



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
July 2, 2026
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:35 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)
John Bryan
Rudy Cavazos-Cavasier
Jim W. Dobrowolski
Kim Reagan

COMMISSIONERS ABSENT:

Alfredo Borrego

AGENDA

Commissioner Lisa Badillo read the rules into the record.

Luis Zamora, Chief Planner, noted that Items 5 and 6 are to be heard together, and Item 9 is to be postponed for two weeks.

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

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

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioners Borrego

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

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 June 18, 2026.

Major Final:

2. **SUSU26-00035:** Campo Del Sol Phase 3 – A portion of Tract 2, and a portion of Tract 3A, Section 20, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: North of Patriot Blvd. and West of McCombs St.
Existing Zoning: GMU (General Mixed Use)
Property Owner: Franklin Mountain Communities, LLC
Representative: SLI Engineering, Inc.
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Resubdivision Combination:

3. **SUSU26-00037:** Vista Del Sol Unit One Hundred Seventeen Replat - "C" – A replat

Location: of Lots 3 thru 7, Block 504, Vista Del Sol Unit One Hundred
Seventeen Replat B, City of El Paso, El Paso County, Texas
Existing Zoning: South of Vista Del Sol Dr. and West of Joe Battle Blvd.
C-3/c (Commercial/Conditions) and C-3/sc (Commercial/Special
contract)
Property Owner: El Paso Vista HY RE, LLC
Representative: Conde, Inc.
District: 6
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Detailed Site Development Plan:

4. **PZDS25-00029:** Lots 8, 9, 10, Block 1, Montana and Lee Commercial District No.
2, City of El Paso, El Paso County, Texas
Location: 11412 Montana Ave.
Zoning: C-4/c (Commercial/condition)
Request: Detailed Site Development Plan approval per Ordinance No. 7185
Existing Use: Professional Offices
Proposed Use: Professional Offices
Property Owner: A2ZM Real Estate, LLC
Representative: Albert Sarabia
District: 6
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

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

Detailed Site Development Plan:

5. **PZDS26-00014:** A portion of Tract 1-B (N/K/A Tract 1-B-1), Nellie D. Mundy Survey
- Location: No. 243, City of El Paso, El Paso County, Texas
7345 Dewberry Dr.
Zoning: P-R II (Planned Residential II)
Request: Detailed Site Development Plan approval
Existing Use: Vacant
Proposed Use: Single-family attached dwellings (atrium, patio, townhouse, condominium)
Property Owner: DVEP Land LLC
Representative: Del Rio Engineering
District: 1
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

ITEMS 5 AND 6 TO BE HEARD TOGETHER

Jose Beltran, Planner, made a presentation on Item PZDS26-00014 to the Commission. Myrna Aguilar, Planner, made a presentation on Item SUSU26-00034 to the Commission. Staff recommends **Approval** of the Detailed Site Development Plan request. Staff recommends **approval with condition** of Dewberry Springs Subdivision on a Major Combination basis and **approval** of the exception requests.

Condition being as follows:

- That an approved Detailed Site Development Plan be filed prior to recordation of the Final plat.

The applicant is requesting the following exceptions from the City Plan Commission:

- To waive the construction of 2-feet of planter strip along both sides of Dewberry Dr.
- To waive the length requirement of 600-feet of cul-de-sac street.

Sal Masoud, Del Rio Engineering, agrees with all staff comments.

PUBLIC:

-Jaime Castro, Fire Dept. made a comment

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Dobrowolski to **APPROVE ITEM #PZDS26-00014 AND SUSU26-00034** and unanimously carried.

Motion Passed.

Major Combination:

6. **SUSU26-00034:** Dewberry Springs Subdivision - A portion of Tract 1-B (N/K/A Tract 1-B-1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas
- Location: East of Resler Dr. and North of Transmountain Rd.
Existing Zoning: P-R II (Planned Residential District II)

Property Owner: DVEP Land, LLC
Representative: Del Rio Engineering, Inc.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

POSTPONED FROM JUNE 18, 2026

ITEMS 5 AND 6 TO BE HEARD TOGETHER – SEE ABOVE ITEM 5 FOR DETAILS.

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7. **SUSU26-00036:** Montana Market – All of Tracts 5-C-8, 5-C-8-A, 5-C-8-A-1 and 5-C-8-B, Block 2, Ascarate Grant Surveys, City of El Paso, El Paso County, Texas
- Location: North of Montana Ave. and West of Airway Blvd.
Existing Zoning: C-2/sp (Commercial/special permit) and C-4/sp (Commercial/special permit)
- Property Owner: River Oaks Properties, LTD
Representative: SLI Engineering, Inc.
District: 3
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Staff recommends **approval** of Montana Market on a Major Combination basis **with a condition**. Condition is as follows:

- That the rezoning request be approved by City Council prior to the recordation of the final plat.

Additionally, staff recommends **approval** of the exception requests for Airport Road, Sioux Street and Isha Way.

Georges Halloul, SLI Engineering, Inc., agrees with all staff comments.

ACTION: Motion made by Commissioner Bryan, seconded by Commissioner Badillo to **APPROVE ITEM #SUSU26-00036**.

Motion Passed.

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PUBLIC HEARING Special Permit Application:

8. **PZST25-00021:** Lots 24 through 28, inclusive, Block 1, Vista Commercial Park, City of El Paso, El Paso County, Texas
- Location: 12230 Pine Springs Dr.
Existing Zoning: C-4 (Commercial)
Request: Special Permit and Detailed Site Development Plan approval to allow for a helistop in the C-4 (Commercial) zone district
- Existing Use: Fire station
Proposed Use: Helistop
Property Owner: City of El Paso
Representative: Luis Guevara, GRX Architects
District: 6
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 June 18, 2026. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the special permit and detailed site development plan request.

Jared Harris, Fire Dept., 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. No response.

ACTION: Motion made by Commissioner Dobrowolski to **APPROVE ITEM #PZRZ26-00011**, seconded by Commissioner Badillo and unanimously carried.

Motion Passed.

Other Business:

9. Presentation on reasoning and process of platting determinations.
Staff Contact: Alex Alejandre, Senior Planner, (915) 212-1642,
AlejandreAX@elpasotexas.gov
POSTPONED FOR TWO WEEKS

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

ADJOURNMENT:

ACTION: Motion made by Commissioner Bryan, seconded by Commissioner Dobrowolski and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:00 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