



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

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**DATE:** February 22, 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  
Alfredo Borrego  
Brandon Carrillo  
Dion Castro  
Ken Gorski

Lauren Hanson  
Margaret L. Livingston  
Sal Masoud  
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 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. February 8, 2024  
[\(Item 1\)](#)

### **Extension Request to Submit Recording Maps:**

2. **PSEN24-00001:** Vista Del Norte Estates Unit Five – A portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas  
Location: South of Stan Roberts Sr 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](mailto:AlejandreAX@elpasotexas.gov)  
[\(Item 2\)](#), [\(Item 2-P\)](#)

### **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.

#### **Resubdivision Combination:**

3. **SUSU23-00092:** Darrington Eastlake Commercial Unit Three Replat A – Being a replat of Lot 1, Block 2, Darrington Eastlake Commercial Unit Three, an addition to El Paso County, Texas  
Location: North of Peyton Dr. and West of Eastlake Blvd.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: ROP Darrington, LLC  
Representative: Huitt-Zollars, Inc.  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)

Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
**POSTPONED FROM FEBRUARY 8, 2024**  
[\(Item 3\)](#), [\(Item 3-F\)](#), [\(Item 3-P\)](#), [\(Item 3-REVISED\)](#), [\(Item 3-P REVISED\)](#)

4. **SUSU23-00041:** Emerald Pass Commercial Unit Two Replat C – Being a replat of Lot 1, Block 3, Emerald Pass Commercial Unit Two Replat B, and Tract 6-A, Block 79, Township 3, Section 22, Texas and Pacific, Abstract 9882, El Paso County, Texas
- Location: North of Peyton Dr. and East of Eastlake Blvd.  
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Property Owner: Retreat at East Lake LP  
Representative: GRV Integrated Engineering Solutions  
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
[\(Item 4\)](#), [\(Item 4-F\)](#), [\(Item 4-P\)](#)

**PUBLIC HEARING Resubdivision Combination:**

5. **SUSU23-00063:** Loma Terrace No. 5 Replat A – A portion of Lot 227, Loma Terrace #5, City of El Paso, El Paso County Texas
- Location: South of Yermoland Dr. and West of Lomaland Dr.  
Existing Zoning: R-3 (Residential)  
Property Owner: Luxor Homes  
Representative: CAD Consulting Co.  
District: 7  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
[\(Item 5\)](#), [\(Item 5-F\)](#), [\(Item 5-REVISED\)](#)

**PUBLIC HEARING Comprehensive Plan Amendment:**

6. **PLCP24-00001:** A portion of Tract 12-B, Block 24, Socorro Grant, City of El Paso, El Paso County, Texas
- Location: Generally South of Winn Rd. and East of Southside Rd.  
Zoning: R-F (Ranch and Farm)  
Existing Use: Vacant  
Request: Future Land Use Map amendment from O-1, Preserve to G7, Industrial and/or Railyards  
Owner: City of El Paso-El Paso Water  
Representative: Conde, Inc.  
District: 7  
Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
**POSTPONED FROM FEBRUARY 8, 2024**  
[\(Item 6\)](#), [\(Item 6-REVISED\)](#)

**PUBLIC HEARING Rezoning Application:**

7. **PZRZ23-00012:** A portion of Tract 12-B, Block 24, Socorro Grant, City of El Paso, El Paso County, Texas
- Location: Generally South of Winn Rd. and East of Southside Rd.  
Existing Zoning: R-F (Ranch and Farm)  
Request: Rezone from R-F (Ranch and Farm) to M-1 (Light Manufacturing)  
Existing Use: Vacant  
Proposed Use: Concrete mixing plant, permanent  
Property Owner: City of El Paso-El Paso Water  
Representative: Conde, Inc.  
District: 7

Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
**POSTPONED FROM FEBRUARY 8, 2024**  
**[\(Item 7\)](#) [\(Item 7-REVISED\)](#)**

8. **PZRZ23-00026:** Tracts 407 and 408, Sunrise Acres #1, City of El Paso, El Paso County, Texas  
Location: 8935 Mercury St.  
Existing Zoning: R-4 (Residential)  
Request: Rezone from R-4 (Residential) to S-D (Special Development) and approval of Detailed Site Development Plan with a reduction to side yard setback  
Existing Use: Triplex  
Proposed Use: Single-family dwelling and triplex  
Property Owner: Gary L. Herman and Shawn M. Schulz  
Representative: CAD Consulting Company  
District: 2  
Staff Contact: Andrew Salloum, (915) 212-1603, [SallouAM@elpasotexas.gov](mailto:SallouAM@elpasotexas.gov)  
**[\(Item 8\)](#), [\(Item 8-D\)](#), [\(Item 8-REVISED\)](#)**

## **EXECUTIVE SESSION**

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

Albert Apodaca  
Alfredo Borrego  
Brandon Carrillo  
Dion Castro  
Ken Gorski

Lauren Hanson  
Margaret L. Livingston  
Sal Masoud  
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 8:09 a.m. this 15th day of February, 2024.