RECEIVED
By City Clerk's Office at 1:37 pm, Jan 20, 2026

CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
December 18, 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
Juan Uribe

COMMISSIONERS ABSENT:
Jim W. Dobrowolski
Kim Reagan *(pending)*

AGENDA

Commissioner Hanson read the rules into the record.

Ismael Segovia, Chief Planner, noted changes to Item 5 name change from Price Brothers Farms Unit One to Price Brothers Crossing Unit One.

ACTION: Motion made by Commissioner Hanson, 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 Dobrowolski
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 December 4, 2025.

Detailed Site Development Plan:

2. **PZDS25-00032**: Lot 3, Block 2, Desert Pass Unit Six, City of El Paso, El Paso County, Texas

Location:	220 Desert Pass St.
Existing Zoning:	C-3/sc (Commercial/special contract)
Request:	Approval of Detailed Site Development Plan per Ordinance No. 9198
Existing Use:	Vacant
Proposed Use:	Apartments/Multi-family
Property Owner:	Camino Real Investments I, LTD
Representative:	Conde, Inc.
District:	8
Staff Contact:	Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

3.	**PZDS25-00038**:	A portion of Section 36, Block 79, Township 2, Texas & Pacific Railway Company Surveys, El Paso County, Texas
	Location:	Generally South of Montana Ave. and Northwest of N. Zaragoza Rd.
	Existing Zoning:	C-4/c (Commercial/conditions)
	Request:	Detailed site development plan approval per Ordinance No. 16386
	Existing Use:	Vacant
	Proposed Use:	Other retail establishment
	Property Owner:	Wagner Equipment Co.
	Representative:	The Keith Corporation – Wendy Fulton
	District:	5
	Staff Contact:	Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

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

Motion Passed.

. . . . . .

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:

4.	**SUSU25-00103:**	Gateway Estates Unit One Replat M – Being a Replat of A Portion of Lots 11, 12, 13, 24, 25, and 26, and Portions of Right-of-Way Out of Chesterton Street, Fairglade Street, Blanker Street, Chilcote Street, Amesbury Avenue Chittenden Street All Within Gateway Estates, El Paso County, Texas
	Location:	North of Vista del Sol Dr. and East of Joe Battle Blvd.
	Existing Zoning:	N/A property lies within Extraterritorial Jurisdiction (ETJ)
	Property Owner:	GFA, LLC
	Representative:	CEA Group
	District:	N/A property lies within 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 conditions** of Gateway Estates Unit One Replat M on a Resubdivision Final basis.

- The drainage pond for Gateway Estates Unit One Replat L need to be accepted prior to, or concurrently with, Gateway Estates Unit One Replat M in order to adequately sustain stormwater drainage for the proposed subdivision.
- That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.c. of the Subdivision Code.

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

ACTION: Motion made by Commissioner Hanson **TO APPROVE ITEM #SUSU25-00103 WITH CONDITIONS**, seconded by Commissioner Masoud.

Motion Passed.

. . . . . .

5. **SUSU25-00101:** Price Brothers ~~Farms~~ Crossing Unit One - A portion of Section 2, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location:	East of Patriot Blvd. South of Texas/New Mexico State Line
Existing Zoning:	R-5/c (Residential/conditions)
Property Owner:	JNC Development, Inc.
Representative:	TRE & Associates, LLC
District:	4
Staff Contact:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Price Brothers Crossing Unit One on a Major Combination basis as it complies with Title 19 requirements.

Karen Barraza, TRE & Associates, LLC, agrees with all staff comments.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00103 WITH ALL STAFF RECOMMENDATIONS**, seconded by Commissioner Uribe.

Motion Passed.

. . . . . .

Other Business:

6. Overview of nonconforming circumstances.
   Staff Contact: Luis Zamora, Chief Planner, (915) 212-1552, ZamoraLF@elpasotexas.gov

Luis Zamora, Chief Planner, made a presentation to the Commission and answered questions from the Commission.

. . . . . .

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:33 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