



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
March 21, 2024
1:30 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Alfredo Borrego (Chair)
- Brandon Carrillo (2nd Chair)
- Lauren Hanson
- Margaret Livingston
- Sal Masoud
- Juan Uribe

COMMISSIONERS ABSENT:

- Albert Apodaca
- Ken Gorski (1st Chair)
- Jose L. Reyes

AGENDA

Commissioner Lauren Hanson read the rules into the record. Raul Garcia, Planning Program Manager, noted that there were no changes to the agenda.

NO ACTION TAKEN.

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 City Hall – Main Conference Room 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.

NONE

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

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

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

- 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

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Hanson to **APPROVE** all matters listed under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.
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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 Interstate 10 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

Saul Pina, Planner, made a presentation to the Commission. Planning Staff recommends approval with a condition of Rancho Del Rey Logistics Park in a Resubdivision Preliminary basis subject to the following:

That an amending detailed site development plan be submitted prior to the final recording of the plat.

In addition, the applicant is requesting from the City Plan Commission the following exception:

1. To waive the construction and dedication of 3.5 feet of roadway along Camino Del Rey Drive.
2. To waive the construction and dedication of three (3) feet of roadway along Via Maria Street.

Saul Pina answered questions from the Commission.

Bryce Eckeberger, Kimley-Horn, was available for any comments.

ACTION: Motion by Commissioner Uribe to **APPROVE ITEM #SUSU24-00001**, seconded by Commissioner Livingston and unanimously carried.

Motion Passed.

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

Nina Rodriguez, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on February 23, 2024. The Planning Division received one (1) email in opposition to the request. Planning Staff recommend approval of the special permit, reduction requests and detailed site development plan.

Nina Rodriguez answered questions from the Commission.

Raul Garcia, Planning Program Manager, addressed questions from the Commission.

Francisco Viniegra, the owner, agrees with all staff comments.

Commissioner Borrego asked if there was anyone in the public who wished to speak in favor or against this request. No response.

ACTION: Motion by Commissioner Livingston to **APPROVE ITEM #PZST23-00012**, seconded by Commissioner Masoud and motion carried.

VOTE:

AYES = 5 (Livingston, Masoud, Hanson, Uribe, Carrillo)
NAY = 1 (Borrego)

Motion Passed.

7. **Adjournment of the City Plan Commission's Meeting.**

ADJOURNMENT:

ACTION: Motion made by Commissioner Carrillo, seconded by Commissioner Masoud and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 1:55 p.m.

EXECUTIVE SESSION

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

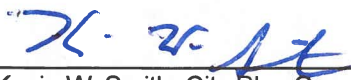
Albert Apodaca
 Alfredo Borrego
 Brandon Carrillo
 Dion Castro
 Ken Gorski

Lauren Hanson
 Margaret Livingston
 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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Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary

