



AGENDA FOR THE CITY PLAN COMMISSION

July 30, 2026
THORMAN CONFERENCE ROOM, 801 TEXAS AVE, BASEMENT
1:30 PM

Notice is hereby given that a Hearing of the City Plan Commission of the City of El Paso 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 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 16, 2026. [BC-2327](#)

Detailed Site Development Plan

2. PZDS26-00021: A portion of Lot 1, Block 2, Las Placitas Del Rey, City of El Paso,
El Paso County, Texas [BC-2328](#)

Location: 710 N. Americas Ave.

Existing Zoning: C-3/sc (Commercial/special contract)

Request: Detailed Site Development Plan Approval as per
Ordinance No. 6567

Existing Use: Restaurant

Proposed Use: Restaurant & Other Retail Establishment

Property Owner: Americas North, LLC

Representative: EP Grotto, LLC

District: 6

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.

Resubdivision Combination

3. SUSU26-00025: Cantera Commercial Center 1 - A Portion of Lot 3, Block 1, [BC-2329](#)
Pebble Hills Commercial; A portion of Tract 5-F, Tract 8-E, Tract
8-F, Section 44, Block 79, Township 2, Texas & Pacific Railway
Company's Surveys; and All of Tract 5-A, Tract 5-E, and Tract 5-
E-1, Section 44, Block 79, Township 2, Texas & Pacific Railway
Company's Surveys, City of El Paso, El Paso County, Texas

Location: South of Pebble Hills Blvd. and West of Joe Battle Blvd.

Existing Zoning: C-2/sc/sp (Commercial/special contract/special permit) and
C-4/sc/sp/c (Commercial/special contract/special
permit/conditions)

Property Owner: Blue Flamingo IV, LP, EP Rojas Partners, LP and
375/Pebble Hills, LLC

Representative: GRV Integrated Engineering Solutions, LLC

District: 6

Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FROM JULY 16, 2026

PUBLIC HEARING Resubdivision Combination

4. SUSU26-00005: Sierra Crest Replat I - Common Open Space A, and Lot 17, [BC-2330](#)
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
POSTPONED FROM JUNE 18, 2026

POSTPONED FROM JULY 2, 2026
POSTPONED FROM JULY 16, 2026

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

[BC-2331](#)

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
POSTPONED FROM JULY 2, 2026
POSTPONED FROM JULY 16, 2026

6. SUSU26-00041: Mulberry Estates - Lot 1, Block 1, Southern Estate, City of El Paso, El Paso County, Texas

[BC-2332](#)

Location: West of Doniphan Dr. and South of Redd Rd.
Existing Zoning: R-2/sp (Residential/special permit)
Property Owner: Cardances Properties, LLC
Representative: Sitework Engineering, LLC
District: 1
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

7. SUSU26-00044: Mijares Subdivision - A portion of Lot 1, and all of Lots 2 and 3, Block 17, Pasodale Addition, City of El Paso, El Paso County, Texas

[BC-2333](#)

Location: North of Cesar Chavez Memorial Highway and West of Alameda Ave.
Existing Zoning: R-3 (Residential)
Property Owner: Gerardo Mijares
Representative: Dorado Engineering, Inc.
District: 7
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

PUBLIC HEARING Rezoning Application

8. PZRZ26-00009: Parcel 1: A portion of Tract 1-C & 1-C-13-F, Block 5, Ascarate Grant, City of El Paso, El Paso County, Texas
Parcel 2: A Portion of Tract 1-C & 1-C-13-F, Block 5, Ascarate Grant, City of El Paso, El Paso County, Texas

[BC-2334](#)

Location: 1800 Winslow Rd.
Existing Zoning: R-3 (Residential)

Request: Parcel 1: To rezone from R-3 (Residential) to A-O
(Apartment/Office)
Parcel 2: To rezone from R-3 (Residential) to C-1
(Commercial)
Existing Use: Vacant
Proposed Use: Parcel 1: Offices
Parcel 2: Automobile part sales
Property Owner: Ysleta Independent School District
Representative: Conde, Inc.
District: 3
Staff Contact: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

Other Business

9. Presentation on Proposed Code Amendments to Correctional Facility and Halfway House Uses. [BC-2335](#)
Staff Contact: Luis Zamora, Chief Planner, (915) 212-1552, ZamoraLF@elpasotexas.gov
10. Discussion and Action on an ordinance amending Title 19 (Subdivisions), Article 2 (Authority of decision makes), Section 19.31 (Responsible Officials) Subsection 19.31.080 (Floodplain Administrator), that would replace the requirement for a Texas Licensed Professional Engineer to a Texas Certified Floodplains Manager. [BC-2336](#)
Staff Contact: Tony De La Cruz, Building Permits & Inspections Assistant Director, (915) 212-1589, DeLaCruzJA@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 22nd of July, 2026 at _____ PM

By _____
Elsa Ramirez, Administrative Support Associate