



AGENDA FOR THE CITY PLAN COMMISSION

July 03, 2025

MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR

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: 698 828 026#

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 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.

A quorum of the City Plan Commission members must be present and participate in the meeting.

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 June 18, 2025

[BC-823](#)

Resubdivision Final

2. **SUSU25-00049:** Rancho Del Rey Logistics Park Unit 3 - A portion of Section 42, Ysleta Grant, Abstract No. 214, City of El Paso, El Paso County, Texas

Location: East of Americas Ave. and North of North Loop Dr.

Existing Zoning: C-4/c/sc (Commercial/conditions/special contract)

Property Owner: Ben L. Ivey, LTD

Representative: Kimley-Horn

District: 6

Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
- [BC-826](#)

Detailed Site Development Plan Application

3. **PZDS25-00014:** All of Lots 16 through 20, Block 57, Alexander Addition, City of El Paso, El Paso County, Texas

Location: 1600 N. Mesa Street

Existing Zoning: S-D/sc (Special Development/special contract)

Request: Detailed Site Development Plan Approval per condition imposed by Ordinance No. 6541

Existing Use: Vacant

Proposed Use: Garage or lot, parking (private)

Property Owner: Gastroenterology Institute of El Paso

Representative: EP Heritage Development
- [BC-827](#)

District: 8
Staff Contact: Saul J. G. Pina, (915) 212-1604,
PinaSJ@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.

PUBLIC HEARING Rezoning Application

- 4. PZRZ25-00010:** A portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas [BC-828](#)
- Location: Generally North of Woodrow Bean Transmountain Dr. and East of Resler Dr.
- Zoning: R-3A (Residential)
- Request: To rezone from R-3A (Residential) to PR-II (Planned Residential)
- Existing Use: Vacant
- Proposed Use: Townhomes
- Property Owner: DVEP Land LLC
- Representative: Del Rio Engineering
- District: 1
- Staff Contact: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov
- POSTPONED FROM JUNE 18, 2025**
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- 5. PZRZ25-00014:** A portion of Lot 3, Block B, Arnold Foothills, City of El Paso, El Paso County, Texas [BC-829](#)
- Location: 7750 Alabama St.
- Existing Zoning: C-1 (Commercial)
- Request: Rezone from C-1 (Commercial) to A-O (Apartment/Office)
- Existing Use: Vacant
- Proposed Use: Apartment (five or more units)
- Property Owner: Romity MF Ventures, LLC
- Representative: TJ Karam

District: 2
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

- 6. PZRZ25-00017:** A part of Lot 54, Cinecue Park Addition, City of El Paso, El Paso County, Texas [BC-830](#)
- Location: 8172 Lowd Ave.
Existing Zoning: R-F (Ranch and Farm)
Request: Rezone from R-F (Ranch and Farm) to R-2 (Residential)
Existing Use: Vacant
Proposed Use: Single-family dwelling
Property Owner: Armando Urenda and Leticia Urenda
Representative: Luis Urenda
District: 7
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

PUBLIC HEARING Special Permit Application

- 7. PZST24-00007:** Tract 1B, A.F. Miller Survey No. 214, City of El Paso, El Paso County, Texas [BC-831](#)
- Location: 6500 N. Mesa St.
Zoning: C-1 (Commercial)
Request: Special Permit and Detailed Site Development Plan approval for governmental use, building in the C-1 (Commercial) zone district
Existing Use: Governmental use, building (fire station)
Proposed use: Governmental use, building (fire station)
Property Owner: City of El Paso
Representative: In*Situ Architecture
District: 8
Staff Contact: Andrew Salloum, (915) 212-1603,
SalloumAM@elpasotexas.gov
- 8. PZST24-00018:** Lots 28, 29, 30 and 31, Block 23, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas [BC-832](#)
- Location: 506 Randolph Dr.
Existing Zoning: A-4/sc/H (Apartment/special contract/Historic)
Request: Special Permit and Detailed Site Development Plan approval to allow for infill development
Existing Use: Vacant
Proposed Use: Apartment (five or more units)
Property Owner: Highland Development and Construction Group, LLC
Representative: Enrique Escobedo, AIA
District: 8
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

Other Business

9. Discussion and action on Election of Officers (First Chair and Second Chair)
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

[BC-833](#)

10. Discussion and action on the Comprehensive Plan subcommittee.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

[BC-834](#)

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 _____ of _____ at _____ AM/PM by _____