



AGENDA FOR THE CITY PLAN COMMISSION

February 12, 2026
MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR
1:30 PM

Notice is hereby given that a Hearing of the City Plan Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>
Via television on City15,
YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Plan Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 916 670 514#

A quorum of the City Plan Commission members must be present and participate in the meeting.

If you wish to sign up to speak please contact Elsa Ramirez at RamirezEZ@elpasotexas.gov or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Main Conference Room, 2nd Floor 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.

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.

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 29, 2026. [BC-1703](#)

Major Combination

2. SUSU25-00104: North Loop Village Apartments - Being All of Tracts 2C, 2C1, 23C [BC-1704](#)
and 23D, Block 15, Ysleta Grant, An Addition to the City of El Paso, El Paso County, Texas, Save And Except A Portion of Tracts 23C and 23D, Conveyed to the State of Texas In
Deed
Dated 12/16/96 And Recorded In Book 3165, Page 1876,
Real
Property Records of El Paso County, Texas

Location: North of North Loop Dr. and East of Yarbrough Dr.
Existing Zoning: C-2/c (Commercial/conditions)
Property Owner: Fresno EP, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
3. SUSU25-00099: Pebble Hills Green Hills Subdivision - A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas [BC-1705](#)

Location: South of Pebble Hills Dr. and West of Zaragoza Rd.
Existing Zoning: A-3/c (Apartment/Conditions), C-3/c (Commercial/Conditions)
Property Owner: Genagra LP
Representative: SLI Engineering, Inc.
District: 5
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Resubdivision Combination

4. SUSU25-00106: Emerald Heights Unit Four Replat A - Lots 2 and 3, Block 1, [BC-1706](#)
Emerald Heights Unit Four, El Paso County, Texas

Location: South of Eastlake Blvd. and West of Peyton Dr.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Bowling Construction, LLC
Representative: Rey Engineering, Inc.
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications

SUBDIVISION MAP APPROVAL

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

5. SUSU25-00097: Ardent Estates - Tracts 14A, 14A1A, 14E1, 14E2, 14F1 and [BC-1707](#)
14F2, Block 8, Upper Valley Surveys, City of El Paso, El

Paso
County, Texas

Location: North of Westside Dr. and West of Upper Valley Rd.

Existing Zoning: R-1 (Residential)
Property Owner: El Paso Ardent LLC
Representative: Siteworks Engineering, LLC
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

6. SUSU25-00105: Pebble Hills Medical 2 - A portion of Tract 2-C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas [BC-1708](#)
- Location: South of Pebble Hills Dr. and West of Zaragoza Rd.
Existing Zoning: A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions)
Property Owner: Genagra LP
Representative: SLI Engineering, Inc.
District: 5
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Resubdivision Combination

7. SUSU25-00096: Lomas del Oeste Replat A - A portion of Lot 1, Block 1, Lomas del Oeste, and Tract 7D, H G Foster Surveys 256, City of El Paso, El Paso County, Texas [BC-1709](#)
- Location: North of Redd Rd. and West of Resler Dr.
Existing Zoning: C-2/sc (Commercial/special contract)
Property Owner: RiverOaks Properties LTD
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

PUBLIC HEARING Rezoning Application

8. PZRZ25-00026: The north 59 feet of Tract 49 and the south 59 feet of the north 118 feet of Tract 49, Map of Sunrise Acres, City of El Paso, El Paso County, Texas [BC-1710](#)
- Location: North of Edgar Park Ave. and West of Gateway South Blvd.
Zoning: R-4 (Residential)
Request: To rezone from R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Multifamily
Property Owner: Frank Padilla Jr.

Representative: Miguel Allen
District: 2
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

9. PZRZ25-00020: All of Lots 1-16 and 21-32, and the Vacated Alley in Block 72, [BC-1711](#)
Cotton Addition, City of El Paso, El Paso County, Texas

Location: 210 N. Lee St.
Zoning: M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit)
Request: To rezone from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Group Residential Facility
Property Owner: Rescue Mission of El Paso Inc.
Representative: Jorge Garcia
District: 8
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

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.

ADJOURN

NOTE TO THE PROPERTY OWNER:

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-1569.

NOTICE TO THE PUBLIC:

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Elsa Ramirez at RamirezEZ@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email RamirezEZ@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this 5th day of February, 2026 at _____ PM

By: _____
Elsa Ramirez, Administrative Support Associate