



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
September 25, 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)
Lisa Badillo
Jose L. Reyes
Rodolfo Rodriguez
Juan Uribe

COMMISSIONERS ABSENT:

Sal Masoud (2nd Chair)
Albert Apodaca
Brandon Carrillo

AGENDA

Commissioner Reyes read the rules into the record.

Luis Zamora, Chief Planner, noted that Item 2 is to be postponed for four weeks, Item 8 has a minor revision on case number to SUSU25-00064, Item 11 is to be deleted. There are several revised staff reports. Items 8 and 9 are related but not being heard together.

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

AYES: Commissioners Borrego, Hanson, Badillo, Reyes, Rodriguez and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Carrillo, Apodaca, and Masoud.

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

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.

PUBLIC:

-James Arthur Lyle (Flip)

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 September 11, 2025.

Major Preliminary:

- | | |
|-------------------------|--|
| 2. SUSU25-00081: | Ocotillo Estates Unit Three - Being a portion of A.G. McMath, Survey No. 298, City of El Paso, El Paso County, Texas |
| Location: | East of Redd Rd. and South of Transmountain Rd. |
| Existing Zoning: | PMD (Planned Mountain Development) |
| Property Owner: | EP Park Hills II, Ltd. |
| Representative: | Conde, Inc. |
| District: | 1 |
| Staff Contact: | Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov |

POSTPONED FOR FOUR WEEKS

Major Combination:

3. **SUSU25-00082:** Inglewood Industrial - Being Tracts 20A, 20A2, 20B, 21, 22A, a portion of Tracts 20A1A, 20A1B, Ysleta Grant, Block 2, and a portion of Tract 2D, Socorro Grant, Block 6, according to the resurvey of said Ysleta Grant and Socorro Grant, City of El Paso, El Paso County, Texas
Location: South of Americas Ave. and West of North Loop Dr.
Existing Zoning: C-4/c (Commercial/conditions)
Property Owner(s): DI Inglewood Industrial, LP
Representative: TRE & Associates, LLC
District: 7
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
4. **SUSU25-00052:** Iron Dust Off By-Pass R.O.W Subdivision - Being a portion of Section 23, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: West of Purple Heart Blvd. and South of Liberty Expressway
Existing Zoning: PMD (Planned Mountain Development)
Property Owner: City of El Paso
Representative: Brock & Bustillos
District: 3
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Resubdivision Final:

5. **SUSU25-00083:** Classic Park Unit 1 - Being a replat of Lot 69, Block 28, Mesquite Hills Unit Four, and all of Tracts 7 and 7A, Section 16, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: North of Dyer St. and East of Mesquite Hill Dr.
Existing Zoning: R-5 (Residential)
Property Owner: Direct Home Sales, Inc.
Representative: Conde, Inc.
District: 4
Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov

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

Motion Passed.

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 Preliminary:

6. **SUSU25-00080:** Sun Ridge Unit Sixteen - Being a portion of the West ½ of the Southwest ¼, of the Southwest ¼ of the Southwest ¼ of Section 3, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: East of Loop 375 Hwy. and South of Montwood Blvd.
- Existing Zoning: R-5 SP (Residential/Special Permit)
- 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. Staff recommends **approval** of Sun Ridge Unit Sixteen on a Major Preliminary basis and **approval** of the exception request.

- To waive the dedication of 19' of right-of-way and the construction of 9' of roadway and 5' of planter strip for Nirvan Court, Section B.

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

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Hanson **TO APPROVE ITEM #SUSU25-00080.**

VOTE:

Ayes = 5 (Badillo, Borrego, Hanson, Rodriguez, Uribe)

Nays = 1 (Reyes)

Motion Passed.

Major Combination:

7. **SUSU25-00084:** Canutillo ISD – Alderete Middle School - A portion of Tracts 1B2, Nellie D. Mundy Survey 242, Tract 62E2, W.H. Glenn Survey 241 and Tracts 4G and 4G2, Nellie D. Mundy Survey 240, City of El Paso, El Paso County, Texas
- Location: East of Resler Dr. and North of Northern Pass Dr.
- Existing Zoning: R-3A (Residential) and C-3/c (Commercial/conditions)
- Property Owner(s): Canutillo Independent School District

Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval with condition** of Canutillo ISD – Alderete Middle School on a Major Combination basis as it complies with Title 19 requirements.

Condition being as follows:

- That the rezoning of a portion of the proposed subdivision be approved by City Council prior to the recordation of the final plat.

Fernando Estrada, SLI Engineering, Inc., concurs with all staff comments and answered questions from the Commission.

ACTION: Motion made by Commissioner Reyes, seconded by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00084** and unanimously carried.

Motion Passed.

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8. **SUSU25-00065:** Modesto Gomez Park Subdivision - A portion of Tracts 2 and 3, F. Neve Survey No. 8, a portion of E. R. Talley Surveys No. 6 and 7, and a portion of Tract 1-A, U.S. Government Parcel No.1, City of El Paso, El Paso County, Texas
SUSU25-00064
- Location: North of Cesar Chavez Memorial Hwy. and East of Gateway North Blvd.
- Existing Zoning: R-5 (Residential) and M-1 (Light Manufacturing)
- Property Owner(s): City of El Paso
- Representative: SLI Engineering, Inc.
- District: 2
- Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
- ITEM 8 AND 9 ARE RELATED BUT NOT BEING HEARD TOGETHER**

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval with condition** of Modesto Gomez Park Subdivision on a Major Combination basis as it complies with Title 19 requirements.

Condition being as follows:

- That the rezoning of a portion of the proposed subdivision be approved by City Council prior to the recordation of the final plat.

Fernando Estrada, SLI Engineering, Inc., agrees with all staff comments.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Badillo **TO APPROVE ITEM #SUSU25-00064** and unanimously carried.

Motion Passed.

PUBLIC HEARING Rezoning Application:

9. **PZRZ25-00018:** A portion of E.R. Talley Surveys No. 6 and 7, City of El Paso, El Paso County, Texas
Location: 4600 Edna Ave.
Zoning: M-1 (Light Manufacturing)
Request: To rezone from M-1 (Light Manufacturing) to R-5 (Residential)
Existing Use: Public Park
Proposed Use: Public Park
Property Owner: City of El Paso
Representative: SLI Engineering, Inc.
District: 2
Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
POSTPONED FROM AUGUST 28, 2025
ITEM 8 AND 9 ARE RELATED BUT NOT BEING HEARD TOGETHER

Alejandra González, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on August 13, 2025. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **approval** of the rezoning request.

Fernando Estrada, SLI Engineering, Inc., agrees with all staff comments.

Commissioner Borrego 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 Reyes, seconded by Commissioner Hanson **TO APPROVE ITEM #PZRZ25-00018** and unanimously carried.

Motion Passed.

10. **PZRZ25-00019:** A portion of Tract 4, Block 6, Map of the Christy Tract, City of El Paso, El Paso County, Texas
Location: 529 Schwabe St.
Zoning: R-F (Ranch and Farm)
Request: To rezone from R-F (Ranch and Farm) to R-3A (Residential)
Existing Use: Vacant
Proposed Use: Single-family dwelling
Property Owner: Aaron Aceves
Representative: Aaron Aceves
District: 7
Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

Alejandra González, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on September 10, 2025. The Planning Division received an email in support from Mission Valley Civic Association as of September 24, 2025. Staff recommends **approval** of the rezoning request.

Aaron Aceves was available for questions.

Commissioner Borrego 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 Uribe, seconded by Commissioner Badillo **TO APPROVE ITEM #PZRZ25-00019** and unanimously carried.

Motion Passed.

PUBLIC HEARING Special Permit Application:

11. **PZST24-00011:** A portion of Tract 14, Arcadia Subdivision, City of El Paso, El Paso County, Texas
- Location: 7681 Barton St.
Zoning: R-3 (Residential)
Request: Special Permit and Detailed Site Development Plan approval to allow for the use of Sanitarium in the R-3 (Residential) zone district
- Existing Use: Residential
Proposed Use: Sanitarium
Property Owner: Harmony Road Recovery, LLC
Representative: Wright and Dalbin Architects
District: 7
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

**POSTPONED FROM SEPTEMBER 11, 2025
DELETED**

12. **PZST25-00009:** Lot 5, Block 37, Magoffin Addition, City of El Paso, El Paso County, Texas
- Location: 911 Tays St.
Existing Zoning: A-3 (Apartment)
Request: Special Permit and Detailed Site Development Plan approval to allow for an Infill Development with average lot width and side yard setback reduction for a quadraplex use in the A-3 (Apartment) zone district
- Existing Use: Single-family dwelling
Proposed Use: Quadraplex
Property Owner: H&N Property Holdings, LLC
Representative: Nicholas Najera
District: 8
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on September 12, 2025. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **approval** of the special permit and detailed site development plan request.

Nicholas Najera, H&N Property Holdings, LLC, agrees with all staff comments.

Commissioner Borrego 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 Reyes, seconded by Commissioner Hanson **TO APPROVE ITEM #PZST25-00009** and unanimously carried.

Motion Passed.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:17 p.m.

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.

Approved as to form:


Kevin W. Smith, City Plan Commission Executive Secretary