



AGENDA FOR THE CITY PLAN COMMISSION

**January 29, 2026
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: 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 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 January 15, 2026 [BC-1659](#)
2. Discussion and action on the City Plan Commission minutes for November 20, 2025, correction on Item 3 changing District number from 1 to 8. [BC-1660](#)

Major Preliminary

3. SUSU25-00081: Ocotillo Estates Unit Six - Being a portion of A.G. McMath, Survey No. 298, City of El Paso, El Paso County, Texas [BC-1661](#)

Location: East of Redd Rd. and South of Transmountain Rd.
Existing Zoning: PMD (Planned Mountain Development)
Property Owner: EP Park Hills II, Ltd.
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
POSTPONED FROM SEPTEMBER 25, 2025
POSTPONED FROM OCTOBER 23, 2025
POSTPONED FROM NOVEMBER 20, 2025

Extension Request to Submit Recording Maps

4. PSEN25-00007: Mercury Street Subdivision - A portion of Tract 271 and 272, Sunrise Acres, City of El Paso, El Paso County, Texas [BC-1662](#)

Location: South of Moonlight Ave. and West of US-54

Existing Zoning: R-4 (Residential)
Property Owner: Cardances Properties, LLC
Representative: SiteWork Engineering, LLC
District: 2
Staff Contact: Ismael B. Segovia, (915) 212-1665, SegovialB@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.

PUBLIC HEARING Rezoning Application

5. PZRZ25-00024: A portion of Tract 11, The Duran and Rivas Resubdivision,
City of El Paso, El Paso County, Texas

BC-1663

Location: 7912 North Loop Dr.
Zoning: R-3 (Residential)
Request: Rezone from R-3 (Residential) to S-D (Special Development)
and approval of a Detailed Site Development Plan
Existing Use: Single-family Dwelling
Proposed Use: Restaurant
Property Owner: Javier Llamas
Representative: Vanessa Duran
District: 7
Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov

6. PZRZ25-00025: Lots 1, 2, 3 and 4, Block 1, Neptune Subdivision, City of El
Paso,
El Paso County, Texas

BC-1664

Location: 8612, 8614, 8616, and 8618 Neptune St.
Zoning: R-4 (Residential)
Request: To rezone from R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Multifamily
Property Owner: Rosa Escalante

Representative: Jessica Escalante
District: 2
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

PUBLIC HEARING Rezoning Application - RECONSIDERATION

7. PZRZ25-00019: A portion of Tract 4, Block 6, Map of the Christy Tract, City of El Paso, El Paso County, Texas [BC-1665](#)

Location: 529 Schwabe St.
Zoning: R-F (Ranch and Farm) and R-3A (Residential)
Request: To rezone from R-F (Ranch and Farm) to R-3A (Residential)
Existing Use: Vacant
Proposed Use: Single-family dwelling
Property Owner: Aaron Aceves
Representative: Aaron Aceves
District: 7
Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

PUBLIC HEARING Special Permit Application

8. PZST25-00012: Lot 10, Block 93, First Supplemental Map of Franklin Heights Addition, City of El Paso, El Paso County, Texas [BC-1666](#)

Location: 2000 Grandview Ave.
Existing Zoning: R-5 (Residential)
Request: Special Permit and Detailed Site Development Plan approval to allow for an infill development with reductions to the lot depth and front, rear and side setbacks in the R-5 (Residential) zone district
Existing Use: Vacant
Proposed Use: Duplex
Property Owner: Emilio Montes
Representative: Lorena Armenta
District: 8
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

9. PZST25-00013: Lot 20, Block 52, Indian Ridge Unit 11, City of El Paso, El Paso County, Texas [BC-1667](#)

Location: 3305 Hiawatha Dr.
Existing Zoning: R-3/sp (Residential/special permit)
Request: Special Permit and Detailed Site Development Plan approval to allow for a side yard setback reduction for a single-family dwelling in the R-3/sp (Residential/special permit) zone district
Existing Use: Single-family dwelling
Proposed Use: Single-family dwelling

Property Owner: Arturo Ramirez Jr. and Marisan Eva Ramirez
Representative: Luis J. Lopez
District: 6
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

10. PZST24-00019 Lots 17 through 21, Block 97, East El Paso Addition, City of El Paso, El Paso County, Texas [BC-1668](#)

Location: 2928 Pershing Dr.
Zoning: C-4 (Commercial)
Request: Special Permit and Detailed Site Development Plan approval to allow a 67% parking reduction to accommodate the use of restaurant (sit down) and other retail establishment (low volume) in the C-4 (Commercial) zone district.
Existing Use: Vacant, retail
Proposed use: Restaurant, retail
Property Owner: Jefferson Apartments, LLC
Representative: Vista del Sol Architectural Designs
District: 2
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

Detailed Site Development Plan Application

11. PZDS25-00041: Lot 2, Block 15, Tierra Commercial Unit Nineteen, City of El Paso, El Paso County, Texas [BC-1669](#)

Location: 2611 John Hayes St.
Existing Zoning: C-2/c (Commercial/conditions)
Request: Detailed Site Development Plan approval per Ordinance No. 17072
Existing Use: Vacant
Proposed Use: Apartments /Multifamily residential
Property Owner: Investment Builders Inc.
Representative: Wright and Dalbin Architects, Inc.
District: 5
Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@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 22nd day of January, 2026 at 2:06 PM.

By: _____
Elsa Ramirez, Administrative Support Associate



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1659, **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 January 15, 2026



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1660, **Version:** 1

CITY OF EL PASO, TEXAS
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Discussion and action on the City Plan Commission minutes for November 20, 2025, correction on Item 3 changing District number from 1 to 8.



Legislation Text

File #: BC-1661, **Version:** 1

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SUSU25-00081: Ocotillo Estates Unit Six - Being a portion of A.G. McMath,
Survey No. 298, City of El Paso, El Paso County, Texas

Location: East of Redd Rd. and South of Transmountain Rd.
Existing Zoning: PMD (Planned Mountain Development)
Property Owner: EP Park Hills II, Ltd.
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
POSTPONED FROM SEPTEMBER 25, 2025
POSTPONED FROM OCTOBER 23, 2025
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Legislation Text

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Location: South of Moonlight Ave. and West of US-54
Existing Zoning: R-4 (Residential)
Property Owner: Cardances Properties, LLC
Representative: SiteWork Engineering, LLC
District: 2
Staff Contact: Ismael B. Segovia, (915) 212-1665, SegoviaIB@elpasotexas.gov



Legislation Text

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CITY OF EL PASO, TEXAS
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Proposed Use: Restaurant
Property Owner: Javier Llamas
Representative: Vanessa Duran
District: 7
Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov



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CITY OF EL PASO, TEXAS
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PZRZ25-00025: Lots 1, 2, 3 and 4, Block 1, Neptune Subdivision, City of El Paso,
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Request: To rezone from R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Multifamily
Property Owner: Rosa Escalante
Representative: Jessica Escalante
District: 2
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov



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Property Owner: Emilio Montes

Representative: Lorena Armenta

District: 8

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



Legislation Text

File #: BC-1667, Version: 1

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Property Owner: Arturo Ramirez Jr. and Marisan Eva Ramirez
Representative: Luis J. Lopez
District: 6
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov



Legislation Text

File #: BC-1668, **Version:** 1

CITY OF EL PASO, TEXAS
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PZST24-00019 Lots 17 through 21, Block 97, East El Paso Addition, City of El Paso, El Paso County, Texas

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Existing Use: Vacant, retail
Proposed use: Restaurant, retail
Property Owner: Jefferson Apartments, LLC
Representative: Vista del Sol Architectural Designs
District: 2
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov



Legislation Text

File #: BC-1669, **Version:** 1

CITY OF EL PASO, TEXAS
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PZDS25-00041: Lot 2, Block 15, Tierra Commercial Unit Nineteen, City of El Paso,
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