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**CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
February 12, 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)
- Juan Uribe (2nd Chair)
- Albert Apodaca
- Alfredo Borrego
- Jim W. Dobrowolski
- Kim Reagan

COMMISSIONERS ABSENT:

- Sal Masoud

AGENDA

Commissioner Apodaca read the rules into the record.

Ismael Segovia, Chief Planner, noted that there were no changes to agenda only one revised staff report.

NO ACTION TAKEN.

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 January 29, 2026.

Major Combination:

2. **SUSU25-00104:** North Loop Village Apartments – Being All of Tracts 2C, 2C1, 23C and 23D, Block 15, Ysleta Grant, An Addition to the City of El Paso, El Paso County, Texas, Save And Except A Portion of Tracts 23C and 23D, Conveyed to the State of Texas In Deed Dated 12/16/96 And Recorded In Book 3165, Page 1876, Real Property Records of El Paso County, Texas
Location: North of North Loop Dr. and East of Yarbrough Dr.
Existing Zoning: C-2/c (Commercial/conditions)
Property Owner: Fresno EP, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
3. **SUSU25-00099:** Pebble Hills Green Hills Subdivision – A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Pebble Hills Dr. and West of Zaragoza Rd.
Existing Zoning: A-3/c (Apartment / Conditions), C-3/c (Commercial / Conditions)
Property Owner: Genagra LP
Representative: SLI Engineering, Inc.
District: 5
Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov

Resubdivision Combination:

- 4. **SUSU25-00106:** Emerald Heights Unit Four Replat A – Lots 2 and 3, Block 1, Emerald Heights Unit Four, El Paso County, Texas
 - Location: South of Eastlake Blvd. and West of Peyton Dr.
 - Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
 - Property Owner: Bowling Construction, LLC
 - Representative: Rey Engineering, Inc.
 - District: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
 - Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

ACTION: Motion made by Commissioner Reagan, seconded by Commissioner Apodaca 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.

Major Combination:

- 5. **SUSU25-00097:** Ardent Estates – Tracts 14A, 14A1A, 14E1, 14E2, 14F1 and 14F2, Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas
 - Location: North of Westside Dr. and West of Upper Valley Rd.
 - Existing Zoning: R-1 (Residential)
 - Property Owner: El Paso Ardent LLC
 - Representative: Siteworks 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 Ardent Estates on a Major Combination basis and **approval** of the exception requests as they both comply with Title 19 requirements.

Jorge Garcia, representing owner, agrees with staff comments.

ACTION: Motion made by Commissioner Borrego **TO APPROVE ITEM #SUSU25-00097 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Apodaca and unanimously carried.

Motion Passed.

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6. **SUSU25-00105:** Pebble Hills Medical 2 – A portion of Tract 2-C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location: South of Pebble Hills Dr. and West of Zaragoza Rd.

Existing Zoning: A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions)

Property Owner: Genagra LP

Representative: SLI Engineering, Inc.

District: 5

Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval with conditions** of Pebble Hills Medical 2 on a Major Combination basis. The conditions are as follows:

1. Prior to recordation of the final plat, the applicant shall submit a Traffic Impact Analysis (TIA).
2. Prior to recordation of the final plat, the applicant shall provide an access agreement for Lot One, which shall be shown on the face of the final plat.

Georges Halloul, representing owner, agrees with staff comments.

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00105 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Badillo and unanimously carried.

Motion Passed.

PUBLIC HEARING Resubdivision Combination:

7. **SUSU25-00096:** Lomas del Oeste Replat A - A portion of Lot 1, Block 1, Lomas del Oeste, and Tract 7D, H G Foster Surveys 256, City of El Paso, El Paso County, Texas

Location: North of Redd Rd. and West of Resler Dr.

Existing Zoning: C-2/sc (Commercial/special contract) and C-3 (Commercial)

Property Owner: River Oaks Properties LTD

Representative: SLI Engineering, Inc.

District: 1

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 Lomas Del Oeste Replat A on a Resubdivision Combination basis. The condition is as follows:

1. That the applicant must provide an access agreement for Lots One and Two on the face of the plat before the final plat can be recorded.

Georges Halloul, representing owner, agrees 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 Apodaca **TO APPROVE ITEM # SUSU25-00096 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Uribe and unanimously carried.

Motion Passed.

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PUBLIC HEARING Rezoning Application:

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| 8. PZRZ25-00026: | The north 59 feet of Tract 49 and the south 59 feet of the north 118 feet of Tract 49, Map of Sunrise Acres, City of El Paso, El Paso County, Texas |
| Location: | North of Edgar Park Ave. and West of Gateway South Blvd. |
| Zoning: | R-4 (Residential) |
| Request: | To rezone from R-4 (Residential) to A-2 (Apartment) |
| Existing Use: | Vacant |
| Proposed Use: | Multifamily |
| Property Owner: | Frank Padilla Jr. |
| Representative: | Miguel Allen |
| District: | 2 |
| Staff Contact: | Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov |

Jose Beltran, Planner, made a presentation to the Commission. The applicant notified the Sunrise Neighborhood Association of the request. Public notices were mailed to property owners within 300 feet on January 30, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **Approval** of the rezoning request.

Isaiah Allen, representing owner, agrees with staff comments.

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

PUBLIC:

-Sandra Williams, neighbor – neither in favor or opposed. Had questions on project.

ACTION: Motion made by Commissioner Borrego **TO APPROVE ITEM # PZRZ25-00026 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Dobrowolski and unanimously carried.

Motion Passed.

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9. **PZRZ25-00020:** All of Lots 1-16 and 21-32, and the Vacated Alley in Block 72, Cotton Addition, City of El Paso, El Paso County, Texas

Location: 210 N. Lee St.

Zoning: M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit)

Request: To rezone from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial)

Existing Use: Vacant

Proposed Use: Group Residential Facility

Property Owner: Rescue Mission of El Paso Inc.

Representative: Jorge Garcia

District: 8

Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. The applicant notified the El Paso Central Business Association, Familias Unidas de Chamizal, the Sunrise Civic Group and the Magoffin Historical Neighborhood of the request. Public notices were mailed to property owners within 300 feet on January 30, 2026. The Planning Division has received two (2) phone calls of inquiry and one (1) email in opposition to the request. Staff recommends **Approval** of the rezoning request.

Blake Barrow, representing owner, agrees with staff comments.

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

PUBLIC:

- Veronica Carbajal - in opposition via email.
- Cemelli de Aztlan - Representing Familias Unidas de Chamizal in opposition of rezoning

ACTION: Motion made by Commissioner Borrego **TO EXTEND PUBLIC SPEAKER TIME AN ADDITIONAL THREE (3) MINUTES**, seconded by Commissioner Dobrowolski and unanimously carried.

Motion Passed.

- Raymond Surya - Representing Familias Unidas de Chamizal in opposition of rezoning
- Hilda Villegas – Resident of area, in opposition of rezoning

ACTION: Motion made by Commissioner Apodaca **TO DENY**, seconded by Commissioner Badillo.

VOTE:

Ayes = 3 (Badillo, Borrego, Apodaca)
Nays = 3 (Uribe, Reagan, Dobrowolski)
Abstain = 1 Hanson

Motion Failed.

2ND ROLL CALL: Motion made by Commissioner Apodaca **TO DENY**, seconded by Commissioner Badillo.

VOTE:

Ayes = 3 (Badillo, Borrego, Apodaca)
Nays = 4 (Hanson, Uribe, Reagan, Dobrowolski)

Motion Fails.

ACTION: Motion made by Commissioner Reagan **TO APPROVE THE REZONING REQUEST**, seconded by Commissioner Dobrowolski.

VOTE:

Ayes = 4 (Hanson, Uribe, Reagan, Dobrowolski)
Nays = 3 (Badillo, Borrego, Apodaca)

Motion Passed.

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10. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:42 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