



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
OCTOBER 20, 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 Desai
- Commissioner Brannon
- Commissioner Benitez
- Commissioner Perez
- Commissioner Ardivino
- Commissioner Livingston

**COMMISSIONERS ABSENT:**

- Commissioner Madrid
- Commissioner Bustamante

**AGENDA**

Commissioner Perez read the rules into the record. Kimberly Forsyth, Program Manager, read the revisions to the agenda into the record.

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

**AYES:** Commissioner Desai, Brannon, Benitez, Perez, Ardivino, and Livingston

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Madrid, and Bustamante

**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.

Commissioner Ardivino made a comment and noted that former commissioner Geoffrey Wright made it a point to ask city staff to talk to the commission about their role in the City Plan Commission. He noted that the commission is not here to be talked to about city items after the

fact but be engaged in city planning before the fact. He noting that he is discouraged about some of these bonds projects and how they are coming and passed so quickly without any discussion amongst the commission. The City Plan Commission is interested in knowing what the city is doing, how they are doing it and how quickly it's happening. He wants to know how the commission can become more involved and he understands committees is one of the ways. All commissioners have expressed interest in getting in committees, they would like to do that with the help of staff.

Commissioner Brannon noted that it was stated as part of their duties to review projects. She understands that the commission does not make decisions but forward their recommendations to city council. They are not asking for more power, they just want to be able to do their job like it was explained to them.

Kimberly Forsyth, Program Manager for Planning & Inspections noted that staff will mention this to the Capital Improvements Department which manages most of the city's projects and invite them to come periodically to the city plan commission meeting and provide updates on all of these projects.

**NO ACTION WAS TAKEN.**

**II. CONSENT AGENDA**

**Extension Request to Submit Recording Maps:**

- 1. **SUSU16-00007:** Franklin Hills Unit Ten – A portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
  - Location: East of Franklin Hills and North of High Ridge
  - Existing Zoning: R-3 (Residential)/ P-R1/c (Planned Residential 1/condition)
  - Proposed Zoning: R-3 (Residential)/ P-R1/c (Planned Residential 1/condition)
  - Property Owner: Sun 262 Partners, LTD
  - Representative: Quantum Engineering Consultants, Inc.
  - District: 1
  - Staff Contact: Brenda R. Cantu, (915) 212-1642, [cantubr@elpasotexas.gov](mailto:cantubr@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Perez, 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 {\*}).

Motion passed.

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

**Subdivision Applications:**

**SUBDIVISION MAP APPROVAL:**

**Major Preliminary:**

- 2. **SUSU16-00069:** The View at Mission Ridge Unit Two – A portion of W.J. Rand Survey No. 315 ½ and C.D. Stewart Survey No. 317, El Paso County, Texas
  - Location: North of Rojas & East of Eastlake

Existing Zoning: ETJ  
Property Owner: Hunt Mission Ridge, LLC  
Representative: TRE & Associates, LLC  
District: ETJ  
Staff Contact: Armida Martinez, (915) 212-1605, [Martinez@elpasotexas.gov](mailto:Martinez@elpasotexas.gov)

Armida Martinez, Planner, gave a presentation and noted that the applicant proposes to subdivide 21.533 acres of vacant land. Access to the subdivision is proposed from Eastlake and Covington Ridge. This development has been granted vested rights under the previous subdivision code. The applicant is requesting to waive roadway improvements to Eastlake. This development is located within the City of El Paso's ETJ. The applicant has provided written documentation from the County stating the existing roads are adequate and the County is willing to accept the dedication of the existing roads. Additionally, the County will be improving Eastlake as part of the 2013 El Paso County Comprehensive Mobility Plan. Staff recommends approval of the waiver request and approval of The View at Mission Ridge Unit Two on a major preliminary basis.

Changho Yi with TRE & Associates concurred with staff's comments.

**ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU16-00069.**

Motion passed.

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**Major Combination:**

3. **SUSU16-00013:** Corralitos Subdivision – Tracts 4, 4A, 5A, and 5A1, S.A. & M.G. R.R. Survey No. 265, City of El Paso, El Paso County, Texas  
Location: East of Doniphan and North of Redd  
Existing Zoning: C-2/c (Commercial/condition)  
Property Owner: 5800 Doniphan, LLC  
Representative: Roe Engineering LC  
District: 1  
Staff Contact: Vanessa Munoz, (915) 212-1644, [munozvxx@elpasotexas.gov](mailto:munozvxx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Livingston, and unanimously carried to **POSTPONE SUSU16-00013 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 3, 2016.**

Motion passed.

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4. **SUSU16-00064:** Mabeda Subdivision – Tract 18, Block 1, Johannsen Survey 185, City of El Paso, El Paso County, Texas  
Location: South of Artcraft and East of Doniphan  
Existing Zoning: C-4 (Commercial)  
Property Owner: Randall Nelson Levy  
Representative: Arcon Pro-Design and Construction  
District: 1  
Staff Contact: Vanessa Munoz, (915) 212-1644, [munozvxx@elpasotexas.gov](mailto:munozvxx@elpasotexas.gov)

Vanessa Munoz, Planner, gave a presentation and noted that the applicant proposes to subdivide 1.319 acres into one commercial lot. Access to the subdivision is from Doniphan. This development was reviewed under the current subdivision code. The applicant is requesting the following exceptions: To waive the construction of any ROW improvements to include the 10'

hike and bike for Doniphan. Staff recommends approval of the exceptions request and approval of Mabeda Subdivision on a major subdivision basis.

Carlos Fragozo representing Mabeda Subdivision concurred with staff's comments.

**ACTION:** Motion made by Commissioner Benitez, seconded by Commissioner Livingston, and unanimously carried to **APPROVE SUSU16-00064.**

Motion passed.

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- 5.     **SUSU16-00065:**       Tierra Del Este Unit 77 – A portion of Section 18, Block 78 and a portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
  - Location:                    South of Edgemere & East of John Hayes
  - Existing Zoning:           R-5 (Residential)
  - Property Owner:           Ranchos Real XVI, LLC
  - Representative:           Conde, Inc.
  - District:                    5
  - 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 subdivide 49.930 acres of vacant land. The proposed development is for 226 residential lots. Primary access to the subdivision will be from Edgemere, and Tim Floyd. This subdivision is being reviewed under the current subdivision code. The applicant is requesting the following exceptions: Staff recommends approval of the exception request to allow the proposed map scale and of the exception request to allow the proposed block length and approval of Tierra Del Este Unit 77 on a major combination basis with the condition that the City Plan Commission require the applicant to landscape the parkway area on all double frontage lots along Tim Floyd and Edgemere.

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

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Desai, and unanimously carried to **APPROVE SUSU16-00065.**

Motion passed.

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- 6.     **SUSU16-00066:**       John Hayes Subdivision Unit Two – A portion of Augusta Ln., out of Hill Crest Estates, City of El Paso, El Paso County, Texas
  - Location:                    East of John Hayes and north of Edgemere Boulevard
  - Existing Zoning:           ETJ (Extraterritorial Jurisdiction)
  - Property Owner:           County of El Paso
  - Representative:           Conde, Inc.
  - District:                    ETJ
  - Staff Contact:             Alfredo Austin, (915) 212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Livingston, and unanimously carried to **POSTPONE SUSU16-00066 FOR SIX (6) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 1, 2016.**

Motion passed.

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7. **SUSU16-00067:** Edgemere Subdivision Unit One – A portion of Davidson Blvd., Hills Crest Estates, El Paso County, Texas  
 Location: East of John Hayes at Edgemere Blvd.  
 Existing Zoning: ETJ (Extraterritorial Jurisdiction)  
 Property Owner: County of El Paso  
 Representative: Conde, Inc.  
 District: ETJ  
 Staff Contact: Vanessa Munoz, (915) 212-1644, [munozvxx@elpasotexas.gov](mailto:munozvxx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Livingston, and unanimously carried to **POSTPONE SUSU16-00067 FOR SIX (6) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 1, 2016.**

Motion passed.

**PUBLIC HEARING Resubdivision Combination:**

8. **SUSU16-00068:** Austin Subdivision Replat A, A Replat of Lots 2 &3, Block 1, Austin Subdivision, El Paso County, Texas  
 Location: North of Gardner and East of Gato  
 Existing Zoning: ETJ  
 Property Owners: Timothy & Cera Jane Petrich Austin, and Robert Rubio  
 Representative: Dorado Engineering, Inc.  
 District: ETJ  
 Staff Contact: Joaquin Rodriguez, (915) 212-1608, [rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to resubdivide 10.474 acres in the city's west side ETJ for 2 agricultural lots. The purpose for the replat is to relocate the lot line between lots one and two. All lots within the subdivision will be restricted to agricultural use. The existing single family home and agricultural outbuildings are to remain. The applicant is requesting a waiver to the improvements along Gato Road and an exception to allow panhandles to exceed 100 feet. Access to the subdivision will continue via two panhandle lots. Staff recommends approval of the waiver and the exception and approval of Austin Subdivision Replat A on a resubdivision combination basis.

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

**1<sup>ST</sup> MOTION:**

**ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU16-00068.**

Motion passed.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Perez, and unanimously carried to **RE-OPEN SUSU16-00068 TO ALLOW FOR PUBLIC COMMENTS.**

Motion passed.

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

**3<sup>RD</sup> MOTION:**

**ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU16-00068.**

Motion passed.

**PUBLIC HEARING Rezoning Applications:**

- 9. **PZRZ15-00008:** A portion of Lot 3 and all of Lot 2, Block 9, Canutillo Industrial Park, City of El Paso, El Paso County, Texas
  - Location: 7351 South Desert Boulevard
  - Zoning: C-3/c (Commercial/condition)
  - Request: From C-3/c (Commercial/condition) to I-MU/c ((Industrial Mixed Use/condition)
  - Existing Use: Vacant
  - Proposed Use: Office warehouse and heavy machinery sales & service facility
  - Property Owners: Abram Wiebe Dyck and Aganetha Fehr Hildebrand
  - Representative: H2O Terra Engineering
  - District: 1
  - Staff Contact: Andrew Salloum, (915) 212-1643, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**POSTPONED FROM OCTOBER 6, 2016**

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from C-3/c (Commercial/condition) to I-MU/c (Industrial Mixed Use/condition) in order to allow for industrial and commercial mixed use. The Master Zoning Plan shows a mixed use development consisting of agricultural motor vehicle, farm equipment and supply sales as well as other commercial uses outlined in the MZP Report. The C-3 (Commercial) district does not permit agricultural motor vehicle, farm equipment, and supply sales. Parking exceeds the maximum parking spaces, therefore additional trees shall be provided. The proposed access is from South Desert Boulevard. The proposed development incorporates mixed uses, and support the I-MU (Industrial Mixed Use) district guidelines and requirements. 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 C-3/c (Commercial/condition) to I-MU/c (Industrial Mixed Use/condition).

Isaac Rodriguez with H2O Terra Engineering., concurred with staff's comments.

Commissioner Ardivino 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 PZRZ15-00008.**

Motion passed.

- 10. **PZRZ16-00018:** Tracts 27D-1, 27D-2, and 27D-3, Section 9, Block 81, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
  - Location: 4922 Hondo Pass Drive
  - Zoning: C-1 (Commercial)
  - Request: From C-1 (Commercial) to C-2 (Commercial)
  - Existing Use: Shopping Center
  - Proposed Use: Funeral Home

Property Owner: 2015 Hondo Village Center, LLC  
Representative: Ray Mancera  
District: 2  
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 rezoning from C-1 (Commercial) to C-2 (Commercial). The property is currently a shopping center and the proposed use is to allow for a funeral home. A funeral home is not a permitted use in a C-1 (Commercial) district, however it is a permitted use in C-2 (Commercial) zone district. The existing development with the inclusion of the proposed use requires 246 parking spaces, and provides 248 parking spaces, as well as 10 ADA parking spaces and 3 bicycle parking spaces. Access to the property is proposed from Hondo Pass Drive and Diana Drive. Staff received one phone call and one email in opposition to the rezoning request as well as three phone calls of inquiry. Staff recommends approval of rezoning the subject property from C-1 (Commercial) to C-2 (Commercial) with the condition that the following uses shall be prohibited: billiard's hall, bingo hall, bowling alley, athletic facility (outdoor) and shooting range (indoor and outdoor).

Ray Mancera concurred with staff's comments.

Commissioner Ardovino 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 PZRZ16-00018.**

Motion passed.

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11. **PZRZ16-00019:** All of Tract 3, J.L. Johannsen Survey No. 185, City of El Paso, El Paso County, Texas  
Location: 5980 Johannsen Rd.  
Zoning: C-1 (Commercial)  
Request: From R-3 (Residential) to G-MU (General Mix Use)  
Existing Use: Vacant  
Proposed Use: Apartments, General Retail, Business Center, Professional Offices, & Self- Storage Warehouse  
Property Owner: Johannsen Development Group, Inc.  
Representative: Ray Mancera  
District: 1  
Staff Contact: Adriana Martinez, (915) 212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Livingston, and unanimously carried to **POSTPONE PZRZ16-00019 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 3, 2016.**

Motion passed.

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12. **PZRZ16-00029:** A portion of Tract 5B, Section 36, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location: 11120 Montana Avenue  
Zoning: R-3 (Residential)  
Request: From R-3 (Residential) to C-3 (Commercial)  
Existing Use: Mobile Home Park  
Proposed Use: Mobile Home Park  
Property Owner: Mohammed R. Farokhnia  
Representative: CAD Consulting Co.  
District: 5  
Staff Contact: Andrew Salloum, (915)-212-1643, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Brannon, and unanimously carried to **HEAR ITEM 13 (PZDS16-00020) BEFORE ITEM 12 (PZRZ16-00029.)**

Motion passed.

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from R-3 (Residential) to C-3 (Commercial) to allow for the existing mobile home park. A mobile home park use is not a permitted use in R-3 (Residential) district, therefore necessitating the rezoning request. By rezoning the subject property to C-3 (Commercial), the two properties under common ownership will be considered as one continuous development. The detailed site development plan shows an existing 2.86 acres mobile home park. Access to the subject property is provided from Montana Avenue. Staff received two phone calls in support of the rezoning request. Staff recommends approval of rezoning the subject property from R-3 (Residential) to C-3 (Commercial) to allow for the existing mobile home park.

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

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

- Jorge Juarez asked that if by approving the rezoning request, if the rock wall that divides the properties will disappear allowing access through his property. If property taxes would be impacted if this request is approved, and if by allowing a C-3 zone will this allow additional access that will require some of the rock wall to be knocked down allowing additional entrances to this park.

Kimberly Forsyth responded that it is not a requirement to have a rock wall between two commercial properties but it is a requirement to have a rock wall separating a residential and commercial property. However, if the owners decide to leave the rock wall separating the two properties, it would become a decision between the two property owners. The city could not require the rock wall to remain if the property was rezoned to C-3.

Mr. Jimenez responded to Mr. Juarez' concerns and noted that this is a clean-up job and that the applicant does not intend to remove the rock wall.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **APPROVE PZRZ16-00029.**

Motion passed.

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

13. **PZDS16-00020:** A Portion of Lot 1, Block 2, Crossroads Subdivision Unit 2, City of El Paso, El Paso County, Texas  
Location: 181 Village Court  
Zoning: C-4/sc (Commercial/special contract)  
Request: Detailed Site Development Plan Review per Ordinance No.8559  
Existing Use: Vacant  
Proposed Use: Retail (Low Volume)  
Property Owner: Lucmor LLC & BD Steward LLC  
Representative: Jesus Jaime  
District: 8  
Staff Contact: Adriana Martinez, (915) 212-1611,  
[MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)

Adriana Martinez, Planner, gave a presentation and noted that the request is for a detailed site development plan review. The detailed site development plan shows a new 7,200 square foot shell commercial building. The development requires a minimum of 24 parking spaces and the applicant is providing 25, two ADA parking spaces, and 3 bicycle spaces. The development complies with the minimum landscape area requirements. Access to the subject property is proposed from Village Court. Staff recommends approval of the site development plan request.

Mike Luciano concurred with staff's comments.

Commissioner Ardovino 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 Perez, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZDS16-00020.**

Motion passed.  
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**Other Business:**

14. Discussion and action on the City Plan Commission minutes for:  
October 6, 2016

**ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Benitez, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR OCTOBER 6, 2016.**

Motion passed.  
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15. 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 add requirements for temporary assembly uses occurring on undeveloped lots and to require City Council approval for events held on property zoned Ranch 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)

**POSTPONED FROM SEPTEMBER 22, 2016**

**\*ACTION:** Motion made by Commissioner Perez, seconded by Commissioner Livingston, and unanimously carried TO POSTPONE FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 3, 2016, 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 ADD REQUIREMENTS FOR TEMPORARY ASSEMBLY USES OCCURRING ON UNDEVELOPED LOTS AND TO REQUIRE CITY COUNCIL APPROVAL FOR EVENTS HELD ON PROPERTY ZONED RANCH 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.

Motion passed.

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- 16. Planning Report:
    - a. 2017 CPC Meeting Schedule

**ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Benitez, and unanimously carried to APPROVE THE 2017 CPC MEETING SCHEDULE WITH THE DELETION OF THE DECEMBER 28, 2017 MEETING.

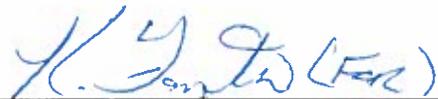
Motion passed.

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**ADJOURNMENT:**

**ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to adjourn this meeting at 2:23 p.m.

Approved as to form:

  
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Larry F. Nichols, Executive Secretary, City Plan Commission