

3550 Rich Beem

City Plan Commission — August 28, 2025

REZONING



CASE NUMBER:	PZRZ25-00009
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Lawson Apartments LLC
REPRESENTATIVE:	Guillermo Barajas
LOCATION:	3550 Rich Beem Blvd. (District 5)
PROPERTY AREA:	5.45 acres
REQUEST:	Rezone from C-1 (Commercial) to C-2 (Commercial)
RELATED APPLICATIONS:	Special Permit Application PZST25-00004
PUBLIC INPUT:	Four (4) phone calls of inquiry and one (1) phone call in opposition as of August 21, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-1 (Commercial) to C-2 (Commercial) for proposed uses of ballroom and shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial and residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4 Suburban (Walkable) Future Land Use designation: The recommended conditions are as follows:

1. *That a fifteen-foot (15') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
2. *That a Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*
4. *That the following uses be prohibited on the property:*
 - *Office warehouse*
 - *Contractor's yard*
 - *Funeral home*
 - *Crematorium*
 - *Mortuary*

PZRZ25-00009 & PZST25-00004

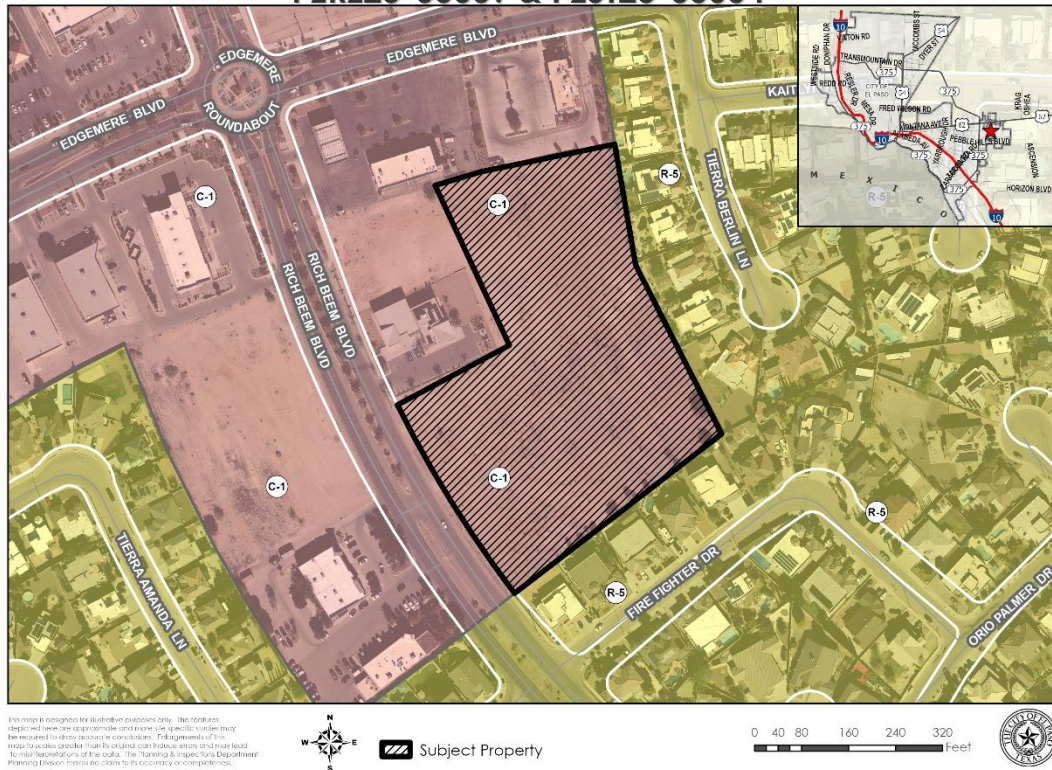


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from C-1 (Commercial) to C-2 (Commercial) for proposed uses of ballroom and shopping center. The subject property is approximately 5.45 acres in size. The Detailed Site Development Plan (Attachment 2) shows a proposed 26,324 square-foot building to be used as a ballroom and a 15,540 square-foot building to be used as a shopping center. The development requires 210 parking spaces, including seven (7) accessible spaces as well as eleven (11) bicycle spaces. The applicant will be providing the minimum number of required parking spaces. Access to the subject property is proposed from Rich Beem Boulevard. The site plan is in compliance with Title 20 of the El Paso City Code.

PREVIOUS CASE HISTORY: On April 22, 2003, City Council passed Ordinance No. 15428, that rezoned the property from R-3 (Residential) to C-1 (Commercial).

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is compatible with adjacent commercial and residential uses in the area. Properties to the north and east are zoned C-1 (Commercial) and R-5 (Residential) and consist of commercial retail and single-family dwellings. Properties to the south are zoned R-5 (Residential) and comprise of single-family dwellings. Properties to the west are zoned C-1 (Commercial) and include a restaurant, medical offices and vacant lots. The nearest school is SPC Raphael Hernando III Middle School located 0.19 miles away and the nearest park is Kip Hill Park located 0.48 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping</p>	<p>Yes. The subject property and the proposed development meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation as it will provide additional commercial uses to the surrounding area.</p>

centers. 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>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-2 (Commercial) District: The purpose of the district is to accommodate establishments providing goods and 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 district 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.</p>	Yes. The proposed C-2 (Commercial) zoning district will provide for the integration of commercial uses with adjacent C-1 (Commercial) and R-5 (Residential) zoning districts in the surrounding area.
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	Yes. The subject property is located along Rich Beem Boulevard which is designated as a major arterial in the City's Major Thoroughfare Plan (MTP). Rezoning the property will allow for the integration of new commercial uses, making them more accessible to nearby residential areas.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	None. The proposed development is not within any historic districts of study area plan boundaries.
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	The proposed development is not anticipated to pose any adverse effects on the community.
<p>Natural Environment: Anticipated effects on the natural environment.</p>	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.
<p>Stability: Whether the area is stable or in transition.</p>	The area is generally stable, with one rezoning in the last 10 years, in which a nearby property was rezoned from C-1 (Commercial) to C-2 (Commercial) and granted a special permit to allow for the use of a ballroom.
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	None. The proposed development is within a stable area of the city. The established neighborhood consists of commercial retail, medical offices, restaurants, and single-family dwellings.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access is proposed from Rich Beem Boulevard, which is classified as a major arterial on the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate for commercial development. Existing infrastructure and services are adequate to serve the proposed development. There is one (1) bus stop located within walking distance (0.25 miles) and the subject property is

located 0.37 miles from the Sun Metro Upper Eastside Transit Center. Furthermore, a five-foot (5') sidewalk will be provided along Rich Beem Boulevard abutting the subject property that will provide pedestrian connectivity with existing sidewalks in the area.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from the reviewing departments. Staff recommends development conditions to ensure compatibility with the existing surrounding developments.

PUBLIC COMMENT: The subject property lies within the boundaries of the Las Tierras Neighborhood Association. Public notices were mailed to property owners within 300 feet on August 14, 2025. As of August 21, 2025, the Planning Division has received four (4) phone calls of inquiry and one (1) phone call in opposition of the request. The opposition consisted of public concerns for noise and traffic of the proposed development.

RELATED APPLICATIONS: A Special Permit application (PZST25-00004) is running concurrently with this rezoning request to allow for the proposed use of a ballroom in the proposed C-2 (Commercial) zoning district. The detailed site development plan review shall satisfy the condition requirement.

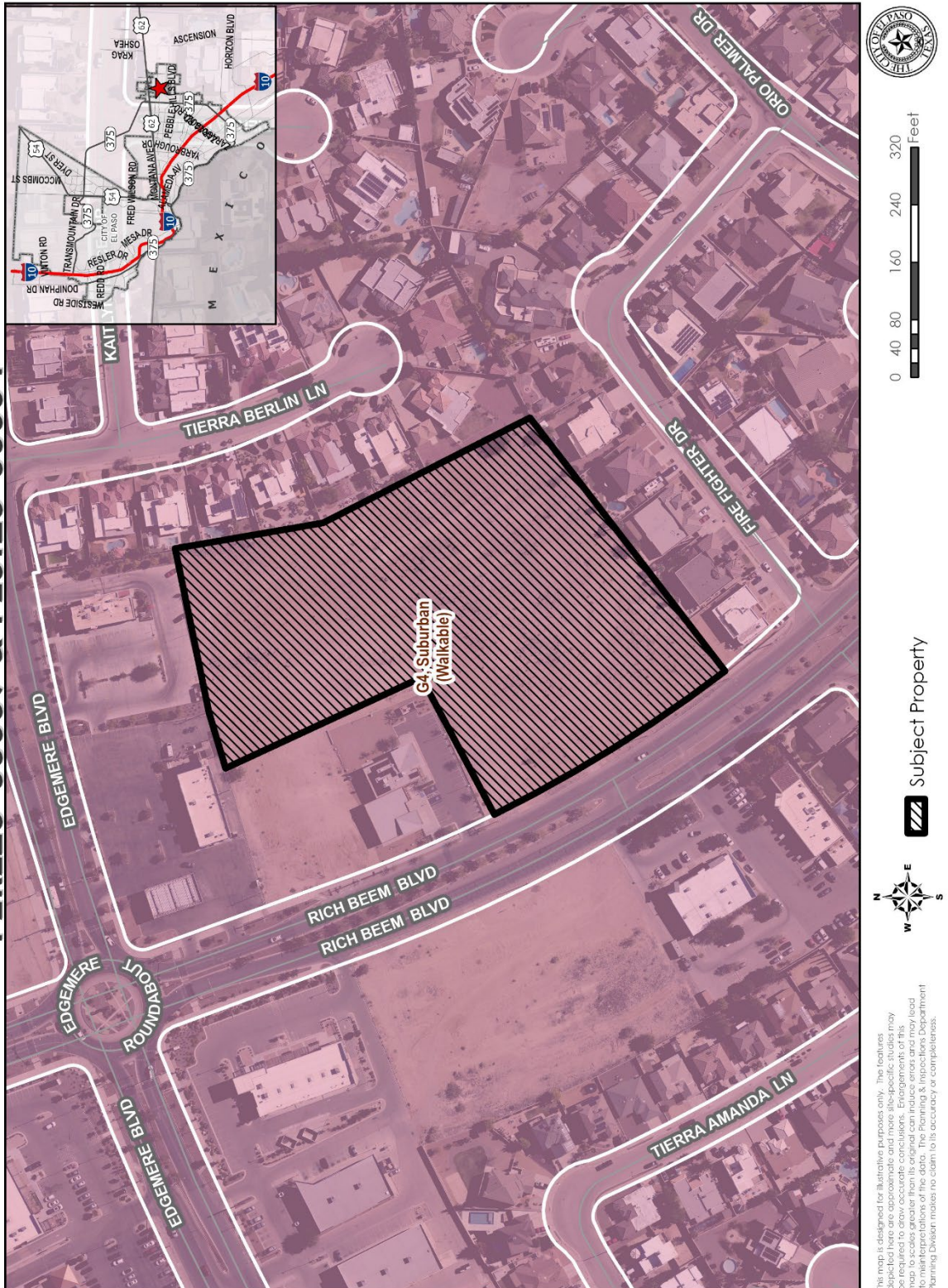
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

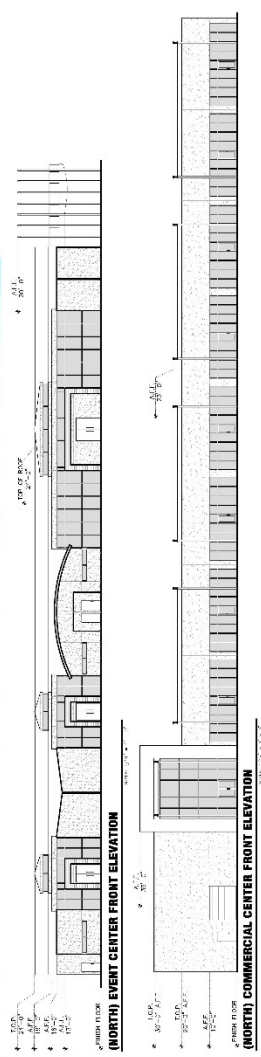
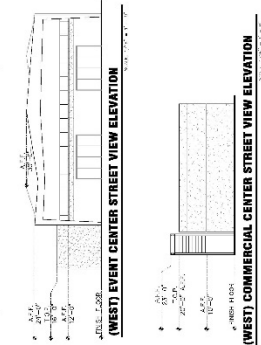
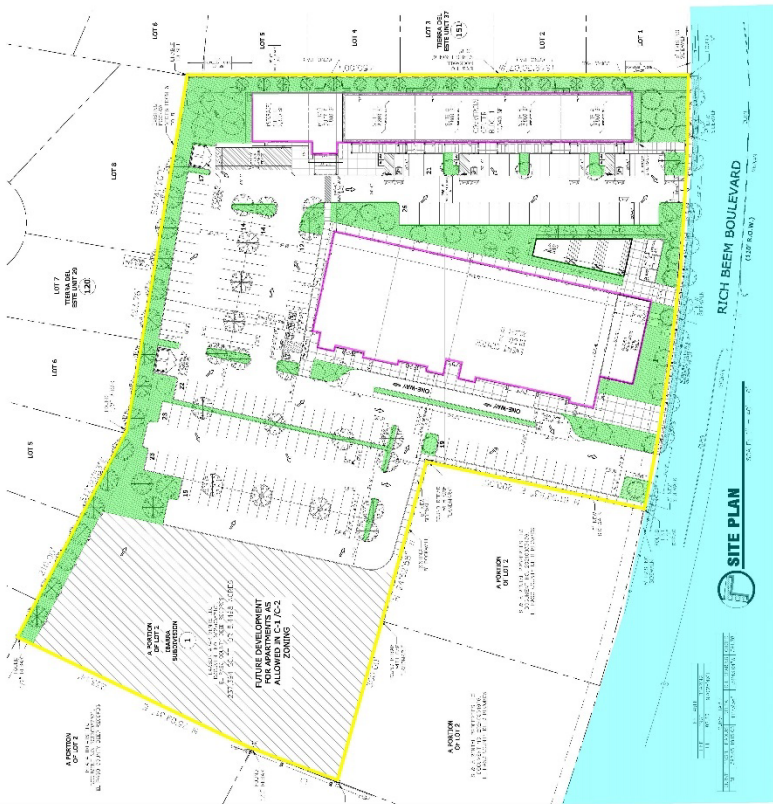
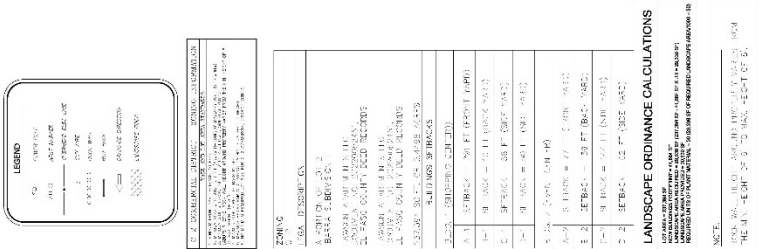
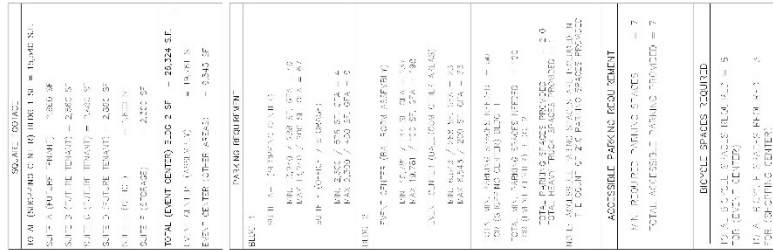
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning 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. (Staff Recommendation)
3. **Recommend Denial** of the rezoning 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. Future Land Use Map
2. Detailed Site Development Plan
3. Ordinance No. 15428
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1



[illegible]

ATTACHMENT 3

151-18 19H

D 20030041164

ORDINANCE NO. 15428

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF SECTIONS 34, 35, 38, 39 AND 46, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (SOUTH OF MONTANA AVENUE AND WEST OF ZARAGOZA ROAD) AS FOLLOWS: PARCEL 1, FROM R-3 (RESIDENTIAL) TO C-4/C (COMMERCIAL/CONDITIONS) AND IMPOSING CERTAIN CONDITIONS; PARCEL 2, FROM R-3 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT); PARCEL 3, FROM R-3 (RESIDENTIAL) TO R-5 (RESIDENTIAL); PARCEL 4, FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 5, FROM R-3 (RESIDENTIAL) TO R-5 (RESIDENTIAL); PARCEL 6, FROM R-3 (RESIDENTIAL) TO R-5 (RESIDENTIAL); PARCEL 7, FROM R-3 (RESIDENTIAL) TO C-3/C (COMMERCIAL/CONDITIONS) AND IMPOSING CERTAIN CONDITIONS; PARCEL 8, FROM R-3 (RESIDENTIAL) TO C-2 (COMMERCIAL); PARCEL 9, FROM R-3 (RESIDENTIAL) TO C-3/C (COMMERCIAL/CONDITIONS) AND IMPOSING CERTAIN CONDITIONS; AND PARCEL 10, FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL). THE PENALTY IS AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

20030041164

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Sections 34, 35, 38, 39 and 46, Block 79, Township 2, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A", be changed, within the meaning of the zoning ordinance, as follows:

Parcel 1 (36.243 acres):	from R-3 (Residential) to C-4/c (Commercial/conditions);
Parcel 2 (89.764 acres):	from R-3 (Residential) to S-D (Special Development);
Parcel 3 (74.835 acres):	from R-3 (Residential) to R-5 (Residential);
Parcel 4 (51.401 acres):	from R-3 (Residential) to C-1 (Commercial);
Parcel 5 (204.043 acres)	from R-3 (Residential) to R-5 (Residential);
Parcel 6 (480.867 acres)	from R-3 (Residential) to R-5 (Residential);
Parcel 7 (14.738 acres):	from R-3 (Residential) to C-3/c (Commercial/conditions);
Parcel 8 (7.364 acres):	from R-3 (Residential) to C-2 (Commercial);
Parcel 9 (39.865 acres):	from R-3 (Residential) to C-3/c (Commercial/conditions); and
Parcel 10 (20.138 acres):	from R-3 (Residential) to C-3 (Commercial);

and that the zoning map of the City of El Paso be revised accordingly; and

That Parcels 1, 7, and 9 be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to C-3/c and C-4/c (Commercial/conditions) in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

MW:pnc/#90689/ZON/PLA/Y6

15428

1

3/28/2003

ORDINANCE NO. 15428

Zoning Case No. ZC-02058

265

Parcel 1

1. A ten-foot (10') wide landscaped buffer to include, but not be limited to, evergreen trees placed at 15 foot intervals on center along the property line where abutting residential zoning districts. This requirement shall be in addition to the requirements of the Landscaping Ordinance of the El Paso Municipal Code.
2. Prior to the issuance of any building permits, a detailed site plan shall be reviewed and approved by the City Plan Commission.

Parcel 7

A ten-foot (10') wide landscaped buffer to include, but not be limited to, evergreen trees placed at 15 foot intervals on center along the property line where abutting residential zoning districts. This requirement shall be in addition to the requirements of the Landscaping Ordinance of the El Paso Municipal Code.

Parcel 9

A ten-foot (10') wide landscaped buffer to include, but not be limited to, evergreen trees placed at 15 foot intervals on center along the property line where abutting residential zoning districts. This requirement shall be in addition to the requirements of the Landscaping Ordinance of the El Paso Municipal Code.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.


PASSED AND APPROVED this 22nd day of **April, 2003**.

THE CITY OF EL PASO



Raymond C. Caballero
Mayor

ATTEST:



Richarda Duffy Momsen, City Clerk

(Signatures continued on following page)

MW:pmc\#90689\ZON\PLA\Y6

ORDINANCE NO. _____

15428

2

3/28/2003

Zoning Case No. ZC-02058

269

APPROVED AS TO FORM:

Matt Watson

Matt Watson
Assistant City Attorney

APPROVED AS TO CONTENT:

Rodolfo Valdez

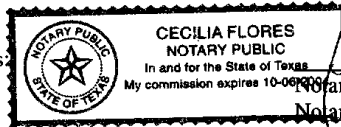
Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 22nd day of April, 2003,
by RAYMOND C. CABALLERO as Mayor of **THE CITY OF EL PASO**.

My Commission Expires:



Cecilia Flores

Notary's Printed or Typed Name:

MW:pmc\#90689\ZON\PLA\Y6

15428

3

3/28/2003

ORDINANCE NO. _____

Zoning Case No. ZC-02058

263

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial and residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4 Suburban (Walkable) Future Land Use designation: The recommended conditions are as follows:

1. *That a fifteen-foot (15') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
2. *That a Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*
4. *That the following uses be prohibited on the property:*
 - *Office warehouse*
 - *Contractor's yard*
 - *Funeral home*
 - *Crematorium*
 - *Mortuary*

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed rezoning.

Planning and Inspections Department – Land Development

No objections to the proposed rezoning.

Fire Department

No adverse comments

Police Department

The 9-1-1 District has no comments or concerns regarding this zoning.

Environment Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No TIA is required.

Streets Lighting:

Street Lights Department does not object to this request.

For the development of a subdivision 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.

Contract Management:

Indicate that any damaged structure must be restored to the same or better condition. This applies to asphalt, concrete, manholes, and water valves.

When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards.

For all proposed/improvement within city ROW please to follow DSC and include construction detail information.

El Paso Water

EPWater-PSB does not object to this request.

The subject property is located within the City of El Paso Annexation Service Area. Annexation fees will be assessed and collected at the time the EPWater-PSB receives an application for water and sewer services.

Water and sanitary sewer main extensions within a PSB easement may be required to provide service. The water main shall be extended to create a looped water system. EPWater-PSB requests that the site be graded so that sanitary sewer service may be provided by gravity. All costs associated with the extension of the water and sanitary sewer mains and easement acquisition are the responsibility of the Owner/Developer. The owner's engineer is to coordinate with EPWater-PSB for water and sanitary sewer design.

Water

There is an existing 16-inch diameter water main that extends along Rich Beem Blvd., located approximately 73-feet east of the west right-of-way line. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Sanitary Sewer

There is an existing 12-inch diameter sanitary sewer main that extends along Rich Beem Blvd., located approximately 45-feet east of the west right-of-way line. This main is approximately 24-feet deep. This main can be extended to provide service.

General

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of

EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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:

EPWater-SW has no issue with this property's storm sewer discharge; it seems like Tierra del Este Unit #29 & #34 included this property in their drainage computations.

However, we recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

Texas Gas Service

Texas Gas Service will need an easement to provide gas service to the new development.

El Paso Electric

We have no comments for 3550 Rich Beem Blvd.

PZRZ25-00009 & PZST25-00004

