

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, MARCH 5, 2026

Public Hearing begins at 9:00 A.M.

Second-floor Hearing Room, Pikes Peak Regional Development Center

2880 International Circle, Colorado Springs, 80910

Staff reports and additional documentation for each item can be found on the *View Hearing Schedule and Meetings* page at <https://planningdevelopment.elpasoco.com>. Supplemental documents provided to staff are automatically incorporated as part of the record unless specific objections are raised at the meeting.

Public comments and supplemental documents should be submitted through the EDARP project page. Comments submitted through EDARP at least 24 hours (one business day) prior to the hearing will be provided to the Board and included in the hearing materials. Comments submitted within 24 hours of the hearing will still be uploaded to EDARP as part of the official file but may not be available for review at the hearing.

The recording is the official record of the proceeding. If you need further information, please contact Planning and Community Development at 719-520-6300.

1. Report Items

A. Planning Department: Meggan Herington or Justin Kilgore. Next PC Hearing: March 19th, 2026.

2. Call for public comment for items not listed on the agenda.

3. Consent Items

A. Adoption of Minutes from PC Hearing held February 19th, 2026.

FINAL PLAT**RED ROCK ACRES SUBDIVISION**

A request by GTG Redrock LLC for approval of a 14.958-acre Final Plat creating five single-family lots. The property is zoned RR-2.5 (Residential Rural)(Lots 1-3) and RR-0.5 (Residential Rural)(Lots 4-5) and is located south of Highway 105 between Red Rock Ranch Drive and Rockbrook Road. The requested lots have a minimum lot size of 2.5 acres and are anticipated to be served by individual wells and on-site septic systems. (Portions of Parcel Nos. 7109000024 and 7109014003) (Commissioner District No. 3)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/197127>

MAP AMENDMENT (REZONING)**CHURCH AT BENT GRASS MEADOWS REZONE**

A request by FAL Realty LLC for approval of a Map Amendment (Rezoning) of 10.12 acres from RR-5 (Residential Rural) and PUD (Planned Unit Development) to CS (Commercial Service). The property is located at the northwest corner of Meridian Road and Bent Grass Meadows Drive and includes a portion of Meridian Road right-of-way. (Parcel Nos. 5301000033 and 5301000026) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/200259>

PRELIMINARY PLAN**ESTEBAN RODRIGUEZ**

A request by Brent Houser Enterprises LLC for approval of a 493.22-acre Preliminary Plan illustrating 135 single-family residential lots, 7 commercial lots, and 6 tracts. The property is zoned RR-5 (Residential Rural), RR-2.5 (Residential Rural), and CC (Commercial Community), and

is located at the southeast corner of the intersection of Judge Orr Road and Elbert Road. (Parcel Nos. 4300000534, 4300000537, and 4300000538) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/195654>

4. Called-up Consent Items

5. Regular Items

A. PUDSP252

HOWSER

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

FLYING HORSE NORTH FILING NOS. 6-8 (MAJOR AMENDMENT)

A request by PRI #2, LLC, c/o Elite Properties of America, for approval of a Map Amendment (Rezoning) of 1,499.72 acres from PUD (Planned Unit Development) and RR-5 (Residential Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 299 single-family residential lots and 4 tracts, including 91.5 acres of open space provisions and 26.3 acres of land dedicated for public right-of-way. The property is located at the southwest corner of the intersection of Black Forest Road and Hodgen Road. (Parcel Nos. 5130000002, 5130000005, 5130000006, 5130000007, 5131000002, 5100000437, 6136000011, and 5100000291) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/204308>

6. Non-Action Items - NONE

NOTE: For information regarding an agenda item, call Planning and Community Development at 719-520-6300 or visit our website at <https://planningdevelopment.elpasoco.com>. Results of the action taken by the Planning Commission will be uploaded to the case on EDARP (www.epcdevplanreview.com).