



***** REVISED *****

AGENDA FOR THE CITY PLAN COMMISSION

June 18, 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: 832 484 664#

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 June 5, 2025. [BC-780](#)

Resubdivision Combination

2. SUSU24-00096: Montecillo Unit Eleven Replat "H" - Being a Replat of Lots 5, 6, and 7, Block 43, Montecillo Unit Eleven Replat "B", City of El Paso, El Paso County, Texas [BC-781](#)

Location: West of Mesa St. and North of Interstate Highway 10

Existing Zoning: SCZ-T5 (SmartCode, Transect 5)

Property Owner: Montecillo Retail Investments, LP

Representative: Brock & Bustillos Inc.

District: 8

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

3. SUSU24-00099: Montecillo Unit Eleven Replat "F" - Being a Replat of Lots 15, 16, and 17, Block 43, Montecillo Unit Eleven Replat "B" and Lots 18 and 19, Block 43, Montecillo Unit Eleven Replat "C", City of El Paso, El Paso County, Texas [BC-782](#)

Location: West of Mesa St. and North of Interstate Highway 10

Existing Zoning: SCZ-T5 (SmartCode, Transect 5)

Property Owner: Montecillo Retail Investments, LP

Representative: Brock & Bustillos Inc.

District: 8

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

Detailed Site Development Plan Application

4. PZDS25-00011: A portion of Lot 9, Block 1, Country Place Estates, City of El Paso, El Paso County, Texas

[BC-789](#)

Location: 871 Country Club Rd.

Existing Zoning: S-D/spc (Special Development/special protective conditions)

Request: Detailed Site Development Plan per City Ordinance

Existing Use: Duplex and quadruplex dwellings

Proposed Use: Single-family, duplex, and quadruplex dwellings

Property Owner: Aria Construction

Representative: Mario Ornelas

District: 1

Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@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

5. SUSU25-00021: Grayham Estates - Tract 8, Nellie D Mundy Survey 241, City of El Paso, El Paso County, Texas

[BC-783](#)

Location: North of Borderland Rd. and East of Doniphan Dr.

Existing Zoning: R-3 (Residential)

Property Owner(s): Larry L. and Sylvia M. Grayham

Representative: Sitework Engineering, LLC

District: 1

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

6. SUSU25-00048: Majestic Sands Unit One - A portion of Section 17, Block 79, Township 3 Texas and Pacific Railroad Surveys, El Paso County, Texas

[BC-784](#)

Location: East of Joe Battle Blvd. and South of Pellicano Dr.

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

Property Owner(s): Bowling Land Investment, LLC
Representative: CEA Group
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

PUBLIC HEARING Comprehensive Plan Amendment

7. PLCP24-00003: A portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas

[BC-785](#)

Location: South of Artcraft Rd. and West of Westside Dr.
Zoning: R-F (Ranch and Farm)
Existing Use: Vacant
Request: Future Land Use Map amendment from O-3,
Agriculture to G-4, Suburban (Walkable)
Owner: Artwest Ventures, LLC
Representative: SLI Engineering Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

PUBLIC HEARING Rezoning Application

8. PZRZ24-00005: A portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas

[BC-786](#)

Location: South of Artcraft Rd. and West of Westside Dr.
Existing Zoning: R-F (Ranch and Farm)
Request: Rezone from R-F (Ranch and Farm) to
C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Convenience store with gas pumps and
shopping center
Property Owner: Artwest Ventures, LLC
Representative: SLI Engineering Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

9. PZRZ24-00021: A portion of Tract 8, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso County, Texas

[BC-787](#)

Location: Generally North of Talbot Ave. and West of S. Desert Blvd.
Existing Zoning: R-F (Ranch and Farm)
Request: Rezone from R-F (Ranch and Farm) to G-MU
(General Mixed Use)
Existing Use: Vacant
Proposed Use: Residential and Commercial Mixed-Use Development
Property Owner: Sangiovese, LLC.
Representative: Conde, Inc.
District: 1

Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

10. PZRZ25-00010: A portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas

[BC-788](#)

Location: Generally North of Woodrow Bean Transmountain Dr.
and East of Resler Dr.

Zoning: R-3A (Residential)

Request: To rezone from R-3A (Residential) to PR-II
(Planned Residential)

Existing Use: Vacant

Proposed Use: Townhomes

Property Owner: DVEP Land LLC

Representative: Del Rio Engineering

District: 1

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) 212-1569.

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 _____