



**CITY PLAN COMMISSION HEARING  
ANNUAL BUSINESS MEETING  
A G E N D A**

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**DATE:** January 11, 2024  
**TIME:** 1:30 p.m.  
**PLACE:** City Hall Building  
300 N. Campbell  
Main Conference Room, 2<sup>nd</sup> Floor  
El Paso, Texas

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Notice is hereby given that the City Plan Commission of the City of El Paso will be conducted on 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>  
YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

Members of the public may communicate with the City Plan Commission during public comment and regarding agenda items by either at the above location or by calling the numbers listed below:

1-915-213-4096 or Toll-free 1-833-664-9267

At the prompt, please enter the following Conference ID: **360 855 497#**

**A quorum of City Plan Commission must participate in the meeting.**

Albert Apodaca	Ken Gorski
Alfredo Borrego	Lauren Hanson
Brandon Carrillo	Sal Masoud
Dion Castro	Jose L. Reyes

**I. CALL TO THE PUBLIC – 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 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.

## II. ANNUAL BUSINESS MEETING AGENDA – DISCUSSION AND ACTION

1. CPC Business Items:
  - a. Election of Officers (Chair, First Chair, Second Chair)  
Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov)
2. Park Fees Special Fund Report  
Karla Chavez, Project Manager, Parks & Recreation Department, (915) 212-1724, [ChavezKX1@elpasotexas.gov](mailto:ChavezKX1@elpasotexas.gov)
3. Annual Legal Training – Overview of Rules of Order and Board duties.  
Russell Abeln, Assistant City Attorney, City Attorney's Office, (915) 212-1127, [AbelnRT@elpasotexas.gov](mailto:AbelnRT@elpasotexas.gov)
4. 2023 Activity Reporting - Planning Division  
Raul Garcia, Planning Program Manager, (915) 212-1643, [GarciaR1@elpasotexas.gov](mailto:GarciaR1@elpasotexas.gov)

## III. 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.

### Major Combination (Reinstatement)

5. **SUSU23-00102:** Tierra Del Este Montwood Subdivision Unit Two - Portion of Triumph St., Horizon City Estates #54 (0.2203 AC), El Paso County, Texas  
Location: East of Rich Beem Blvd. and South of Pebble Hills Blvd.  
Existing Zoning: R-F (Ranch-Farm)  
Property Owner: El Paso County  
Representative: Conde Inc.  
District: 5  
Staff Contact: Adriana Martinez, (915) 212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)  
(Item 5)

## IV. REGULAR AGENDA - DISCUSSION AND ACTION:

### Subdivision Applications:

#### SUBDIVISION MAP APPROVAL:

#### NOTICE TO THE PUBLIC AND APPLICANTS:

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.

**Resubdivision Combination:**

6. **SUSU23-00090:** Rangers Rest No. 2 Replat "A" – Being a replat of Lot 55, Rangers Rest Subdivision; and the North ½ of Tract 3-L, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: South of I-10 Hwy. and West of Zaragoza Rd.  
Existing Zoning: R-4 (Residential) / R-F (Ranch and Farm)  
Property Owner: Elton John Valentin Colon & Cristina Flores Parada  
Representative: Conde, Inc.  
District: 7  
Staff Contact: JC Naranjo, (915) 212-1604, [NaranjoJC@elpasotexas.gov](mailto:NaranjoJC@elpasotexas.gov)  
**POSTPONED FROM NOVEMBER 30, 2023**  
[\(Item 6\)](#), [\(Item 6-P\)](#), [\(Item 6-F\)](#)

**OTHER BUSINESS:**

7. Presentation on updated land use assumptions, capital improvements plan and impact fee structure as required by Chapter 395 of the Texas Local Government Code, prior to the reevaluation of the existing impact fee structure for water and wastewater services.  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov) and Adriana Castillo, El Paso Water, (915) 594-5538, [ACastillo@epwater.org](mailto:ACastillo@epwater.org)  
[\(Item 7 \(1\)\)](#), [\(Item 7 \(2\)\)](#)
8. Discussion and action to consider, prepare, and file written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee to the City Council.  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov) and Adriana Castillo, El Paso Water, (915) 594-5538, [ACastillo@epwater.org](mailto:ACastillo@epwater.org)
9. Adjournment of the City Plan Commission's Annual Business Meeting.

**EXECUTIVE SESSION**

**A quorum of City Plan Commission must participate in the meeting.**

Albert Apodaca	Ken Gorski
Alfredo Borrego	Lauren Hanson
Brandon Carrillo	Sal Masoud
Dion Castro	Jose L. Reyes

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.

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Kevin W. Smith, City Plan Commission Executive Secretary

**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 are provided for regular City Plan Commission meetings. Copies of this Agenda will be provided in Braille, large print, or audiotape upon requests made a minimum of 48 hours prior to the meeting.

Hearing Assistance Devices are available upon request.

**ALL CITY PLAN COMMISSION AGENDAS ARE PLACED ON THE INTERNET AT THE ADDRESS BELOW:**

<http://www.elpasotexas.gov/meetings.asp>

Posted at \_\_\_\_\_ a.m. this 5th day of January, 2024.