



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
April 4, 2024
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:32 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Alfredo Borrego (Chair)
- Brandon Carrillo (2nd Chair)
- Albert Apodaca
- Lauren Hanson
- Margaret Livingston
- Sal Masoud
- Jose L. Reyes (*arrived @ 1:49 p.m.*)
- Juan Uribe

COMMISSIONERS ABSENT:

- Ken Gorski (1st Chair)

AGENDA

Commissioner Margaret Livingston read the rules into the record. Raul Garcia, Planning Program Manager, noted that Items #2, 3, and 4 will be heard together. There is one item on Consent, which is the minutes, and there are several revised staff reports.

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

AYES: Commissioners Borrego, Carrillo, Apodaca, Hanson, Livingston, Masoud, Reyes and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Gorski

NOT PRESENT FOR THE VOTE: N/A

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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.

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. March 21, 2024

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Masoud 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 Preliminary:

- 2. **SUSU24-00019:** Summer Sky North Subdivision Unit Two - A portion of Section 20, Block 9, Township 3, Texas and Pacific Railroad Company, El Paso County, Texas
Location: South of Pellicano Dr. and East of Berryville St.

Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 Property Owner: Ravenna II, LLC
 Representative: TRE & Associates, LLC
 District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

ITEMS 2, 3, AND 4 ARE TO BE HEARD TOGETHER

Saul Fontes, Planner, made a presentation to the Commission. Planning Staff recommends approval of Summer Sky North Subdivision Unit Two on a Major Preliminary basis and approval of Summer Sky North Unit Two Phase I and Phase II, both on a Major Final basis, subject to the following conditions.

The condition is as follows and applies to all three applications:

- That the City Plan Commission require the applicant to landscape the rear of all double-frontage lots in accordance with Title 19 requirements.

In addition, the following condition will only apply to Phase II Major Final:

- That Summer Sky North Unit Two Phase I be recorded prior to the recordation of Summer Sky North Unit Two Phase II in order to ensure that proper access is available for Phase II.

Karen Barraza, Tre & Associates, and agrees with all staff comments and answered questions from the Commission.

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM #SUSU24-00019**, seconded by Commissioner Uribe and unanimously carried.

Motion Passed.

Major Final:

3. **SUSU24-00011:** Summer Sky North Unit Two Phase I Subdivision - A portion of Section 20, Block 9, Township 3, Texas and Pacific Railroad Company, El Paso County, Texas
 Location: South of Pellicano Dr. and East of Berryville St.
 Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 Property Owner: Ravenna II, LLC
 Representative: TRE & Associates, LLC
 District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
ITEMS 2, 3, AND 4 ARE TO BE HEARD TOGETHER
SEE DETAILS UNDER ITEM 2

4. **SUSU24-00012:** Summer Sky North Unit Two Phase II Subdivision, A portion of Section 20, Block 9, Township 3, Texas and Pacific Railroad Company, El Paso County, Texas
 Location: South of Pellicano Dr. and East of Berryville St.
 Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 Property Owner: Ravenna II, LLC
 Representative: TRE & Associates, LLC
 District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

**ITEMS 2, 3, AND 4 ARE TO BE HEARD TOGETHER
SEE DETAILS UNDER ITEM 2**

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Resubdivision Preliminary:

5. **SUSU24-00016:** SISD SAC Replat – 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: North of Paseo Del Este Blvd. and East of Joe Battle Blvd.
Existing Zoning: C-4/sc (Commercial/ Special Contract)
Property Owner: Socorro Independent School District
Representative: Parkhill
District: 6
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Alex Alejandre, Planner, made a presentation to the Commission. Planning Staff recommends approval of SISD SAC Replat on a Resubdivision Preliminary basis.

In addition, the applicant is requesting from the City Plan Commission the following exception:

- To waive the construction of a five (5) foot sidewalk along Joe Battle Blvd.

Jacob Hernandez, Parkhill, agrees with all staff comments and answered questions from Commission.

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM SUSU24-00016 WITH EXCEPTION**, seconded by Commission Uribe and unanimously carried.

Motion Passed.

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PUBLIC HEARING Resubdivision Combination:

6. **SUSU24-00018:** Bryanna Subdivision – Being a Replat of Lots 31 and 32, Block 130, Supplemental Map No 1. of East El Paso Addition, City of El Paso, El Paso County, Texas
- Location: North of Montana Ave. and West of Copia St.
Existing Zoning: R-5/sp (Residential/special permit)
Property Owner: Juan Martinez
Representative: CAD Consulting Co.
District: 2
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov

Saul Pina, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on March 18, 2024. As of April 4, 2024, the Planning Division received one (1) phone call of inquiry but no communication in support or opposition to the request. Planning Staff recommends approval of Bryanna Subdivision on a Resubdivision Combination basis.

In addition, the applicant is requesting from the City Plan Commission the following exceptions:

1. To waive the construction of one (1) foot of sidewalk along Grama Street.
2. To waive the construction of one (1) foot of sidewalk along Bisbee Avenue.

Enrique Ayala, CAD Consulting Co., 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. No response.

ACTION: Motion by Commissioner Masoud to **APPROVE ITEM #SUSU24-00018 WITH ALL EXCEPTIONS**, seconded by Commissioner Carrillo and unanimously carried.

Motion Passed.

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PUBLIC HEARING Easement Vacation:

- 7. **SUET24-00001:** 3312 Martina Easement Vacation – A portion of Lot 9, Block 12, Stanton Heights Unit Three, City of El Paso, El Paso County, Texas
 - Location: South of Edgemere Blvd. and East of Lee Blvd.
 - Existing Zoning: R-3A/sp (Residential/special permit)
 - Property Owner: Elizabeth Morales
 - Representative: Elizabeth Morales
 - District: 6
 - Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov

Saul Pina, Planner, made a presentation to the Commission. Planning Staff recommends approval of the 3312 Martina Easement Vacation.

Saul Pina answered questions from the Commission.

Elizabeth Morales, agrees with all staff comments. Saul Pina translated information to his applicant. Elizabeth Morales stated that she has letters from utilities approving the easement vacation.

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 Apodaca to **APPROVE ITEM #SUET24-00001 WITH CONDITION TO PROVIDE UTILITIES ACCESS TO PROPERTY IF NEEDED**, seconded by Commissioner Hanson and motion carried.

Motion Retracted by Commissioners Apodaca, and Commissioner Hanson.

Motion carried.

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM #SUET24-0001 UNDER THE CONDITION THAT THE APPLICANT COORDINATE WITH THE UTILITIES PRIOR TO CITY COUNCIL**, seconded by Commissioner Apodaca, motion carried.

VOTE:
AYES = 7 (Livingston, Masoud, Borrego, Hanson, Uribe, Apodaca, Carrillo)
NAYES = 1 (Reyes)

Motion Passed.

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PUBLIC HEARING Rezoning Application:

8. **PZRZ23-00041:** 17.444 Acre Tract, situated in the O.A. Danielson Survey, Number 316, being a portion of that certain 32.412 Acre Tract, and 4.806 Acre Tract of Land situated in Ysleta Grant Block 56, being a portion of Tract 8 and 9, of said Block 56, City of El Paso, El Paso County, Texas
- Location: Gateway East Blvd. and Southeast of Americas Ave.
 Zoning: R-F (Ranch and Farm) and R-3 (Residential)
 Request: To rezone from R-F (Ranch and Farm) and R-3 (Residential) to C-4 (Commercial)
 Existing Use: Vacant
 Proposed Use: General Warehouse
 Property Owner: David Ballard
 Representative: TRE & Associates Engineering
 District: 6
 Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

Andrew Salloum, Senior Planner, made a presentation to the Commission through James Garcia, American Sign Language interpreter. Public notices were mailed to property owners within 30 feet on March 22, 2024. The Planning Division has not received any communication in support or opposition to the request from the public. However, Planning Staff did receive one call of inquiry. Planning Staff recommends approval with the condition of the rezoning request. The condition is the following:

- That within twenty feet (20') from the front property line abutting Gateway East Boulevard, no parking or vehicular storage or display shall be allowed.

The proposed zoning district is compatible with commercial use in the surrounding area and is consistent with Plan El Paso, the City's Comprehensive Plan and the G-3 Post War future land use designation.

Andrew Salloum answered questions from the Commission.

Lynette Nevarez, TRE & Associates Engineering, 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 Apodaca to **APPROVE ITEM #PZRZ23-00041**, seconded by Commissioner Masoud, and unanimously carried.

Motion Passed.

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9. **PZRZ24-00003:** All of Tracts 90-A, 92, and 93, S.A. & M.G. Railroad Survey #267, City of El Paso, El Paso County, Texas
- Location: North of Thorn Ave. and East of Doniphan Dr.
 Zoning: R-4 (Residential)
 Request: To rezone from R-4 (Residential) to C-3 (Commercial)
 Existing Use: Vacant
 Proposed Use: Office and Self-storage Warehouse
 Property Owner: Martha M. Santana
 Representative: TJ Karam
 District: 1
 Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

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 March 22, 2024.

The Planning Division has received an email in support of the request and one call of inquiry. Planning Staff recommends approval of the rezoning request with the following conditions:

1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property line abutting residential districts or uses. 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.
2. That commercial truck loading and unloading area for deliveries shall be located no closer than 20 feet to any residential lots.
3. That major motor vehicle repair and car sale lot uses be prohibited on the subject property.
4. That a detailed site development plan be reviewed and approved per City code prior to the issuance of certificates of occupancy or certificates of completion. At the time of the detailed site development plan review, the traffic engineer shall review and determine if a Traffic Impact Analysis (TIA) will be required. If required, the TIA shall be approved prior to the issuance of any certificates of occupancy or certificates of completion.

The proposed zoning request is compatible with commercial uses surrounding areas is consistent with *Plan El Paso* Comprehensive Plan and G-3 Post War future land use designation.

Andrew Salloum answered questions from the Commission.

TJ Karam, Karam Development, 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:

- Monica Lozano – supports just concerned about accessibility to her property.

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM #PZRZ23-00041**, seconded by Commissioner Uribe, and unanimously carried.

Motion Passed.

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

ADJOURNMENT:

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Masoud and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:45 p.m.

EXECUTIVE SESSION

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

Albert Apodaca
Alfredo Borrego

Lauren Hanson
Margaret Livingston

Brandon Carrillo
Dion Castro
Ken Gorski

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