



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
May 22, 2025
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:31 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Lauren Hanson (2nd Chair)
Albert Apodaca
Brandon Carrillo
Sal Masoud
Jose L. Reyes
Juan Uribe

COMMISSIONERS ABSENT:

Ken Gorski (1st Chair)
Margaret Livingston

AGENDA

Commissioner Hanson read the rules into the record.

Alex Alejandre, Senior Planner, noted that there were no changes to agenda. Only the minutes are on Consent and there are several revised staff reports.

NO ACTION TAKEN.

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.

PUBLIC:

Aaron Andaluz – gave his personal comments to City Plan Commission members.

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: May 8, 2025.

ACTION: Motion made by Commissioner Carrillo, seconded by Commissioner Reyes 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:

2. **SUSU25-00046:** Inglewood Valley – Tracts 2, 2B, and 3D, Block 2, Ysleta Grant, A Portion of Tract 2B, Block 6, Socorro Grant, and a Portion of Via Maria Drive Right-of-Way, City of El Paso, El Paso County, Texas
Location: West of North Loop Dr. and South of Americas Ave.
Existing Zoning: A-O (Apartment/Office)
Property Owner: BRE Development, LLC

Representative: CEA Group
District: 7
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Alex Alejandre, Senior Planner, made a presentation to the Board. Staff recommends **approval** of Inglewood Valley on a Major Combination basis and **approval** of the exception request.

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

- To waive the construction of any and all improvements along Via Maria Drive.

Jorge Azcarate, CEA Group, concurs with staff recommendations.

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00046 WITH EXCEPTIONS** and unanimously carried.

Motion Passed.

3. **SUSU25-00040:** Segura Family – Tract 23-E, Block 36, Ysleta Grant Survey, City of El Paso, El Paso County, Texas
Location: North of Alameda Ave. and West of Zaragoza Rd.
Existing Zoning: R-4 (Residential)
Property Owner(s): Irma Segura
Representative: Dorado Engineering, Inc.
District: 7
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Segura Family on a Major Combination basis and **approval** of the exception request as they both comply with Title 19 requirements.

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

- To waive the required improvements and construction of a five foot (5') sidewalk along Aranda Lane.

Fermin Dorado, Dorado Engineering, Inc., agrees with staff recommendations.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00040 WITH SIDEWALK EXCEPTION** and unanimously carried.

Motion Passed.

Resubdivision Combination:

4. **SUSU25-00042:** Sierra Vista Acres Replat A – A replat of Lots 1 and 2, Block 1, Sierra Vista Acres Replat A, City of El Paso, El Paso County, Texas
Location: North of Dyer St. and East of Gateway North Blvd.
Existing Zoning: C-3/c (Commercial/conditions)
Property Owner(s): EAST FM Sierra Vista Holding Company, LLC
Representative: SLI Engineering, Inc.
District: 2
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Sierra Vista Acres on a Resubdivision Combination and **approval** of the exception request as they both comply with Title 19 requirements.

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

- To waive the dedication of one-foot (1') of additional right-of-way along Tetons Drive.

Georges Halloul, SLI Engineering, Inc., agrees with staff recommendations.

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00042** and unanimously carried.

Motion Passed.

PUBLIC HEARING Easement Vacation:

5. **SUET24-00006:** Canutillo Industrial Park Replat A Easement Vacation – Being a 60' drainage easement out of Block 9, Canutillo Industrial Park Replat A, El Paso, El Paso County, Texas
- Location: North of Los Mochis Dr. and West of Interstate 10
Existing Zoning: C-3/c (Commercial/condition)
Property Owner: Partners, LTD
Representative: SLI Engineering
District: 1
Staff Contact: Armida R Martinez, (915) 212-1605, martinezar@elpasotexs.gov

Armida Martinez, Lead Planner, made a presentation to the Commission. Staff recommends **approval** of the vacation of a portion of the sixty-foot (60') drainage easement located within Canutillo Industrial Park Replat A with the condition:

- That a revised survey be submitted showing only the portion within the city limits that is being vacated prior to City Council approval.

PUBLIC = None

Georges Halloul, SLI Engineering, agrees with staff comments.

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Masoud **TO APPROVE ITEM #SUET24-00006** and unanimously carried.

Motion Passed.

PUBLIC HEARING Special Permit Application:

6. **PZST24-00012:** Being the East 30 feet of the West 60 feet of Lots 1, 2, and 3, Block 273, Campbell Addition, City of El Paso, El Paso County, Texas
- Location: 509 E. Rio Grande Ave.
Zoning: A-2 (Apartment)
Request: Special Permit and Detailed Site Development Plan approval to allow for the use of professional office in the A-2 (Apartment) zone district and 100% parking reduction
Existing Use: Single-family dwelling
Proposed Use: Professional office

Property Owner: Anthony Mendez and Jessica Mendez
Representative: CEA Group
District: 8
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

Andrew Salloum, Senior Planner, made a presentation to the Commission through Katya Garcia, American Sign Language interpreter. Public notices were mailed to property owners within 300 feet on May 8, 2025. The Planning Division has not received any communication in support or opposition to the request from the public. Staff has not received any adverse comments from any of the reviewing departments. Staff recommends approval of the special permit and the detailed site plan. Request for use of a professional office in a A-2 Apartment zoning district and parking reduction. The proposed development meets all of the requirements of the El Paso City Code Section 20.04.320 Special Permit and Section 20.04.150 Detailed Site Development Plan.

Commissioner Carrillo made a comment about parking spaces being restricted for law offices on that street.

Andrew Salloum answered questions from Commission.

Jorge Azcarate, CEA Group, concurs with staff recommendations and answered questions from Commission.

PUBLIC = None

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Uribe **TO APPROVE ITEM #PZST24-00012** and unanimously carried.

Motion Passed.

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

ADJOURNMENT:

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


Motion passed.

Meeting adjourned at 2:11 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.

Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary

