



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
March 12, 2026
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:59 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)
- Albert Apodaca
- Sal Masoud
- Kim Reagan

COMMISSIONERS ABSENT:

- Lauren Hanson (Chair)
- Alfredo Borrego
- Jim W. Dobrowolski

AGENDA

Kevin Smith, Assistant Director of Planning, read the rules into the record.

Luis Zamora, Chief Planner, noted that Item 7 to be postponed for two weeks.

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

AYES: Commissioners Badillo, Uribe, Apodaca, Masoud, and Reagan

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Hanson, Borrego and Dobrowolski

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 February 26, 2026.

Resubdivision Combination:

2. **SUSU26-00007:** Hueco Bolson Subdivision Replat A – Being a Replat of Hueco Bolson Subdivision, El Paso County, Texas
Location: North of Artcraft Rd. and West of Doniphan Dr.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Hueco Bolson Land Investments, Ltd. and Canutillo Self Storage, LP
Representative: SLI Engineering, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Detailed Site Development Plan:

3. **PZDS26-00006:** A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Pebble Hills Blvd. and West of N. Zaragoza Rd.
Existing Zoning: A-3/c (Apartment/conditions)

Request: Detailed Site Development Plan per Ordinance No. 17916
 Existing Use: Vacant
 Proposed Use: Apartments
 Property Owner: Genagra, LP
 Representative: SLI Engineering Inc.
 District: 5
 Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

ACTION: Motion made by Commissioner Apodaca, 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.

Major Combination:

4. **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 I (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 with condition** of Vista del Norte Estates Unit Five on a Major Combination basis as it complies with Title 19 requirements.

Condition being as follows:

- That the applicant is required to landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.

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

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU26-00008**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

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5. **SUSU25-00047:** North Goza Subdivision – Tracts 3-A-3, Tract 5-A-1, Block 7, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: North of Zaragoza Rd. and West of North Loop Dr.
Existing Zoning: C-1/c and C-2/c (Commercial/conditions)
Property Owner: North Goza, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **APPROVAL** of North Goza Subdivision on a Major Combination basis as it complies with Title 19 requirements, and **DENIAL** of the first exception requested and **APPROVAL** of second and third exceptions that were discussed.

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

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00047**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

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PUBLIC HEARING Resubdivision Combination:

6. **SUSU26-00009:** Spanish Courts Replat A - Lot 24, Block 1 Spanish Courts and Tracts 2D2 and 2D3, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: North of Gomez Rd. and West of Westside Dr.
Existing Zoning: R-2 and R-2/sp (Residential/special permit)
Property Owner: Antonio Lopez
Representative: CAD Consulting, Co.
District: 1
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 March 6, 2026. As of March 12, 2026, the Planning Division has received one in-person inquiry regarding the request and no expressions of support or opposition. Staff recommends **approval** of Spanish Courts Replat A on a Resubdivision Combination basis and **approval** of exception requests as it complies with Title 19 requirements.

Exception Requests:

- To waive the dedication and construction of 6-feet of additional right-of-way along Maximo Dr.
- To waive the construction of 5-feet of planter strip along Maximo Dr.
- To waive the construction of 1.5 feet of sidewalk along Maximo Dr.

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

Commissioner Badillo 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 Masoud **TO APPROVE ITEM #SUSU26-00009 WITH CONDITIONS**, seconded by Commissioner Reagan and unanimously carried.

Motion Passed.

OTHER BUSINESS:

7. Presentation and Discussion on Proposed Amendments to the Landscape Ordinance.
Staff Contact: Tony De La Cruz, Assistant Director of Building Permits & Inspections, (915) 212-1589, DeLaCruzJA@elpasotexas.gov
POSTPONED FOR TWO WEEKS

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 2:15 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

