AGENDA FOR THE CITY PLAN COMMISSION

October 22, 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 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 October 8, 2026. **BC-2633**

Major Combination

2. SUSU26-00057: Lomaland Park Subdivision - Tracts 1J3, 1J2, 1J1A, 1J1 and 1F, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas County, Texas **BC-2634**

Location: South of Lomaland Dr. and West of Lee Trevino Dr.
Existing Zoning: R-3 (Residential)
Property Owner: City of El Paso
Representative: Brock & Bustillos, Inc.
District: 7
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

3. SUSU26-00056: Pebble Hills Regional Command Subdivision - Tracts 1G, 1G3, 1G4A, 1G6, 1G6B, and 1G6C, Section 41, Block 80, Township 2, Texas & Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas **BC-2635**

Location: South of Pebble Hills Blvd. and West of Lee Trevino Dr.
Existing Zoning: C-1 (Commercial)
Property Owner: City of El Paso
Representative: Cobb Fendley and Associates, Inc.
District: 3

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.

PUBLIC HEARING Street Name Change

4. SUNC26-00001: Street Name Change from Bob Mitchell Drive to Fred Loya Drive **BC-2636**

Location: North of Montwood Dr. and West of Joe Battle Blvd.
Existing Zoning: R-3A, R-3A SC, R-5 SC (Residential) and A-O SC (Apartment-Office)
Property Owner: City of El Paso
Representative: Mayela Mejia
District: 6
Staff Contact: Ismael B. Segovia, (915) 212-1556, SegoviaIB@elpasotexas.gov

PUBLIC HEARING Comprehensive Plan Amendment

5. PLCP26-00003: Tracts 9, 9-B, and 9-D, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas **BC-2637**

Location: West of Westside Dr. along Artcraft Rd.
Zoning: R-F (Ranch and Farm)
Existing Use: Vacant
Request: Future Land Use Map amendment from O-3, Agriculture to G-4, Suburban (Walkable)
Owner: Artwest Ventures, LLC, Allison Deputy, and Christy R. Deputy

Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

PUBLIC HEARING Rezoning Application

6. PZRZ26-00030: Tracts 9, 9-B, and 9-D, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas **BC-2638**

Location: West of Westside Dr. along Artcraft Rd.
Existing Zoning: R-F (Ranch and Farm)
Request: Rezone from R-F (Ranch and Farm) and C-1 (Commercial) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial development
Property Owner: Artwest Ventures, LLC, Allison Deputy, and Christy R. Deputy
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

PUBLIC HEARING Special Permit Application

7. PZST25-00015: Lots 1 through 11 and 17 through 23, Block 22, Highland Park Subdivision, City of El Paso, El Paso County, Texas **BC-2639**

Location: 2215, 2225, and 2227 Murchison Dr.
Existing Zoning: R-5 (Residential)
Request: Special Permit for Government Use, Building in R-5 (Residential) zone district
Existing Use: Vacant
Proposed Use: Governmental Use, Building
Property Owner: City of El Paso
Representative: Rene Barraza
District: 2
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

Other Business

8. Discussion and Action on an ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations) of the El Paso City Code to add a new Section 20.10.170 (Density Bonus Program), relieving eligible properties within a designated program area from the density limitations of the base zoning district **BC-2640**
Staff Contact: John D. Ruffier, Senior Planner, RuffierJD@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 16th day of October, 2026 at _____ AM/PM

By _____
Elsa Ramirez, Administrative Support Associate