



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

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**DATE:** April 4, 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. March 21, 2024  
[\(Item 1\)](#)

### **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 Preliminary:**

2. **SUSU24-00019:** Summer Sky North Subdivision Unit Two - A portion of Section 20, Block 9, Township 3, Texas and Pacific Railroad Company, El Paso County, Texas  
Location: South of Pellicano Dr. and East of Berryville St.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: Ravenna II, LLC  
Representative: TRE & Associates, LLC  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)  
[\(Item 2\)](#), [\(Item 2-P\)](#), [\(Item 2-REVISED\)](#)

#### **Major Final:**

3. **SUSU24-00011:** Summer Sky North Unit Two Phase I Subdivision - A portion of Section 20, Block 9, Township 3, Texas and Pacific Railroad Company, El Paso County, Texas  
Location: South of Pellicano Dr. and East of Berryville St.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: Ravenna II, LLC  
Representative: TRE & Associates, LLC  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)

Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)  
(Item 3), (Item 3-F), (Item 3-REVISED)

4. **SUSU24-00012:** Summer Sky North Unit Two Phase II Subdivision, A portion of Section 20, Block 9, Township 3, Texas and Pacific Railroad Company, El Paso County, Texas
- Location: South of Pellicano Dr. and East of Berryville St.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: Ravenna II, LLC  
Representative: TRE & Associates, LLC  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)  
(Item 4), (Item 4-F), (Item 4-REVISED)

**Resubdivision Preliminary:**

5. **SUSU24-00016:** SISD SAC Replat – 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: North of Paseo Del Este Blvd. and East of Joe Battle Blvd.  
Existing Zoning: C-4/sc (Commercial/ Special Contract)  
Property Owner: Socorro Independent School District  
Representative: Parkhill  
District: 6  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
(Item 5), (Item 5-P), (Item 5-REVISED)

**PUBLIC HEARING Resubdivision Combination:**

6. **SUSU24-00018:** Bryanna Subdivision – Being a Replat of Lots 31 and 32, Block 130, Supplemental Map No 1. of East El Paso Addition, City of El Paso, El Paso County, Texas
- Location: North of Montana Ave. and West of Copia St.  
Existing Zoning: R-5/sp (Residential/special permit)  
Property Owner: Juan Martinez  
Representative: CAD Consulting Co.  
District: 2  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
(Item 6), (Item 6-F), (Item 6-P)

**PUBLIC HEARING Easement Vacation:**

7. **SUET24-00001:** 3312 Martina Easement Vacation – A portion of Lot 9, Block 12, Stanton Heights Unit Three, City of El Paso, El Paso County, Texas
- Location: South of Edgemere Blvd. and East of Lee Blvd.  
Existing Zoning: R-3A/sp (Residential/special permit)  
Property Owner: Elizabeth Morales  
Representative: Elizabeth Morales  
District: 6  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
(Item 7)

**PUBLIC HEARING Rezoning Application:**

8. **PZRZ23-00041:** 17.444 Acre Tract, situated in the O.A. Danielson Survey, Number 316,

Location: being a portion of that certain 32.412 Acre Tract, and 4.806 Acre Tract of Land situated in Ysleta Grant Block 56, being a portion of Tract 8 and 9, of said Block 56, City of El Paso, El Paso County, Texas  
Gateway East Blvd. and Southeast of Americas Ave.  
Zoning: R-F (Ranch and Farm) and R-3 (Residential)  
Request: To rezone from R-F (Ranch and Farm) and R-3 (Residential) to C-4 (Commercial)  
Existing Use: Vacant  
Proposed Use: General Warehouse  
Property Owner: David Ballard  
Representative: TRE & Associates Engineering  
District: 6  
Staff Contact: Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
(Item 8)

9. **PZRZ24-00003:** All of Tracts 90-A, 92, and 93, S.A. & M.G. Railroad Survey #267, City of El Paso, El Paso County, Texas  
Location: North of Thorn Ave. and East of Doniphan Dr.  
Zoning: R-4 (Residential)  
Request: To rezone from R-4 (Residential) to C-3 (Commercial)  
Existing Use: Vacant  
Proposed Use: Office and Self-storage Warehouse  
Property Owner: Martha M. Santana  
Representative: TJ Karam  
District: 1  
Staff Contact: Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
(Item 9)

## **EXECUTIVE SESSION**

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

Albert Apodaca  
Alfredo Borrego  
Brandon Carrillo  
Ken Gorski  
Lauren Hanson

Margaret Livingston  
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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./p.m. this 28th day of March, 2024.