

Gateway South and Edgar Park

City Plan Commission — February 12, 2026

REZONING



CASE NUMBER:	PZRZ25-00026
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Frank Padilla Jr.
REPRESENTATIVE:	Miguel Allen
LOCATION:	North of Edgar Park Ave. and west of Gateway South Blvd. (District 2)
PROPERTY AREA:	0.54 acres
REQUEST:	Rezone from R-4 (Residential) to A-2 (Apartment)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of February 5, 2026

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-4 (Residential) to A-2 (Apartment) to allow for the use of multifamily.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with existing residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-3, Post War Future Land Use designation.

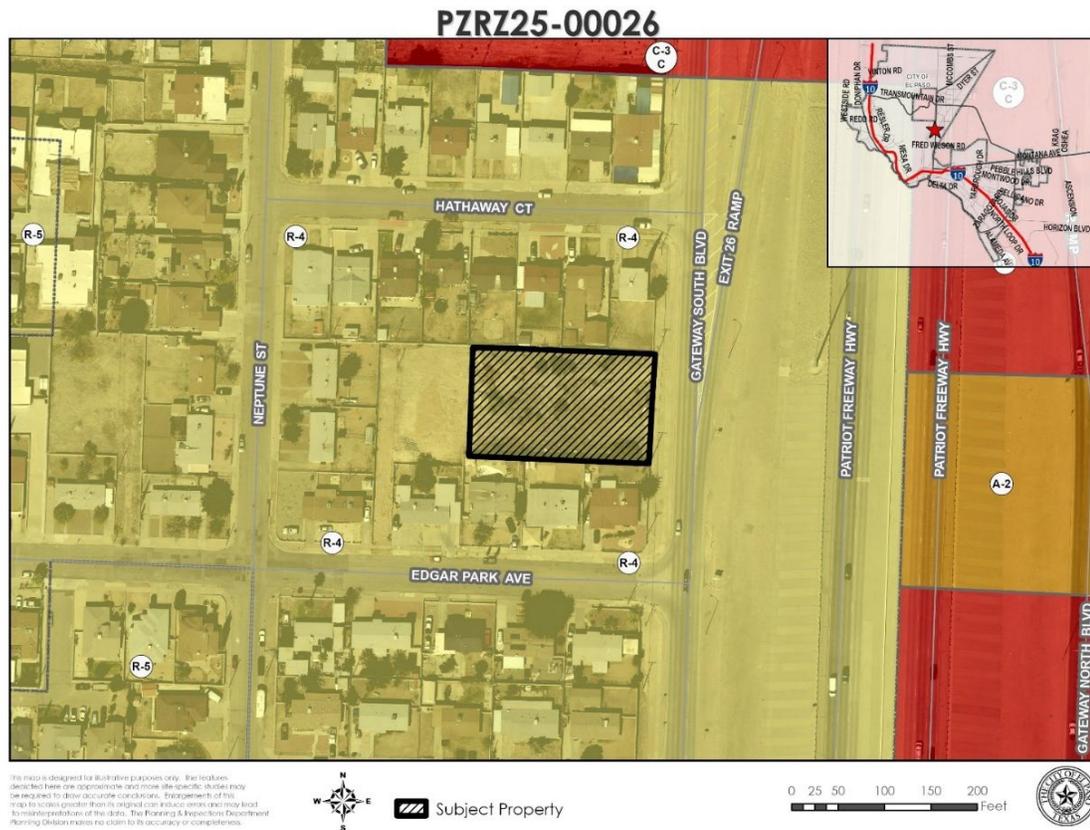


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-4 (Residential) to A-2 (Apartment) to allow for the use of multifamily. The subject property is approximately 0.54 acres in size. The conceptual site plan shows one (1) proposed multifamily structure and accompanying parking areas. Primary access to the subject property will be from Gateway South Boulevard. The conceptual plan is not subject to zoning compliance review under Title 20 of the El Paso City Code and is non-binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is compatible with adjacent zoning districts. Properties to the north, south and west are zoned R-4 (Residential) and consist of single-family dwellings. To the east across Gateway South Boulevard is U.S. Highway 54. The proximity to Gateway South Boulevard makes the subject property better suited for higher intensity residential zone districts while also providing a transition buffer from lower density residential zone districts to the west. The nearest park is Sunrise Park located 0.61 miles away, and the nearest school, Edgar Park, is located 0.58 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-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.</p>	<p>Yes. The subject property and the proposed development meet the intent of the G-3, Post War Future Land Use designation of <i>Plan El Paso</i>. The proposed development will provide additional housing stock to supplement and integrate with the surrounding area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-2 (Apartment) District: The purpose of the district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The proposed A-2 (Apartment) zoning district is compatible with the surrounding area. It will allow for the integration of the development with the surrounding R-4 (Residential) properties and provide a transition buffer from lower density residential districts to the west.</p>
<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>	<p>Yes. The subject property is situated along Gateway South Boulevard and US Highway 54, which are designated as a major arterial and a freeway, respectively, in the City’s Major Thoroughfare Plan (MTP). The proposed rezoning will permit higher-density residential development along the corridor.</p>
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

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:	
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.	The subject property is not located within any historical 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. The reviewing departments did not have any adverse comments.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The surrounding area is in transition from lower density residential districts to commercial zoning districts along the Gateway South corridor. Several properties to the north within 0.5 miles have been rezoned from R-4 (Residential) zoning districts to C-2 (Commercial), C-3 (Commercial) and S-D (Special Development) zoning districts within the past 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The subject property is in close proximity to the U.S. Highway 54 – Patriot Freeway, which is more suitable for denser and more intensive zoning districts and provides a buffer between the US 54 Patriot freeway and lower density single-family dwellings in the area.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located along Gateway South Boulevard and U.S. Highway 54, which is classified as a major arterial and a freeway, respectively, in the City’s Major Thoroughfare Plan (MTP). Sidewalks are currently present along Gateway South Boulevard and in the area surrounding the proposed development. There are two (2) bus stops located within walking distance (0.25 miles) of the subject property. The closest bus stop is located 0.09 miles away from the subject property on Hercules Avenue.

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

PUBLIC COMMENT: The subject property is located within the boundaries of the Sunrise Neighborhood Association which was notified of the request by the applicant. Public notices were sent to property owners within 300 feet on January 30, 2026. As of February 5, 2026, the Planning Division has not received any communication in support or opposition to the request from the public.

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 Modification** 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

PZR25-00026

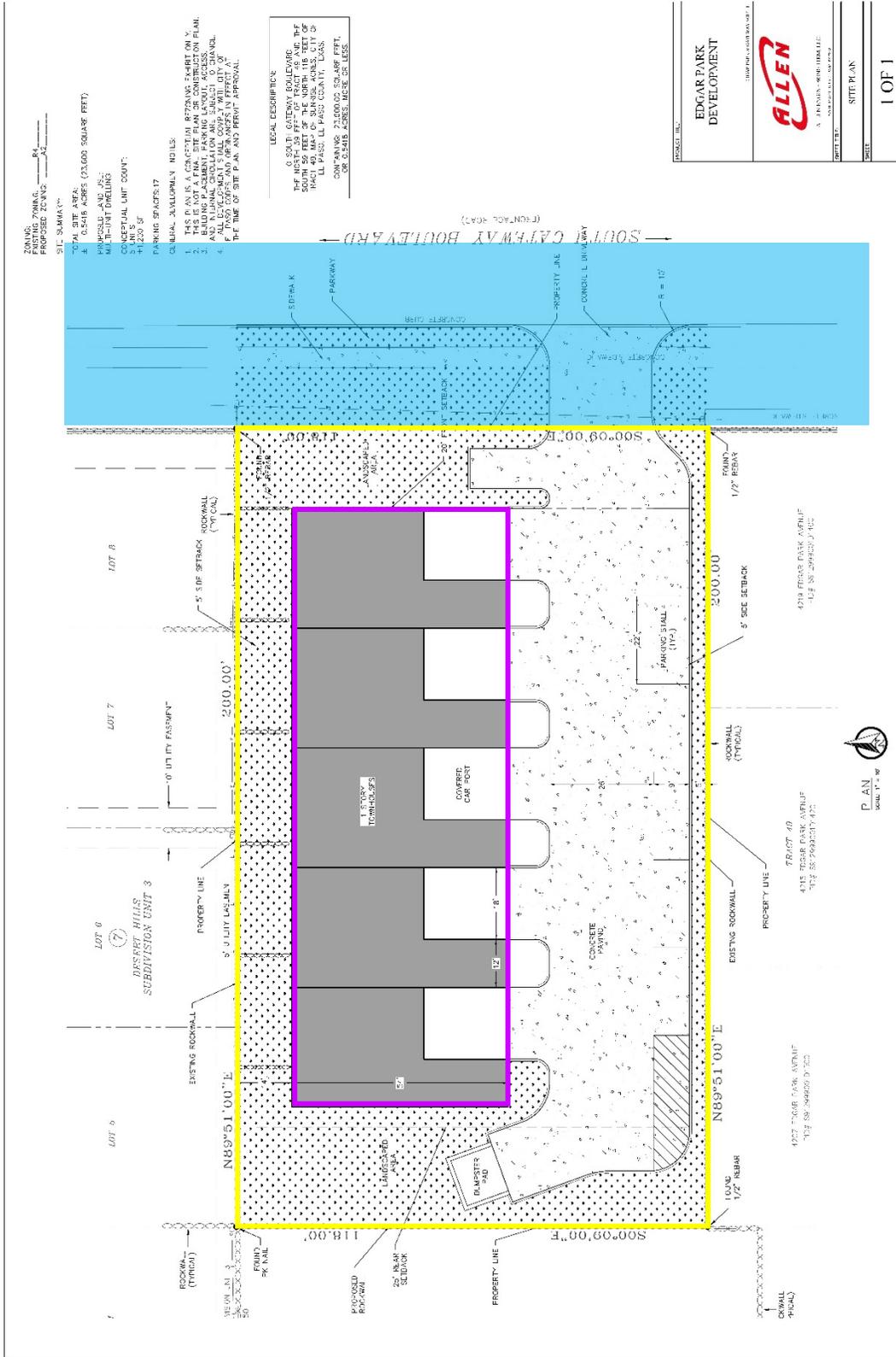


Subject Property



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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 existing residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-3, Post War Future Land Use designation.

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

1. TXDOT review and approval is required for proposed driveways abutting ROW.
2. Dimension proposed driveway widths.
3. Show all proposed drainage flow patterns on site plan and identify the on-site pond discharge location(s) for all storm-water runoff within the subdivision.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environmental Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

1. No objections to application
2. Coordination required with TXDOT.
3. No traffic impact analysis (TIA) is required.
4. Driveway dimensions required within the site plan.

Note: Comments to be addressed at the permitting stage.

Streets Lighting:

Street Lights Department does not object to this request. Gateway South Blvd. is a Texas Department of Transportation (TXDOT) right-of-way (ROW). Street Lights Department requires that all projects that involve a roadway are 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.

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.

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:

1. No objection to application. For future development, a complete set of improvements plans shall be submitted for review. Gateway South is maintained by TxDOT.
2. Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.
3. Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 6-inch diameter water main that extends along Gateway Boulevard. The water line is located approximately 12 feet east of the property. This main is available to provide service. Previous water pressure reading from fire hydrant #01760, last tested on 01/28/2025 located at the northeast corner of Edgar Park Avenue and Neptune Street, yielded a static pressure of 80 psi, a residual pressure of 70 psi, and a flow discharge of 822 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.

Sanitary Sewer

There is an existing 8-inch diameter water main that extends along Gateway Boulevard. The water line is located approximately 24 feet east of the property. This main is available to provide service.

General

Gateway South is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Gateway South right-of-way require written permission from TxDOT.

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:

As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, 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.

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff. The property abuts the US54 highway, which falls under Texas DOT jurisdiction. Per their requirements, calculations to show that post-development runoff does not exceed the predevelopment may be required by them. Runoff discharge from private residential properties is typically unpermitted. Given that the existing city-maintained stormwater system is restricted from this property, EPWater recommends onsite ponding. Otherwise, coordinate with Texas DOT the stormwater discharge as part of the driveway construction application.

El Paso County 911 District

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

Texas Department of Transportation

We have no comments for Gateway South and Edgar Park.

El Paso County Water Improvement District #1

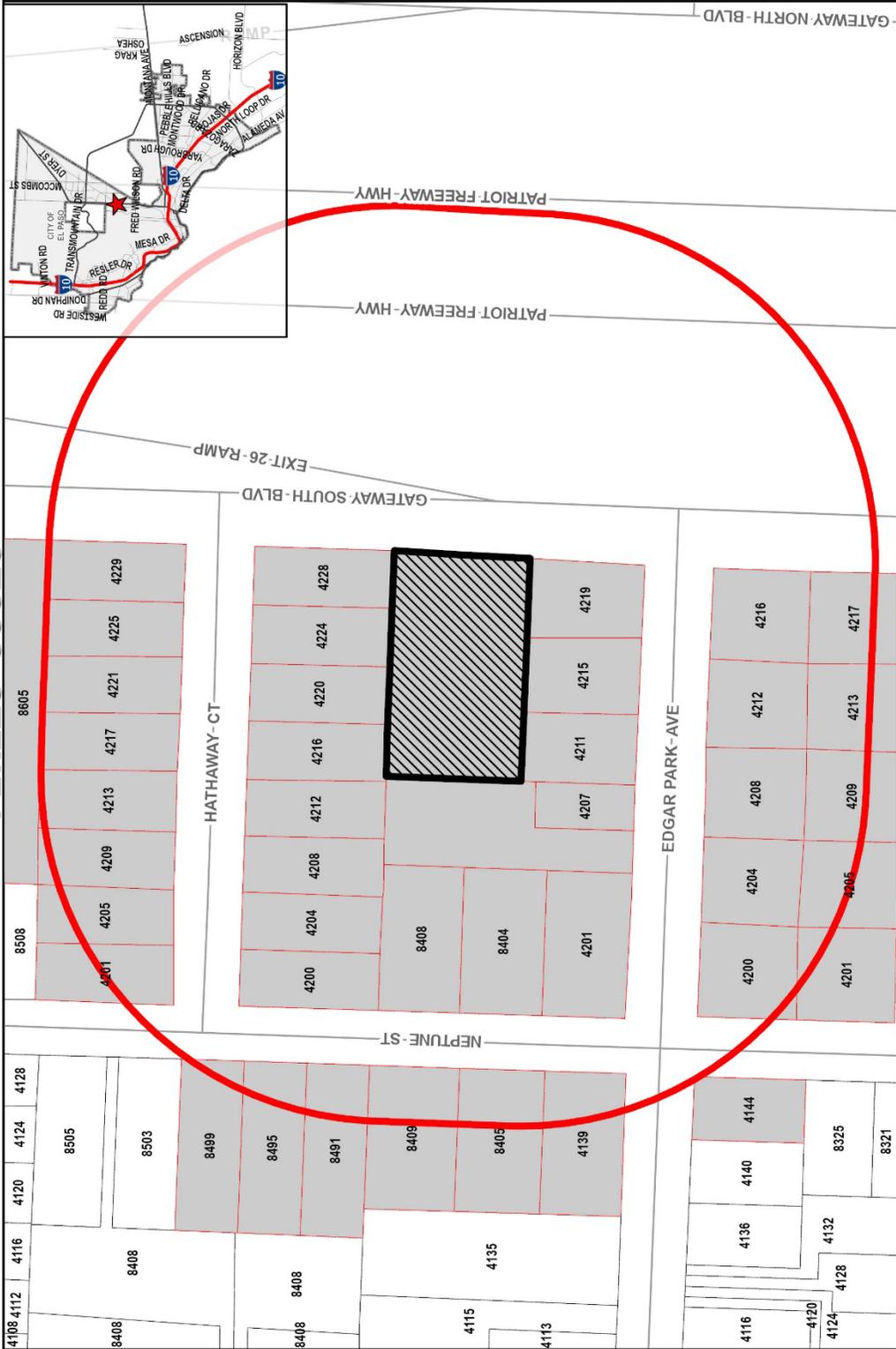
No comments received.

Parks and Recreation

As per chapter 19.20 of the municipal code: Since density is increasing and the property zoning and use is changing, then Park Requirements/Fees will be re-assessed based on applicable conditions (residential and non-residential).

ATTACHMENT 4

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

This map is designed for illustrative purposes only. The features shown on this map are not intended to be used as a legal instrument. They may be required to show accurate conclusions. Discrepancies 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.