



## AGENDA FOR THE CITY PLAN COMMISSION

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**May 21, 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 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 May 7, 2026. [BC-2086](#)

### Detailed Site Development Plan

2. PZDS25-00018: Lots 3, 4, 5, and 6, Pendale Industrial, Unit A, Replat, City of El Paso, El Paso County, Texas [BC-2087](#)

Location: 1100 Pendale Rd.

Existing Zoning: P-I (Planned Industrial)

Request: Detailed Site Development Plan per P-I (Planned Industrial)  
Zone District

Existing Use: Food manufacturing warehouse

Proposed Use: Food manufacturing warehouse

Property Owner: Monarca Enterprises, LLC

Representative: LoyaWilke Architects

District: 7

Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

### Postponement Request

3. SUSU26-00019: Sadova Logistics Subdivision - The West ½ of the Northeast 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 [BC-2088](#)

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 the Extraterritorial Jurisdiction (ETJ)  
Property-Owner: Susmar, LLC  
Representative: Dorado Engineering Group  
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
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**

4. SUSU25-00095: Spare Feet Unit One - A portion of Section No. 19, Block 79  
Township 3 Texas and Pacific Railway Company, El Paso  
County, Texas

[BC-2089](#)

Location: South of Pelicano Dr. and West of Darrington Rd.  
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Property Owner: M2B El Paso LLC  
Representative: TRE & Associates, LLC  
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alonso Hernandez, (915) 212-1585,  
HernandezJA5@elpasotexas.gov

5. SUSU26-00028: Emerald Park Unit Six - A Portion of O.D. Stewart Survey  
No. 320, El Paso County, Texas

[BC-2090](#)

Location: North of North Loop Dr. and East of Yarbrough Dr.  
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)

Property Owner: Hunt Emeralds, LLC  
Representative: TRE & Associates, LLC  
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

## **PUBLIC HEARING Easement Vacation**

6. SUET26-00001: 12462 Paseo Lago Easement Vacation - A portion of Lot 10, Block 22, Paseos del Sol Unit Two Amending Subdivision, City of El Paso, El Paso County, Texas [BC-2093](#)

Location: 12462 Paseo Lago Dr.  
Existing Zoning: R-3A/sp (Residential/special permit)  
Property Owner: Maria Nohemi Bujanda  
Representative: Fernando Pulido  
District: 6  
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

## **Other Business**

7. Discussion and Action on CPC Subcommittee. [BC-2094](#)  
Staff Member: Kevin Smith, Assistant Director of Planning and Inspections, (915) 212-1566, SmithKW@elpasotexas.gov
8. Presentation on updates to the Future Land Use Map (FLUM). [BC-2095](#)  
Staff Contact: Kasi Schnell, Comprehensive Plan Program Manager, Urban Planning and Design, (915) 235-0772, SchnellK@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 14th day of May, 2026 at 11:34 AM

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