



**CITY PLAN COMMISSION MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**February 22, 2024**  
**1:30 P.M.**

**MINUTES**

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

The meeting was called to order at 1:33 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

**COMMISSIONERS ABSENT:**

Ken Gorski (1st Chair)  
Dion Castro

**AGENDA**

Commissioner Jose Reyes read the rules into the record. Raul Garcia, Planning Program Manager, noted that Items #6 and #7 will be heard together. There are two items on Consent, which include the minutes, and a few revised staff reports.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Castro and Gorski

NOT PRESENT FOR THE VOTE: N/A

**Commissioner Livingston recused herself from Items 3 and 4.**

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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. February 8, 2024

**Extension Request to Submit Recording Maps:**

- 2. **PSEN24-00001:** Vista Del Norte Estates Unit Five – A portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas  
Location: South of Stan Roberts Sr. Ave. and West of Dyer St.  
Existing Zoning: P-R I (Planned Residential I)  
Property Owner: Ranchos Real IV, LTD  
Representative: Conde, Inc.  
District: 4  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandroAX@elpasotexas.gov](mailto:AlejandroAX@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.

**Resubdivision Combination:**

3. **SUSU23-00092:** Darrington Eastlake Commercial Unit Three Replat A – Being a replat of Lot 1, Block 2, Darrington Eastlake Commercial Unit Three, an addition to El Paso County, Texas
- Location: West of Horizon Mesa St. and North of Eastlake Blvd.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: ROP Darrington, LLC  
Representative: Huitt-Zollars, Inc.  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)
- POSTPONED FROM FEBRUARY 8, 2024**

Alex Alejandre, Planner, made a presentation to the Commission. Planning Staff recommends approval of Darrington Eastlake Commercial Unit Three Replat A on a Resubdivision Combination basis.

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

- To waive the construction of an additional 7 feet of shared use path along Darrington Road.
- To waive the construction of an additional 2 feet of shared use path along Eastlake Boulevard.
- To waive the dedication of 4 feet of right-of-way, the construction of an additional 3 feet of roadway, and the construction of an additional 1 foot of planter strip along Doncaster Street.
- To waive the dedication of 1-foot of right-of-way, the construction of an additional 3 feet of roadway, and the construction of an additional 1-foot of planter strip along Blingwood Street.

Roy Johnson, Huitt-Zollars, Inc., agrees with all staff comments.

**ACTION:** Motion by Commissioner Masoud to **APPROVE ITEM #SUSU23-00092 WITH ALL STAFF COMMENTS AND RECOMMENDATIONS**, seconded by Commissioner Apodaca and motion carried.

**Commissioner Livingston recused herself from this item.**

Motion Passed.

4. **SUSU23-00041:** Emerald Pass Commercial Unit Two Replat C – Being a replat of Lot 1, Block 3, Emerald Pass Commercial Unit Two Replat B, and Tract 6-A, Block 79, Township 3, Section 22, Texas and Pacific, Abstract 9882, El Paso County, Texas
- Location: North of Peyton Dr. and East of Eastlake Blvd.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: Retreat at East Lake LP  
Representative: GRV Integrated Engineering Solutions  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)

Alex Alejandre, Planner, made a presentation to the Commission. Planning Staff recommends approval of Emerald Pass Commercial Unit Two Replat C on a Resubdivision Combination basis.

- To waive the dedication of 5.5 feet of right-of-way and the construction of 7 feet of additional roadway along Emerald Pass Avenue.
- To waive the dedication of 3 feet of right-of-way, the construction of 2 feet of additional roadway, and the construction of an additional 1-foot of planter strip along Aiskew Street.
- To waive the required improvements and construction of a 5-foot planter strip and the construction of 3 feet of additional shared use path along Eastlake Boulevard.

Applicant not available for comment.

**ACTION:** Motion made by Commissioner Hanson, seconded by Commissioner Carillo to **APPROVE ITEM #SUSU23-00041** and motion carried.

**Commissioner Livingston recused herself from this item.**

Motion Passed.

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**PUBLIC HEARING Resubdivision Combination:**

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|----|----------------------|---|
| 5. | <b>SUSU23-00063:</b> | Loma Terrace No. 5 Replat A – A portion of Tract 227, Loma Terrace No. 5, City of El Paso, El Paso County Texas |
|    | Location:            | South of Yermoland Dr. and West of Lomaland Dr.   |
|    | Existing Zoning:     | R-3 (Residential)   |
|    | Property Owner:      | Luxor Homes   |
|    | Representative:      | CAD Consulting Co.  |
|    | District:            | 7   |
|    | Staff Contact:       | Saul J. G. Pina, (915) 212-1612, <a href="mailto:PinaSJ@elpasotexas.gov">PinaSJ@elpasotexas.gov</a>             |

Saul Pina, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on February 5, 2024. As of February 22, 2022, the Planning Division has not received any communication in support of or opposition to the request but received one (1) email and one (1) phone call of inquiry. Planning Staff recommends approval of Loma Terrace No. 5 Replat A on a Resubdivision Combination basis.

- In addition, the applicant is requesting from the City Plan Commission the following exception:  
 -To waive the construction of 5.7 feet of planter strip along Cornelius Drive.

Enrique Ayala, CAD Consulting Co., 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:**

-Sylvia Carreon – supports item

**ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Carrillo to **APPROVE ITEM #SUSU23-00063** and unanimously carried.

Motion Passed.

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**PUBLIC HEARING Comprehensive Plan Amendment**

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| 6. | <b>PLCP24-00001:</b> | A portion of Tract 12-B, Block 24, Socorro Grant, City of El Paso, El |
|----|----------------------|---|

Location: Paso County, Texas  
Generally South of Winn Rd. and East of Southside Rd.  
Zoning: R-F (Ranch and Farm)  
Existing Use: Vacant  
Request: Future Land Use Map amendment from O-1, Preserve to G7, Industrial and/or Railyards  
Owner: City of El Paso-El Paso Water  
Representative: Conde, Inc.  
District: 7  
Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)

**POSTPONED FROM FEBRUARY 8, 2024  
ITEMS 6 AND 7 TO BE HEARD TOGETHER**

Raul Garcia, Planning Development Program Manager, made a presentation to the Commission for Nina Rodriguez. Public notices were mailed to property owners within 300 feet on January 26, 2024. The Planning Division has received: One (1) email in support of the rezoning; Eight (8) emails in opposition of the Future Land Use Map amendment; Fourteen (14) emails in opposition to the rezoning request. Planning Staff recommends approval of the amendment to the future land use map and approval of the rezoning subject to the following condition:

- A Detailed Site Development Plan prior to certificates of occupancy or certificates of completion.

Raul Garcia, Planning Development Program Manager, answered questions from the Commission.

Conrad Conde, Conde, Inc., concurs with all staff comments.

Stanley Jobe, owner, made a presentation on behalf of this item to the Commission.

Geoffrey Espinelli, El Paso Water, spoke on behalf of item to the Commission and answered questions.  
Alex Vidalis, El Paso Water, spoke on behalf of item to the Commission and answered questions.

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

**PUBLIC:**

Sylvia Carreon – spoke against  
Mario Mendoza – spoke against  
Marcie Carrillo – spoke against  
Andrea Everett – spoke against  
Rafael Gomez – spoke against  
Marilyn Guida – spoke against (via Teams)  
Karla Ruiz – opposed

An email was read by Kevin Smith for Deborah Torres who is opposed to this item.

**ACTION:** Motion made by Brandon Carrillo to **DENY ITEM # PLCP24-00001**, no second.

Motion Failed.

**ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Reyes to **APPROVE ITEM # PLCP24-00001**.

**VOTE:**

Ayes = 3 (Livingston, Apodaca, Reyes)  
Nays = 4 (Masoud, Borrego, Hanson, Carrillo)

Motion Failed.

**PUBLIC HEARING Rezoning Application:**

- 7. **PZRZ23-00012:** A portion of Tract 12-B, Block 24, Socorro Grant, City of El Paso, El Paso County, Texas  
 Location: Generally South of Winn Rd. and East of Southside Rd.  
 Existing Zoning: R-F (Ranch and Farm)  
 Request: Rezone from R-F (Ranch and Farm) to M-1 (Light Manufacturing)  
 Existing Use: Vacant  
 Proposed Use: Concrete mixing plant, permanent  
 Property Owner: City of El Paso-El Paso Water  
 Representative: Conde, Inc.  
 District: 7  
 Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)

**POSTPONED FROM FEBRUARY 8, 2024  
ITEMS 6 AND 7 TO BE HEARD TOGETHER**

**SEE ABOVE FOR ITEM 6 FOR DETAILS.**

- 8. **PZRZ23-00026:** Tracts 407 and 408, Sunrise Acres #1, City of El Paso, El Paso County, Texas  
 Location: 8935 Mercury St.  
 Existing Zoning: R-4 (Residential)  
 Request: Rezone from R-4 (Residential) to S-D (Special Development) and approval of Detailed Site Development Plan with a reduction to side yard setback  
 Existing Use: Triplex  
 Proposed Use: Single-family dwelling and triplex  
 Property Owner: Gary L. Herman and Shawn M. Schulz  
 Representative: CAD Consulting Company  
 District: 2  
 Staff Contact: Andrew Salloum, (915) 212-1603, [SallouAM@elpasotexas.gov](mailto:SallouAM@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 February 9, 2024. The Planning Division has received a phone call in opposition to the request and 5 phone calls of inquiry. Also, received another email of inquiry. Planning Staff recommends approval of the rezoning request. The proposed zoning district is compatible with the residential uses in the surrounding area consistent with *Plan El Paso* the City's Comprehensive Plan and the G-3 Post War designation.

Andrew Salloum answered questions from the Commission.

Enrique Ayala, CAD Consulting Company, 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 made by Commissioner Livingston, seconded by Commissioner Masoud to **APPROVE ITEM #PZRZ23-00026** and unanimously carried.

Motion Passed.

9. **PZRZ23-00033:** Lot 42, Block 2, Alta-Mira Addition, City of El Paso, El Paso County, Texas  
 Location: 1000 Glenwood Pl.  
 Existing Zoning: R-4 (Residential)  
 Request: Rezone from R-4 (Residential) to A-O (Apartment/Office)  
 Existing Use: Single-family dwelling  
 Proposed Use: Business office  
 Property Owner: Conde & Mendoza, LLC  
 Representative: Conde, Inc.  
 District: 3  
 Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
**ITEM DELETED**

10. **PZRZ23-00030:** A portion of Tracts 63 and 64, Cinecue Park Subdivision, City of El Paso, El Paso County, Texas  
 Location: 471 Fresno Dr.  
 Zoning: R-F (Ranch-Farm)  
 Request: To rezone from R-F (Ranch and Farm) to R-3 (Residential)  
 Existing Use: Vacant  
 Proposed Use: Single-family dwelling  
 Property Owner: Jose Angel Avila and Jacqueline Avila  
 Representative: Breanna Avila  
 District: 7  
 Staff Contact: Andrew Salloum, (915) 212-1603, [SallouAM@elpasotexas.gov](mailto:SallouAM@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 January 26, 2024. The Planning Division has not received any communications in support of or opposition to the request but received an email of inquiry. Planning Staff recommends approval of the rezoning request, the proposed zoning district is compatible with the residential uses and surrounding area and consistent with *Plan El Paso* G-3 Post War future land use designation.

Jose Avila, owner, stated that he will be building a single-family dwelling and no apartments.

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

**ACTION:** Motion made by Commissioner Hanson, seconded by Commissioner Apodaca to **APPROVE ITEM #PZRZ23-00030** and unanimously carried.

Motion Passed.

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

**ADJOURNMENT:**

**ACTION:** Motion made by Commissioner Reyes, seconded by Commissioner Carrillo and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 3:42 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:



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Kevin W. Smith, City Plan Commission Executive Secretary