



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

DATE: May 16, 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 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, 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. May 2, 2024
([Item 1](#))

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 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, City of El Paso, 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
([Item 2](#)), ([Item 2-P](#))
3. **SUSU24-00031:** Tierra Del Este Unit Ninety Five - Being a portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
Location: East of Tim Floyd St. and South of Edgemere Blvd.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Ranchos Real Land Holdings, LLC
Representative: Conde Inc.
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)

Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
(Item 3), (Item 3-P), (Item 3-REVISED)

Major Combination:

4. **SUSU24-00026:** Bethesda Subdivision – Tract 20, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Angora Loop Ave. and East of Dyer Dr.
Existing Zoning: C-4 (Commercial)
Property Owner: Bethesda Ministries Inc
Representative: CAD Consulting Co.
District: 4
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
POSTPONED FROM MAY 2, 2024
(Item 4), (Item 4-F), (Item 4-P)
5. **SUSU24-00027:** Inglewood Valley Unit One Subdivision – Tracts 2B and 3D, Block 2, Ysleta Grant and a portion of Tract 2B, Block 6, Socorro Grant, City of El Paso, El Paso County, Texas
Location: South of North Loop Dr. and East of Americas Ave.
Existing Zoning: A-O/c (Apartment/Office/conditions)
Property Owner: BRE Development LLC
Representative: CEA Group
District: 7
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
(Item 5), (Item 5-F), (Item 5-P), (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
POSTPONED FROM THE APRIL 18, 2024 MEETING
(Item 6), (Item 6-REVISED)

Other Business:

7. Overview of infill development.
Contact: Luis Zamora, Chief Planner, (915) 212-1552, ZamoraLF@elpasotexas.gov

EXECUTIVE SESSION

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

Albert Apodaca
Alfredo Borrego
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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.

Kevin W. Smith, City Plan Commission Executive Secretary

NOTE TO THE PROPERTY OWNER:

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

NOTICE TO THE PUBLIC:

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

Hearing Assistance Devices are available upon request.

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

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

Posted at 8:46 a.m. this 9th day of May, 2024.