



**CITY PLAN COMMISSION MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**April 18, 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  
Margaret Livingston  
Sal Masoud  
Jose L. Reyes (*arrived @ 1:39 p.m.*)  
Juan Uribe

**COMMISSIONERS ABSENT:**

Ken Gorski (1st Chair)

**AGENDA**

Commissioner Sal Masoud read the rules into the record. Raul Garcia, Planning Program Manager, noted that Item #4 will be postponed for four weeks until May 16, 2024. There are three items on Consent, which includes the minutes, and there are several revised staff reports.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Gorski

NOT PRESENT FOR THE VOTE: Commissioner Reyes

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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**

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**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. March 21, 2024

**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, 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](mailto:AlejandreAX@elpasotexas.gov)

**Extension Request for Filing Plat and Subdivision Improvements**

3. **PSEN24-00002:** Gateway Estates Unit One Replat M – Being a Replat of a portion of Lots 11, 12, 13, 24, 25, and 26, and portions of right-of-way out of Chesterton Street, Fairglade Street, Blanker Street, Chicote Street & Amesbury Avenue, 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: GFA, LLC  
Representative: CEA Group  
District: N/A – Property is within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Livingston, seconded by Commissioner Hanson 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 Combination:**

- 4. **SUSU24-00022:** Villas del Norte Unit Two – A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
  - Location: South of Sean Haggerty Dr. and East of McCombs St.
  - Existing Zoning: P-R 1 (Planned Residential)
  - Property Owner: Bowling Enterprises, Ltd.
  - Representative: CEA Group
  - District: 4
  - Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)

Saul Pina, Planner, made a presentation to the Commission. Planning Staff recommends approval of the Villas del Norte Subdivision on a Major Combination basis.

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

1. To waive the construction and dedication of four (4) feet of right-of-way to include one (1) foot of sidewalk for Dalhart Dr. and Elise St.
2. To waive the construction and dedication of eight (8) feet of right-of-way to include one (1) foot of sidewalk for all proposed streets within the subdivision.

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

**ACTION:** Motion by Commissioner Livingston to **APPROVE ITEM #SUSU24-00022 WITH EXCEPTIONS**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.  
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**PUBLIC HEARING Right-of-Way (ROW) Vacation:**

5. **SURW24-00003:** Ninth Avenue and Alley ROW Vacation – A portion of Ninth Avenue and Alley right-of-way, Block 47, all within Campbell Addition, City of El Paso, El Paso County, Texas
- Location: East of Mesa St. and North of Cesar Chavez Memorial Hwy.  
 Existing Zoning: C-4/sp (Commercial/Special Permit) / SRR (Special Residential Revitalization)  
 Property Owner: Jose and Carmen Silva Family Limited Partnership, United States of America, City of El Paso, and El Paso Infrastructure Collaborative, LLC  
 Representative: Ernesto L. Cisneros  
 District: 8  
 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 April 2, 2024. The Planning Division has received one email in support to the vacation request. Planning Staff recommends approval of Ninth Avenue and Alley ROW Vacation request, subject to the following condition:

- That all necessary utility easements be finalized prior to approval by City Council.

Alex Alejandre answered questions from the Commission.

Ernesto Cisneros appeared representing owners for any questions.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor or against this request. No response.

**ACTION:** Motion by Commissioner Livingston to **APPROVE ITEM #SURW24-00003**, seconded by Commissioner Masoud 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](mailto:NaranjoJC@elpasotexas.gov)

**POSTPONED FOR FOUR WEEKS**

7. **PZRZ23-00018:** Parcel 1: 52.17 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033 Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
 Parcel 2: 9.72 Acre portion out of a 381.90 Acre Tract described in Volume 2526, Page 2033, Real Property Records of El Paso County,

being Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Parcel 3: 15.00 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033, Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location: East of Joe Battle Blvd. and North of Pellicano Dr.  
Existing Zoning: Parcel 1: R-3 (Residential) and R-F (Ranch and Farm);  
Parcel 2: R-F (Ranch and Farm);  
Parcel 3: R-F (Ranch and Farm)

Request: Parcel 1: Rezone from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial);  
Parcel 2: Rezone from R-F (Ranch and Farm) to C-2 (Commercial);  
Parcel 3: Rezone from R-F (Ranch and Farm) to A-O (Apartment/Office)

Existing Use: Parcel 1: Vacant;  
Parcel 2: Vacant;  
Parcel 3: Vacant

Proposed Use: Parcel 1: Hospital and Governmental Use;  
Parcel 2: Bank and Office uses;  
Parcel 3: Medical Offices and Medical Clinics

Property Owner: County of El Paso  
Representative: Jorge Azcarate, CEA Group  
District: 6  
Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)

Nina Rodriguez, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on April 4, 2024. The Planning Division has received two (2) phone calls and three (3) emails in opposition to the request from four (4) individuals, and one (1) email of inquiry. Planning Staff recommends approval with conditions of the rezoning request:

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 twenty feet (20') on center along the property lines adjacent to residential or ranch and farm 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. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.
2. Within twenty feet (20') from the front property line abutting Joe Battle Boulevard, no parking or vehicular storage or display shall be allowed.
3. No motor vehicle repair uses shall be allowed within 600-feet of Paseo Del Sol Park.

Nina Rodriguez answered questions from the Commission.

Jorge Azcarate, CEA Group, concurs 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 by Commissioner Livingston to **APPROVE ITEM #PZRZ23-00018**, seconded by Commissioner Reyes and unanimously carried.

Motion Passed.

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

**ADJOURNMENT:**

**ACTION:** Motion made by Commissioner Hanson, seconded by Commissioner Carrillo and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 1:55 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:



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Kevin W. Smith, City Plan Commission Executive Secretary