



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
September 11, 2025
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:51 p.m. 1st Chair Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair) *(via MS Teams)*
Lauren Hanson (1st Chair)
Sal Masoud (2nd Chair)
Albert Apodaca
Lisa Badillo
Juan Uribe

COMMISSIONERS ABSENT:

Brandon Carrillo
Jose L. Reyes
Rodolfo Rodriguez

AGENDA

Commissioner Apodaca read the rules into the record.

Luis Zamora, Chief Planner, noted that Item 5 is to be postponed for two weeks, and Item 6 amending acreage to 2,300 acres.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Carrillo, Reyes, and Rodriguez

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 28, 2025.

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

2. **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

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **approval with condition** of Stellar La Mesa Subdivision Unit One on a Major Combination basis, subject to the following condition.

- That the Major Thoroughfare Plan amendment for the proposed collector running north to south on the westerly portion of the subdivision be approved by City Council prior to the recordation of the final plat.

Aaron Alvarado, Brock and Bustillos, concurs with all staff comments.

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00068 WITH CONDITIONS**, seconded by Commissioner Apodaca and unanimously carried.

Motion Passed.

.....

PUBLIC HEARING - Street Name Change:

3. **SUNC25-00001:** Name change from Rosa Avenue to Hope Court
- Location: South of Interstate 10 and East of Reynolds St.
Existing Zoning: SCZ T-4O, T6 (SmartCode Zone Transects T-4O, T6)
Property Owner: City of El Paso
Representative: Patrick Espinoza
District: 2
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandroAX@elpasotexas.gov

Commissioner Badillo recused herself from this item.

Alex Alejandre, Senior Planner, made a presentation to the Commission. Staff recommends **approval** of the street name change request.

Patrick Espinoza, Texas Tech, agrees with all staff comments.

Commissioner Hanson 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 #SUNC25-00001** and unanimously carried.

Motion Passed.

.....

PUBLIC HEARING Rezoning Application:

4. **PZRZ24-00026:** Lot 7 and Lot 8, Block 10, Eastwood Section 1, City of El Paso, El Paso County, Texas
Location: 7804 and 7808 Bois D'Arc Dr.
Zoning: R-3 (Residential)
Request: To rezone from R-3 (Residential) to S-D (Special Development) and approval of Detailed Site Development Plan
Existing Use: Single-family dwellings
Proposed Use: Medical Office
Property Owner: Adaeze A. Onuoha
Representative: Vanessa Duran
District: 7
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on August 29, 2025. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **Approval** of the rezoning and detailed site development plan requests.

Vanessa Duran agrees with all staff comments.

Commissioner Hanson 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 #PZRZ24-00026** and unanimously carried.

Motion Passed.

.....

PUBLIC HEARING Special Permit Application:

5. **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 FOR TWO WEEKS

Other Business:

6. Discussion and Action on a Resolution releasing approximately 2,300 4,657.2 acres of land South of Eastlake Blvd. and West of Darrington Rd. within El Paso's Extraterritorial Jurisdiction.
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Alex Alejandre, Senior Planner, made a presentation to the Commission.

Art Rubio, Director of Planning for Town of Horizon City, was available for questions.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Uribe **TO APPROVE RESOLUTION RELEASING APPROXIMATELY 2,300 ACRES SOUTH OF EASTLAKE BLVD. AND WEST OF DARRINGTON RD. WITHIN THE EL PASO'S EXTRATERRITORIAL JURISDICTION TO THE TOWN OF HORIZON CITY** and unanimously carried.

Motion Passed.

7. Discussion and Action on the Comprehensive Plan Subcommittee members.
Staff Contact: Kevin Smith, (915) 212-1566, SmithKW@elpasotexas.gov

Kevin Smith, Assistant Director, mentioned that one more member was needed for this subcommittee.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Masoud **TO NOMINATE COMMISSIONER LISA BADILLO TO THE SUBCOMMITTEE** and unanimously carried.

Motion Passed.

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

ADJOURNMENT:

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Apodaca and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:11 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