



## AGENDA FOR THE CITY PLAN COMMISSION

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**June 04, 2026**  
**THORMAN CONFERENCE ROOM, 801 TEXAS AVE, BASEMENT**  
**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](mailto:RamirezEZ@elpasotexas.gov) or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available inside the THORMAN CONFERENCE ROOM, BASEMENT 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 May 21, 2026. [BC-2136](#)

### Resubdivision Final

2. SUSU26-00023: Tierra del Este GMU Unit One - Being a Portion of Tierra Del Este [BC-2137](#)  
GMU Pond and Portion of Sections 38 & 47, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County

Location: North of Pebble Hills Blvd. and West of John Hayes St.

Existing Zoning: G-MU (General Mixed Use)

Property Owner: Ranchos Real Investment Properties, LLC

Representative: Conde, Inc.

District: 5

Staff Contact: Alonso Hernandez, (915) 212-1585,

HernandezJA5@elpasotexas.gov

## 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. SUSU26-00022: Sarita Lane Subdivision - Tracts 14A1, 14A1A1, 14A1B, [BC-2138](#)  
14B1,  
14B1A, and 14B1B, Block 16, Upper Valley Surveys, El Paso  
County, Texas

Location: South of Canutillo La Union Ave. and West of Strahan Rd.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: Blaugrund Morrill Farm, LLC, Jared Allen's Homes for  
Wounded  
Warriors, Cesar Molina, Isela Molina, Carlos Ahumada, Jason C.  
Salazar  
Representative: CAD Consulting Co.  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

4. SUSU26-00019: Sadova Logistics Subdivision - The West ½ of the Northeast [BC-2139](#)  
¼ of the Northeast ¼ of the Southwest ¼ of Section 15, and the  
West ½ of the Southeast ¼ of the Northeast ¼ of the Southwest  
¼ of Section 15, Township 3, Block 79, Texas and Pacific  
Railway Surveys, County Of El Paso, Texas

Location: North of Pellicano Dr. and East of Joe Battle Blvd.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property-Owner: Susmar, LLC  
Representative: Dorado Engineering Inc.  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alonso Hernandez, (915) 212-1585,  
HernandezJA5@elpasotexas.gov  
POSTPONED FROM MAY 21, 2026

### Other Business

5. Presentation from the City Real Estate Division on remediation for City [BC-2140](#)

properties.

Staff Contact: Mary Lou Espinoza, Capital Assets Manager, (915) 212-1882, EspinozaM@elpasotexas.gov

6. Presentation on an overview of public notice requirements for planning items. [BC-2141](#)  
Staff Contact: Luis Zamora, Chief Planner-Zoning, (915) 212-1552, ZamoraLF@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) 212-0088.

#### **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 29th day of May, 2026 at \_\_\_\_\_ AM/PM

By \_\_\_\_\_  
Elsa Ramirez, Administrative Support Associate



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-2136, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Discussion and action on the City Plan Commission minutes for May 21, 2026.



Legislation Text

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File #: BC-2137, Version: 1

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Property Owner: Ranchos Real Investment Properties, LLC  
Representative: Conde, Inc.  
District: 5  
Staff Contact: Alonso Hernandez, (915) 212-1585,  
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Legislation Text

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File #: BC-2138, Version: 1

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Property Owner: Blaugrund Morrill Farm, LLC, Jared Allen's Homes for Wounded Warriors, Cesar Molina, Isela Molina, Carlos Ahumada, Jason C. Salazar  
Representative: CAD Consulting Co.  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov



Legislation Text

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File #: BC-2139, Version: 1

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LEGISTAR AGENDA ITEM SUMMARY FORM**

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HernandezJA5@elpasotexas.gov  
POSTPONED FROM MAY 21, 2026



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #:** BC-2140, **Version:** 2

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

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Staff Contact: Mary Lou Espinoza, Capital Assets Manager, (915) 212-1882, [EspinozaM@elpasotexas.gov](mailto:EspinozaM@elpasotexas.gov)



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-2141, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

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Presentation on an overview of public notice requirements for planning items.

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