



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

DATE: March 21, 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. March 7, 2024
([Item 1](#))

Major Final:

2. **SUSU24-00014:** Paseo Del Este Unit 9 Phase IV – A portion of Section No. 21, Block 79, Township 3, Texas and Pacific Railway Company, El Paso County, Texas

Location: North of Eastlake Blvd. and West of Horizon Mesa Dr.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Hunt Communities Development Co. II, LLC
Representative: TRE & Associates, LLC
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
([Item 2](#)), ([Item 2-F](#))

POSTPONEMENT REQUEST - Major Final:

3. **SUSU24-00011:** Summer Sky North Subdivision Unit Two Phase I – A portion of Section 20, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas

Location: South of Pellicano Dr. and East of Berryville St.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Ravenna II, LLC
Representative: TRE & Associates, LLC
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
([Item 3](#)), ([Item 3-F](#))
4. **SUSU24-00012:** Summer Sky North Subdivision Unit Two Phase II – A portion of Section 20, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas

Location: South of Pellicano Dr. and East of Berryville St.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Ravenna II, LLC
Representative: TRE & Associates, LLC
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
([Item 4](#)), ([Item 4-F](#))

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

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

Resubdivision Preliminary:

5. **SUSU24-00001:** Rancho Del Rey Logistics Park – Being 241.2 acres out of Section 42, Ysleta Grant, Abstract No. 214 and a portion of Lots 1 & 2, Block 2, A&M Addition, City of El Paso, El Paso County, Texas
- Location: South of Gateway West Blvd. and East of Americas Ave.
Existing Zoning: C-4/c/sc (Commercial/conditions/special contract)
Property Owner: Ben L. Ivey LTD
Representative: Kimley Horn
District: 6
Staff Contact: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
([Item 5](#)), ([Item 5-P](#)), ([Item 5-REVISED](#)), ([Item 5-P – REVISED](#))

PUBLIC HEARING Special Permit Application:

6. **PZST23-00012:** Lot 42, Block 20, of Sun Valley Addition Section Three, an Addition to the City of El Paso, El Paso County, Texas
- Location: 5204 Sun Valley Dr.
Existing Zoning: R-4 (Residential)
Request: Special Permit for infill development with reductions to minimum lot area and minimum average lot width for duplex use in the R-4 (Residential) district and approval of a Detailed Site Development Plan
- Existing Use: Single-Family Dwelling
Proposed Use: Duplex
Property Owner: Goal Development Group
Representative: Luis F. Contreras
District: 4
Staff Contact: Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov
POSTPONED FROM MARCH 7, 2024
([Item 6](#)), ([Item 6-D](#))

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
Sal Masoud
Jose L. Reyes
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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 2:30 p.m. this 14th day of March, 2024.