



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
May 21, 2026
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 Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Lauren Hanson (Chair)
Lisa Badillo (1st Chair)
Alfredo Borrego
John Bryan
Rudy Cavazos-Cavasier
Jim W. Dobrowolski

COMMISSIONERS ABSENT:

Juan Uribe (2nd Chair)
Kim Reagan

AGENDA

Commissioner Jim Dobrowolski read the rules into the record.

Luis Zamora, Chief Planner, noted that Item #4 is to be deleted from agenda.

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

AYES: Commissioners Hanson, Badillo, Borrego, Bryan, Cavazos-Cavasier, and Dobrowolski

NAYS:

ABSTAIN:

ABSENT: Commissioner Uribe and Reagan

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 inside the Thorman 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 May 7, 2026.

Detailed Site Development Plan:

- 2. **PZDS25-00018:** Lots 3, 4, 5, and 6, Pendale Industrial, Unit A, Replat, City of El Paso, El Paso County, Texas
 - Location: 1100 Pendale Rd.
 - Existing Zoning: P-I (Planned Industrial)
 - Request: Detailed Site Development Plan per P-I (Planned Industrial) Zone District
 - Existing Use: Food manufacturing warehouse
 - Proposed Use: Food manufacturing warehouse
 - Property Owner: Monarca Enterprises, LLC
 - Representative: LoyaWilke Architects
 - District: 7
 - Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Postponement Request:

- 3. **SUSU26-00019:** Sadova Logistics Subdivision – The West ½ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 15, and the West ½ of the Southeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 15, Township 3, Block 79, Texas and Pacific Railway Surveys, County of El Paso, Texas
 - Location: North of Pellicano Dr. and East of Joe Battle Blvd.
 - Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 - Property-Owner: Susmar, LLC
 - Representative: Dorado Engineering Group
 - District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 - Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov

ACTION: Motion made by Commissioner Bryan, seconded by Commissioner Borrego to **APPROVE** all matters listed under the **CONSENT AGENDA AND CORRECTION ON AGENDA TO NEW COMMISSIONER’S NAME AS RUDY CAVAZOS-CAVASIER** 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. **SUSU25-00095:** Spare Feet Unit One – A portion of Section No. 19, Block 79 Township 3 Texas and Pacific Railway Company, El Paso County, Texas
 - Location: South of Pelicano Dr. and West of Darrington Rd.
 - Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 - Property Owner: M2B El Paso LLC

Representative: TRE & Associates, LLC
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

ITEM DELETED

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5. **SUSU26-00028:** Emerald Park Unit Six – A Portion of O.D. Stewart Survey No. 320, El Paso County, Texas
Location: North of North Loop Dr. and East of Yarbrough Dr.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Hunt Emeralds, LLC
Representative: TRE & Associates, LLC
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 with condition** of Emerald Park Unit Six on a Major Combination basis and **approval** of the exception request.

- 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 of the Subdivision Code.

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

- To waive the dedication and construction of 1' foot of sidewalk along Rojas Drive.
- To waive the dedication and construction of 1' foot of planter strip along Rojas Drive.

Lynette Nevares, TRE & Associates, LLC, agrees with all staff comments.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Badillo to **APPROVE ITEM #SUSU26-00028 WITH ALL CONDITIONS** and unanimously carried.

Motion Passed.

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PUBLIC HEARING Easement Vacation:

6. **SUET26-00001:** 12462 Paseo Lago Easement Vacation – A portion of Lot 10, Block 22, Paseos del Sol Unit Two Amending Subdivision, City of El Paso, El Paso County, Texas
Location: 12462 Paseo Lago Dr.
Existing Zoning: R-3A/sp (Residential/special permit)
Property Owner: Maria Nohemi Bujanda
Representative: Fernando Pulido
District: 6
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of the 12462 Paseo Lago Easement Vacation.

Fernando Pulido was available for questions and agreed with staff comments.

Commissioner Hanson 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 Borrego to **APPROVE ITEM #SUET26-00001**, seconded by Commissioner Badillo and unanimously carried.

Motion Passed.

Other Business:

- 7. Discussion and Action on CPC Subcommittee members.
Staff Member: Kevin Smith, Assistant Director of Planning and Inspections, (915) 212-1566, SmithKW@elpasotexas.gov

Kevin Smith, Assistant Director, noted that there needed to be three or four members on this Subcommittee which currently there are only two. He asked if Commissioners Hanson and Badillo which to remain as subcommittee members, which they both said yes.

Commissioner Borrego nominated Commissioner Dobrowolski, which he accepted.

ACTION: Motion made by Commissioner Borrego to **ACCEPT LAUREN HANSON, LISA BADILLO, AND JIM DOBROWOLSKI AS THE CPC SUBCOMMITTEE**, seconded by Commissioner Cavazos-Cavasier and unanimously carried.

Motion Passed.

- 8. Presentation on updates to the Future Land Use Map (FLUM).
Staff Contact: Kasi Schnell, Comprehensive Plan Program Manager, Urban Planning and Design, (915) 235-0772, SchnellK@elpasotexas.gov

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

- 9. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Bryan, seconded by Commissioner Borrego 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