

RECEIVED

By City Clerks at 12:16 pm, Mar 16, 2026



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
February 26, 2026
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:41 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)
Jim W. Dobrowolski
Sal Masoud
Kim Reagan

COMMISSIONERS ABSENT:

Albert Apodaca
Alfredo Borrego

AGENDA

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

Ismael Segovia, Chief Planner, noted that Item 3 to be postponed for four weeks.

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

AYES: Commissioners Hanson, Badillo, Uribe, Dobrowolski, Masoud, and Reagan

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Apodaca and Borrego

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

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 February 12, 2026.

Resubdivision Combination:

2. **SUSU25-00110:** Mission Ridge Towne Center Unit One Replat A – A replat of lots 1-3 Mission Ridge Towne Center Unit One A Subdivision of Record in Document Number 20210024037, Official Public Records, El Paso County, Texas
Location: North of Eastlake Blvd. and East of Loop 375 Hwy.
Existing Zoning: N/A
Property Owner: Hunt Communities Development CO, LLC
Representative: TRE & Associates
District: N/A
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

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

Major Combination:

3. **SUSU25-00095:** Spare Feet Unit One – A portion of Section No. 19, Block 79 Township 3 Texas and Pacific Railway Company, El Paso County, Texas
- Location: South of Pelicano Dr. and West of Darrington Rd.
Existing Zoning: N/A Property lies within ETJ
Property Owner: M2B El Paso LLC.
Representative: TRE & Associates, LLC.
District: N/A Property lies within ETJ
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

ITEM POSTPONED FOR FOUR WEEKS

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Resubdivision Combination:

4. **SUSU26-00001:** Mountain View Replat "A" – A portion of Block 13, Mountain View Replat, City of El Paso, El Paso County, Texas
- Location: North of Hercules Dr. and East of Dyer St.
Existing Zoning: C-3 (Commercial), C-4 (Commercial)
Property Owner: CG ELP Dyer LLC.
Representative: SLI Engineering, Inc.
District: 2
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Alonso Hernandez, Planner, made a presentation to the Commission. Staff recommends **approval with conditions** of Mountain View Replat "A" on a Resubdivision Combination basis, and **approval** of the exception requests.

- Approval of the TIA waiver request, or approval of a TIA, must be obtained from the Streets and Maintenance Department prior to recordation of the plat.

- If the sidewalk waiver is approved, the applicant will be required to provide a pedestrian access easement or dedicate the existing sidewalk prior to recording the final plat.

George Halloul, SLI Engineering, Inc., agrees with staff comments.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU26-00001 WITH ALL CONDITIONS**, seconded by Commissioner Badillo and unanimously carried.

Motion Passed.

PUBLIC HEARING Rezoning Application:

5. **PZRZ25-00023:** A portion of Tract 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas
 Location: East of Desert North Boulevard and North of Transmountain Road
 Zoning: R-5/c (Residential/conditions)
 Request: To rezone from R-5/c (Residential/Conditions) to C-3/c (Commercial/conditions)
 Existing Use: Vacant
 Proposed Use: Public utility facility and other retail establishment
 Property Owner: EP Transmountain Residential, LLC
 Representative: Conde Inc.
 District: 1
 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 February 13, 2026. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **DENIAL** of the C-3 (Commercial) rezoning request for the following reasons:

1. The proposed C-3 (Commercial) zoning and allowed uses are not appropriate in relation to proposed adjacent single-family development.
2. The proposed uses of public utility service facility and other retail can be achieved on less intense commercial zoning districts.
3. The subject property is proposed at the corner of future roadways, the proposed Tony Conde Drive and Enchanted Pass Drive, but immediately adjacent to residential zoned property without properly transitioning in intensity.

Conrad Conde, Conde, Inc., doesn't agree 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 #PZRZ25-00023 WITH ALL EXCEPTIONS, EXCEPT #1**, seconded by Commissioner Uribe.

VOTE:

AYES – 3 (Badillo, Masoud, and Uribe)
 NAYS – 3 (Hanson, Reagan, and Dobrowolski)

Motion Failed.

ACTION: Motion made by Commissioner Hanson **TO APPROVE ITEM #PZRZ25-00023 WITH ALL CONDITONS.** No second.

Motion Failed.

ACTION: Motion made by Commission Dobrowolski **TO APPROVE ITEM #PZRZ25-00023 WITH ALL CONDITIONS EXCLUDING THE FOLLOWING FROM ITEM 1: “AUTOMOTIVE REPAIRS GARAGE”, “MATERIAL SALES (BUILDING & CONSTRUCTION)”, AND “MOTOR VEHICLE REPAIR”, EVERYTHING ELSE REMAINS,** seconded by Commissioner Reagan and unanimously carried.

Motion Passed.

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OTHER BUSINESS:

6. Discussion on reviewing differences between Urban Planning and Urban Design
Staff Contact: Ismael Segovia, (915) 212-1665, SegovialB@elpasotexas.gov

Ismael Segovia, Chief Planner - Subdivisions, 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 Masoud, seconded by Commissioner Uribe and unanimously carried to **ADJOURN.**

Motion passed.

Meeting adjourned at 2:41 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