

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: May 1, 2018  
Public Hearing: May 29, 2018

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915)212-1553, [morrison-vegavx@elpasotexas.gov](mailto:morrison-vegavx@elpasotexas.gov)  
Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An Ordinance changing the zoning of a portion of Lot 1, Block 1, Cielo Vista Replat A, City of El Paso, El Paso County, Texas from C-3/c (Commercial/condition) District to S-D/c (Special-Development/condition) District. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: North of Edgemere and East of Airway. Property Owner: Landstar Hotels I, LLC. **PZRZ18-00001 (District 3)**

**BACKGROUND / DISCUSSION:**

On April 19, 2018, CPC reviewed and recommended approval of the rezoning request.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval recommendation (5-0)

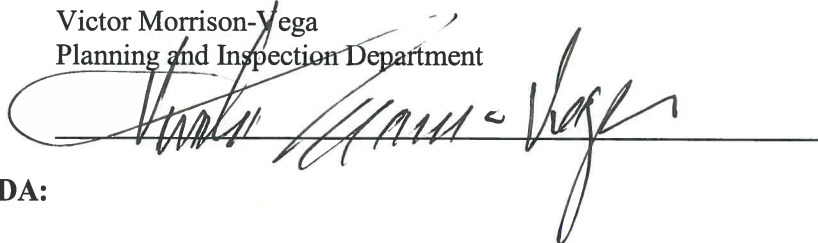
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Victor Morrison-Vega  
Planning and Inspection Department



**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 1, BLOCK 1, CIELO VISTA REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-3/C (COMMERCIAL/CONDITION) DISTRICT TO S-D/C (SPECIAL-DEVELOPMENT/CONDITION) DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of a Portion of Lot 1, Block 1, Cielo Vista Replat A, located in the City of El Paso, El Paso County, Texas, be changed from **C-3/c (Commercial/condition) District** to **S-D/c (Special-Development/condition) District**, and more particularly described in the metes and bounds attached herein as **EXHIBIT "A"**; and as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo, Mayor

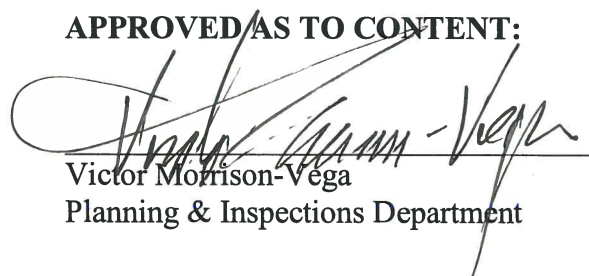
**ATTEST:**

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Niemman  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Victor Morrison-Vega  
Planning & Inspections Department

**ORDINANCE NO.** \_\_\_\_\_  
18-1007-2165 | 775937  
Edgemere-Airway-Zoning  
KMN

**PZRZ18-00001**

EXHIBIT "A"



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

Being a portion of Lot 1,  
Block 1, Cielo Vista Replat "A",  
City of El Paso, El Paso County, Texas  
March 24, 2017;

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lot 1, Block 1, Cielo Vista Replat "A", an addition to The City Of El Paso, El Paso County, Texas, according to Instrument#20170040515, El Paso County Real Property Records, and being more particularly described by metes and bounds as follows:

**"TRUE POINT OF BEGINNING"** being a found PK nail at the centerline of Avalon Drive (60 foot right of way), City of El Paso, El Paso County, Texas.

Thence leaving said centerline, South 47°42'00" East a distance of 253.00 feet to a found 5/8" iron rod at the southeasterly right of way line of Catalina Way (55' R.O.W.);

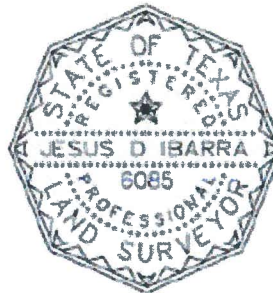
Thence along said right of way, South 42°18'00" West a distance of 213.40 feet to a set 1/2" rebar with cap "6085";

Thence, South 88°55'40" West a distance of 133.01 feet to a set 1/2" rebar with cap "6085";

Thence, North 01°01'58" West a distance of 227.78 feet to a set 1/2" rebar with cap "6085";

Thence, North 42°18'00" East a distance of 139.05 feet to **"TRUE POINT OF BEGINNING"** and containing in all 59,734 square feet or 1.3713 acres of land more or less.

Jesus D. Ibarra, RPLS No.6085  
January 23, 2018



ORDINANCE NO. \_\_\_\_\_

18-1007-2165 | 775937  
Edgemere-Airway-Zoning  
KMN

PZAZ18-00001

## **MEMORANDUM**

**DATE:** April 23, 2018

**TO:** The Honorable Mayor and City Council  
Tommy Gonzalez, City Manager

**FROM:** Armida Martinez, Planner

**SUBJECT:** PZRZ18-00001

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The City Plan Commission (CPC) on April 19, 2018, voted unanimously (5 to 0) to recommend **approval** of C-/c (Commercial/condition) to S-D (Special-Development/condition) in order to allow for a hotel.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and, that the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division received one letter in support of the proposed development and no communication opposing the rezoning request.

**Property Owner:** Landstar Hotels I, LLC

**Representative:** Exigo Archietects

**Attachments:** Staff Report

# Edgemere/Airway

City of El Paso — Plan Commission — 4/19/2018 Reconsideration



**PZRZ18-00001**

**Rezoning**

<b>STAFF CONTACT:</b>	Armida Martinez, 915-212-1605, <a href="mailto:martinezar@elpasotexas.gov">martinezar@elpasotexas.gov</a>
<b>OWNER:</b>	Landstar Hotels I, LLC.
<b>REPRESENTATIVE:</b>	Exigo Architects
<b>LOCATION:</b>	North of Edgemere and East of Airway, District 3
<b>LEGAL DESCRIPTION:</b>	Portion of Lot 1, Block 1, Cielo Vista Replat A, City of El Paso, El Paso County, Texas
<b>EXISTING ZONING:</b>	C-3/c (Commercial/conditions)
<b>REQUEST:</b>	To rezone from C-3/c (Commercial/conditions) to S-D/c (Special-Development/conditions) for a hotel. This case was presented and approved by City Plan Commission on March 22, 2018 and is being reheard due to a change to the property's legal description.
<b>RELATED APPLICATIONS:</b>	PZST18-00001
<b>PUBLIC INPUT</b>	Planning received 1 letter in support of the proposed development and no opposition to the rezoning request was received. Notices were sent to property owners within 300 feet on April 5, 2018.
<b>STAFF RECOMMENDATION:</b>	Approval (see pages 2—4 for basis for recommendation)

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from C-3/c (Commercial/conditions) to S-D/c (Special Development/conditions) to allow for a hotel 59 feet and 8 inches in height. The subject property is 1.37 acres in size and is currently vacant. The detailed site plan shows a 61,293 sq. ft. hotel. Access will be from Airway and Catalina. This case was presented and approved by CPC on March 22, 2018, and is being reheard due to a change to the property's legal-description.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of rezoning the property from C-3 (Commercial/conditions) to S-D/c (Special Development/conditions) and approval of the detailed site plan. The recommendation is based on compatibility with the surrounding properties zoned commercial, apartment and residential districts and uses within the area of the subject property, and is in compliance with the Plan El Paso use designation G-4, Suburban (Walkable) land in the Eastside Planning Area.





## DESCRIPTION OF REQUEST

The applicant has submitted a Rezoning application for the property located North of Edgemere and East of Airway through Zoning Section of the Planning and Inspections Department. The property owner is requesting a rezoning from C-3 to S-D to accommodate a proposed hotel 59 feet and 8 inches in height. A hotel is a permitted use in a C-3 zoning district however caps heights at 35 feet. A hotel is a permitted use in S-D zone district with a special permit. Per section 20.10.360.A(5) within the S-D zone heights may exceed 45 feet with approval by City Council. The subject property is 1.37 acres in size. The detailed site development plan shows a new 61,293 sq. ft. hotel, 59 feet and 8 inches in height. The development requires a minimum of 92 parking spaces. The applicant is providing 79 parking spaces, 14 compact spaces for a total of 93 parking spaces and 3 bicycle spaces. Conditions imposed on the subject property requires a ten ft.(10') landscape buffer along the property lines adjacent to any residential or apartment zoning districts or uses, all commercial vehicle ingress and egress from Avalon prohibited and a limit of 4 driveways from Catalina, 2 outer driveways 35' wide and 2 inner driveway 25' wide of which the applicant is providing one of each which is shown on the detailed site development plan as required. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is from Airway and Catalina. This case is related to the special permit application – PZST18-00001

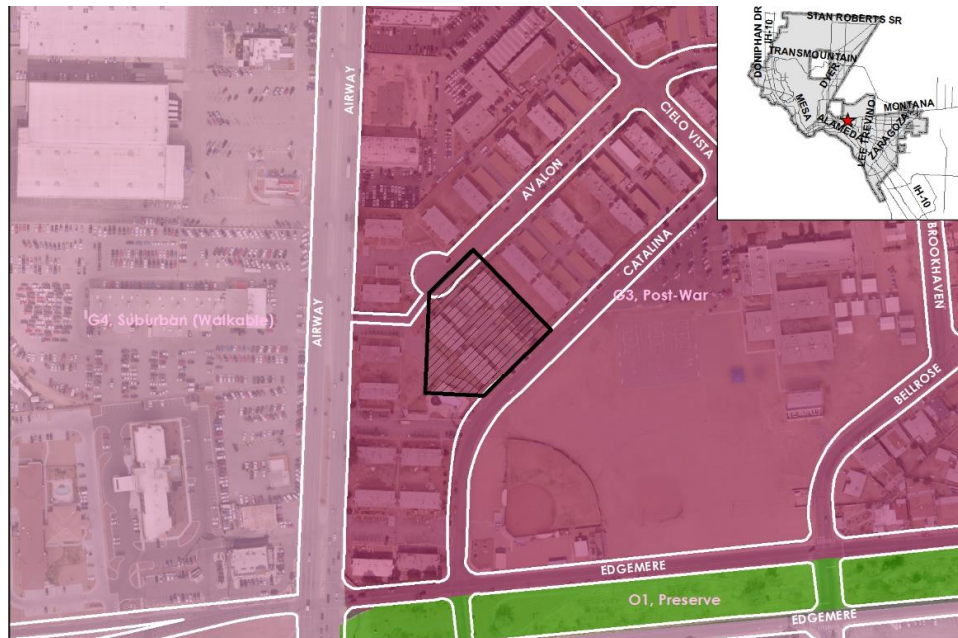
## REZONING POLICY

POLICY	DOES IT COMPLY?
<b><u>Compatibility</u></b> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned C-3/c, A-2 and R-4. As such, the S-D district permits both residential and commercial uses.
<b><u>Plan El Paso</u></b> The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, the proposal contributes to a mix of uses and contributes to the possibility that in the future 50% of the surrounding residences will be within ¼ mile of 4 different uses. Commercial uses are introduced within ¼ mile of homogenous, large-scale residential development.

**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The subject property is located in Cielo Vista Park Replat A subdivision, recorded in 2017. The site is currently zoned C-3 and is currently vacant. Surrounding land uses include commercial, multi-family dwellings and single-family. The nearest park is Edgemere Park (486 feet) and the nearest school is Bonham Elementary (179 feet).



**COMPLIANCE WITH PLAN EL PASO:** The purpose of the application is to introduce a hotel and increase density and height for a vacant lot within G-4, Suburban (Walkable).



## RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><b><u>G-4- Suburban (Walkable)</u></b></p> <p>This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the lot is vacant. The surrounding properties include different type of commercials uses to include a shopping center, school, park, single-family and multi-family dwellings all within walking distance.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>S-D (Special Development) District is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage</p>	<p>Yes, a hotel is a permitted use with a special permit and the applicant's use meets all the applicable dimensional standards. The proposed S-D district provides a more suitable transition from existing multi-family and educational uses abutting the subject property than the current C-3 zoning.</p>

flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.	
POLICY	DOES IT COMPLY?
<p><b>1.3.1:</b> Most neighborhoods, even new ones, would benefit from a greater variety of activities within walking and bicycling distance. For instance, a greater number of smaller parks are preferable to a few larger ones that are accessible only to those with a private vehicle. Likewise, smaller schools often become the centerpiece of their neighborhoods rather than distant facilities to which most students must be driven or bused each day. This policy is most applicable within the G-3 "Post-War" and G-4 "Suburban" growth sectors on the Future Land Use Map.</p>	<p>This is an existing neighborhood with a variety of mixed uses. Residents in the area may walk to nearby restaurants, shopping centers, schools and park.</p>

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The lot is 59,733 sf (1.37 acres) the C-3 (Commercial) district requires a 10ft rear setback and street-side setback when abutting residential development. A hotel is permitted in a C-3 zone however, does not allow height to exceed 35 feet.

**SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING:** The subject site is 1.37 acres in size (59,733 sq. ft.) and allows the proposed use under the proposed S-D (Special Development) zoning with a special permit. The applicant's proposal meets all dimensional requirements of the S-D (Special development) district.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the S-D (Special Development) District is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** There are existing water and sewer mains along Catalina Drive available for service. The applicant will need to coordinate with EPWater to provide services to the property.

**EFFECT UPON THE NATURAL ENVIRONMENT:** Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.



**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the Eastside Civic Association and Cielo Vista Neighborhood Association and were contacted as required by section 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 5, 2018. Planning received 1 letter in support of the proposed development and no opposition to the rezoning request was received.

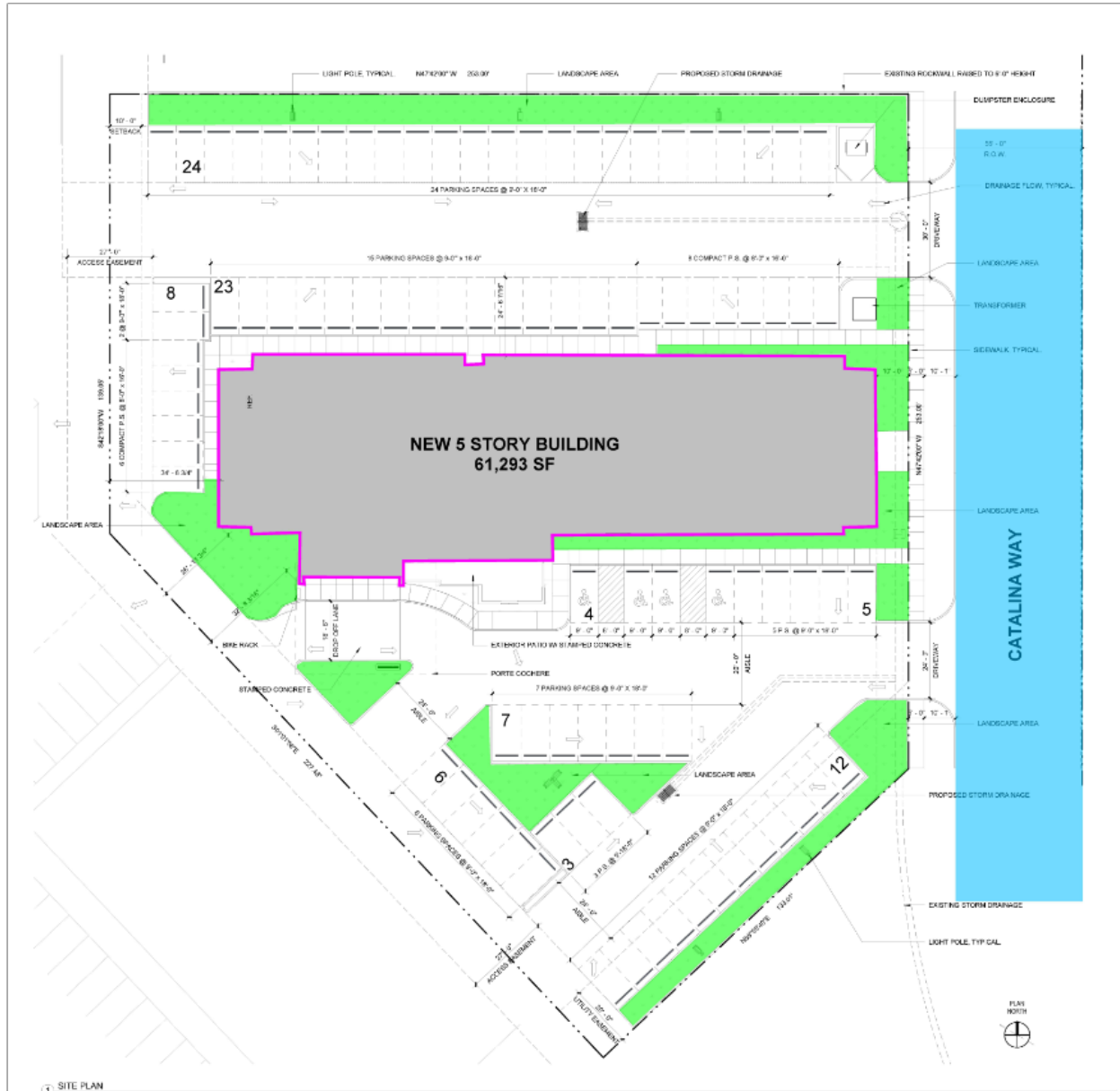
**STAFF COMMENTS:** No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

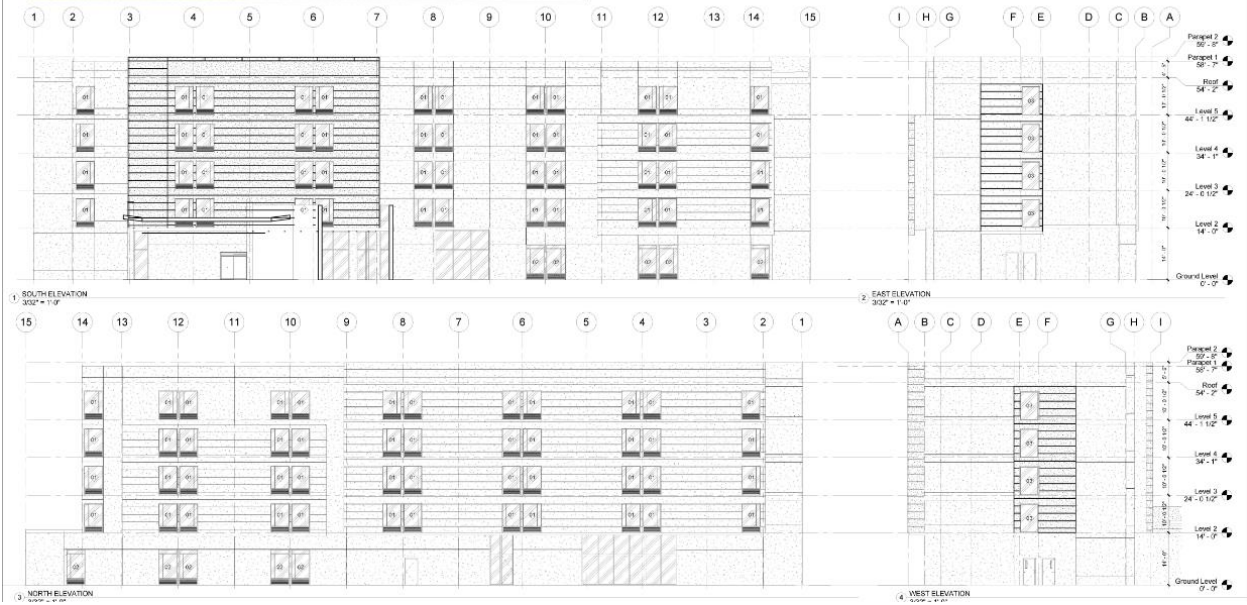
**ATTACHMENTS:**

1. Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map
6. Narrative of Standards met
7. Letter of Support

# ATTACHMENT 1

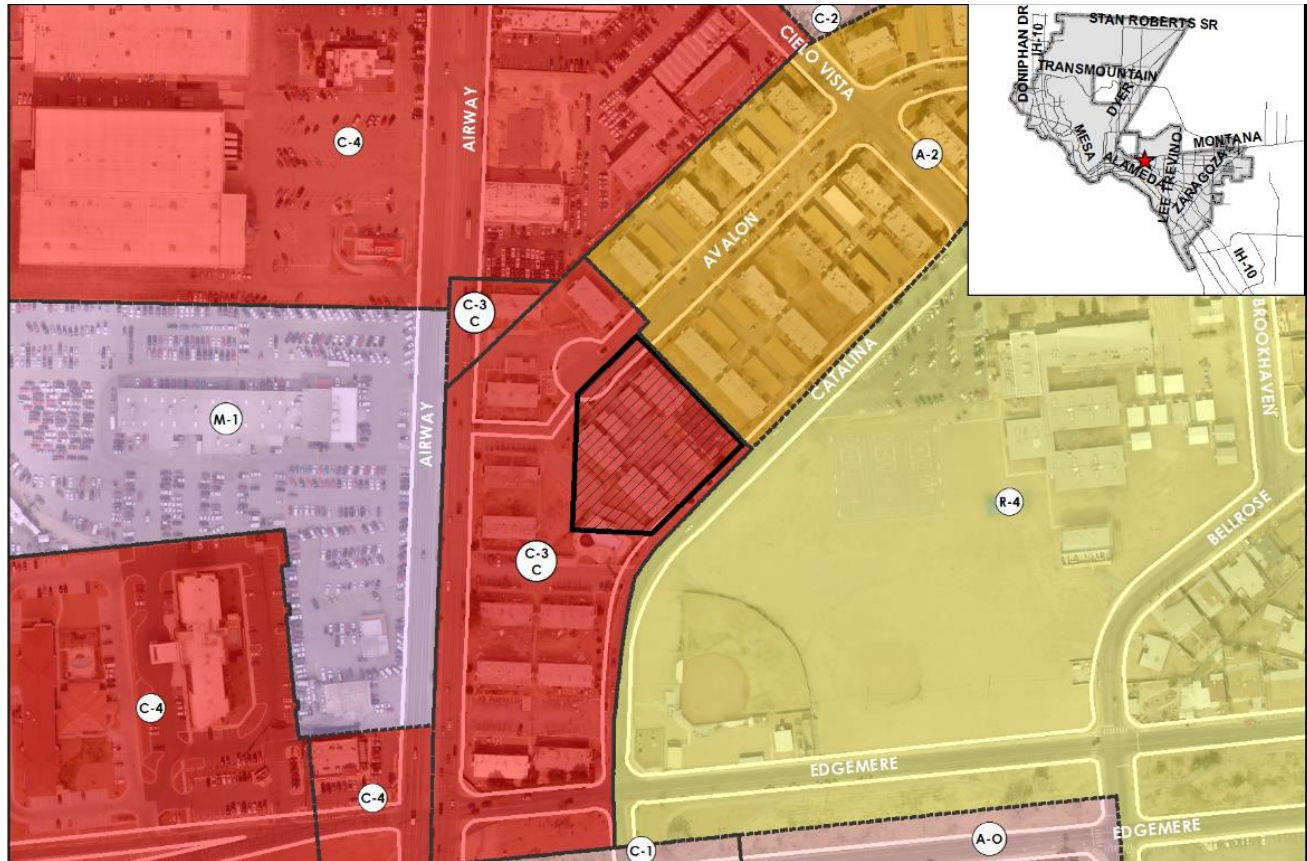
## Detailed Site Development Plan





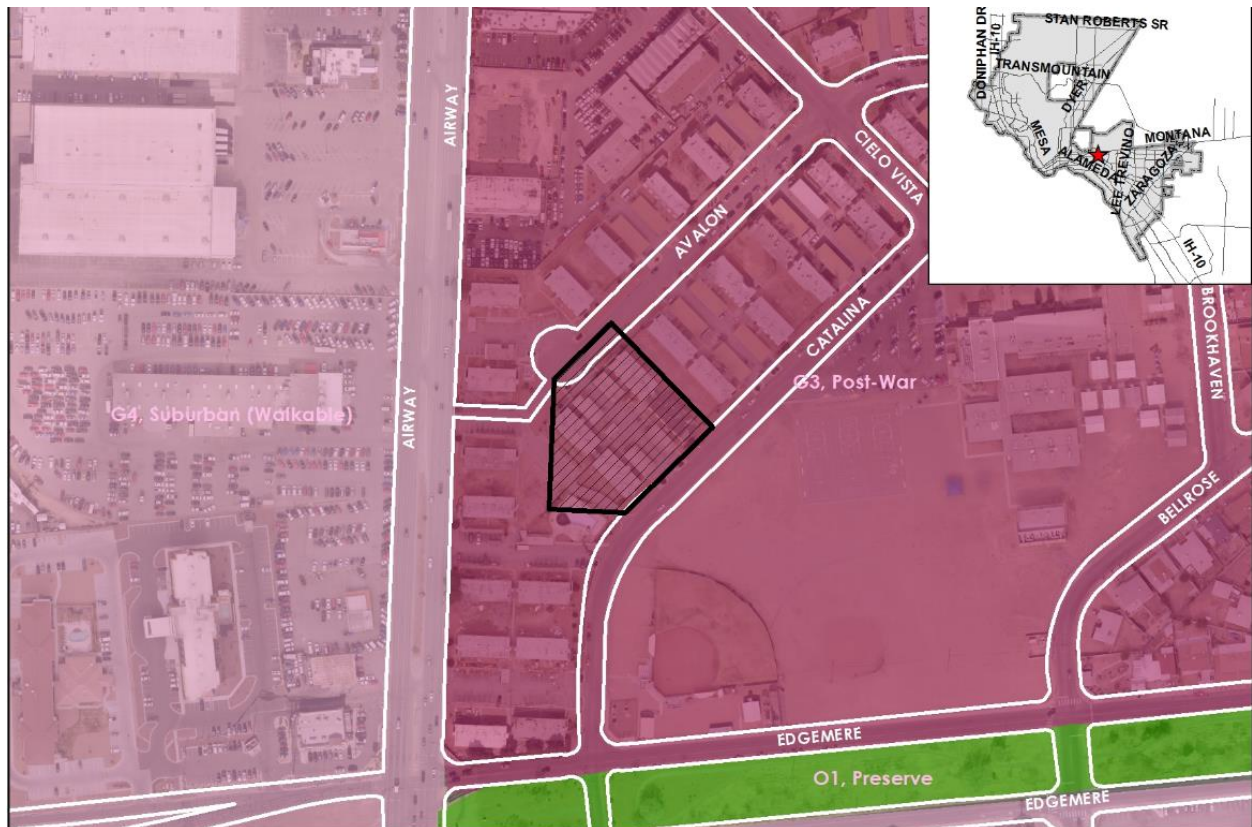
# ATTACHMENT 2

## Zoning Map



# **ATTACHMENT 3**

## Future Land Use Map





# **ATTACHMENT 4**

## Department Comments

### **Planning and Inspections Department- Planning Division**

No objections to rezoning.

### **Planning and Inspections Department - City Development & Permitting- Landscape**

Recommend approval.

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

We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. No objections to proposed rezoning.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

### **Sun Metro:**

Sun Metro does not oppose this request. Sun Metro has numerous stops along Airway, as well as, Edgemere. Montana Brio will be providing service along the Airway corridor in mid-2020.

### **Fire Department**

No objections.

### **Police Department**

No objections.

### **El Paso Water**

We have reviewed the zoning change request described above and provide the following comments:

EPWater does not object to this request.

#### Water

Along Catalina Way between Edgemere Boulevard and Cielo Vista Drive there is an existing six ( 6 ) inch diameter water main. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 472 located at the corner of Catalina Way and Edgemere Boulevard have yielded a static pressure of 65 pounds per square inch (psi), residual pressure of 55 psi, discharge of 949 gallons per minute (gpm).

#### Sanitary Sewer

Along Catalina Way between Edgemere Boulevard and Cielo Vista Drive there is an existing eight ( 8 ) inch diameter sanitary sewer main. This main is available for service.

#### General

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at

1154 Hawkins, 3<sup>rd</sup> Floor. 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.

**El Paso Water – Stormwater**

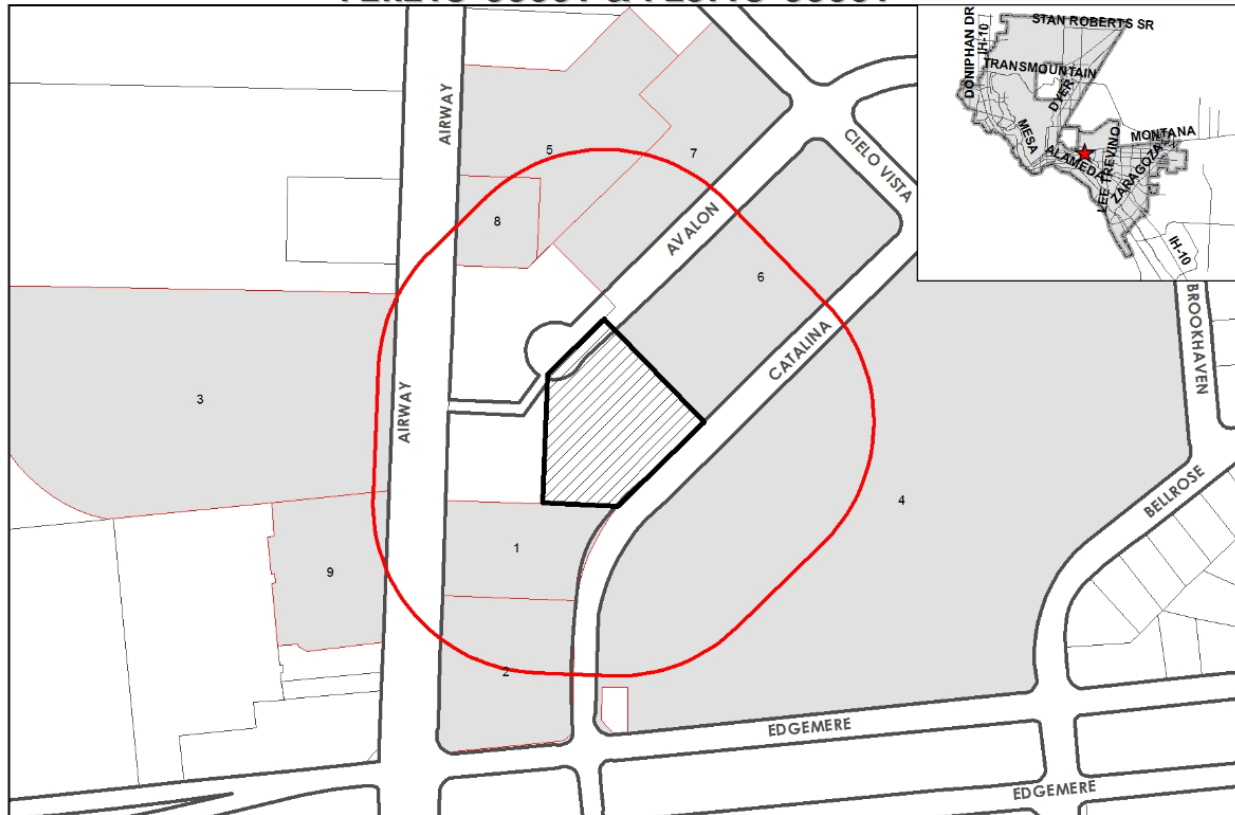
We have reviewed the property described above and provide the following comments:

1. Provide an acceptable Drainage Plan in accordance with Section 19.01.050 of the current city ordinance.
2. The developer shall be responsible for the additional stormwater runoff generated by the proposed property, and must ensure that the historic runoff volume, peak and duration are maintained.
3. EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.

# **ATTACHMENT 5**

## Notification Map

**PZRZ18-00001 & PZST18-00001**



# **ATTACHMENT 6**

Narrative of standard met



February 20, 2018

Armida Martinez  
Planning and Inspections Department  
801 Texas 1<sup>st</sup> Floor  
El Paso, Texas 79901

**Re:** PZST18-00001 5 Story Hotel

Dear Ms. Martinez,

The above referenced rezoning request meets the standards of Section 20.10.360.A.5)c)i-v in the following ways:

- i. The authorized height of the proposed 5-story hotel is compatible with the uses, appearance and environment of adjacent areas along Airway Boulevard. There are two hotels directly across the street, the Fairfield Inn & Suites by Marriott and the TownePlace Suites by Marriott. Further north on Airway, there is the El Paso Marriott, Hawthorn Suites by Wyndham and Radisson Hotel. These existing hotels all range from three to five stories. The development along Airway is largely commercial and in close proximity to the El Paso International Airport.
- ii. Not applicable (Ivan Chan [traffic dept] determined there was no traffic impact study required because proposed hotel is less than 169 rooms)
- iii. Not applicable (Ivan Chan [traffic dept] determined there was no traffic impact study required because proposed hotel is less than 169 rooms)
- iv. The proposed hotel is located on an arterial street (Airway Blvd) served by Sun Metro public transportation.
- v. The proposed hotel will be a sprinklered building and will meet all health, safety, and welfare standards and building codes necessary to protect the general public.

If you have any additional questions. Please feel free to contact our office.

Sincerely,

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

Paulina Lagos, AIA  
Project Manager

architecture , interiors  
planning - project management

211 N. Florence Suite 204  
El Paso, Texas 79901  
[www.exigoarch.com](http://www.exigoarch.com)  
phone 915.533.0323  
fax 915.533.0332

# ATTACHMENT 7



April 11, 2018

City Plan Commission  
c/o Planning and Inspections Department  
P.O. Box 1890  
El Paso, TX 79950-1890

RE: Case Number – PZRZ18-00001 & PZST18-00001 (the “Property”)

To Whom It May Concern:

We received notice of the public hearing to consider a special permit and review a detailed site development plan for the Property. We fully support the proposed change of this Property. If you have any questions please call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Ayoub', is written over a light gray circular background.

Robert Ayoub

CORPORATE OFFICE  
6500 Montana Ave | El Paso, TX 79925-2129 | 915.779.6500

AUSTIN OFFICE  
500 W 5<sup>th</sup> St, Ste 710 | Austin, TX 78701-3830 | 512.599.5770

800.351.5252 Toll-free | 915.779.6509 Fax | [www.mimcoinc.com](http://www.mimcoinc.com)



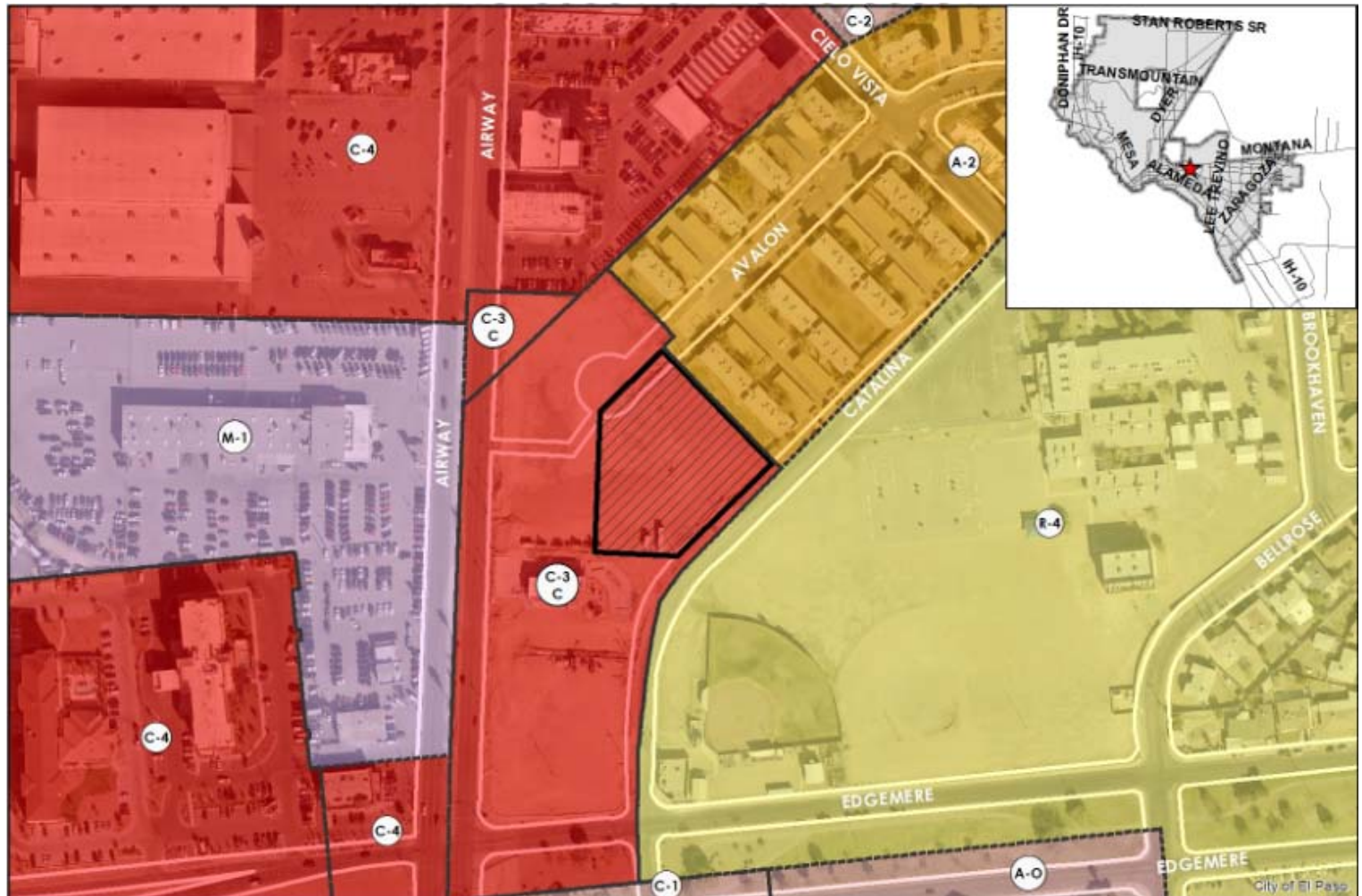


## Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (5-0)
- **Public Input:** One letter received in support of the rezoning. No communication received in opposition to the rezoning request.

### **Strategic Goal #3 Promote the Visual Image of El Paso**

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community



- Approved by CPC on March 22, 2018.
- Reconsideration due to a change to the property's legal description.



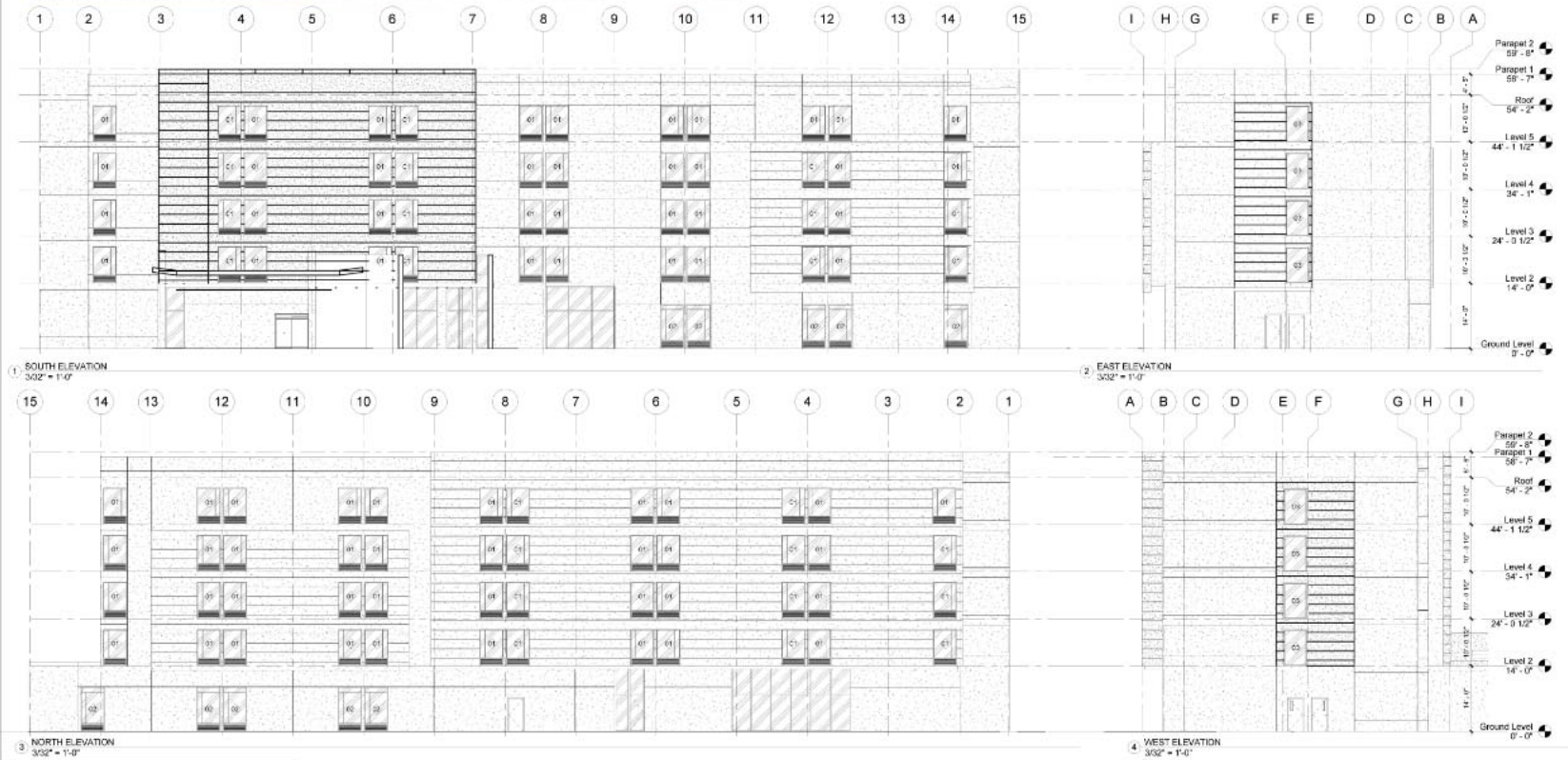
*"Delivering Outstanding Services"*





SITE PLAN

*"Delivering Outstanding Services"*

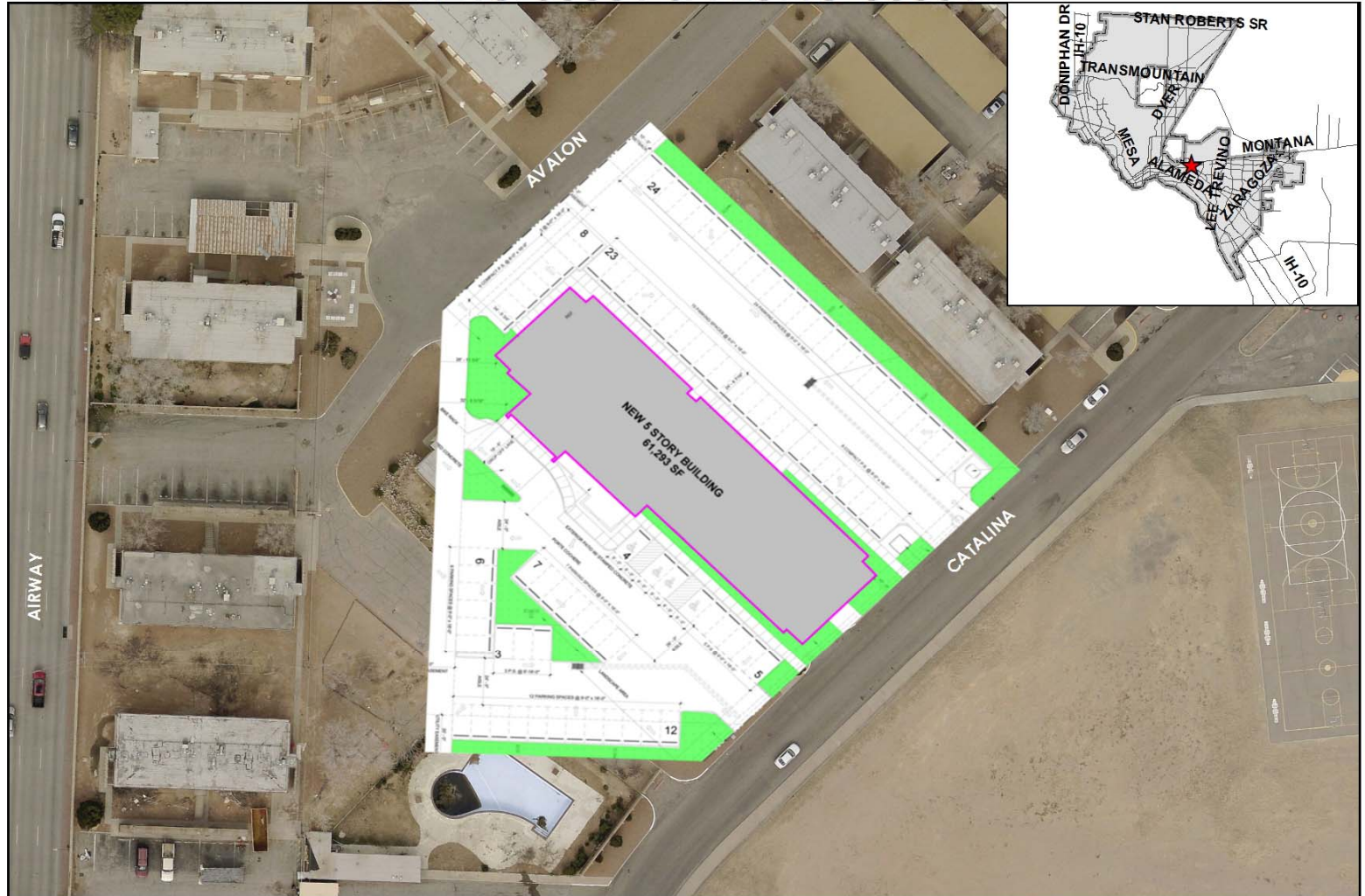


*"Delivering Outstanding Services"*





## PZRZ18-00001 & PZST18-00001



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



0 25 50 100 150 200 Feet





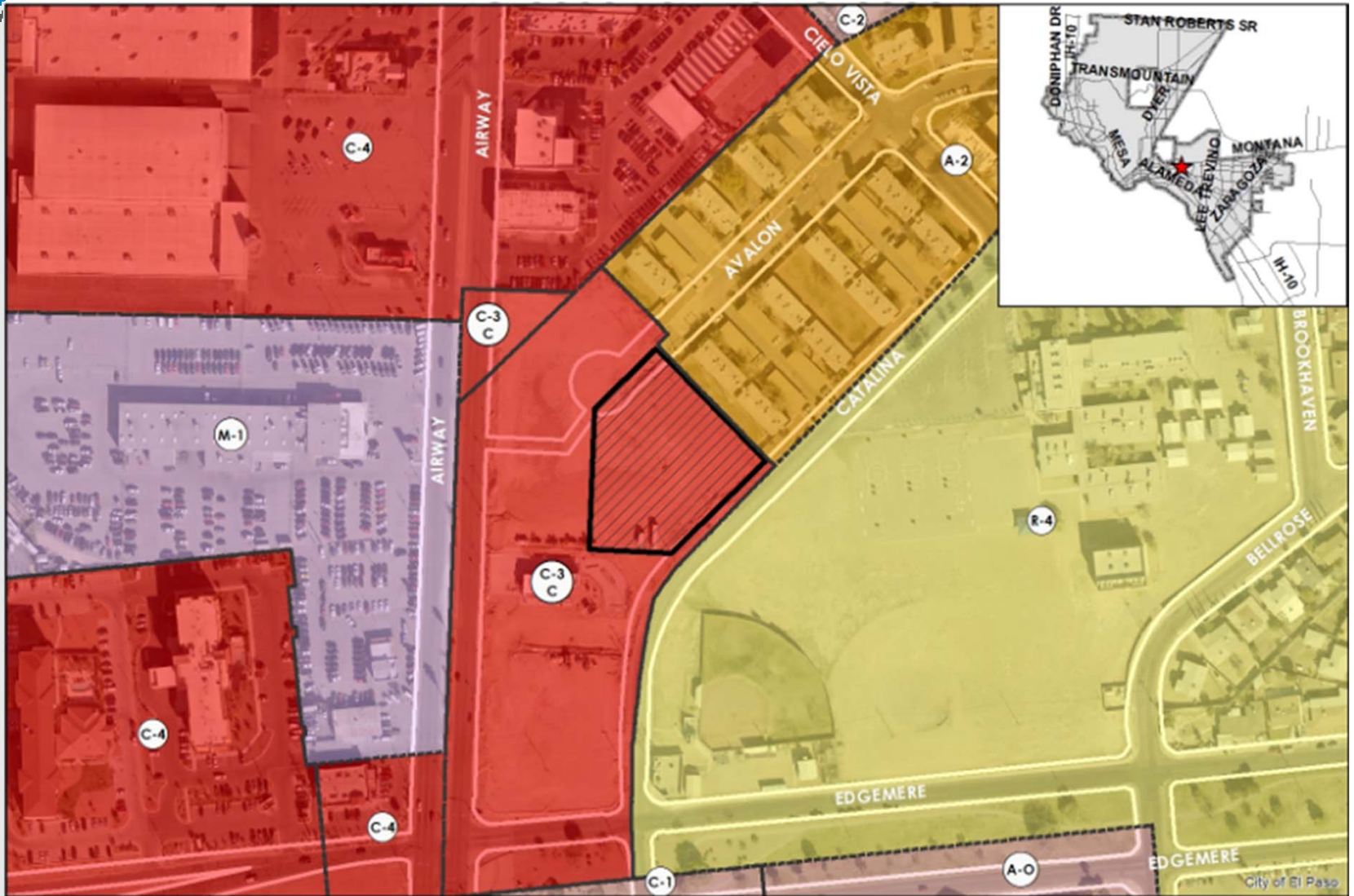








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*"Delivering Outstanding Services"*