



**CITY PLAN COMMISSION MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**December 4, 2025**  
**1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Alfredo Borrego (Chair)  
Lauren Hanson (1st Chair)  
Sal Masoud (2<sup>nd</sup> Chair)  
Lisa Badillo  
Jim W. Dobrowolski  
Jose L. Reyes

**COMMISSIONERS ABSENT:**

Albert Apodaca  
Juan Uribe

**AGENDA**

Commissioner Reyes read the rules into the record.

Ismael Segovia, Chief Planner, noted no changes to agenda.

**NO ACTION TAKEN.**

**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 November 20, 2025.

### **Major Combination:**

2. **SUSU25-00045:** Power of Dreams Unit Two – A portion of the Southwest ¼ of the Northwest ¼ of Section 16, and a portion of Tract 4, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas  
  
Location: East of Joe Battle Blvd. and South of Vista Del Sol Dr.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: 375 Properties, LLC  
Representative: CSA Design Group, Inc.  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Myrna Aguilar, (915) 212-1584, [AguilarMP@elpasotexas.gov](mailto:AguilarMP@elpasotexas.gov)

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

Motion Passed.

## **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. **SUSU25-00090:** Francisco Torres Subdivision – Tract 7A, Block 13, Upper Valley Surveys, El Paso County, Texas
- Location: North of Artcraft Rd. and East of Westside Dr.
- Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
- Property Owner: Juan Aguilar and Sandra Aguilar
- Representative: Wall Engineers
- District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
- 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 Francisco Torres Subdivision on a Major Combination basis. In addition, the applicant is requesting from the City Plan Commission the following exception:

- To waive the construction of 5' of sidewalk along Strawberry Lane.

Chris Wall, Wall Engineers, was not available for comment.

**ACTION:** Motion made by Commissioner Hanson **TO APPROVE ITEM #SUSU25-00090**, seconded by Commissioner Masoud.

**VOTE:**

Ayes = 5 (Badillo, Masoud, Hanson, Reyes, and Dobrowolski)  
Nays = 1 (Borrego)

Motion Passed.

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**PUBLIC HEARING Rezoning Application:**

4. **PZRZ25-00022:** Portion of Tract 62-E-2, W H Glenn Surv 241 Abst 8425 and a portion of Tract 4-G-2-B-1, Nellie D Mundy Surv #240, City of El Paso, El Paso County, Texas
- Location: East of Resler Dr. and North of Cimarron Canyon Dr.
- Zoning: C-3 (Commercial)
- Request: Rezone from C-3 (Commercial) to R-3A (Residential)
- Existing Use: Vacant
- Proposed Use: School
- Property Owner: Canutillo Independent School District



Representative: Nancy Hayes, CSA Design Group  
District: 1  
Staff Contact: Luis Zamora, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)

Luis Zamora, Chief Planner, made a presentation to the Commission on both Items 4 and 5 together. Public notices were mailed to property owners within 300 feet on November 21, 2025. The Planning Division has received seven calls, one letter, and one email in opposition to the requests. Staff recommends **approval** of the rezoning request and **approval** of the condition release request.

Adrian Ontiveros, CSA Design Group, concurs with all staff recommendations.

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

**PUBLIC:**

- Whitley Miles-Ray – opposed
- Gustavo Mendoza - opposed

**ACTION:** Motion made by Commissioner Masoud, seconded by Commissioner Hanson **TO APPROVE ITEM #PZRZ25-00022 AND ITEM #PZCR25-00004** and unanimously carried.

Motion Passed.

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**PUBLIC HEARING Zoning Condition Release Application:**

5. **PZCR25-00004:** Portion of Tract 62-E-2, W H Glenn Surv 241 Abst 8425 and a portion of Tract 4-G-2-B-1, Nellie D Mundy Surv #240, City of El Paso, El Paso County, Texas
- Location: East of Resler Dr. and North of Cimarron Canyon Dr.  
Zoning: C-3 (Commercial)  
Request: Release All Zoning Conditions  
Existing Use: Vacant  
Proposed Use: School  
Property Owner: Canutillo Independent School District  
Representative: Nancy Hayes, CSA Design Group  
District: 1  
Staff Contact: Luis Zamora, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)

**See above for details in Item 4.**

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**PUBLIC HEARING Special Permit Application:**

6. **PZST25-00007:** A portion of Section 12, Block 81, Township 1, Texas and Pacific Railway Surveys and a portion of Section 11, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas
- Location: 5000 Stan Roberts Sr. Ave.  
Existing Zoning: R-F (Ranch and Farm)

Request:	Special Permit and Detailed Site Development Plan approval to allow for a solar major utility facility in the R-F (Ranch and Farm) zone district
Existing Use:	Vacant
Proposed Use:	Solar major utility facility
Property Owner:	City of El Paso – Managed by El Paso Water
Representative:	Georges Halloul, SLI Engineering Inc.
District:	4
Staff Contact:	Blanca Perez, (915) 212-1561, <a href="mailto:PerezBM@elpasotexas.gov">PerezBM@elpasotexas.gov</a>

Blanca Perez, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on November 19, 2025. The Planning Division has received two (2) calls of inquiry but has not received any communications in support or opposition to the request. Staff recommends **approval** of the Detailed Site Development Plan and Special Permit Request.

Georges Halloul, SLI Engineering Inc., agrees 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. None

**ACTION:** Motion made by Commissioner Hanson, seconded by Commissioner Masoud **TO APPROVE ITEM # PZST25-00007** and unanimously carried.

Motion Passed.

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#### **Other Business:**

7. Discussion and Action on an amendment to El Paso City Code Title 20 (Zoning) to add a new definition for short-term rental.  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov)

Kevin Smith, Assistant Director of Planning, made a presentation to the Commission and answered questions from the Commission.

**ACTION:** Motion made by Commissioner Dobrowolski, seconded by Commissioner Masoud and unanimously carried to **APPROVE AN AMENDMENT TO EL PASO CITY CODE TITLE 20 (ZONING) TO ADD A NEW DEFINITION FOR SHORT-TERM RENTAL** and unanimously carried.

Motion Passed.

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8. 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 2:32 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:



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Kevin W. Smith, City Plan Commission Executive Secretary