abutting the unimproved right-of-way has improvements that encroach onto the right-of-way. Staff did not receive any communication in support or in opposition to the request. Staff recommends approval of the ROW vacation with the condition that the applicant dedicate 10' PSB easement of the western side of the vacated right-of-way to accommodate the existing water main along Ochoa Street.

Jose Murgia, Jr., concurred with staff's comments.

Commissioner Madrid 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 Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SURW16-00006**.

Motion passed.

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**PUBLIC HEARING Rezoning Application:**

9. **PZRZ16-00025:** Lots 17 and 18, Block 28, Supplemental Map No.1 East El Paso, City of El Paso, El Paso County, Texas  
Location: 223 Luna Street  
Existing Zoning: A-3 (Apartment)  
Request: From A-3 (Apartment) to C-3 (Commercial)  
Existing Use: Vacant  
Proposed Use: Office  
Property Owner: Synergy Project Consultants, Inc.  
Representative: Luis Luna  
District: 8  
Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Senior Planner, gave a presentation and noted that the applicant is requesting a rezoning from A-3 (Apartment) to C-3 (Commercial). The property is currently vacant and the proposed use is for an office building to serve an adjacent small contractor's yard. An office is a permitted use in the A-3 with a special permit; however, a small contractor's yard is only a permitted use in C-3 (Commercial) district and above. Access to the property is proposed from Luna Street. Staff did not receive any communication in support or opposition to the rezoning request. Staff recommends approval of rezoning the subject property from A-3 (Apartment) to C-3 (Commercial).

Luis Luna concurred with staff's comments.

Commissioner Madrid 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 Benitez, seconded by Commissioner Livingston, and unanimously carried to **APPROVE PZRZ16-00025**.

Motion passed.

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**PUBLIC HEARING Special Permit Application:**

10. **PZST16-00022:** Parcel 1: Lots 1 through 27, Block 1; Lots 1 through 57, Block 4, and Lots 1 through 29, Block 7, French Farm Addition, City of El Paso, El Paso County, Texas  
Parcel 2: Tracts F-1 and F-2, Map of Pasadena, City of El Paso, El Paso County, Texas  
Location: 4531 Blanco Avenue  
Existing Zoning: A-2 (Apartment)  
Request: Infill Development – to allow for a reduction in required parking  
Existing Use: Apartments  
Proposed Use: Apartments  
Property Owner: Housing Authority of the City of El Paso

Representative: Jorge Azcarate  
District: 8  
Staff Contact: Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)

Jeff Howell, Senior Planner, gave a presentation and noted that the request is for a special permit and detailed site development plan approval to allow for infill development to permit a reduction in the required number of parking spaces. All other density and dimensional standards are being met. The proposed development requires 344 parking spaces and provides 205, as well as ADA and bicycle parking. The applicant is requesting a 41% parking reduction as permitted by infill development. Access to the subject property is proposed from Paisano Drive and Blanco Avenue. Staff did not receive any communication in support or opposition to the special permit request. Staff recommends approval of the special permit request and acceptance of the detailed site development plan.

Jorge Azcarate concurred with staff's comments.

Commissioner Madrid 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 Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZST16-00022.**

Motion passed.

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**Other Business:**

11. Discussion and action on the City Plan Commission minutes for:  
September 8, 2016

**ACTION:** Motion made by Commissioner Bustamante, seconded by Commissioner Livingston, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 8, 2016.**

Motion passed.

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12. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II Definitions of the El Paso City Code to Amend, Add, and Delete definitions relating to Animal Facilities, Chapter 20.08 (Permissible Uses), Section 20.08.030.C (Permissible Uses) Appendix A (Table of Permissible Uses) to remove and add uses for Animal Facilities, Chapter 20.10 (Supplemental Use Regulations), Section 20.10.080 (Animal Facilities) (Animal Kennel, Animal Training Facility, Veterinary Treatment Center, Clinic or Hospital) to revise the supplemental use regulations for Animal Facilities, Chapter 20.12 (Density and Dimensional Standards), Section 20.12.020 (Table of Density and Dimensional Standards), Appendix B (Table of Density and Dimensional Standards) to allow for the revision of dimensional standards for Animal Facilities, Chapter 20.14 (Off-Street Parking, Loading and Storage Standards), Section 20.14.050.C (Table of Parking Requirements and Standards), Appendix C (Table of Parking Requirements and Standards) to allow for the removal and addition of parking standards for Animal Facilities. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

Staff Contact: Raul Garcia, (915) 212-1643, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)

Raul Garcia, Lead Planner, gave a presentation and noted that this item is for proposed amendments to Title 20 (Zoning Code) in relation to animal facilities. This amendment will amend

definitions, permitted uses and allowances. He noted that the main changes being done are 1) Streamlining the definitions into the two main definitions 2) Increase permissible use zones, 3) Allow outdoor enclosures, 4) Amend the manner in which distance from residential is measured and reduce the distance. A related revision to Title 7 (Animals) is in process. He gave an overview of the timeline and noted that this has been a collaborative effort between the following departments, Planning, Environmental Services, Animal Services, and City Attorney's Office.

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

It was agreed to postpone this item and to invite staff from the Animal Services Department to come and talk to the commission and explain their need for this ordinance and the reasoning behind it.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **POSTPONE ITEM 12 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 6, 2016.**

Motion passed.

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13. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses) of the El Paso City Code, to amend the temporary places of assembly section to define a temporary lot and to require City Council approval for events held on property zoned Ranch and Farm when more than 500 people will be in attendance. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.  
Staff Contact: Kimberly Forsyth, (915) 212-1563, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **POSTPONE ITEM 13 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 20, 2016.**

Motion passed.

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14. Planning Report:

**NO ACTION WAS TAKEN.**

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**ADJOURNMENT:**

Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to adjourn this meeting at 2:29 p.m.

Approved as to form:

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Larry F. Nichols, Executive Secretary, City Plan Commission