



CITY PLAN COMMISSION MEETING

2nd Floor, Main Conference Room

June 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 (2nd Chair)

Lisa Badillo

Brandon Carrillo

Sal Masoud

Rodolfo Rodriguez

Juan Uribe

COMMISSIONERS ABSENT:

Albert Apodaca

Jose L. Reyes

AGENDA

Commissioner Badillo read the rules into the record.

Alex Alejandre, Senior Planner, noted the following changes to the agenda:

- 1) Item #10 is to be postponed for two weeks
- 2) Items #7 and 8 are to be heard together

Also, the Consent Agenda has three items and there are several revised staff reports.

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

AYES: Commissioners Borrego, Hanson, Carrillo, Masoud, Uribe, Rodriguez, and Badillo

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Apodaca and Reyes

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

Chair, Alfredo Borrego welcomed the new Commissioner to the Board.

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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.

NONE

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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 June 5, 2025.

Resubdivision Combination:

2. **SUSU24-00096:** Montecillo Unit Eleven Replat "H" - Being a Replat of Lots 5, 6, and 7, Block 43, Montecillo Unit Eleven Replat "B", City of El Paso, El Paso County, Texas
Location: West of Mesa St. and North of Interstate Highway 10
Existing Zoning: SCZ-T5 (SmartCode, Transect 5)
Property Owner: Montecillo Retail Investments, LP
Representative: Brock & Bustillos Inc.
District: 8
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
3. **SUSU24-00099:** Montecillo Unit Eleven Replat "F" - Being a Replat of Lots 15, 16, and 17, Block 43, Montecillo Unit Eleven Replat "B" and Lots 18 and 19, Block 43, Montecillo Unit Eleven Replat "C", City of El Paso, El Paso County, Texas
Location: West of Mesa St. and North of Interstate Highway 10
Existing Zoning: SCZ-T5 (SmartCode, Transect 5)
Property Owner: Montecillo Retail Investments, LP
Representative: Brock & Bustillos Inc.
District: 8
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Detailed Site Development Plan Application:

4. **PZDS25-00011:** A portion of Lot 9, Block 1, Country Place Estates, City of El Paso, El Paso County, Texas
Location: 871 Country Club Rd.
Existing Zoning: S-D/spc (Special Development/special protective conditions)
Request: Detailed Site Development Plan per City Ordinance
Existing Use: Duplex and quadruplex dwellings
Proposed Use: Single-family, duplex, and quadruplex dwellings
Property Owner: Aria Construction
Representative: Mario Ornelas
District: 1
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

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

Motion Passed.
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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.
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Major Combination:

5. **SUSU25-00021:** Grayham Estates – Tract 8, Nellie D Mundy Survey 241, City of El Paso, El Paso County, Texas
Location: North of Borderland Rd. and East of Doniphan Dr.
Existing Zoning: R-3 (Residential)
Property Owner(s): Larry L. and Sylvia M. Grayham
Representative: Sitework Engineering, LLC
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Grayham Estates on a Major Combination basis and **approval** of the exception request as they both comply with Title 19 requirements.

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

- To waive the construction of a five foot (5') sidewalk along Easy Way Lane.
- To waive the construction of 2.25 feet of roadway along Easy Way Lane.

Jorge Garcia, Sitework Engineering, LLC, agrees with staff comments.

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Badillo **TO APPROVE ITEM #SUSU25-00021 WITH ALL EXCEPTIONS** and unanimously carried.

Motion Passed.

6. **SUSU25-00048:** Majestic Sands Unit One – A portion of Section 17, Block 79, Township 3 Texas and Pacific Railroad Surveys, El Paso County, Texas
- Location: East of Joe Battle Blvd. and South of Pellicano Dr.
- Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Property Owner(s): Bowling Land Investment, LLC
- Representative: CEA Group
- District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

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

Condition:

- That the City Plan Commission require the applicant to landscape the rear of all double-frontage lots, in accordance with Section 19.23.040(H)(3)(c) of the El Paso City Code.

Alan Herrera, CEA Group, concurs with all staff comments.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00048.**

VOTE:

Ayes = 5 (Badillo, Masoud, Borrego, Hanson, Uribe)

Nays = 2 (Carrillo, Rodriguez)

Motion Passed.

PUBLIC HEARING Comprehensive Plan Amendment:

7. **PLCP24-00003:** A portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: South of Artcraft Rd. and West of Westside Dr.
- Zoning: R-F (Ranch and Farm)
- Existing Use: Vacant
- Request: Future Land Use Map amendment from O-3, Agriculture to G-4, Suburban (Walkable)
- Owner: Artwest Ventures, LLC
- Representative: SLI Engineering Inc.
- District: 1
- Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

ITEMS #7 AND #8 TO BE HEARD TOGETHER

Andrew Salloum, Senior Planner, made a presentation to the Commission through Jesus Garcia, American Sign Language interpreter. Public notices were mailed to property owners within 300 feet on June 5, 2025. The Planning Division has received two (2) phone calls and an email in opposition to the request.

Additionally, the Planning Division has received a petition with twenty-five (25) signatures in support of the rezoning request.

Staff recommends approval of the amendment to the future land use map.

Staff also recommends **approval with conditions** of the rezoning request. The proposed zoning district is compatible with the surrounding areas and consistent with the adopted Northwest Upper Valley Plan. Furthermore, the proposed rezoning is in characteristics with the proposed amendment to the Future Land designation G4 Suburban walkable per the *Plan El Paso* the City's Comprehensive Plan.

The conditions are as follows:

1. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.
2. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sound.
3. That no office warehouse uses shall be permitted.
4. That a five-foot (5') sidewalk along Westside Drive shall be constructed prior to certificates of occupancy or completion.
5. No egress for semi-trucks shall be permitted onto Westside Drive on a southbound direction.

George Halloul, SLI Engineering Inc., agrees with all staff comments and answered questions from Commission.

PUBLIC:

-Patricia Castillo - opposed

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Carrillo **TO APPROVE ITEM #PLCP24-00003 AND #PZRZ24-00005 WITH ALL STAFF RECOMMENDATIONS.**

VOTE:

Ayes = 5 (Badillo, Masoud, Borrego, Hanson, and Uribe)

Nayes = 2 (Rodriguez, Carrillo)

Motion Passed.

PUBLIC HEARING Rezoning Application:

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| 8. PZRZ24-00005: | A portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas |
| Location: | South of Artcraft Rd. and West of Westside Dr. |
| Existing Zoning: | R-F (Ranch and Farm) |
| Request: | Rezone from R-F (Ranch and Farm) to C-1 (Commercial) |
| Existing Use: | Vacant |
| Proposed Use: | Convenience store with gas pumps and shopping center |

Property Owner: Artwest Ventures, LLC
Representative: SLI Engineering Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
ITEMS #7 AND #8 TO BE HEARD TOGETHER

See details under Item #7.

9. **PZRZ24-00021:** A portion of Tract 8, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso County, Texas
Location: Generally North of Talbot Ave. and West of S. Desert Blvd.
Existing Zoning: R-F (Ranch and Farm)
Request: Rezone from R-F (Ranch and Farm) to G-MU (General Mixed Use)
Existing Use: Vacant
Proposed Use: Residential and Commercial Mixed-Use Development
Property Owner: Sangiovese, LLC
Representative: Conde, Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

Andrew Salloum, Senior Planner, made a presentation to the Commission through Martha Macias, American Sign Language interpreter. Public notices were mailed to property owners within 300 feet on June 5, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request and master zoning plan:

1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property line abutting residential districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
2. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sound.
3. A six foot (6') high masonry wall shall be erected along the western property line abutting Talbot Place Unit 2 Subdivision.

The proposed development is in character with the uses in proximity and is keeping with the policies for G4 Suburban walkable land use designation with *Plan El Paso*, the City's Comprehensive Plan.

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

PUBLIC =

- Patricia Castillo – opposed
- Suzanna Gomez – opposed
- Ruben Gutierrez - opposed

ACTION: Motion made by Commissioner Carrillo, seconded by Commissioner Uribe **TO APPROVE ITEM #PZRZ24-00021.**

VOTE:

Ayes = 5 (Badillo, Masoud, Hanson, Uribe, Carrillo)
Nays = 2 (Borrego, Rodriguez)

Motion Passed.

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10. **PZRZ25-00010:** A portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas
- Location: Generally North of Woodrow Bean Transmountain Dr. and East of Resler Dr.
- Zoning: R-3A (Residential)
- Request: To rezone from R-3A (Residential) to PR-II (Planned Residential)
- Existing Use: Vacant
- Proposed Use: Townhomes
- Property Owner: DVEP Land LLC
- Representative: Del Rio Engineering
- District: 1
- Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
- POSTPONED FOR TWO WEEKS**
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11. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 3:06 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

