



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
April 23, 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)
Alfredo Borrego
Jim W. Dobrowolski (*arrived @ 1:33 p.m.*)
Sal Masoud

COMMISSIONERS ABSENT:

Albert Apodaca
Kim Reagan

AGENDA

Commissioner Masoud read the rules into the record.

Luis Zamora, Chief Planner, noted there were no changes to the agenda.

No action taken.

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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 April 9, 2026.

Extension Request to Submit Recording Maps:

2. **PSEN26-00001:** Tierra del Este Unit Ninety-Three - A portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
Location: South of Edgemere Blvd. and East of Tim Floyd St.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Ranchos Real IV, Ltd.
Representative: Conde, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexa.gov

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Dobrowolski 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:

3. **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 within the Extraterritorial Jurisdiction (ETJ)
Property Owner: West River Manor, LLC
Representative: Del Rio Engineering, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FROM APRIL 9, 2026

Commissioner Sal Masoud recused himself from this item.

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of West River Manor Unit One on a Major Combination basis and **approval** of the exception request as they both comply with Title 19 requirements.

Exception being as follows:

- To waive the dedication and construction of 6-feet of additional right of way for all local cross-sections within the proposed subdivision.

Al Flores, Del Rio Engineering, Inc., agrees with all staff comments.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Borrego to **APPROVE ITEM #SUSU26-00015** and carried unanimously.

Motion Passed.

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4. **SUSU26-00017:** 6017 Strahan – A portion of Tract 4B1, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Location: South of Artcraft Rd. and East of Upper Valley Rd.
Existing Zoning: R-F (Ranch and Farm)
Property Owner: Victor Maduabuchi Nwilo and Mariagorety Okwuzimu Nwilo
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Staff recommends **approval** of 6017 Strahan on a Major Combination basis and **approval** of the exception requests for Strahan Road.

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

- To waive the dedication of ten feet (10') of additional right-of-way along Strahan Road.
- To waive the construction of five feet (5') of sidewalk along Strahan Road.

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

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Masoud to **APPROVE ITEM #SUSU26-00017** and carried unanimously.

Motion Passed.

Resubdivision Combination:

5. **SUSU26-00020:** Haciendas del Rio Unit Two – Tracts 1B and 1D, Block 13, Tract 3D1, Block 16, Upper Valley Surveys; A replat of Lots 1 through 11, Block 8, Haciendas del Rio Unit One, El Paso County, Texas
- Location: North of Borderland Rd. and East of Strahan Rd.
- Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Property Owner: Hacienda del Rio Partners LP
- Representative: CAD Consulting Co.
- District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on April 3, 2026. As of April 23, 2026, the Planning Division has received one email regarding the request and no expressions of support or opposition. Staff recommends **approval with Condition** of Haciendas del Rio Unit Two on a Resubdivision Combination basis and **approval** of the exception request as they both comply 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.

In addition, the applicant is requesting the following exception:

- To waive the dedication and construction of eight (8) feet of right-of-way along all local streets within the proposed subdivision.

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

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Badillo to **APPROVE ITEM #SUSU26-00020 WITH EXCEPTION** and carried unanimously.

Motion Passed.

6. **SUSU25-00073:** Albert Saab Subdivision - Being a Replat of a Portion of tracts 10A, 10A2, 10A6, 11A, and 11A2, Block 54 Ysleta Grant, and a portion of Lot 1, Block 1, East Valley Commerce Park II, City of El Paso, El Paso County, Texas
- Location: South of Gateway East Blvd. and East of Lee Trevino Dr.
- Existing Zoning: C-4 (Commercial)
- Property Owner: Saab Site Contractors, LP, East Valley Commerce Park, LTD, Edward A. Saab, William C. Saab, Robert A. Saab
- Representative: Sitework Engineering, LLC
- District: 7
- Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Alonso Hernandez, Planner, made a presentation to the Commission. Staff recommends **approval** of Albert Saab Subdivision 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 waive the construction of five feet (5') of sidewalk along both sides of Albert Saab Drive.

Jorge Garcia, Sitework Engineering, LLC, agrees with all staff comments. Mr. Edward Saab also appeared in front of Commission to discuss reason for exception requested.

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Uribe to **APPROVE ITEM #SUSU25-00073 WITH EXCEPTION.**

VOTE:

Ayes = 2 (Masoud and Uribe)

Nays = 4 (Badillo, Borrego, Hanson, and Dobrowolski)

Motion Failed.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Dobrowolski to **APPROVE ITEM #SUSU25-00073 WITHOUT EXCEPTION** and carried unanimously.

Motion Passed.

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Future Land Use Map Amendment:

7. **PLCP26-00001:** Tracts 2A6, 2A6B, 2C2 and 2B2, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: Generally Southeast of Americas Ave. and Northeast of North Loop Dr.
- Zoning: A-O/sc (Apartment-Office/special contract)
- Request: Adjust the Future Land Use designation from O-3 Agriculture to G-7, Industrial and/or Railyards
- Existing Use: Vacant
- Proposed Use: Industrial and commercial development

Property Owner: Ben L. Ivey, LTD
Representative: H2O Terra
District: 6
Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov

ITEM 7 AND 8 TO BE PRESENTED TOGETHER

Alejandra González made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on April 10, 2026. The Planning Division has not received any communication in support and opposition to the request. Staff recommends **approval** of the amendment to the future land use map. Staff recommends **approval** of the rezoning request.

Sammy Romero, H2O Terra, 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 Borrego, seconded by Commissioner Badillo to **APPROVE ITEM #PLCP26-00001 AND PZRZ25-00029** and carried unanimously.

Motion Passed.

PUBLIC HEARING Rezoning Application:

8. **PZRZ25-00029:** Tracts 2A6, 2A6B, 2C2 and 2B2, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: Generally Southeast of Americas Ave. and Northeast of North Loop Dr.
Zoning: A-O/sc (Apartment/Office/special contract)
Request: To rezone from A-O/sc (Apartment/Office/special contract) to C-4/sc (Commercial/special contract)
Existing Use: Vacant
Proposed Use: Industrial and commercial development
Property Owner: Ben L. Ivey, LTD
Representative: H2O Terra
District: 6
Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov

ITEMS 7 AND 8 PRESENTED TOGETHER – SEE ABOVE ITEM 7

9. **PZRZ26-00005:** Tract 17-C-119, Section 8, Block 79, Township 3 of the Texas and
Pacific Railway Company Surveys, El Paso County, Texas
Location: Generally North of Vista del Sol Dr. and West of Joe Battle Blvd.
Zoning: R-3 (Residential)
Request: To rezone from R-3 (Residential) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Office, medical

Property Owner: Hammeum LLC
Representative: Bratislav Velimirovic
District: 6
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 on April 10, 2026. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval with a condition** of the rezoning request.

The condition is as follows:

- That ten feet (10') landscaped buffer with high-profile native 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 residential zone districts or uses.

Bratislav Velimirovic 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 Borrego **TO APPROVE ITEM #PZRZ26-00005 WITH CONDITION**, seconded by Commissioner Masoud and unanimously carried.

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 Dobrowolski and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:25 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.

Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary

