

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

AGENDA DATE: April 9, 2024

PUBLIC HEARING DATE: May 7, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Nina Rodriguez, (915) 212-1561

DISTRICT(S) AFFECTED: District 7

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the properties legally described as a portion of Tract 12-B, Block 24, Socorro Grant, City of El Paso, El Paso County, Texas, from O-1, Preserve to G-7, Industrial and/or Railyards.

Subject Property: South of Winn Rd. and East of Southside Rd.

Applicant: City of El Paso – El Paso Water, PLCP24-00001

BACKGROUND / DISCUSSION:

The applicant is requesting to amend the Future Land Use Map (FLUM) to allow for "concrete mixing plant, permanent". The City Plan Commission reviewed this case on February 22, 2024 and was unable to arrive at a formal recommendation to City Council. As of March 26, 2024, eight (8) emails from seven (7) individuals in opposition to the future land use amendment request. This application is running concurrently with a rezoning application (case PZRZ23-00012). See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP (FLUM) CONTAINED IN “PLAN EL PASO” FOR THE PROPERTIES LEGALLY DESCRIBED AS A PORTION OF TRACT 12-B, BLOCK 24, SOCORRO GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O-1, PRESERVE TO G-7, INDUSTRIAL AND/OR RAILYARDS.

WHEREAS, *Plan El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on March 6, 2012 pursuant to provisions of the Texas Local Government Code as the Comprehensive Plan for the City; and

WHEREAS, the Comprehensive Plan provides a basis for the City’s regulations and policies that directs its physical and economic development; and

WHEREAS, the Future Land Use Map (FLUM) is one of the policies adopted by the El Paso City Council contained within the Comprehensive Plan which identifies desired land use patterns; and

WHEREAS, the City’s Future Land Use Map serves as a guide to the type and manner of future development for the City of El Paso; and

WHEREAS, when changes and amendments to the zoning map are requested, the reviewing City departments and the City Plan Commission must make recommendations regarding the conformity of the proposed change to the City’s Comprehensive Plan; and

WHEREAS, in some instances when a request to amend the zoning map does not conform to the Future Land Use Map, an amendment to that map may be required; and

WHEREAS, the City Plan Commission, after conducting a public hearing, provided no formal recommendation; and

WHEREAS, after conducting a public hearing, the proposed amendment to the Future Land Use Map of *Plan El Paso* will have no negative impact upon the public health, safety, morals, and general welfare of the City, and will carry out the purpose and spirit of the policies expressed in *Plan El Paso*.

ORDINANCE NO. _____

HQ24-2221|Trans 5119000|P&I
FLUM Amendment Winn southside Rd.
RTA

PLCP24-00001

Page 1 of 3

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the areas identified in “Exhibit A” and legally described as a portion of Tract 12-B, Block 24, Socorro Grant, City of El Paso, El Paso County, Texas, be incorporated into the City’s Comprehensive Plan, *Plan El Paso*, for all the purposes, including amending the Future Land Use Map from O-1, Preserve to G-7, Industrial and/or Railyards.
2. That *Plan El Paso* and its related documents, as herein modified, shall remain in full force and effect as to the long-range general policies for guiding growth and development in the City.

ADOPTED this _____ day of _____, 2024.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
HQ24-2221|Trans 5119000|P&I
FLUM Amendment Winn southside Rd.
RTA

PLCP24-00001

Exhibit A: Metes & Bounds

ORDINANCE NO. _____
HQ24-2221|Trans 5119000|P&I
FLUM Amendment Winn southside Rd.
RTA

PLCP24-00001

Page 3 of 3

EXHIBIT "A"

Prepared for: Jobe Materials
September 27, 2022

METES AND BOUNDS DESCRIPTION

Description of a parcel of Land being a portion of Tract 12-B, Block 24, Socorro Grant, City of El Paso, El Paso County, Texas; and being more particularly described by metes and bounds as follows:

Commencing for reference an existing brass disk City Monument at the centerline intersection of Winn Road (70' R.O.W.) and Pan American Drive (90' R.O.W.), from which at an existing brass disk City Monument at the point of curve centerline of Winn Road, bears South 87°06'46" East a distance of 998.85 feet; Thence leaving said centerline intersection, South 15°44'28" East a distance of 3172.74 feet to a set ½" rebar with cap marked TX.5152 for the "TRUE POINT OF BEGINNING".

Thence, North 24°59'43" East a distance of 674.83 feet to a set ½" rebar marked TX. 5152;

Thence, South 64°24'12" East a distance of 553.41 feet to a set ½" rebar marked TX. 5152;

Thence, South 25°44'35 West a distance of 914.48 feet to a set ½" rebar marked TX. 5152;

Thence North 40°37'29" West a distance of 594.45 feet to the "TRUE POINT OF BEGINNING" and containing 435,726 square feet or 10.00 acres of land more or less.

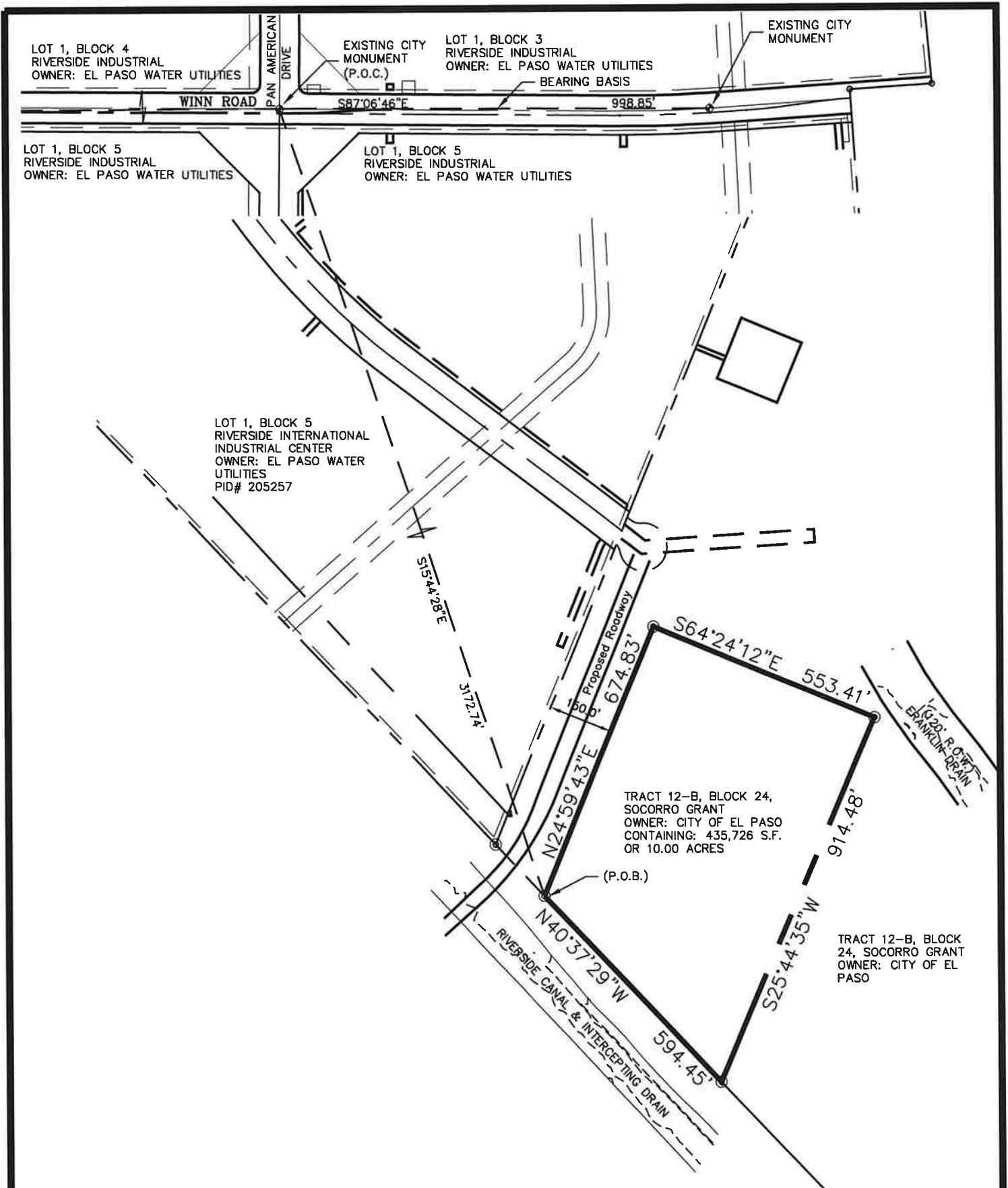
A drawing of even date accompanies this description.



Ron R. Conde
R.P.L.S. No 5152



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100



NOTES:

1. SET 1/2" REBARS WITH CAPS MARKED TX 5152 ON ALL CORNERS UNLESS OTHERWISE NOTED.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS DRAWING.

CERTIFICATION

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY

Ronald Robert Conde
 RON R. CONDE R.P.L.S #5152



SCALE: 1" = 300'

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JOB # 922-16	DATE: SEPTEMBER 27, 2022	FIELD: M.S.	OFFICE: C.C.
	BEING A PORTION OF TRACT 12B, BLOCK 24, SOCORRO GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS		
	CONDE INC. 6080 SURETY SUITE 100 EL PASO, TEXAS 79905, FIRM#10078100		

CADD FILE: S:\SU\LV\RIVERSIDE\IND

South of Winn Rd. and East of Southside Rd.

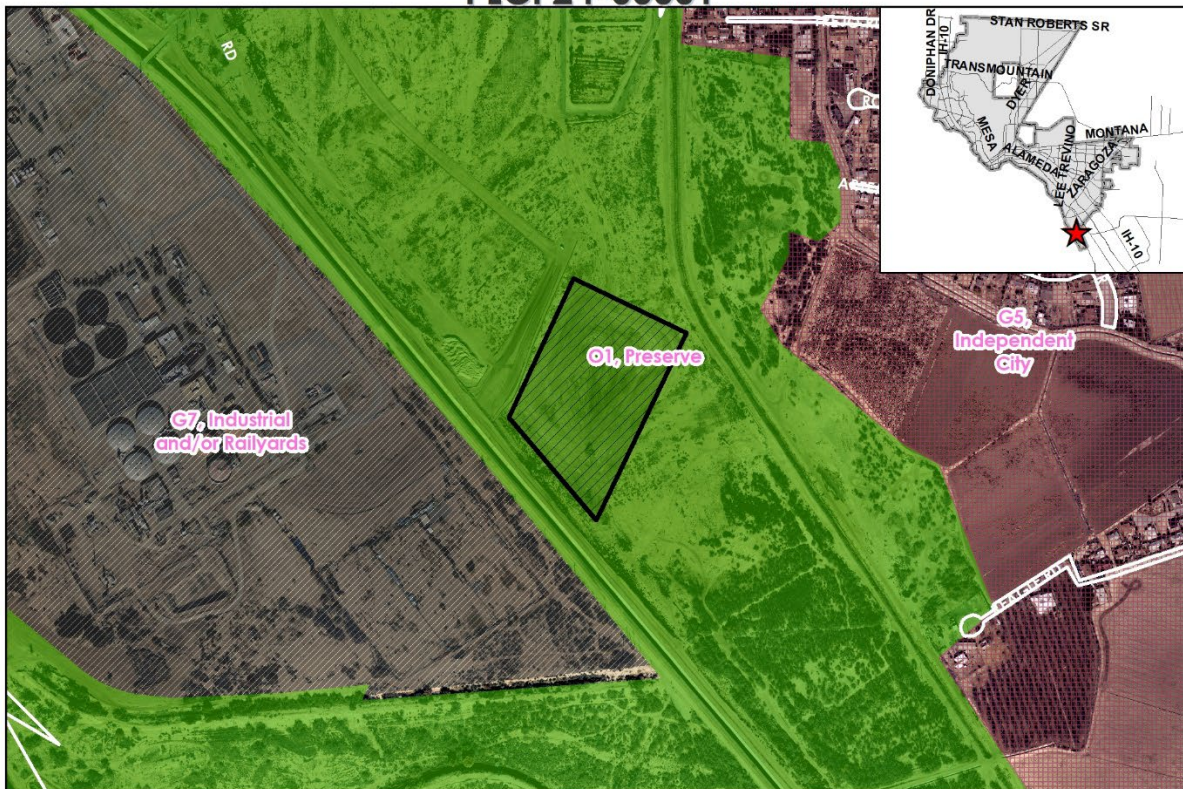
City Plan Commission — February 22, 2024 **REVISED**



CASE NUMBER:	PLCP24-00001
CASE MANAGER:	Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov
PROPERTY OWNER:	City of El Paso – El Paso Water
REPRESENTATIVE:	Conde Inc.
LOCATION:	Generally South of Winn Rd. and East of Southside Rd (District 7)
PROPERTY AREA:	10 acres
REQUEST:	Adjust the Future Land Use designation from O-1, Preserve to G-7, Industrial and/or Railyards
RELATED APPLICATIONS:	PZRZ23-00012, Rezoning
PUBLIC INPUT:	Eight (8) email of opposition from seven (7) received as of February 22, 2024

SUMMARY OF REQUEST: The applicant is requesting an amendment to *Plan El Paso*, the City's comprehensive plan, to adjust the Future Land Use designation for one property, from O-1, Preserve, to G-7, Industrial, to accommodate proposed industrial development.

PLCP24-00001



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 190 380 760 1,140 1,520 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to adjust the Future Land Use designation on a 10-acre property in order to allow for development of a concrete mixing plant, permanent. The G-7 designation is most in character with the proposed development for the property, which is similar in scale and character to nearby industrial zoned properties and uses.

This case is related to application number PZRZ23-00012, which requests to rezone the subject area from R-F (Ranch-Farm to M-1 (Light Manufacturing).

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: Nearby properties with similar zoning and uses are also designated G-7. An existing wastewater treatment plant located to the west is designated G-7 Industrial. Areas to the northwest although designated O-1 Preserve are zoned M-1 (Manufacturing). The Rio Bosque Wetland Park is located to the south east of the subject property and is designated O-1 Preserve. Any development should be sensitive and mitigate effects to the maximum extent possible.

COMPLIANCE WITH PLAN EL PASO – When evaluating whether a proposed adjustment is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed Future Land Use designation for the property:</p> <p>G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town</p>	<p><i>Plan El Paso</i> calls out the G-7 designation as appropriate for industrial uses, which is in keeping with the proposed use. The associated rezoning to M-1 will ensure that any future proposed uses will remain compatible with the G-7 designation.</p>
<p>Preferred Development Locations: Is the property in a “Compact Urban” area?</p>	N/A

THE PROPOSED DESIGNATION’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	N/A
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.</p>	The subject property is directly adjacent to existing industrial zoning and uses, the development of the subject property will be in line with adjacent zoning and uses.
<p>Natural Environment: Anticipated effects on the natural environment.</p>	The subject property is currently vacant land. The existing wetland park is located approximately 1000+ feet from the subject property, the wetlands manager noted no anticipated negative effects from the rezoning proposal.
<p>Stability: Whether the area is stable or in transition.</p>	The surrounding area is stable with existing industrial uses and vacant land.

Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	The subject property is being leased to be developed as a Concrete Mixing Plant, Permanent and therefore the 'Preserve' designation is no longer appropriate.
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PUBLIC COMMENT: Although public notification is not required for Comprehensive Plan Amendments, this application did receive public comment. As of February 21, 2024, the Planning Division has received six (6) emails in opposition to the comprehensive plan amendment request. Comments of opposition cite concerns of loss on open space, impact on wildlife, environmental impact to the Rio Bosque, pollution, health hazards, and proximity to residential properties.

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission (CPC) has the authority to advise City Council on changes to the Comprehensive Plan. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Public Comment
2. Applicant Response to Public Comment

ATTACHMENT 1

From: [Smith, Kevin W.](#)
To: [Rodriguez, Nina A.](#)
Cc: [Garcia, Raul](#); [Zamora, Luis E.](#); [Ramirez, Elsa](#)
Subject: FW: Feb. 8 meeting of Planning Commission, PZR223-0012
Date: Thursday, February 8, 2024 7:12:34 AM

Good morning Nina,
FYI. Thank you.

Kevin

From: Marilyn Guida <mrg52muse@gmail.com>
Sent: Wednesday, February 7, 2024 5:57 PM
To: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>; Smith, Kevin W. <SmithKW@elpasotexas.gov>
Subject: Feb. 8 meeting of Planning Commission, PZR223-0012

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

I would like my comments to be shared with the Planning Commission on this topic on February 8, 2024 prior to the meeting. I may be able to attend online, in which case I would like to speak to the Planning Commission during public testimony.

I am strongly opposed to Rezones 6 & 7, the cement mixing plant proposed to be located at Winn Rd & Southside Rd. This is the type of use that will have significant environmental impacts to the Rio Bosque wildlife such as noise, emissions and truck operations which would drive wildlife away and damage the plant life which can't run away.

Rio Bosque is owned and operated by the University of Texas El Paso. UTEP staff and volunteers have been working for decades to bring this area back to a condition that will support wildlife and restore water flow. It's a place to enjoy the quiet and hear the birds, watch waterfowl, and provide a refuge for people to understand the quality of life that this refuge brings.

I am opposed to this project because it will surely cause loss of property values for the nearby residents due to the noise and emissions from the plant as well as the frequent heavy truck traffic.

This cement mixing plant is a huge mistake in all these ways at a minimum.

I urge the Planning Commission to refuse to support this rezone.

Thank you,

Marilyn Guida
Resident of El Paso from June 2008 to January 2022

From: [Ramirez, Elsa](#)
To: [Rodriguez, Nina A.](#)
Subject: FW: Feb. 22nd City Plan Commission: items 6 & 7
Date: Tuesday, February 20, 2024 7:45:49 AM
Attachments: [image.png](#)
[image.png](#)
[Plan EP 2012 Sustainability.pdf](#)
[~WRD0000.jpg](#)
[image001.png](#)

FYI

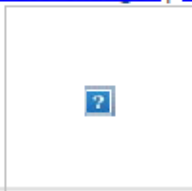
Elsa Ramirez | Administrative Assistant

P: 915. 212.1569

A: 801 Texas Ave. El Paso, TX 79901

E: ramirezez@elpasotexas.gov

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Planning & Inspections Department
City of El Paso

From: Vero Ann Carrillo <verocarrillo915@gmail.com>

Sent: Monday, February 19, 2024 11:59 PM

To: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>

Cc: Smith, Kevin W. <SmithKW@elpasotexas.gov>

Subject: Feb. 22nd City Plan Commission: items 6 & 7

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Hi Elsa,

I hope this email finds you well. I have a few questions (below) about Items 6 and 7 on the agenda for Thursday's CPC meeting. Could you help forward these questions to the appropriate person?

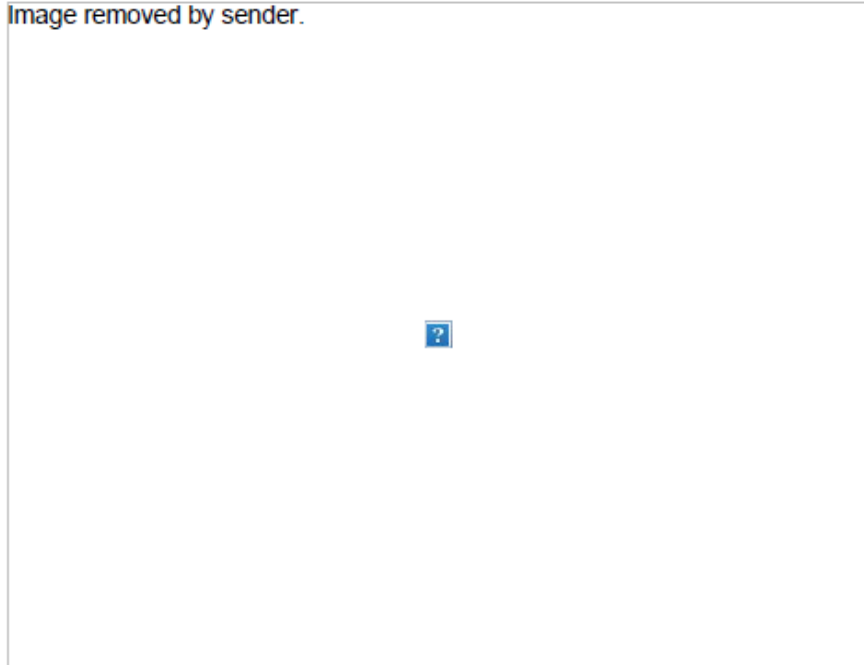
The impact of the concrete plant on people living close to the subject property and as well as the Rio Bosque is very disconcerting. This rezoning request chips away at the goals and policies set by Plan El Paso for connected open spaces. I ask that the City Plan Commission **vote to not recommend** the rezoning request.

Thank you,
Veronica Carrillo

Question 1: Items 6 and 7 contain a request to rezone 10 acres of land owned by El Paso Water to remove the zoning of "preserve" to accommodate a proposed industrial

development, specifically a permanent concrete mixing plant.

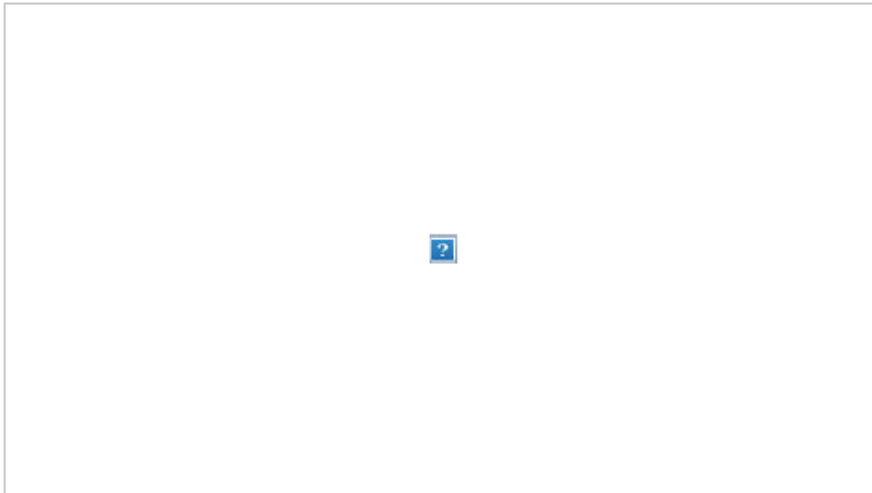
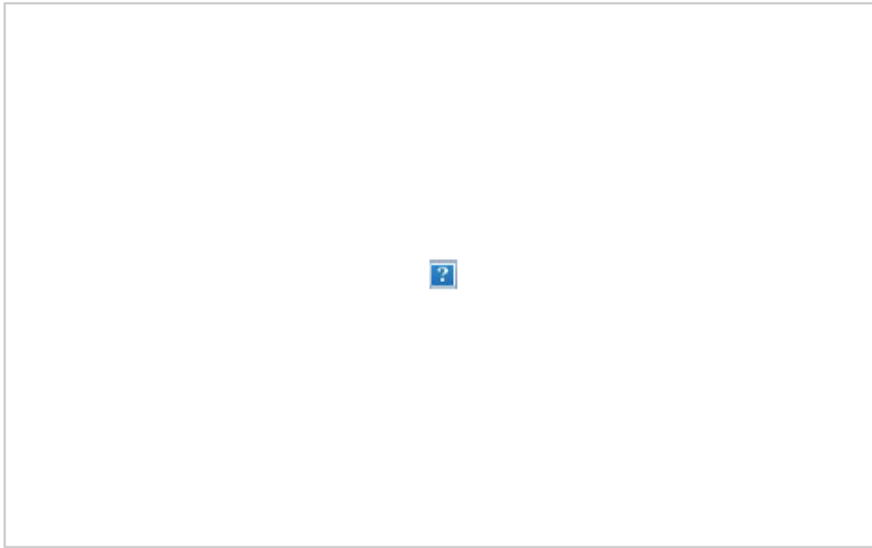
Attached is a photo of the property from Sunday, February 18th. Despite multiple references in the backup for the agenda items to the subject property as "currently vacant" land, the land has been cleared and a concrete batch plant is already set up. The picture also shows a white trailer with the Jobe company logo on it and piles of material that appear to be gravel and/or sand around the property. However, this property is currently zoned "preserve". Have any rules, laws, ordinances, codes, etc. been broken or violated by having set up this concrete batch operation on a property zoned for "preserve"?



Question 2: Page 1 of the backup for item 7 says staff recommends imposing the following condition: "A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code before issuance of any certificates of occupancy or certificates of completion."

The two satellite images below (also [click here](#)) show that the subject property was cleared some time before May 2023.

Given that the concrete mixing plant operator has set up operations on the property before obtaining a certificate of occupancy, what rules, ordinances, codes, laws, etc. have been violated or broken?



Question 3: The TCEQ requires certain permits for concrete batch plants. Has the City of El Paso verified whether the concrete mixing plant operator has submitted applications to the TCEQ for the necessary permits?

Question 4: The negative health issues posed by concrete batch plants due to pollution such as dust and truck exhaust are well documented. There's a neighborhood in Socorro located about .23 miles from the subject property. What consideration is the City of El Paso giving to the negative health impacts the concrete batch plant will have on the people living in homes close by?

Question 5: The backup documents for the agenda items note how the proposed action complies with Plan El Paso. However, the rezoning of the subject property from "preserve" to "industrial" appears to conflict with the Habitat & Biodiversity goals and policies under the Sustainability element of the plan. Part of the vision the plan sets forth is corridors of natural habitat running throughout the city connecting open spaces, like the Rio Bosque. The rezoning of the subject property appears to cut off the Rio Bosque from connecting to other open spaces in El Paso. As the UTEP program manager for the Rio Bosque stated in the comment he submitted via email, "the Rio Bosque benefits from having biological connectivity with other areas of undeveloped open space...Each time undeveloped lands surrounding the park are cleared and developed in various ways, the value of the park as a natural area is diminished." What consideration is given to how this rezoning proposal complies with the Sustainability element of Plan El Paso?

(The sustainability section of Plan El Paso is attached. [Click here](#) to view volume 2 of the Plan that contains the section for this element. See page 10.27)

From: [Ramirez, Elsa](#)
To: [Rodriguez, Nina A.](#)
Cc: [Smith, Kevin W.](#); [Garcia, Raul](#)
Subject: FW: Regarding City Planning Commission Meeting Item # PLCP 24-00001 Cement Batch Plant
Date: Wednesday, February 21, 2024 10:01:23 AM
Attachments: [image001.png](#)
Importance: High

FYI

Elsa Ramirez | Administrative Assistant

P: 915. 212.1569

A: 801 Texas Ave. El Paso, TX 79901

E: ramirezez@elpasotexas.gov

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Planning & Inspections Department
City of El Paso

From: Torres, Jose R <jrtorres1@utep.edu>

Sent: Wednesday, February 21, 2024 10:01 AM

To: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>

Cc: District #7 <District#7@elpasotexas.gov>; mayor@elpaso.gov;

eduardoatalamantes@gmail.com; iliana Holguin <commissioner3@epcounty.com>; District #3

<District3@elpasotexas.gov>; Maria Bouche <dbouche915@gmail.com>; M Carr <mmcarr008@gmail.com>;

Sylvia Carreon <longhorn_1989@hotmail.com>; Deborah Torres <deborah.j.torres@gmail.com>

Subject: Regarding City Planning Commission Meeting Item # PLCP 24-00001 Cement Batch Plant

Importance: High

You don't often get email from jrtorres1@utep.edu. [Learn why this is important](#)

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Greetings:

I am contacting you joining along with other concerned citizens in the Mission Valley to express my vigorous opposition to the proposed application for a cement batch plant to be discussed under item #6 PLCP 24-00001 at the City Planning Commission meeting on Thursday, February 22nd.

The proposed location of the cement plant next to a residential area and a wildlife preserve is, to say the least, a very poor idea and will have a harshly negative impact on the region's environment, with increased pollution and traffic safety concerns. These concerns should be readily apparent to anyone who has any concerns for the

needs of the community.

All too often, the legitimate issues raised by the residents of the Mission Valley have been totally ignored because of special interest agendas. Please ask yourself, would you be willing to welcome, encourage, and work for the establishment of a cement batch plant next to your neighborhood?

If your answer is no, you can understand the reason why the residents next to the proposed cement plant location are concerned about this issue. Please take their fears into serious consideration and do whatever you can to deny this ill-considered application.

Respectfully,

Jose R. Torres, Vice President
Pueblo Viejo Neighborhood Association
(915) 526-5309

From: [Ramirez, Elsa](#)
To: [Rodriguez, Nina A.](#)
Cc: [Garcia, Raul](#); [Smith, Kevin W.](#); [Zamora, Luis F.](#)
Subject: FW: Proposals 6 and 7 on Planning Commission Agenda for Feb 22nd
Date: Wednesday, February 21, 2024 10:06:39 AM

FYI

Elsa Ramirez | Administrative Assistant
P: 915. 212.1569
A: 801 Texas Ave. El Paso, TX 79901
E: ramirezez@elpasotexas.gov
ElPasoTexas.gov | Take Our Survey

Planning & Inspections Department
City of El Paso

-----Original Message-----

From: Laurence Gibson <laurenceagibson@gmail.com>
Sent: Wednesday, February 21, 2024 10:06 AM
To: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>
Subject: Proposals 6 and 7 on Planning Commission Agenda for Feb 22nd

[You don't often get email from laurenceagibson@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Planning and Zoning Commission,

Our El Paso Group of the Sierra Club is very concerned about the proposed rezoning of these 10 acres and approval of a concrete plant. We are also astonished that Jobe has already cleared and moved equipment onto an unapproved site. Certainly this is illegal. We will be investigating this.

Concrete plants are notorious polluters and Socorro residents will be affected. We call this environmental racism, degrading air quality of citizens living in low-lying areas by those who live high above the city. The proposed rezoning will also have the effect of opening up an industrial area where farming and ranching are now in place.

Jobe has a long history of impacting residential areas. Not so long ago it was the neighborhood and schools in Northeast below McKelligon Canyon. We breathed a sigh of relief (literally) when he sold out. Unfortunately, the folks in Socorro are not as well organized or as well-heeled. It is up to you folks on the commission to protect their quality of life. There is no reason other than convenience and cost that Mr. Jobe cannot move his operation further out of town. He will still make plenty of profit.

From: [Sylvia Carreon](#)
To: mmcarr008@gmail.com; [Rodriguez, Nina A.](#)
Subject: Fw: OPPOSE: Cement Batch Plant (PLCP 24-00001)
Date: Wednesday, February 21, 2024 10:36:08 AM

You don't often get email from longhorn_1989@hotmail.com. [Learn why this is important](#)

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Thank you Marcie for this email but I want to let all on the email to forward to Opposition to the City Planning Staff Contact which is as follows: RodriguezNA@elpasotexas.gov

From: M Carr <mmcarr008@gmail.com>
Sent: Tuesday, February 20, 2024 10:00 PM
To: Sylvia Carreon <longhorn_1989@hotmail.com>; Fabiola Campos-Lopez <corridor20ca@yahoo.com>; duenezas57@gmail.com <duenezas57@gmail.com>; Dolores Bouche <dbouche915@gmail.com>; Deborah Torres <Deborah.J.Torres@gmail.com>; eduardoatalamantes@gmail.com <eduardoatalamantes@gmail.com>; Lucilla Najera <najeralucilla@yahoo.com>; prainer@sbcglobal.net <prainer@sbcglobal.net>; ceniceromario@gmail.com <ceniceromario@gmail.com>; villagrane@yahoo.com <villagrane@yahoo.com>; jjvielma@aol.com <jjvielma@aol.com>; playaneighborhoodassociation@gmail.com <playaneighborhoodassociation@gmail.com>; Torres, Jose R <jrortorres1@utep.edu>
Subject: OPPOSE: Cement Batch Plant (PLCP 24-00001)

Good Afternoon Mission Valley Area Neighborhood Associations,

I hope this email finds you well. I am Marcie Carrillo Mission Valley Planning representative.

I am writing this email to ask for your help to **OPPOSE** a proposed cement plant in our area.

The intended application plans to set up a Cement Batch Plant permanently in a lot close to a residential

area and the Rio Bosque Bird Sanctuary. We the Mission Valley neighborhood associations, should stay united

and strong to protect the health and environment of our community, animals, and our soil.

So I ask you please call to **OPPOSE** this item. The Planning Commission meeting is to take place this

Thursday, February 22nd at 1:30 pm

Item #6 PLCP 24-00001

You may call using the following phone numbers:

(915) 213-4096 or toll free(833)664-9267 CONFERENCE ID# 360 855

497#

Email: ramirezez@elpasotexas.gov

If you have any questions please feel free to contact me.

Thank you for your time and support.

Marcie Carrillo

EPNC Mission Valley Planning Area Representative

(915) 702-8699

From: [Ramirez, Elsa](#)
To: [Rodriguez, Nina A.](#)
Cc: [Smith, Kevin W.](#); [Garcia, Raul](#); [Zamora, Luis F.](#)
Subject: FW: 022224 CPC Agenda Items 6 and 7
Date: Wednesday, February 21, 2024 7:22:07 AM
Attachments: [image001.png](#)

FYI

Elsa Ramirez | Administrative Assistant

P: 915. 212.1569

A: 801 Texas Ave. El Paso, TX 79901

E: ramirez@elpasotexas.gov

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Planning & Inspections Department
City of El Paso

From: Sito Negron <sito.negron@gmail.com>
Sent: Wednesday, February 21, 2024 7:17 AM
To: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>
Subject: Re: 022224 CPC Agenda Items 6 and 7

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Good morning. Please see updated comment. Thank you!

Re Item 6 and 7

Dear Commissioners,

I understand the need for materials for the EPW plant development, and the nature of the rapidly growing industrial area clustered around the ports. However, Item 6 notes that the area under consideration is part of a broader designation under Plan El Paso. The City, the PSB, and the City of Socorro, which has Cougar Park nearby, should we working together to expand Rio Bosque into a major regional attraction and living laboratory. Its location next to the sewage plants makes it an ideal location for scientific study into wetland filtration.

Zaragoza is a reality, and while there are significant efforts to improve its efficiency in and around the port, they have been focused on the economic development. That is critical, but so is community quality of life, and the remnants of natural environment

that once filled the River Valley from The Pass down to the County Line. The overriding effort in this area directly to the south of the port should be to cluster the industrial uses closer together, and increase the open space, as opposed to the other way around.

I realize those are larger policy considerations, and you may be counseled that they have no place in the discussion about Items 6 and 7. Your purview may be limited. Fair enough! If that is the case, then simply stick to Plan El Paso, and vote no on Item 6.

PS: Altering Plan El Paso for spot zoning is a form of policy. We've just been doing that for so long it doesn't register. Please vote against both Items 6 and 7. If you are allowed to submit comments to the City Council, please recommend that they work with the applicants, public and private, to move the facility further from residents and Rio Bosque.

On Wed, Feb 7, 2024 at 3:52 PM Sito <sito.negron@gmail.com> wrote:

Please accept this as comment from the Sunset Heights Neighborhood Improvement Association and share with CPC Commissioners. Thank you.

Re Item 7

Dear Commissioners,

The Sunset Heights Neighborhood Improvement Association exists to improve Sunset Heights. We share a common interest with other neighborhood associations. Sunset Heights is built on the first hill as the valley climbs to the mountains - the river valley cutting through the mountains defines this area. A famous painting shows the valley below Sunset Heights verdant. Sadly, Rio Bosque is one tiny remnant of hundreds of square miles of rich river valley that stretched throughout what is now El Paso County. Were satellite images available then, what we now see as a mass of gray would have been a stretch of green of global significance, visible from space.

It is unconscionable that instead of growing Rio Bosque, expanding the tiny bit of green left, you are being asked to create a further mass of gray. The land is owned by the public. What better opportunity will we ever have to expand Rio Bosque?

The utility understands the value of green space - it recently invested millions to develop a water capturing arroyo in what most presume will in the near future be new development in the Northeast. If we can do it there we can do it in the Valley. Don't put further industrial burdens on Valley residents. Please do not allow this zoning change, and instead request that the utility explore ways to turn that property over to Rio Bosque's stewards.

Sent from my iPhone

On Feb 5, 2024, at 11:48, Ramirez, Elsa
<RamirezEZ@elpasotexas.gov> wrote:

From: [Ramirez, Elsa](#)
To: [Rodriguez, Nina A.](#)
Cc: [Smith, Kevin W.](#); [Garcia, Raul](#); [Zamora, Luis F.](#)
Subject: FW: Item #6 PLCP24-00001 and Item #7 PZRZ23-00012
Date: Wednesday, February 21, 2024 6:29:15 PM
Attachments: [image001.png](#)

Hi Nina,

Just received another one.

Elsa Ramirez | Administrative Assistant

P: 915. 212.1569

A: 801 Texas Ave. El Paso, TX 79901

E: ramirez@elpasotexas.gov

ElPasoTexas.gov | [Take Our Survey](#)



Planning & Inspections Department
City of El Paso

From: Deborah Torres <deborah.j.torres@gmail.com>

Sent: Wednesday, February 21, 2024 6:28 PM

To: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>

Cc: Etiwe, Philip F. <EtiwePF@elpasotexas.gov>; Garcia, Raul

<GarciaR1@elpasotexas.gov>; Eva Vielma <jjvielma@aol.com>; Maricela Carrillo

<mmcarr008@gmail.com>; Sylvia Carreon <longhorn_1989@hotmail.com>; Fabiola Campos-Lopez

<corridor20ca@yahoo.com>; Jose R. Torres <jrtorres1@utep.edu>

Subject: Item #6 PLCP24-00001 and Item #7 PZRZ23-00012

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I request that the following comments be read during public comment for the referenced items.

Commissioners and concerned individuals:

My name is Deborah Torres and I am a resident of the Mission Valley and secretary of the Pueblo Viejo Neighborhood Association. I am **strongly opposed** to the approval of the referenced items #6 and 7 for the

following reasons:

1) Negative health impact to neighboring residents-
Findings by the Environmental Protection Agency indicate that particulate matter released by these plants can cause asthma, throat cancer, cardiac arrest and bronchitis.

2) Negative environmental impact to the Rio Bosque preserve and wildlife

3) The presence of yet another industrial entity in the Mission Valley will disrupt and compromise the Mission Valley's aesthetics and historic value.

The only foreseeable benefit in approving the rezoning request is financial for the Jobe Concrete Company.

Please vote again Items 6 and 7.

Best,

Deborah Torres

From: [Ramirez, Elsa](#)
To: [Rodriguez, Nina A.](#)
Cc: [Smith, Kevin W.](#); [Garcia, Raul](#); [Zamora, Luis E.](#)
Subject: FW: Feb. 22, 2024: Item 6
Date: Thursday, February 22, 2024 7:09:53 AM
Attachments: [CPC 02.22.24 - Comment Items 6.pdf](#)
[image001.png](#)

FYI

Elsa Ramirez | Administrative Assistant

P: 915.212.1569
A: 801 Texas Ave. El Paso, TX 79901
E: ramirez@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)



Planning & Inspections Department
City of El Paso

From: Vero Ann Carrillo <verocarrillo915@gmail.com>
Sent: Wednesday, February 21, 2024 10:39 PM
To: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>
Cc: Smith, Kevin W. <SmithKW@elpasotexas.gov>

Subject: Feb. 22, 2024: Item 6

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Hi, please accept my comment for item 6 below. It is also attached as a PDF.

Dear City Plan Commissioners,

I am reaching out to respectfully voice my opposition to agenda items 6 and 7 scheduled for discussion at the upcoming CPC meeting on February 22, 2024. While I recognize the importance of economic development, I firmly believe in the necessity of safeguarding our community's health and quality of life.

Item 6 proposes a significant deviation from the City's master plan, Plan El Paso, by seeking to alter the designated future land use of a specific property from "Preserve" to "Industrial". Item 6 challenges the integrity of Plan El Paso..

Figure 1: Future land use map according to Plan El Paso

Furthermore, as depicted in Figure 2, the current guidelines recommend clustering industrial properties around the Zaragoza port of entry, with a clear boundary at the Franklin Spur Drain. Extending industrial zoning into areas earmarked for preservation disrupts this strategic planning.

Figure 2: Future land use map according to Plan El Paso.

The timing of these proposed changes is particularly concerning, given the City's initiation of Envision El Paso, an effort to update the Plan El Paso. This effort is at risk of being undermined if the commitments made in Plan El Paso are not upheld. The decisions made regarding items 6 and 7 will send a potent message to our community about the value of their contributions and the future direction of our city.

The backup for item 7 notes that waste water from the concrete mixing plant will be

collected in a ponding area on the subject property. With the subject property being only .13 miles from the Rio Bosque this raises questions about contaminating the wetlands. Wildlife that may find their way into the ponding area will carry contaminants within them into the Rio Bosque. Moreover, the juxtaposition of such an industrial operation alongside water treatment facilities invites further scrutiny. What are the consequences of placing a concrete mixing plant next to a water treatment plant and the future site of a water purification plant?

It begs the question: why pursue rezoning when alternative sites, already zoned for light manufacturing and situated within the industrial zone near Zaragoza, exist and are owned by the City of El Paso/El Paso Water? These locations are not only more suitable but also positioned further from residential areas, thereby aligning better with Plan El Paso's vision for sustainable development.

The consideration of land values and the potential for higher returns on city-owned properties underscores the opportunity for more prudent fiscal stewardship.

-
-
- The 100-acre parcel of land directly adjacent to the west of the subject property was
- zoned for ranch/farm. It was rezoned in 1992 from ranch/farm to light manufacturing. This land too should be zoned "preserve" yet it's curious that this is not the potential site for the concrete mixing plant as it is already zoned for light manufacturing.
- This parcel is valued at \$4M.
-
-
-
- Properties within the industrial area, that are owned by the City of El Paso or El Paso
- Water/Public Service Board, are valued at about \$600k - \$800k for 10 acres, about the same size and shape as the subject property. The subject property is 10 acres and is located within a 30 acre parcel of land valued at just over \$106k. (Note that the parcels
- in the industrial area are farther away from people's homes.)
-

Selling land already zoned for industrial purposes, particularly in areas with higher valuation in the industrial area, would serve the City's financial interests while preserving our commitment to environmental and community health.

I urge the Commission to consider the long-term implications of these rezoning proposals, not just for El Paso's urban landscape but for the health and well-being of our community. Thank you for your thoughtful consideration of these concerns.

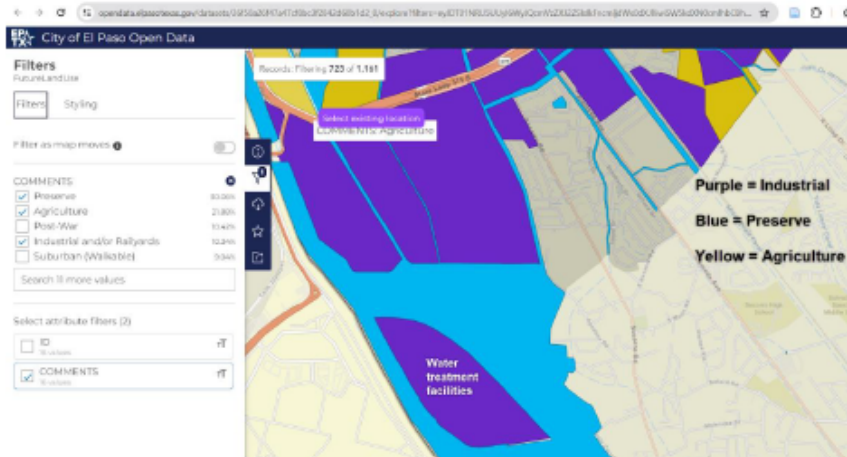
Sincerely,
Veronica Carrillo
915-701-8974

Dear City Plan Commissioners,

I am reaching out to respectfully voice my opposition to agenda items 6 and 7 scheduled for discussion at the upcoming CPC meeting on February 22, 2024. While I recognize the importance of economic development, I firmly believe in the necessity of safeguarding our community's health and quality of life.

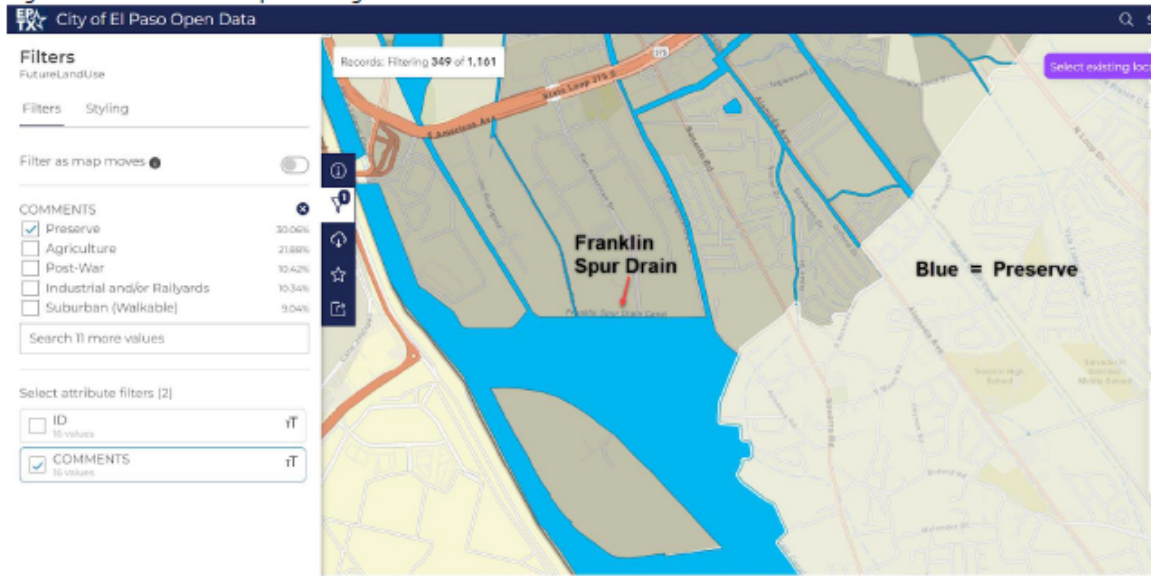
Item 6 proposes a significant deviation from the City's master plan, Plan El Paso, by seeking to alter the designated future land use of a specific property from "Preserve" to "Industrial". Item 6 challenges the integrity of Plan El Paso.

Figure 1: Future land use map according to Plan El Paso



Furthermore, [as depicted in Figure 2](#), the current guidelines recommend clustering industrial properties around the Zaragoza port of entry, with a clear boundary at the Franklin Spur Drain. Extending industrial zoning into areas earmarked for preservation disrupts this strategic planning.

Figure 2: Future land use map according to Plan El Paso.



The timing of these proposed changes is particularly concerning, given the City's initiation of Envision El Paso, an effort to update the Plan El Paso. This effort is at risk of being undermined if the commitments made in Plan El Paso are not upheld. The decisions made regarding items 6 and 7 will send a potent message to our community about the value of their contributions and the future direction of our city.

The backup for item 7 notes that wastewater from the concrete mixing plant will be collected in a ponding area on the subject property. With the subject property being only .13 miles from the Rio Bosque this raises questions about contaminating the wetlands. Wildlife that may find their way into the ponding area will carry contamination with them into the Rio Bosque. Moreover, the juxtaposition of such an industrial operation alongside water treatment facilities invites further scrutiny. What are the consequences of placing a concrete mixing plant next to a water treatment plant and the future site of a [water purification plant](#)?

It begs the question: why pursue rezoning when alternative sites, already zoned for light manufacturing and situated within the industrial zone near Zaragoza, exist and are owned by the City of El Paso/El Paso Water? These locations are not only more suitable but also positioned further from residential areas, thereby aligning better with Plan El Paso's vision for sustainable development.

The consideration of land values and the potential for higher returns on city-owned properties underscores the opportunity for more prudent fiscal stewardship.

- The 100-acre parcel of land directly adjacent to the west of the subject property was zoned for ranch/farm. It was rezoned in 1992 from ranch/farm to light manufacturing. This land too should be zoned "preserve" in keeping with Plan El Paso, yet, curiously, this is not the potential site for the concrete mixing plant as it is already zoned for light manufacturing. This 100-acre parcel is valued at \$4M.
- Properties within the industrial area, that are owned by the City of El Paso or El Paso Water/Public Service Board, are valued around \$600k - \$800k. For example, a 19-acre parcel (geo ID R61099900100100) is valued at about \$802k. The subject property is 10 acres and is located within a 30-acre parcel of land valued at just over \$106k. (Note that the parcels in the industrial area are farther away from people's homes.)

Selling land already zoned for industrial purposes, particularly in areas with higher valuation in the industrial area, would serve the City's financial interests while preserving our commitment to environmental and community health.

I urge the Commission to consider the long-term implications of these rezoning proposals, not just for El Paso's urban landscape but for the health and well-being of our community. Thank you for your thoughtful consideration of these concerns.

Sincerely,

Veronica Carrillo
915-701-8974
Verocarrillo915@gmail.com

ATTACHMENT 2

From: [Conrad Conde](#)
To: [Rodriguez, Nina A.](#); [Zamora, Luis F.](#); [Garcia, Raul](#)
Subject: FW: Zoning on Pan American
Date: Thursday, February 8, 2024 2:23:37 PM

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FYI

Conrad Conde, CNU-A
[Conde, Inc. | 50 Years of Service](#)
6080 Surety, Suite 100
El Paso, Texas 79905
cconde@condeinc.com
M: (915) 472-2212
O: (915) 592-0283

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From: Stanley Jobe <stanley@jobeco.com>
Sent: Thursday, February 8, 2024 2:22 PM
To: mrg52muse@gmail.com
Cc: Conrad Conde <CConde@condeinc.com>; Garcia, Raul <GarciaR1@elpasotexas.gov>; Garrett Yancey <garrett@jobeco.com>; Ralph Richards <ralph@jobeco.com>
Subject: Zoning on Pan American

Dear Ms. Guida,

I understand you are against our proposal to zone a parcel located at 10002 Pan American Drive. The City Plan Commission forwarded a copy of your email to our Engineer of Record that you sent to Ms. Ramirez and Mr. Smith with the City Planning department.

I would like to meet with you either on the site, at the City offices or at a location of your choice to discuss our zoning proposal. I will not be confrontational and only informative. I respect your opinion to oppose this zoning request but perhaps once you see what we propose and what the

property has been used for in the past you may change your mind or at least be more comfortable with the proposed use.

You can reach me by email stanley@jobeco.com or my office 915-298-9900 or my cell phone 915-478-2301.

I hope that we can meet.

Best regards,

Stanley Jobe
Jobe Materials, L.P.

From: [Conrad Conde](#)
To: [Rodriguez, Nina A.](#); [Zamora, Luis F.](#); [Garcia, Raul](#)
Subject: FW: Pan American
Date: Thursday, February 8, 2024 2:26:35 PM

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fyi

Conrad Conde, CNU-A
[Conde, Inc. | 50 Years of Service](#)
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From: Stanley Jobe <stanley@jobeco.com>
Sent: Thursday, February 8, 2024 2:26 PM
To: sito.negron@gmail.com
Cc: Conrad Conde <CConde@condeinc.com>; Garcia, Raul <GarciaR1@elpasotexas.gov>; Ralph Richards <ralph@jobeco.com>; Garrett Yancey <garrett@jobeco.com>
Subject: Pan American

Dear Sito,

As we discussed by phone this morning I got a copy of your objection to our zoning on Pan American. We both agreed we would try to meet on the 19th or the 20th when you returned. I look forward to hearing from you. I have the same cell 915-478-2301 or my office is 915-298-9900.

I look forward to meeting with you and maybe I can change your mind. You never know!

Thanks,

Stanley

From: [Stanley Jobe](#)
To: jtorres1@utep.edu
Cc: [Garcia, Raul](#); [Zamora, Luis F.](#); [Garrett Yancey](#); [Ralph Richards](#); cconde@condeinc.com; [Rodriguez, Nina A.](#)
Subject: Regarding City Planning Commission Meeting Item # PLCP 24-00001 Cement Batch Plant
Date: Wednesday, February 21, 2024 2:15:10 PM
Attachments: [image002.png](#)
[image001.png](#)

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Dear Mr. Torres,

I am receipt of your letter to the City Plan Commission staff. The hearing for the zoning is tomorrow. If you would like to discuss any of your concerns with me before the case is heard tomorrow please give me a call. I would be glad to discuss the issue with you and why we believe our request should be approved. Our plant is a concrete mixing plant. We do not produce cement. We mix cement with sand, gravel and water to make concrete. My mobile is 915-478-2301 or my office is 915-298-9900.

Best regards,

Stanley Jobe

From: "Rodriguez, Nina A." <RodriguezNA@elpasotexas.gov>
Date: February 21, 2024 at 10:16:02 AM MST
To: Conrad Conde <CConde@condeinc.com>
Cc: "Garcia, Raul" <GarciaR1@elpasotexas.gov>, "Zamora, Luis F." <ZamoraLE@elpasotexas.gov>
Subject: FW: Regarding City Planning Commission Meeting Item # PLCP 24-00001 Cement Batch Plant

Hello,
Please see email of opposition below.

Respectfully,
Nina Rodriguez

Nina Rodriguez | Senior Planner
Planning & Inspections | City of El Paso
801 Texas Ave. | El Paso, TX 79901
915-212-1561 | RodriguezNA@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)



Planning & Inspections Department
City of El Paso

From: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>
Sent: Wednesday, February 21, 2024 10:01 AM
To: Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>
Cc: Smith, Kevin W. <SmithKW@elpasotexas.gov>; Garcia, Raul <GarciaR1@elpasotexas.gov>
Subject: FW: Regarding City Planning Commission Meeting Item # PLCP 24-00001 Cement Batch Plant
Importance: High

FYI

Elsa Ramirez | Administrative Assistant
P: 915.212.1569
A: 801 Texas Ave. El Paso, TX 79901
E: ramirezez@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)



Planning & Inspections Department
City of El Paso

From: Torres, Jose R <jrtorres1@utep.edu>
Sent: Wednesday, February 21, 2024 10:01 AM
To: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>
Cc: District #7 <District#7@elpasotexas.gov>; mayor@elpaso.gov; eduardoatalamantes@gmail.com; Iliana Holguin <commissioner3@epcounty.com>; District #3 <District3@elpasotexas.gov>; Maria Bouche <dbouche915@gmail.com>; M Carr <mmcarr008@gmail.com>; Sylvia Carreon <longhorn_1989@hotmail.com>; Deborah Torres <deborah.j.torres@gmail.com>
Subject: Regarding City Planning Commission Meeting Item # PLCP 24-00001 Cement Batch Plant
Importance: High

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Greetings:

I am contacting you joining along with other concerned citizens in the Mission Valley to express my vigorous opposition to the proposed application for a cement batch plant to be discussed under item #6 PLCP 24-00001 at the City Planning Commission meeting on Thursday, February 22nd.

The proposed location of the cement plant next to a residential area and a wildlife preserve is, to say the least, a very poor idea and will have a harshly negative impact on the region's environment, with increased pollution and traffic safety concerns. These concerns should be readily apparent to anyone who has any concerns for the needs of the community.

All too often, the legitimate issues raised by the residents of the Mission Valley have been totally ignored because of special interest agendas. Please ask yourself, would you be willing to welcome, encourage, and work for the establishment of a cement batch plant next to your neighborhood?

If your answer is no, you can understand the reason why the residents next to the proposed cement plant location are concerned about this issue. Please take their fears into serious consideration and do whatever you can to deny this ill-considered application.

Respectfully,

Jose R. Torres, Vice President
Pueblo Viejo Neighborhood Association
(915) 526-5309

From: [Ramirez, Elsa](#)
To: [Rodriguez, Nina A.](#)
Cc: [Smith, Kevin W.](#); [Garcia, Raul](#); [Zamora, Luis F.](#)
Subject: FW: : Proposals 6 and 7 on Planning Commission Agenda for Feb 22nd
Date: Wednesday, February 21, 2024 2:40:58 PM
Attachments: [image001.png](#)

FYI

Elsa Ramirez | Administrative Assistant

P: 915. 212.1569
A: 801 Texas Ave. El Paso, TX 79901
E: ramirezez@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)



Planning & Inspections Department
City of El Paso

From: Stanley Jobe <stanley@jobeco.com>
Sent: Wednesday, February 21, 2024 2:15 PM
To: laurenceagibson@gmail.com
Cc: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>; Garcia, Raul <GarciaR1@elpasotexas.gov>; cconde@condeinc.com; Zamora, Luis F. <ZamoraLF@elpasotexas.gov>; Ralph Richards <ralph@jobeco.com>; Garrett Yancey <garrett@jobeco.com>
Subject: : Proposals 6 and 7 on Planning Commission Agenda for Feb 22nd

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Dear Mr. Gibson,

I am in receipt of your letter of opposition below. I would be glad to discuss our rezoning application with you. I respect your opinion, however please allow me to correct the record on some of your statements regarding me, my company and the site.

We had permission to set up a concrete mixing plant at this site to service the Public Works Project at the Bustamante Sewer Plant. We have been operating there several months only for this project. We are legal in our current use.

Farming and Ranching have not been practiced at our concrete mixing plant site for more than 30 years. We are right next door to a sewer plant and I don't see how that is environmental racism. We have a properly permitted plant with the TCEQ.

I have not owned the McKelligon Canyon Quarry since 1999. I sold it originally to RMC, a London based company who operated under the Jobe company name until 2005. RMC sold it to CEMEX, a multinational firm headquartered in Monterrey, Mexico in early 2005. CEMEX sold it to GCC Sun City Materials, LLC in early 2015. The parent company is GCC headquartered in Chihuahua City, Mexico. The McKelligon Quarry is still operating today and most likely at a higher capacity given the growth of the community than when I owned and operated it.

The reason we cannot move out of town is that wet concrete has a shelf life by project specifications and the building code. Once water is introduced to the mixture of sand, gravel and cement the concrete mixture must be placed in 1 to 1.5 hours. We cannot make the specifications required at the Bustamante Plant from other locations in town. Currently there are more than 20 concrete mixing plants in the El Paso area scattered out across the city.

The site of the proposed concrete mixing plant zone request is right across the street from an industrial park already zoned M-1. The parcel directly adjacent to our concrete mixing plant site is zoned M-1. In order for us to service other jobs that are not public works projects we need a zoning change.

My cell number is 915-478-2301 or my office is 915-298-9900.

I would be glad to hear from you if you have any questions.

Best regards,

Stanley Jobe

From: "Rodriguez, Nina A." <RodriguezNA@elpasotexas.gov>
Date: February 21, 2024 at 10:16:22 AM MST
To: Conrad Conde <CConde@condeinc.com>
Cc: "Garcia, Raul" <GarciaR1@elpasotexas.gov>, "Zamora, Luis F." <ZamoraLF@elpasotexas.gov>
Subject: FW: Proposals 6 and 7 on Planning Commission Agenda for Feb 22nd

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Respectfully,
Nina Rodriguez

Nina Rodriguez | Senior Planner
Planning & Inspections | City of El Paso
801 Texas Ave. | El Paso, TX 79901
915-212-1561 | RodriguezNA@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)

-----Original Message-----

From: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>
Sent: Wednesday, February 21, 2024 10:07 AM
To: Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>
Cc: Garcia, Raul <GarciaR1@elpasotexas.gov>; Smith, Kevin W. <SmithKW@elpasotexas.gov>; Zamora, Luis F. <ZamoraLF@elpasotexas.gov>
Subject: FW: Proposals 6 and 7 on Planning Commission Agenda for Feb 22nd

FYI

Elsa Ramirez | Administrative Assistant
P: 915. 212.1569
A: 801 Texas Ave. El Paso, TX 79901
E: ramirezez@elpasotexas.gov
ElPasoTexas.gov | Take Our Survey

Planning & Inspections Department
City of El Paso

-----Original Message-----

From: Laurence Gibson <laurenceagibson@gmail.com>
Sent: Wednesday, February 21, 2024 10:06 AM
To: Ramirez, Elsa <RamirezEZ@elpasotexas.gov>
Subject: Proposals 6 and 7 on Planning Commission Agenda for Feb 22nd

[You don't often get email from laurenceagibson@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Planning and Zoning Commission,

Our El Paso Group of the Sierra Club is very concerned about the proposed rezoning of these 10 acres and approval of a concrete plant. We are also astonished that Jobe has already cleared and moved equipment onto an unapproved site. Certainly this is illegal. We will be investigating this.

Concrete plants are notorious polluters and Socorro residents will be affected. We call this environmental racism, degrading air quality of citizens living in low-lying areas by those who live high above the city. The proposed rezoning will also have the effect of opening up an industrial area where farming and ranching are now in place.

Jobe has a long history of impacting residential areas. Not so long ago it was the neighborhood and schools in Northeast below McKelligon Canyon. We breathed a sigh of relief (literally) when he sold out. Unfortunately, the folks in Socorro are not as well organized or as well-heeled. It is up to you folks on the commission to protect their quality of life. There is no reason other than convenience and cost that Mr. Jobe cannot move his operation further out of town. He will still make plenty of profit.

I represent over 500 Sierra Club members in the El Paso area. Please consider the people of Socorro.

Thank you,
Laurence Gibson, chair
El Paso Sierra Club
915 309-5419

From: [Garcia, Raul](#)
To: [Rodriguez, Nina A.](#)
Cc: [Zamora, Luis F.](#); [Smith, Kevin W.](#)
Subject: FW: Pan American Zoning request by Jobe Materials
Date: Wednesday, February 21, 2024 2:58:44 PM
Attachments: [June 2022 - Pan Am Concrete Mixing Plant Site.pdf](#)
[PanAmPrint-05 2.pdf](#)
[PanAmPrint-03.pdf](#)
[PanAmPrint-04.pdf](#)

Nina, as discussed please add to the staff report. Thank you

From: Stanley Jobe <stanley@jobeco.com>
Sent: Monday, February 12, 2024 10:26 AM
To: mrg52muse@gmail.com
Cc: cconde@condeinc.com; Garcia, Raul <GarciaR1@elpasotexas.gov>; Garrett Yancey <garrett@jobeco.com>; Ralph Richards <ralph@jobeco.com>
Subject: Pan American Zoning request by Jobe Materials

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Dear Ms. Guida,

Since you don't live in El Paso anymore and cannot meet in person, I am attaching several maps and will talk about each one below. I also have further comments and points after I explain the maps:

1. The first PDF attached is marked "June 2022-Pan American Mixing Plant Site". This map shows a historical Google picture of the site in June of 2022 before we moved on the site we leased from the El Paso Water Utilities in 2023. It was bare land that had been cleared many years ago before we leased it from the El Paso Water Utilities. We moved on the site around April or May of 2023 and erected a concrete mixing plant to serve ready mix concrete for the Bustamante Sewage Treatment Plant owned by the El Paso Water Utilities. The Bustamante Project is expected to last 5 or 6 years. The leased site is shown in checkered black with a Jobe Logo on the map.
2. The second PDF attached is marked "Pan AM Print-05". This picture was taken in October of last year. This picture shows the plant fully erected and functional. It shows the new road that the El Paso Water Utilities had built along with a new bridge across the canal to better service the Bustamante Sewer Plant. The new road is the extension of Pan American Drive. To date we have had no complaints from neighboring property owners about our operations supplying the Bustamante Sewer Plant.
3. The third PDF attached is marked "PanAm Print-03". This picture shows the current zoning in the area which is M-1C, M-2SP and R-F.
4. The fourth PDF attached is marked "Pan-Am Print-04". This map shows distances to the closest residents and the Rio Bosque area. All distances are very substantial.

Below are the points I hope will convince you that our use is a proper use for the area and will not impact the Rio Bosque or anyone else.

1. The site is right next door to a sewer plant and water treatment plant.
2. The site is completely self-contained and there is no drain or processed water that can escape from the property.
3. The site is south of a large drain ditch owned by the El Paso Water and Improvement District Number One to the northeast that buffers it from other uses. This drain ditch will always be used by the EPWID#1.
4. The Zoning is appropriate with the rest of the area. R-F is used as a holding zone in most cases. The land has not been used for any farming in 30 or more years.
5. The site was cleared years ago. It was bare dirt before we occupied it and it has never been used for the Rio Bosque or ever could be used for the Rio Bosque.
6. A concrete mixing plant is needed for the area.
7. Concrete mixing plants do not produce cement which is a common misconception. The function of a concrete mixing plant is to mix cement (that we buy), sand, gravel and water much like a mixing bowl. A concrete mixing plant mixes the ingredients above which makes wet ready mix concrete that is delivered in a mixer truck. Cement is produced in large manufacturing plants that have kilns and grinders. There are no cement plants in El Paso County but there are more than 25 concrete mixing plants.
8. Ready mix concrete has a shelf life of about one hour to 1.5 hours after mixing or it will not be suitable or meet specifications.

In general:

We put this plant on the location and leased the land from the El Paso Water Utilities to service the Bustamante Sewer Plant because the specifications for the job are such that the concrete needed for the plant cannot be produced by a plant further away. The Bustamante Sewer Plant job will last 5 years or more. The traffic in this area is horrendous with the cross border traffic. We only use Pan American, Carl Longuemare Rd. and Winn Road to the south and west of Carl Longuemare which are industrial streets to access this property. We will not go east on Winn Road through any residential neighborhood to access this site. The only time we would use Winn Road to the east is if there was a delivery for ready mix concrete to a home owner on that street or in the area that could not be accessed any other way.

There is an important need for ready mix concrete in the Pan American Industrial Park, Zaragoza Port of Entry and to jobs along the Border Highway that cannot be serviced by other locations due to the traffic congestion. In order to service jobs other than the Bustamante Sewer Plant we need a zoning change, which is the reason for our application with the City.

Concrete mixing plants are necessary for the development of El Paso. Private citizens and public

agencies cannot build houses, commercial buildings, roads or infrastructure without concrete mixing plants. Ready mix concrete has a shelf life because once cement comes in contact with water and is mixed with aggregates the concrete mix starts to hydrate which makes the concrete harden. There is a limited time to place the concrete at its final location before it sets up and cannot be properly placed or finished. Concrete mixing plants must be placed strategically all over the metropolitan area in order to adhere to the specifications that are set out in building codes and specific project plans. One location for concrete mixing plants to service all areas of our city, or any other city, will not meet specifications or the practicality of producing, placing and finishing wet concrete.

When I chose this site to lease from the El Paso Water Utilities I thought it was the perfect site. It was next to a sewer and a water treatment plant and in a known industrial area. The land all around the plant is planned for heavy industrial use. The site was perfect from a traffic standpoint as is it will not affect any residential or even light commercial area. The surrounding businesses all utilize heavy trucks. A concrete mixing plant is desperately needed in this area as it is increasingly difficult, due to the traffic on and around Loop 375, to provide concrete that meets specifications in the Pan American Industrial Park that is present and planned. Further, there will be expansions to the Zaragosa Port of Entry that will not be able to be serviced by concrete mixing plants further away.

It is my hope given these facts you will withdraw your opposition to this rezoning application and write to the CPC your withdrawal of opposition. If you would like to call me, I will answer any questions you may have. My cell is 915-478-2301 or my office is 915-298-9900.

Best regards,

Stanley Jobe

From: [Garcia, Raul](#)
To: [Rodriguez, Nina A.](#)
Cc: [Zamora, Luis E.](#); [Smith, Kevin W.](#)
Subject: FW: Pan American Zoning request by Jobe Materials
Date: Wednesday, February 21, 2024 2:59:31 PM
Attachments: [June 2022 - Pan Am Concrete Mixing Plant Site.pdf](#)
[PanAmPrint-05 2.pdf](#)
[PanAmPrint-03.pdf](#)
[PanAmPrint-04.pdf](#)

Add this one too. Thank you

From: Stanley Jobe <stanley@jobeco.com>
Sent: Monday, February 12, 2024 10:36 AM
To: Negron Sito (sito.negron@gmail.com) <sito.negron@gmail.com>
Cc: cconde@condeinc.com; Garcia, Raul <GarciaR1@elpasotexas.gov>; Ralph Richards <ralph@jobeco.com>; Garrett Yancey <garrett@jobeco.com>
Subject: Pan American Zoning request by Jobe Materials

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Dear Sito,

In anticipation of our meeting next week I wanted to send you something to go over. Please see below:

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It is my hope given these facts you will withdraw your opposition to this rezoning application and write to the CPC your withdrawal of opposition. I look forward to seeing you next week. Give me a call when you can meet. I can either meet you at the zoning site or downtown. We have a small loft at 215 N. Stanton in the Martin Building where we could meet. Let me know.

Best regards,

Stanley Jobe

From: Stanley Jobe
To: mmcarr008@gmail.com
Cc: [Rodriguez, Nina A.](mailto:Rodriguez.Nina.A@elpasotexas.gov); [Garcia, Raul](mailto:Garcia.Raul@elpasotexas.gov); [Zamora, Luis F.](mailto:Zamora.Luis.F@elpasotexas.gov); [Garrett Yancey](mailto:Garrett.Yancey@jobeco.com); [Ralph Richards](mailto:Ralph.Richards@condeinc.com); cconde@condeinc.com
Subject: OPPOSE: Cement Batch Plant (PLCP 24-00001)
Date: Wednesday, February 21, 2024 3:01:46 PM
Attachments: [image001.png](#)

Some people who received this message don't often get email from stanley@jobeco.com. [Learn why this is important](#)

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Dear Ms. Carrillo,

I am in receipt of your opposition to our rezoning application. I would be glad to discuss this with you and answer any questions or concerns. The hearing is tomorrow and if you want to talk, I am available the rest of today. I have a commitment early tomorrow and will not be able to talk on the phone but I will be at the City Plan Commission tomorrow. My cell is 915-478-2301 or my office is 915-298-9900.

Best regards,

Stanley Jobe

From: Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>
Sent: Wednesday, February 21, 2024 11:39 AM
To: Conrad Conde <CConde@condeinc.com>
Cc: Garcia, Raul <GarciaR1@elpasotexas.gov>; Zamora, Luis F. <ZamoraLF@elpasotexas.gov>; Garrett Yancey <garrett@jobeco.com>
Subject: FW: OPPOSE: Cement Batch Plant (PLCP 24-00001)

Hello,
Please see email of opposition below.

Respectfully,
Nina Rodriguez

Nina Rodriguez | Senior Planner
Planning & Inspections | City of El Paso

801 Texas Ave. | El Paso, TX 79901
915-212-1561 | RodriguezNA@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)
cid:image001.png@01D697CE.40C35A90



From: Sylvia Carreon <longhorn_1989@hotmail.com>
Sent: Wednesday, February 21, 2024 10:36 AM
To: mmcarr008@gmail.com; Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>
Subject: Fw: OPPOSE: Cement Batch Plant (PLCP 24-00001)

You don't often get email from longhorn_1989@hotmail.com. [Learn why this is important](#)

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Thank you Marcie for this email but I want to let all on the email to forward to Opposition to the City Planning Staff Contact which is as follows: RodriguezNA@elpasotexas.gov

From: M Carr <mmcarr008@gmail.com>
Sent: Tuesday, February 20, 2024 10:00 PM
To: Sylvia Carreon <longhorn_1989@hotmail.com>; Fabiola Campos-Lopez <corridor20ca@yahoo.com>; dueneza57@gmail.com <dueneza57@gmail.com>; Dolores Bouche <dbouche915@gmail.com>; Deborah Torres <Deborah.J.Torres@gmail.com>; eduardoatalamantes@gmail.com <eduardoatalamantes@gmail.com>; Lucilla Najera <najeralucilla@yahoo.com>; prainer@sbcglobal.net <prainer@sbcglobal.net>; cenicerosmario@gmail.com <cenicerosmario@gmail.com>; villagrane@yahoo.com <villagrane@yahoo.com>; jvielma@aol.com <jvielma@aol.com>; playaneighborhoodassociation@gmail.com <playaneighborhoodassociation@gmail.com>; Torres, Jose R <jrtorres1@utep.edu>
Subject: OPPOSE: Cement Batch Plant (PLCP 24-00001)

Good Afternoon Mission Valley Area Neighborhood Associations,

I hope this email finds you well. I am Marcie Carrillo Mission Valley Planning representative.

I am writing this email to ask for your help to **OPPOSE** a proposed cement plant in our area.

The intended application plans to set up a Cement Batch Plant permanently in a lot close to a residential

area and the Rio Bosque Bird Sanctuary. We the Mission Valley neighborhood associations, should stay united

and strong to protect the health and environment of our community, animals, and our soil.

So I ask you please call to **OPPOSE** this item. The Planning Commission meeting is to take place this

Thursday, February 22nd at 1:30 pm

Item #6 PLCP 24-00001

You may call using the following phone numbers:

(915) 213-4096 or toll free 1(833)664-9267 CONFERENCE ID# 360 855 497#

Email: ramirezez@elpasotexas.gov

If you have any questions please feel free to contact me.

Thank you for your time and support.

Marcie Carrillo

EPNC Mission Valley Planning Area Representative

(915) 702-8699