



**CITY PLAN COMMISSION MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**June 13, 2024**  
**1:30 P.M.**

**MINUTES**

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

The meeting was called to order at 1:30 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Alfredo Borrego (Chair)  
Ken Gorski (1st Chair)  
Brandon Carrillo (2nd Chair)  
Lauren Hanson  
Sal Masoud  
Juan Uribe (*arrived @ 1:45 p.m.*)

**COMMISSIONERS ABSENT:**

Albert Apodaca  
Margaret Livingston  
Jose L. Reyes

**AGENDA**

Commissioner Lauren Hanson read the rules into the record. Raul Garcia, Planning Program Manager, noted that Item #6 is a Public Hearing item, Items #7 & #8 will be heard together, and Items #9 and 10 will be deleted.

**ACTION:** Motion made by Commissioner Masoud, seconded by Commissioner Carrillo, and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

AYES: Commissioners Borrego, Carrillo, Gorski, Hanson, and Masoud

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Apodaca, Livingston, and Reyes

NOT PRESENT FOR THE VOTE: Commissioner Uribe

**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. May 16, 2024

### Major Combination:

2. **SUSU24-00037:** Emerald Heights Unit Three – A portion of C.D. Stewart Survey No. 318, El Paso County, Texas  
Location: North of Rojas Dr. and West of Peyton Dr.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: Northtowne Village Joint Venture  
Representative: CEA Group  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)

### Resubdivision Final:

3. **SUSU24-00034:** SISD SAC Replat Phase 1 – Being a Replat of a portion of Lot 2, Block 1, Champions Addition, Tract 3B4, O. A. Danielson Survey No. 312, and a portion of Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location: South of Pellicano Dr. and East of Loop 375  
Existing Zoning: C-4/sc (Commercial/special contract)  
Property Owner: Socorro ISD  
Representative: Parkhill  
District: 6  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Hanson, seconded by Commissioner Carrillo 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.

#### Major Combination:

4. **SUSU24-00038:** Southside Estates – Tract 13, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: South of Alameda Ave. and East of Zaragoza Rd.  
Existing Zoning: R-4/H (Residential/ Historic)  
Property Owner: Casas Genesis, LLC  
Representative: CAD Consulting Co.  
District: 7  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandroAX@elpasotexas.gov](mailto:AlejandroAX@elpasotexas.gov)

Alex Alejandre, Senior Planner, made a presentation to the Commission. Planning Staff recommends approval of Southside Estates on a Major Combination basis. In addition, the applicant is requesting from the City Plan Commission the following exceptions:

- To waive the dedication of four (4') feet of right-of-way consisting of four (4') feet of additional roadway and to allow the sidewalk to abut the roadway along Southside Road.
- To allow panhandle lots exceeding the maximum length of one hundred (100') feet.

Applicant/Representative not available for comment.

**ACTION:** Motion by Commissioner Masoud to **APPROVE ITEM #SUSU24-00038 WITH ALL RECOMMENDATIONS FROM STAFF**, seconded by Commissioner Hanson.

#### **VOTE:**

Ayes = 4

Nays = 1

Motion Passed.

5. **SUSU24-00036:** La Milagrosa Estates – Tracts 38, 39C & 39D, Block 37, Ysleta, City of El Paso, El Paso County, Texas  
Location: West of Loop 375 Hwy. and North of Alameda Ave.  
Existing Zoning: A-2/H (Apartments/Historic)  
Property Owner: Carla V. Monsisvais  
Representative: Kistenmacher Engineering Co.  
District: 7  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)

Saul Fontes, Planner, made a presentation to the Commission. Planning Staff recommends approval of La Milagrosa Estates 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 exception:

- To waive the dedication 5' of additional right-of-way, consisting of the following:
  - 1' of additional sidewalk
  - 3' of additional planter strip
  - 1' of additional roadway

Glen Gibson, Kistenmacher Engineering Co., agrees with all staff comments.

**ACTION:** Motion by Commissioner Gorski to **APPROVE ITEM #SUSU24-00036**, seconded by Commissioner Carrillo and unanimously carried.

Motion Passed.

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**PUBLIC HEARING Resubdivision Combination:**

6.     **SUSU24-00035:**             Terrace at Cincinnati Replat – Being a replat of a portion of Lot 1, Block 1, Terrace at Cincinnati Subdivision, City of El Paso, El Paso County, Texas
- Location:                 East of Mesa St. and North of Schuster Ave.
- Existing Zoning:         R-3 (Residential) /PMD (Planned Mountain Development)
- Property Owner:         L. Frederick Francis
- Representative:         Conde, Inc.
- District:                 8
- Staff Contact:           Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)

Saul Fontes, Planner, made a presentation to the Commission. Public notices were mailed out to property owners within 200 feet on May 23, 2024. As of June 12, 2024, the Planning Division has received 2 calls in opposition, 2 calls and 1 email on inquiry to the request. Also, we received 1 more call of inquiry as well. Planning Staff recommends approval of Terrace at Cincinnati Replat on a Resubdivision Combination basis as it complies with Title 19 requirements. In addition, the applicant is requesting from the City Plan Commission the following exception:

- To waive the construction of 6' of sidewalk along Piedmont Drive.

Saul Fontes answered questions from the Commission.

Conrad Conde, Conde, Inc., concurs 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:**

- Claudia Casillas - opposed

**ACTION:** Motion by Commissioner Livingston to **APPROVE ITEM # SUSU24-00035**, seconded by Commissioner Hanson and unanimously carried.

Motion Passed.

**PUBLIC HEARING Rezoning Application:**

7. **PZRZ24-00007:** A portion of Tracts 17C1 and 17C2, Section 8, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Picasso Dr. and East of Zaragoza Rd.  
Zoning: C-4/c (Commercial/conditions)  
Request: To rezone from C-4/c (Commercial/conditions) to C-2 (Commercial)  
Existing Use: Vacant  
Proposed Use: Self-storage Warehouse  
Property Owner: Picasso Place, LLC  
Representative: Kistenmacher Engineering Company  
District: 6  
Staff Contact: Andrew Salloum, (915) 212-1603, [SallouAM@elpasotexas.gov](mailto:SallouAM@elpasotexas.gov)

**ITEMS 7 & 8 TO BE HEARD TOGETHER**

Andrew Salloum, Senior Planner, made a presentation to the Commission through Martha Macias, American Sign Language interpreter. Public notices were mailed to property owners within 300 feet on May 16, 2024 and June 5, 2024. The Planning Division has not received any communication in support or opposition to the request from the public. Planning Staff recommends approval with the condition of the rezoning request. The condition is the following:

- That within thirty feet (30') from the front property line abutting Zaragoza Road, no parking or vehicular storage or display shall be allowed.

Staff also recommends approval of the condition amendment request.

Glen Gibson, Kistenmacher Engineering Company, agrees with all staff comments.

**ACTION:** Motion by Commissioner Gorski to **APPROVE ITEM # PZRZ24-00007 AND PZCR24-00001**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

**PUBLIC HEARING Zoning Condition Release or Amendment Application:**

8. **PZCR24-00001:** A portion of Tracts 17C1 and 17C2, Section 8, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Picasso Dr. and East of Zaragoza Rd.  
Zoning: C-4/c (Commercial/conditions) (Related to PZRZ24-00007)  
Request: To release conditions imposed by Ordinance No. 15959  
Existing Use: Vacant  
Proposed Use: Self-storage Warehouse  
Property Owner: Picasso Place, LLC  
Representative: Kistenmacher Engineering Company  
District: 6  
Staff Contact: Andrew Salloum, (915) 212-1603, [SallouAM@elpasotexas.gov](mailto:SallouAM@elpasotexas.gov)

**ITEMS 7 & 8 TO BE HEARD TOGETHER – SEE DETAILS ABOVE**

**PUBLIC HEARING Rezoning and Detailed Site Development Plan:**

9. **PZRZ22-00043:** A portion of Lot 26 and a portion of Lot 27, Block 92, East El Paso Addition, City of El Paso, El Paso County, Texas

Location: 3312 Montana Ave.  
 Zoning: R-5 (Residential)  
 Request: Rezone from R-5 (Residential) to S-D (Special Development) with reductions to minimum district area and setbacks, and approval of a detailed site development plan

Existing Use: Single-Family Dwelling  
 Proposed use: Business Office  
 Property Owner: Juan Hernandez  
 Representative: Jaime Montoya  
 District: 2  
 Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
**ITEM DELETED**

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**Other Business:**

10. Overview of infill development.  
 Contact: Luis Zamora, Chief Planner, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)  
**POSTPONED FOR TWO WEEKS**  
**ITEM DELETED**
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11. Presentation on Findings of the Uptown & Surrounding Neighborhoods Parking Study  
 Contact: Alex Hoffman, CID, (915) 212-1564, [HoffmanAP@elpasotexas.gov](mailto:HoffmanAP@elpasotexas.gov).

Alex Hoffman, Assistant Director of Planning, Capital Improvement Department, made a presentation to the Commission and answered questions.

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12. Adjournment of the City Plan Commission's Meeting.

**ADJOURNMENT:**

**ACTION:** Motion made by Commissioner Masoud, seconded by Commissioner Carrillo 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	Lauren Hanson
Alfredo Borrego	Margaret Livingston
Brandon Carrillo	Sal Masoud
Dion Castro	Jose L. Reyes
Ken Gorski	

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:

A handwritten signature in black ink, appearing to read 'K. W. Smith', written over a horizontal line.

Kevin W. Smith, City Plan Commission Executive Secretary

