

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

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Philip Fiore

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 3 AND 4, BLOCK 58, EAST EL PASO, 3505 GATEWAY WEST BOULEVARD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL). 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 Lots 3 and 4, Block 58, East El Paso, 3505 Gateway West Boulevard, City of El Paso, El Paso County, Texas, located in the City of El Paso, El Paso County, Texas, be changed from R-5 (Residential) to C-1 (Commercial), 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 _____, 2025.

THE CITY OF EL PASO

Renard U. Johnson, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russel T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

HQ24-4013|Trans#597079|P&I
Rezoning Ordinance Full Lot No Conditions
RTA

PZRZ24-00024

3505 Gateway West

City Plan Commission — November 21, 2024

CASE NUMBER:	PZRZ24-00024
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Springtime Investments LLC
REPRESENTATIVE:	Jesus Jaime
LOCATION:	3505 Gateway West Blvd. (District 2)
PROPERTY AREA:	0.10 acres
REQUEST:	Rezone from R-5 (Residential) to C-1 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of November 14, 2024

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-5 (Residential) to C-1 (Commercial) to allow for the proposed use of medical office expansion.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is in character with the G-2, Traditional Neighborhood (Walkable) designation of *Plan El Paso*.

PZRZ24-00024



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 scale may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 12.5 25 50 75 100 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-5 (Residential) to C-1 (Commercial) to allow for the expansion of the existing neighboring medical office to the east and have the property under the same zoning district. The subject property is approximately 0.10 acres in size. The conceptual site plan shows the proposed expansion of the medical office on the subject property. Access to the property is proposed from Gateway West Boulevard and abutting rear twenty-foot (20') alley via Grama Street.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent uses within the area. Properties to the north are zoned R-5/sp (Residential/special permit) and R-5 (Residential) and are single-family dwellings. Properties to the east are zoned C-1 (Commercial), A-O (Apartment/Office) and C-1/sc (Commercial/special contract) and consist of a medical office, single-family dwellings, and a convenience store with gas pumps. Directly to the south is Interstate 10 with properties across Interstate 10 zoned C-4 (Commercial) consisting of single-family dwellings, retail and an automotive repair shop. Properties to the west are zoned R-5 (Residential) and A-O (Apartment/Office) and consist of single-family dwellings and vacant lots. The nearest school is Zavala Elementary which is 0.87 miles away and the nearest park is Mary Webb Park which is 0.08 miles away.

COMPLIANCE WITH <i>PLAN EL PASO</i>/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><u>G-2, Traditional Neighborhood (Walkable):</u> This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes. The proposed use is compatible with the G-2, Traditional (Walkable) Land Use Designation of <i>Plan El Paso</i>. The proposed development is adjacent to other commercial and residential zone districts.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p><u>C-1 (Commercial) District:</u> to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The proposed C-1 (Commercial) district will provide for the integration of commercial uses with adjacent R-5 (Residential), C-1 (Commercial), and A-O (Apartment/Office) zoning districts in the surrounding area.</p>
<p>Preferred Development Locations: Property is designated G-2 and is 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</p>	<p>Yes. The development will have access to Gateway West Boulevard which is designated as a major arterial under the City’s Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development.</p>

it being the only property on the block with an alternative zoning district, density, use and/or land use.	
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
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.	None. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	This area is stable with no rezonings in the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Commercial uses are better suited to be located adjacent to Interstate 10 to buffer residential properties.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access is proposed from Gateway West Boulevard which is designated as a major arterial on the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate for the proposed development. Sidewalks are currently present along Gateway West Boulevard. There are two (2) bus stops located within a walkable distance (0.25 miles) of the subject property. The closest bus stop is at the corner of Yandell Drive and Grama Street which is located 0.22 miles from the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from the reviewing departments.

PUBLIC COMMENT: The subject property lies within three (3) neighborhood associations, including the Five Points Development Association, the El Paso Central Business Association, and the Sunrise Civic Group which were notified of the rezoning by the applicant. As of November 14, 2024, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: None.

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. **(Staff Recommendation)**
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.
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. Generalized Plot Plan

3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

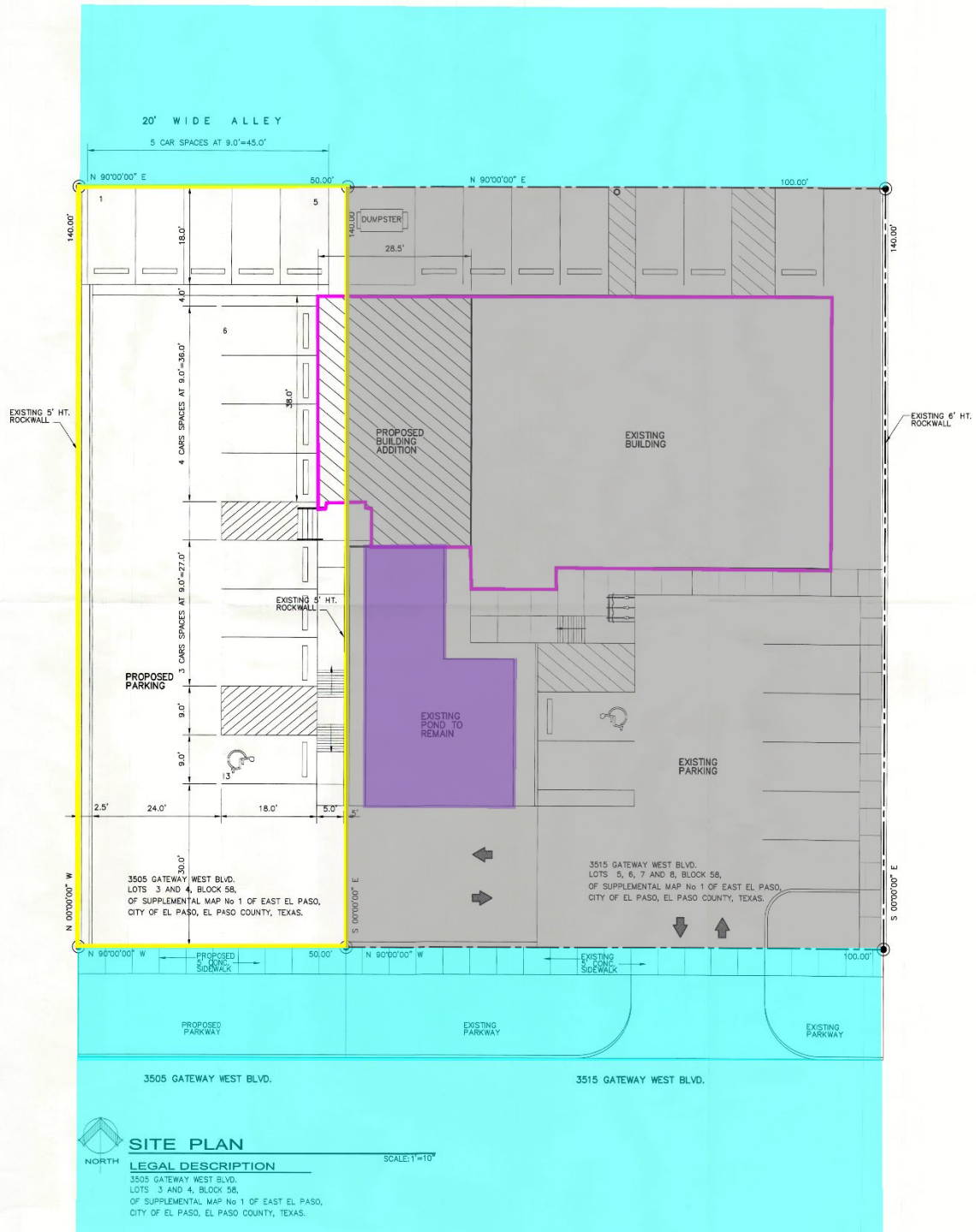
PZRZ24-00024



Subject Property

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ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and no expected negative impacts on adjacent properties.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

3505 Gateway West – Zoning – Recommend Approval

1. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements at the time of grading permit. Driveways on Gateway West.
2. The property is in the flood zone "AH", provide an Elevation Certificate at the time of grading permit.
3. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision, including calculations at the time of grading permit.
4. Provide a 5ft sidewalk abutting the property line or a minimum 7ft sidewalk abutting an arterial street at the time of grading permit along Gateway West Blvd.
5. Proposed parking lot area, please see "Cluster Parking" Detail 3-42, Appendix "A" Design Standard for Construction from Street Design Manual.
6. The existing ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event at the time of grading permit.

Note: Comments will be addressed at the permitting stage.

Fire Department

No comment received.

Police Department

The 911 District has no comments or concerns regarding this zoning.

Environment Services

ESD – No comments.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

1. No TIA required.
2. No objections.

Street Lights Department does not object to this request.

1. Gateway Blvd. is a Texas Department of Transportation (TXDoT) right of way (ROW).

2. For the development of the lot 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.
3. Street Lights Department requires that all projects 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 advised:

1. Indicate that all concrete structures in city right of ways must be done as per Design Standards of Construction. Which indicates compliant slope % of sidewalks length, as well for driveways.

Sun Metro

Recommend Approval

1. Proposed land use does not affect Sun Metro transit services at this time. Be advised nearest Sun Metro service route (RTE 35) runs west and eastbound along Yandell Ave with nearest bus stops located approximately 1000ft north of proposed site.
2. The proposed site is eligible for a Sun Metro Parking Reduction Letter. Applicant may request for the letter via choidh@elpasotexas.gov

El Paso Water

EPWater does not object to this request.

1. There is an existing 6-inch diameter water main that extends along the alley between Missouri Avenue and Gateway West Blvd. This main is located approximately 14-feet north of the property. This main is available for service.
2. Previous water pressure reading from fire hydrant # 1116 located at northeast corner of Gateway West Blvd and Grama Street, has yielded a static pressure of 90 psi, a residual pressure of 30 psi, and a discharge of 855 gallons per minute. 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.
3. EPWater records indicate one active 3/4-inch water meter serving the subject property. The service address for this meter is 3505 Gateway West Blvd.

EPWU-PSB Comments

1. No comments submitted.

Sanitary Sewer

1. There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Missouri Avenue and Gateway West Blvd. This main is located approximately 10-feet north of the property. This main is available for service.

General

1. EPWater 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:

EP Water-SW reviewed the property described above and provide the following comments:

1. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
2. The existing ponding area shown, shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “Private”.

El Paso County 911 District

No comments received.

Texas Department of Transportation

TXDOT comments are to submit for a permit for the proposed sidewalk in TXDOT ROW in addition to submitting a grading and drainage layout for all proposed work in the property. The frontage plans along Gateway West must include proposed curb for areas with missing or damaged curb.

Note: Comments will be addressed at the permitting stage.

El Paso County Water Improvement District # 1

No comments received.

El Paso Electric

We have no comments for 3505 Gateway West Blvd.

