



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
June 27, 2024
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:35 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Ken Gorski (1st Chair)
Margaret Livingston
Jose L. Reyes
Juan Uribe

COMMISSIONERS ABSENT:

Brandon Carrillo (2nd Chair)
Lauren Hanson
Sal Masoud
Albert Apodaca

AGENDA

Commissioner Margaret Livingston read the rules into the record. Raul Garcia, Planning Program Manager, noted that no changes to the Agenda.

NO ACTION TAKEN ON CHANGES TO THE AGENDA.

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.

A sign-up form is available outside the City Hall – Main Conference Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

NONE

II. CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes:

1. Discussion and action on the City Plan Commission minutes for:
 - a. June 13, 2024

Resubdivision Final:

2. **SUSU24-00044:** Parkland Addition Replat G – A replat of a portion of Tracts 3C and 4C, Parkland Addition, City of El Paso, El Paso County, Texas
Location: East of Dyer St. and North of Woodrow Bean Transmountain Rd.
Existing Zoning: R-3A (Residential District)
Property Owner: Red Sea Acquisitions LP
Representative: CEA Group
District: 4
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

ACTION: Motion made by Commissioner Reyes, seconded by Commissioner Livingston to **APPROVE** all matters listed under the CONSENT AGENDA and carried unanimously.

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.

PUBLIC HEARING Resubdivision Combination:

3. **SUSU24-00041:** Love Estates– A replat of Tracts 14 and 15, Monte Vista No. 4 and Tracts 21A, 21A1, and 21C, Block 4, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: South of Country Club Rd. and West of Doniphan Dr.
Existing Zoning: R-1 (Residential)
Property Owner: Douglas A. Schwartz
Representative: Conde, Inc.
District: 1
Staff Contact: Andrew Giraldi, (915) 212-1644, GiraldiAW@elpasotexas.gov

Andrew Giraldi, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on June 10, 2024. As of June 27, 2024 the Planning Division has received one inquiry and two responses in opposition to the request. Planning Staff recommends approval of Love Estates on a Resubdivision Combination basis. In addition, the applicant is requesting from the City Plan Commission the following exceptions:

- To waive the dedication and construction of 4.5 feet of right-of-way and the construction of a five (5) foot sidewalk along Lombardy Avenue.
- To waive the construction of a five (5) foot sidewalk along Love Road.

Yvonne Curry, Conde, Inc., agrees with all staff comments.

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

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM # SUSU24-00041**, seconded by Commissioner Uribe and unanimously carried.

Motion Passed.

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Major Combination:

4. **SUSU24-00040:** Confetti Mesa Subdivision – Being a portion of Tracts 4E & 4H, A.F. Miller Survey No. 215, City of El Paso, El Paso County, Texas
- Location: South of Mesa St. and East of Mesa Hills Dr.
Existing Zoning: R-3
Property Owner: City of El Paso
Representative: Brock and Bustillos, Inc.
District: 8
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Planning Staff recommends approval of Confetti Mesa Subdivision on a Major Combination basis as it complies with Title 19 requirements. In addition, the applicant is requesting from the City Plan Commission the following exceptions:

- To waive the construction of three feet (3') of planter strip along Confetti Drive.
- To allow for the sidewalk to abut the roadway along Mesa Hills Drive.

Aaron Alvarado, Brock and Bustillos, Inc., agrees with all staff comments and answered questions from the Commission.

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM #SUSU24-00040**, seconded by Commissioner Gorski and unanimously carried.

Motion Passed.

PUBLIC HEARING Special Permit Application:

5. **PZST24-00004:** Portion of Tract 4E and Tract 4H, AF Miller Survey No. 215, City of El Paso, El Paso County, Texas
- Location: 5625 Confetti Dr.
Zoning: R-3 (Residential)
Request: Special Permit to Allow for Government Use, Building
Existing Use: Vacant Building
Proposed Use: Government Use, Building
Property Owner: City of El Paso
Representative: Brock & Bustillos, Inc.
District: 8
Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov

Luis Zamora, Chief Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on June 14, 2024. The Planning Division has received 1 call in opposition to the request, and 5 phone calls of inquiry. Planning Staff recommends approval of the special permit request, as long as the applicant complies with all the comments noted on the staff report prior to City Council.

Luis Zamora answered questions from the Commission.

Aaron Alvarado, Brock & Bustillos, Inc., agrees with all staff comments.

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

PUBLIC:

Mark Hannig (via phone) – opposed

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM # PZST24-00004**, seconded by Commissioner Gorski and unanimously carried.

NOTED: Kevin Smith mentioned that applicable Neighborhood Associations were notified on this item.

Motion Passed.

Other Business:

6. Discussion and action on an Ordinance amending Title 20 (Zoning) removing off-street parking minimum requirements for properties located in the Downtown, Uptown and Surrounding Neighborhoods Master Plan Area.
Staff Contact: Alex Hoffman, CID, (915) 212-1564, HoffmanAP@elpasotexas.gov

Alex Hoffman made a presentation to the Commission for those that were not available at last meeting.

ACTION: Motion by Commissioner Gorski to **APPROVE RECOMMENDATION TO CITY COUNCIL TO AMEND TITLE 20 (ZONING) REMOVING OFF-STREET PARKING MINIMUM REQUIREMENTS FOR PROPERTIES LOCATED IN THE DOWNTOWN, UPTOWN AND SURROUNDING NEIGHBORHOODS MASTER PLAN AREA**, seconded by Commissioner Livingston and unanimously carried.

Motion Passed.

7. Legal training on CPC Commissioner communications.
Staff Contact: Russell Abeln, Assistant City Attorney, (915) 212-1127, AbelnRT@elpasotexas.gov.

Russell Abeln, Assistant City Attorney, made a presentation to the Commission.
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8. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Gorski and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:31 p.m.

EXECUTIVE SESSION

A quorum of City Plan Commission must participate in the meeting.

Albert Apodaca
Alfredo Borrego
Brandon Carrillo
Dion Castro
Ken Gorski

Lauren Hanson
Margaret Livingston
Sal Masoud
Jose L. Reyes

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.
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Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary

