AGENDA FOR THE CITY PLAN COMMISSION

August 27, 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 August 13, 2026. **BC-2426**

Detailed Site Development Plan

2. PZDS26-00024: Lot 1, Block 1, Regal Crest Unit Three Replat C, City of El Paso,
El Paso County, Texas **BC-2427**

Location: 424 Redd Rd.
Existing Zoning: C-1/sc (Commercial/special contract)
Request: Detailed Site Development Plan Approval as per Ordinance No. 7961
Existing Use: Vacant
Proposed Use: Automotive Service Station
Property Owner: El Paso Redd Take Five, LLC
Representative: Philip Spence
District: 8
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@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

3. 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-2428**

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
POSTPONED FROM AUGUST 13, 2026

4. SUSU26-00047: Desert Bloom Casitas Subdivision - Tract 5-C, Block, 80, Section 10, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas **BC-2429**

Location: South of Dyer St. and West of Railroad Dr.
Existing Zoning: R-F (Ranch Farm)
Property Owner: CCM Desert Sage, LLC
Representative: Del Rio Engineering, Inc
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

PUBLIC HEARING Resubdivision Combination

5. 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-2430**

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
POSTPONED FROM JULY 30, 2026

PUBLIC HEARING Special Permit Application

6. PZST26-00012: Lots 2 and 3, Block 1, 611 Meadowlark Subdivision, City of El Paso, El Paso County, Texas **BC-2432**

Location: 617 Meadowlark Dr.
Existing Zoning: R-1 (Residential)
Request: Special permit and approval of a Detailed Site Development Plan for a reduction to side yard setback
Existing Use: Vacant
Proposed Use: Single-family dwelling
Property Owner: Richard Ronald Wallace, as trustee of Rick Wallace Revocable Trust
Representative: Jeffrey Joseph Huff
District: 1
Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

Detailed Site Development Plan Application

7. PZDS26-00023: A portion of Tract 3-A-3, S.A & M.G. Railway Company Survey No. 266, City of El Paso, El Paso County, Texas **BC-2431**

Location: North of Montoya Ln. and West of South Desert Blvd.
Existing Zoning: P-R II (Planned Residential II)
Request: Detailed site development plan approval with reductions to lot sizes and setbacks in P-R II (Planned Residential II) district
Existing Use: Vacant
Proposed Use: Single-family small lot development
Property Owner: DVEP Land LLC - Coronado Building Company LLC
Representative: Del Rio Engineering, Inc.
District: 1
Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@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 20th of August, 2026 at _____ AM/PM

By: _____
Elsa Ramirez, Administrative Support Associate

File #: BC-2426, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on the City Plan Commission minutes for August 13, 2026.

File #: BC-2427, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

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District:	8
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File #: BC-2428, **Version:** 1

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Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
POSTPONED FROM AUGUST 13, 2026

File #: BC-2429, **Version:** 1

CITY OF EL PASO, TEXAS
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Property Owner:	CCM Desert Sage, LLC
Representative:	Del Rio Engineering, Inc
District:	4
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File #: BC-2430, **Version:** 1

CITY OF EL PASO, TEXAS
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Staff Contact:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

POSTPONED FROM JULY 30, 2026

File #: BC-2432, **Version:** 1

CITY OF EL PASO, TEXAS
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Representative:	Jeffrey Joseph Huff
District:	1
Staff Contact:	Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

File #: BC-2431, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

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