



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
May 16, 2024
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:34 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Brandon Carrillo (2nd Chair)
Lauren Hanson
Sal Masoud
Jose L. Reyes
Margaret Livingston

COMMISSIONERS ABSENT:

Albert Apodaca
Ken Gorski (1st Chair)
Juan Uribe

AGENDA

Commissioner Jose Reyes read the rules into the record. Raul Garcia, Planning Program Manager, noted that Item #4 will be postponed for two weeks, and Item #7 will be postponed for two weeks. There is one item on Consent, which are the minutes, and a few revised staff reports.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Apodaca, Gorski, and Uribe

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. May 2, 2024

ACTION: Motion made by Commissioner Reyes, 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 Preliminary:

- 2. **SUSU24-00021:** Wagner Subdivision– A portion of Tract 7, Section 25, Block 79, Township 2, Texas and Pacific Railway Company Surveys, a portion of

Tracts 1A, 1A1, 1A3, and 1A4, Section 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys, and a portion of Section 36, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location: South of Montana Ave. and West of Zaragoza Rd.
 Existing Zoning: C-4/c (Commercial/ Conditions)
 Property Owner: Wagner Equipment Co.
 Representative: CEA Group
 District: 5
 Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Alex Alejandre, Senior Planner, made a presentation to the Commission. Planning Staff recommends approval of Wagner Subdivision on a Major Preliminary basis. In addition, the applicant is requesting from the City Plan Commission the following exceptions:

- To waive the construction of five (5) foot-sidewalk along Montana Avenue.
- To allow the sidewalk to abut the roadway along Zaragoza Road to allow the current configuration.

Jorge Azcarate, CEA Group, concurs with all staff comments and answered questions from the Commission.

ACTION: Motion by Commissioner Masoud to **APPROVE ITEM #SUSU24-00030 WITH ALL CONDITIONS**, seconded by Commissioner Hanson and unanimously carried.

Motion Passed.

.....

3. **SUSU24-00031:** Tierra Del Este Unit Ninety Five - Being a portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas

Location: East of Tim Floyd St. and South of Edgemere Blvd.
 Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 Property Owner: Ranchos Real Land Holdings, LLC
 Representative: Conde Inc.
 District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Planning Staff recommends approval of Tierra Del Este Unit Ninety Five on a Major Preliminary basis as it complies with Title 19 requirements.

Conditions:

- That the City Plan Commission require the applicant to landscape the rear of all double-frontage lots, in accordance with Section 19.23.040(H)(3)(c) of the El Paso City Code.
- That Tierra del Este Unit Ninety Three subdivision shall be recorded prior to or concurrently with Tierra Del Este Unit Ninety Five Final Plat.

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

- To allow for Block 144 to have a street length or block segment in excess of 1,200 feet.
- To allow a connectivity index score of 1.1 instead of the required 1.4 for the proposed subdivision.

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

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM #SUSU24-00031 WITH ALL RECOMMENDED CONDITIONS ABOUT TRAFFIC CALMING DEVICES**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

.....

Major Combination:

4. **SUSU24-00026:** Bethesda Subdivision – Tract 20, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Angora Loop Ave. and East of Dyer Dr.
Existing Zoning: C-4 (Commercial)
Property Owner: Bethesda Ministries Inc
Representative: CAD Consulting Co.
District: 4
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
POSTPONED FROM MAY 2, 2024
POSTPONED FOR TWO WEEKS

.....

5. **SUSU24-00027:** Inglewood Valley Unit One Subdivision – Tracts 2B and 3D, Block 2, Ysleta Grant and a portion of Tract 2B, Block 6, Socorro Grant, City of El Paso, El Paso County, Texas
Location: South of North Loop Dr. and East of Americas Ave.
Existing Zoning: A-O/c (Apartment/Office/conditions)
Property Owner: BRE Development LLC
Representative: CEA Group
District: 7
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 Inglewood Valley Unit One Subdivision on a Major Combination basis.

- In addition, the applicant is requesting from the City Plan Commission the following exception:
 1. To waive the construction and dedication of 7.5 feet of right-of-way for Inglewood Drive.

Jorge Azcarate, CEA Group, concurs with all staff comments.

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM #SUSU24-00027**, seconded by Commissioner Reyes and unanimously carried.

Motion Passed.

.....

PUBLIC HEARING Rezoning Application:

6. **PZRZ24-00002:** Lot 3, Block 1, Coronado del Sol, City of El Paso, El Paso County, Texas
Location: Mesa Hills Dr. and Northwest of Sunland Park Dr.
Existing Zoning: R-3 (Residential) and R-5/sc (Residential/special contract)
Request: Rezone from R-3 (Residential) and R-5/sc (Residential/special contract) to A-3 (Apartment) and A-3/sc (Apartment/special contract)

Existing Use: Vacant
Proposed Use: Apartments
Property Owner: Housing Authority of the City of El Paso
Representative: Fred Dalbin
District: 8
Staff Contact: Juan C. Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov

POSTPONED FROM THE APRIL 18, 2024 MEETING

Luis Zamora, Chief Planner, made a presentation to the Commission for Juan Naranjo. Public notices were mailed to property owners within 300 feet on April 5, 2024. A total of 41 notices were sent to property owners. The Planning Division has received a total of 48 phone calls of inquiry. 40 phone calls, 55 emails, include 2 emails with petitions of 472 signatures (from 344 properties), and 1 letter in opposition. Staff has also received 2 calls, 2 emails, and 1 letter in support of the proposal. Public meeting by applicant was held on May 8, 2024. Planning Staff recommends approval of the rezoning request with the following condition:

- No more than one hundred and four (104) dwelling units be permitted on this property.

Luis Zamora answered questions from the Commission.

Robert Blumental with Housing Authority of El Paso known as HOME and Fred Dalbin made a presentation to the Commission on this project. Georges Halloul also spoke on behalf of this project for applicant.

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

PUBLIC:

Linda Peacock – opposed (phone)	Carolina Chapa - opposed
Carlos Saucedo – opposed	Alan Kundrutas – opposed
Lilia Dueñas – opposed	Christa Bringas - opposed
Carlos Villasenor – opposed	Thomas Vargas - opposed
Mr. Rubio – opposed	Dr. Rafael Corral - opposed
Luis Lopez Jr. – opposed	Gustavo Gonzalez - opposed
Jack Wallace – opposed	Cristina Jimenez - opposed
Chris Esper – opposed	Unidentifiable Individual – opposed (phone)
Desirae Manzanares - opposed	

Raul Garcia and Kevin Smith read letters sent in and were not included in revised staff report.

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM # PZRZ24-00002**, seconded by Commissioner Hanson and unanimously carried.

Motion Passed.

Other Business:

7. Overview of infill development.
Contact: Luis Zamora, Chief Planner, (915) 212-1552, ZamoraLF@elpasotexas.gov
POSTPONED FOR TWO WEEKS

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 3:51 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.

.....
Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary