



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

---

**August 13, 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 July 30, 2026.

[BC-2361](#)

## **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**

2. SUSU26-00046: Las Casitas de Montoya - Tract 3-A-3, S.A & M.G Railway  
Company Survey No. 266, City of El Paso, El Paso County, Texas

[BC-2362](#)

Location: South of Artcraft Rd. and West of Desert Blvd.  
Existing Zoning: P-R-II (Planned Residential II) and C-1/c  
(Commercial/conditions)  
Property Owner: DVEP Land, LLC  
Representative: Del Rio Engineering  
District: 1  
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

3. SUSU26-00048: Skyview Estates Unit Six - A portion of Section 19, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas

[BC-2363](#)

Location: South of Pellicano Dr. and East of Mission Ridge Dr.  
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Property Owner: Bowling Land Investments, LLC  
Representative: CEA Group  
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

#### **Resubdivision Combination**

4. SUSU26-00043: Mission Ridge Subdivision Unit One Replat "C"- Being a replat of lot 2, block 14, Mission Ridge Subdivision Unit One replat "B", City of El Paso, El Paso County, Texas

[BC-2364](#)

Location: North of Rojas Dr. and West of Eastlake Blvd.  
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Property-Owner: EPT-Eastlake, LLC  
Representative: Kimley-Horn and Associates, Inc.  
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov

#### **PUBLIC HEARING Resubdivision Combination**

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

[BC-2365](#)

Location: North of Borderland Rd. and West of Westside Dr.  
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Property-Owner: FIRE Development, LLC  
Representative: Conde, Inc.  
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov  
POSTPONED FROM JULY 2, 2026  
POSTPONED FROM JULY 16, 2026

POSTPONED FROM JULY 30, 2026

6. SUSU26-00045: Billy Rogers Arroyo Park - Alexander Addition, Block 195, [BC-2366](#)  
Lots 7  
To 10, And Lots 11 & N 1/2 Of 12; All Of Blocks 197 To 203; Block 204, Lots 1 To 10, S 10.00 Ft Of Lot 15, And Lots 16 To 20; Block 205, Lots 1 To 5; A Portion Of Block 32f, All Of Blocks 33f And 34f; Right-Of-Ways To Be Vacated: Boston Avenue, Chicago Street, New York Avenue, Florence Street, Ochoa Street, Virginia Street, St. Vrain Street, Ange Street, Nauwald Street (Octavia Street), And Alleyways Within This Description; And Kern Place Addition De Luxe, All Of Blocks 4 Through 20, 20-A, 108, And All Of Block 91; Right-Of-Ways To Be Vacated: Boston Street, Arroyo Grande Drive, Espy Avenue, Bishop Place, Dortero Place, Textor Place, Wengler Place, Johnston Place, Dugan Place, Piedmont Avenue, Earl Place, Procter Place, Kayser Place, Marks Place, And Chaffee Place; Parks To Be Vacated: Engleman Park Terrace, Simpson Park, And Lower Nye Lake, And Terrace; And All Of H F Fisher Survey 293, Abstract 38, Tract 39; City Of El Paso, El Paso County, Texas., City of El Paso, El Paso County, Texas

Location: East of Stanton St. and North of Schuster Ave.

Existing Zoning: R-3 / NCO (Residential/Neighborhood Conservancy Overlay) and R-3 (Residential)

Property Owner: City of El Paso

Representative: GRV Integrated Engineering Solutions, LLC

District: 8

Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

## **PUBLIC HEARING Special Permit Application**

7. PZST25-00014: The west 14 feet of Lot 26 and all of Lot 27 and the east 4 feet of [BC-2367](#)  
Lot 28, Block 134, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas
- Location: 2810 Sacramento Ave.  
Existing Zoning: R-5 (Residential)  
Request: Special Permit and Detailed Site Development Plan approval for Infill Development with a reduction in average lot width and side yard setback  
Existing Use: Single-family dwelling  
Proposed Use: Duplex  
Property Owner: LFC Smart Business, LLC  
Representative: Lorena Armenta  
District: 2  
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@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 the \_\_\_\_\_ of \_\_\_\_\_ at \_\_\_\_\_ AM/PM

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