



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

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**May 08, 2025**

**MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR**

**1:30 PM**

Notice is hereby given that the City Plan Commission of the City of El Paso 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 following Conference ID: 249 814 370#**

**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 April 10, 2025. [BC-641](#)

### Resubdivision Combination

2. **SUSU25-00036:** Emerald Park Unit Five Replat "A"- A replat of [BC-652](#)  
Lots 21 and 22,  
Block 17, Emerald Park Unit Five Replat A, El Paso County, Texas  
  
Location: North of Horizon Blvd. and East of Interstate 10  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner(s): Ivy O. and Gabriel Peralta  
Representative: Conde, Inc  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Myrna Aguilar, (915) 212-1584,  
AguilarMP@elpasotexas.gov
3. **SUSU25-00041:** Upper Valley Ranch Unit Two - Being Lot 1, Block [BC-643](#)  
1, Morce  
Farms, El Paso County, Texas  
  
Location: West of Westside Dr. and North of Borderland Rd.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: JCGAR Ventures, LLC  
Representative: Conde Inc.  
District: N/A property lies within Extraterritorial Jurisdiction

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

**Detailed Site Development Plan:**

4. **PZDS25-00010:** Tract 2G3B and a portion of Tract 2G3, Section 38, Block 80, Township 2, City of El Paso, El Paso County, Texas [BC-644](#)
- Location: 10642 Montana Ave.  
Existing Zoning: P-I (Planned Industrial), C-4 (Commercial), C-1 (Commercial)  
Request: Detailed Site Development Plan per P-I (Planned Industrial) zone district  
Existing Use: Self-storage warehouse  
Proposed Use: Self-storage warehouse  
Property Owner: El Paso Six Storage 18 (TX) LLC  
Representative: Jeff Tondre, ESP Associates, Inc.  
District: 3  
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
5. **PZDS24-00031:** Lot 1, Block 367, Vista Del Sol Unit No. 80, City of El Paso, El Paso County, Texas [BC-645](#)
- Location: 11409 Cedar Oak Dr.  
Existing Zoning: C-4/c (Commercial/condition)  
Request: Detailed site development plan approval as per Ordinance No. 014649  
Existing Use: Office warehouse  
Proposed Use: Office warehouse  
Property Owner: AMPTX Properties, LLC.  
Representative: Sitework Engineering, LLC.  
District: 7  
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
6. **PZDS25-00002:** Lot 2, Block 9, Lafayette Place, City of El Paso, El Paso County, Texas [BC-646](#)
- Location: 8021 North Loop Dr.  
Existing Zoning: C-3/c (Commercial/condition)  
Request: Detailed site development plan approval as per Ordinance No. 016540  
Existing Use: Automobile (sales, service, storage and rental)  
Proposed Use: Automobile (sales, service, storage and rental)  
Property Owner: Jorge G. Rivera

Representative: Vanessa Duran  
District: 3  
Staff Contact: Andrew Salloum, (915) 212-1603,  
SalloumAM@elpasotexas.gov

7. **PZDS25-00009:** A portion of Lot 2, Block 3, Desert Pass  
Subdivision Unit 5, City  
of El Paso, El Paso County, Texas

[BC-647](#)

Location: 191 Gem St.  
Existing Zoning: C-3/sc (Commercial/special contract)  
Request: Detailed Site Development Plan  
per Ordinance No. 9198  
Existing Use: Vacant  
Proposed Use: Business and medical office  
Property Owner: Camino Real Investments I, LTD  
Representative: Charles Mais  
District: 8  
Staff Contact: Blanca Perez, (915) 212-1561,  
PerezBM@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**

8. **SUSU25-00038:** Anzures - Tracts 15F and 15H, Block 5, Upper  
Valley Surveys,  
City of El Paso, El Paso County, Texas

[BC-648](#)

Location: West of Doniphan Dr. and North of Country Club  
Rd.  
Existing Zoning: R-2 (Residential)  
Property Owner: Luis Ariel Anzures, Oscar Macias, and Ernesto  
Avila

Representative: Dorado Engineering, Inc.  
District: 1  
Staff Contact: Aaron Andaluz, (915) 212-1585,  
AndaluzA@elpasotexas.gov

9. **SUSU25-00035:** Artcraft Addition - Being portion of Tracts 1J-1B, IJ-3, and 1K-2, Upper Valley Survey No. 10, City of El Paso, El Paso County, Texas

[BC-642](#)

Location: West of Westside Dr. and South of Artcraft Rd.  
Existing Zoning: G-MU (General Mixed Use)  
Property Owner: ASLM, LTD  
Representative: Conde Inc.  
District: 1  
Staff Contact: Saul Fontes, (915) 212-1606,  
FontesSA@elpasotexas.gov

10. **SUSU25-00029:** Tierra del Este Unit Ninety Five - A portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas

[BC-649](#)

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

### Resubdivision Combination

11. **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-650](#)

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

**PUBLIC HEARING Resubdivision Combination**

12.           **SUSU25-00039:**       North Valumbrosa Replat A - Lots 48 & 49, North Valumbrosa, City of El Paso, El Paso County, Texas [BC-651](#)
- Location:                   East of Zaragoza Rd. and North of Alameda Ave.  
Existing Zoning:           R-4 (Residential)  
Property Owner:           Alfredo Medina  
Representative:           Dorado Engineering, Inc.  
District:                   7  
Staff Contact:             Aaron Andaluz, (915) 212-1585, AndaluzA@elpasotexas.gov

**PUBLIC HEARING Rezoning Application**

13.           **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-653](#)
- 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

14.           **PZRZ24-00028:**       A portion of Lot 5, Block 48, Pebble Hills Unit 4 Replat A, City of El Paso, El Paso County, Texas [BC-654](#)
- Location:                   3113 N. Lee Trevino Dr.  
Zoning:                    C-1/sc (Commercial/special contract)  
Request:                   To rezone from C-1/sc (Commercial/special contract) to C-3/sc (Commercial/special contract)  
Existing Use:              Automobile (sales, service, storage, and rental)  
Proposed Use:             Automobile (sales, service, storage, and rental)  
Property Owner:          Savage Stations Inc.  
Representative:          Joseph Moreno  
District:                  3  
Staff Contact:             Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

15. **PZRZ25-00006:** All of Lots 58 and 59, SAVE AND EXCEPT a portion thereof, Block 3, Lafayette Place, City of El Paso, El Paso County, Texas [BC-655](#)
- Location: 525 Lafayette Dr.  
 Existing Zoning: R-3 (Residential)  
 Request: Rezone from R-3 (Residential) to A-2 (Apartment)  
 Existing Use: Vacant  
 Proposed Use: Apartment (five or more units)  
 Property Owner: MVG Limitless Group, LLC  
 Representative: Ray Mancera  
 District: 3  
 Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
16. **PZRZ25-00001:** Tracts 1 and 2, SA & MGRR Surveys No. 368, City of El Paso, El Paso County, Texas [BC-657](#)
- Location: 341 Thorn Ave.  
 Existing Zoning: R-3 (Residential)  
 Request: Parcel 1: Rezone from R-3 (Residential) to C-1 (Commercial);  
 Parcel 2: Rezone from R-3 (Residential) to C-3 (Commercial)  
 Existing Use: Vacant  
 Proposed Use: Permitted commercial developments  
 Property Owner: Abdolkarim Saadatkah  
 Representative: Conde, Inc.  
 District: 1  
 Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
17. **PZRZ25-00005:** Parcel 1: A portion of Tract 3-A-3, S.A. & M.G. Railway Company Survey No. 266, City of El Paso, El Paso County, Texas [BC-656](#)  
 Parcel 2: A portion of Tract 3-A-3, S.A. & M.G. Railway Company Survey No. 266, City of El Paso, El Paso County, Texas
- Location: North of Montoya Ln. and West of S. Desert Blvd.  
 Zoning: R-3 (Residential)  
 Request: To rezone Parcel 1 from R-3 (Residential) to PR-II (Planned Residential II)  
 To rezone Parcel 2 from R-3 (Residential) to C-1 (Commercial)  
 Existing Use: Vacant  
 Proposed Use: Parcel 1: Single-family dwellings  
 Parcel 2: Other retail establishment  
 Property Owner: Charles Patrick Mitchell  
 Representative: Del Rio Engineering

District: 1  
Staff Contact: Saul J. G. Pina, (915) 212-1604,  
PinaSJ@elpasotexas.gov

## Other Business

18. Discussion and action on an Ordinance amending the 2025 Proposed Thoroughfare System, as incorporated into Plan El Paso to make the following changes:

[BC-658](#)

- Downgrade Gomez Road from West terminus to Upper Valley Road to allow for traffic calming.
- Delete the extension of Ninth Street from Frank Ave. to La Mesa through the Outlet Shoppes.
- Delete the proposed collector connection from Horizon Blvd. to I-10 that runs through the Desert Wind Pk-8 Campus to reflect existing built conditions.

Staff Contact: Anna Mesa-Zendt, (915) 297-1558,  
zendtad@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 \_\_\_\_\_.