



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

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**July 02, 2026**  
**THORMAN CONFERENCE ROOM, 801 TEXAS AVE, BASEMENT**  
**1:30 PM**

Notice is hereby given that a Hearing of the City Plan Commission of the City of El Paso 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](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 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 June 18, 2026. [BC-2253](#)

### **Major Final**

2. SUSU26-00035: Campo Del Sol Phase 3 - A portion of Tract 2, and a portion of Tract 3A, Section 20, Block 81, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas [BC-2254](#)

Location: North of Patriot Blvd. and West of McCombs St.

Existing Zoning: GMU (General Mixed Use)

Property Owner: Franklin Mountain Communities, LLC

Representative: SLI Engineering, Inc.

District: 4

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

### **Resubdivision Combination**

3. SUSU26-00037: Vista Del Sol Unit One Hundred Seventeen Replat - "C" - A replat of Lots 3 thru 7, Block 504, Vista Del Sol Unit One Hundred Seventeen Replat B, City of El Paso, El Paso County, Texas [BC-2255](#)

Location: South of Vista Del Sol Dr. and West of Joe Battle Blvd.

Existing Zoning: C-3/c (Commercial/Conditions) and C-3/sc (Commercial/Special contract)

Property Owner: El Paso Vista HY RE, LLC

Representative: Conde, Inc.  
District: 6  
Staff Contact: Alonso Hernandez, (915) 212-1585,  
HernandezJA5@elpasotexas.gov

### Detailed Site Development Plan

4. PZDS25-00029: Lots 8, 9, 10, Block 1, Montana and Lee Commercial District No. [BC-2256](#)  
2, City of El Paso, El Paso County, Texas

Location: 11412 Montana Ave.  
Zoning: C-4/c (Commercial/condition)  
Request: Detailed Site Development Plan approval per Ordinance No. 7185  
Existing Use: Professional Offices  
Proposed Use: Professional Offices  
Property Owner: A2ZM Real Estate, LLC  
Representative: Albert Sarabia  
District: 6  
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@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.

### Detailed Site Development Plan

5. PZDS26-00014: A portion of Tract 1-B (N/K/A Tract 1-B-1), Nellie D. Mundy Survey [BC-2257](#)  
No. 243, City of El Paso, El Paso County, Texas

Location: 7345 Dewberry Dr.

Zoning: P-R II (Planned Residential II)  
Request: Detailed Site Development Plan approval  
Existing Use: Vacant  
Proposed Use: Single-family attached dwellings (atrium, patio, townhouse, condominium)  
Property Owner: DVEP Land LLC  
Representative: Del Rio Engineering  
District: 1  
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

## Major Combination

6. SUSU26-00034: Dewberry Springs Subdivision - A portion of Tract 1-B (N/K/A Tract 1-B-1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas [BC-2258](#)

Location: East of Resler Dr. and North of Transmountain Rd.  
Existing Zoning: P-R II (Planned Residential District II)  
Property Owner: DVEP Land, LLC  
Representative: Del Rio Engineering, Inc.  
District: 1  
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov  
POSTPONED FROM JUNE 18, 2026

7. SUSU26-00036: Montana Market - All of Tracts 5-C-8, 5-C-8-A, 5-C-8-A-1 and 5-C-8-B, Block 2, Ascarate Grant Surveys, City of El Paso, El Paso County, Texas [BC-2259](#)

Location: North of Montana Ave. and West of Airway Blvd.  
Existing Zoning: C-2/sp (Commercial/special permit) and C-4/sp (Commercial/special permit)  
Property Owner: River Oaks Properties, LTD  
Representative: SLI Engineering, Inc.  
District: 3  
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

## PUBLIC HEARING Special Permit Application

8. PZST25-00021: Lots 24 through 28, inclusive, Block 1, Vista Commercial Park, City of El Paso, El Paso County, Texas [BC-2260](#)

Location: 12230 Pine Springs Dr.  
Existing Zoning: C-4 (Commercial)  
Request: Special Permit and Detailed Site Development Plan approval to allow for a helistop in the C-4 (Commercial) zone district  
Existing Use: Fire station  
Proposed Use: Helistop  
Property Owner: City of El Paso

Representative: Luis Guevara, GRX Architects  
District: 6  
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

**Other Business**

9. Presentation on reasoning and process of platting determinations. [BC-2261](#)  
Staff Contact: Alex Alejandre, Senior Planner, (915) 212-1642,  
AlejandreAX@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 the 26th of June, 2026 at \_\_\_\_\_ AM

By: \_\_\_\_\_  
Elsa Ramirez, Administrative Support Associate