



AGENDA FOR THE CITY PLAN COMMISSION

April 10, 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: 249 814 370#

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 March 27, 2025. [BC-574](#)

Major Final

2. SUSU25-00027: Stone Ridge Unit Five, Being Tract 15, and portion of Tracts 8 and 14, O.A. Danielson Survey No. 310; and Portion of 60 Feet County Road, City of El Paso, El Paso County, Texas [BC-575](#)

Location: East of Zaragoza Rd. and North of Rojas Dr.
Existing Zoning: R-3 (Residential)
Property Owner: Jorge M. Sanchez
Representative: Conde, Inc.
District: 6
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

Resubdivision Combination

3. SUSC25-00002: Montecillo Unit Seven Replat "A" - Being a replat of Lot 1, Block 48, Montecillo Unit Seven, City of El Paso, El Paso County, Texas [BC-576](#)

Location: South of Castellano Dr. and West of Mesa St.
Existing Zoning: SCZ-T4O (SmartCode; Transect 4O)
Property Owner: EPT Mesa Development, LP
Representative: Brock & Bustillos
District: 8
Staff Contact: Armida R Martinez, (915) 212-1605,
MartinezAR@elpasotexas.gov

Postponement - Resubdivision Combination

4. **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-577](#)
- 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.

PUBLIC HEARING Resubdivision Combination

5. **SUSU25-00028:** Emory Road Subdivision Replat A - A replat of Lot 1, 2 & 3, Block 1, Emory Road & Tracts 4-A-1, 4-B-1 and 5-A-1, Block 1, Upper Valley, City of El Paso, El Paso County, Texas [BC-578](#)
- Location: North of Sunland Park Dr. and West of Doniphan Dr.
Existing Zoning: R-3 (Residential)
Property Owner(s): Enrique Escobar
Representative: Sitework Engineering LLC
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

PUBLIC HEARING Rezoning Application

6. **PZRZ25-00007:** Lot 1, Block 1, River Run Subdivision Unit One, City of El Paso, El Paso County, Texas [BC-579](#)

Location: 1071 Country Club Rd.
Existing Zoning: R-2/spc (Residential/special protective condition)
Request: Rezone from R-2 (Residential) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Other retail establishment
Property Owner: Upper Valley Investment Corporation
Representative: Aaron Barraza
District: 1
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

7. **PZRZ25-00004:** A portion of Block 8, Caster Range Subdivision No. 1, City of El Paso, El Paso County, Texas [BC-580](#)

Location: 9909 Kenworthy St.
Zoning: C-1 (Commercial)
Request: To rezone from C-1 (Commercial) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: Administrative Office Expansion
Property Owner: FirstLight Federal Credit Union
Representative: Brock and Bustillos, c/o Aaron Alvarado
District: 4
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

PUBLIC HEARING Special Permit Application

8. **PZST24-00005:** Lot 34 and 35, Block 6, Stiles Gardens, City of El Paso, El Paso County, Texas [BC-581](#)

Location: 7233-7235 Dale Rd.
Zoning: A-2 (Apartment)
Request: Special permit to allow for a planned residential development with reductions to setbacks and lot size
Existing Use: Vacant
Proposed Use: Single-family and duplex dwellings
Property Owner: EVIS Properties, LLC
Representative: Ray Mancera
District: 3
Staff Contact: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

PUBLIC HEARING Zoning Condition Release Application

9. **PZCR25-00001:** Lot 1, Block 1, River Run Subdivision Unit One,
City of El Paso, El Paso County, Texas

[BC-582](#)

Location: 1071 Country Club Rd.
Existing Zoning: R-2/spc (Residential/special protective condition)
Request: To release conditions imposed by Ordinance No. 9332
Existing Use: Vacant
Proposed Use: Other retail establishment
Property Owner: Upper Valley Investment Corporation
Representative: Aaron Barraza
District: 1
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@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 _____.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-574, 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 March 27, 2025.



Legislation Text

File #: BC-575, Version: 1

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

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SUSU25-00027: Stone Ridge Unit Five, Being Tract 15, and portion of Tracts 8 and 14, O.A. Danielson Survey No. 310; and Portion of 60 Feet County Road, City of El Paso, El Paso County, Texas

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Property Owner: Jorge M. Sanchez
Representative: Conde, Inc.
District: 6
Staff Contact: Saul Fontes, (915) 212-1606,
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Legislation Text

File #: BC-576, Version: 1

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Representative: Brock & Bustillos
District: 8
Staff Contact: Armida R Martinez, (915) 212-1605,
MartinezAR@elpasotexas.gov



Legislation Text

File #: BC-577, Version: 1

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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



Legislation Text

File #: BC-578, Version: 1

**CITY OF EL PASO, TEXAS
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Property Owner(s): Enrique Escobar
Representative: Sitework Engineering LLC
District: 1
Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov



Legislation Text

File #: BC-579, Version: 1

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PZRZ25-00007: Lot 1, Block 1, River Run Subdivision Unit One, City of El Paso, El Paso County, Texas

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Existing Zoning: R-2/spc (Residential/special protective condition)
Request: Rezone from R-2 (Residential) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Other retail establishment
Property Owner: Upper Valley Investment Corporation
Representative: Aaron Barraza
District: 1
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov



Legislation Text

File #: BC-580, Version: 1

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Proposed Use: Administrative Office Expansion
Property Owner: FirstLight Federal Credit Union
Representative: Brock and Bustillos, c/o Aaron Alvarado
District: 4
Staff Contact: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov



Legislation Text

File #: BC-581, Version: 1

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

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Property Owner: EVIS Properties, LLC
Representative: Ray Mancera
District: 3
Staff Contact: Saul J. G. Pina, (915) 212-1604,
PinaSJ@elpasotexas.gov



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