

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
AGENDA SUMMARY FORM**

DEPARTMENT: Mayor & Council

AGENDA DATE: May 15, 2018

CONTACT PERSON NAME AND PHONE NUMBER: City Representative District 7 Henry Rivera – 915-212-0007

DISTRICT(S) AFFECTED: District 7

STRATEGIC GOAL: Goal 5: Promote Transparent and Consistent Communication Amongst All members of the Community

Goal 7 - Enhance and Sustain El Paso's Infrastructure Network

**SUBJECT:**

**Discussion and Action to request the City Manager to ask staff and the legal department for a status and to schedule a public hearing for PZRZ17-00029.**

APPROVE a resolution / ordinance / lease to do what? OR AUTHORIZE the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

**Authorize that the City Manager to ask staff and the legal department for a status and to schedule a public hearing for PZRZ17-00029.**

**BACKGROUND / DISCUSSION:**

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

**PRIOR COUNCIL ACTION:**

Has the Council previously considered this item or a closely related one?

**AMOUNT AND SOURCE OF FUNDING:**

How will this item be funded?

Has the item been budgeted?

If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*



**CITY PLAN COMMISSION MEETING**  
**1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS**  
**JANUARY 25, 2018**  
**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 Livingston present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner Bonart  
Commissioner Muñoz  
Commissioner Cummings  
Commissioner Livingston  
Commissioner Pickett  
Commissioner S. Hernandez  
Commissioner Uribe  
Commissioner P. Hernandez

**COMMISSIONERS ABSENT:**

Commissioner Muñoz

**AGENDA**

Commissioner Pickett read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

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

**AYES:** Commissioner Bonart, P. Hernandez, Cummings, Livingston, Pickett, S. Hernandez, and Uribe

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Muñoz

**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.

*Water, El Paso Electric Company, Texas Gas Services, AT&T and Charter for their existing lines/facilities before approval by City Council.*

Rischer Gilbert, representing St. Clement's Church, concurred with staff's comments. She noted that the church has applied for this vacation because of security and safety issues for the children. They agree with city staff's comments with the traffic's dollar number of what they will pay for concerning signage and striping to close the alley. They are not agreeing today with the Gas Company's proposal.

Commissioner Livingston 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 Bonart, seconded by Commissioner Pickett, and unanimously carried to **APPROVE SURW17-00007.**

Motion passed.

**ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner Cummings, and unanimously carried to **HEAR ITEMS 6, 7, AND 8 BEFORE ITEM 5.**

Motion passed.

**PUBLIC HEARING Rezoning Applications:**

5. **PZRZ17-00029:** All of Tract 1 and portions of Tracts 2 and 3 lying east of the Playa Lateral, Block D, Christy Tract, City of El Paso, El Paso County, Texas
- Location: South of Knights and East of Border highway  
Existing Zoning: R-F (Ranch-Farm)  
Request: From R-F (Ranch-Farm) to R-3 (Residential)  
Existing Use: Vacant  
Proposed Use: Single-family Dwellings  
Property Owner: Catholic Properties of El Paso  
Representative: Del Rio Engineering  
District: 7  
Staff Contact: Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)
- POSTPONED FROM JANUARY 4, 2018**

Armida Martinez, Planner, noted that this rezoning request was presented at the January 4, 2018, CPC meeting but was postponed to provide another opportunity for the applicant and the residents to meet. The applicant did revise the application from R-F (Ranch-Farm) to R3 (Residential) to allow for residential development. The subject property is 9.72 acres in size and is currently vacant. Access to the property will be from Craddock Avenue and James Street. The revised general concept plan shows 50 single-family residential lots, a storm water pond and a proposed street to serve the development that will connect Craddock and James Street. Staff received 1 phone call, 8 letters and 3 petitions with a total of 34 signatures in favor of the proposed development. Staff also received 6 phone calls, 48 letters, 2 e-mails, and 5 petitions with a total of 174 signatures in opposition to the rezoning request. Staff recommends approval of the rezoning request.

Sal Masoud, Del Rio Engineering, concurred with staff's comments. He noted that he met with the Neighborhood Association as instructed by the Commission. Before that, he met with Rep. Rivera who had taken the lead of coordinating these meetings with the neighborhood. He noted that they coordinated with the Neighborhood Association that is in opposition to this request and

also met with the Civic Neighborhood Association, who is in favor of this request. He addressed some of the Neighborhood Association's concerns. He also spoke about the proposed new homes on this development.

(Did not state his name into the record) on behalf of Bishop Sipes, noted that he met with the neighborhoods and tried to compromise. He also noted that since 1996 they have been trying to sell the property because they spend close to \$10,000 a year just in cleaning the lots.

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

The following persons from the public spoke in favor of the rezoning request:

- Silvia Carreon, President of the Mission Valley Civic Association, spoke in favor of the request noting that they need to continue building quality homes in the Lower Valley
- Anahi Soto also spoke in favor of the rezoning request

The following persons from the public spoke in opposition of the rezoning request:

- Ivan Lopez, President of the Las Playas Neighborhood Association, stated that they are not in favor of the rezoning but do not oppose the development. He noted that there are approximately 19 associations within the Civic Neighborhood Association opposing this request. He questioned why the Police Department's recommendations were changed from the previous report. The Las Playas Neighborhood Association's preferred option is the one acre lots and stated that the Parks Department did not accept the applicant's application because the park was too small

Karla Nieman, Assistant City Attorney, explained the property owner's rights for rezoning.

- Sally Salinas, Educator at YISD, noted that this is open enrollment and students can go anywhere they want. She also noted that there is a collective group that wants to buy the land, one acre a piece
- Fabiola Campos spoke in opposition to the request and noted that they do not oppose new development but are in opposition to the 50 houses being built
- Jose Lopez pointed out some inconsistencies in the rezoning application and stated that he is not against development but is in opposition to the rezoning request
- Daniel Garcia, a retired fire fighter and employee from the YISD, gave a short presentation and noted his opposition to the development
- Dora Vazquez against more houses being built
- Sal Rodriguez, President of Sunny Fields Neighborhood Association, spoke against the development and expressed his concern for traffic increase in the area
- Debbie Torres, President of Pueblo Viejo Neighborhood Association, and representative for the Mission Valley Area, expressed her support for The Playa Neighborhood Association and community and underlined the fact that nineteen neighborhood associations have expressed their support for the community and the El Paso Neighborhood Coalition. She asked the commission for their vote against the rezoning request
- Roberto Avalos Jr., spoke against the rezoning request
- Robert Garcia, disabled veteran, spoke against the rezoning request
- Pablo Martinez requested the commission to vote against the rezoning request expressing his concern about property depreciation
- Miguel Canales spoke against the rezoning request
- Ruben Santillan spoke against the rezoning request and noted that the neighborhood is willing to compromise but the compromise is being turned down by the developer
- Susan Flores spoke against the rezoning request and expressed safety concern



**ACTION:** Motion made by Commissioner Pickett, seconded by Commissioner Bonart, and carried to **MAKE A RECOMMENDATION TO CITY COUNCIL TO DENY PZRZ17-00029.**

**AYES:** Commissioner Bonart, P. Hernandez, Cummings, Livingston, Pickett, and Uribe

**NAYS:** Commissioner S. Hernandez

**ABSTAIN:** N/A

**ABSENT:** Commissioner Muñoz

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

**Motion passed to deny. (6 to 1 vote.)**

Karla Nieman, Assistant City Attorney, reminded the members of the public that this board has not made a decision that is final. This decision will be handled at a future City Council meeting, since City Council is the body that will have the final decision authority on this case.

The City Plan Commission meeting was **RECESSED** at 4:00p.m.

The CPC meeting was **RECONVENED** at 4:09p.m.

6. **PZRZ17-00030:** Tracts 23 and 24, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: 9735 Joe Rodriguez Drive and 800 Southside Road  
Existing Zoning: R-F (Ranch and Farm)  
Request: From R-F (Ranch and Farm) to M-1 (Light Manufacturing)  
Existing Use: Vacant  
Proposed Use: General warehouse  
Property Owner: Maria De Jesus Velazco Ramirez  
Representative: Conde, Inc.  
District: 6  
Staff Contact: Andrew Salloum, (915) 212-1603, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Senior Planner, gave a presentation and noted that the applicant is requesting to rezone from R-F (Ranch and Farm) to M-1 (Light Manufacturing) to allow for general warehouse. The conceptual site plan shows a new proposed general warehouse. Access to the subject property is provided from Joe Rodriguez Drive. Staff did not receive any communication in support or opposition to the rezoning request. Staff recommends approval of the rezoning request.

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

Commissioner Livingston 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 Uribe, seconded by Commissioner Bonart, and unanimously carried to **APPROVE PZRZ17-00030.**

Motion passed.



# Del Rio Engineering, Inc.

P.O. Box 220251

El Paso, Texas 79913

915/833-2400

**Date:** February 7, 2018

**From:** Del Rio Engineering

**Subject:** Appeal, case PZRZ17-00029

**To:** The Honorable Mayor & City Council,  
Mayor Dee Margo  
Peter Svarzbein, District 1  
Alexsandra Anello, District 2  
Cassandra Hernandez-Brown, District 3  
Sam Morgan, District 4  
Michiel R. Noe, District 5  
Claudia Ordaz Perez, District 6  
Henry Rivera, District 7  
Cissy Lizarraga, District 8

CITY CLERK DEPT.  
2018 FEB 7 PM 4:15

I write this letter to formally appeal the City Plan Commission (CPC) decision on January 25<sup>th</sup>, 2018. Del Rio Engineering is requesting to rezone from R-F (Ranch-Farm) to R-3(Residential) to allow for residential development. The subject property is 9.72 acres in size and is currently vacant. The conceptual plan shows 50 single-family residential lots and 1 storm water pond. Access to the property will be from Craddock Ave and James St.

The proposed zoning district is consistent with other residential districts and uses within the area of the subject property and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the **G-3, Post-War** land use designation of **Plan El Paso** and Mission Valley Planning area.

The project meets the neighborhood character and compatibility located in the Christy Addition Survey, recorded in 1947 and later years. There are residential developments surrounding this subject property.

The nearest park is Thomas Manor within half a mile or (2,344feet) and the nearest school is Riverside High School (5,031feet) approximately 1 mile. More than 70% of the properties within 300 ft. are currently zoned residential with similar R3 designation. Therefore, this rezoning request does match the existing neighborhood land use from one residential district to another. The R-3 zoning requested permits generally identical uses and uniform density and dimensional standards to the surrounding area.

Del Rio Engineering is confident that this project was designed with all policy and zoning guidelines and strived for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood.

We respectfully request that City Council accept this appeal letter and place this item before City Council for action and discussion.

Respectfully,



Sal Masoud For Del Rio Engineering, Inc.