



**CITY PLAN COMMISSION HEARING  
A G E N D A**

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**DATE:** June 13, 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 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>  
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  
Alfredo Borrego  
Brandon Carrillo  
Ken Gorski  
Lauren Hanson

Margaret Livingston  
Sal Masoud  
Jose L. Reyes  
Juan Uribe

**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 Main Conference Room, 2<sup>nd</sup> 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.

**II. 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:
  - a. May 16, 2024  
[\(Item 1\)](#)

**Major Combination:**

2. **SUSU24-00037:** Emerald Heights Unit Three – A portion of C.D. Stewart Survey No. 318, El Paso County, Texas  
Location: North of Rojas Dr. and West of Peyton Dr.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: Northtowne Village Joint Venture  
Representative: CEA Group  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
[\(Item 2\)](#), [\(Item 2-F\)](#), [\(Item 2-P\)](#)

**Resubdivision Final:**

3. **SUSU24-00034:** SISD SAC Replat Phase 1 – Being a Replat of a portion of Lot 2, Block 1, Champions Addition, Tract 3B4, O. A. Danielson Survey No. 312, and a portion of Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location: South of Pellicano Dr. and East of Loop 375  
Existing Zoning: C-4/sc (Commercial/special contract)  
Property Owner: Socorro ISD  
Representative: Parkhill  
District: 6  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
[\(Item 3\)](#), [\(Item 3-F\)](#)

**III. 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.

**Major Combination:**

4. **SUSU24-00038:** Southside Estates – Tract 13, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: South of Alameda Ave. and East of Zaragoza Rd.  
Existing Zoning: R-4/H (Residential/ Historic)  
Property Owner: Casas Genesis, LLC  
Representative: CAD Consulting Co.  
District: 7  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
([Item 4](#)), ([Item 4-F](#)), ([Item 4-P](#)), ([Item 4-REVISED](#))
5. **SUSU24-00036:** La Milagrosa Estates – Tracts 38, 39C & 39D, Block 37, Ysleta, City of El Paso, El Paso County, Texas  
Location: West of Loop 375 Hwy. and North of Alameda Ave.  
Existing Zoning: A-2H (Apartments/Historic)  
Property Owner: Carla V. Monsisvais  
Representative: Kistenmacher Engineering Co.  
District: 7  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)  
([Item 5](#)), ([Item 5-F](#)), ([Item 5-P](#))

**Resubdivision Combination:**

6. **SUSU24-00035:** Terrace at Cincinnati Replat – Being a replat of a portion of Lot 1, Block 1, Terrace at Cincinnati Subdivision, City of El Paso, El Paso County, Texas  
Location: East of Mesa St. and North of Schuster Ave.  
Existing Zoning: R-3 (Residential) /PMD (Planned Mountain Development)  
Property Owner: L. Frederick Francis  
Representative: Conde, Inc.  
District: 8  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)  
([Item 6](#)), ([Item 6-F](#)), ([Item 6-P](#)), ([Item 6-REVISED](#))

**PUBLIC HEARING Rezoning Application:**

7. **PZRZ24-00007:** A portion of Tracts 17C1 and 17C2, Section 8, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location: North of Picasso Dr. and East of Zaragoza Rd.  
Zoning: C-4/c (Commercial/conditions)  
Request: To rezone from C-4/c (Commercial/conditions) to C-2 (Commercial)  
Existing Use: Vacant  
Proposed Use: Self-storage Warehouse  
Property Owner: Picasso Place, LLC  
Representative: Kistenmacher Engineering Company  
District: 6  
Staff Contact: Andrew Salloum, (915) 212-1603, [SallouAM@elpasotexas.gov](mailto:SallouAM@elpasotexas.gov)  
([Item 7](#))

**PUBLIC HEARING Zoning Condition Release or Amendment Application:**

8. **PZCR24-00001:** A portion of Tracts 17C1 and 17C2, Section 8, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Picasso Dr. and East of Zaragoza Rd.  
Zoning: C-4/c (Commercial/conditions) (Related to PZRZ24-00007)  
Request: To release conditions imposed by Ordinance No. 15959  
Existing Use: Vacant  
Proposed Use: Self-storage Warehouse  
Property Owner: Picasso Place, LLC  
Representative: Kistenmacher Engineering Company  
District: 6  
Staff Contact: Andrew Salloum, (915) 212-1603, [SallouAM@elpasotexas.gov](mailto:SallouAM@elpasotexas.gov)  
[\(Item 8\)](#), [\(Item 8-REVISED\)](#)

**PUBLIC HEARING Rezoning and Detailed Site Development Plan:**

9. **PZRZ22-00043:** A portion of Lot 26 and a portion of Lot 27, Block 92, East El Paso Addition, City of El Paso, El Paso County, Texas
- Location: 3312 Montana Ave.  
Zoning: R-5 (Residential)  
Request: Rezone from R-5 (Residential) to S-D (Special Development) with reductions to minimum district area and setbacks, and approval of a detailed site development plan
- Existing Use: Single-Family Dwelling  
Proposed use: Business Office  
Property Owner: Juan Hernandez  
Representative: Jaime Montoya  
District: 2  
Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
[\(Item 9\)](#)

**Other Business:**

10. Overview of infill development.  
Contact: Luis Zamora, Chief Planner, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)  
**POSTPONED FROM MAY 16, 2024**
11. Presentation on Findings of the Uptown & Surrounding Neighborhoods Parking Study  
Contact: Alex Hoffman, CID, (915) 212-1564, [HoffmanAP@elpasotexas.gov](mailto:HoffmanAP@elpasotexas.gov)

**EXECUTIVE SESSION**

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

Albert Apodaca	Margaret Livingston
Alfredo Borrego	Sal Masoud
Brandon Carrillo	Jose L. Reyes
Ken Gorski	Juan Uribe
Lauren Hanson	

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) 212-0088.

**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 10:15 a.m. this 6th day of June, 2024.