



AGENDA FOR THE CITY PLAN COMMISSION

April 23, 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 April 9, 2026. [BC-2010](#)

Extension Request to Submit Recording Maps

2. PSEN26-00001: Tierra del Este Unit Ninety-Three - A portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas [BC-2011](#)

Location: South of Edgemere Blvd. and East of Tim Floyd St.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Ranchos Real IV, Ltd.
Representative: Conde, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@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. SUSU26-00015: West River Manor Unit One - A portion of Tract 14-C, Block 13, [BC-2012](#)
Upper Valley Surveys, El Paso County, Texas

Location: North of Borderland Rd. and East of Strahan Rd.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: West River Manor, LLC
Representative: Del Rio Engineering, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FROM APRIL 9, 2026

4. SUSU26-00017: 6017 Strahan - A portion of Tract 4B1, Block 11, Upper Valley [BC-2013](#)
Valley
Surveys, City of El Paso, El Paso County, Texas

Location: South of Artcraft Rd. and East of Upper Valley Rd.
Existing Zoning: R-F (Ranch and Farm)
Property Owner: Victor Maduabuchi Nwiloh and Mariagorety Okwuzimuche Nwiloh
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Resubdivision Combination

5. SUSU26-00020: Haciendas del Rio Unit Two - Tracts 1B and 1D, Block 13, [BC-2014](#)
Tract
3D1, Block 16, Upper Valley Surveys; A replat of Lots 1 through
11, Block 8, Haciendas del Rio Unit One, El Paso County, Texas

Location: North of Borderland Rd. and East of Strahan Rd.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Hacienda del Rio Partners LP
Representative: CAD Consulting Co.

District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

6. SUSU25-00073: Albert Saab Subdivision - Being a Replat of a Portion of tracts [BC-2015](#)
10A,10A2,10A6, 11A, and 11A2, Block 54 Ysleta Grant, and a portion of Lot 1, Block 1, East Valley Commerce Park II, City of El Paso, El Paso County, Texas

Location: South of Gateway East Blvd. and East of Lee Trevino Dr.
Existing Zoning: C-4 (Commercial)
Property Owner: Saab Site Contractors, LP, East Valley Commerce Park, LTD,
Edward A. Saab, William C. Saab, Robert A. Saab
Representative: Sitework Engineering, LLC
District: 7
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Future Land Use Map Amendment

7. PLCP26-00001: Tracts 2A6, 2A6B, 2C2 and 2B2, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas [BC-2016](#)

Location: Generally Southeast of Americas Ave. and Northeast of North Loop Dr.
Zoning: A-O/sc (Apartment-Office/special contract)
Request: Adjust the Future Land Use designation from O-3 Agriculture to G-7 Industrial and/or Railyards
Existing Use: Vacant
Proposed Use: Industrial and commercial development
Property Owner: Ben L. Ivey, LTD
Representative: H2O Terra
District: 6
Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov

PUBLIC HEARING Rezoning Application

8. PZRZ25-00029: Tracts 2A6, 2A6B, 2C2 and 2B2, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas [BC-2018](#)

Location: Generally Southeast of Americas Ave. and Northeast of North Loop Dr.
Zoning: A-O/sc (Apartment/Office/special contract)
Request: To rezone from A-O/sc (Apartment/Office/special contract) to C-4/sc (Commercial/special contract)

Existing Use: Vacant
Proposed Use: Industrial and commercial development
Property Owner: Ben L. Ivey, LTD
Representative: H2O Terra
District: 6
Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov

9. PZRZ26-00005: Tract 17-C-119, Section 8, Block 79, Township 3 of the [BC-2017](#)
Texas
and Pacific Railway Company Surveys, El Paso County, Texas

Location: Generally North of Vista del Sol Dr. and West of
Joe Battle Blvd.
Zoning: R-3 (Residential)
Request: To rezone from R-3 (Residential) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Office, medical
Property Owner: Hammeum LLC
Representative: Bratislav Velimirovic
District: 6
Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@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 _____ day of April, 2026 at _____ AM/PM.

By _____
Elsa Ramirez, Administrative Support Associate



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-2010, **Version:** 1

**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 April 9, 2026.



Legislation Text

File #: BC-2011, Version: 1

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

AGENDA LANGUAGE:

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PSEN26-00001: Tierra del Este Unit Ninety-Three - A portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas

Location: South of Edgemere Blvd. and East of Tim Floyd St.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Ranchos Real IV, Ltd.
Representative: Conde, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov



File #: BC-2012, Version: 1

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

AGENDA LANGUAGE:

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SUSU26-00015: West River Manor Unit One - A portion of Tract 14-C, Block 13,
Upper Valley Surveys, El Paso County, Texas

Location: North of Borderland Rd. and East of Strahan Rd.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: West River Manor, LLC
Representative: Del Rio Engineering, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FROM APRIL 9, 2026



Legislation Text

File #: BC-2013, Version: 1

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

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SUSU26-00017: 6017 Strahan - A portion of Tract 4B1, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas

Location: South of Artcraft Rd. and East of Upper Valley Rd.
Existing Zoning: R-F (Ranch and Farm)
Property Owner: Victor Maduabuchi Nwiloh and Mariagorety Okwuzimuche Nwiloh
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov



Legislation Text

File #: BC-2014, Version: 1

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

AGENDA LANGUAGE:

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SUSU26-00020: Haciendas del Rio Unit Two - Tracts 1B and 1D, Block 13, Tract 3D1, Block 16, Upper Valley Surveys; A replat of Lots 1 through 11, Block 8, Haciendas del Rio Unit One, El Paso County, Texas

Location: North of Borderland Rd. and East of Strahan Rd.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Hacienda del Rio Partners LP
Representative: CAD Consulting Co.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov



Legislation Text

File #: BC-2015, Version: 1

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

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SUSU25-00073: Albert Saab Subdivision - Being a Replat of a Portion of tracts 10A,10A2,10A6, 11A, and 11A2, Block 54 Ysleta Grant, and a portion of Lot 1, Block 1, East Valley Commerce Park II, City of El Paso, El Paso County, Texas

Location: South of Gateway East Blvd. and East of Lee Trevino Dr.
Existing Zoning: C-4 (Commercial)
Property Owner: Saab Site Contractors, LP, East Valley Commerce Park, LTD, Edward A. Saab, William C. Saab, Robert A. Saab
Representative: Sitework Engineering, LLC
District: 7
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov



Legislation Text

File #: BC-2016, Version: 1

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

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PLCP26-00001: Tracts 2A6, 2A6B, 2C2 and 2B2, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: Generally Southeast of Americas Ave. and Northeast of North Loop Dr.

Zoning: A-O/sc (Apartment-Office/special contract)

Request: Adjust the Future Land Use designation from O-3 Agriculture to G-7 Industrial and/or Railyards

Existing Use: Vacant

Proposed Use: Industrial and commercial development

Property Owner: Ben L. Ivey, LTD

Representative: H2O Terra

District: 6

Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov



File #: BC-2018, Version: 1

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

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PZRZ25-00029: Tracts 2A6, 2A6B, 2C2 and 2B2, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: Generally Southeast of Americas Ave. and Northeast of North Loop Dr.

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Request: To rezone from A-O/sc (Apartment/Office/special contract) to C-4/sc (Commercial/special contract)

Existing Use: Vacant

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Property Owner: Ben L. Ivey, LTD

Representative: H2O Terra

District: 6

Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov



Legislation Text

File #: BC-2017, Version: 1

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

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PZRZ26-00005: Tract 17-C-119, Section 8, Block 79, Township 3 of the Texas and Pacific Railway Company Surveys, El Paso County, Texas

Location: Generally North of Vista del Sol Dr. and West of Joe Battle Blvd.
Zoning: R-3 (Residential)
Request: To rezone from R-3 (Residential) to C-1 (Commercial)
Existing Use: Vacant
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Property Owner: Hammeum LLC
Representative: Bratislav Velimirovic
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Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov