



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
January 29, 2026
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:34 p.m. Chair Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Lauren Hanson (Chair)
- Lisa Badillo (1st Chair)
- Alfredo Borrego
- Jim W. Dobrowolski
- Sal Masoud
- Kim Reagan

COMMISSIONERS ABSENT:

- Albert Apodaca
- Juan Uribe (2nd Chair)

AGENDA

Commissioner Borrego read the rules into the record.

Luis Zamora, Chief Planner, noted that there were no changes to agenda only one revised staff report.

NO ACTION TAKEN.

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 outside the City Hall – Main 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 January 15, 2026.
2. Discussion and action on the City Plan Commission minutes for November 20, 2025, correction on Item 3 changing District number from 1 to 8.

Major Preliminary:

3. **SUSU25-00081:** Ocotillo Estates Unit Six - Being a portion of A.G. McMath, Survey No. 298, City of El Paso, El Paso County, Texas
Location: East of Redd Rd. and South of Transmountain Rd.
Existing Zoning: PMD (Planned Mountain Development)
Property Owner: EP Park Hills II, Ltd.
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

POSTPONED FROM SEPTEMBER 25, 2025
POSTPONED FROM OCTOBER 23, 2025
POSTPONED FROM NOVEMBER 20, 2025

Extension Request to Submit Recording Maps:

4. **PSEN25-00007:** Mercury Street Subdivision – A portion of Tract 271 and 272, Sunrise Acres, City of El Paso, El Paso County, Texas
Location: South of Moonlight Ave. and West of US-54
Existing Zoning: R-4 (Residential)
Property Owner: Cardances Properties, LLC
Representative: SiteWork Engineering, LLC
District: 2
Staff Contact: Ismael B. Segovia, (915) 212-1665, SegovialB@elpasotexas.gov

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

PUBLIC HEARING Rezoning Application:

5. **PZRZ25-00024:** A portion of Tract 11, The Duran and Rivas Resubdivision, City of El Paso, El Paso County, Texas
- Location: 7912 North Loop Dr.
Zoning: R-3 (Residential)
Request: Rezone from R-3 (Residential) to S-D (Special Development) and approval of a Detailed Site Development Plan
- Existing Use: Single-family Dwelling
Proposed Use: Restaurant
Property Owner: Javier Llamas
Representative: Vanessa Duran
District: 7
Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov

Luis Zamora, Chief Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has received a petition with 12 signatures in support and one email in opposition to the request. As of today, there is a copy of additional correspondence distributed for Commissioners to review. Staff recommends **approval with conditions** of the rezoning request. The conditions are as follows:

1. That a five-foot (5') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along North Loop Drive and Duran Road. Such buffer shall also include provision of thirty (30) shrubs. The landscaped buffer shall be irrigated and

maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificate of completion. No landscaping buffer shall be required on existing or proposed paved areas for vehicular or pedestrian access.

- 2. The following uses are restricted: Automotive service station, motor vehicle repair minor, commercial fueling station, convenience store with gas pumps.
- 3. No outdoor amplified sound shall be permitted.

Vanessa Duran, representative for 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:

- Cesario Casillas – opposed
- Son of Cesario Casillas – explained father’s opposition as well as his
- Israel Fuentes (Rosedale NA, President) – supports
- Jocelyn (owner’s spouse) – supports
- Milly Casillas – opposed

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #PZRZ25-00024 WITH CONDITIONS**, seconded by Commissioner Borrego.

VOTE:

Ayes = 5 (Masoud, Borrego, Hanson, Reagan, Dobrowolski)
Nays = 1 (Badillo)

Motion Passed.

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6. **PZRZ25-00025:** Lots 1, 2, 3 and 4, Block 1, Neptune Subdivision, City of El Paso, El Paso County, Texas
 Location: 8612, 8614, 8616, and 8618 Neptune St.
 Zoning: R-4 (Residential)
 Request: To rezone from R-4 (Residential) to A-2 (Apartment)
 Existing Use: Vacant
 Proposed Use: Multifamily
 Property Owner: Rosa Escalante
 Representative: Jessica Escalante
 District: 2
 Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **Approval with a Condition** of the rezoning request. The condition is as follows:

1. That a ten-foot (10') buffer with large or medium native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the northerly property line where abutting residential zone districts or uses. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.

Jessica Escalante, representing owner, agrees with 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 Borrego **TO APPROVE ITEM #PZRZ25-00025 WITH STAFF RECOMMENDATIONS**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

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PUBLIC HEARING Rezoning Application - RECONSIDERATION:

7. **PZRZ25-00019:** A portion of Tract 4, Block 6, Map of the Christy Tract, City of El Paso, El Paso County, Texas
- Location: 529 Schwabe St.
Zoning: R-F (Ranch and Farm) and R-3A (Residential)
Request: To rezone from R-F (Ranch and Farm) to R-3A (Residential)
Existing Use: Vacant
Proposed Use: Single-family dwelling
Property Owner: Aaron Aceves
Representative: Aaron Aceves
District: 7
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 September 10, 2025 and on January 15, 2026. As of January 22, 2026, the Planning Division has received an email in support from Mission Valley Civic Association. Staff recommends **approval** of the rezoning request.

Aaron Aceves, owner, agrees with 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 Masoud **TO APPROVE ITEM #PZRZ25-00019**, seconded by Commissioner Dobrowolski and unanimously carried.

Motion Passed.

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PUBLIC HEARING Special Permit Application:

8. **PZST25-00012:** Lot 10, Block 93, First Supplemental Map of Franklin Heights

Location: Addition, City of El Paso, El Paso County, Texas
 Existing Zoning: 2000 Grandview Ave.
 Request: R-5 (Residential)
 Special Permit and Detailed Site Development Plan approval to allow for an infill development with reductions to the lot depth and front, rear and side setbacks in the R-5 (Residential) zone district
 Existing Use: Vacant
 Proposed Use: Duplex
 Property Owner: Emilio Montes
 Representative: Lorena Armenta
 District: 8
 Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has received one (1) phone call of inquiry and one (1) phone call of opposition. Staff recommends **Approval** of the special permit and detailed site development plan request. This development does comply with all requirements of the El Paso City Code for a Special Permit, Detailed Site Development Plan and Infill Development.

Emilio Montes, owner, agrees with staff comments via Teams.

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 Masoud **TO APPROVE ITEM #PZST25-00012**, seconded by Commissioner Borrego and unanimously carried.

Motion Passed.

9. **PZST25-00013:** Lot 20, Block 52, Indian Ridge Unit 11, City of El Paso, El Paso County, Texas
 Location: 3305 Hiawatha Dr.
 Existing Zoning: R-3/sp (Residential/special permit)
 Request: Special Permit and Detailed Site Development Plan approval to allow for a side yard setback reduction for a single-family dwelling in the R-3/sp (Residential/special permit) zone district.
 Existing Use: Single-family dwelling
 Proposed Use: Single-family dwelling
 Property Owner: Arturo Ramirez Jr. and Marisan Eva Ramirez
 Representative: Luis J. Lopez
 District: 6
 Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has received 2 calls of inquiry but has not received any communication in support or opposition to the request. Staff recommends **denial** of the special permit request for the following reasons:

1. The structure does not comply with the approved special permit for the Planned Residential Development.
2. Inconsistency with Plan El Paso's goals and policies toward orderly, safe, and predictable development patterns and requirements from the adopted zoning ordinance.
3. The addition has not yet demonstrated compliance with applicable municipal and building code requirements.

Luis J. Lopez, representing owner, did not agree with staff recommendations.

Tony De La Cruz, Assistant Director of Building and Permits, spoke on this case and history.

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 Borrego **TO DENY ITEM #PZST25-00013**, seconded by Commissioner Badillo.

VOTE:

Ayes= 5 (Badillo, Masoud, Borrego, Hanson, Reagan)

Nayes= 1 (Dobrowolski)

Motion Passed.

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<p>10. PZST24-00019</p> <p>Location:</p> <p>Zoning:</p> <p>Request:</p> <p>Existing Use:</p> <p>Proposed use:</p> <p>Property Owner:</p> <p>Representative:</p> <p>District:</p> <p>Staff Contact:</p>	<p>Lots 17 through 21, Block 97, East El Paso Addition, City of El Paso, El Paso County, Texas</p> <p>2928 Pershing Dr.</p> <p>C-4 (Commercial)</p> <p>Special Permit and Detailed Site Development Plan approval to allow a 67% parking reduction to accommodate the use of restaurant (sit down) and other retail establishment (low volume) in the C-4 (Commercial) zone district.</p> <p>Vacant, retail</p> <p>Restaurant, retail</p> <p>Jefferson Apartments, LLC</p> <p>Vista del Sol Architectural Designs</p> <p>2</p> <p>Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov</p>
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Saul Pina, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on January 16, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **Approval** of the special permit and detailed site development plan request per Section 20.04.320 – Special Permit Approvals and Section 20.14.070 – Parking Reductions.

Luis J. Lopez, 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 Masoud **TO APPROVE ITEM #PZST24-00019**, seconded by Commissioner Borrego and unanimously carried.

Motion Passed.

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Detailed Site Development Plan Application:

11. **PZDS25-00041:** Lot 2, Block 15, Tierra Commercial Unit Nineteen, City of El Paso, El Paso County, Texas
Location: 2611 John Hayes St.
Existing Zoning: C-2/c (Commercial/conditions)
Request: Detailed Site Development Plan approval per Ordinance No. 17072
Existing Use: Vacant
Proposed Use: Apartments /Multifamily residential
Property Owner: Investment Builders Inc.
Representative: Wright and Dalbin Architects, Inc.
District: 5
Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

Alejandra González, Planner, made a presentation to the Commission. Staff recommends **approval** of the landscaping modifications and detailed site development plan request. The proposed development meets the requirements of El Paso City Code Section 20.4150 Detailed Site Development Plan.

POINT OF ORDER: Commissioner Borrego noted that a sitting Commissioner should not be calling friends (applicants) to speak when called on during meeting.

Angel Bataller, Wright and Dalbin Architects, Inc., agrees with staff comments.

Sal Masoud recused himself from this item.

PUBLIC: No response

ACTION: Motion made by Commissioner Dobrowolski **TO APPROVE ITEM #PZDS25-00041**, seconded by Commissioner Reagan and unanimously carried.

Motion Passed.

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Chair Hanson stated to Commissioners that Board should not make calls to applicants who have cases on current agenda going before the Commission for voting.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 3:04 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.

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Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary