



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
November 20, 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)
Albert Apodaca
Lisa Badillo
Jim W. Dobrowolski
Jose L. Reyes
Juan Uribe

COMMISSIONERS ABSENT:

Sal Masoud (2nd Chair)

AGENDA

Commissioner Badillo read the rules into the record.

Chair Borrego welcomed the newest Commissioner Jim Dobrowolski.

Kevin Smith, Assistant Director of Planning, noted the only change to Agenda is that Item 2 is to be postponed until January 29, 2026.

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

AYES: Commissioners Borrego, Hanson, Apodaca, Badillo, Dobrowolski, Reyes, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: 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.

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 October 23, 2025.

Major Preliminary:

2. **SUSU25-00081:** Ocotillo Estates Unit Six - 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 FROM SEPTEMBER 25, 2025

POSTPONED FROM OCTOBER 23, 2025

POSTPONED UNTIL JANUARY 29, 2026

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

Motion Passed.

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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. **SUSU25-00089:** Azzam Estates - Being a portion of Tract 2X, AF Miller Survey No. 215 and Tract 1G, A.F. Miller Survey No. 216, City of El Paso, El Paso County, Texas
- Location: East of Mesa St. and North of Mesa Hills Dr.
- Existing Zoning: R-3 (Residential)
- Property Owner: Fuel Depot, LLC
- Representative: Conde, Inc.
- District: 1
- Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **approval** of Azzam Estates on a Major Preliminary basis and **approval** of the exception requests.

- To waive the dedication of 25' feet of right-of-way, the construction of 5' of sidewalk and 5' of planter strip along a portion of Azzam Drive.
- To allow for the construction of Azzam Drive as a private street, in accordance with the Street Design Manual.
- To waive the construction of 5' of planter strip and to allow for the sidewalk to abut the roadway along Barbaree Drive.

Conrad Conde, Conde, Inc., concurs with all staff comments and answered questions from the Commission.

ACTION: Motion made by Commissioner Apodaca **TO APPROVE ITEM #SUSU25-00089**, seconded by Commissioner Uribe.

VOTE:

Ayes = 6 (Badillo, Borrego, Uribe, Apodaca, Reyes, and Dobrowolski)
Nays = 1 (Hanson)

Motion Passed.

Other Business:

4. Discussion and Action on the 2026 City Plan Commission Meeting Schedule.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Uribe and unanimously carried to **APPROVE 2026 CITY PLAN COMMISSION SCHEDULE.**

Motion Passed.

5. Presentation on Foundation of Development Requirements in Texas.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

Kevin Smith, Assistant Director of Planning, made a presentation to the Commission.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:20 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