



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

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**DATE:** April 18, 2024  
**TIME:** 1:30 p.m.  
**PLACE:** City Hall Building  
300 N. Campbell  
Main Conference Room, 2<sup>nd</sup> Floor  
El Paso, Texas

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Notice is hereby given that the City Plan Commission of the City of El Paso will be conducted on the above date and time. Members of the public may view the meeting via the following means:

Via the City's website: <http://www.elpasotexas.gov/videos>  
YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

Members of the public may communicate with the City Plan Commission during public comment and regarding agenda items by either at the above location or by calling the numbers listed below:

1-915-213-4096 or Toll-free 1-833-664-9267

At the prompt, please enter the following Conference ID: **360 855 497#**

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

Albert Apodaca  
Alfredo Borrego  
Brandon Carrillo  
Ken Gorski  
Lauren Hanson

Margaret Livingston  
Sal Masoud  
Jose L. Reyes  
Juan Uribe

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

A sign-up form is available outside the Main Conference Room, 2<sup>nd</sup> Floor for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

**II. CONSENT AGENDA**

**NOTICE TO THE PUBLIC:**

All matters listed under the **CONSENT AGENDA**, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

**Approval of Minutes:**

1. Discussion and action on the City Plan Commission minutes for:
  - a. April 4, 2024  
[\(Item 1\)](#)

**Major Preliminary:**

2. **SUSU24-00021:** Wagner Subdivision– A portion of Tract 7, Section 25, Block 79, Township 2, Texas and Pacific Railway Company Surveys, a portion of Tracts 1A, 1A1, 1A3, and 1A4, Section 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys, and a portion of Section 36, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas  
  
Location: South of Montana Ave. and West of Zaragoza Rd.  
Existing Zoning: C-4/c (Commercial/ Conditions)  
Property Owner: Wagner Equipment Co.  
Representative: CEA Group  
District: 5  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
[\(Item 2\)](#), [\(Item 2-P\)](#)

**Extension Request for Filing Plat and Subdivision Improvements**

3. **PSEN24-00002:** Gateway Estates Unit One Replat M – Being a Replat of a portion of Lots 11, 12, 13, 24, 25, and 26, and portions of right-of-way out of Chesterton Street, Fairglade Street, Blanker Street, Chicote Street & Amesbury Avenue, all within Gateway Estates, El Paso County, Texas  
  
Location: North of Vista del Sol Dr. and East of Joe Battle Blvd.  
Existing Zoning: N/A – Property is within the Extraterritorial Jurisdiction (ETJ)  
Property Owner: GFA, LLC  
Representative: CEA Group  
District: N/A – Property is within the Extraterritorial Jurisdiction (ETJ)  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
[\(Item 3\)](#), [\(Item 3-REVISED\)](#)

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

**Subdivision Applications:**

**SUBDIVISION MAP APPROVAL:**

**NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and

any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**Major Combination:**

4. **SUSU24-00022:** Villas del Norte Unit Two – A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location: South of Sean Haggerty Dr. and East of McCombs St.  
Existing Zoning: P-R 1 (Planned Residential)  
Property Owner: Bowling Enterprises, Ltd.  
Representative: CEA Group  
District: 4  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
(Item 4), (Item 4-F), (Item 4-P), (Item 4-REVISED)

**PUBLIC HEARING Right-of-Way (ROW) Vacation:**

5. **SURW24-00003:** Ninth Avenue and Alley ROW Vacation – A portion of Ninth Avenue and Alley right-of-way, Block 47, all within Campbell Addition, City of El Paso, El Paso County, Texas
- Location: East of Mesa St. and North of Cesar Chavez Memorial Hwy.  
Existing Zoning: C-4/sp (Commercial/Special Permit) / SRR (Special Residential Revitalization)  
Property Owner: Jose and Carmen Silva Family Limited Partnership, United States of America, City of El Paso, and El Paso Infrastructure Collaborative, LLC  
Representative: Ernesto L. Cisneros  
District: 8  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
(Item 5), (Item 5-REVISED)

**PUBLIC HEARING Rezoning Application:**

6. **PZRZ24-00002:** Lot 3, Block 1, Coronado del Sol, City of El Paso, El Paso County, Texas
- Location: Mesa Hills Dr. and Northwest of Sunland Park Dr.  
Existing Zoning: R-3 (Residential) and R-5/sc (Residential/special contract)  
Request: Rezone from R-3 (Residential) and R-5/sc (Residential/special contract) to A-3 (Apartment) and A-3/sc (Apartment/special contract)  
Existing Use: Vacant  
Proposed Use: Apartments  
Property Owner: Housing Authority of the City of El Paso  
Representative: Fred Dalbin  
District: 8  
Staff Contact: Juan C. Naranjo, (915) 212-1604, [NaranjoJC@elpasotexas.gov](mailto:NaranjoJC@elpasotexas.gov)  
(Item 6)
7. **PZRZ23-00018:** Parcel 1: 52.17 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033 Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Parcel 2: 9.72 Acre portion out of a 381.90 Acre Tract described in

Volume 2526, Page 2033, Real Property Records of El Paso County, being Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas Parcel 3: 15.00 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033, Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location: East of Joe Battle Blvd. and North of Pellicano Dr.  
Existing Zoning: Parcel 1: R-3 (Residential) and R-F (Ranch and Farm);  
Parcel 2: R-F (Ranch and Farm);  
Parcel 3: R-F (Ranch and Farm)  
Request: Parcel 1: Rezone from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial);  
Parcel 2: Rezone from R-F (Ranch and Farm) to C-2 (Commercial);  
Parcel 3: Rezone from R-F (Ranch and Farm) to A-O (Apartment/Office)  
Existing Use: Parcel 1: Vacant;  
Parcel 2: Vacant;  
Parcel 3: Vacant  
Proposed Use: Parcel 1: Hospital and Governmental Use;  
Parcel 2: Bank and Office uses;  
Parcel 3: Medical Offices and Medical Clinics  
Property Owner: County of El Paso  
Representative: Jorge Azcarate, CEA Group  
District: 6  
Staff Contact: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
([Item 7](#)), ([Item 7-REVISED](#))

## **EXECUTIVE SESSION**

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

Albert Apodaca  
Alfredo Borrego  
Brandon Carrillo  
Ken Gorski  
Lauren Hanson

Margaret Livingston  
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The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

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Kevin W. Smith, City Plan Commission Executive Secretary

## **NOTE TO THE PROPERTY OWNER:**

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-1569.

**NOTICE TO THE PUBLIC:**

Sign Language interpreters are provided for regular City Plan Commission meetings. Copies of this Agenda will be provided in Braille, large print, or audiotape upon requests made a minimum of 48 hours prior to the meeting.

Hearing Assistance Devices are available upon request.

**ALL CITY PLAN COMMISSION AGENDAS ARE PLACED ON THE INTERNET AT THE ADDRESS BELOW:**

<http://www.elpasotexas.gov/meetings.asp>

Posted at 11:27 a.m. this 11th day of April, 2024.