



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

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**September 25, 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#

**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 September 11, 2025. [BC-1220](#)

### **Major Preliminary**

2. SUSU25-00081: Ocotillo Estates Unit Three - Being a portion of A.G. McMath, Survey No. 298, City of El Paso, El Paso County, Texas [BC-1221](#)

Location: East of Redd Rd. and South of Transmountain Rd.

Existing Zoning: PMD (Planned Mountain Development)

Property Owner: EP Park Hills II, Ltd.

Representative: Conde, Inc.

District: 1

Staff Contact: Saul Fontes, (915) 212-1606,

FontesSA@elpasotexas.gov

### **Major Combination**

3. SUSU25-00082: Inglewood Industrial - Being Tracts 20A, 20A2, 20B, 21, 22A, a portion of Tracts 20A1A, 20A1B, Ysleta Grant, Block 2, and a portion of Tract 2D, Socorro Grant, Block 6, according to the resurvey of said Ysleta Grant and Socorro Grant, City of El Paso, El Paso County, Texas [BC-1222](#)

Location: South of Americas Ave. and West of North Loop Dr.

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

Property Owner(s): DI Inglewood Industrial, LP  
Representative: TRE & Associates, LLC  
District: 7  
Staff Contact: Myrna Aguilar, (915) 212-1584,  
AguilarMP@elpasotexas.gov

4. SUSU25-00052: Iron Dust Off By-Pass R.O.W Subdivision - Being a portion of Section 23, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

[BC-1223](#)

Location: West of Purple Heart Blvd. and South of Liberty Expressway  
Existing Zoning: PMD (Planned Mountain Development)  
Property Owner: City of El Paso  
Representative: Brock & Bustillos  
District: 3  
Staff Contact: Saul Fontes, (915) 212-1606,  
FontesSA@elpasotexas.gov

#### **Resubdivision Final**

5. SUSU25-00083: Classic Park Unit 1 - Being a replat of Lot 69, Block 28, Mesquite Hills Unit Four, and all of Tracts 7 and 7A, Section 16, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

[BC-1224](#)

Location: North of Dyer St. and East of Mesquite Hill Dr.  
Existing Zoning: R-5 (Residential)  
Property Owner: Direct Home Sales, Inc.  
Representative: Conde, Inc.  
District: 4  
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**

6. SUSU25-00080: Sun Ridge Unit Sixteen - Being a portion of the West ½ of the Southwest ¼, of the Southwest ¼ of the Southwest ¼ of Section 3, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

[BC-1225](#)

Location: East of Loop 375 Hwy. and South of Montwood Blvd.  
Existing Zoning: R-5 SP (Residential/Special Permit)  
Property Owner: JNC Development Inc.  
Representative: CEA Group  
District: 5  
Staff Contact: Saul Fontes, (915) 212-1606,  
FontesSA@elpasotexas.gov

## **Major Combination**

7. SUSU25-00084: Canutillo ISD - Alderete Middle School - A portion of Tracts 1B2, Nellie D. Mundy Survey 242, Tract 62E2, W.H. Glenn Survey 241 and Tracts 4G and 4G2, Nellie D. Mundy Survey 240, City of El Paso, El Paso County, Texas

[BC-1226](#)

Location: East of Resler Dr. and North of Northern Pass Dr.  
Existing Zoning: R-3A (Residential) and C-3/c (Commercial/conditions)  
Property Owner(s): Canutillo Independent School District  
Representative: SLI Engineering, Inc.  
District: 1  
Staff Contact: Myrna Aguilar, (915) 212-1584,  
AguilarMP@elpasotexas.gov

8. SUSU25-00065: Modesto Gomez Park Subdivision - A portion of Tracts 2 and 3, F. Neve Survey No. 8, a portion of E. R. Talley Surveys No. 6 and 7, and a portion of Tract 1-A, U.S. Government Parcel No.1, City of El Paso, El Paso County, Texas

[BC-1227](#)

Location: North of Cesar Chavez Memorial Hwy. and East of Gateway North Blvd.  
Existing Zoning: R-5 (Residential) and M-1 (Light Manufacturing)  
Property Owner(s): City of El Paso  
Representative: SLI Engineering, Inc.  
District: 2

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

## **PUBLIC HEARING Rezoning Application**

9. PZRZ25-00018: A portion of E.R. Talley Surveys No. 6 and 7, City of El Paso, El Paso County, Texas

[BC-1228](#)

Location: 4600 Edna Ave.  
Zoning: M-1 (Light Manufacturing)  
Request: To rezone from M-1 (Light Manufacturing) to R-5  
(Residential)  
Existing Use: Public Park  
Proposed Use: Public Park  
Property Owner: City of El Paso  
Representative: SLI Engineering, Inc.  
District: 2  
Staff Contact: Alejandra González, (915) 212-1506,  
GonzalezAG@elpasotexas.gov  
POSTPONED FROM AUGUST 28, 2025

10. PZRZ25-00019: A portion of Tract 4, Block 6, Map of the Christy Tract, City of El Paso, El Paso County, Texas

[BC-1229](#)

Location: 529 Schwabe St.  
Zoning: R-F (Ranch and Farm)  
Request: To rezone from R-F (Ranch and Farm) to R-3A  
(Residential)  
Existing Use: Vacant  
Proposed Use: Single-family dwelling  
Property Owner: Aaron Aceves  
Representative: Aaron Aceves  
District: 7  
Staff Contact: Alejandra González, (915) 212-1506,  
GonzalezAG@elpasotexas.gov

## **PUBLIC HEARING Special Permit Application**

11. PZST24-00011: A portion of Tract 14, Arcadia Subdivision, City of El Paso, El Paso County, Texas

[BC-1230](#)

Location: 7681 Barton St.  
Zoning: R-3 (Residential)  
Request: Special Permit and Detailed Site Development Plan  
approval to allow for the use of Sanitarium in the R-3  
(Residential) zone district  
Existing Use: Residential  
Proposed Use: Sanitarium  
Property Owner: Harmony Road Recovery, LLC

Representative: Wright and Dalbin Architects  
District: 7  
Staff Contact: Saul J. G. Pina, (915) 212-1604,  
PinaSJ@elpasotexas.gov  
POSTPONED FROM SEPTEMBER 11, 2025

12. PZST25-00009: Lot 5, Block 37, Magoffin Addition, City of El Paso, El Paso County, Texas

[BC-1231](#)

Location: 911 Tays St.  
Existing Zoning: A-3 (Apartment)  
Request: Special Permit and Detailed Site Development Plan approval to allow for an Infill Development with average lot width and side yard setback reduction for a quadraplex use in the A-3 (Apartment) zone district  
Existing Use: Single-family dwelling  
Proposed Use: Quadraplex  
Property Owner: H&N Property Holdings, LLC  
Representative: Nicholas Najera  
District: 8  
Staff Contact: Blanca Perez, (915) 212-1561,  
PerezBM@elpasotexas.gov

#### **Other Business**

13. Discussion and action on amendments to Titles 15, 19, 20, and 21 in accordance with Texas Senate Bills 15 and 840.  
Contact: Philip Etiwe, Director of Planning and Inspections,  
(915) 212-1553, EtiwePF@elpasotexas.gov

[BC-1232](#)

### **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 the \_\_\_\_\_ of \_\_\_\_\_ at \_\_\_\_\_ AM/PM by \_\_\_\_\_