



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
August 28, 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. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Lauren Hanson (1st Chair)
Sal Masoud (2nd Chair)
Albert Apodaca
Lisa Badillo
Jose L. Reyes
Rodolfo Rodriguez
Juan Uribe

COMMISSIONERS ABSENT:

Brandon Carrillo

AGENDA

Commissioner Apodaca read the rules into the record.

Alex Alejandre, Senior Planner, noted that Items 8 and 9 will be heard together, Item 5 is to be postponed for two weeks, Item 7 will be postponed for four weeks, last minute revisions for Item 3 which hard copies provided to Commission for review.

Also, the Consent Agenda has two items which includes minutes and there are several revised staff reports.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Carrillo

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.

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 August 14, 2025.

Resubdivision Final:

2. **SUSU25-00075:** Rio Vista Estates Unit II – Being a Portion of Tracts 15-C-1 and 15-D, Block 13, Upper Valley Surveys, and a Remnant Portion of Lot 25, Block 1, Edmundo Kauffman Estates Replat “A”, El Paso County, Texas
Location: North of Borderland Rd. and East of Strahan Rd.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Cuatro Land Holdings, LLC
Representative: Del Rio Engineering Inc.
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Commissioner Masoud recused himself from Consent Agenda.

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:

3. **SUSU25-00071:** Campo Del Sol Phase 3 – A portion of Tract 2, and a portion of Tract 3A, Section 20, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: West of McCombs St. and North of Gateway South Blvd.
Existing Zoning: G-MU (General Mixed Use)
Property Owner(s): Franklin Mountain Communities, LLC
Representative: SLI Engineering, Inc.
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
- LAST MINUTE REVISIONS SUBMITTED AND HARDCOPIES PROVIDED TO COMMISSION.**

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Campo Del Sol Phase 3 on a Major Preliminary basis and **approval** of the exception request from the City Plan Commission as they both comply with Title 19 requirements.:

- To waive the construction of one (1) foot of roadway on all proposed local streets to match current conditions.
- To waive the construction of four (4) feet of roadway along Preston Foster.

Georges Halloul, SLI Engineering, Inc., agrees with all staff comments.

ACTION: Motion made by Commissioner Hanson **TO APPROVE ITEM #SUSU25-00071**, seconded by Commissioner Uribe and unanimously carried.

Motion Passed.

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Major Combination:

4. **SUSU25-00072:** Gateway Estates Replat Q – Being a replat of Lot 1, Gateway Estates Replat B, El Paso County, Texas
- Location: East of Joe Battle Blvd. and South of Montwood Dr.
- Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Property Owner(s): Paseo del Norte and The Universal Church
- Representative: Brock and Bustillos, Inc.
- District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Gateway Estates Replat Q on a Major Combination basis and **approval** of the exception requests from the City Plan Commission as it complies with Title 19 requirements:

- To waive the dedication of additional 5-feet of right-of-way for Brandywine Road.
- To waive the construction of 30-feet of roadway for Brandywine Road.
- To waive the construction of a six-foot (6') sidewalk along Brandywine Road.

Aaron Alvarado, Brock and Bustillos, Inc., concurs with all staff comments and answered questions from the Commission.

ACTION: Motion made by Commissioner Apodaca **TO APPROVE ITEM #SUSU25-00072**, seconded by Commissioner Masoud.

VOTE:

Ayes = 5 (Badillo, Masoud, Hanson, Uribe, Apodaca)

Nays = 3 (Borrego, Rodriguez, Reyes)

Motion Passed.

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5. **SUSU25-00068:** Stellar La Mesa Subdivision — Being a portion of Tracts 7A, 7B, and all of Tracts 6-B-2-A, 6-B-2-A-1, 6-B-3-H and 6-B-3-S, Laura E. Mundy Survey No, 238, Town of Canutillo, El Paso County, Texas
- Location: West of Interstate 10 Hwy and North of Transmountain Rd.
- Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Property Owner: SCP20 Partners, LP
- Representative: Brock and Bustillos
- District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

POSTPONED FOR TWO WEEKS

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PUBLIC HEARING Resubdivision Combination:

6. **SUSU25-00077:** Diamantina Subdivision X — The North 138 Feet of Tract 129, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
- Location: West of Gateway South Blvd. and South of Hondo Pass Ave.
- Existing Zoning: R-4 (Residential)
- Property Owner: Paumis LLC
- Representative: Arcon Pro Design
- District: 2
- Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on August 13, 2025. As of August 27, 2025 the Planning Division has received one phone call in opposition for the request. Staff recommends **approval** of Diamantina Subdivision X on a Resubdivision Combination basis and **approval** of the exception request.

- To waive the construction of 2.5 feet of planter strip along Comet Street.

Carlos Fragoso, Arcon Pro Design, 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.

PUBLIC:

-Bobby Lloyd - opposed

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Apodaca **TO APPROVE ITEM #SUSU25-00077** and unanimously carried.

Motion Passed.

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PUBLIC HEARING Rezoning Application:

7. **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 FOR FOUR WEEKS

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8. **PZRZ25-00009:** A portion of Lot 2, Block 1, Ibarra Subdivision, City of El Paso, El Paso County, Texas
Location: 3550 Rich Beem Blvd.
Zoning: C-1 (Commercial)
Request: To rezone from C-1 (Commercial) to C-2 (Commercial)
Existing Use: Vacant
Proposed Use: Ballroom and shopping center
Property Owner: Lawson Apartments LLC
Representative: Guillermo Barajas
District: 5
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

ITEMS 8 AND 9 ARE TO BE HEARD TOGETHER

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on August 14, 2025. As of today, the Planning Division has received four (4) phone calls of inquiry, one (1) phone call in opposition and one (1) letter in opposition. Staff recommends **approval with conditions** of the rezoning request. The recommended conditions are as follows:

1. That a fifteen-foot (15') 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 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.
2. That 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.
3. That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sounds.
4. That the following uses be prohibited on the property:
 - Office warehouse
 - Contractor's yard
 - Funeral home
 - Crematorium
 - Mortuary

Staff recommends **Approval** of the Special Permit and Detailed Site Development Plan request for Ballroom.

Guillermo Barajas agrees with all staff comments and made a presentation to the Commission.

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 Apodaca, seconded by Commissioner Masoud **TO APPROVE ITEM #PZST25-00004 AND ITEM #PZST25-00004** and unanimously carried.

Motion Passed.

PUBLIC HEARING Special Permit Application:

9. **PZST25-00004:** A portion of Lot 2, Block 1, Ibarra Subdivision, City of El Paso, El Paso County, Texas
Location: 3550 Rich Beem Blvd.
Zoning: C-1 (Commercial)
Request: Special permit and detailed site plan approval to allow for the use of a ballroom in a proposed C-2 (Commercial) zone district
Existing Use: Vacant
Proposed Use: Ballroom and shopping center
Property Owner: Lawson Apartments LLC
Representative: Guillermo Barajas
District: 5
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

ITEMS 8 AND 9 ARE TO BE HEARD TOGETHER

See above Item #8 for details.

7. 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 2:38 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:

76-V-11

Kevin W. Smith, City Plan Commission Executive Secretary