



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
October 23, 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. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Sal Masoud (2nd Chair)
Albert Apodaca
Lisa Badillo
Jose L. Reyes
Juan Uribe

COMMISSIONERS ABSENT:

Lauren Hanson (1st Chair)
Jim W. Dobrowolski

AGENDA

Commissioner Reyes read the rules into the record.

Ismael Segovia, Chief Planner, noted that Item 2 is to be postponed for four weeks.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Hanson and 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 October 9, 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 FOR FOUR WEEKS

Detailed Site Development Plan

3. **PZDS25-00026:** Tract 7L5, Fresno Place, City of El Paso, El Paso County, Texas
Location: 101 Fresno Dr.
Existing Zoning: C-1/c (Commercial/conditions) and R-5/c (Residential/conditions)
Request: Approval of Detailed Site Development Plan per Ordinance No.

Existing Use: 18902
Proposed Use: Vacant
Property Owner: Duplexes and Apartments
Representative: Marfam Enterprices Ltd.
District: H2O Terra c/o Sammy Romero
Staff Contact: 7
Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

ACTION: Motion made by Commissioner Reyes, seconded by Commissioner Badillo 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.

Other Business:

4. Discussion and Action on an Ordinance amending the 2025 Proposed Thoroughfare System, as incorporated into Plan El Paso to make the following changes:
 - Delete the proposed collector connection between Suncrest and Vin Rambla.
 - Delete the proposed collector extension of Ninth Street that runs between La Mesa St and Vinton Ave
 - Connect collectors Suncrest Dr and Vin Morella to I-10Staff Contact: Anna Zendt, (915) 297-1558, zendtad@elpasotexas.gov

Anna Zendt, Transportation Planning Administrator, made a presentation to the Commission and answered questions.

ACTION: Motion made by Commissioner Apodaca **TO APPROVE THE MAJOR THOROUGHFARE PLAN AS PRESENTED AND NOTED ON AGENDA**, seconded by Commissioner Badillo and unanimously carried.

Motion Passed.

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5. Presentation on the Future Land Use Map component of the Envision El Paso Comprehensive Plan Update.

Staff Contact: Kasi Schnell, Comprehensive Plan Program Manager,
schnellk@elpasotexas.gov

Kasi Schnell, Comprehensive Plan Program Manager, made a presentation to the Commission and answered questions from the Commission.

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6. Presentation on reduced setbacks and building codes.

Staff Contact: Daniel Chavira, Building & Permitting Development Program Manager,
(915) 212-1587, ChaviraD1@elpasotexas.gov

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

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

PUBLIC:

- Richard Dayoub noted concerns from the Texas Gas Service of underground gas lines being affected.
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2. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:18 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