



AGENDA FOR THE CITY PLAN COMMISSION

March 26, 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 inside 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 March 12, 2026. [BC-1882](#)

Major Combination

2. SUSU26-00012: Campo del Sol Unit 3A - A portion of Section 20, Block 81, Township 1, Texas and Pacific Railway Company Surveys, Abstract 5419, City of El Paso, El Paso County, Texas [BC-1883](#)

Location: South of Stan Roberts Sr Ave. and West of McCombs St.
Existing Zoning: G-MU (General Mixed Use)
Property Owner: Franklin Mountain Communities, LLC
Representative: Kimley Horn
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov

Detailed Site Development Plan

3. PZDS25-00044: A portion of Lot 1, Block 2, Las Placitas del Rey, City of El Paso, El Paso County, Texas [BC-1884](#)

Location: 710 N. Americas
Zoning: C-3/sc (Commercial/special contract)
Request: Detailed Site Development Plan approval per Ordinance No. 6567
Existing Use: Vacant
Proposed Use: Commercial

Property Owner: Americas North LLC
Representative: Charlie Gomez - EP Grotto, LLC
District: 6
Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@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

4. SUSU25-00095: Spare Feet Unit One - A portion of Section No. 19, Block 79 Township 3, Texas and Pacific Railway Company, El Paso County, Texas

[BC-1885](#)

Location: South of Pelicano Dr. and West of Darrington Rd.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: M2B El Paso LLC
Representative: TRE & Associates, LLC
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov
ITEM POSTPONED FROM FEBRUARY 26, 2026

5. SUSU26-00013: Cevalia Avenue - Being A Portion of the South Part of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Texas

[BC-1886](#)

Location: North of North Loop Dr. and East of Yarbrough Dr.
Existing Zoning: C-4/c (Commercial/conditions)
Property Owner: El Paso County
Representative: CSA Design Group, Inc.
District: 6
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Reconsideration of Waiver Request

6. SUSU25-00047: North Goza Subdivision - Tracts 3-A-3, Tract 5-A-1, Block 7, Ysleta Grant, City of El Paso, El Paso County, Texas

[BC-1887](#)

Location: North of Zaragoza Rd. and West of North Loop Dr.
Existing Zoning: C-1/c and C-2/c (Commercial/conditions)
Representative: CAD Consulting Co.
District: 7
Staff Contact: Ismael Segovia, (915) 212-1665,
SegovialB@elpasotexas.gov

PUBLIC HEARING Resubdivision Combination

7. SUSU26-00005: Sierra Crest Replat I - Common Open Space A, and Lot 17, 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

[BC-1888](#)

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

PUBLIC HEARING Rezoning Application

8. PZRZ25-00031: Lots 1 through 10, Block 28, Alexander Addition, City of El Paso, El Paso County, Texas

[BC-1889](#)

Location: 1401 N. Mesa St.
Zoning: A-3 (Apartment)
Request: To rezone from A-3 (Apartment) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Restaurant
Property Owner: Dirty Freddy, LLC
Representative: Charlie Gomez - EP Grotto, LLC

District: 8
Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov

9. PZRZ25-00012: A portion of Tracts 1 through 17, Palmdale Acres, as filed in Volume 12, Page 9 of the plat records of El Paso County, Texas, and a portion of Vacated Dairy Road, Block 20, Ysleta Grant, City of El Paso, El Paso County, Texas

[BC-1890](#)

Location: 7321 North Loop Dr.
Zoning: R-F (Ranch and Farm)
Request: To rezone from R-F (Ranch and Farm) to C-2 (Commercial)
Existing Use: Vacant
Proposed Use: Office warehouse
Property Owner: Farmers Select LLC
Representative: CAD Consulting Co.
District: 3
Staff Contact: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

Other Business

10. Presentation and Discussion on Proposed Amendments to the Landscape Ordinance.
Staff Contact: Tony De La Cruz, Assistant Director of Building Permits & Inspections,
(915) 212-1589, DeLaCruzJA@elpasotexas.gov
POSTPONED FROM MARCH 12, 2026

[BC-1891](#)

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 19th day of March, 2026 at _____ AM/PM

By: _____
Elsa Ramirez, Administrative Support Associate



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1882, **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 March 12, 2026.



CITY PLAN COMMISSION MEETING
Thorman Conference Room, 801 Texas Ave., Basement
March 12, 2026
1:30 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:59 p.m. 1st Chair Lisa Badillo present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Lisa Badillo (1st Chair)
- Juan Uribe (2nd Chair)
- Albert Apodaca
- Sal Masoud
- Kim Reagan

COMMISSIONERS ABSENT:

- Lauren Hanson (Chair)
- Alfredo Borrego
- Jim W. Dobrowolski

AGENDA

Kevin Smith, Assistant Director of Planning, read the rules into the record.

Luis Zamora, Chief Planner, noted that Item 7 to be postponed for two weeks.

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Uribe and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

AYES: Commissioners Badillo, Uribe, Apodaca, Masoud, and Reagan

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Hanson, Borrego and Dobrowolski

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

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I. CALL TO THE PUBLIC – 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.

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None
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II. 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 February 26, 2026.

Resubdivision Combination:

2. **SUSU26-00007:** Hueco Bolson Subdivision Replat A – Being a Replat of Hueco Bolson Subdivision, El Paso County, Texas
Location: North of Artcraft Rd. and West of Doniphan Dr.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Hueco Bolson Land Investments, Ltd. and Canutillo Self Storage, LP
Representative: SLI Engineering, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Detailed Site Development Plan:

3. **PZDS26-00006:** A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Pebble Hills Blvd. and West of N. Zaragoza Rd.
Existing Zoning: A-3/c (Apartment/conditions)

Request: Detailed Site Development Plan per Ordinance No. 17916
 Existing Use: Vacant
 Proposed Use: Apartments
 Property Owner: Genagra, LP
 Representative: SLI Engineering Inc.
 District: 5
 Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Reagan to **APPROVE** all matters listed under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.

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:

- 4. **SUSU26-00008:** Vista del Norte Estates Unit Five – A portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
 Location: South of Patriot Blvd. and West of Dyer St.
 Existing Zoning: P-R I (Planned Residential District I)
 Property Owner: Ranchos Real IV, LTD
 Representative: Conde, Inc.
 District: 4
 Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval with condition** of Vista del Norte Estates Unit Five on a Major Combination basis as it complies with Title 19 requirements.

Condition being as follows:

- That the applicant is required to landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.

Conrad Conde, Conde, Inc., concurs with all staff comments.

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU26-00008**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

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5. **SUSU25-00047:** North Goza Subdivision – Tracts 3-A-3, Tract 5-A-1, Block 7, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: North of Zaragoza Rd. and West of North Loop Dr.
Existing Zoning: C-1/c and C-2/c (Commercial/conditions)
Property Owner: North Goza, LLC
Representative: CAD Consulting Co.
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **APPROVAL** of North Goza Subdivision on a Major Combination basis as it complies with Title 19 requirements, and **DENIAL** of the first exception requested and **APPROVAL** of second and third exceptions that were discussed.

Enrique Ayala, CAD Consulting Co., agrees with all staff comments.

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00047**, seconded by Commissioner Masoud and unanimously carried.

Motion Passed.

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PUBLIC HEARING Resubdivision Combination:

6. **SUSU26-00009:** Spanish Courts Replat A - Lot 24, Block 1 Spanish Courts and Tracts 2D2 and 2D3, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: North of Gomez Rd. and West of Westside Dr.
Existing Zoning: R-2 and R-2/sp (Residential/special permit)
Property Owner: Antonio Lopez
Representative: CAD Consulting, Co.
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 200 feet on March 6, 2026. As of March 12, 2026, the Planning Division has received one in-person inquiry regarding the request and no expressions of support or opposition. Staff recommends **approval** of Spanish Courts Replat A on a Resubdivision Combination basis and **approval** of exception requests as it complies with Title 19 requirements.

Exception Requests:

- To waive the dedication and construction of 6-feet of additional right-of-way along Maximo Dr.
- To waive the construction of 5-feet of planter strip along Maximo Dr.
- To waive the construction of 1.5 feet of sidewalk along Maximo Dr.

Enrique Ayala, CAD Consulting, Co., agrees with all staff comments.

Commissioner Badillo asked if there was anyone in the public who wished to speak in favor of or against this request. No response.

ACTION: Motion made by Commissioner Masoud **TO APPROVE ITEM #SUSU26-00009 WITH CONDITIONS**, seconded by Commissioner Reagan and unanimously carried.

Motion Passed.

OTHER BUSINESS:

7. Presentation and Discussion on Proposed Amendments to the Landscape Ordinance.
Staff Contact: Tony De La Cruz, Assistant Director of Building Permits & Inspections,
(915) 212-1589, DeLaCruzJA@elpasotexas.gov
POSTPONED FOR TWO WEEKS

8. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Uribe and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:15 p.m.

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.

Approved as to form:

Kevin W. Smith, City Plan Commission Executive Secretary

To be sure the public is not misled, the Commission is publishing this notice in the public hearing process.

The Commission is also publishing this notice in the public hearing process to ensure that the public is aware of the Commission's actions.

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THURSDAY, APRIL 23, 2009

The Commission is also publishing this notice in the public hearing process to ensure that the public is aware of the Commission's actions.

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APRIL 23, 2009

The Commission is also publishing this notice in the public hearing process to ensure that the public is aware of the Commission's actions.

EXECUTIVE ACTION

The Commission is also publishing this notice in the public hearing process to ensure that the public is aware of the Commission's actions.

APRIL 23, 2009


Executive Director



Legislation Text

File #: BC-1883, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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SUSU26-00012: Campo del Sol Unit 3A - A portion of Section 20, Block 81,
Township 1, Texas and Pacific Railway Company Surveys,
Abstract 5419, City of El Paso, El Paso County, Texas

Location: South of Stan Roberts Sr Ave. and West of McCombs St.
Existing Zoning: G-MU (General Mixed Use)
Property Owner: Franklin Mountain Communities, LLC
Representative: Kimley Horn
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov



Legislation Text

File #: BC-1884, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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PZDS25-00044: A portion of Lot 1, Block 2, Las Placitas del Rey, City of El Paso, El Paso County, Texas

Location: 710 N. Americas
Zoning: C-3/sc (Commercial/special contract)
Request: Detailed Site Development Plan approval per Ordinance No. 6567
Existing Use: Vacant
Proposed Use: Commercial
Property Owner: Americas North LLC
Representative: Charlie Gomez - EP Grotto, LLC
District: 6
Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov



Legislation Text

File #: BC-1885, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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SUSU25-00095: Spare Feet Unit One - A portion of Section No. 19, Block 79 Township 3, Texas and Pacific Railway Company, El Paso County, Texas

Location: South of Pelicano Dr. and West of Darrington Rd.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: M2B El Paso LLC
Representative: TRE & Associates, LLC
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

ITEM POSTPONED FROM FEBRUARY 26, 2026



File #: BC-1886, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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SUSU26-00013: Cevallia Avenue - Being A Portion of the South Part of
Section 16, Block 79, Township 3, Texas and Pacific
Railway Company Survey, El Paso County, Texas

Location: North of North Loop Dr. and East of Yarbrough Dr.
Existing Zoning: C-4/c (Commercial/conditions)
Property Owner: El Paso County
Representative: CSA Design Group, Inc.
District: 6
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov



File #: BC-1887, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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SUSU25-00047: North Goza Subdivision - Tracts 3-A-3, Tract 5-A-1, Block 7, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: North of Zaragoza Rd. and West of North Loop Dr.
Existing Zoning: C-1/c and C-2/c (Commercial/conditions)
Representative: CAD Consulting Co.
District: 7
Staff Contact: Ismael Segovia, (915) 212-1665,
SegovialB@elpasotexas.gov

North Goza Subdivision

City Plan Commission — March 26, 2026



CASE NUMBER/TYPE:	SUSU25-00047 – Reconsideration Waiver for Major Combination
CASE MANAGER:	Ismael Segovia, (915) 212-1665, SegoviaI@elpasotexas.gov
PROPERTY OWNER:	North Goza, LLC.
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	North of Zaragoza Rd. and West of North Loop Dr. (District 7)
PROPERTY AREA:	7.00 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$7,000.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	C-1c/C-2c (Commercial)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the reconsideration of the waiver request for the North Goza Subdivision major combination. The request seeks to waive 13½ feet of right-of-way along Pell Way, leaving 6½ feet to be dedicated.

North Goza Subdivision



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargement of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



0 37.5 75 150 225 300 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting reconsideration of the prior waiver decision because the action taken was unclear due to conflicting information in the staff report and presentation. The applicant now proposes to waive 13½ feet of right-of-way along Pell Way, instead of 20 feet, leaving 6½ feet to be dedicated. This request better aligns with the 48-foot total right-of-way typically required for a residential local street.

CASE HISTORY/RELATED APPLICATIONS: SUSU25-00047 was approved at the March 12, 2026 City Plan Commission. Additionally, the request to waive dedication of 20 feet of right-of-way along Pell Way was denied, and the waivers to construct 5 feet of parkway along Pell Way and to allow for the sidewalk to abut the roadway along Pell Way were approved.

However, it was not clear as to what dedication waivers were approved and/or denied due to inconsistency between the staff report and presentation.

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include the following:

1. To waive 13 ½ feet of right-of-way dedication along Pell Way, thereby leaving only 6 ½ feet of right-of-way to be dedicated along Pell Way

EVALUATION OF EXCEPTION REQUEST: The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows: Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood. street improvements are in character with the neighborhood.

North Goza Subdivision

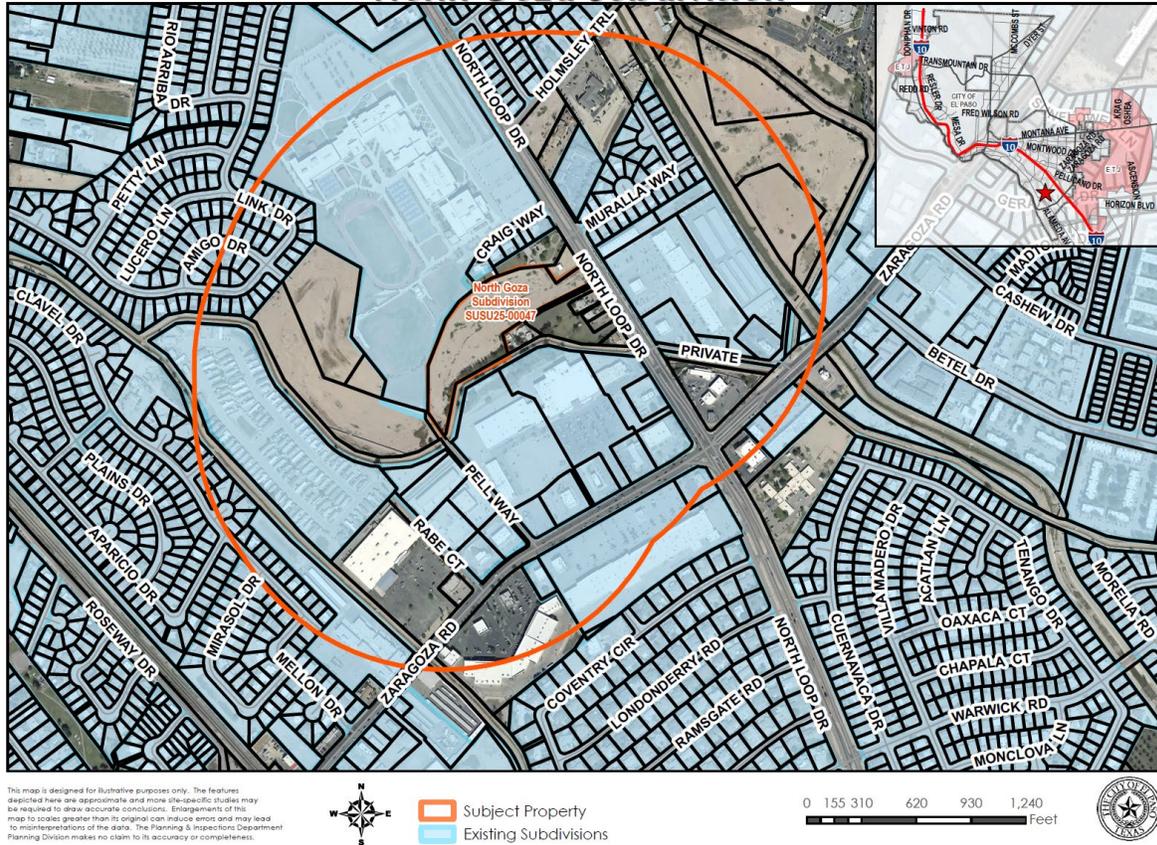


Figure B: Developed properties within a quarter mile of proposed subdivision

STAFF ANALYSIS: This request better aligns with the 48-foot total right-of-way typically required for a residential local street and aligns with the rest of Pell Way.

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	P-R-2/R-F (Planned Residential) / School
South	C-1/c (Commercial/condition) / Commercial development
East	C-2/SP (Commercial/Special Permit) / Commercial development
West	P-R-2/R-4/c (Planned Residential/Residential) / School
Nearest Public Facility and Distance	
Park	Blackie Chesher (0.8 mi.)
School	Mission Valley (0.1 mi.)
Plan El Paso Designation	
G3, Post-War	
Impact Fee Service Area	
N/A	

CITY PLAN COMMISSION OPTIONS:

Reconsideration of Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Revised Exception Request

ATTACHMENT 1

North Goza Subdivision

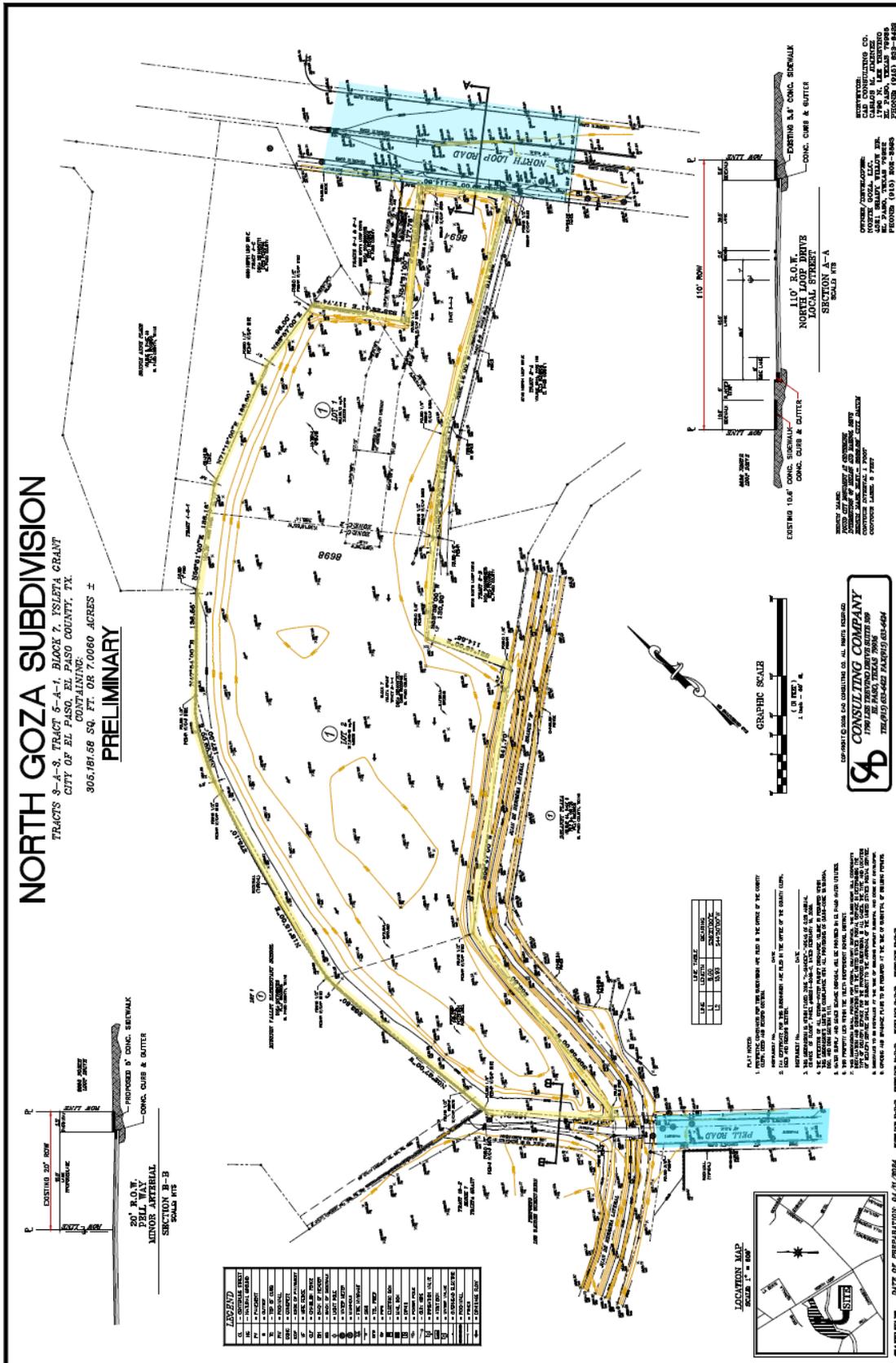


Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 4



March 17, 2026

To: City of El Paso

This is a request for a waiver for the property at 8696 North Loop Drive (North Goza Subdivision) on the request from the City of El Paso Planning and Transportation comments regarding the dedication of 20 ft. additional right-of-way. We are requesting a 13.5 ft. waiver instead of 20 feet. Only 6.5 ft. would be dedicated.

If you have any questions, please call me at 915-633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.



File #: BC-1888, 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.

SUSU26-00005: Sierra Crest Replat I - Common Open Space A, and Lot 17, 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



Legislation Text

File #: BC-1889, 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.

PZRZ25-00031: Lots 1 through 10, Block 28, Alexander Addition, City of El Paso, El Paso County, Texas

Location: 1401 N. Mesa St.
Zoning: A-3 (Apartment)
Request: To rezone from A-3 (Apartment) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Restaurant
Property Owner: Dirty Freddy, LLC
Representative: Charlie Gomez - EP Grotto, LLC
District: 8
Staff Contact: Alejandra González, (915) 212-1506,
GonzalezAG@elpasotexas.gov



File #: BC-1890, 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.

PZRZ25-00012: A portion of Tracts 1 through 17, Palmdale Acres, as filed in Volume 12, Page 9 of the plat records of El Paso County, Texas, and a portion of Vacated Dairy Road, Block 20, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: 7321 North Loop Dr.
Zoning: R-F (Ranch and Farm)
Request: To rezone from R-F (Ranch and Farm) to C-2 (Commercial)
Existing Use: Vacant
Proposed Use: Office warehouse
Property Owner: Farmers Select LLC
Representative: CAD Consulting Co.
District: 3
Staff Contact: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1891, **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.

Presentation and Discussion on Proposed Amendments to the Landscape Ordinance.

Staff Contact: Tony De La Cruz, Assistant Director of Building Permits & Inspections,
(915) 212-1589, DeLaCruzJA@elpasotexas.gov

POSTPONED FROM MARCH 12, 2026