



AGENDA FOR THE CITY PLAN COMMISSION

October 09, 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 September 25, 2025 [BC-1274](#)

Resubdivision Combination

2. **SUSU25-00078:** Enchanted Hills Unit Five Replat B - A replat of portion of Hunter Foster Dr., Enchanted Hills Unit Five, and portion of Tract 9B, Laura E. Mundy Survey 238, City of El Paso, El Paso County, Texas. [BC-1275](#)
Location: North of Woodrow Bean Transmountain Road and East of Interstate 10
Existing Zoning: C-3/c (Commercial/conditions)
Property Owner(s): EP Transmountain Residential, LLC
Representative: Conde, Inc.
District: 1
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. **SUSU25-00085:** Canutillo Middle School Subdivision - All of Tract 7 and a portion of Tract 6, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas. [BC-1276](#)
- Location: East of Westside Dr. and South of Artcraft Rd.
- Existing Zoning: R-F (Ranch Farm)
- Property Owner(s): Canutillo Independent School District
- Representative: SLI Engineering, Inc.
- District: 1
- Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov

PUBLIC HEARING Right-of-Way (ROW) Vacation

4. **SURW25-00012:** Holstein R.O.W Vacation - Being a 60 Foot County Road Out of O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas. [BC-1278](#)
- Location: West of Zaragoza Rd. and North of Interstate 10
- Existing Zoning: A-O (Apartment/Office)
- Property Owner: City of El Paso
- Representative: Conde, Inc.
- District: 6
- Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

PUBLIC HEARING Rezoning Application

5. **PZRZ24-00016:** A portion of Tract 228, Sunrise Acres, City of El Paso, El Paso County, Texas [BC-1279](#)
- Location: 8701 Gateway South Blvd.
- Zoning: R-4 (Residential)
- Request: To rezone from R-4 (Residential) to C-2 (Commercial)
- Existing Use: Contractor's yard (small)
- Proposed Use: Contractor's yard (small) with a watchman dwelling and professional office
- Property Owner: De La Riva Properties, Inc.
- Representative: John Cook
- District: 2
- Staff Contact: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

6. PZRZ25-00021: A portion of Lot 35, Block 54, Vista Hills Subdivision Unit Eleven, City of El Paso, El Paso County, Texas [BC-1280](#)
 Location: 1991 Saul Kleinfeld Dr.
 Zoning: A-2/sc/sp (Apartment/special contract/special permit)
 Request: To rezone from A-2/sc/sp (Apartment/special contract/special permit) to C-1/sc/sp (Commercial/special contract/special permit)
 Existing Use: Assisted living facility
 Proposed Use: Assisted living facility and commercial day care center
 Property Owner: Simpatico East Property LLC
 Representative: Michael Furth
 District: 6
 Staff Contact: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

PUBLIC HEARING Special Permit Application

7. PZST25-00006: A portion of Tract 228, Sunrise Acres, City of El Paso, El Paso County, Texas [BC-1281](#)
 Location: 8701 Gateway South Blvd.
 Zoning: R-4 (Residential)
 Request: Special Permit and Detailed Site Development Plan approval for reduction to rear and side street setback and to allow the use of a contractor's yard (small)
 Existing Use: Contractor's yard (small)
 Proposed Use: Contractor's yard (small), with a watchman dwelling and professional office
 Property Owner: Dela Riva Properties, Inc.
 Representative: John Cook
 District: 2
 Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

8. PZST25-00008: Lots 11, 12, 13 and 14, Block 104, Campbell's Addition, City of El Paso, El Paso County, Texas. [BC-1282](#)
 Location: 600 S. Stanton Street
 Existing Zoning: C-4 (Commercial)
 Request: Special Permit and Detailed Site Development Plan approval to allow for an Infill Development with a reduction to the side street setback and a 60% parking reduction in the C-4 (Commercial) zone district
 Existing Use: Vacant
 Proposed Use: Ballroom
 Property Owner: Alicia Coronel and Luis Carlos Coronel
 Representative: Enrique Escobedo, AIA
 District: 8
 Staff Contact: Jose Beltran, (915)-212-1607, BeltranJV@elpasotexas.gov

Other Business

9. Discussion and action on amendments to Titles 15, 19, 20, and 21 in accordance with Texas Senate Bills 15 and 840. [BC-1283](#)
Contact: Philip Etiwe, Director of Planning and Inspections, (915) 212-1553, EtiwePF@elpasotexas.gov
10. Presentation on the Comprehensive Plan update- Envision El Paso [BC-1284](#)
Contact: Kasi Schnell, Comprehensive Plan Program Manager, schnellk@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 _____