



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
March 13, 2025
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)
Lauren Hanson (2nd Chair)
Brandon Carrillo
Albert Apodaca
Sal Masoud
Juan Uribe

COMMISSIONERS ABSENT:

Margaret Livingston
Jose L. Reyes

AGENDA

Commissioner Carrillo read the rules into the record.

Raul Garcia, Planning Program Manager, noted that Items #5 is to be deleted. There are two items on Consent and one revised staff report.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Livingston and Reyes

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.

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: February 27, 2025

Postponement - Resubdivision Combination:

2. **SUSC25-00001:** Montecillo Unit Eight Replat A – Being a replat of Blocks 1 and 2, Vin Madrid Street, and Vin Aragon Street Rights of Way, Montecillo Unit Eight and a portion of Castellano Drive Right of Way, Montecillo Unit 4 “A”, City of El Paso, El Paso County, Texas
Location: South of Castellano Dr. and West of Mesa St.
Existing Zoning: SCZ-T4O (SmartCode; Transect 4O) and SCZ -T1 (SmartCode; Transect 1)
Property Owner: EPT Mesa Development, LP
Representative: Brock & Bustillos
District: 8
Staff Contact: Armida R Martinez, (915) 212-1605, MartinezAR@elpasotexas.gov

ACTION: Motion made by Commissioner Gorski, 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:

3. **SUSU25-00020:** Gardea Subdivision – A Portion of Tract 8-B, Block 4, Upper Valley Survey, City of El Paso, El Paso County, Texas
- Location: West of Doniphan Dr. and South of Country Club Rd.
- Existing Zoning: R-1 (Residential)
- Property Owner: Roberto Gardea
- Representative: Sitework Engineering, LLC
- District: 1
- Staff Contact: Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov

Aaron Andaluz, Planner, made a presentation to the Commission. Staff recommend **approval** of Gardea Subdivision on a Major Combination basis as it complies with Title 19 requirements.

In addition, the applicant is requesting the following exceptions:

- To waive the construction of 5 feet of sidewalk to Country Club Place.
- To waive the construction of 5.5 feet of roadway to Country Club Place.

Aaron Andaluz answered questions from the Commission.

Jorge Garcia, Sitework Engineering, LLC, concurs with all staff comments.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00020**, seconded by Commissioner Apodaca, and unanimously carried.

Motion Passed.

4. **SUSU25-00015:** Wagner Subdivision - A Portion of Tract 7, Section 25, Block 79, Township 2, T&P RR Co. Survey, A Portion of Tracts 1A, 1A1, 1A3, and 1A4, Section 35, Block 79, Township 2, T&P R.R Co. Survey, and A Portion of Section 36, Block 79, Township 2, T&P, R.R. CO. Survey, City of El Paso, El Paso County, Texas
- Location: West of Zaragoza Rd. and South of Montana Ave.
- Existing Zoning: C-4/c (Commercial/conditions)
- Property Owner: Wagner Equipment Co.
- Representative: CEA Group
- District: 5
- Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Staff recommend **Approval** of Wagner Subdivision on a Major Combination basis.

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

- To waive the construction of one foot (1') of sidewalk along Zaragoza Road.
- To waive the construction of six feet (6') of sidewalk along Montana Avenue.
- To allow Block 1 to have a block length in excess of 1,600 feet and a block perimeter in excess of 2,400 feet.

Saul Fontes answered questions from the Commission.

Jorge Azcarate, CEA Group, was available for questions.

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00015**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

PUBLIC HEARING Special Permit Application:

5. **PZST24-00009:** A portion of Tract 5A, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Location: North of Westside Dr. and West of Upper Valley Rd.
Zoning: R-2 (Residential)
Request: Special permit to allow for a planned residential development with reductions to setbacks
Existing Use: Vacant
Proposed Use: Single-family dwellings
Property Owner: Jacide Investments, LLC, Horizonte Residential Developers, LLC, and Pulling Investments LLC
Representative: Vision Consultants, Inc.
District: 1
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
ITEM POSTPONED FROM FEBRUARY 27, 2025
ITEM DELETED

Other Business:

1. Annual legal training
Contact: Russell Abeln, Assistant City Attorney, City Attorney's Office, (915) 212-1127, AbelnRT@elpasotexas.gov

Russell Abeln, Assistant City Attorney, made a presentation to the Commission and answered questions.
2. Presentation on drainage and arroyos
Contact: Oscar Villalobos, Capital Improvements Project Manager, (915) 212-1580, VillalobosOX@elpasotexas.gov

Oscar Villalobos, Capital Improvements Project Manager, made a presentation to the Commission and answered questions.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:47 p.m.

EXECUTIVE SESSION

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

