



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
June 5, 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 (2nd Chair)
Albert Apodaca
Lisa Badillo
Brandon Carrillo
Sal Masoud
Jose L. Reyes
Rodolfo Rodriguez (*Present via Teams for comments only*)
Juan Uribe

COMMISSIONERS ABSENT:

None

AGENDA

Commissioner Masoud read the rules into the record.

Alex Alejandre, Senior Planner, noted that there were no changes to agenda. The Consent and there are several revised staff reports.

NO ACTION TAKEN.

Chair, Alfredo Borrego welcomed the two new Commissioners to the Board.

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: May 22, 2025.

Detailed Site Development Plan:

- 2. **PZDS25-00007:** A portion of Lot 1, Block 5, Tierra Commercial Unit 5, City of El Paso, El Paso County, Texas
Location: 3154 N. Zaragoza Rd.
Existing Zoning: C-4/c (Commercial/conditions)
Request: Detailed Site Development Plan per Ordinance No. 16386
Existing Use: Vacant
Proposed Use: Shopping center, community
Property Owner: River Oaks Properties, LTD
Representative: Georges Halloul, SLI Engineering, Inc.
District: 5
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

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

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Major Combination:

3. **SUSU25-00006:** Stellar La Mesa Subdivision Unit Two – A portion of Tracts 7A and 7B, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
- Location: West of Interstate I-10 and North of Woodrow Bean Transmountain Rd.
- Existing Zoning: R-3 (Residential)
- Property-Owner: Coronado Holdings, LP
- Representative: Brock and Bustillos, Inc.
- District: 1
- Staff contact: Alex Alejandre, (915) 212-1642, AlejandroAX@elpasotexas.gov

Alex Alejandre, Senior Planner, made a presentation to the Commission. Staff recommends **approval with conditions** of Stellar La Mesa Subdivision Unit Two on a Major Combination basis and **denial** of the exception request.

- That the applicant landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.
- That restrictive covenants are provided prior to the recordation of the final plat.

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

To waive the dedication of five and half feet (5.5') of additional right-of-way, the construction of seven feet (7') of additional roadway, the construction of five feet (5') of planter strip, and to allow the sidewalk to abut the roadway along Vinton Avenue.

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

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Uribe **TO APPROVE ITEM #SUSU25-000006 WITH STAFF RECOMMENDATIONS** and unanimously carried.

Motion Passed.

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4. **SUSU25-00016:** Borderland – Tracts 9-F-1 and 9-F-2, Block 13, Upper Valley, El Paso County, Texas
- Location: North of Borderland Rd. and East of Westside Dr.
- Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
- Property Owner(s): Proyecto II, LLC
- Representative: SLI Engineering, Inc.
- District: N/A property lies within 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 with conditions** of Borderland on a Major Combination basis as it complies with Title 19 requirements.

- That the County of El Paso approve the reduced lot sizes prior to recordation of the subdivision.

- That the City Plan Commission require the applicant to landscape the rear of all double-frontage lots, in accordance with Section 19.23.040(H)(3)(c) of the El Paso City Code.

Georges Halloul, SLI Engineering, Inc., agrees with all staff comments and answered questions from the Commission.

ACTION: Motion made by Commissioner Carrillo, seconded by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00016 WITH ALL STAFF RECOMMENDATIONS** and unanimously carried.

Motion Passed.

5. **SUSU25-00043:** Campo Del Sol Unit 2B – A portion of Section 20, Block 81, Township 1, Texas and Pacific Railway Company Surveys, Abstract No. 5419, 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: Franklin Mountain Communities, LLC
- Representative: Kimley Horn and Associates, Inc.
- District: 4
- Staff contact: Alex Alejandre, (915) 212-1642, AlejandroAX@elpasotexas.gov

Alex Alejandre, Senior Planner, made a presentation to the Commission. Staff recommends **approval with condition** of Campo Del Sol Unit 2B on a Major Combination basis and **approval** of the exception requests.

That the applicant landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.

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

To waive the dedication of twelve feet (12') of additional right-of-way, the construction of ten feet (10') of additional roadway, and one foot (1') of sidewalk for a local street within the subdivision.

Bryce Eckeberger, Kimley Horn and Associates, Inc., was available for questions.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00043 WITH STAFF RECOMMENDATIONS** and unanimously carried.

Motion Passed.

Other Business:

6. Presentation on Plan Review and Inspections.
Staff Contact: Daniel Chavira, Planning and Inspections, (915) 212-1587,
ChaviraD1@elpasotexas.gov

Daniel Chavira, Building & Permitting Development Program Manager, made a presentation to the Commission and answered questions.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:11 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

