



Final

AGENDA FOR THE CITY PLAN COMMISSION

August 14, 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 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.

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.

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 31, 2025. [BC-1023](#)

Major Final

2. **SUSU25-00066:** Seafox Addition - Being a tract of land situated in Section 3, [BC-1024](#)
Block
80, Township 1, Texas and Pacific Railroad Survey, Abstract
No.
2381, and Section 4, Block 80, Township 1, Texas and
Pacific
Railroad Survey, Abstract No. 9862, City of El Paso, El Paso
County, Texas

Location: West of U.S. Highway 54 and North of Stan Roberts Sr. Ave.
Existing Zoning: C-4 (Commercial)
Property Owner: Worldwide, LLC
Representative: Robert Steffens, Olsson
District: 4
Staff Contact: Alonso Hernandez, (915) 212-1585,
HernandezJA5@elpasotexas.gov

Resubdivision Combination

3. **PZDS25-00016:** Lots 16, 17, 18, 19, 20, 24, 25, and 26, and a portion of [BC-1025](#)
Lots 21,
22, and 23, Block 3, Keystone Business Park and a portion
of
Kappa Road, City of El Paso, El Paso County, Texas

Location: 4160 Doniphan Dr.
 Existing Zoning: C-4/sc (Commercial/special contract)
 Request: Detailed Site Development Plan per Ordinance No. 8929
 Existing Use: Vacant
 Proposed Use: Recycling collection facility
 Property Owner: City of El Paso
 Representative: Wright and Dalbin Architects
 District: 1
 Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Extension Request to Submit Recording Maps

- 4. PSEN25-00005:** Emerald Estates Unit Six - Being a portion of Sections 38 & 47, [BC-1026](#)
 Block 79, Township 2, Texas and Pacific Railway Company
 Surveys, City of El Paso, El Paso County, Texas
- Location: North of Horizon Blvd. and West of Ashford St.
 Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Property Owner: Hunt Emeralds, LLC
 Representative: TRE & Associates, LLC
 District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
 Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@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. SUSU25-00069:** Vista del Norte Estates Unit Five - A portion of Tract 1, [BC-1027](#)
 Section 10, Block
 80, Township 1, Texas and Pacific Railroad Company
 Surveys, City of El

Paso, El Paso County, Texas

Location: South of Stan Roberts Ave. and West of Dyer St.
Existing Zoning: P-R I (Planned Residential I)
Property Owner: Ranchos Real IV, LTD
Representative: Conde, Inc.
District: 4
Staff Contact: Alex Alejandre, (915) 212-1642,
AlejandreAX@elpasotexas.gov

6. **SUSU25-00061:** Formation Park at El Camino Real - Being a portion of
Block 41 & 50,
Ysleta Grant, City of El Paso, El Paso, County, Texas

[BC-1028](#)

Location: West of Americas Ave. and North of Cesar Chavez
Memorial Hwy.
Existing Zoning: C-4/c (Commercial/condition)
Property Owner: FIELP #1, LLC
Representative: Kimley-Horn
District: 7
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Land Study

7. **SUSU25-00067:** Tierra del Este Phase VII Land Study - A portion of Section
17, Block 78,
El Paso
Township 2, Texas and Pacific Railway Company Surveys,
County, Texas

[BC-1029](#)

Location: South of Montana Ave. and West of Ascencion 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 Right-of-Way Vacation

8. **SURW25-00011:** Resler Drainage ROW Vacation - A portion of Tract 1B, S.
J. Larkin
Survey 266, El Paso, El Paso County, Texas

[BC-1030](#)

Location: South of Paseo Del Norte Rd. and West of Resler Dr.
Existing Zoning: C-4 (Commercial)
Property Owner: Plexxar Unit #1, LLC
Representative: Jacob Harris
District: 1

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

PUBLIC HEARING Rezoning Application

- 9. PZRZ24-00039:** Tracts 9 and 13 save and except that Portion of Tract 9, [BC-1031](#)
conveyed out to the State of Texas in Right-of-Way deed in Volume 550,
Page 623, Sunnyfields Map, No. 2, and Tracts 10 and 14, save and
except that Portion of Tract 10 conveyed out to the State of Texas in
Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2,
City of El Paso, El Paso County, Texas
- Location: 7800 and 7804 Alameda Ave.
Existing Zoning: R-4 (Residential)
Request: Rezone from R-4 (Residential) to C-1 (Commercial)
Existing Use: Single-family dwellings
Proposed Use: Apartments and shopping center
Property Owner: Adiel Zarate and Olivia Esparza
Representative: Luis Javier Lopez
District: 7
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
- 10. PZRZ25-00015:** The North 193 Feet of the East One-Half of Lot 153, [BC-1032](#)
Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
- Location: 4806 Atlas Ave.
Zoning: R-4 (Residential)
Request: To rezone from R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Quadruplex
Property Owner: JCGAR Ventures
Representative: Carlos Gomez
District: 2
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
- 11. PZRZ25-00008:** A portion of Tracts 1K2, 1J3, & Tract 1J1B, Block 10, [BC-1033](#)
Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: South of Artcraft Rd. and East of Westside Dr.
Existing Zoning: G-MU (General Mixed Use)
Request: Rezone from G-MU (General Mixed Use) to C-1
(Commercial)
Existing Use: Vacant

Proposed Use: Commercial retail
Property Owner: ASLM, LTD
Representative: Conde, Inc.
District: 1
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Other Business

12. Discussion and action on Election of Officers (First Chair and Second Chair) [BC-1034](#)
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov
POSTPONED FROM JULY 3, 2025
POSTPONED FROM JULY 31, 2025
13. Discussion and action on the Comprehensive Plan subcommittee. [BC-1035](#)
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov
POSTPONED FROM JULY 3, 2025
POSTPONED FROM JULY 31, 2025
14. Discussion and action on the following code amendments: [BC-1036](#)
- An Ordinance amending Title 20 (Zoning), Chapter 20.04 Administrative Provisions), by amending Article VI (Changes and Amendments) Section 20.04.460 (Protest Procedure) and Article VII (Public Hearings) Section 20.04.520 (Notice) in order to comply with the updated zoning notification requirements in accordance with House Bill 24 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.
 - An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), by amending Article II (Definitions) Section 20.02.464 (HUD-code manufactured home (manufactured home)) in accordance with Senate Bill 1341 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.
 - An Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.270 (Home Occupation Uses), Subsection 20.10.270.b.14 to include no-impact home businesses as an exception to home occupation licensing requirements.
- Staff Contact: Alex Hoffman, Urban Planning & Design, (915) 212-1564,
HoffmanAP@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 8th of August, 2025 by Elsa Ramirez, Administrative Support Associate.