



**CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
January 25, 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)
Brandon Carrillo (1st Chair)
Ken Gorski (2nd Chair)
Albert Apodaca
Lauren Hanson
Sal Masoud
Jose L. Reyes

COMMISSIONERS ABSENT:

Dion Castro

AGENDA

Commissioner Albert Apodaca read the rules into the record. Raul Garcia, Planning Program Manager, noted that Items #5 is to be deleted. There are three items on Consent, which includes the minutes, and there are two revised staff reports.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Castro

NOT PRESENT FOR THE VOTE: N/A

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. December 14, 2023
 - b. January 11, 2024

Major Final:

- 2. **SUSU23-00099:** El Pasoans Fighting Hunger Unit One - Being Tract 1G, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
 - Location: South of Los Mochis Ave. and West of U.S. Interstate Highway 10
 - Existing Zoning: R-3 (Residential)
 - Property Owner: Wieland Properties JT VT
 - Representative: Conde, Inc.
 - District: 1
 - Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

Detailed Site Development Plan Application:

- 3. **PZDS23-00040:** Portion of Lot 1, Block 54, East Glen Addition Unit Four, City of El Paso, El Paso County, Texas
 - Location: 2680 George Dieter Dr.
 - Existing Zoning: C-1/sc (Commercial/special contract)
 - Request: Detailed Site Development Plan Approval as per Ordinance No. 6344
 - Existing Use: Medical Office
 - Proposed Use: Medical Office and Professional Office
 - Property Owner: Global Care, LLC
 - Representative: Salvador Hernandez and Ray Mancera
 - District: 6
 - Staff Contact: Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov

POSTPONED FROM DECEMBER 14, 2023

ACTION: Motion made by Commissioner Gorski, seconded by Commissioner Hanson 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:

4. **SUSU23-00093:** Sierra Crest Replat G – A Replat of Lot 1, Block 1, Sierra Crest; & Lots 2, 3, and 16, Block 1, Sierra Crest Replat D, City of El Paso, El Paso County, Texas
- Location: North of Robinson Ave. and East of Stanton St.
Existing Zoning: P-R I (Planned Residential I)
Property Owner: Frederick and Ginger Francis
Representative: Conde, Inc.
District: 8
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 Sierra Crest Replat G Subdivision on a Resubdivision Combination basis.

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

- To waive the dedication of six (6) feet of Right-of-Way (R.O.W.), 1.5 feet of planter strip, and five (5) feet of sidewalk along Silent Crest Drive and Long Crest Drive.

Saul Pina answered questions from the Commission.

Conrad Conde, Conde, Inc., concurs with all staff comments and answered questions from the Commission.

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Apodaca to **APPROVE ITEM #SUSU23-00093** and unanimously carried.

Motion Passed.

PUBLIC HEARING Rezoning Application:

5. **PZRZ23-00037:** Tracts 8, 9, 10, 14, 15, and a portion of Tract 13, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas
- Location: 1401 N. Zaragoza Rd.
Existing Zoning: R-3 (Residential)
Request: Rezone from R-3 (Residential) to A-O (Apartment/Office)
Existing Use: Vacant
Proposed Use: Self-storage warehouse
Property Owner: Jorge M. Sanchez

Representative: Conde, Inc.
District: 6
Staff Contact: Nina Rodriguez, (915)-212-1561, RodriguezNA@elpasotexas.gov

POSTPONED FROM NOVEMBER 30, 2023
POSTPONED FROM DECEMBER 14, 2023
ITEM DELETED

6. **PZRZ23-00028:** All of Tracts 4C-1 and 4C-1B, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: South of La Morenita Cir. and West of Socorro Rd.
Zoning: A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract)
Request: To rezone from A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract) to C-1/sc (Commercial/special contract) and C-1/H/sc (Commercial/Historic/special contract)
Existing Use: Vacant
Proposed Use: Shopping center
Property Owner: B & B Socorro, LLC
Representative: Xilin Esther Chen
District: 7
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 300 feet on January 12, 2024. The Planning Division received one (1) phone call in support to the rezoning request. Planning Staff recommends approval of the rezoning request as the rezoning is consistent with *Plan El Paso* and the G-3 Post War future land use designation.

Saul Pina answered questions from the Commission.

Xilin Esther Chen, concurs with all staff comments via telephone.

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

PUBLIC:

Sylvia Carreon – supports

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Reyes to **APPROVE ITEM # PZRZ23-00028** and unanimously carried.

Motion Passed.

7. **PZRZ23-00014:** Tract 1B and Tract 1B1, Block 8, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 319 and 323 Zaragoza Rd.
Existing Zoning: R-F (Ranch and Farm)
Request: Rezone R-F (Ranch and Farm) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Shopping Center
Property Owner: Albert Nabhan
Representative: David Etzold
District: 7

Staff Contact: Juan C. Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov

Juan Naranjo, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 12, 2024. The Planning Division has not received any communications in support or opposition to the request. Planning Staff recommends approval of the rezoning request with the following conditions:

- 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 twenty feet (20') on center along property lines adjacent to residential zone 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 or certificates of completion.
- Trash receptacles shall be located no closer than fifty feet (5') to any residential lots.
- A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificate of completion.

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

David Etzold agrees with all staff comments but would like details changed. Mr. Etzold passed out documentation on details that he would like to change part of the details.

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Masoud to **POSTPONE ITEM #PZRZ23-00014 FOR TWO WEEKS** and unanimously carried.

Motion Passed.

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8. **PZRZ23-00034:** Being a Portion of Tract 17C-174 and 17C-175, Section 8, Block 79, Township 3, Texas and Pacific Railway Survey, City of El Paso, El Paso County, Texas

Location: South of Vista del Sol Dr. and West of Joe Battle Blvd.
Existing Zoning: R-3 (Residential)
Request: Rezone from R-3 (Residential) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: Automobile sales, service, storage and rental.
Property Owner: El Paso Vista HY RE, LLC
Representative: Conde, Inc.
District: 6
Staff Contact: Juan C. Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov

Juan Naranjo, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 12, 2024. The Planning Division has not received any communications in support or opposition to the request. Planning Staff recommends approval of the rezoning request is compatible with the commercial uses in the surrounding area and consistent with *Plan El Paso* the City's Comprehensive Plan and G-4 Suburban Walkable Future Land Use Designation.

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. No response.

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Gorski to **APPROVE ITEM # PZRZ23-00034** and unanimously carried.

Motion Passed.

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9. **PZRZ23-00032:** Lot 32, Block 14-C, Vista Del Sol Unit 10, Replat B, City of El Paso, El Paso County, Texas
 Location: 1150 Vista De Oro
 Zoning: P-I (Planned Industrial)
 Request: To rezone from P-I (Planned Industrial) to C-3 (Commercial)
 Existing Use: Vacant
 Proposed Use: Public School
 Property Owner: Roger's Properties, LLC
 Representative: Conde, Inc.
 District: 7
 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 300 feet on January 12, 2024. The Planning Division received one (1) phone call in support to the rezoning request. Planning Staff recommends approval with conditions of the rezoning request:

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 twenty feet (20') on center along the property lines adjacent to residential zone 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 or certificates of completion.
2. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of any 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.

Conrad Conde, Conde, Inc., concurs with all staff comments and answered questions from the Commission.

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 Carrillo, seconded by Commissioner Masoud to **APPROVE ITEM # PZRZ23-00032 WITH STAFF RECOMMENDATIONS.**

VOTE:

Ayes = 5 (Masoud, Borrego, Apodaca, Reyes, Carrillo)

Nays = 2 (Hanson, Gorski)

Motion Passed.

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10. **PZRZ23-00036:** A portion of Tract 92, Map of Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
 Location: 4707 Atlas
 Zoning: R-4 (Residential)
 Request: To rezone from R-4 (Residential) to A-2 (Apartment)
 Existing Use: Vacant
 Proposed Use: Apartments
 Property Owner: Helmut Group Inc.
 Representative: Ray Mancera
 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 300 feet on January 12, 2024. The Planning Division received one (1) email in opposition to the rezoning request. Planning Staff recommends approval with a condition of the rezoning request:

- 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 twenty feet (20') on center along the property lines adjacent to residential zone 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.

Ray Mancera concurs with staff comments and recommendations and answered questions from the Commission.

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 Carrillo, seconded by Commissioner Gorski and unanimously carried to **APPROVE ITEM # PZRZ23-00036.**

Motion Passed.

PUBLIC HEARING Rezoning and Detailed Site Development Plan:

- 11. **PZRZ23-00040:** A portion of Lots 20 and 21, Block 92, Bassett Addition, City of El Paso, El Paso County, Texas
Location: 2607 Montana Ave.
Zoning: A-2 (Apartment)
Request: Rezone from A-2 (Apartment) 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: Carlos Estrello Jr.
Representative: Carlos Estrello Jr.
District: 8
Staff Contact: Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov

Nina Rodriguez, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 12, 2024. As of January 25, 2024, The Planning Division has not received any communication in support or opposition to the request. Planning Staff recommends approval of the rezoning request and the detailed site development plan requests.

Carlos Estrello Jr. concurs with staff recommendations.

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 Reyes, seconded by Commissioner Hanson to **APPROVE ITEM # PZRZ23-00040** and unanimously carried.

Motion Passed.

PUBLIC HEARING Special Permit Application:

- 12. **PZST23-00009:** A portion of Lots 14, 15, and 16, Block 118, Supplemental Map No. 1 of

Location:	East El Paso Addition, City of El Paso, El Paso County, Texas
Zoning:	1205 N. Copia St.
Request:	C-2 (Commercial)
	Special Permit and Detailed Site Development Plan approval to allow for an Infill Development with yard setback reductions and 85% parking reduction for office and apartment uses in the C-2 (Commercial) zone district
Existing Use:	Vacant
Proposed Use:	Offices and Apartments
Property Owner:	Victor Robles
Representative:	Luis Javier Lopez
District:	2
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 January 12, 2024. As of January 25, 2024, the Planning Division has not received any communication in support or opposition to the request from the public. But received one email of inquiry which is included in your backup. Planning Staff recommends approval of the special permit and detailed site development plan for infill development with the rear and side street set back reductions in the C-2 commercial zone district in addition with the parking reduction. The proposal does meet the requirements of 20.04.320 Special Permit, 20.04.350 Detailed Site Development Plan and 20.10.280 Infill Development. The proposal is consistent with *Plan El Paso* the City's Comprehensive Plan.

Luis Javier Lopez concurs with staff comments.

Victor Robles, property owner, spoke on behalf of his property.

Tony De La Cruz, Assistant Director of Building and Permits, spoke on behalf of building fire codes.

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

PUBLIC:

- Leo Herrera – opposed, asking for space only between buildings. Otherwise is ok with item.
- Daniela Gonzalez – opposed, asking for space. Fine with everything else.

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Apodaca to **APPROVE ITEM #PZST23-00009 WITH STAFF RECOMMENDATIONS AND COMMENTS.**

VOTE:

Ayes = 4 (Masoud, Hanson, Apodaca, Carrillo)

Nays = 3 (Borrego, Gorski, Reyes)

Motion Passed.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 3:22 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
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