



AGENDA FOR THE CITY PLAN COMMISSION

December 04, 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 following 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 November 20, 2025. [BC-1495](#)

Major Combination

2. SUSU25-00045: Power of Dreams Unit Two - A portion of the Southwest ¼ of the Northwest ¼ of Section 16, and a portion of Tract 4, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas [BC-1496](#)

Location: East of Joe Battle Blvd. and South of Vista Del Sol Dr.
Existing Zoning: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: 375 Properties, LLC
Representative: CSA Design Group, Inc.
District: N/A Property lies within ETJ
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@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 Combination

3. SUSU25-00090: Francisco Torres Subdivision - Tract 7A, Block 13, [BC-1497](#)
Upper Valley Surveys, El Paso County, Texas
- Location: North of Artcraft Rd. and East of Westside Dr.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Juan Aguilar and Sandra Aguilar
Representative: Wall Engineers
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

PUBLIC HEARING Rezoning Application

4. PZRZ25-00022: Portion of Tract 62-E-2, W H Glenn Surv 241 Abst [BC-1498](#)
8425 and a portion of Tract 4-G-2-B-1, Nellie D
Mundy Surv #240, City of El Paso, El Paso County,
Texas
- Location: East of Resler Dr. and North of Cimarron Canyon Dr.
Zoning: C-3 (Commercial)
Request: Rezone from C-3 (Commercial) to R-3A (Residential)
Existing Use: Vacant
Proposed Use: School
Property Owner: Canutillo Independent School District
Representative: Nancy Hayes, CSA Design Group
District: 1
Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

PUBLIC HEARING Zoning Condition Release Application

5. PZCR25-00004: Portion of Tract 62-E-2, W H Glenn Surv 241 Abst [BC-1499](#)
8425 and a portion of Tract 4-G-2-B-1, Nellie D
Mundy Surv #240, City of El Paso, El Paso County,

Texas

Location: East of Resler Dr. and North of Cimarron Canyon Dr.
Zoning: C-3 (Commercial)
Request: Release All Zoning Conditions
Existing Use: Vacant
Proposed Use: School
Property Owner: Canutillo Independent School District
Representative: Nancy Hayes, CSA Design Group
District: 1
Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

PUBLIC HEARING Special Permit Application

6. PZST25-00007: A portion of Section 12, Block 81, Township 1, Texas and Pacific Railway Surveys and a portion of Section 11, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas

[BC-1500](#)

Location: 5000 Stan Roberts Sr. Ave.
Existing Zoning: R-F (Ranch and Farm)
Request: Special Permit and Detailed Site Development Plan approval to allow for a solar major utility facility in the R-F (Ranch and Farm) zone district
Existing Use: Vacant
Proposed Use: Solar major utility facility
Property Owner: City of El Paso - Managed by El Paso Water
Representative: Georges Halloul, SLI Engineering Inc.
District: 4
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

Other Business

7. Discussion and Action on an amendment to El Paso City Code Title 20 (Zoning) to add a new definition for short-term rental.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

[BC-1501](#)

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 26th day of November, 2025 at _____ AM/PM.

By: _____
Elsa Ramirez, Administrative Support Associate