



AGENDA FOR THE CITY PLAN COMMISSION

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 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 1/4, 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 _____



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1220, **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 September 11, 2025.



CITY PLAN COMMISSION MEETING

2nd Floor, Main Conference Room

September 11, 2025

1:30 P.M.

MINUTES

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

The meeting was called to order at 1:51 p.m. 1st Chair Lauren Hanson present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair) *(via MS Teams)*

Lauren Hanson (1st Chair)

Sal Masoud (2nd Chair)

Albert Apodaca

Lisa Badillo

Juan Uribe

COMMISSIONERS ABSENT:

Brandon Carrillo

Jose L. Reyes

Rodolfo Rodriguez

AGENDA

Commissioner Apodaca read the rules into the record.

Luis Zamora, Chief Planner, noted that Item 5 is to be postponed for two weeks, and Item 6 amending acreage to 2,300 acres.

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

AYES: Commissioners Borrego, Hanson, Masoud, Apodaca, Badillo, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Carrillo, Reyes, and Rodriguez

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.

A sign-up form is available outside the City Hall – Main Conference Room 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.

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 August 28, 2025.

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

Motion Passed.
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III. 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:

2. **SUSU25-00068:** Stellar La Mesa Subdivision — Being a portion of Tracts 7A, 7B, and all of Tracts 6-B-2-A, 6-B-2-A-1, 6-B-3-H and 6-B-3-S, Laura E. Mundy Survey No, 238, Town of Canutillo, El Paso County, Texas
- Location: West of Interstate 10 Hwy and North of Transmountain Rd.
 Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Property Owner: SCP20 Partners, LP
 Representative: Brock and Bustillos
 District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **approval with condition** of Stellar La Mesa Subdivision Unit One on a Major Combination basis, subject to the following condition.

- That the Major Thoroughfare Plan amendment for the proposed collector running north to south on the westerly portion of the subdivision be approved by City Council prior to the recordation of the final plat.

Aaron Alvarado, Brock and Bustillos, concurs with all staff comments.

ACTION: Motion made by Commissioner Uribe **TO APPROVE ITEM #SUSU25-00068 WITH CONDITIONS**, seconded by Commissioner Apodaca and unanimously carried.

Motion Passed.

PUBLIC HEARING - Street Name Change:

3. **SUNC25-00001:** Name change from Rosa Avenue to Hope Court
- Location: South of Interstate 10 and East of Reynolds St.
 Existing Zoning: SCZ T-4O, T6 (SmartCode Zone Transects T-4O, T6)
 Property Owner: City of El Paso
 Representative: Patrick Espinoza
 District: 2
 Staff Contact: Alex Alejandre, (915) 212-1642, AlejandroAX@elpasotexas.gov

Commissioner Badillo recused herself from this item.

Alex Alejandre, Senior Planner, made a presentation to the Commission. Staff recommends **approval** of the street name change request.

Patrick Espinoza, Texas Tech, agrees with all staff comments.

Commissioner Hanson 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, seconded by Commissioner Apodaca **TO APPROVE ITEM #SUNC25-00001** and unanimously carried.

Motion Passed.

PUBLIC HEARING Rezoning Application:

4. **PZRZ24-00026:** Lot 7 and Lot 8, Block 10, Eastwood Section 1, City of El Paso, El Paso County, Texas
Location: 7804 and 7808 Bois D'Arc Dr.
Zoning: R-3 (Residential)
Request: To rezone from R-3 (Residential) to S-D (Special Development) and approval of Detailed Site Development Plan
Existing Use: Single-family dwellings
Proposed Use: Medical Office
Property Owner: Adaeze A. Onuoha
Representative: Vanessa Duran
District: 7
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on August 29, 2025. The Planning Division has not received any communications in support or opposition to the request. Staff recommends **Approval** of the rezoning and detailed site development plan requests.

Vanessa Duran agrees with all staff comments.

Commissioner Hanson 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 Apodaca, seconded by Commissioner Masoud **TO APPROVE ITEM #PZRZ24-00026** and unanimously carried.

Motion Passed.

PUBLIC HEARING Special Permit Application:

5. **PZST24-00011:** A portion of Tract 14, Arcadia Subdivision, City of El Paso, El Paso County, Texas
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 FOR TWO WEEKS

Other Business:

6. Discussion and Action on a Resolution releasing approximately 2,300 4,657.2 acres of land South of Eastlake Blvd. and West of Darrington Rd. within El Paso's Extraterritorial Jurisdiction.
 Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

Alex Alejandre, Senior Planner, made a presentation to the Commission.

Art Rubio, Director of Planning for Town of Horizon City, was available for questions.

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Uribe **TO APPROVE RESOLUTION RELEASING APPROXIMATELY 2,300 ACRES SOUTH OF EASTLAKE BLVD. AND WEST OF DARRINGTON RD. WITHIN THE EL PASO'S EXTRATERRITORIAL JURISDICTION TO THE TOWN OF HORIZON CITY** and unanimously carried.

Motion Passed.

7. Discussion and Action on the Comprehensive Plan Subcommittee members.
 Staff Contact: Kevin Smith, (915) 212-1566, SmithKW@elpasotexas.gov

Kevin Smith, Assistant Director, mentioned that one more member was needed for this subcommittee.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Masoud **TO NOMINATE COMMISSIONER LISA BADILLO TO THE SUBCOMMITTEE** and unanimously carried.

Motion Passed.

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

ADJOURNMENT:

ACTION: Motion made by Commissioner Borrego, seconded by Commissioner Apodaca and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 2:11 p.m.

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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.

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Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary



Legislation Text

File #: BC-1221, Version: 1

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

AGENDA LANGUAGE:

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SUSU25-00081: Ocotillo Estates Unit Three - Being a portion of A.G.
McMath, Survey No. 298, City of El Paso, El Paso
County, Texas

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



Legislation Text

File #: BC-1222, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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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

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



Legislation Text

File #: BC-1223, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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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

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



Legislation Text

File #: BC-1224, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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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

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



Legislation Text

File #: BC-1225, **Version:** 1

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

AGENDA LANGUAGE:

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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

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



Legislation Text

File #: BC-1226, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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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

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



Legislation Text

File #: BC-1227, Version: 1

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

AGENDA LANGUAGE:

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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

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



Legislation Text

File #: BC-1228, Version: 1

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

AGENDA LANGUAGE:

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

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



Legislation Text

File #: BC-1229, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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

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



Legislation Text

File #: BC-1230, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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

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



Legislation Text

File #: BC-1231, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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

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



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1232, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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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