



## **AGENDA FOR THE CITY PLAN COMMISSION**

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**July 31, 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#

**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](mailto: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: July 17, 2025 [BC-960](#)

### **Major Final**

2. SUSU25-00059: Tierra Del Este GMU Unit One - Being a portion of Sections 38 & 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas [BC-961](#)

Location: South of Edgemere Blvd. and East of Tim Floyd St.

Existing Zoning: G-MU (General Mixed-Use)

Property Owner: Ranchos Real Investment Properties, LLC

Representative: Conde, Inc.

District: 5

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

### **Detailed Site Development Plan**

3. PZDS25-00019: A portion of Lot 1, Block 1, SWQ Rich Been Subdivision, City of El Paso, El Paso County, Texas [BC-962](#)

Location: 3251 N. Zaragoza Rd.

Existing Zoning: C-2/c (Commercial/conditions)

Request: Detailed Site Development Plan per Ordinance No. 16995

Existing Use: Vacant

Proposed Use: Self-storage warehouse

Property Owner: CAP Storage Joe Battle LLC

Representative: SLI Engineering Inc.  
District: 5  
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

### **Extension Request to Submit Recording Maps**

4. PSEN25-00004: Gateway Estates Unit One Replat M - Being a Replat of a portion [BC-963](#)  
of Lots 11, 12, 13, 24, 25, and 26, and portions of right-of-way out  
of Chesterton Street, Fairglade Street, Blanker Street, Chilcote  
Street & Amesbury Avenue, all within Gateway Estates, El Paso  
County, Texas  
Location: North of Vista del Sol Dr. and East of Joe Battle Blvd.  
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Property Owner: GFA, LLC  
Representative: CEA Group  
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@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. SUSU25-00058: Tierra Del Este Unit Ninety Bernard Extension - Being a portion of [BC-964](#)  
Section 7, Block 78, Township 2, Texas and Pacific Railroad  
Company Surveys, El Paso, County, Texas  
Location: East of John Hayes St. and North of Edgemere Blvd.  
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Property Owner: Ranchos Real XV, LLC  
Representative: Conde, Inc.  
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

6. SUSU25-00055: Brunson Acres - Tracts 3A-400, 3A-401, 3A-402 & 3A-388, [BC-965](#)  
Section 26, Block 79, Township 2, Texas & Pacific Railway  
Company Surveys, El Paso County, Texas  
Location: North of Montana Ave. and East of Rich Beem Blvd.  
Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Property Owner(s): Deering and Domenica Brunson  
Representative: Del Rio Engineering, Inc.  
District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

#### **PUBLIC HEARING Resubdivision Preliminary**

7. SUSU25-00062: Classic Park Unit 1 - A replat of Lot 69, Block 28, Mesquite Hills [BC-966](#)  
Unit Four, and All of Tracts 7 and 7A, Section 16, Block 80,  
Township 1, Texas and Pacific Railway Surveys, City of El Paso,  
El Paso County, Texas  
  
Location: North of Dyer St. and East of Mesquite Hill Dr.  
Existing Zoning: R-5 (Residential)  
Property Owner(s): Direct Home Sales, Inc.  
Representative: Conde, Inc.  
District: 4  
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

#### **PUBLIC HEARING Rezoning Application**

8. PZRZ25-00016: Lot 1, Block 1, Shadow Mountain, and Lot 1, Block 1, Shadow Mountain Unit Two, City of El Paso, El Paso County, Texas [BC-967](#)  
  
Location: 201 and 135 Shadow Mountain Dr.  
Existing Zoning: G-MU (General Mixed Use)  
Request: Rezone from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and G-MU (General Mixed Use) to C-1 (Commercial)  
Existing Use: Vacant  
Proposed Use: Shopping center  
Property Owner: Saadatkahh Abdolkarim  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
9. PZRZ24-00035: Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas [BC-968](#)

Location: North of Arizona Ave. and East of N. Oregon St.  
Zoning: C-1/sc (Commercial/special contract) and S-D (Special Development)  
Request: To rezone from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use)  
Existing Use: Vacant  
Proposed Use: Mixed-use complex  
Property Owner: Misifu, LLC  
Representative: SLI Engineering Inc.  
District: 8  
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

## **PUBLIC HEARING Special Permit Application**

10. PZST25-00003: Lots 7, 8 and 9, Block 30, Franklin Heights Addition, City of El Paso, El Paso County, Texas [BC-969](#)

Location: 1514 Montana Ave.  
Existing Zoning: A-2 (Apartment)  
Request: Special Permit and Detailed Site Development Plan approval to allow for professional office use, front, rear and side setback reductions, and 70% parking reduction in A-2 (Apartment) zone district  
Existing Use: Single-family dwelling  
Proposed Use: Professional office and duplex  
Property Owner: 1514 Montana LLC  
Representative: Vanessa Duran  
District: 8  
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

## **Other Business**

11. Discussion and action on Election of Officers (First Chair and Second Chair) [BC-970](#)  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, SmithKW@elpasotexas.gov  
POSTPONED FROM JULY 3, 2025
12. Discussion and action on the Comprehensive Plan subcommittee. [BC-971](#)  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, SmithKW@elpasotexas.gov  
POSTPONED FROM JULY 3, 2025

## **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 \_\_\_\_\_



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #:** BC-960, **Version:** 1

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**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: July 17, 2025



Legislation Text

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**File #: BC-961, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

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**SUSU25-00059:** Tierra Del Este GMU Unit One - Being a portion of Sections 38 & 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

**Location:** South of Edgemere Blvd. and East of Tim Floyd St.  
**Existing Zoning:** G-MU (General Mixed-Use)  
**Property Owner:** Ranchos Real Investment Properties, LLC  
**Representative:** Conde, Inc.  
**District:** 5  
**Staff Contact:** Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov





Legislation Text

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**File #:** BC-962, **Version:** 1

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**CITY OF EL PASO, TEXAS**  
**LEGISTAR AGENDA ITEM SUMMARY FORM**

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**PZDS25-00019:** A portion of Lot 1, Block 1, SWQ Rich Been Subdivision, City of El Paso, El Paso County, Texas

**Location:** 3251 N. Zaragoza Rd.  
**Existing Zoning:** C-2/c (Commercial/conditions)  
**Request:** Detailed Site Development Plan per Ordinance No. 16995  
**Existing Use:** Vacant  
**Proposed Use:** Self-storage warehouse  
**Property Owner:** CAP Storage Joe Battle LLC  
**Representative:** SLI Engineering Inc.  
**District:** 5  
**Staff Contact:** Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov



Legislation Text

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**File #: BC-963, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

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**PSEN25-00004:** Gateway Estates Unit One Replat M - Being a Replat of a portion of Lots 11, 12, 13, 24, 25, and 26, and portions of right-of-way out of Chesterton Street, Fairglade Street, Blanker Street, Chilcote Street & Amesbury Avenue, all within Gateway Estates, El Paso County, Texas

**Location:** North of Vista del Sol Dr. and East of Joe Battle Blvd.

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

**Property Owner:** GFA, LLC

**Representative:** CEA Group

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

**Staff Contact:** Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)



Legislation Text

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**File #: BC-964, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

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**Representative:** Conde, Inc.  
**District:** N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
**Staff Contact:** Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov



Legislation Text

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**File #: BC-965, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

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**SUSU25-00055:** Brunson Acres - Tracts 3A-400, 3A-401, 3A-402 & 3A-388,  
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**District:** N/A property lies within the Extraterritorial Jurisdiction (ETJ)  
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Legislation Text

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**File #:** BC-966, **Version:** 1

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**CITY OF EL PASO, TEXAS**  
**LEGISTAR AGENDA ITEM SUMMARY FORM**

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**SUSU25-00062:** Classic Park Unit 1 - A replat of Lot 69, Block 28, Mesquite Hills Unit Four, and All of Tracts 7 and 7A, Section 16, Block 80, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas

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**Representative:** Conde, Inc.  
**District:** 4  
**Staff Contact:** Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov



Legislation Text

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**File #: BC-967, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

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**PZRZ25-00016:** Lot 1, Block 1, Shadow Mountain, and Lot 1, Block 1, Shadow Mountain Unit Two, City of El Paso, El Paso County, Texas

**Location:** 201 and 135 Shadow Mountain Dr.  
**Existing Zoning:** G-MU (General Mixed Use)  
**Request:** Rezone from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and G-MU (General Mixed Use) to C-1 (Commercial)  
**Existing Use:** Vacant  
**Proposed Use:** Shopping center  
**Property Owner:** Saadatkah Abdolkarim  
**Representative:** Conde, Inc.  
**District:** 8  
**Staff Contact:** Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov



Legislation Text

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**File #: BC-968, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

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**PZRZ24-00035:** Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas

**Location:** North of Arizona Ave. and East of N. Oregon St.

**Zoning:** C-1/sc (Commercial/special contract) and S-D (Special Development)

**Request:** To rezone from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use)

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**Proposed Use:** Mixed-use complex

**Property Owner:** Misifu, LLC

**Representative:** SLI Engineering Inc.

**District:** 8

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



Legislation Text

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**File #: BC-969, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

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**PZST25-00003:** Lots 7, 8 and 9, Block 30, Franklin Heights Addition, City of El Paso, El Paso County, Texas

**Location:** 1514 Montana Ave.  
**Existing Zoning:** A-2 (Apartment)  
**Request:** Special Permit and Detailed Site Development Plan approval to allow for professional office use, front, rear and side setback reductions, and 70% parking reduction in A-2 (Apartment) zone district  
  
**Existing Use:** Single-family dwelling  
**Proposed Use:** Professional office and duplex  
**Property Owner:** 1514 Montana LLC  
**Representative:** Vanessa Duran  
**District:** 8  
**Staff Contact:** Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov





El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-970, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

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Discussion and action on Election of Officers (First Chair and Second Chair)

Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov)

**POSTPONED FROM JULY 3, 2025**



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-971, Version: 1**

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**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 Comprehensive Plan subcommittee.

Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov)

**POSTPONED FROM JULY 3, 2025**