



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
March 26, 2026
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:34 p.m. Chair Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Lauren Hanson (Chair)
- Lisa Badillo (1st Chair)
- Juan Uribe (2nd Chair)
- Alfredo Borrego
- Jim W. Dobrowolski
- Sal Masoud
- Kim Reagan

COMMISSIONERS ABSENT:

- Albert Apodaca

AGENDA

Commissioner Sal Masoud read the rules into the record.

Luis Zamora, Chief Planner, noted that Item 4 to be postponed until April 23, 2026, Item 7 to be postponed until June 18, 2026 and there is one revised staff report for Item 5.

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

AYES: Commissioners Hanson, Badillo, Uribe, Borrego, Dobrowolski, Masoud, and Reagan

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Apodaca

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 March 12, 2026.

Major Combination:

- 2. **SUSU26-00012:** Campo del Sol Unit 3A – A portion of Section 20, Block 81, Township 1, Texas and Pacific Railway Company Surveys, Abstract 5419, City of El Paso, El Paso County, Texas
Location: South of Stan Roberts Sr Ave. and West of McCombs St.
Existing Zoning: G-MU (General Mixed Use)
Property Owner: Franklin Mountain Communities, LLC
Representative: Kimley Horn
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Detailed Site Development Plan:

- 3. **PZDS25-00044:** A portion of Lot 1, Block 2, Las Placitas del Rey, City of El Paso, El Paso County, Texas
Location: 710 N. Americas

Zoning: C-3/sc (Commercial/special contract)
 Request: Detailed Site Development Plan approval per Ordinance No. 6567
 Existing Use: Vacant
 Proposed Use: Commercial
 Property Owner: Americas North LLC
 Representative: Charlie Gomez – EP Grotto, LLC
 District: 6
 Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Masoud 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 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 POSTPONED FROM FEBRUARY 26, 2026
ITEM POSTPONED UNTIL APRIL 23, 2026

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5. **SUSU26-00013:** Cevalia Avenue – Being A Portion of the South Part of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Texas
- Location: North of North Loop Dr. and East of Yarbrough Dr.
 Existing Zoning: C-4/c (Commercial/conditions)
 Property Owner: El Paso County
 Representative: CSA Design Group, Inc.
 District: 6
 Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **approval** of Cevalia Avenue on a Major Combination basis and **approval** of the exception request.

- To waive the constructions of 1' of sidewalk along both sides of Cevalia Avenue.

Adrian Ontiveros, CSA Design Group, Inc., agrees with all staff comments.

ACTION: Motion made by Commissioner Borrego **TO APPROVE ITEM #SUSU26-00013**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

Reconsideration of Waiver Request:

6. **SUSU25-00047:** North Goza Subdivision – Tracts 3-A-3, Tract 5-A-1, Block 7, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: North of Zaragoza Rd. and West of North Loop Dr.
 Existing Zoning: C-1/c and C-2/c (Commercial/conditions)
 Representative: CAD Consulting Co.
 District: 7
 Staff Contact: Ismael Segovia, (915) 212-1665, SegovialB@elpasotexas.gov

Ismael Segovia, Chief Planner – Subdivisions, made a presentation to the Commission. Staff recommends approval of the reconsideration of the waiver request for the North Goza Subdivision major combination.

- To waive 13 ½ feet of right-of-way along Pell Way, instead of 20 feet, leaving 6 ½ feet to be dedicated.

Enrique Ayala, CAD Consulting Co., agrees with staff comments.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00047**, seconded by Commissioner Uribe and unanimously carried.

Motion Passed.

PUBLIC HEARING Resubdivision Combination:

7. **SUSU26-00005:** Sierra Crest Replat I – Common Open Space A, and Lot 17, Block 1, Sierra Crest; Common Open Space H, and Lots 28 and 29, Block 1, Sierra Crest Replat C, Lot 18, Block 1, Sierra Crest Replat D; Lot 1, Block 1, Sierra Crest Replat G; and Lot 1, Block 1, Terrace at Cincinnati, City of El Paso, El Paso County, Texas
- Location: North of Schuster Ave. and East of Stanton St.
 Existing Zoning: P-R-1/sc (Planned Residential District I/special contract)
 Property Owner: L. Frederick Francis and Ginger G. Francis
 Representative: Conde, Inc.
 District: 8
 Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
- POSTPONED UNTIL JUNE 18, 2026**

PUBLIC HEARING Rezoning Application:

8. **PZRZ25-00031:** Lots 1 through 10, Block 28, Alexander Addition, City of El Paso, El Paso County, Texas
- Location: 1401 N. Mesa St.
 Zoning: A-3 (Apartment)
 Request: To rezone from A-3 (Apartment) to C-1 (Commercial)
 Existing Use: Vacant
 Proposed Use: Restaurant
 Property Owner: Dirty Freddy, LLC
 Representative: Charlie Gomez – EP Grotto, LLC
 District: 8
 Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

Alejandra González, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet of March 13, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request; the conditions are as follows:

1. That no vehicular ingress or egress be permitted along Mesa Street.
2. That no less than 80% of the building façade shall be set back no more than twenty feet (20') from the property line along Mesa Street.
3. 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.

Charlie Gomez, EP Grotto, LLC, agrees with all staff recommendations.

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 Uribe TO **APPROVE ITEM #PZRZ25-00031**, seconded by Commissioner Borrego.

VOTE:

Ayes = 6 (Hanson, Badillo, Uribe, Masoud, Borrego, Reagan)
 Nays = 1 (Dobrowolski)

Motion Passed.

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9. **PZRZ25-00012:** A portion of Tracts 1 through 17, Palmdale Acres, as filed in Volume 12, Page 9 of the plat records of El Paso County, Texas, and a portion of Vacated Dairy Road, Block 20, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: 7321 North Loop Dr.
Zoning: R-F (Ranch and Farm)
Request: To rezone from R-F (Ranch and Farm) to C-2 (Commercial)
Existing Use: Vacant
Proposed Use: Office warehouse
Property Owner: Farmers Select LLC
Representative: CAD Consulting Co.
District: 3
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on March 13, 2026. The Planning Division has received two (2) phone calls of inquiry, but no communication in support or opposition to the request. Staff recommends **Approval with Conditions** of the rezoning request. The conditions are as follows:

1. That a ten-foot (10') landscaped buffer with large or medium native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along property lines adjacent to Ranch and Farm zone districts
2. That a detailed site development plan shall be approved per City of El Paso Code prior to the issuance of certificates of occupancy or certificates of completion. At the time of the Detailed Site Development Plan review, an approved Traffic Impact Analysis (TIA) may be required by the Traffic Engineer.
3. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - Providing outdoor amplified sound.

Enrique Ayala, CAD Consulting Co., agrees with all staff comments.

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

PUBLIC:

- Elva Villagran – spoke in favor, just concern what type of business

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #PZRZ25-00012**, seconded by Commissioner Uribe and unanimously carried.

Motion Passed.

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OTHER BUSINESS:

- 10. Presentation and Discussion on Proposed Amendments to the Landscape Ordinance.
 Staff Contact: Tony De La Cruz, Assistant Director of Building Permits & Inspections,
 (915) 212-1589, DeLaCruzJA@elpasotexas.gov
POSTPONED FROM MARCH 12, 2026

Tony De La Cruz, Assistant Director, made a presentation to the Commission and answered questions.

PUBLIC = Georges Halloul, made a comment on trees

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:26 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

