



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ15-00024  
**Application Type:** Rezoning  
**CPC Hearing Date:** September 24, 2015  
**Staff Planner:** Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

**Location:** North of Edgemere Boulevard and East of Airway Boulevard  
**Legal Description:** **Parcel 1:** Lots 5 and 6, Block 2, Cielo Vista Amended Plat, City of El Paso, El Paso County, Texas  
**Parcel 2:** Lots 5 through 10, Block 3, Cielo Vista Amended Plat, City of El Paso, El Paso County, Texas  
**Acreage:** 5.35 acres  
**Rep District:** 3  
**Existing Zoning:** **Parcel 1:** A-2 (Apartment) and C-4 (Commercial)  
**Parcel 2:** A-2 (Apartment)  
**Existing Use:** Apartment Complex (To be demolished)  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** **Parcel 1:** A-2 (Apartment) and C-4 (Commercial) to C-3 (Commercial)  
**Parcel 2:** A-2 (Apartment) to C-3 (Commercial)  
**Proposed Use:** Retail, grocery store, and hardware store  
**Property Owner:** E.P. Simana, L.P.  
**Representative:** SLI Engineering, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4 (Commercial) / Car dealership  
**South:** C-1 (Commercial) / convenience store with gas, restaurant, and retail; A-2 (Apartment) / Edgemere Median Park  
**East:** R-4 (Residential) / Bonham Elementary School  
**West:** C-4 (Commercial) / restaurant and retail; M-1 (Light Manufacturing) / car dealership

**PLAN EL PASO DESIGNATION:** G-3, Post-War (East Planning Area)

**NEAREST PARK:** Edgemere Median Park (41 feet)

**NEAREST SCHOOL:** Bonham Elementary (178 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Cielo Vista Neighborhood Association  
Eastside Civic Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 12, 2015. The Planning Division received 3 phone calls and 4 letters in support to the rezoning request, see Attachment 4. The Planning Division also received 2 phone call of inquiry regarding the proposed uses next to the school site.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from A-2 (Apartment) and C-4 (Commercial) to C-3 (Commercial) to allow for commercial development. The A-2 (Apartment) district does not permit retail, grocery store, and hardware store. The subject property is 5.35 acres in size and is currently used as an apartment complex. The existing structures are proposed to be demolished. The conceptual site plan shows 7

proposed commercial buildings. The development requires a maximum of 220 parking spaces and the applicant is providing 285 parking spaces, to include ADA and 21 bicycle spaces. One tree for every five spaces in excess of the maximum parking requirement shall be required and shall be placed within the entire parking area to provide for even canopy coverage or along the parkway to create a visual buffer between the parking area and the street. The development shall comply with the minimum landscape area requirements of Title 18.46. Access to the subject property is provided from Airway Boulevard and Catalina Way.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommendation is **pending a final review** of the rezoning based on the required Traffic Impact (TIA) Analysis.

### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

### **COMMENTS:**

#### **Planning Division - Transportation**

Traffic Impact Analysis (TIA) is required and has been submitted.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

#### **Planning and Inspections Department – Building and Development Permitting**

No objections to proposed rezoning.

#### **Planning and Inspections Department - Land Development**

No objections.

#### **El Paso Department of Transportation**

TIA is pending review.

#### **Fire Department**

No objections.

#### **Police Department**

No adverse comments.

#### **El Paso Water Utilities**

1. EPWU's planning and development section does not object to this request. The existing water main along Avalon Dr. will have to be cut & capped and the existing fire hydrant (#217) will have to be relocated. The existing sewer main will have to be cut and a manhole will have to be installed at the new end of line. All

cost associated with this work is the responsibility of the applicant.

**Water:**

2. There is an existing 6-inch (6") diameter water main extending along Catalina Way that is available for service, the water main is located approximately 40 feet (40') east from the eastern property line.
3. There is an existing 8-inch (8") diameter water main extending along Edgemere Way that is available for service, the water main is located approximately 12 feet (12') south from the southern property line.
4. There is an existing 12-inch (12") diameter water main extending along Airway Blvd. that is available for service, the water main is located approximately 36 feet (36') west from the western property line.
5. There is an existing 6-inch (6") diameter water main extending along Avalon Dr. that is available for service, the water main is located approximately 10 feet east from the center line of the right-of-way.
6. EPWU records indicate nine active meters located along Catalina Way. There are six (7) domestic meters (three (3) 1 ½-inch, three (3) 1-inch and one (1) ¾-inch) and two (2) ¾-inch yard meters.
7. Previous water pressure tests from fire hydrant # 472 located on the northeast corner of Catalina Way and Edgemere Way yielded a static pressure of 65 (psi) pounds per square inch, a residual pressure of 55 (psi), and a discharge of 949 (gpm) gallons per minute.

**Sanitary Sewer:**

8. There is an existing 8-inch (8") diameter sanitary sewer extending along Catalina Way that is available for service, the sewer main is located approximately 25 feet (25') east from the eastern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.
9. There is an existing 8-inch (8") diameter sanitary sewer extending along Edgemere Way that is available for service, the sewer main is located approximately 30 feet (30') south from the southern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.
10. There is an existing 12-inch (8") diameter sanitary sewer extending along Airway Blvd. that is available for service, the sewer main is located approximately 55 feet (55') east from the eastern property line. The depth of the existing sewer main is approximately 5 ½ feet deep.
11. There is an existing 8-inch diameter sanitary sewer main extending along Avalon Dr. that is available for service, the sewer main is located approximately 5 feet west from the center line of the right-of-way. The depth of the existing sewer main is approximately 4 feet deep.
12. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 377 feet (377') south of manhole on Airway Blvd.
13. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 77 feet (77') south of manhole on Airway Blvd.
14. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 34 feet (34') south of manhole on Airway Blvd.

**General:**

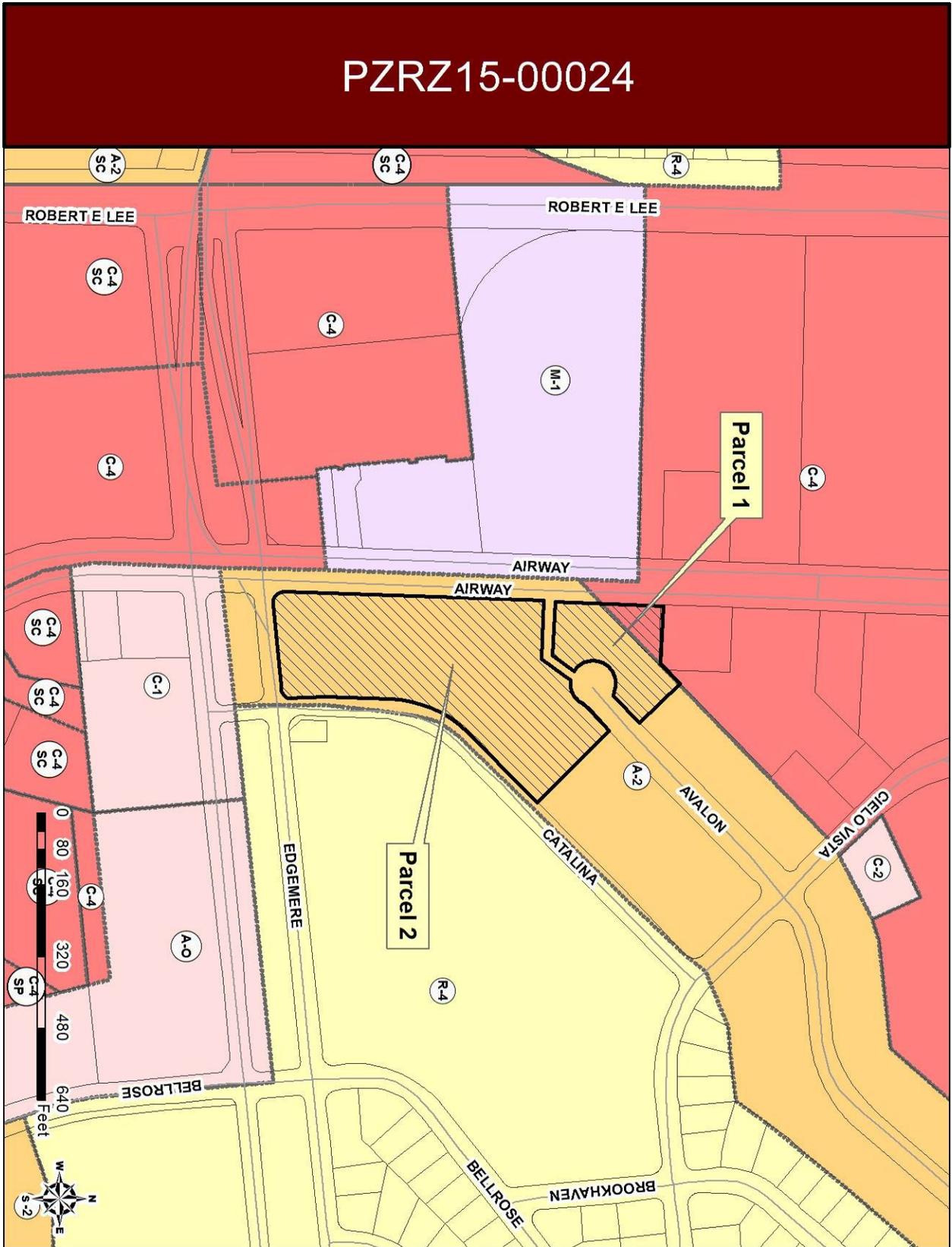
15. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Attachments:**

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan
4. Support Letters

ATTACHMENT 1: ZONING MAP

PZRZ15-00024



ATTACHMENT 2: AERIAL MAP

PZRZ15-00024





**ATTACHMENT 4: SUPPORT LETTER**

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Lawrence D. Boone

915-887-8939

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**LL Boone Investments LLC**  
6812 Cielo Vista Dr. , EL PASO TEXAS, 79925  
(915) 772-5223

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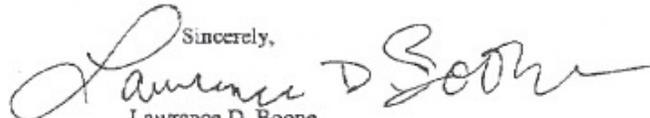
8/5/15

City Development Department-Planning Division  
P.O. Box 1890  
El Paso, Texas 79950-1890

Re: Case # PZRZ15-00024

To Whom it may concern:

We received notice of public hearing to re-zone the property located at Airway and Edgemere Avenue. LL Boone Investments LLC fully supports the proposed zoning change from A-2 (Apartments) to C-3 (Commercial) to allow for commercial development. If you have any questions please call me at: (915) 867-7272. Thank you.

Sincerely,  
  
Lawrence D. Boone

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915 887 8939

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**THE EDGEMERE APARTMENTS**

6770 Edgemere Boulevard  
El Paso, TX 79925

Mr. Andrew Salloum  
Planning and Inspections Department- Planning Division  
P.O. Box 1890  
El Paso, TX 79950-1890

Re: Zoning Request Case No. PZRZ15-00024  
August 27, 2015

Sent Via: Email – [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov) and USP

Dear Mr. Salloum:

This letter is to confirm my support of the proposed zoning change from A-2 Apartments and C-4 Commercial to C-3 Commercial on the subject property described as Parcel 1: Lots 5 and 6, Block 2, Cielo Vista Amended Plat, and Parcel 2: Lots 5 through 10, Block 3, Cielo Vista Amended Plat, City of El Paso.

I am in favor of allowing mixed use retail including grocery stores, hardware stores and restaurants at this site. This change will allow the surrounding residents and consumers to have additional retail opportunities to support them in their neighborhood. Many of the senior citizens that reside in the Edgemere Apartments would be able to walk to these places of business.

Thank you for your consideration.

Sincerely,



Gordon E. Welch  
Owner  
The Edgemere Apartments



August 24, 2015

CPC  
c/o Planning Division  
P.O. Box 1890  
El Paso, TX 79950-1890

RE: Case Number PZRZ15-00024

To Whom It May Concern:

We received notice of the public hearing to rezone the property located at Airway Boulevard and Edgemere Boulevard. We fully support the proposed change of zoning of this property to C-3 Commercial Zoning. If you have any questions please call me.

Sincerely,

A handwritten signature in blue ink that reads "Daniel R. Crawford". The signature is written in a cursive style with a large, stylized "C" at the end.

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6800 Montana Ave. • Mailing Address: PO Box 972810 • El Paso, Texas 79997 • 915.778.7781 • Fax 915.778.0219



1201 Airway Blvd  
El Paso, TX 79925

CPC  
c/o Planning Division  
P.O. Box 1890  
El Paso, TX 79950-1890

RE: Case Number PZRZ15-00024

To Whom It May Concern:

We received notice of the public hearing to rezone the property located at Airway Boulevard and Edgemere Boulevard. We fully support the proposed change of zoning of this property to C-3 Commercial Zoning. If you have any questions please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chico Nelan", with a long horizontal flourish extending to the right.

Chico Nelan  
President / Chief Financial Officer  
Carino's Restaurants El Paso  
915-203-8101  
chico@swcarinos.com