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CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
June 18, 2026
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:32 p.m. Chair Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Lauren Hanson (Chair)
- Juan Uribe (2nd Chair)
- Alfredo Borrego
- John Bryan
- Rudy Cavazos-Cavasier
- Jim W. Dobrowolski

COMMISSIONERS ABSENT:

- Lisa Badillo (1st Chair)
- Kim Reagan

AGENDA

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

Luis Zamora, Chief Planner, noted that Item 4 is to be postponed for two weeks until July 2, 2026, Item 5 is to be postponed for four weeks until July 16, 2026, and Item 6 is to be postponed for four weeks until July 16, 2026.

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

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

NAYS:

ABSTAIN:

ABSENT: Commissioners Badillo and Reagan

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 June 4, 2026.

Major Final:

2. **SUSU26-00032:** Sun Ridge Unit Sixteen – Being a portion of the West ½, of the Southwest ¼, of the Southwest ¼, of the Southwest ¼, of Section 3, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Montwood Blvd. and East of Sun Fire Blvd.
Existing Zoning: R-5/sp (Residential/Special Permit)
Property-Owner: Walnut Creek, LLC
Representative: CEA Group
District: 5
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

MOVED TO REGULAR AGENDA

Alonso Hernandez, Planner, made a presentation to the Commission. Staff recommends **Approval** of Sun Ridge Unit Sixteen on a Major Final basis.

Jorge Azcarate, CEA Group, agrees with all staff comments.

ACTION: Motion made by Commissioner Dobrowolski, seconded by Commissioner Uribe to **APPROVE ITEM #SUSU26-00032** and unanimously carried.

Motion Passed.

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Detailed Site Development Plan:

- 3. PZDS26-00016: A portion of Lot 1, Block 23, Lomas Del Este, City of El Paso, El Paso County, Texas
- Location: 3690 N Zaragoza Rd.
- Existing Zoning: C-4/c (Commercial/condition)
- Request: Detailed Site Development Plan Approval as per Ordinance No. 16386
- Existing Use: Vacant
- Proposed Use: Apartments/multi-family
- Property Owner: Villas at Augusta, Ltd.
- Representative: Angel Bataller
- District: 5
- Staff Contact: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Bryan to **APPROVE** all matters listed under the **CONSENT AGENDA** .

ACTION: Commissioner Borrego **WITHDREW HIS MOTION TO APPROVE THE CONSENT AGENDA**, Commissioner Bryan **ALSO WITHDREW HIS MOTION**.

ACTION: Motion made by Commissioner Cavazos-Cavasier, seconded by Commissioner Dobrowolski to **APPROVE PULLING ITEM 2 FROM CONSENT AGENDA TO BE HEARD ON REGULAR AGENDA** and carried unanimously.

Motion Passed.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Bryan to **APPROVE** the **CONSENT AGENDA ITEM 1 AND 3 ONLY** 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:

4. **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-2 (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 UNTIL JULY 2, 2026
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PUBLIC HEARING Resubdivision Combination:

5. **SUSU26-00005:** Sierra Crest Replat I – Common Open Space A, and Lot 17, Block 1, Sierra Crest; Common Open Space H, and Lots 28 and 29, Block 1, Sierra Crest Replat C, Lot 18, Block 1, Sierra Crest Replat D; Lot 1, Block 1, Sierra Crest Replat G; and Lot 1, Block 1, Terrace at Cincinnati, City of El Paso, El Paso County, Texas
- Location: North of Schuster Ave. and East of Stanton St.
Existing Zoning: P-R-1/sc (Planned Residential District I/special contract)
Property Owner: L. Frederick Francis and Ginger G. Francis
Representative: Conde, Inc.
District: 8
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FROM MARCH 26, 2026
POSTPONED UNTIL JULY 16, 2026
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6. **SUSU26-00031:** Upper Valley Ranch Unit Two – Being Lot 1, Block 1, Morce Farms, El Paso County, Texas
- Location: North of Borderland Rd. and West of Westside Dr.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property-Owner: FIRE Development, LLC
Representative: Conde, Inc.
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)

Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

POSTPONED UNTIL JULY 16, 2026

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PUBLIC HEARING Rezoning Application:

7. **PZRZ26-00011:** A portion of Tract 5-C-8, Block 2, Ascarate, City of El Paso, El Paso County, Texas
Location: 6375 Montana Ave.
Existing Zoning: C-2/sp (Commercial/Special Permit)
Request: C-2/sp (Commercial/Special Permit) to C-4/sp (Commercial/Special Permit)
Existing Use: Shopping Center
Proposed Use: Shopping Center
Property Owner: River Oaks Properties, Ltd.
Representative: SLI Engineering Inc. – Georges Halloul
District: 3
Staff Contact: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

Pratika Banjara, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on June 4, 2026. The Planning Division has received three (3) calls of inquiry and one (1) call in support of the rezoning request. Staff recommends **approval** of the rezoning request.

Georges Halloul, SLI Engineering, Inc., 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 Bryan to **APPROVE ITEM #PZRZ26-00011**, seconded by Commissioner Borrego and unanimously carried.

Motion Passed.

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PUBLIC HEARING Special Permit Application:

8. **PZST26-00006:** Lot 4, Block 1, Sunrise Acres No. 2 Replat "E", City of El Paso, El Paso County, Texas
Location: 8009 Mitzie Ram Pl.
Existing Zoning: R-4 (Residential)
Request: Special Permit and approval of a Detailed Site Development Plan for Infill Development with a reduction in average lot width
Existing Use: Vacant
Proposed Use: Duplex
Property Owner: Hector Isaiah Gallegos
Representative: Luis Salcido
District: 2
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 June 5, 2026. As of July 17, 2026, the Planning Division has received two (2) emails in opposition. Staff recommends **Approval** of the special permit and detailed site development plan request.

Hector Gallegos, Owner, 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.

PUBLIC:

- Annaletta Mora – opposed

ACTION: Motion made by Commissioner Borrego to **APPROVE ITEM #PZST26-00006**, seconded by Commissioner Bryan and unanimously carried.

Motion Passed.

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Other Business:

9. Presentation on zoning regulations for development projects.
Staff Contact: Saul Pina, Senior Planner, (915) 212-1604, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Commission and answered questions.
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10. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:31 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