

# 7024 Cielo Vista

City Plan Commission — April 9, 2026

SPECIAL PERMIT

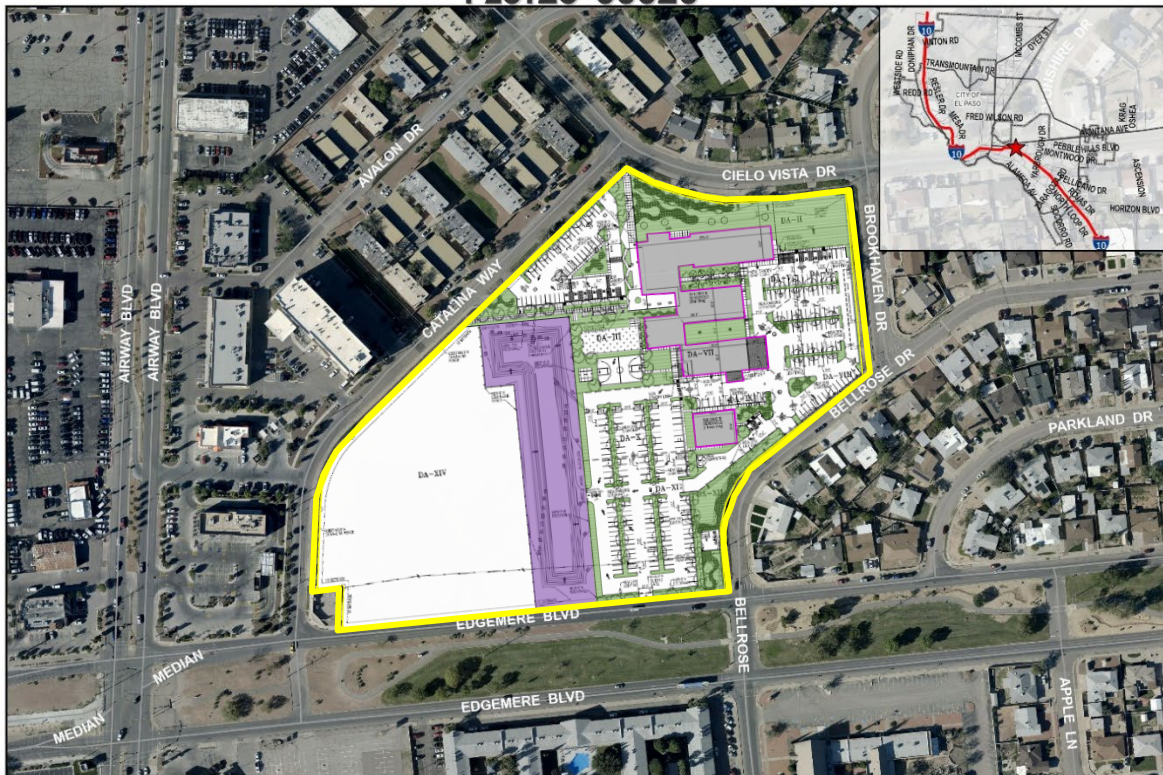


<b>CASE NUMBER:</b>	<b>PZST25-00020</b>
<b>CASE MANAGER:</b>	Blanca Perez, (915) 212-1561, <a href="mailto:PerezBM@elpasotexas.gov">PerezBM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	City of El Paso
<b>REPRESENTATIVE:</b>	Enrique Escobedo, AIA
<b>LOCATION:</b>	7024 Cielo Vista Dr. (District 3)
<b>PROPERTY AREA:</b>	13.23 acres
<b>EXISTING ZONING:</b>	R-4 (Residential)
<b>REQUEST:</b>	Special Permit for Governmental Use, Building and Detailed Site Development Plan approval
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	Three (3) calls of inquiry and two (2) calls in support received as of April 1, 2026.

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow for a governmental use, building for an existing development to be converted into offices for the City of El Paso’s Central Regional Command Center in the R-4 (Residential) zone district in accordance with the El Paso City Code Section 20.04.320 – Special Permit.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the special permit request for governmental use, building and detailed site development plan in the R-4 (Residential) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit Approvals and Section 20.04.150 – Detailed Site Development Plan Procedures.

## PZST25-00020



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Subject Property

0 50 100 200 300 400 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit to allow for a governmental use, building for an existing development to be converted into offices for the City of El Paso’s Central Regional Command Center in the R-4 (Residential) zone district. The subject property is approximately 13.23 acres and was formerly an elementary school (Bonham Elementary School). The Detailed Site Development Plan indicates that two (2) existing buildings will remain on site, with proposed improvements including additions to Building “A” for a total of 46,678 square feet for the entire development. The applicant is providing a total of one hundred and thirty-three (133) parking spaces, which exceeds the maximum allowed and complies with Section 20.14.050.E – Excess Parking requiring the installation of one (1) additional parking lot tree for every five (5) parking spaces provided beyond the maximum. The project also includes six (6) bicycle parking spaces as required. Public access to the site is proposed via Catalina Way, while private vehicular access for staff and fleet operations is proposed from Bellrose Drive and Edgemere Boulevard.

**STAFF ANALYSIS:** The proposed governmental use for a Central Regional Command Center is compatible with the surrounding area, as the site consists of a former elementary school and is located within a mix of residential, multifamily, and nearby commercial uses. The adaptive reuse of the existing structures maintains a similar scale and intensity, helping to minimize potential impacts on adjacent properties while continuing to utilize existing infrastructure and established access points from Catalina Way, Edgemere Boulevard, and Bellrose Drive. No significant negative impacts are anticipated, and no additional conditions are necessary, as the proposed development complies with applicable El Paso City Code requirements.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed Central Regional Command Center is compatible with the surrounding area and uses. Properties to the north and east are zoned R-4 (Residential) and consist primarily of single-family dwellings, while properties to the west include multifamily development zoned A-2 (Apartment) and a commercial shopping center zoned C-3/c (Commercial/conditions). To the south, the site is adjacent to Edgemere Linear Park and apartments zoned A-O (Apartment/Office). The nearest school, Burges High School, is located approximately 0.56 miles from the subject property, and Edgemere Linear Park is approximately 0.10 miles away.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The proposed development complies with all standards per the R-4 (Residential) zoning district, with the use being allowed via an approved Special Permit.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-3, Post War future land use designation by promoting the adaptive reuse of an existing school site and introducing a civic/public safety use that serves the surrounding community. This allows to reinvest in established neighborhoods, utilize existing infrastructure, and incorporate civic uses that support nearby residential areas.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The property has adequate public services with vehicular access via Catalina Way and Bellrose Drive, classified as local streets, and Edgemere Boulevard, classified as a minor arterial, as per the City’s Major Thoroughfare Plan (MTP).
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. The existing development adequately mitigates any possible impacts to surrounding properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. No environmental problems exist on the subject property.

6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The existing development complies with landscaping requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The existing development configuration is appropriate with surrounding residential and commercial uses.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The existing development is similar in intensity and scale to surrounding development.

**COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:**

<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post War:</b> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns with 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.</p>	Yes. The proposed redevelopment is consistent with the Future Land Use designation and is compatible with surrounding development.
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-4 (Residential) District:</b> The purpose of the district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	Yes. The existing zoning is compatible with surrounding residential development. No zoning change is proposed with this request. Surrounding properties to the north and east are zoned R-4 (Residential) and include single-family dwellings, properties to the west include apartments zoned A-2 (Apartment) and a shopping center zoned C-3/c (Commercial/conditions) and to the south include the Median Linear Park and apartments zoned A-O (Apartment/Office).

**THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:**

<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within any historic districts, other special designations, or areas with adopted study area plans.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	This proposed use will allow the adaptive reuse of the existing unoccupied building for public safety.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area is stable, with no rezoning in the area within the last 10 years.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Existing zoning will not be changed. Due to the location of the proposed redevelopment and the use of governmental use, building, a special permit is required per city code.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments from reviewing departments.

**PUBLIC COMMENT:** The subject property is located within the Cielo Vista Neighborhood Association, which was notified of the request by the applicant. On January 15, 2026, the applicant met with the neighborhood association and received support for the proposal. Public notice was sent to all property owners within 300 feet of the subject property on March 27, 2026. As of April 2, 2026, the Planning Division has received three (3) calls of inquiry and two (2) calls in support of the special permit request.

**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

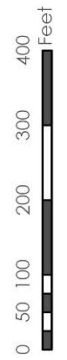
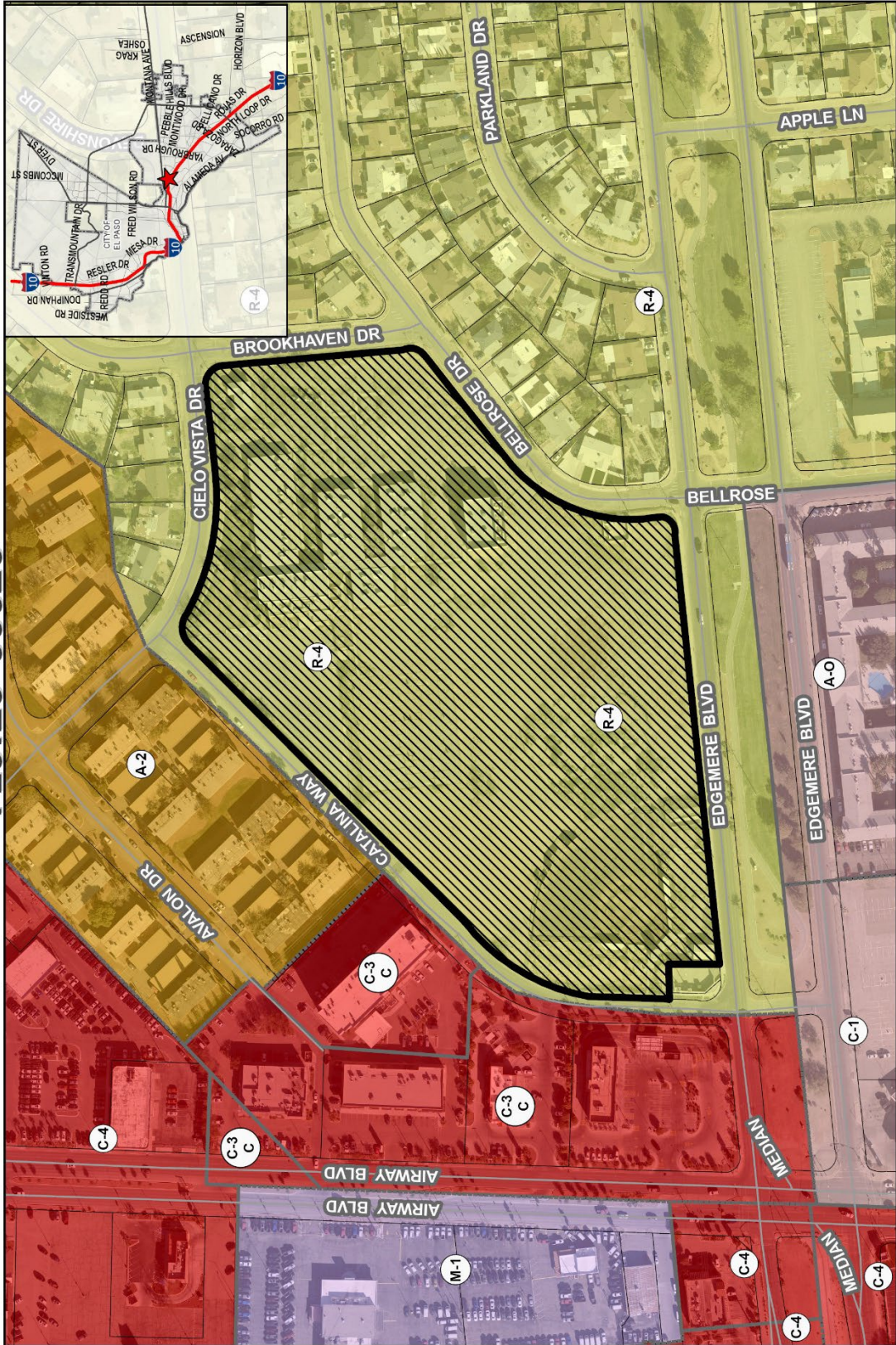
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

**ATTACHMENTS:**

1. Zoning Map
2. Detailed Site Development Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1

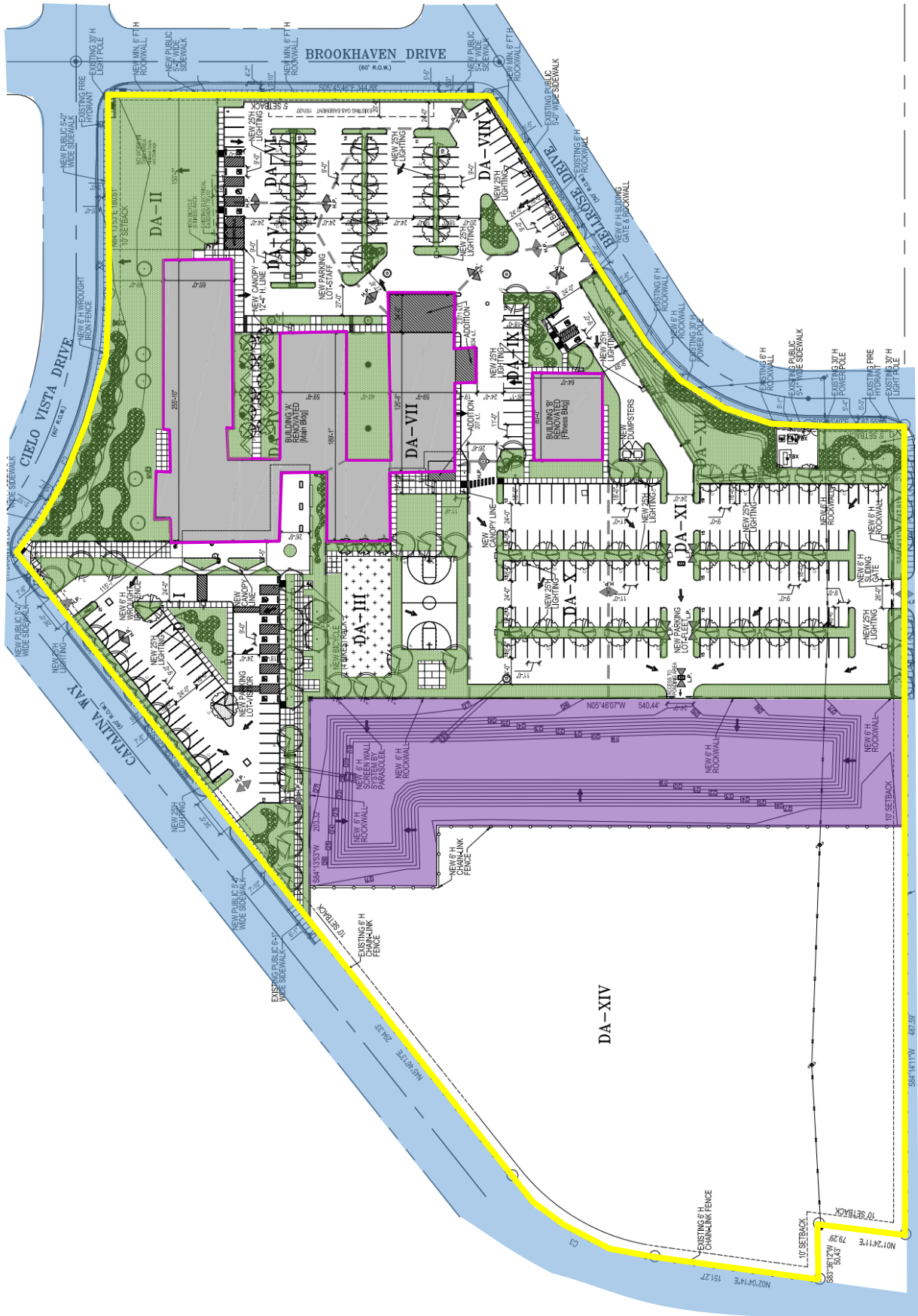
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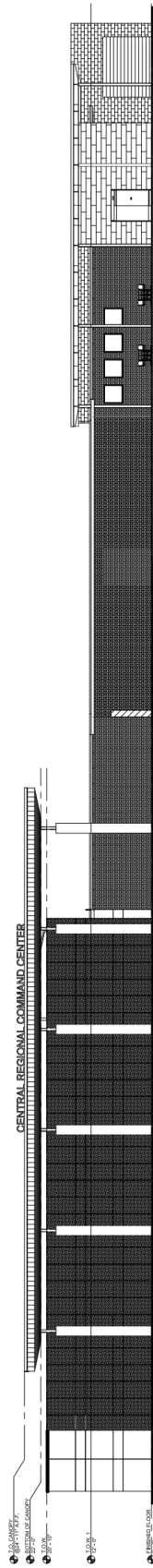
 Subject Property

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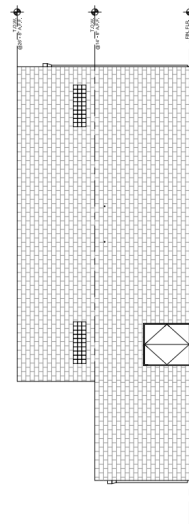
# ATTACHMENT 2



# ATTACHMENT 3



4  
WEST ELEVATION - BUILDING A  
SCALE: 1" = 10'-0"



5  
EAST ELEVATION - BUILDING B  
SCALE: 1/8" = 1'-0"

# **ATTACHMENT 4**

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

Staff recommends **APPROVAL** of the special permit request for governmental use, building and detailed site development plan in the R-4 (Residential) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit Approvals and Section 20.04.150 – Detailed Site Development Plan Procedures.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

Addition was identified on revised plan. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

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

1. The code encourages the use of nonstructural storm water management such as the preservation of greenspaces, rain water harvesting within landscape areas, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
2. The proposed public ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
3. Allow and provide for the safe passage of existing stormwater runoff traversing the subject property via drainage and maintenance access easements for abutting lots if needed.

**Note: Comments will be addressed at the permitting stage.**

## **Fire Department**

No adverse comments.

## **Police Department**

No comments provided.

## **Environment Services**

No comments provided.

## **Streets and Maintenance Department**

### **Traffic and Transportation Engineering:**

No objections to application.

### **Street Lights Department:**

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

### **Sun Metro**

No comments provided.

### **El Paso Water**

Does not object to this request.

### **EPWU-PSB Comments**

There is an existing 8-inch diameter water main that extends along Cielo Vista Drive. The water line is located approximately 45 feet north of the property. This main is available to provide service.

There is an existing 6-inch diameter water main that extends along Brookhaven Drive. The water line is located approximately 45 feet east of the property. This main is available to provide service.

There is an existing 6-inch diameter water main that extends along Bellrose Drive. The water line is located approximately 15 feet east of the property. This main is available to provide service.

There is an existing 8-inch diameter water main that extends along Edgemere Boulevard. The water line is located approximately 15 feet south of the property. This main is available to provide service.

There is an existing 6-inch diameter water main that extends along Catalina Drive. The water line is located approximately 15 feet west of the property. This main is available to provide service.

Previous water pressure reading from fire hydrant #0286, last tested on 11/04/2021 located at the southeast corner of Edgemere Boulevard and Bellrose Drive, yielded a static pressure of 80 psi, a residual pressure of 68 psi, and a flow discharge of 1,363 gpm. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate an inactive 3/4-inch water meter serving the subject property. The service address for this meter is 7024 Cielo Vista Drive.

EPWater records indicate an inactive 2-inch water meter serving the subject property. The service address for this meter is 7000 Cielo Vista Drive.

### **Sanitary Sewer**

There is an existing 12-inch diameter sewer main that extends along Cielo Vista Drive. The sewer line is located approximately 25 feet north of the property. This main is available to provide service.

There is an existing 8-inch diameter sewer main that extends along Brookhaven Drive. The sewer line is located approximately 25 feet east of the property. This main is available to provide service.

There is an existing 8-inch diameter sewer main that extends along Bellrose Drive. The sewer line is located approximately 20 feet east of the property. This main is available to provide service.

There is an existing 8-inch diameter sewer main that extends along Catalina Drive. The sewer line is located approximately 30 feet west of the property. This main is available to provide service.

**General**

EPWater-PSB requires a new service application to provide service 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 EPWater-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.

**Stormwater:**

No comments provided.

**El Paso County 911 District**

No comments/concerns regarding this zoning.

**Texas Department of Transportation**

No comments provided.

**El Paso County Water Improvement District #1**

No comments provided.

**Texas Gas Service**

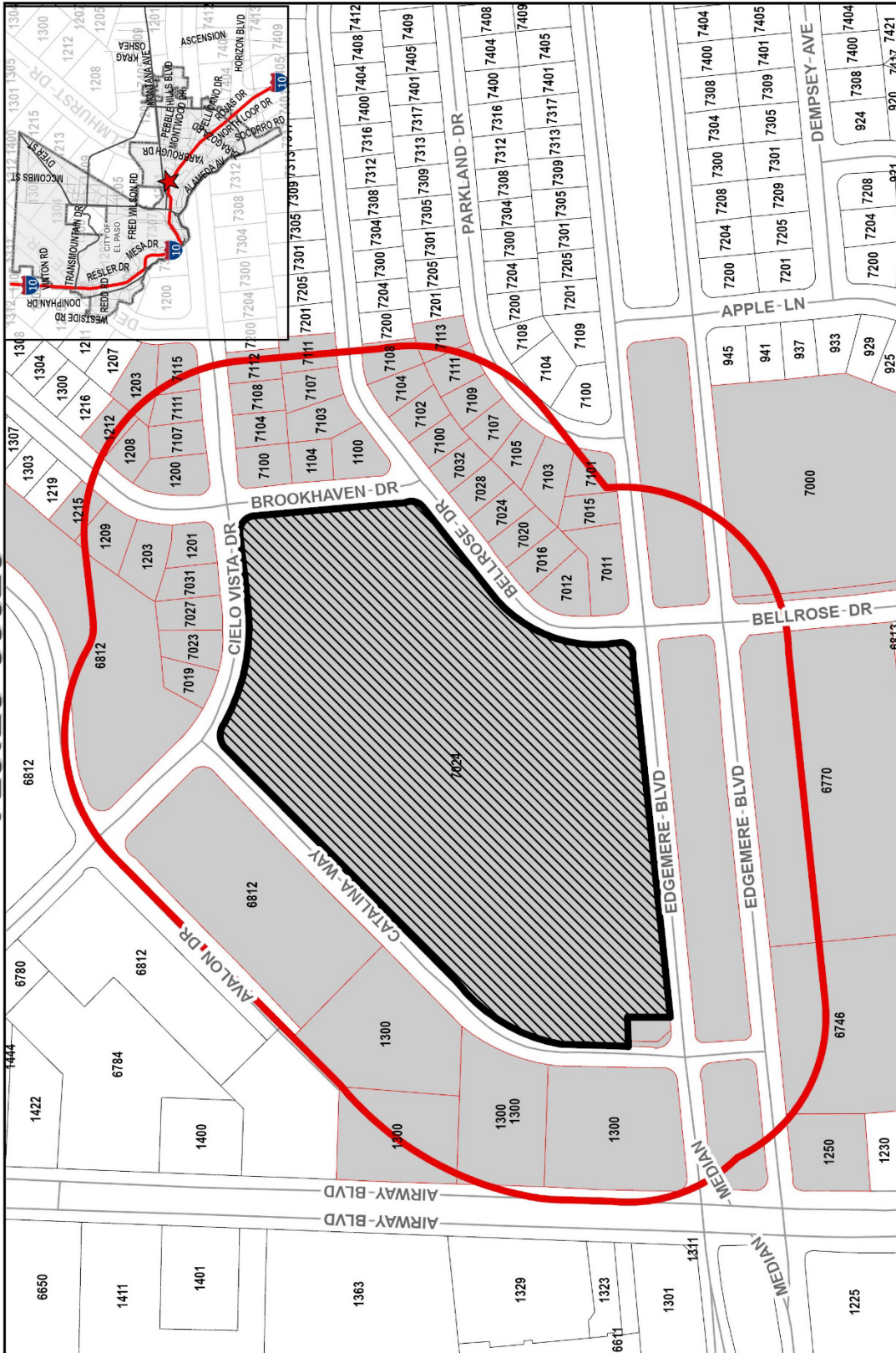
Texas Gas Service has an active service line at 7024 Cielo Vista, no additional comments.

**El Paso Electric**

Note the existing lines within the parcel.

# ATTACHMENT 4

PZST25-00020



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