



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

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**April 09, 2026**  
**THORMAN CONFERENCE ROOM, 801 TEXAS AVENUE, 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](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 March 26, 2026. [BC-1937](#)

### Resubdivision Combination

2. SUSU25-00108: Harmony Education Foundation Replat "A"- Being a Replat of  
a  
Portion of Lot 1, Block 1 and all Lot 2, Block 1 Harmony Education  
Foundation Subdivision, City of El Paso, El Paso County, Texas [BC-1938](#)

Location: North of Sun Valley Dr. and West of Dyer St.

Existing Zoning: A-3 (Apartment)

Property Owner: Harmony Public Schools

Representative: CEA Group

District: 4

Staff Contact: Alonso Hernandez, (915) 212-1585,  
HernandezJA5@elpasotexas.gov

3. SUSU26-00016: Mesquite Hills 7 Replat "A" - Being a Replat of Bold Eagle  
Lane, [BC-1939](#)  
Mesquite Hills 7 and a Portion of tract 6, Section 16, Block 80,  
Township 1, Texas and Pacific Railroad Co. Surveys, City of El  
Paso, El Paso County, Texas

Location: South of Gateway North Blvd. and East of Mesquite Hill Dr.

Existing Zoning: R-5 (Residential) and C-3/c (Commercial/Conditions)

Property Owner: Newman Ranch Partners. L.P.

Representative: Conde. Inc.  
District: 4  
Staff Contact: Alonso Hernandez, (915) 212-1585,  
HernandezJA5@elpasotexas.gov

4. SUSU25-00111: Hueco View Acres Replat "E"- A Replat of Lot 6, Block 1, [BC-1940](#)  
Hueco  
View Acres Replat "A", City of El Paso, El Paso County, Texas

Location: South of Edgemere Blvd. and East of George Dieter Dr.  
Existing Zoning: R-3 (Residential)  
Property Owner: Jaime A. Buendia & Alicia S. Solis  
Representative: CAD Consulting Co.  
District: 6  
Staff Contact: Alonso Hernandez, (915) 212-1585,  
HernandezJA5@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 Preliminary**

5. SUSU26-00010: Carrollton Estates Unit One - A portion of Tract 3-A, Section [BC-1941](#)  
25,  
Block 79, Township 2, Texas and Pacific Railroad Company  
Surveys, El Paso County, Texas

Location: North of Montana Ave. and West of Flager St.  
Existing Zoning: N/A Property lies with the ETJ  
Property Owner: JNC Development, Inc.  
Representative: TRE & Associates, LLC  
District: N/A Property lies with the ETJ  
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

## Major Combination

6. SUSU26-00015: West River Manor Unit One - A portion of Tract 14-C, Block 13, [BC-1942](#)  
Upper Valley Surveys, El Paso County, Texas

Location: North of Borderland Rd. and East of Strahan Rd.

Existing Zoning: N/A Property lies with the ETJ

Property Owner: West River Manor, LLC.

Representative: Del Rio Engineering, Inc.

District: N/A Property lies with the ETJ

TXDOT ROW: No

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

## PUBLIC HEARING Special Permit Application

7. PZST25-00020: A portion of the Block labeled "City School/Park", also known as [BC-1943](#)  
"Unnumbered" Block, Cielo Vista Park Subdivision, City of El Paso, El Paso County, Texas

Location: 7024 Cielo Vista Dr.

Existing Zoning: R-4 (Residential)

Request: Special Permit and Detailed Site Development Plan approval to allow for a governmental use, building in the R-4 (Residential) zone district

Existing Use: Vacant (Former elementary school)

Proposed Use: Governmental use, building

Property Owner: City of El Paso

Representative: Enrique Escobedo, AIA

District: 3

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 2nd day of April, 2026 at \_\_\_\_\_ AM/PM

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