



AGENDA FOR THE CITY PLAN COMMISSION

July 17, 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 July 3, 2025 [BC-903](#)

Postponed-Major Combination

2. SUSU25-00054: Spare Feet Storage - A Portion of Section No. 19, Block 79, Township 3, Texas and Pacific Railway Company, El Paso County, Texas [BC-904](#)
Location: West of Darrington Rd. and South of Pellicano Dr.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Spare Feet Storage
Representative: TRE & Associates, LLC
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Extension Request to Submit Recording Maps

3. PSEN25-00003: Ethel Estates Subdivision - Tract 5A2, S.A. & M.G. Survey No. 265, City of El Paso, El Paso County, Texas [BC-905](#)
Location: East of Doniphan Dr. and North of Redd Rd.
Existing Zoning: R-3 (Residential)
Property Owner: Eliseo Rodriguez Salazar
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov

4. PSEN25-00002: Tierra Del Este Unit Ninety-Two - Portion of section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
Location: South of Edgemere Blvd. and East of Tim Floyd St.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: Ranchos Real Land Holdings, LLC
Representative: Conde, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@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.

Resubdivision Combination

5. SUSU25-00050: Monte Verde Unit Two Replat B - Replat of Lots 9 & 10, Block 1, Monte Verde Unit Two, El Paso County, Texas
Location: East of Joe Battle Blvd. and North of Pellicano Dr.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner: EPT Monteverde, LLC
Representative: SLI Engineering, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

PUBLIC HEARING Resubdivision Combination

6. SUSU25-00056: Dorothy Woodley Hunt Subdivision - Being a replat of a portion of Lot 9, and Lots 7, 8, 10, and a portion of Lot 11, Block 20, Second Amended Map of Ysleta, City of El Paso, El Paso County, Texas
Location: South of Yarbrough Dr. and West of Alameda Ave.
Existing Zoning: R-4 (Residential)
Property Owner: Young Women's Christian Association
Representative: Quantum Engineering Consultants, Inc
District: 7
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

[BC-908](#)

PUBLIC HEARING Right-of-Way (ROW) Vacation

7. SURW23-00013: UTEP ATLC ROW Vacation - A portion of Randolph Street and a portion of Blacker Avenue and a portion of Blanchard Avenue within Alexander Addition, City of El Paso, El Paso County, Texas
Location: West of Mesa St. and North of Interstate 10
Existing Zoning: C-2/sc (Commercial/Special Contract) / R-4 (Residential)
Property Owner: Board of Regents of the University of Texas System
Representative: Board of Regents of the University of Texas System
District: 8
Staff Contact: Alex Alejandre, (915) 212-1642,
AlejandreAX@elpasotexas.gov

[BC-909](#)

PUBLIC HEARING Rezoning Application

8. PZRZ25-00002: The West 10 feet of Lot 22, all of Lot 23 and the East 5 feet of Lot 24, Block 17, Cotton Addition, City of El Paso, El Paso County, Texas
Location: 2320 Montana Ave.
Existing Zoning: A-2 (Apartment)
Request: Rezone from A-2 (Apartment) to S-D (Special Development) and Approval of a Detailed Site Development Plan with Reduction to Minimum District Area and Side Setback
Existing Use: Single-family dwelling
Proposed Use: Boutique
Property Owner: Ana M. Lujan
Representative: Venessa Duran
District: 8
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

[BC-910](#)

PUBLIC HEARING Special Permit Application

9. PZST25-00002: The northerly 58.90 feet of Lot 16 and the northerly 58.90 feet of the easterly half of Lot 15, Block 13, Cotton Addition, City of El Paso, El Paso County, Texas
Location: 809 N. Eucalyptus St.
Zoning: C-4 (Commercial)
Request: Special Permit and Detailed Site Development Plan approval for the use of a professional office in the C-4 (Commercial) zone district with a 100% parking reduction and rear setback reduction
Existing Use: Professional office
Proposed Use: Professional office
Property Owner: John M Holland LLC
Representative: Bruno Vasquez
District: 8
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

[BC-913](#)

PUBLIC HEARING Zoning Condition Release Application

10. PZCR25-00002: Lot 2, Block 34, Mesa Hills Unit Seventeen, City of El Paso, El Paso County, Texas
Location: 5662 N. Mesa St.
Existing Zoning: C-1/sc (Commercial/special contract)
Request: To release conditions imposed by Ordinance No. 4928
Existing Use: Medical Office
Proposed Use: Medical Office
Property Owner: MKD Real Estate, LLC
Representative: Fokus on Architecture, Inc
District: 8
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

[BC-911](#)

Other Business

11. Decorum and ethics training for CPC Commissioners as Officers of the City of El Paso
Contact: Sergio Estrada, Deputy City Attorney, (915) 212-1131, EstradaSM@elpasotexas.gov

[BC-912](#)

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 10th of July, 2025 at _____ PM
By Elsa Ramirez, Administrative Support Associate