



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
July 3, 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. Board member Brandon Carrillo present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Lauren Hanson (2nd Chair) *(arrived @ 1:33 p.m.)*
Albert Apodaca
Lisa Badillo
Brandon Carrillo
Sal Masoud
Rodolfo Rodriguez

COMMISSIONERS ABSENT:

Alfredo Borrego (Chair)
Jose L. Reyes
Juan Uribe

AGENDA

Commissioner Rodriguez read the rules into the record.

Alex Alejandre, Senior Planner, noted the following changes to the agenda: No changes.

Also, the Consent Agenda has a couple of items and one revised staff report.

ACTION: None taken.

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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 June 18, 2025.

Resubdivision Final:

2. **SUSU25-00049:** Rancho Del Rey Logistics Park Unit 3 – A portion of Section 42, Ysleta Grant, Abstract No. 214, City of El Paso, El Paso County, Texas
Location: East of Americas Ave. and North of North Loop Dr.
Existing Zoning: C-4/c/sc (Commercial/conditions/special contract)
Property Owner: Ben L. Ivey, LTD
Representative: Kimley-Horn
District: 6
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Detailed Site Development Plan Application:

3. **PZDS25-00014:** All of Lots 16 through 20, Block 57, Alexander Addition, City of El Paso, El Paso County, Texas
Location: 1600 N. Mesa Street
Existing Zoning: S-D/sc (Special Development/special contract)
Request: Detailed Site Development Plan Approval per condition imposed by Ordinance No. 6541
Existing Use: Vacant
Proposed Use: Garage or lot, parking (private)
Property Owner: Gastroenterology Institute of El Paso
Representative: EP Heritage Development
District: 8
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Masoud 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.

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PUBLIC HEARING Rezoning Application:

4. **PZRZ25-00010:** A portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas
- Location: Generally North of Woodrow Bean Transmountain Dr. and East of Resler Dr.
- Zoning: R-3A (Residential)
- Request: To rezone from R-3A (Residential) to PR-II (Planned Residential)
- Existing Use: Vacant
- Proposed Use: Townhomes
- Property Owner: DVEP Land LLC
- Representative: Del Rio Engineering
- District: 1
- Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

POSTPONED FROM JUNE 18, 2025

Commissioner Masoud recused himself from this item.

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on June 4, 2025. The neighborhood association was notified of the request. The Planning Division has received one (1) phone call of inquiry, three (3) phone calls in opposition and one (1) phone call in support. The applicant conducted public outreach meetings with the surrounding neighborhood associations on March 26, April 29, and June 11 of this year. The Open Space Advisory Board (OSAB) recommended approval of the rezoning on July 2, 2025. Staff recommends **Approval** of the rezoning request.

David Ballard was available for any question and concurs with staff comments and answered questions from the Commission. Mr. Ballard also gave a presentation to the Commission.

Commissioner Carrillo 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 Hanson, seconded by Commissioner Apodaca **TO APPROVE ITEM #PZRZ25-00010** and unanimously carried.

Motion Passed.

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5. **PZRZ25-00014:** A portion of Lot 3, Block B, Arnold Foothills, City of El Paso, El Paso County, Texas
 Location: 7750 Alabama St.
 Existing Zoning: C-1 (Commercial)
 Request: Rezone from C-1 (Commercial) to A-O (Apartment/Office)
 Existing Use: Vacant
 Proposed Use: Apartment (five or more units)
 Property Owner: Romity MF Ventures, LLC
 Representative: TJ Karam
 District: 2
 Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Notices were mailed to property owners within 300 feet on June 20, 2025. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **approval** of the rezoning request.

TJ Karam, concurs with staff comments.

Commissioner Carrillo 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, seconded by Commissioner Apodaca **TO APPROVE ITEM #PZRZ25-00014** and unanimously carried.

Motion Passed.

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6. **PZRZ25-00017:** A part of Lot 54, Cinecue Park Addition, City of El Paso, El Paso County, Texas
 Location: 8172 Lowd Ave.
 Existing Zoning: R-F (Ranch and Farm)
 Request: Rezone from R-F (Ranch and Farm) to R-2 (Residential)
 Existing Use: Vacant
 Proposed Use: Single-family dwelling
 Property Owner: Armando Urenda and Leticia Urenda
 Representative: Luis Urenda
 District: 7
 Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Notices were mailed to property owners within 300 feet on June 20, 2025. The Planning Division has not received any

communications in support or opposition to the request. Staff recommends **approval** of the rezoning request.

Luis Urenda concurs with all staff comments.

Commissioner Carrillo 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, seconded by Commissioner Masoud **TO APPROVE ITEM #PZRZ25-00017** and unanimously carried.

Motion Passed.

PUBLIC HEARING Special Permit Application:

7. **PZST24-00007:** Tract 1B, A.F. Miller Survey No. 214, City of El Paso, El Paso County, Texas
Location: 6500 N. Mesa St.
Zoning: C-1 (Commercial)
Request: Special Permit and Detailed Site Development Plan approval for governmental use, building in the C-1 (Commercial) zone district
Existing Use: Governmental use, building (fire station)
Proposed use: Governmental use, building (fire station)
Property Owner: City of El Paso
Representative: In*Situ Architecture
District: 8
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

Andrew Salloum, Senior Planner, made a presentation to the Commission through James Garcia, American Sign Language interpreter. Public notices were mailed to property owners within 300 feet on June 18, 2025. The Planning Division has not received any communication in support or opposition to the request from the public. Staff recommends approval of the special permit and detailed site development plan for the use of the governmental use building in the C-1 zoning district and the proposed development meets all the requirements of the El Paso City Code, Section 20.04.320 Special Permit and Section 20.04.150 Detail Site Development Plan.

Carlos Adame, Fire Department, concurs with staff comments and answered questions from Commission.

Commissioner Carrillo 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 Hanson, seconded by Commissioner Masoud **TO APPROVE ITEM #PZST24-00007** and unanimously carried.

Motion Passed.

8. **PZST24-00018:** Lots 28, 29, 30 and 31, Block 23, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas

Location:	506 Randolph Dr.
Existing Zoning:	A-4/sc/H (Apartment/special contract/Historic)
Request:	Special Permit and Detailed Site Development Plan approval to allow for infill development
Existing Use:	Vacant
Proposed Use:	Apartment (five or more units)
Property Owner:	Highland Development and Construction Group, LLC
Representative:	Enrique Escobedo, AIA
District:	8
Staff Contact:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. On May 13, 2024, the proposed project received a Certificate of Appropriateness from the Historic Landmark Commission. In April 2024, the applicant met with the Sunset Heights Neighborhood Association to discuss the project, and the association expressed their support. Public notices were mailed to property owners within 300 feet on June 20, 2025. As of today, the Planning Division has not received any communication in support or opposition to the request from the public. Staff recommends **approval** of the special permit and detailed site development plan as it complies with all the requirements of the El Paso City Code.

Hugo Castillo concurs with staff comments.

Commissioner Carrillo 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, seconded by Commissioner Hanson **TO APPROVE ITEM #PZST24-00018** and unanimously carried.

Motion Passed.

Other Business:

9. Discussion and action on Election of Officers (First Chair and Second Chair)
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Apodaca **TO POSTPONE ITEMS 9 AND 10 FOR FOUR WEEKS.**

VOTE:

Ayes = 4 (Masoud, Hanson, Apodaca, Badillo)
Nays = 2 (Carrillo, Rodriguez)

Motion Passed.

10. Discussion and action on the Comprehensive Plan subcommittee.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

SEE DETAILS UNDER ITEM 9 ABOVE.

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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 2:20 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:



Kevin W. Smith, City Plan Commission Executive Secretary

