



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
JULY 14, 2016  
1:30P.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 Madrid present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

- Commissioner Dasai
- Commissioner Brannon
- Commissioner Benitez
- Commissioner Perez
- Commissioner Madrid
- Commissioner Ardivino
- Commissioner Bustamante
- Commissioner Livingston

**AGENDA**

Commissioner Ardivino read the rules into the record. Carlos Gallinar, Deputy Director for Planning & Inspections, noted that there were no changes to the agenda but requested that items #5 and #7 be heard together and that item #7 be heard first. He also noted that there were some revised staff reports for items 2, 5, 6, and 7.

**There was no objection from the commission.**

**THERE WERE NO CHANGES TO THE AGENDA AS PRESENTED.**

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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 UNDER THE CONSENT AGENDA.**

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

**Subdivision Applications:**

**Major Final:**

1. **SUSU16-00043:** Mesquite Hills Unit 8 - A portion of Tract 6C, Section 16 and portion of Tracts 1D and 1E, Section 17, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas  
Location: South of US54 and West of Dyer  
Existing Zoning: R-5 (Residential)  
Property Owner: Newman Ranch Partners, L.P.  
Representative: Conde, Inc.  
District: 4  
Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx@elpasotexas.gov](mailto:rodriguezjx@elpasotexas.gov)

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to subdivide 37 acres of vacant land in the city's northeast area for 179 residential lots and a 1,813 acre park. The subdivision has two points of access from Mesquite Hill Drive. The application is being reviewed under the current subdivision ordinance. Mesquite Hill Drive does not meet the current design standard; however, it has been fully improved as part of prior development activities within the Mesquite Hills Land Study. Staff recommends approval of Mesquite Hills Unit 8 on a major final basis.

Conrad Conde with Conde Inc., concurred with staff's comments.

**ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU16-00043.**

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

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** N/A

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

Motion passed.

**Major Combination:**

2. **SUSU16- 00036:** Cimarron Canyon Unit One – A portion of Tract 1B2, Nellie D. Mundy Survey 242 and Tract 62E2, W.H. Glenn Survey 241, City of El Paso, El Paso County, Texas  
Location: East of Resler and North of Northwestern  
Existing Zoning: R-3A/c (Residential/condition) & C-3/c (Commercial/condition)  
Property Owner: Cimarron Hunt Communities, LLC  
Representative: CSA Design Group, Inc.  
District: 1  
Staff Contact: Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**POSTPONED FROM JUNE 30, 2016**

Alfredo Austin, Planner, gave a presentation and noted that the applicant proposes to subdivide 97.393 acres of land for 332 residential family lots and 3 parks. Primary access to the subdivision is proposed from Resler Drive and Northern Pass Drive. This development lies within the amended Ranchos Las Lomas Land Study and is being reviewed under the former subdivision ordinance. Staff recommends approval of the ROW modification requests, approval of the block length modification request, and approval of Cimarron Canyon Unit One on a major combination basis.

Adrian Ontiveros with CSA Design Group concurred with staff's comments.

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUSU16-00036.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

- 3. **SUSU16-00035:** Mesquite Trails Unit Eleven Replat A – A replat of all of Mesquite Trails Unit Eleven and a portion of Sun Fire Boulevard, within Mesquite Trails Units Two and Eight, City of El Paso, El Paso County, Texas
  - Location: East of Joe Battle and South of Vista Del Sol
  - Existing Zoning: R3-A (Residential)
  - Property Owner: Americas Loop 375 Joint Venture
  - Representative: CEA Group, Inc.
  - District: 6
  - Staff Contact: Joaquin Rodriguez, (915) 212-1608,  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

**POSTPONED FROM JUNE 30, 2016**

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to subdivide 28 acres of vacant land for 159 single-family residential lots ranging from 5,500 to 8,100 square feet. Primary access to the subdivision is proposed from Sun Fire Boulevard with a second point of access to the north via Greg Martinez Road. The reason for this replat is to reconfigure lots to a minimum of 5,500 square feet as opposed to the originally platted 5,000 square feet. Additionally 2 larger blocks will be reduced in size by the extension of Globe Mallow Drive. This development lies within the Paseos Del Sol Land Study and is vested under the former subdivision code. Staff recommends approval of the modification request and approval of Mesquite Trails Unit Eleven Replat A on a resubdivision combination basis.

Jorge Grajeda with CEA Group 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 SUSU16-00035.**

Motion passed.

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4. **SUSU16-00042:** Parra Medical Complex – A replat of a portion Lot 1, Block 1, Trawood East and a portion of Lot 3, Block 15, Vista Hills Unit 2, City of El Paso, El Paso County, Texas
- Location: North of Trawood and East of George Dieter  
 Existing Zoning: C-1/c (Commercial/condition), A-O (Apartment/Office)  
 Property Owners: Guillermo Parra and Juanita Parra  
 Representative: G-3engineering  
 District: 6  
 Staff Contact: Vanessa Munoz, (915) 212-1644, [munozvxx@elpasotexas.gov](mailto:munozvxx@elpasotexas.gov)

Vanessa Munoz, Planner, gave a presentation and noted that the legal description should read as follows: **A replat of a portion of Lot 1.** The applicant is requesting approval on a resubdivision combination basis of Parra Medical complex. The applicant proposes to subdivide 1.552 acres for two commercial lots. Access to the subdivision is proposed from Trawood and Estrada. A condition on the property states that the applicant will be required to submit a traffic circulation plan for review and approval by the Department of Traffic and Transportation, prior to issuance of any building permits. The existing building will be demolished and rebuilt. This development was reviewed under the current subdivision code. Staff recommends approval of the exception request and approval of Parra Medical Complex on a resubdivision combination basis.

Luis Gutierrez with G-3engineering 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 SUSU16-00042.**

Motion passed.

5. **SUSU16-00044:** Sherman Subdivision Replat A – Lots 1 through 27, Block 1; Lots 1 through 57, Block 4, and Lots 1 through 29, Block 7, French Farm Addition, According to an “unofficial map” of property of William French in the F. Neve Survey No. 8 attached and filed in connection with an instrument recoded in Volume 776, Page 356, Real Property Records, and Tracts F01 and F-2, Map of Pasadena, an addition to the City of El Paso, El Paso County, Texas according to the plat thereof on file in Volume 3, Page 36, Real Property Records, El Paso County, Texas
- Location: South of Paisano and East of Gateway North  
 Existing Zoning: A-2 (Apartment)  
 Property Owner: Housing Authority of El Paso  
 Representative: CEA Group  
 District: 8  
 Staff Contact: Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

**ITEMS #5 (SUSU16-00044) AND ITEM #7 (SURW16-00004) WERE HEARD TOGETHER, BUT ITEM #7 WAS HEARD FIRST.**

Alfredo Austin, Planner, gave a presentation and noted that the applicant proposes to subdivide 9.666 acres for one apartment lot. The existing apartment complex will be demolished and a new complex will be constructed. The applicant also proposes to vacate the public's interest in the existing streets through a related ROW vacation application. Utility, drainage, and access easements will be dedicated, through this replat, over the existing streets. Primary access to the

subdivision is proposed from Paisano Drive and Blanco Avenue. This development is being reviewed under the current subdivision ordinance. Staff recommends approval of the request to waive improvements along Paisano Drive and Blanco Avenue and approval of Sherman Subdivision Replat A on a resubdivision combination basis with the following condition: That the applicant shall file Sherman Subdivision Replat A upon City Council approval of the ROW vacation in order to ensure that utility and access easements are maintained.

Jorge Grajeda representing the Housing Authority of El Paso 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 SUSU16-00044.**

Motion passed.

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- 6. **SUSU16-00045:** Pioneer Subdivision Replat A – All of Lots 1, 2, 3, 4, 5, 6, 7, and 8 and 20 foot alley way, Block B, Pioneer Subdivision, an addition to the City of El Paso, El Paso County, Texas
  - Location: North of Angora Loop and East of Dyer
  - Existing Zoning: C-4 (Commercial)
  - Property Owner: Camwind Family Limited Partnership
  - Representative: Land Development Consultants
  - District: 4
  - Staff Contact: Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)

Armida Martinez, Planner, gave a presentation and noted that the applicant proposes to resubdivide 4.5967 acres. The purpose for the development is to combine eight lots and a 20' alley into two commercial lots. Additionally, the applicant does propose to vacate the unimproved alley through this replat. Access to the subdivision is form Dyer Street, South Angora Loop Avenue, and Mohair Drive. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of Pioneer Subdivision Replat A on a resubdivision combination basis.

Mike Scarbrough with Land Development Consultants 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 SUSU16-00045.**

Motion passed.

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**PUBLIC HEARING ROW Vacation:**

- 7. **SURW16-00004:** Abdou Road, Hernandez Drive, Jaffe Street, Fox Drive ROW Vacation – Right-of-ways of Abdou Road, Hernandez Drive, Jaffe Street, Fox Drive lying in French Farm Addition, City of El Paso, El Paso County, Texas
  - Location: South of Paisano and West of Val Verde
  - Existing Zoning: A-2 (Apartment)
  - Property Owner: The Housing Authority of the City of El Paso

Representative: SLI Engineering  
District: 8  
Staff Contact: Vanessa Munoz, (915) 212-1644, [munozvx@elpasotexas.gov](mailto:munozvx@elpasotexas.gov)  
**POSTPONED FROM JUNE 30, 2016**

Vanessa Munoz, Planner, gave a presentation and noted that the applicant is seeking approval to vacate the ROW for Abdou Road, Hernandez Drive, Jaffe Street, and Fox Drive. The applicant proposes to vacate 52' wide portions of Hernandez Drive, Fox Drive, and Jaffe Street as well as a 65' wide section of Abdou Road in order to privatize the streets, however, the applicant proposes to dedicate utility and access easements within the streets. The surrounding apartment complex will be demolished and re-constructed. Staff received four phone calls, one in support of the application and proposed project, the other three were to inquire about the application and proposed project. No opposition was received. Staff recommends approval of Abdou Road, Hernandez Drive, Jaffe Street, and Fox Drive Right-of-Way Vacation. Staff also recommends that the applicant file Sherman Subdivision Replat A at the time of City Council approval in order to ensure that utility and access easements are maintained.

Georges Halloul representing the Housing Authority of El Paso 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 SURW16-00004.**

Motion passed.

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**PUBLIC HEARING Rezoning Application:**

8. **PZRZ16-00012:** All of Tract 456 and a portion of Tract 455, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas  
Location: 9025 Neptune Street  
Existing Zoning: R-4 (Residential)  
Existing Use: Single-family dwelling  
Request: From R-4 (Residential) to S-D (Special-Development)  
Proposed Use: Single-family dwelling and apartment complex  
Property Owner: Miguel De La Riva Jr.  
Representative: Miguel De La Riva Jr.  
District: 2  
Staff Contact: Andrew Salloum, (915) 212-1643, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)  
**POSTPONED FROM JUNE 30, 2016**

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from R-4 (Residential) to S-D (Special Development) to allow for mixed use. The applicant is proposing a single-family dwelling and an apartment complex. Apartment use is not a permitted use in an R-4 (Residential) district, it is a permitted use in S-D (Special Development) zone district with a detailed site development plan. The request for rezoning is solely to allow for the apartment use as the applicant is not requesting any setback modifications. The applicant will also be submitting a new application for detailed site plan and a plat. Access to the subject property is provided from Neptune Drive. Staff did not receive any phone calls or letters in support or opposition to the rezoning request. Staff recommends approval of rezoning the subject property from R-4 (Residential) to S-D (Special Development) with the condition that a 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to the northerly and southerly property lines. The landscaped buffer shall be irrigated

and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.

(Gentleman did not state his name) 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 PZRZ16-00012.**

Motion passed.

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**Other Business:**

9. Discussion and action on the City Plan Commission minutes for:  
June 16, 2016.  
**POSTPONED FROM JUNE 30, 2016**

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JUNE 16, 2016.**

Motion passed.

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10. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.02 (Definitions), Section 20.02.426 (Group Residential Facility); and Chapter 20.10 (Supplemental Use Regulations), Section 20.10.265 (Group Residential Facilities), and Section 20.10.270 (Home Occupation Use) to clarify size and licensing requirements for these uses. The penalty is as provided for in Chapter 20.24 (Enforcement-Penalty) of the El Paso City Code.  
Staff Contact: Raul Garcia, (915) 212-1643, [garciar1@elpasotexas.gov](mailto:garciar1@elpasotexas.gov)  
**POSTPONED FROM JUNE 16 AND JUNE 30, 2016**

Raul Garcia, Lead Planner, gave a presentation and noted that this item was presented at a previous City Plan Commission meeting and at that time the amendment included the removal of the reference to employees for the definition of a Disabled Group Dwelling. Staff will not be amending that definition so staff will be moving forward with the amendment of the definition for Group Residential Facility to cover the gap that existed for seven (7) disabled patients. Under Group Residential Facility, the definition will change from more than eight (8) to seven (7) or more. The Disabled Group Dwelling definition will remain as is. The Occupancy requirements the Disabled Group Dwelling will remain the same. For Group Residential Facilities, it will be seven (7) or more disabled persons. For Home Occupations that do not require license, **Adult Foster Care Facilities** will be deleted, as that criteria is already covered under the family definition that currently exists under Title 20.

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 Perez, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (DEFINITIONS), SECTION 20.02.426 (GROUP RESIDENTIAL FACILITY); AND CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), SECTION 20.10.265 (GROUP RESIDENTIAL FACILITIES), AND SECTION 20.10.270 (HOME OCCUPATION USE) TO**

**CLARIFY SIZE AND LICENSING REQUIREMENTS FOR THESE USES. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 (ENFORCEMENT-PENALTY) OF THE EL PASO CITY CODE.**

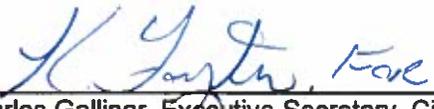
Motion passed.

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**ADJOURNMENT:**

Motion made by Commissioner Bustamante, seconded by Commissioner Livingston, and unanimously carried to adjourn this meeting at 2:10 p.m.

Approved as to form:

  
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Carlos Gallinar, Executive Secretary, City Plan Commission