



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

DATE: January 25, 2024
TIME: 1:30 p.m.
PLACE: City Hall Building
300 N. Campbell
Main Conference Room, 2nd Floor
El Paso, Texas

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 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.

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. December 14, 2023
[\(Item 1.a.\)](#)
 - b. January 11, 2024
[\(Item 1.b.\)](#)

Major Final:

2. **SUSU23-00099:** El Pasoans Fighting Hunger Unit One - Being Tract 1G, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
Location: South of Los Mochis Ave. and West of U.S. Interstate Highway 10
Existing Zoning: R-3 (Residential)
Property Owner: Wieland Properties JT VT
Representative: Conde, Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
[\(Item 2\)](#), [\(Item 2-F\)](#)

Detailed Site Development Plan Application:

3. **PZDS23-00040:** Portion of Lot 1, Block 54, East Glen Addition Unit Four, City of El Paso, El Paso County, Texas
Location: 2680 George Dieter Dr.
Existing Zoning: C-1/sc (Commercial/special contract)
Request: Detailed Site Development Plan Approval as per Ordinance No. 6344
Existing Use: Medical Office
Proposed Use: Medical Office and Professional Office
Property Owner: Global Care, LLC
Representative: Salvador Hernandez and Ray Mancera
District: 6
Staff Contact: Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov
POSTPONED FROM DECEMBER 14, 2023
[\(Item 3\)](#), [\(Item 3-D\)](#)

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:

4. **SUSU23-00093:** Sierra Crest Replat G – A Replat of Lot 1, Block 1, Sierra Crest; & Lots 2, 3, and 16, Block 1, Sierra Crest Replat D, City of El Paso, El Paso County, Texas
Location: North of Robinson Ave. and East of Stanton St.
Existing Zoning: P-R I (Planned Residential I)
Property Owner: Frederick and Ginger Francis
Representative: Conde, Inc.
District: 8
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
(Item 4), (Item 4-F), (Item 4-REVISED)

PUBLIC HEARING Rezoning Application:

5. **PZR23-00037:** Tracts 8, 9, 10, 14, 15, and a portion of Tract 13, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas
Location: 1401 N. Zaragoza Rd.
Existing Zoning: R-3 (Residential)
Request: Rezone from R-3 (Residential) to A-O (Apartment/Office)
Existing Use: Vacant
Proposed Use: Self-storage warehouse
Property Owner: Jorge M. Sanchez
Representative: Conde, Inc.
District: 6
Staff Contact: Nina Rodriguez, (915)-212-1561, RodriguezNA@elpasotexas.gov
POSTPONED FROM NOVEMBER 30, 2023
POSTPONED FROM DECEMBER 14, 2023
(Item 5)
6. **PZR23-00028:** All of Tracts 4C-1 and 4C-1B, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: South of La Morenita Cir. and West of Socorro Rd.
Zoning: A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract)
Request: To rezone from A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract) to C-1/sc (Commercial/special contract) and C-1/H/sc (Commercial/Historic/special contract)
Existing Use: Vacant
Proposed Use: Shopping center
Property Owner: B & B Socorro, LLC
Representative: Xilin Esther Chen
District: 7
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
(Item 6), (Item 6-REVISED)
7. **PZR23-00014:** Tract 1B and Tract 1B1, Block 8, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 319 and 323 Zaragoza Rd.
Existing Zoning: R-F (Ranch and Farm)
Request: Rezone R-F (Ranch and Farm) to C-1 (Commercial)
Existing Use: Vacant

Proposed Use: Shopping Center
Property Owner: Albert Nabhan
Representative: David Etzold
District: 7
Staff Contact: Juan C. Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov
(Item 7), (Item 7-REVISED)

8. **PZRZ23-00034:** Being a Portion of Tract 17C-174 and 17C-175, Section 8, Block 79, Township 3, Texas and Pacific Railway Survey, City of El Paso, El Paso County, Texas
Location: South of Vista del Sol Dr. and West of Joe Battle Blvd.
Existing Zoning: R-3 (Residential)
Request: Rezone from R-3 (Residential) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: Automobile sales, service, storage and rental.
Property Owner: El Paso Vista HY RE, LLC
Representative: Conde, Inc.
District: 6
Staff Contact: Juan C. Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov
(Item 8), (Item 8-REVISED)

9. **PZRZ23-00032:** Lot 32, Block 14-C, Vista Del Sol Unit 10, Replat B, City of El Paso, El Paso County, Texas
Location: 1150 Vista De Oro
Zoning: P-I (Planned Industrial)
Request: To rezone from P-I (Planned Industrial) to C-3 (Commercial)
Existing Use: Vacant
Proposed Use: School
Property Owner: Roger's Properties, LLC
Representative: Conde, Inc.
District: 7
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
(Item 9), (Item 9-REVISED)

10. **PZRZ23-00036:** A portion of Tract 92, Map of Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
Location: 4707 Atlas
Zoning: R-4 (Residential)
Request: To rezone from R-4 (Residential) to A-2 (Apartment)
Existing Use: Vacant
Proposed Use: Apartments
Property Owner: Helmut Group Inc.
Representative: Ray Mancera
District: 2
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
(Item 10), (Item 10-REVISED)

PUBLIC HEARING Rezoning and Detailed Site Development Plan:

11. **PZRZ23-00040:** A portion of Lots 20 and 21, Block 92, Bassett Addition, City of El Paso, El Paso County, Texas
Location: 2607 Montana Ave.
Zoning: A-2 (Apartment)
Request: Rezone from A-2 (Apartment) 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: Carlos Estrello Jr.
Representative: Carlos Estrello Jr.
District: 8
Staff Contact: Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov
(Item 11), (Item 11-D)

PUBLIC HEARING Special Permit Application:

12. **PZST23-00009:** A portion of Lots 14, 15, and 16, Block 118, Supplemental Map No. 1 of East El Paso Addition, City of El Paso, El Paso County, Texas
- Location: 1205 N. Copia St.
Zoning: C-2 (Commercial)
Request: Special Permit and Detailed Site Development Plan approval to allow for an Infill Development with yard setback reductions and 85% parking reduction for office and apartment uses in the C-2 (Commercial) zone district
- Existing Use: Vacant
Proposed Use: Offices and Apartments
Property Owner: Victor Robles
Representative: Luis Javier Lopez
District: 2
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
(Item 12), (Item 12-D), (Item 12-REVISED)

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.

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 9:41 a.m. this 18th day of January, 2024.