



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
June 4, 2026
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:30 p.m. 1st Chair Lisa Badillo present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Lisa Badillo (1st Chair)
Juan Uribe (2nd Chair)
Alfredo Borrego
John Bryan
Rudy Cavazos-Cavasier
Kim Reagan (*arrived @ 1:32 p.m.*)

COMMISSIONERS ABSENT:

Lauren Hanson (Chair)
Jim W. Dobrowolski

AGENDA

Commissioner Rudy Cavazos-Cavasier read the rules into the record.

Luis Zamora, Chief Planner, noted that there were no changes.

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 May 21, 2026.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Bryan to **APPROVE MINUTES FOR MAY 21, 2026** under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.

Resubdivision Final:

2. **SUSU26-00023:** Tierra del Este GMU Unit One – Being a Portion of Tierra Del Este GMU Pond and Portion of Sections 38 & 47, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County
Location: North of Pebble Hills Blvd. and West of John Hayes St.
Existing Zoning: G-MU (General Mixed Use)
Property Owner: Ranchos Real Investment Properties, LLC
Representative: Conde, Inc.
District: 5
Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Reagan to **APPROVE ITEM #SUSU26-00023** 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. **SUSU26-00022:** Sarita Lane Subdivision - Tracts 14A1, 14A1A1, 14A1B, 14B1, 14B1A, and 14B1B, Block 16, Upper Valley Surveys, El Paso County, Texas
- Location: South of Canutillo La Union Ave. and West of Strahan Rd.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Blaugrund Morrill Farm, LLC, Jared Allen's Homes for Wounded Warriors, Cesar Molina, Isela Molina, Carlos Ahumada, Jason C. Salazar
- Representative: CAD Consulting Co.
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of Sarita Lane Subdivision on a Major Combination basis and **approval** of the exception request.

Exception Request:

- To waive the dedication and construction of 5-feet of additional right-of-way along Morrill Road.

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

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Bryan to **APPROVE ITEM #SUSU26-00022** and unanimously carried.

Motion Passed.

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4. **SUSU26-00019:** Sadova Logistics Subdivision – The West ½ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 15, and the

<p>Location: Existing Zoning: Property-Owner: Representative: District: Staff Contact:</p>	<p>West ½ of the Southeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 15, Township 3, Block 79, Texas and Pacific Railway Surveys, County Of El Paso, Texas North of Pellicano Dr. and East of Joe Battle Blvd. N/A property lies within Extraterritorial Jurisdiction (ETJ) Susmar, LLC Dorado Engineering Inc. N/A property lies within Extraterritorial Jurisdiction (ETJ) Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov</p>
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POSTPONED FROM MAY 21, 2026

Alonso Hernandez, Planner, made a presentation to the Commission. Staff recommends **approval** of Sadova Logistics Subdivision on a Major Combination basis, and **approval** of the exception requests.

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

- To allow Block 1 to have a block perimeter in excess of 2,400 feet.
- To waive the construction of all improvements for Cevallia Avenue.

Luis Gutierrez, Dorado Engineering, Inc., concurs with all staff comments.

ACTION: Motion made by Commissioner Bryan, seconded by Commissioner Borrego to **APPROVE ITEM #SUSU26-00019** and unanimously carried.

Motion Passed.

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Other Business:

5. Presentation from the City Real Estate Division on remediation for City properties.
Staff Contact: Mary Lou Espinoza, Capital Assets Manager, (915) 212-1882,
EspinozaM@elpasotexas.gov

Mary Lou Espinoza, Capital Assets Manager, made a presentation to the Commission and answered questions from the Commission.

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6. Presentation on an overview of public notice requirements for planning items.
Staff Contact: Luis Zamora, Chief Planner-Zoning, (915) 212-1552,
ZamoraLF@elpasotexas.gov

Luis Zamora, Chief Planner – Zoning, made a presentation to the Commission and answered questions from the Commission.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:17 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

