



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
May 7, 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. 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
John Bryan
Jim W. Dobrowolski
Kim Reagan

COMMISSIONERS ABSENT:

Ray Cavazos-Cavasier

AGENDA

Commissioner Dobrowolski 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 23, 2026.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Badillo 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.

Resubdivision Combination:

2. SUSC26-00001: Montecillo Unit Eleven Replat I - A replat of a portion of Vin Rambla Drive Rights-of-Way, Lot 1, Block 44, Montecillo Unit

Location: Eleven; Lot 19, Block 43, Montecillo Unit Eleven Replat C, City of El Paso, El Paso County, Texas
 Existing Zoning: North of I-10 Hwy and West of Mesa
 SCZ-T5 (Smart Code Zone, Transect 5) and SCZ-T40 (Smart Code Zone, Transect 40)
 Property Owner: EPT Montecillo I-10 Development, LLC
 Representative: Brock & Bustillos Inc.
 District: 8
 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 Montecillo Unit Eleven Replat I on a Resubdivision Combination basis.

Condition being as follows:

- That the Montecillo Regulating Plan be amended to match the proposed private street cross-section prior to the recordation of the final plat.

David Bogas was available for questions and agreed with staff comments.

Commissioner Jim Dobrowolski recused himself from this item.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Uribe to **APPROVE ITEM #SUSC26-00001.**

Motion Passed.

Reconsideration of Waiver Request:

3. **SUSU26-00008:** Vista del Norte Estates Unit Five – A portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
 Location: South of Patriot Blvd. and West of Dyer St.
 Existing Zoning: P-R-1 (Planned Residential District I)
 Property Owner: Ranchos Real IV, LTD
 Representative: Conde, Inc
 District: 4
 Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval** of the Reconsideration of Waiver Request for Vista del Norte Estates Unit Five.

Exception being as follows:

- To waive the construction of 5-feet of sidewalk along Patriot Blvd.

Conrad Conde, Conde, Inc., concurs with all staff comments.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Reagan to **APPROVE ITEM #SUSU26-00008.**

VOTE:

Ayes = 4 (Bryan, Uribe, Reagan, and Dobrowolski)
Nayes = 3 (Badillo, Borrego, and Hanson)

Motion Passed.

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Other Business:

4. Presentation on the history of Planning.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elPASOTexas.gov

Kevin Smith, Assistant Director of Planning, made a presentation to the Commission and answered questions.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:32 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