



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
April 9, 2026
1:30 P.M.

MINUTES
CORRECTED

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)
Alfredo Borrego
Jim W. Dobrowolski
Sal Masoud
Kim Reagan

COMMISSIONERS ABSENT:

Lisa Badillo (1st Chair)
Juan Uribe (2nd Chair)
Albert Apodaca

AGENDA

Commissioner Alfredo Borrego read the rules into the record.

Ismael Segovia, Chief Planner, noted that Item 2 to be moved to Regular Agenda and Item 6 is to be postponed for two weeks.

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

AYES: Commissioners Hanson, 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 26, 2026.
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ITEM MOVED TO REGULAR AGENDA

Resubdivision Combination:

2. **SUSU25-00108:** Harmony Education Foundation Replat "A"- Being a Replat of a Portion of Lot 1, Block 1 and all Lot 2, Block 1 Harmony Education Foundation Subdivision, City of El Paso, El Paso County, Texas

Location: North of Sun Valley Dr. and West of Dyer St.
Existing Zoning: A-3 (Apartment)
Property Owner: Harmony Public Schools
Representative: CEA Group
District: 4
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Alonso Hernandez, Planner, made a presentation to the Commission. Staff recommends **approval** of Harmony Education Foundation Replat "A" on a Resubdivision Combination basis, and **approval** of the exception request.

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

- To allow the cul-de-sac street to exceed the maximum length of 300 feet.

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

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Reagan to **APPROVE** and carried unanimously.

Motion Passed.

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CONSENT AGENDA CONTINUED

3. **SUSU26-00016:** Mesquite Hills 7 Replat "A" - Being a Replat of Bold Eagle Lane, Mesquite Hills 7 and a Portion of tract 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
- Location: South of Gateway North Blvd. and East of Mesquite Hill Dr.
Existing Zoning: R-5 (Residential) and C-3/c (Commercial/Conditions)
Property Owner: Newman Ranch Partners. L.P.
Representative: Conde. Inc.
District: 4
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov
4. **SUSU25-00111:** Hueco View Acres Replat "E" - A Replat of Lot 6, Block 1, Hueco View Acres Replat "A", City of El Paso, El Paso County, Texas
- Location: South of Edgemere Blvd. and East of George Dieter Dr.
Existing Zoning: R-3 (Residential)
Property Owner: Jaime A. Buendia & Alicia S. Solis
Representative: CAD Consulting Co.
District: 6
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

ACTION: Motion made by Commissioner Borrego, 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 Preliminary:

5. **SUSU26-00010:** Carrollton Estates Unit One – A portion of Tract 3-A, Section 25, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas
- Location: North of Montana Ave. and West of Flager St.
Existing Zoning: N/A Property lies with the ETJ
Property Owner: JNC Development, Inc.
Representative: TRE & Associates, LLC
District: N/A Property lies with the 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 Carrollton Estates Unit One on a Major Preliminary basis as it complies with Title 19 requirements.

Condition being as follows:

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

Linette Olivares, TRE & Associates, LLC, agrees with all staff comments.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Masoud to **APPROVE ITEM #SUSU26-00010** and carried unanimously.

Motion Passed.

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Major Combination:

6. **SUSU26-00015:** West River Manor Unit One - A portion of Tract 14-C, Block 13, Upper Valley Surveys, El Paso County, Texas
- Location: North of Borderland Rd. and East of Strahan Rd.
Existing Zoning: N/A Property lies with the ETJ
Property Owner: West River Manor, LLC.
Representative: Del Rio Engineering, Inc.

District: N/A Property lies with the ETJ
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FOR TWO WEEKS

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PUBLIC HEARING Special Permit Application:

7. **PZST25-00020:** A portion of the Block labeled "City School/Park", also known as "Unnumbered" Block, Cielo Vista Park Subdivision, City of El Paso, El Paso County, Texas

Location: 7024 Cielo Vista Dr.
Existing Zoning: R-4 (Residential)
Request: Special Permit and Detailed Site Development Plan approval to allow for a governmental use, building in the R-4 (Residential) zone district

Existing Use: Vacant (Former elementary school)
Proposed Use: Governmental use, building
Property Owner: City of El Paso
Representative: Enrique Escobedo, AIA
District: 3
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 March 27, 2026. The Planning Division has received three (3) calls of inquiry and two (2) calls in support to the request. Staff recommends **approval** of the special permit request.

Daniel Carrillo, Capital Improvement Department, City of El Paso was available for questions.

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 #PZST25-00020**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

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8. 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 2:03 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