



AGENDA FOR THE CITY PLAN COMMISSION

June 18, 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 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 June 4, 2026. [BC-2177](#)

Major Final

2. SUSU26-00032: Sun Ridge Unit Sixteen - Being a portion of the West ½, of the Southwest ¼, of the Southwest ¼, of the Southwest ¼, of Section 3, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas [BC-2178](#)

Location: South of Montwood Blvd. and East of Sun Fire Blvd.
Existing Zoning: R-5/sp (Residential/Special Permit)
Property-Owner: Walnut Creek, LLC
Representative: CEA Group
District: 5
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Extension Request to Submit Recording Maps

3. PZDS26-00016: A portion of Lot 1, Block 23, Lomas Del Este, City of El Paso, El Paso County, Texas [BC-2179](#)

Location: 3690 N Zaragoza Rd.

Existing Zoning: C-4/c (Commercial/condition)
Request: Detailed Site Development Plan Approval as per Ordinance No. 16386
Existing Use: Vacant
Proposed Use: Apartments/multi-family
Property Owner: Villas at Augusta, Ltd.
Representative: Angel Bataller
District: 5
Staff Contact: Pratika Banjara, (915) 212-1644, BanjaraP@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

4. SUSU26-00034: Dewberry Springs Subdivision - A portion of Tract 1-B (N/K/A [BC-2180](#)
Tract 1-B-1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas

Location: East of Resler Dr. and North of Transmountain Rd.
Existing Zoning: P-R-2 (Planned Residential District II)
Property Owner: DVEP Land, LLC
Representative: Del Rio Engineering, Inc.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

PUBLIC HEARING Resubdivision Combination

5. SUSU26-00005: Sierra Crest Replat I - Common Open Space A, and Lot 17, [BC-2181](#)
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

6. SUSU26-00031: Upper Valley Ranch Unit Two - Being Lot 1, Block 1, Morce Farms, El Paso County, Texas

[BC-2182](#)

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

PUBLIC HEARING Rezoning Application

7. PZRZ26-00011: A portion of Tract 5-C-8, Block 2, Ascarate, City of El Paso, El Paso County, Texas

[BC-2183](#)

Location: 6375 Montana Ave.
Existing Zoning: C-2/sp (Commercial/Special Permit)
Request: C-2/sp (Commercial/Special Permit) to C-4/sp (Commercial/Special Permit)
Existing Use: Shopping Center
Proposed Use: Shopping Center
Property Owner: River Oaks Properties, Ltd.
Representative: SLI Engineering Inc. - Georges Halloul
District: 3
Staff Contact: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

PUBLIC HEARING Special Permit Application

8. PZST26-00006: Lot 4, Block 1, Sunrise Acres No. 2 Replat "E", City of El Paso, El Paso County, Texas

[BC-2184](#)

Location: 8009 Mitzie Ram Pl.
Existing Zoning: R-4 (Residential)
Request: Special Permit and approval of a Detailed Site Development Plan for Infill Development with a reduction in average lot width

Existing Use: Vacant
Proposed Use: Duplex
Property Owner: Hector Isaiah Gallegos
Representative: Luis Salcido
District: 2
Staff Contact: Alejandra González, (915)-212-1506,
GonzalezAG@elpasotexas.gov

Other Business

9. Presentation on zoning regulations for development projects. [BC-2185](#)
Staff Contact: Saul Pina, Senior Planner, (915) 212-1604,
PinaSJ@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 the _____ of _____ at _____ AM/PM by _____