# CITY PLAN COMMISSION MEETING
**Thorman Conference Room, 801 Texas Ave., Basement**
**July 16, 2026**
**1:30 P.M.**

## MINUTES

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

The meeting was called to order at 1:33 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
Kim Reagan

**COMMISSIONERS ABSENT:**
John Bryan
Rudy Cavazos-Cavasier

## AGENDA

Commissioner Dobrowolski read the rules into the record.

Luis Zamora, Chief Planner, noted Item #3 is to be postponed for two weeks, Item #4 is to be postponed for two weeks, and Item #2 has a minor change on representative to be GRV Intergrated Engineering Solutions LLC instead of Conde, Inc..

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

AYES: Commissioners Hanson, Badillo, Uribe, Borrego, Dobrowolski, and Reagan
NAYS: N/A
ABSTAIN: N/A
ABSENT: Commissioners Bryan and Cavazos-Cavasier
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 July 2, 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:**

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| 2. | **SUSU26-00025**: | Cantera Commercial Center 1 – A Portion of Lot 3, Block 1, Pebble Hills Commercial; A portion of Tract 5-F, Tract 8-E, Tract 8-F, Section 44, Block 79, Township 2, Texas & Pacific Railway Company's Surveys; and All of Tract 5-A, Tract 5-E, and Tract 5-E-1, Section 44, Block 79, Township 2, Texas & Pacific Railway Company's Surveys, City of El Paso, El Paso County, Texas |
| | Location: | South of Pebble Hills Blvd. and West of Joe Battle Blvd. |
| | Existing Zoning: | C-2/sc/sp (Commercial/special contract/special permit) and C-4/sc/sp/c (Commercial/special contract/special permit/conditions) |
| | Property Owner: | Blue Flamingo IV, LP, EP Rojas Partners, LP and 375/Pebble Hills, LLC |
| | Representative: | ~~Conde, Inc.~~ GRV Integrated Engineering Solutions, LLC |
| | District: | 6 |
| | Staff Contact: | Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov |

Myrna Aguilar, Planner, let the Commission know that the representative would like to speak to the Commission before she makes her presentation.

Marvin Gomez, GRV Integrated Engineering Solutions, LLC, requested from the Commission to postpone the item to resolve zoning issue for two weeks.

**POINT OF ORDER:** Commissioner Borrego, the applicant is trying to explain but item is not being heard for action yet. Representative should present when item is being heard for action.

**ACTION:** Motion made by Commissioner Uribe to **POSTPONE ITEM #SUSU26-00025 FOR TWO WEEKS**, seconded by Commissioner Reagan.

**VOTE:**

AYES = 5 (Hanson, Badillo, Uribe, Dobrowolski and Reagan)
NAY = 1 (Borrego)

Motion Passed.

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**PUBLIC HEARING Resubdivision Combination:**

3. **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 FROM JUNE 18, 2026**
**POSTPONED FROM JULY 2, 2026**
**POSTPONED FOR TWO WEEKS**

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4. **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 FROM JULY 2, 2026**
**POSTPONED FOR TWO WEEKS**

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**Other Business:**

5. Presentation update on the Housing Strategy. This will provide an overview of the Housing deliverable scope of work, a review of the housing needs assessment, and the proposed Housing Strategy for implementation.
Staff Contact: Kasi Schnell, Urban Planning & Design, (915) 235-0772, SchnellK@elpasotexas.gov

Kasi Schnell, Urban Planning & Design, made a presentation to the Commission and answered questions.

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6. Presentation on reasoning and process of platting determinations.
Staff Contact: Alex Alejandre, Senior Planner, (915) 212-1642, AlejandreAX@elpasotexas.gov
**POSTPONED FOR TWO WEEKS**

Alex Alejandre, Senior Planner, made a presentation to the Commission and answered questions.

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7. 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 2.34 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