



AGENDA FOR THE CITY PLAN COMMISSION

August 28, 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 August 14, 2025. [BC-1088](#)

Resubdivision Final

2. SUSU25-00075: Rio Vista Estates Unit II - Being a Portion of Tracts 15-C-1 and 15-D, [BC-1089](#)
Block 13, Upper Valley Surveys, and a Remnant Portion of Lot 25, Block 1, Edmundo Kauffman Estates Replat "A", El Paso County, Texas

Location: North of Borderland Rd. and East of Strahan Rd.

Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)

Property Owner: Cuatro Land Holdings, LLC

Representative: Del Rio Engineering Inc.

District: N/A property lies within Extraterritorial Jurisdiction (ETJ)

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

3. SUSU25-00071: 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-1090](#)
- Location: West of McCombs St. and North of Gateway South Blvd.
Existing Zoning: G-MU (General Mixed Use)
Property Owner(s): Franklin Mountain Communities, LLC
Representative: SLI Engineering, Inc.
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Major Combination

4. SUSU25-00072: Gateway Estates Replat Q - Being a replat of Lot 1, Gateway Estates Replat B, El Paso County, Texas [BC-1091](#)
- Location: East of Joe Battle Blvd. and South of Montwood Dr.
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Property Owner(s): Paseo del Norte and The Universal Church
Representative: Brock and Bustillos, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
5. 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 [BC-1092](#)
- 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

PUBLIC HEARING Resubdivision Combination

6. SUSU25-00077: Diamantina Subdivision X - The North 138 Feet of Tract 129, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas [BC-1093](#)

Location: West of Gateway South Blvd. and South of Hondo Pass Ave.

Existing Zoning: R-4 (Residential)

Property Owner: Paumis LLC

Representative: Arcon Pro Design

District: 2

Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

PUBLIC HEARING Rezoning Application

7. PZRZ25-00018: A portion of E.R. Talley Surveys No. 6 and 7, City of El Paso, El Paso County, Texas [BC-1094](#)

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

8. PZRZ25-00009: A portion of Lot 2, Block 1, Ibarra Subdivision, City of El Paso, El Paso County, Texas [BC-1095](#)

Location: 3550 Rich Beem Blvd.

Zoning: C-1 (Commercial)

Request: To rezone from C-1 (Commercial) to C-2 (Commercial)

Existing Use: Vacant

Proposed Use: Ballroom and shopping center

Property Owner: Lawson Apartments LLC

Representative: Guillermo Barajas

District: 5

Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

PUBLIC HEARING Special Permit Application

9. PZST25-00004: A portion of Lot 2, Block 1, Ibarra Subdivision, City of El Paso, El Paso County, Texas [BC-1096](#)

Location: 3550 Rich Beem Blvd.

Zoning: C-1 (Commercial)

Request: Special permit and detailed site plan approval to allow for

the use of a ballroom in a proposed C-2 (Commercial) zone district

Existing Use: Vacant

Proposed Use: Ballroom and shopping center

Property Owner: Lawson Apartments LLC

Representative: Guillermo Barajas

District: 5

Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@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 21st of August, 2025.

By: _____
Elsa Ramirez, Administrative Support Associate



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1088, **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 August 14, 2025.



Legislation Text

File #: BC-1089, **Version:** 1

CITY OF EL PASO, TEXAS
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SUSU25-00075: Rio Vista Estates Unit II - Being a Portion of Tracts 15-C-1 and 15-D, Block 13, Upper Valley Surveys, and a Remnant Portion of Lot 25, Block 1, Edmundo Kauffman Estates Replat "A", El Paso County, Texas

Location: North of Borderland Rd. and East of Strahan Rd.
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Property Owner: Cuatro Land Holdings, LLC
Representative: Del Rio Engineering Inc.
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov



Legislation Text

File #: BC-1090, **Version:** 1

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Existing Zoning: G-MU (General Mixed Use)
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Representative: SLI Engineering, Inc.
District: 4
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov



Legislation Text

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Property Owner(s): Paseo del Norte and The Universal Church
Representative: Brock and Bustillos, Inc.
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov



Legislation Text

File #: BC-1092, **Version:** 1

CITY OF EL PASO, TEXAS
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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



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SUSU25-00077: Diamantina Subdivision X - The North 138 Feet of Tract 129,
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Location: West of Gateway South Blvd. and South of Hondo Pass Ave.
Existing Zoning: R-4 (Residential)
Property Owner: Paumis LLC
Representative: Arcon Pro Design
District: 2
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov



Legislation Text

File #: BC-1094, **Version:** 1

CITY OF EL PASO, TEXAS
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PZRZ25-00018: A portion of E.R. Talley Surveys No. 6 and 7, City of El Paso,
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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



Legislation Text

File #: BC-1095, Version: 1

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PZRZ25-00009: A portion of Lot 2, Block 1, Ibarra Subdivision, City of El Paso,
El Paso County, Texas

Location: 3550 Rich Beem Blvd.
Zoning: C-1 (Commercial)
Request: To rezone from C-1 (Commercial) to C-2 (Commercial)
Existing Use: Vacant
Proposed Use: Ballroom and shopping center
Property Owner: Lawson Apartments LLC
Representative: Guillermo Barajas
District: 5
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov



Legislation Text

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CITY OF EL PASO, TEXAS
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PZST25-00004: A portion of Lot 2, Block 1, Ibarra Subdivision, City of El Paso,
El Paso County, Texas

Location: 3550 Rich Beem Blvd.

Zoning: C-1 (Commercial)

Request: Special permit and detailed site plan approval to allow for
the use of a ballroom in a proposed C-2 (Commercial) zone
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Existing Use: Vacant

Proposed Use: Ballroom and shopping center

Property Owner: Lawson Apartments LLC

Representative: Guillermo Barajas

District: 5

Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov