



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
July 30, 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) *(left @ 3:43 p.m.)*
 Juan Uribe (2nd Chair) *(left @ 3:43 p.m.)*
 Alfredo Borrego
 John Bryan
 Rudy Cavazos-Cavasier
 Kim Reagan

COMMISSIONERS ABSENT:

Jim W. Dobrowolski

AGENDA

Commissioner Badillo read the rules into the record.

Luis Zamora, Chief Planner, noted that Item #4 will be moved to be heard after Item #8, Item #5 is to be postponed for two weeks, and Item #7 is to be postponed for four weeks.

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

AYES: Commissioners Hanson, Badillo, Uribe, Borrego, Bryan, Cavazos-Cavasier, and Reagan

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioners Dobrowolski

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 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 16, 2026.

Detailed Site Development Plan:

2. **PZDS26-00021:** A portion of Lot 1, Block 2, Las Placitas Del Rey, City of El Paso, El Paso County, Texas
Location: 710 N. Americas Ave.
Existing Zoning: C-3/sc (Commercial/special contract)
Request: Detailed Site Development Plan Approval as per Ordinance No. 6567
Existing Use: Restaurant
Proposed Use: Restaurant & Other Retail Establishment
Property Owner: Americas North, LLC
Representative: EP Grotto, LLC
District: 6
Staff Contact: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

ACTION: Motion made by Commission Badillo, seconded by Commissioner Borrego to **HAVE COMMISSIONER CAVAZOS-CAVASIER MAKE A COMMENT** and carried unanimously.

Motion Passed.

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

Resubdivision Combination:

3. **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
- POSTPONED FROM JULY 16, 2026**

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval with condition** of Cantera Commercial Center 1 on a Resubdivision Combination basis.

Condition being as follows:

- That a Traffic Impact Analysis (TIA) be approved by Streets and Maintenance prior to recordation of final plat.

Marvin Gomez, GRV Integrated Engineering Solutions, LLC, agrees with staff comments and answered questions from Commission.

ACTION: Motion made by Commissioner Borrego to **APPROVE ITEM #SUSU26-00025**, seconded by Commissioner Uribe and unanimously carried.

Motion Passed.

PUBLIC HEARING Resubdivision Combination:

4. **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 FROM JULY 16, 2026
TO BE HEARD AFTER ITEM #8

Myrna Aguilar, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on March 6, 2026 and June 29, 2026. As of July 30, 2026, the Planning Division has received multiple emails in opposition to the request and one in favor. Staff recommends **approval** of Sierra Crest Replat I on a Resubdivision Combination basis and **approval** of the exception request.

Exception Request:

- To allow the existing ROW cross-section for Piedmont Drive to remain as is.

Russell Abeln, Assistant City Attorney, spoke to the Commission and provided legal advice.

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

Commissioner Hanson asked if there was anyone in the public who wished to speak in favor of or against this request.

PUBLIC:

- Robert Curry – supports
- Alex Barron, Sierra Crest HOA – contesting

ACTION: Motion made by Commissioner Borrego to **APPROVE NO ACTION ON THIS ITEM**, no second.

ABSTAIN – Commissioners Bryan and Badillo

Russell Abeln, Assistant City Attorney, asked the City Plan Commission to go into Closed Session.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Bryan to **GO INTO CLOSED SESSION AT 2:50 P.M.** and unanimously carried.

Motion Passed.

Russell Abeln, Assistant City Attorney, announced “under 551.071 of the Texas Government Code we are going into Closed Session for consultation with attorney.”

ACTION: Motion made by Commissioner Bryan, seconded by Commissioner Uribe to **RECONVENE CITY PLAN COMMISSION MEETING AT 3:18 P.M.** and unanimously carried.

Motion Passed.

ACTION: Motion made by Commissioner Borrego, seconded by Uribe to **NO ACTION AS PER LEGAL COUNSEL ON THIS ITEM** and unanimously carried.

Motion Passed.

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5. **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 FROM JULY 16, 2026
POSTPONED FOR TWO WEEKS

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6. **SUSU26-00041:** Mulberry Estates – Lot 1, Block 1, Southern Estate, City of El Paso, El Paso County, Texas
- Location: West of Doniphan Dr. and South of Redd Rd.
- Existing Zoning: R-2/sp (Residential/special permit)

Property Owner: Cardances Properties, LLC
Representative: Sitework Engineering, LLC
District: 1
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Commission. Notices were mailed to property owners within 200 feet on July 9, 2026. The Planning Division has received one letter in opposition of the request that includes 30 signatures. Staff recommends **approval** of Mulberry Estates on a Resubdivision Combination basis as it complies with Title 19 requirements.

Jorge Garcia, Sitework Engineering, LLC, 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.

PUBLIC:

- Carlos Robles - opposed
- Sandra Guerrero – safety concerns – opposed

ACTION: Motion made by Commissioner Uribe, seconded by Badillo to **APPROVE ADDITIONAL MINUTE BEYOND THREE MINUTE LIMIT** and unanimously carried.

Motion Passed.

- Todd Roberts – opposed
- Jocelyn Roberts – opposed
- Ronald Powell – opposed
- Sylvia Powell – opposed
- Hector Gonzalez - opposed

Oscar Villalobos, Capital Improvement Project Manager, answered concerns about the stormwater.

ACTION: Motion made by Commissioner Borrego to **APPROVE ITEM #SUSU26-00041**, seconded by Commissioner Bryan and unanimously carried.

Motion Passed.

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7. **SUSU26-00044:** Mijares Subdivision – A portion of Lot 1, and all of Lots 2 and 3, Block 17, Pasodale Addition, City of El Paso, El Paso County, Texas
- Location: North of Cesar Chavez Memorial Highway and West of Alameda Ave.
- Existing Zoning: R-3 (Residential)
- Property Owner: Gerardo Mijares
- Representative: Dorado Engineering, Inc.
- District: 7

Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
POSTPONED FOR FOUR WEEKS

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PUBLIC HEARING Rezoning Application:

8. **PZRZ26-00009:** **Parcel 1:** A portion of Tract 1-C & 1-C-13-F, Block 5, Ascarate Grant, City of El Paso, El Paso County, Texas
Parcel 2: A Portion of Tract 1-C & 1-C-13-F, Block 5, Ascarate Grant, City of El Paso, El Paso County, Texas

Location: 1800 Winslow Rd.
Existing Zoning: R-3 (Residential)
Request: **Parcel 1:** To rezone from R-3 (Residential) to A-O (Apartment/Office)
Parcel 2: To rezone from R-3 (Residential) to C-1 (Commercial)

Existing Use: Vacant
Proposed Use: **Parcel 1:** Offices
Parcel 2: Automobile part sales

Property Owner: Ysleta Independent School District
Representative: Conde, Inc.
District: 3
Staff Contact: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

Pratika Banjara, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on July 16, 2026. The Planning Division has received one (1) call and one (1) petition with six (6) signatures in support, two (2) calls and three (3) emails in opposition, and four (4) calls of inquiry to the request. The main concerns were increase in traffic, property values going down opposed to large scale developments or apartments. Staff recommends **approval with conditions** of the rezoning request. The conditions are as follows:

1. That no outdoor amplified sound shall be permitted.
2. That a minimum 500-foot distance between property lines be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.
3. That no ingress or egress for semi-trucks be permitted from Winslow Road.
4. That no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100') to property lines adjacent to residential zone districts or uses.
5. That the property be platted prior to certificates of occupancy or certificates of completion.

Conrad Conde, Conde, Inc., concurs 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 Borrego to **APPROVE ITEM #PZRZ26-00009 WITH CONDITIONS**, seconded by Commissioner Uribe.

ABSTAIN = Commissioner Reagan

Motion Passed.

Other Business:

9. Presentation on Proposed Code Amendments to Correctional Facility and Halfway House Uses.
Staff Contact: Luis Zamora, Chief Planner, (915) 212-1552, ZamoraLF@elpasotexas.gov

Luis Zamora, Chief Planner, made a presentation to the Commission and answered questions from the Commission. Staff recommends approval of Title 20 amendments for Correctional Facilities and Halfway House Uses.

ACTION: Motion by Commissioner Bryan, seconded by Commissioner Cavazos-Cavasier to **REMOVE THE TWO-YEAR SECTION** and unanimously carried.

Motion Passed.

10. Discussion and Action on an ordinance amending Title 19 (Subdivisions), Article 2 (Authority of decision makes), Section 19.31 (Responsible Officials) Subsection 19.31.080 (Floodplain Administrator), that would replace the requirement for a Texas Licensed Professional Engineer to a Texas Certified Floodplains Manager.
Staff Contact: Tony De La Cruz, Building Permits & Inspections Assistant Director, (915) 212-1589, DeLaCruzJA@elpasotexas.gov

Tony De La Cruz, Building Permits & Inspections Assistant Director, made a presentation to the Commission and answered questions.

ACTION: Motion by Commissioner Bryan, seconded by Commissioner Reagan **APPROVE AMENDING TITLE 19, ARTICLE 2, SECTION 19.31, SUBSECTION 19.31.080** and unanimously carried.

Motion Passed.

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

ADJOURNMENT:

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

Motion passed.

Meeting adjourned at 3.46 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:

A handwritten signature in blue ink, appearing to read "K. W. Smith", is written over a horizontal line.

Kevin W. Smith, City Plan Commission Executive Secretary

