



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
July 31, 2025
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:30 p.m. Board member Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Lauren Hanson (2nd Chair)
Albert Apodaca
Sal Masoud (*via Teams*)
Jose L. Reyes
Rodolfo Rodriguez

COMMISSIONERS ABSENT:

Lisa Badillo
Brandon Carrillo
Juan Uribe

AGENDA

Commissioner Reyes read the rules into the record.

Alex Alejandro, Senior Planner, noted that there were no changes to agenda. The Consent Agenda has four items which includes minutes and there are several revised staff reports. He also noted that late comments were received on Item 7 which are not included in staff report.

Kevin Smith, Assistant Director of Planning, noted that Items #11 and #12 be postponed for two weeks when more board members are available for nominations.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Reyes to **APPROVE THE POSTPONEMENT OF ITEMS #11 AND #12 FOR TWO WEEKS.**

AYES: Commissioners Borrego, Hanson, Apodaca, Masoud, and Reyes

NAYS: Commissioner Rodriguez

ABSTAIN: N/A

ABSENT: Commissioner Carrillo and Uribe

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

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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.

PUBLIC =

-Lucia Umpingo – Item 2 – noted that location on agenda is different from staff report and was confused on location
Item 3 – opposed

-Victor Casas – Spoke in regards to City Council Agenda on Title 2 change and asks Commissioners to vote “No”.

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 July 17, 2025.

Major Final:

2. **SUSU25-00059:** Tierra Del Este GMU Unit One - Being a portion of Sections 38 & 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Edgemere Blvd. and East of Tim Floyd St.
Existing Zoning: G-MU (General Mixed-Use)
Property Owner: Ranchos Real Investment Properties, LLC
Representative: Conde, Inc.
District: 5
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Detailed Site Development Plan

3. **PZDS25-00019:** A portion of Lot 1, Block 1, SWQ Rich Been Subdivision, City of El Paso, El Paso County, Texas
Location: 3251 N. Zaragoza Rd.
Existing Zoning: C-2/c (Commercial/conditions)
Request: Detailed Site Development Plan per Ordinance No. 16995
Existing Use: Vacant
Proposed Use: Self-storage warehouse
Property Owner: CAP Storage Joe Battle LLC
Representative: SLI Engineering Inc.
District: 5
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Extension Request to Submit Recording Maps:

4. **PSEN25-00004:** 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, 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 the Extraterritorial Jurisdiction (ETJ)
Property Owner: GFA, LLC
Representative: CEA Group
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandroAX@elpasotexas.gov

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 Combination:

5. **SUSU25-00058:** Tierra Del Este Unit Ninety Bernard Extension - Being a portion of Section 7, Block 78, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, County, Texas
- Location: East of John Hayes St. and North of Edgemere Blvd.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Ranchos Real XV, LLC
Representative: Conde, Inc.
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** of Tierra Del Este Unit Ninety Bernard Extension on a Major Combination basis and **approval** of the exception request.

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

- To waive the construction of 1 foot of sidewalk along each side of Bernard Street.

Conrad Conde, Conde, Inc., concurs with all staff comments.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Apodaca **TO APPROVE ITEM #SUSU25-00058** and unanimously carried.

Motion Passed.

6. **SUSU25-00055:** Brunson Acres – Tracts 3A-400, 3A-401, 3A-402 & 3A-388, Section 26, Block 79, Township 2, Texas & Pacific Railway Company Surveys, El Paso County, Texas
- Location: North of Montana Ave. and East of Rich Beem Blvd.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner(s): Deering and Domenica Brunson
Representative: Del Rio Engineering, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Sal Masoud recused himself from this item.

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Brunson Acres on a Major Combination basis as it complies with Title 19 requirements and **denial** of the requested exception requests.

Denial request is based on the following:

- Corner property providing opportunity for future connectivity
- Properties in the area including immediately adjacent are not platted

- Sidewalks will provide connectivity to a Linear Park currently under construction on Square Dance Road.

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

- To waive the construction a five-foot (5') sidewalk along Square Dance Road.
- To waive the construction of a five-foot (5') sidewalk and seven feet (7') of roadway along Round Dance Road.
- To waive the construction of a five-foot (5') sidewalk and seven feet (7') of roadway along Allemande Road.

Al Flores, Del Rio Engineering, Inc. concurs with all staff comments and withdrawn exception of sidewalks.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Apodaca **TO APPROVE ITEM #SUSU25-00055 WITH DENIAL OF ALL EXCEPTION REQUESTS** and unanimously carried.

Motion Passed.

PUBLIC HEARING Resubdivision Preliminary:

7. **SUSU25-00062:** Classic Park Unit 1 – A replat of Lot 69, Block 28, Mesquite Hills Unit Four, and All of Tracts 7 and 7A, Section 16, Block 80, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas
- Location: North of Dyer St. and East of Mesquite Hill Dr.
- Existing Zoning: R-5 (Residential)
- Property Owner(s): Direct Home Sales, Inc.
- Representative: Conde, Inc.
- District: 4
- Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on July 11, 2025. As of July 31, 2025, the Planning Division has received 1 email inquiring about this request and 5 calls in opposition and 1 inquiry to this request.

Conrad Conde, Conde, Inc., concurs with all staff comments.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor of or against this request.

PUBLIC:

- Deborah Castaneda – opposed
- Claudia Banda – opposed
- Melissa Bailey, Southwest Mesquite Hills NA – opposed
- Samantha Gayton, VP of Mesquite Hills NA - opposed

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Reyes **TO APPROVE ITEM #SUSU25-00062.**

Motion Passed.

NOTATION: Commissioner Rodriguez stated that he is a “NAY” on this item after the vote was concluded.

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PUBLIC HEARING Rezoning Application:

8. **PZRZ25-00016:** Lot 1, Block 1, Shadow Mountain, and Lot 1, Block 1, Shadow Mountain Unit Two, City of El Paso, El Paso County, Texas
- Location: 201 and 135 Shadow Mountain Dr.
- Existing Zoning: G-MU (General Mixed Use)
- Request: Rezone from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and G-MU (General Mixed Use) to C-1 (Commercial)
- Existing Use: Vacant
- Proposed Use: Shopping center
- Property Owner: Saadatkah Abdolkarim
- Representative: Conde, Inc.
- District: 8
- Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on July 17, 2025. The Planning Division received one (1) call of inquiry but no communications in support or opposition to the request. Staff recommends **approval** of the rezoning request.

Conrad Conde, Conde, Inc., concurs with all staff comments.

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 Hanson **TO APPROVE ITEM #PZRZ25-00016** and unanimously carried.

Motion Passed.

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9. **PZRZ24-00035:** Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas
- Location: North of Arizona Ave. and East of N. Oregon St.
- Zoning: C-1/sc (Commercial/special contract) and S-D (Special Development)
- Request: To rezone from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use)
- Existing Use: Vacant
- Proposed Use: Mixed-use complex
- Property Owner: Misifu, LLC

Representative: SLI Engineering Inc.
District: 8
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on July 18, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the rezoning request to include approval of the master zoning plan and the 32% parking reduction.

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

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 Hanson, seconded by Commissioner Apodaca **TO APPROVE ITEM #PZRZ24-00035** and unanimously carried.

Motion Passed.

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PUBLIC HEARING Special Permit Application:

10. **PZST25-00003:** Lots 7, 8 and 9, Block 30, Franklin Heights Addition, City of El Paso, El Paso County, Texas
Location: 1514 Montana Ave.
Existing Zoning: A-2 (Apartment)
Request: Special Permit and Detailed Site Development Plan approval to allow for professional office use, front, rear and side setback reductions, and 70% parking reduction in A-2 (Apartment) zone district
Existing Use: Single-family dwelling
Proposed Use: Professional office and duplex
Property Owner: 1514 Montana LLC
Representative: Vanessa Duran
District: 8
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on July 18, 2025. The Planning Division has not received any communication in support or opposition to the request from the public. Staff recommends **approval** of the detailed site development plan and special permit request.

Vanessa Duran 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. No response.

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Reyes **TO APPROVE ITEM #PZST25-00003** and unanimously carried.

Motion Passed.

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Other Business:

11. Discussion and action on Election of Officers (First Chair and Second Chair)
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov
POSTPONED FROM JULY 3, 2025
POSTPONED FOR TWO WEEKS
 12. Discussion and action on the Comprehensive Plan subcommittee.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov
POSTPONED FROM JULY 3, 2025
POSTPONED FOR TWO WEEKS
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13. 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 2:54 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