



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
March 27, 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 Alredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Ken Gorski (1st Chair)
Lauren Hanson (2nd Chair) (*arrived @ 1:31 p.m.*)
Brandon Carrillo
Sal Masoud
Jose L. Reyes (*left @ 3:14 p.m.*)
Juan Uribe

COMMISSIONERS ABSENT:

Albert Apodaca
Margaret Livingston

AGENDA

Commissioner Gorski read the rules into the record.

Alex Alejandre, Senior Planner, noted that Items #12 is to be deleted, Items #10 & #11 will be heard together, and Items #13 & #14 will be heard together. There are two items on Consent and a few 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, Gorski, Hanson, Carrillo, Masoud, Reyes and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Apodaca and Livingston

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: March 13, 2025

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 Carrillo, seconded by Commissioner Uribe 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. **SUSU25-00007:** Thorn Estates - Being Tracts 1 and 3, SA & MGRR Survey No. 268, City of El Paso, El Paso County, Texas
Location: East of Desert Blvd. and North of Mesa St.
Existing Zoning: R-3 (Residential)
Property Owner: Abdolkarim Saadatkhah
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Commissioner Juan Uribe recused himself from this item.

Saul Fontes, Planner, made a presentation to the Commission. Staff recommend **approval** of Thorn Estates Subdivision on a Major Combination basis, subject to the following conditions:

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

- To waive the construction of six feet (6') of sidewalk along Interstate Highway 10.
- To waive the construction of five feet (5') of planter strip along Thorn Avenue.
- To waive the construction of one foot (1') of roadway along Thorn Avenue.

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

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00007 WITH ALL THE EXCEPTIONS AS PROPOSED WITH THE CAVEAT THAT TXDOT ALLOW THE SIDEWALKS THE CLIENT WILL PROVIDE ALONG I-10 SERVICE ROAD**, seconded by Commissioner Hanson, and unanimously carried.

Motion Passed.

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4. **SUSU25-00018:** Boardwalk at the Outlet - Being a portion of Tract 8, Nellie D. Mundy Survey No. 239, City of EL Paso, El Paso County, Texas
Location: West of Desert Blvd. and North of Talbot Ave.
Existing Zoning: R-F (Ranch and Farm)
Property Owner: Sangiovese, LLC
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Staff recommend **approval with condition** of Boardwalk at the Outlet on a Major Final basis as it complies with Title 19 requirements, subject to the following condition:

- That the Major Thoroughfare Plan amendment be approved by City Council prior to the recordation of the final plat.

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

ACTION: Motion made by Commissioner Gorski **TO APPROVE ITEM #SUSU25-00018**, seconded by Commissioner Uribe and unanimously carried.

Motion Passed.

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5. **SUSU25-00004:** LFC Subdivision – Tract 29-C, Block 37, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: West of Zaragoza Rd. and North of Alameda Ave.
Existing Zoning: A-2/H (Apartment/Historic)
Property Owner: LFC Smart Business, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov

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

In addition, the applicant is requesting the following exceptions for Old County Drive:

1. To waive the dedication of ten feet (10') of right of way.
2. To waive the construction of five feet (5') of roadway.
3. To waive the reconfiguration of the planter strip and sidewalk.
4. To waive the construction of six feet (6') of planter strip.

Enrique Ayala, CAD Consulting Co., agrees with all staff comments.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00004 WITH ALL CONDITIONS**, seconded by Commissioner Reyes and unanimously carried.

Motion Passed.

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6. **SUSU25-00005:** El Bronco D Allende Estates – Tracts 7-C and 8-D, Block 34, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: East of Alameda Ave. and South of Yarbrough Dr.
Existing Zoning: C-4/sc (Commercial/Special contract)
Property Owner: Lizalan, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov

Aaron Andaluz, Planner, made a presentation to the Commission. Staff recommend **approval** of El Bronco D Allende Estates on a Major Combination basis as it complies with Title 19 requirements.

In addition, the applicant is requesting the following exceptions for Alameda Avenue:

1. To waive the construction of 1 foot of sidewalk.

Enrique Ayala, CAD Consulting, agrees with all staff comments.

ACTION: Motion made by Commissioner Hanson **TO APPROVE ITEM #SUSU25-00005**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

7. **SUSU25-00014:** Tierra del Este Unit Ninety-Four – A portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
- Location: South of Edgemere Blvd. and East of Tim Floyd St.
Existing Zoning: N/A – Property lies within the Extraterritorial Jurisdiction (ETJ)
Property-Owner: Ranchos Real Land Holdings, LLC
Representative: Conde, Inc.
District: N/A – Property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Alex Alejandre, Senior Planner, made a presentation to the Commission. Staff recommend **approval with condition** of Tierra del Este Unit Ninety Four on a Major Combination basis, subject to the following conditions:

- That the applicant landscape the rear of all double-frontage lots in accordance with section 19.23.040(H)(3)(c) of the El Paso City Code.

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

- To allow for Block 119 to exceed 2,400 feet total block perimeter.

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

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00014**, seconded by Commissioner Gorski and unanimously carried.

Motion Passed.

PUBLIC HEARING Resubdivision Combination:

8. **SUSU25-00026:** Ivey Interstate Industrial Center #1 – A portion of Tract 1-B-1, and a portion of Tract 1-B-2, O.A. Danielson Survey No. 314, a portion of Tract 3-B, Block 56, Ysleta Grant, and a portion of Lot 1, Block 2, Ivey's Interstate Subdivision No. 2, City of El Paso, El Paso County, Texas
- Location: West of Americas Ave. and South of Interstate 10
Existing Zoning: C-4/c (Commercial/conditions) and C-3/sc (Commercial/special)
Property Owner: Ivey Partners LTD
Representative: CEA Group
District: 7
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Alex Alejandre, Senior Planner, made a presentation to the Commission. Staff recommend **approval** of Ivey Interstate Industrial Center #1 on a Resubdivision 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 Gateway East Blvd.
- To waive the construction of one foot (1') of sidewalk along Americas Avenue.

Jorge Grajeda, CEA Group, 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 of or against this request.

Public - None

ACTION: Motion made by Commissioner Hanson **TO APPROVE ITEM #SUSU25-00026 WITHOUT BOTH EXCEPTIONS**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

9. **SUSU25-00023:** Richmar Unit 4 Replat "A"— A replat of Lot 16, Block 6, Richmar Unit 4 & portion of Tract 14, H.F. Fisher Survey No. 293, City of El Paso, El Paso County, Texas
- Location: North of Murchison Dr. and West of Cotton St.
- Existing Zoning: R-4 (Residential)
- Property Owner(s): Anne B. Kocian & John R. Kocian
- Representative: Conde, Inc
- District: 8
- Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on March 10, 2025. As of March 27, 2025 the Planning Division received one (1) email in opposition to this request. Staff recommend **approval** of Richmar Unit 4 Replat A on a Resubdivision Combination basis as it complies 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 Rocky Bluff Cul-de-sac.
- To waive the dedication and construction of 3.7 feet of roadway to match existing conditions on the cul-de-sac along Rocky Bluff Road.

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 of or against this request.

Public - None

ACTION: Motion made by Commissioner Gorski **TO APPROVE ITEM #SUSU25-00023**, seconded by Commissioner Reyes and unanimously carried.

Motion Passed.

PUBLIC HEARING Comprehensive Plan Amendment:

10. **PLCP25-00001:** Part of Tract 1B, part of Tract 3, Tract 5D, part of Tract 5E1A, and part of Tract 5E1B, part of Tract 2C, Block 41, and part of Tract 5C-1, Block 50,

Location: Ysleta Grant, City of El Paso, El Paso County, Texas
Zoning: North of Americas Ave. and West of Southside Rd.
Existing Use: R-F (Ranch and Farm) and C-4 (Commercial)
Request: Vacant
Future Land Use Map amendment from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards
Owner: Mount Carmel Cemetery, Ajeya Bhava, LLC, and FIELP #1 LLC
Representative: Kimley-Horn c/o Bryce Eckeberger
District: 7
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

ITEMS #10 & #11 WILL BE HEARD TOGETHER

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 March 14, 2025. The Planning Division has not received any communication in support and opposition to the request. Staff recommend approval of the amendment to the future land use map. The proposed development is in keeping with the character of the adjacent commercial and industrial development and the policies of *Plan El Paso* for the G7 Industrial and Railyard future land use designation in Mission Valley planning area. Staff recommends **approval with conditions** of the rezoning request.

The conditions are as follows:

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 thirty feet (30') on center along the property lines adjacent to Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts. 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. The landscape buffer shall not be counted towards landscaping requirements.
2. No building(s) shall be constructed within fifty feet (50') from a property line abutting Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts.
3. That automotive uses and recycling collection facility shall be prohibited on the subject property.
4. That no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100') to property lines be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sound.

Adam Herrin made a presentation to the Commission and answered questions.

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

Public - None

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM # PLCP25-00001**, seconded by Commissioner Hanson.

VOTE:

Ayes = 4 (Masoud, Borrego, Gorski, and Uribe)

Nays = 3 (Hanson, Reyes, Carrillo)

Motion Passed.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM # PZRZ24-00042**, seconded by Commissioner Uribe.

VOTE:

Ayes = 4 (Masoud, Borrego, Gorski, and Uribe)

Nays = 3 (Hanson, Reyes, Carrillo)

Motion Passed.

PUBLIC HEARING Rezoning Application:

11. **PZRZ24-00042:** Part of Tract 5D, Tract 5E1A, and Tract 5E1B, Block 41, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: Generally North of Americas Ave. and West of Southside Rd.
Zoning: R-F (Ranch and Farm)
Request: To rezone from R-F (Ranch and Farm) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: General warehouses
Property Owner: Mount Carmel Cemetery
Representative: Kimley Horn c/o Bryce Eckeberger
District: 7
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
ITEMS #10 & #11 WILL BE HEARD TOGETHER
12. **PZRZ24-00019:** A portion of Tracts 5C, 6C, and 7C and all of Tracts 8B, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 9050 Escobar Dr.
Zoning: R-3 (Residential)
Request: To rezone from R-3 (Residential) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Motor carrier terminal
Property Owner: Idea Public Schools
Representative: Conrad Conde, Conde, Inc
District: 7
Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
ITEM DELETED
13. **PZRZ24-00034:** Lots 5 to 10, Block 226, Alexander, City of El Paso, El Paso County, Texas
Location: 2821 N. Kansas St.
Zoning: A-2 (Apartment)
Request: To rezone from A-2 (Apartment) to A-3 (Apartment)
Existing Use: Apartments
Proposed Use: Apartments
Property Owner: Reyesbilt Group, LLC
Representative: David Etzold
District: 8
Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
ITEM #13 & #14 WILL BE HEARD TOGETHER

Luis Zamora, Chief Planner, made a presentation to the Commission. Request for minor address should be 2821 N. Kansas St. instead of 2824. Public notices were mailed to property owners within 300 feet on

March 11, 2025. The Planning Division has not received any communications in support or opposition to the request. Staff recommend approval of the rezoning request as well as the special permit request.

David Etzold was available for questions.

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

PUBLIC - None

ACTION: Motion made by Commissioner Gorski **TO APPROVE ITEM # PZRZ24-00034**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

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PUBLIC HEARING Special Permit Application:

14. **PZST24-00017:** Lots 5 to 10, Block 226, Alexander, City of El Paso, El Paso County, Texas
Location: 2821 N. Kansas St.
Zoning: A-2 (Apartment)
Request: Special Permit for 70% parking reduction
Existing Use: Apartments
Proposed Use: Apartments
Property Owner: Reyesbilt Group, LLC
Representative: David Etzold
District: 8
Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
ITEM #13 & #14 WILL BE HEARD TOGETHER
SEE ITEM #13 ABOVE FOR DETAILS
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Other Business:

15. Discussion and action on amendments to:
Chapter 20.02 - General Provisions and Definitions,
Chapter 20.10 - Supplemental Use Regulations,
Appendix A - Table of Permissible Uses, and
Appendix C - Table of Parking Requirements and Standards in support of ongoing economic development initiatives in Downtown El Paso. Proposed amendments would create and modify definitions in support of high-density residential uses, allow such uses within the C-5 (Commercial) district, and remove incompatible use permissions for the C-5 (Commercial) district.
Staff Contact: Karina Bragalla, Economic & International Development, (915) 212-0094, BrasgallaKX@elpasotexas.gov

Karina Bragalla, Economic & International Development, made a presentation to the Commission. Staff recommend **APPROVAL** of proposed amendments to Title 20 – Zoning as they support the goals and vision of Downtown El Paso, clarify regulations, and encourage preferred development.

- Amendments will next go to City Council for consideration.

ACTION: Motion made by Commissioner Hanson **TO APPROVE PROPOSED AMENDMENTS TO TITLE 20 - ZONING**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.
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16. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 3:34 p.m.
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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