



**CITY PLAN COMMISSION MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**February 8, 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 (2nd Chair)
- Albert Apodaca
- Lauren Hanson
- Sal Masoud

**COMMISSIONERS ABSENT:**

- Ken Gorski (1st Chair)
- Dion Castro
- Jose L. Reyes

**AGENDA**

Commissioner Albert Apodaca read the rules into the record. Raul Garcia, Planning Program Manager, noted that Items #5 is to be postponed for two weeks, Items 6 and 7 are to be postponed for two weeks, Item #9 is to be deleted, and Items #11 and #12 will be heard together. There are several items on Consent, which includes the minutes, and a few revised staff reports. Also, we received notification from Mission Valley Civic Association, Ms. Sylvia Carreon noting her support for Item #3.

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

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

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Castro, Gorski, and Reyes

**NOT PRESENT FOR THE VOTE:** N/A

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**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. January 25, 2024

**Resubdivision Preliminary:**

2. **SUSU24-00002:** Parkland Addition Replat G – A replat of a portion of Tracts 3C and 4C, Parkland Addition, City of El Paso, El Paso County, Texas  
Location: East of Dyer St. and North of Woodrow Bean Transmountain Dr.  
Existing Zoning: R-3A (Residential District)  
Property Owner: Red Sea Acquisitions LP  
Representative: CEA Group  
District: 4  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)

**Resubdivision Final Plat:**

3. **SUSU24-00004:** Martinez Estates – Being portion of Tracts 2 and 3, Block D, Christy Tract, City of El Paso, El Paso County, Texas  
Location: South of Alameda Ave. and East of Loop 375  
Existing Zoning: R-F (Ranch and Farm) and R-3A (Residential)  
Property Owner: Romo Property Investments, LLC  
Representative: Conde, Inc.  
District: 7  
Staff Contact: Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)

**Resubdivision Combination:**

4. **SUSU23-00101:** Cumbre Estates Unit One Replat "E" – Being a Replat of Lots 39 and 40, Block 2, Cumbre Estates Unit One Replat "D", City of El Paso, El Paso County, Texas  
Location: North of I-10, and East of Mesa St.  
Existing Zoning: PMD (Planned Mountain Development)  
Property Owner: Casa Robles ELP, LLC

Representative: CAD Consulting Co.  
District: 8  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Hanson, seconded by Commissioner Carrillo 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.

**Resubdivision Combination:**

5. **SUSU23-00092:** Darrington Eastlake Commercial Unit Three Replat A – Being a replat of Lot 1, Block 2, Darrington Eastlake Commercial Unit Three, an addition to El Paso County, Texas
- Location: West of Horizon Mesa St. and North of Eastlake Blvd.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: ROP Darrington, LLC  
Representative: Huitt-Zollars, Inc.  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandroAX@elpasotexas.gov](mailto:AlejandroAX@elpasotexas.gov)

**POSTPONED FOR TWO WEEKS**

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**PUBLIC HEARING Comprehensive Plan Amendment**

6. **PLCP24-00001:** A portion of Tract 12-B, Block 24, Socorro Grant, City of El Paso, El Paso County, Texas
- Location: Generally South of Winn Rd. and East of Southside Rd.  
Zoning: R-F (Ranch and Farm)  
Existing Use: Vacant  
Request: Future Land Use Map amendment from O-1, Preserve to G7, Industrial and/or Railyards
- Owner: City of El Paso-El Paso Water  
Representative: Conde, Inc.  
District: 7  
Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)

**POSTPONED FOR TWO WEEKS**

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**PUBLIC HEARING Rezoning Application:**

7. **PZRZ23-00012:** A portion of Tract 12-B, Block 24, Socorro Grant, City of El Paso, El Paso County, Texas  
Location: Generally South of Winn Rd. and East of Southside Rd.  
Existing Zoning: R-F (Ranch and Farm)  
Request: Rezone from R-F (Ranch and Farm) to M-1 (Light Manufacturing)  
Existing Use: Vacant  
Proposed Use: Concrete mixing plant, permanent  
Property Owner: City of El Paso-El Paso Water  
Representative: Conde, Inc.  
District: 7  
Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
**POSTPONED FOR TWO WEEKS**
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8. **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 from 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](mailto:NaranjoJC@elpasotexas.gov)  
**POSTPONED FROM JANUARY 25, 2024**

Nina Rodriguez, Senior Planner, made a presentation to the Commission for Juan Naranjo. Public notices were mailed to property owners within 300 feet on January 12, 2024. The Planning Division received two (2) emails in support to the request. Planning Staff recommends approval of the rezoning request with the following conditions:

- That a seven-foot (7') 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 (50') to any residential lots.
- That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
  - Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
  - Providing outdoor amplified sound.
- 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 certificates of completion.

David Etzold agrees 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 Masoud, seconded by Commissioner Apodaca to **APPROVE ITEM #PZRZ23-00014 WITH ALL STAFF RECOMMENDATIONS** and unanimously carried.

Motion Passed.

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9. **PZRZ23-00033:** Lot 42, Block 2, Alta-Mira Addition, City of El Paso, El Paso County, Texas  
 Location: 1000 Glenwood Pl.  
 Existing Zoning: R-4 (Residential)  
 Request: Rezone from R-4 (Residential) to A-O (Apartment/Office)  
 Existing Use: Single-family dwelling  
 Proposed Use: Business office  
 Property Owner: Conde & Mendoza, LLC  
 Representative: Conde, Inc.  
 District: 3  
 Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
**ITEM DELETED**

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10. **PZRZ23-00030:** A portion of Tracts 63 and 64, Cinecue Park Subdivision, City of El Paso, El Paso County, Texas  
 Location: 471 Fresno Dr.  
 Zoning: R-F (Ranch-Farm)  
 Request: To rezone from R-F (Ranch and Farm) to R-3 (Residential)  
 Existing Use: Vacant  
 Proposed Use: Single-family dwelling  
 Property Owner: Jose Angel Avila and Jacqueline Avila  
 Representative: Breanna Avila  
 District: 7  
 Staff Contact: Andrew Salloum, (915) 212-1603, [SallouAM@elpasotexas.gov](mailto:SallouAM@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 26, 2024. The Planning Division has not received any communications in support or opposition to the request. But received an email of inquiry. Planning Staff recommends approval of the rezoning request, the proposed zoning district is compatible with the residential uses and surrounding area and consistent with *Plan El Paso* G-3 Post War future land use designation.

Jose Avila, owner, stated that he will be building a single family dwelling and no apartments.

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 Hanson, seconded by Commissioner Apodaca to **APPROVE ITEM #PZRZ23-00030** and unanimously carried.

Motion Passed.

**OTHER BUSINESS:**

11. Presentation on updated land use assumptions, capital improvements plan and impact fee structure as required by Chapter 395 of the Texas Local Government Code, prior to the reevaluation of the existing impact fee structure for water and wastewater services.  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov) and Adriana Castillo, El Paso Water, (915) 594-5538, [ACastillo@epwater.org](mailto:ACastillo@epwater.org)  
**ITEMS 11 AND 12 TO BE HEARD TOGETHER**

Andrew Rheam with Raftelis Consultants made a presentation to the Commission and answered questions.  
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12. Discussion and action to consider, prepare, and file written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee to the City Council.  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov) and Adriana Castillo, El Paso Water, (915) 594-5538, [ACastillo@epwater.org](mailto:ACastillo@epwater.org)  
**ITEMS 11 AND 12 TO BE HEARD TOGETHER**

**ACTION:** Motion made by Commissioner Masoud that **CITY COUNCIL NOT APPROVE THE RECOMMENDED INCREASES AND CONSIDER A MUCH LOWER INCREASE COINCIDING WITH NORMAL INFLATION**, no second.

Motion Failed.

**ACTION:** Motion by Commissioner Hanson that **CITY COUNCIL CONSIDER A STRUCTURE THAT DISTRIBUTES COSTS MORE EVENLY THROUGHOUT THE CITY**, Commissioner Borrego seconded.

**VOTES:**

**Ayes = 2 (Borrego, Hanson)**

**Nays = 3 (Masoud, Apodaca, Carrillo)**

Motion Failed.

**ACTION:** Motion by Commissioner Masoud that **RECOMMEND TO CITY COUNCIL NOT TO APPROVE THE INCREASES AND KEEP RATES AS THEY ARE NOW**, no second.

Motion Failed.

The City Plan Commission's Commissioners could not come to an agreement on motions for this item, so there is no recommendation.  
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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**

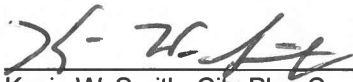
**A quorum of City Plan Commission must participate in the meeting.**

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:



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Kevin W. Smith, City Plan Commission Executive Secretary

