



## **AGENDA FOR THE CITY PLAN COMMISSION**

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**March 12, 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 outside 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 February 26, 2026. [BC-1828](#)

### Resubdivision Combination

2. SUSU26-00007: Hueco Bolson Subdivision Replat A - Being a Replat of Hueco Bolson Subdivision, El Paso County, Texas [BC-1829](#)

Location: North of Artcraft Rd. and West of Doniphan Dr.

Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)

Property Owner: Hueco Bolson Land Investments, Ltd. and Canutillo Self Storage, LP

Representative: SLI Engineering, Inc.

District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)

Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

### Detailed Site Development Plan

3. PZDS26-00006: 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-1830](#)

Location: South of Pebble Hills Blvd. and West of N. Zaragoza Rd.

Existing Zoning: A-3/c (Apartment/conditions)

Request: Detailed Site Development Plan per Ordinance No. 17916  
Existing Use: Vacant  
Proposed Use: Apartments  
Property Owner: Genagra, LP  
Representative: SLI Engineering Inc.  
District: 5  
Staff Contact: Blanca Perez, (915) 212-1561,  
PerezBM@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**

4. SUSU26-00008: Vista del Norte Estates Unit Five - A portion of Tract 1, [BC-1831](#)  
Section 10, Block 80, Township 1, Texas and Pacific  
Railroad Co. Surveys, City of El Paso, El Paso County,  
Texas

Location: South of Patriot Blvd. and West of Dyer St.  
Existing Zoning: P-R I (Planned Residential District I)  
Property Owner: Ranchos Real IV, LTD  
Representative: Conde, Inc.  
District: 4  
Staff Contact: Myrna Aguilar, (915) 212-1584,  
AguilarMP@elpasotexas.gov

5. SUSU25-00047: North Goza Subdivison - Tracts 3-A-3, Tract 5-A-1, Block [BC-1832](#)  
7, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: North of Zaragoza Rd. and West of North Loop Dr.  
Existing Zoning: C-1/c and C-2/c (Commercial/conditions)  
Property Owner: North Goza, LLC.

Representative: CAD Consulting Co.  
District: 7  
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

## **PUBLIC HEARING Resubdivision Combination**

6. SUSU26-00009: Spanish Courts Replat A - Lot 24, Block 1 Spanish Courts and Tracts 2D2 and 2D3, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas

[BC-1833](#)

Location: North of Gomez Rd. and West of Westside Dr.  
Existing Zoning: R-2 and R-2/sp (Residential/special permit)  
Property Owner: Antonio Lopez  
Representative: CAD Consulting, Co.  
District: 1  
Staff Contact: Myrna Aguilar, (915) 212-1584,  
AguilarMP@elpasotexas.gov

## **Other Business**

7. Presentation and Discussion on Proposed Amendments to the Landscape Ordinance.  
Staff Contact: Tony De La Cruz, Assistant Director of Building Permits & Inspections,  
(915) 212-1589, DeLaCruzJA@elpasotexas.gov

[BC-1834](#)

## **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 March, 2026 at \_\_\_\_\_ AM/PM

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