



**CITY PLAN COMMISSION MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**March 7, 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)  
Albert Apodaca  
Sal Masoud  
Jose L. Reyes

**COMMISSIONERS ABSENT:**

Ken Gorski (1st Chair)  
Dion Castro  
Lauren Hanson  
Margaret Livingston

**AGENDA**

Commissioner Sal Masoud read the rules into the record. Kevin Smith, Assistant Director of Planning, noted that Items #7 will be postponed for two weeks. There are several revised staff reports.

**ACTION:** Motion made by Commissioner Carrillo, seconded by Commissioner Masoud, and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

AYES: Commissioners Borrego, Carrillo, Apodaca, Masoud and Reyes

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Castro, Gorski, Hanson, and Livingston

NOT PRESENT FOR THE VOTE: N/A

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**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. February 22, 2024

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

Motion Passed.

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)

Saul Fontes, Planner, made a presentation to the Commission. Planning Staff recommends approval of Sandy Creek Subdivision on a Major Combination basis as it complies with Title 19 requirements. In addition, the applicant is requesting from the City Plan Commission the following exception:

- To waive the construction of additional one (1) foot of roadway along the Durrill Road.

Fermin Dorado, Dorado Engineering, Inc., agrees with all staff comments.

**ACTION:** Motion by Commissioner Masoud to **APPROVE ITEM #SUSU23-00069 WITH ALL STAFF COMMENTS AND RECOMMENDATIONS**, seconded by Commissioner Reyes and unanimously carried.

Motion Passed.

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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)

Alex Alejandre, Planner, made a presentation to the Commission. Planning Staff recommends approval of Independent Nation Subdivision on a Major Combination basis. In addition, the applicant is requesting from the City Plan Commission the following exception:

- To waive the dedication of ten (10) feet of right-of-way, the construction of additional seven (7) feet of roadway, and the construction of additional three (3) feet of planter strip along Emory Road.

Georges Halloul, SLI Engineering, Inc., agrees with all staff comments.

**ACTION:** Motion by Commissioner Apodaca to **APPROVE ITEM #SUSU24-00007**, seconded by Commissioner Carrillo and unanimously carried.

Motion Passed.

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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)

Alex Alejandre, Planner, made a presentation to the Commission. Planning Staff recommends approval of Flow Commercial Unit 1 on a Major Combination basis, subject to the following condition:

- That the rezoning be approved by City Council prior to the recordation of the final plat.



**ACTION:** Motion by Commissioner Masoud to **APPROVE ITEM #SUSU24-00009 WITH ALL STAFF COMMENTS AND RECOMMENDATIONS**, seconded by Commissioner Reyes and unanimously carried.

Motion Passed.

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**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)  
**POSTPONED FOR TWO WEEKS**

8. Adjournment of the City Plan Commission’s Meeting.

**ADJOURNMENT:**

**ACTION:** Motion made by Commissioner Masoud, seconded by Commissioner Carrillo 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	Lauren Hanson
Alfredo Borrego	Margaret Livingston
Brandon Carrillo	Sal Masoud
Dion Castro	Jose L. Reyes
Ken Gorski	

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.

Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary