

# REVISED (2)



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

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**DATE:** February 8, 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	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, 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

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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. January 25, 2024  
[\(Item 1\)](#)

## **Resubdivision Preliminary:**

2. **SUSU24-00002:** Parkland Addition Replat G – A replat of a portion of Tracts 3C and 4C, Parkland Addition, City of El Paso, El Paso County, Texas  
Location: East of Dyer St. and North of Woodrow Bean Transmountain Dr.  
Existing Zoning: R-3A (Residential District)  
Property Owner: Red Sea Acquisitions LP  
Representative: CEA Group  
District: 4  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
[\(Item 2\)](#), [\(Item 2-P\)](#)

## **Resubdivision Final Plat:**

3. **SUSU24-00004:** Martinez Estates – Being portion of Tracts 2 and 3, Block D, Christy Tract, City of El Paso, El Paso County, Texas  
Location: South of Alameda Ave. and East of Loop 375  
Existing Zoning: R-F (Ranch and Farm) and R-3A (Residential)  
Property Owner: Romo Property Investments, LLC  
Representative: Conde, Inc.  
District: 7  
Staff Contact: Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
[\(Item 3\)](#), [\(Item 3-F\)](#)

## **Resubdivision Combination:**

4. **SUSU23-00101:** Cumbre Estates Unit One Replat "E" – Being a Replat of Lots 39 and 40, Block 2, Cumbre Estates Unit One Replat "D", City of El Paso, El Paso County, Texas  
Location: North of I-10, and East of Mesa St.  
Existing Zoning: PMD (Planned Mountain Development)  
Property Owner: Casa Robles ELP, LLC  
Representative: CAD Consulting Co.  
District: 8  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)  
[\(Item 4\)](#), [\(Item 4-F\)](#)

## **III. REGULAR AGENDA - DISCUSSION AND ACTION:**

### **Subdivision Applications:**

### **SUBDIVISION MAP APPROVAL:**

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## **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:**

5. **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: West of Horizon Mesa St. and North 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)  
([Item 5](#)), ([Item 5-F](#)), ([Item 5-P](#))

## **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)  
([Item 6](#))

## **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)  
([Item 7](#)), ([Item 7-REVISED](#))
8. **PZRZ23-00014:** Tract 1B and Tract 1B1, Block 8, Ysleta Grant, City of El Paso, El Paso

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County, Texas  
Location: 319 and 323 Zaragoza Rd.  
Existing Zoning: R-F (Ranch and Farm)  
Request: Rezone from 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](mailto:NaranjoJC@elpasotexas.gov)

**POSTPONED FROM JANUARY 25, 2024**  
[\(Item 8\)](#), [\(Item 8-REVISED\)](#)

9. **PZRZ23-00033:** Lot 42, Block 2, Alta-Mira Addition, City of El Paso, El Paso County, Texas  
Location: 1000 Glenwood Pl.  
Existing Zoning: R-4 (Residential)  
Request: Rezone from R-4 (Residential) to A-O (Apartment/Office)  
Existing Use: Single-family dwelling  
Proposed Use: Business office  
Property Owner: Conde & Mendoza, LLC  
Representative: Conde, Inc.  
District: 3  
Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
[\(Item 9\)](#)
10. **PZRZ23-00030:** A portion of Tracts 63 and 64, Cinecue Park Subdivision, City of El Paso, El Paso County, Texas  
Location: 471 Fresno Dr.  
Zoning: R-3 (Residential)  
Request: To rezone from R-F (Ranch and Farm) to R-3 (Residential)  
Existing Use: Vacant  
Proposed Use: Single-family dwelling  
Property Owner: Jose Angel Avila and Jacqueline Avila  
Representative: Breanna Avila  
District: 7  
Staff Contact: Andrew Salloum, (915) 212-1603, [SallouAM@elpasotexas.gov](mailto:SallouAM@elpasotexas.gov)  
[\(Item 10\)](#)

## **OTHER BUSINESS:**

11. Presentation on updated land use assumptions, capital improvements plan and impact fee structure as required by Chapter 395 of the Texas Local Government Code, prior to the reevaluation of the existing impact fee structure for water and wastewater services.  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov) and Adriana Castillo, El Paso Water, (915) 594-5538, [ACastillo@epwater.org](mailto:ACastillo@epwater.org)  
[\(Item 11\)](#)
12. Discussion and action to consider, prepare, and file written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee to the City Council.  
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, [SmithKW@elpasotexas.gov](mailto:SmithKW@elpasotexas.gov) and Adriana Castillo, El Paso Water, (915) 594-5538, [ACastillo@epwater.org](mailto:ACastillo@epwater.org)

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## **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  
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 10:38 a.m. this 1st day of February, 2024.

Posted Revision 2/1/24.

Posted 2<sup>nd</sup> Revision 2/5/24.