



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

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**DATE:** March 7, 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 the City Plan Commission must participate in the meeting.**

Albert Apodaca	Lauren Hanson
Alfredo Borrego	Margaret Livingston
Brandon Carrillo	Sal Masoud
Dion Castro	Jose L. Reyes
Ken Gorski	

**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. February 22, 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 Combination:**

2. **SUSU23-00069:** Sandy Creek Subdivision – Tract 18G2, Block 24, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas  
Location: South of Alameda Ave. and West of Midway Dr.  
Representative: Dorado Engineering, Inc.  
Property Owner: Fernando and Sandra Rodriguez  
Existing Zoning: C-4/ c (Commercial/conditions)  
District: 3  
Staff Contact: Saul Fontes, (915) 212-1606, [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)  
[\(Item 2\)](#), [\(Item 2-F\)](#), [\(Item 2-P\)](#), [\(Item 2-REVISED\)](#)
3. **SUSU24-00007:** Independent Nation Subdivision – Tract 6A, Block 1, Upper Valley Subdivision, City of El Paso, El Paso County, Texas  
Location: East of Sunland Park Dr. and South of Doniphan Dr.  
Existing Zoning: A-O (Apartment/Office)  
Property Owner: Sunland Convention Center, LLC  
Representative: SLI Engineering, Inc  
District: 1  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
[\(Item 3\)](#), [\(Item 3-F\)](#), [\(Item 3-P\)](#), [\(Item 3-REVISED\)](#)
4. **SUSU24-00013:** Flow Commercial Unit 1 – A portion of Tracts 1A1 and 3B5, Section 41,

Block 80, Township 1, Texas and Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
Location: East of Railroad Dr. and North of Woodrow Bean Transmountain Rd.  
Existing Zoning: C-4/c (Commercial/ Conditions) / M-1 (Light Manufacturing)  
Property Owner: Flow Realty Services, Inc.  
Representative: GECC, LLC  
District: 4  
Staff Contact: Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
(Item 4), (Item 4-F), (Item 4-P), (Item 4-REVISED)

5. **SUSU24-00008:** Children's Home Subdivision – Tract 6-A, F.M. Collins Survey No. 209,  
City of El Paso, El Paso County, Texas  
Location: South of Cliff Dr. and West of Brown St.  
Existing Zoning: R-5 (Residential)  
Property Owner: Lee Moor Childrens Home Trust Estate  
Representative: CSA Design Group, Inc.  
District: 8  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
(Item 5), (Item 5-F), (Item 5-P)

6. **SUSU24-00009:** Tierra Commercial Unit Eighteen – Being a Portion of Tract 4-B, Section  
38, Block 79, Township 2, Texas and Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
Location: North of Edgemere Blvd. and West of John Hayes St.  
Existing Zoning: C-2/c (Commercial/conditions)  
Property Owner: Ranchos Real Investment Properties, LLC  
Representative: Conde, Inc.  
District: 5  
Staff Contact: Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
(Item 6), (Item 6-F), (Item 6-P)

#### **PUBLIC HEARING Special Permit Application:**

7. **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](mailto:RodriguezNA@elpasotexas.gov)  
(Item 7)

#### **EXECUTIVE SESSION**

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

Albert Apodaca  
Alfredo Borrego  
Brandon Carrillo

Lauren Hanson  
Margaret Livingston  
Sal Masoud

Dion Castro  
Ken Gorski

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 10:27 a.m. this 29th day of February 2024.