



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

COMMISSIONERS ABSENT:

- Margaret Livingston
- Juan Uribe

AGENDA

Commissioner Albert Apodaca read the rules into the record. Raul Garcia, Planning Program Manager, noted that Item #4 will be postponed for two weeks. There are five items on Consent, which includes the minutes, and a revised staff report.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Livingston 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. April 18, 2024

Resubdivision Combination:

2. **SUSU24-00020:** Tobins Second Addition Replat "A" – Being a portion of Washington Park, and a portion of Lots 20, 23, and 30, and all of Lots 24 to 29, Block 1, Tobins Second Addition, an addition to the City of El Paso, El Paso County, Texas
Location: East of Patriot Freeway Hwy. and South of Alameda Ave.
Existing Zoning: SCZ T-4O (SmartCode Zone, Transect T-4O)
Property Owner: City of El Paso
Representative: Moreno Cardenas, Inc.
District: 2
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
3. **SUSU24-00029:** Dekko Del Vista Subdivision Replat "A" – A portion of Lot 1, Block 1, Dekko Del Vista Subdivision, City of El Paso, El Paso County, Texas
Location: East of Americas Ave. and North of Alameda Ave.
Existing Zoning: M-1/sc (Light Manufacturing/Special Contract)
Property Owner: Xynergy Holdings & Investments, LLC
Representative: Sitework Engineering, LLC
District: 7
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Major Combination:

4. **SUSU24-00026:** Betesda 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: Betesda Ministries Inc
Representative: CAD Consulting Co.
District: 4
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
POSTPONED FOR TWO WEEKS

Extension Request to Submit Recording Maps:

5. **PSEN24-00004:** Gateway Estates Unit One Replat "L" – Being a replat of a portion of Lots 11, 12, and 13, and portions of right-of-way out of Saltzgaber Street, Chesterton Street, Fairglade Street, Chittenden Street, Ashtabula Avenue, and Brandywine Road, All within Gateway Estates, El Paso County, Texas
- Location: North of Vista del Sol Dr. and East of Joe Battle Blvd.
Existing Zoning: N/A – Property is within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Socorro Independent School District and GFA, LLC
Representative: CEA Group
District: N/A – Property is within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

ACTION: Motion made by Commissioner Carrillo, seconded by Commissioner Gorski to **APPROVE** all matters listed under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.

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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 Final:

6. **SUSU24-00030:** Tres Sueños Unit Eighteen – A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Montana Ave. and East of Rich Beem Blvd.
Existing Zoning: P-R I (Planned Residential I)
Property Owner: JNC Development Inc.
Representative: CEA Group
District: 5
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Planning Staff recommends approval with condition of Tres Sueños Unit Eighteen on a Major Final basis as it complies with Title 19 requirements.

Condition:

- That the City Plan Commission require the applicant to landscape the rear of all double-frontage lots in accordance with Section 19.16.080.D of the former Subdivision code.

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.

Major Combination:

7. **SUSU24-00025:** Picasso Place – Tract 17C1 and Tract 17C2, Section 8, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Vista del Sol Dr. and East of Zaragoza Rd.
 Existing Zoning: C-2/c (Commercial/conditions) and C-4/c (Commercial/conditions)
 Property Owner: Picasso Place, LLC
 Representative: CAD Consulting Co.
 District: 6
 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 with a condition of the Picasso Place Subdivision on a Major Combination basis. The condition is the following:

Condition:

- That the associated rezoning be approved by City Council prior to the recording of the final plat.

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

1. To waive the construction and dedication of all right-of way improvements for Saint Dominic Drive.

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

ACTION: Motion by Commissioner Reyes to **APPROVE ITEM #SUSU24-00025 WITH STAFF COMMENTS**, seconded by Commissioner Gorski and unanimously carried.

Motion Passed.

Resubdivision Final

8. **SUSU24-00028:** Tres Sueños Unit Four Replat B – Being a replat of Lot 39, Block 13, Tres Sueños Unit Four Amending Plat, City of El Paso, El Paso County, Texas
- Location: North of Montana Ave. and East of Rich Beem Blvd.
 Existing Zoning: P-R II/c (Planned Residential II/ Conditions)

Property Owner: Tropicana Development Inc.
Representative: CEA Group
District: 5
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Planning Staff recommends approval with condition of Tres Sueños Unit Four Replat B on a Resubdivision Final basis as it complies with Title 19 requirements.

Condition:

- That the City Plan Commission require the applicant to landscape the rear of all double frontage lots, as per Section 19.23.040 (H)(3)(c) of the El Paso City Code.

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

ACTION: Motion by Commissioner Gorski to **APPROVE ITEM #SUSU24-00028**, seconded by Commissioner Apodaca and unanimously carried.

Motion Passed.

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Other Business:

9. Overview of historic preservation in El Paso.
Contact: Providencia Velasquez, Historic Preservation Officer, (915) 212-1567,
VelazquezPX@elpasotexas.gov

Provi Velasquez, Historic Preservation Officer, made a presentation to the Commission and answered questions.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:39 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.

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Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary