



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

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**March 27, 2025**  
**CITY COUNCIL CHAMBERS, 300 NORTH CAMPBELL**  
**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: 249 814 370#**

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 City Council Chambers 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: March 13, 2025 [BC-531](#)

### **Resubdivision Combination**

2. **SUSC25-00001:** Montecillo Unit Eight Replat A - Being a replat of Blocks 1 and 2, Vin Madrid Street, and Vin Aragon Street Rights of Way, Montecillo Unit Eight and a portion of Castellano Drive Right of Way, Montecillo Unit 4 "A", City of El Paso, El Paso County, Texas [BC-532](#)

Location:	South of Castellano Dr. and West of Mesa St.
Existing Zoning:	SCZ-T4O (SmartCode; Transect 4O) and SCZ -T1 (SmartCode; Transect 1)
Property Owner:	EPT Mesa Development, LP
Representative:	Brock & Bustillos
District:	8
Staff Contact:	Armida R Martinez, (915) 212-1605, MartinezAR@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. SUSU25-00007:** Thorn Estates - Being Tracts 1 and 3, SA & MGRR [BC-533](#)  
Survey No. 268, City of El Paso, El Paso County, Texas

Location: East of Desert Blvd. and North of Mesa St.  
Existing Zoning: R-3 (Residential)  
Property Owner: Abdolkarim Saadatkah  
Representative: Conde, Inc.  
District: 1  
Staff Contact: Saul Fontes, (915) 212-1606,  
FontesSA@elpasotexas.gov
  
- 4. SUSU25-00018:** Boardwalk at the Outlet - Being a portion of Tract 8, [BC-534](#)  
Nellie D. Mundy Survey No. 239, City of EL Paso, El Paso County, Texas

Location: West of Desert Blvd. and North of Talbot Ave.  
Existing Zoning: R-F (Ranch and Farm)  
Property Owner: Sangiovese, LLC  
Representative: Conde, Inc.  
District: 1  
Staff Contact: Saul Fontes, (915) 212-1606,  
FontesSA@elpasotexas.gov
  
- 5. SUSU25-00004:** LFC Subdivision - Tract 29-C, Block 37, Ysleta Grant, [BC-535](#)  
City of El Paso, El Paso County, Texas

Location: West of Zaragoza Rd. and North of Alameda Ave.  
Existing Zoning: A-2/H (Apartment/Historic)  
Property Owner: LFC Smart Business, LLC  
Representative: CAD Consulting Co.  
District: 7  
Staff Contact: Aaron Andaluz, (915) 212-1585,  
AndaluzA@elpasotexas.gov
  
- 6. SUSU25-00005:** El Bronco D Allende Estates - Tracts 7-C and 8-D, Block [BC-536](#)  
34, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: East of Alameda Ave. and South of Yarbrough Dr.  
Existing Zoning: C-4/sc (Commercial/Special contract)  
Property Owner: Lizalan, LLC

Representative: CAD Consulting Co.  
District: 7  
Staff Contact: Aaron Andaluz, (915) 212-1585,  
AndaluzA@elpasotexas.gov

7. **SUSU25-00014:** Tierra del Este Unit Ninety-Four - A portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas

[BC-537](#)

Location: South of Edgemere Blvd. and East of Tim Floyd St.  
Existing Zoning: N/A - Property lies within the Extraterritorial Jurisdiction (ETJ)  
Property-Owner: Ranchos Real Land Holdings, LLC  
Representative: Conde, Inc.  
District: N/A - Property lies within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alex Alejandre, (915) 212-1642,  
AlejandreAX@elpasotexas.gov

#### **PUBLIC HEARING Resubdivision Combination**

8. **SUSU25-00026:** Ivey Interstate Industrial Center #1 - A portion of Tract 1 -B-1, and a portion of Tract 1-B-2, O.A. Danielson Survey No. 314, a portion of Tract 3-B, Block 56, Ysleta Grant, and a portion of Lot 1, Block 2, Ivey's Interstate Subdivision No. 2, City of El Paso, El Paso County, Texas

[BC-538](#)

Location: West of Americas Ave. and South of Interstate 10  
Existing Zoning: C-4/c (Commercial/conditions) and C-3/sc (Commercial/special)  
Property Owner: Ivey Partners LTD  
Representative: CEA Group  
District: 7  
Staff Contact: Alex Alejandre, (915) 212-1642,  
AlejandreAX@elpasotexas.gov

9. **SUSU25-00023:** Richmar Unit 4 Replat "A"- A replat of Lot 16, Block 6, Richmar Unit 4 & portion of Tract 14, H.F. Fisher Survey No. 293, City of El Paso, El Paso County, Texas

[BC-539](#)

Location: North of Murchison Dr. and West of Cotton St.  
Existing Zoning: R-4 (Residential)  
Property Owner(s): Anne B. Kocian & John R. Kocian  
Representative: Conde, Inc  
District: 8  
Staff Contact: Myrna Aguilar, (915) 212-1584,  
AguilarMP@elpasotexas.gov

#### **PUBLIC HEARING Comprehensive Plan Amendment**

- 10. PLCP25-00001:** Part of Tract 1B, part of Tract 3, Tract 5D, part of Tract 5E1A, and part of Tract 5E1B, part of Tract 2C, Block 41, and part of Tract 5C-1, Block 50, Ysleta Grant, City of El Paso, El Paso County, Texas [BC-540](#)
- Location: North of Americas Ave. and West of Southside Rd.  
 Zoning: R-F (Ranch and Farm) and C-4 (Commercial)  
 Existing Use: Vacant  
 Request: Future Land Use Map amendment from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards  
 Owner: Mount Carmel Cemetery, Ajeya Bhava, LLC, and FIELP #1 LLC  
 Representative: Kimley-Horn c/o Bryce Eckeberger  
 District: 7  
 Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

**PUBLIC HEARING Rezoning Application**

- 11. PZRZ24-00042:** Part of Tract 5D, Tract 5E1A, and Tract 5E1B, Block 41, Ysleta Grant, City of El Paso, El Paso County, Texas [BC-541](#)
- Location: Generally North of Americas Ave. and West of Southside Rd.  
 Zoning: R-F (Ranch and Farm)  
 Request: To rezone from R-F (Ranch and Farm) to C-4 (Commercial)  
 Existing Use: Vacant  
 Proposed Use: General warehouses  
 Property Owner: Mount Carmel Cemetery  
 Representative: Kimley Horn c/o Bryce Eckeberger  
 District: 7  
 Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

- 12. PZRZ24-00019:** A portion of Tracts 5C, 6C, and 7C and all of Tracts 8B, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas [BC-542](#)
- Location: 9050 Escobar Dr.  
 Zoning: R-3 (Residential)  
 Request: To rezone from R-3 (Residential) to C-4 (Commercial)  
 Existing Use: Vacant  
 Proposed Use: Motor carrier terminal  
 Property Owner: Idea Public Schools  
 Representative: Conrad Conde, Conde, Inc  
 District: 7  
 Staff Contact: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov

- 13. PZRZ24-00034:** Lots 5 to 10, Block 226, Alexander, City of El Paso, El Paso County, Texas [BC-543](#)

Paso County, Texas

Location: 2824 N. Kansas St.  
Zoning: A-2 (Apartment)  
Request: To rezone from A-2 (Apartment) to A-3 (Apartment)  
Existing Use: Apartments  
Proposed Use: Apartments  
Property Owner: Reyesbilt Group, LLC  
Representative: David Etzold  
District: 8  
Staff Contact: Luis Zamora, (915) 212-1552,  
ZamoraLF@elpasotexas.gov

### **PUBLIC HEARING Special Permit Application**

14. **PZST24-00017:** Lots 5 to 10, Block 226, Alexander, City of El Paso, El Paso County, Texas

[BC-544](#)

Location: 2824 N. Kansas St.  
Zoning: A-2 (Apartment)  
Request: Special Permit for 70% parking reduction  
Existing Use: Apartments  
Proposed Use: Apartments  
Property Owner: Reyesbilt Group, LLC  
Representative: David Etzold  
District: 8  
Staff Contact: Luis Zamora, (915) 212-1552,  
ZamoraLF@elpasotexas.gov

### **Other Business**

15. Discussion and action on amendments to:  
Chapter 20.02 - General Provisions and Definitions,  
Chapter 20.10 - Supplemental Use Regulations,  
Appendix A - Table of Permissible Uses, and  
Appendix C - Table of Parking Requirements and Standards in support of ongoing economic development initiatives in Downtown El Paso. Proposed amendments would create and modify definitions in support of high-density residential uses, allow such uses within the C-5 (Commercial) district, and remove incompatible use permissions for the C-5 (Commercial) district.

[BC-545](#)

Staff Contact: Karina Brasgalla, Economic & International Development,  
(915) 212-0094, BrasgallaKX@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 \_\_\_\_\_ of \_\_\_\_\_ by \_\_\_\_\_.