



**CITY PLAN COMMISSION MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**February 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)  
Brandon Carrillo  
Albert Apodaca  
Sal Masoud  
Jose L. Reyes

**COMMISSIONERS ABSENT:**

Lauren Hanson (2nd Chair)  
Margaret Livingston  
Juan Uribe

**AGENDA**

Commissioner Gorski read the rules into the record.

Alex Alejandre, Senior Planner, noted that Items #8 and Item #9 will be heard together. There are three items on Consent and several revised staff reports.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Hanson, Livingston, and Uribe

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:
  - a. February 13, 2025

**Detailed Site Development Plan:**

2. **PZDS24-00036:** Lot 3, Block 10, I-10 Industrial Park Replat "A", City of El Paso, El Paso County, Texas  
Location: 1140 Burgundy Dr.  
Existing Zoning: C-4/sc (Commercial/special contract)  
Request: Detailed site development plan per Ordinance No. 5643  
Existing Use: Vacant  
Proposed Use: Heavy truck (sales, storage, repair & rental)  
Property Owner: Tango Estates LLC  
Representative: Sitework Engineering, LLC  
District: 7  
Staff Contact: Blanca Perez, (915) 212-1561, [PerezBM@elpasotexas.gov](mailto:PerezBM@elpasotexas.gov)

**Postponement - Resubdivision Combination:**

3. **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](mailto:MartinezAR@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Gorski, 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:**

4. **SUSU25-00013:** McKelligon Business Center – Tracts 2C and 2E, Block 81, Section 22, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: West of Alabama St. and North of Fort Blvd.  
Existing Zoning: C-1/sc (Commercial/Special contract)  
Property Owner: Grand Diamond Property, LLC  
Representative: Dorado Engineering, Inc.  
District: 2  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)

Alex Alejandre, Senior Planner, made a presentation to the Commission. Staff recommends **approval** of McKelligon Business Center on a Major Combination basis.

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

- To waive the construction of three feet (3') of additional sidewalk and to allow the sidewalk to abut the roadway along Alabama Street to allow the current configuration.

Fermin Dorado, Dorado Engineering, Inc., concurs with staff comments and answered questions.

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00013 WITH EXCEPTIONS**, seconded by Commissioner Apodaca.

**VOTE:**

**AYES = 4 (Masoud, Gorski, Apodaca, Carrillo)**  
**NAYES = 2 (Borrego, Reyes)**

Motion Passed.  
.....

- 5. **SUSU25-00011:** Holstein Estates - Being Tract 9 and 10, and portion of Tracts 8, 13, and 14, O.A. Danielson Survey No. 310; and Portion of 60 Feet County Road, City of El Paso, El Paso County, Texas  
 Location: West of Zaragoza Rd. and South of Pellicano Dr.  
 Existing Zoning: A-O (Apartment/Office)  
 Property Owner: Jorge M. Sanchez  
 Representative: Conde, Inc.  
 District: District 6  
 Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **approval** of Holstein Estates on a Major Combination basis as it complies with Title 19 requirements.

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

- To waive the construction of one-foot (1') of sidewalk along Zaragoza Road

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

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00011 WITH EXCEPTIONS**, seconded by Commissioner Carrillo and unanimously carried.

Motion Passed.  
.....

Kevin Smith, Assistant Director of Planning, asked for a last minute change to the agenda requested by applicant on Item #10 to postpone for two weeks.

**ACTION:** Motion made by Commissioner Gorski, seconded by Commissioner Masoud **TO POSTPONE ITEM #10 FOR TWO WEEKS** and unanimously carried.

Motion Passed.  
.....

- 6. **SUSU25-00012:** Nunez Estates - Being Tracts 7A-1B, 8B, and 8C, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas  
 Location: West of Upper Valley Rd. and South of Gomez Rd.  
 Existing Zoning: R-1 (Residential)  
 Property Owner: Jorge M. Sanchez  
 Representative: Conde, Inc.  
 District: 1  
 Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)

Saul Fontes, Planner, made a presentation to the Commission. Staff recommend **approval** of Nunez Estates on a Major Combination basis as it complies with Title 19 requirements.

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

- To waive the dedication of eleven feet (11') of additional right-of-way to Gomez Rd.
- To waive the construction of fifteen feet (15') of roadway along Gomez Rd.
- To waive the construction of six feet (6') of sidewalk along Gomez Rd.

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

**ACTION:** Motion made by Commissioner Reyes **TO APPROVE ITEM #SUSU25-00012 WITH ALL EXCEPTIONS**, seconded by Commissioner Apodaca and unanimously carried.

Motion Passed.

**PUBLIC HEARING Resubdivision Combination:**

- 7. **SUSU25-00008:** Henry Subdivision Replat "A" – A replat of Tract 9 and a portion of Tract 10, Block, Henry Subdivision, City of El Paso, El Paso County, Texas  
 Location: East of North Loop Dr. and North of Zaragoza Rd.  
 Existing Zoning: R-4 (Residential)  
 Property Owner: Eva A. Hernandez Soria  
 Representative: Barragan & Associates Inc.  
 District: 7  
 Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)

Alex Alejandre, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on February 10, 2025. As of February 27, 2025, the Planning Division has not received any communication in support or opposition to this request. Staff recommends **approval** of Henry Subdivision 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 five feet (5') of sidewalk along Link Drive.

Denise Vedder, Barragan & Associates, Inc., 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. No response.

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00008 WITH EXCEPTIONS**, seconded by Commissioner Carrillo.

**VOTE:**  
**AYES = 3 (Masoud, Apodaca, Carrillo)**  
**NAYES = 3 (Borrego, Gorski, Reyes)**

Motion Failed.

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00008 TO EXCLUDE EXCEPTIONS**, seconded by Commissioner Reyes and unanimously carried.

Motion Passed.

**ACTION:** Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00008 ACCEPT REQUESTED EXCEPTIONS**, seconded by Commissioner Apodaca.

**VOTE:**  
**AYES = 3 (Masoud, Apodaca, Carrillo)**  
**NAYES = 3 (Borrego, Gorski, Reyes)**

Motion Failed.

**PUBLIC HEARING Rezoning Application:**

- 8. **PZRZ24-00037:** All of Tract 1-B-1 and 1-B-2, O.A. Danielson Survey 312 Abstract 10030; all of Tract 3-B, Block 56, Ysleta Grant Survey, City of El Paso, El Paso County, Texas  
 Location: Southwest of Gateway Blvd. East and Northwest of Americas Ave.  
 Zoning: C-3/sc (Commercial/special contract)  
 Request: To rezone from C-3/sc (Commercial/special contract) to C-4/sc (Commercial/special contract)  
 Existing Use: Vacant  
 Proposed Use: General warehouse  
 Property Owner: Ivey Partners LTD  
 Representative: CEA Group  
 District: 7  
 Staff Contact: Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on February 14, 2025. The Planning Division has received one (1) letter in support from the Mission Valley Civic Association. Staff recommends **approval** of the rezoning request. Staff recommends **approval with condition** of the detailed site plan request:

- That the rezoning of PZRZ24-00037 be approved by City Council prior to the issuance of building permits or certificates of occupancy.

Jorge Grajeda, CEA Group, agrees 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. No response.

**ACTION:** Motion made by Commissioner Apodaca **TO APPROVE ITEM #PZRZ24-00037**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

**ACTION:** Motion made by Commissioner Apodaca **TO APPROVE ITEM #PZDS25-00006**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

.....

**Detailed Site Development Plan:**

- 9. **PZDS25-00006:** All of Tract 1-B-1 and 1-B-2, O.A. Danielson Survey 312 Abstract 10030; All of Tract 3-B, Block 56, Ysleta Grant Survey; and a portion of Lot Ivey's Interstate, Subdivision No. 2, Block 2, Lot 1, City of El Paso, El Paso County, Texas  
 Location: Southwest of Gateway Blvd. East and Northwest of Americas Ave.  
 Zoning: C-3/sc (Commercial/special contract)  
 Request: Detailed Site Development Plan approval per Ordinance No. 6567  
 Existing Use: Vacant  
 Proposed Use: General warehouse  
 Property Owner: Ivey Partners LTD  
 Representative: CEA Group  
 District: 7  
 Staff Contact: Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)

**SEE ITEM #8 FOR DETAILS**

.....

**PUBLIC HEARING Special Permit Application:**

10. **PZST24-00009:** A portion of Tract 5A, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas  
Location: North of Westside Dr. and West of Upper Valley Rd.  
Zoning: R-2 (Residential)  
Request: Special permit to allow for a planned residential development with reductions to setbacks  
Existing Use: Vacant  
Proposed Use: Single-family dwellings  
Property Owner: Jacide Investments, LLC, Horizonte Residential Developers, LLC, and Pulling Investments LLC  
Representative: Vision Consultants, Inc.  
District: 1  
Staff Contact: Saul J. G. Pina, (915) 212-1604, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)

**ITEM POSTPONED FOR TWO WEEKS**

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

**ADJOURNMENT:**

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

Motion passed.

Meeting adjourned at 2:23 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

