

8701 Gateway South

City Plan Commission — October 9, 2025



CASE NUMBER: PZST25-00016
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: DeLa Riva Properties, Inc
REPRESENTATIVE: John Cook
LOCATION: 8701 Gateway South Blvd. (District 2)
PROPERTY AREA: 0.29 acres
EXISTING ZONING: R-4 (Residential) – proposed to be rezoned to C-2 (Commercial)
REQUEST: Special Permit and Detailed Site Development Plan approval for reduction to rear yard and side street setback and to allow the use of contractor's yard (small)
RELATED APPLICATIONS: Rezoning Application PZRZ24-00016
PUBLIC INPUT: One (1) letter in support received as of October 2, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit and detailed site development plan approval to allow for the use of a contractor's yard (small) and reduction to setbacks in a C-2 (Commercial) zoning district.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan request for reduction to rear yard and side street setback and to allow the use of contractor's yard (small) per Section 20.04.320 – Special Permit Approvals and Section 20.04.150 – Detailed Site Development Plan Procedures. Furthermore, the proposed development is in accordance with both the G3, Post-War Future Land Use designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

PZRZ24-00016 & PZST25-00006



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. Engineers of this map to scales greater than 1:10,000 can indicate errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 5 10 20 30 40 Feet



Figure A. Subject Property & Immediate Surrounding

DESCRIPTION OF REQUEST: The applicant is requesting a special permit and detailed site development plan approval with reduction to rear yard and side street setbacks and to allow for the use of contractor's yard (small) in a C-2 (Commercial) zone district. The subject property is approximately 0.29 acres in size. The Detailed Site Development Plan shows a 1,280 square foot building with a maximum height of 14 feet to be used as a professional office and a 660 square foot building with a maximum height of 10 feet to be used as a resident watchman dwelling along with proposed storage structures, landscaping and parking. Access to the subject property will be from Sunrise Avenue. Vehicular access is from Sunrise Avenue. Proposed access from Gateway South Boulevard will be subject to approval from the Texas Department of Transportation (TxDOT). The Detailed Site Development Plan is being reviewed for compliance with Title 20 of the El Paso City Code and is binding. The applicant is requesting the following:

Density/Dimensional Standard C-2 (Commercial) Zone District - Other Permitted Uses (Contractor's Yard (small), Office, professional, watchman dwelling)	Required	Proposed
Lot area	No minimum required.	N/A
Lot width	No minimum required.	N/A
Lot depth	No minimum required.	N/A
Front yard setback	0 feet.	No Change
Rear yard setback	10 ft.	0 ft.
Side yard setback	10 feet when abutting residential or apartment district	No change
Side street yard setback	10 ft.	0 ft.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	Does the Request Comply?
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 Detailed Site Development Plan demonstrates compliance with all applicable standards per the El Paso City Code.
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 G3, Post-War Future Land Use designation. The proposed development is suitable for infill development and will integrate with existing commercial development along Gateway South Boulevard.
3. Adequately served by and will not impose an undue burden upon public improvements.	A Traffic Impact Analysis (TIA) was not required for the proposed development. The property has immediate access to Gateway South Boulevard and US Highway 54 which are designated as a major arterial and highway, respectively, in 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.	No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose a risk to neighboring properties.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
5. The design of the proposed development mitigates substantial environmental problems.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development will provide adequate landscaping and/or screening where required.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The subject property is located near other commercial uses and zoning districts, making it compatible with existing commercial zoning along Gateway South Boulevard.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is similar in intensity and scale to the surrounding development. The surrounding development will not be impacted due to the commercial nature of the area that fronts a major arterial and freeway.

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit 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>	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 commercial uses along Gateway South Boulevard.
<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 is compatible with the area. It will allow for the integration of the development with the surrounding C-2 (Commercial), C-3 (Commercial), and S-D (Special Development) zoning districts, expanding the existing commercial zoning along Gateway South Boulevard.
THE PROPOSED PROJECT'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	No. The proposed development is not within any historic districts or study area plan boundaries.

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	
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 any greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been in transition the last 10 years with several rezonings to allow for commercial uses. Properties to the north and south along Gateway South Boulevard have undergone rezonings from R-4 (Residential) to C-3 (Commercial), C-2 (Commercial) and S-D (Special Development).
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 located 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). Residential use is no longer suitable for the property as commercial zoning is expanding along Gateway Boulevard South.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Sunrise Avenue (a local road) which connects to Gateway South Boulevard (a major arterial), and is appropriate for the proposed commercial use. Sidewalks are currently present along Gateway South Boulevard and the applicant will be providing a 5-foot sidewalk abutting the subject property along Sunrise Avenue. There are no bus stops located within walking distance (0.25 miles) of the subject property. The closest bus stop is located 0.52 miles away from the subject property on Hercules Avenue.

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

PUBLIC COMMENT: The subject property lies within the boundaries of the Sunrise Neighborhood Association which was notified of the rezoning request by the applicant. Public notices were sent to property owners within 300 feet on September 26, 2025. The Planning Division has received one (1) letter in support from the public of the request.

RELATED APPLICATIONS: A rezoning application (PZRZ24-00016) is running concurrently with this special permit to allow for the proposed use of a contractor's yard (small), watchman's dwelling, and a professional office in a proposed C-2 (Commercial) zoning district.

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.

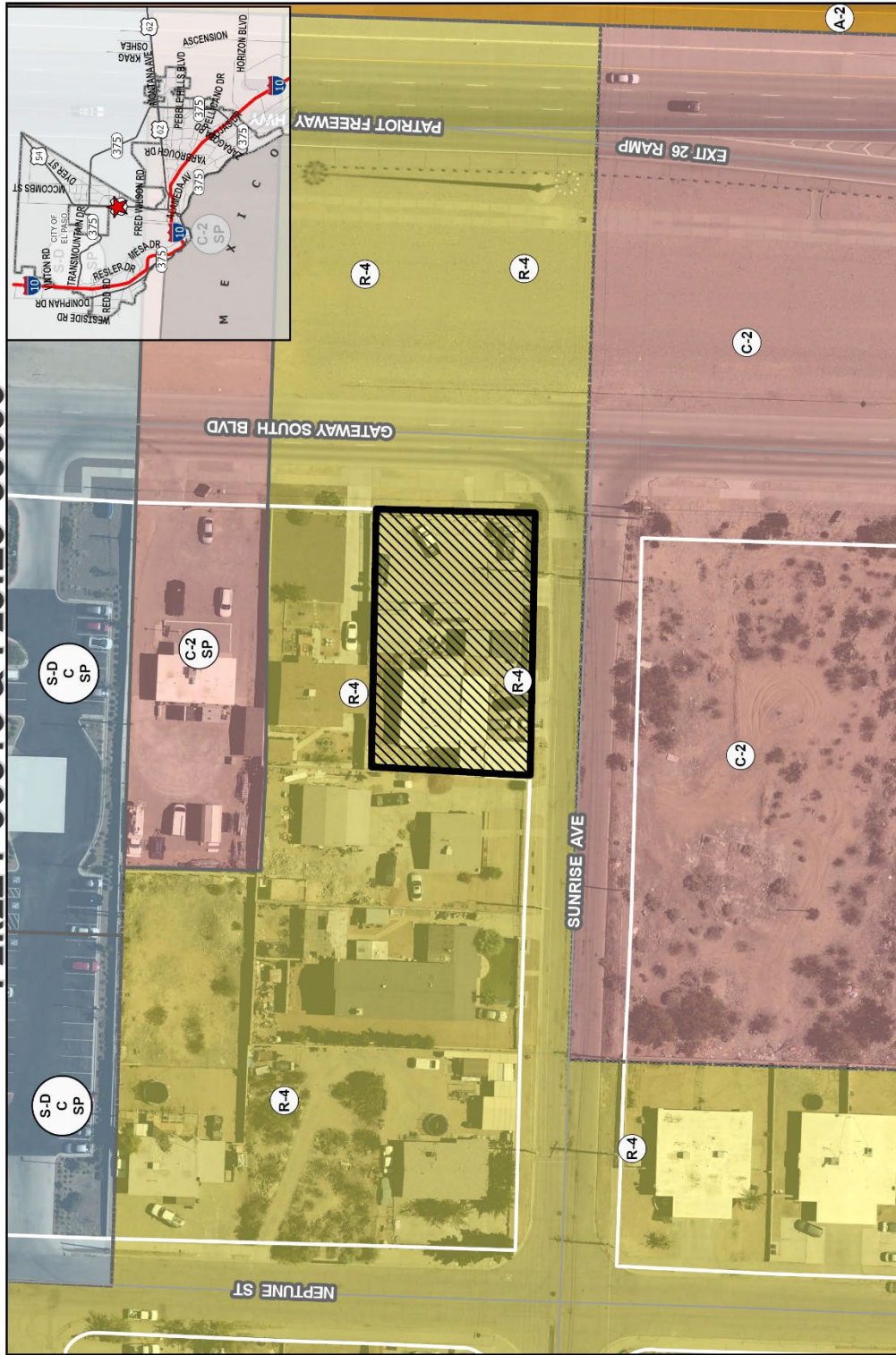
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.


ATTACHMENTS:

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

ATTACHMENT 1

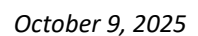
PZRZ24-00016 & PZST25-00006



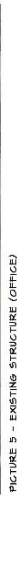
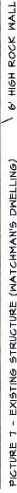
 Subject Property

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G A T E W A Y S O U T H B L V D



ATTACHMENT 3



ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the special permit request detailed site development plan request for a contractor's yard (small) per Section 20.04.320 – Special Permit Approvals and Section 20.04.150 – Detailed Site Development Plan Procedures. Furthermore, the proposed development is in accordance with both the G3, Post-War Future Land Use designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments to provide.

Planning and Inspections Department – Land Development

TXDOT review and approval are required of the proposed subdivision for drainage and access requirements at the time of grading permit.

It is recommended harvesting area on the property.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

Please ensure a 36 ft. trash truck has a clear path to empty the dumpster.

Sun Metro

No comments received.

Streets and Maintenance Department

Transportation Engineering

No objections to the application.

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:

For all proposed improvements within the city right-of-way (ROW), please follow DSC and include construction detail information.

Signs and Markings:

If any work encroaches in City ROW:

All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.

Typical – Identify and differentiate City Of El Paso ROW from TXDOT ROW.

Gateway South is TxDot R.O.W.

El Paso Water

There is an existing 24-inch diameter water main that extends along Sunrise Drive, located approximately 15-feet south of the northern right of way line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 12-inch diameter water main that extends along Gateway South Boulevard, located approximately 10-feet east of the western right of way line. This main is available for service.

Previous water pressure reading from fire hydrant #03138, located at the intersection of Sunrise Avenue and Gateway South Boulevard has yielded a static pressure of 50 (psi), a residual pressure of 48 (psi), and a discharge of 750 (gpm).

EPWater records indicate an existing 3/4-inch water meter serving the subject property with service address of 8701 Gateway South Boulevard.

Water

EPWater-PSB does not object to this request.

Sanitary Sewer

There is an existing 12-inch diameter sanitary sewer main that extends along Sunrise Drive located approximately 33-feet south of the northern right-of-way line. This main is available for service. There is an existing 8-inch diameter sanitary sewer main that extends along Gateway South Boulevard located 13-feet east of the west right-of-way line. This main is available for service.

General

EPWater-PSB requires a new service application to provide additional 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 had previously reviewed this proposal and has no objections to the rezoning & special permit request.

El Paso County 911 District

The 911 District has no comments or concerns regarding this special permit.

Texas Department of Transportation

TXDOT comments are to remove driveway on US 54 since it does not meet current spacing requirements from the intersection. Additionally, use curb to close the opening and match existing parkway along US 54.

El Paso County Water Improvement District #1

No comments received.

El Paso Electric

We have no comments for 8701 Gateway South Boulevard.

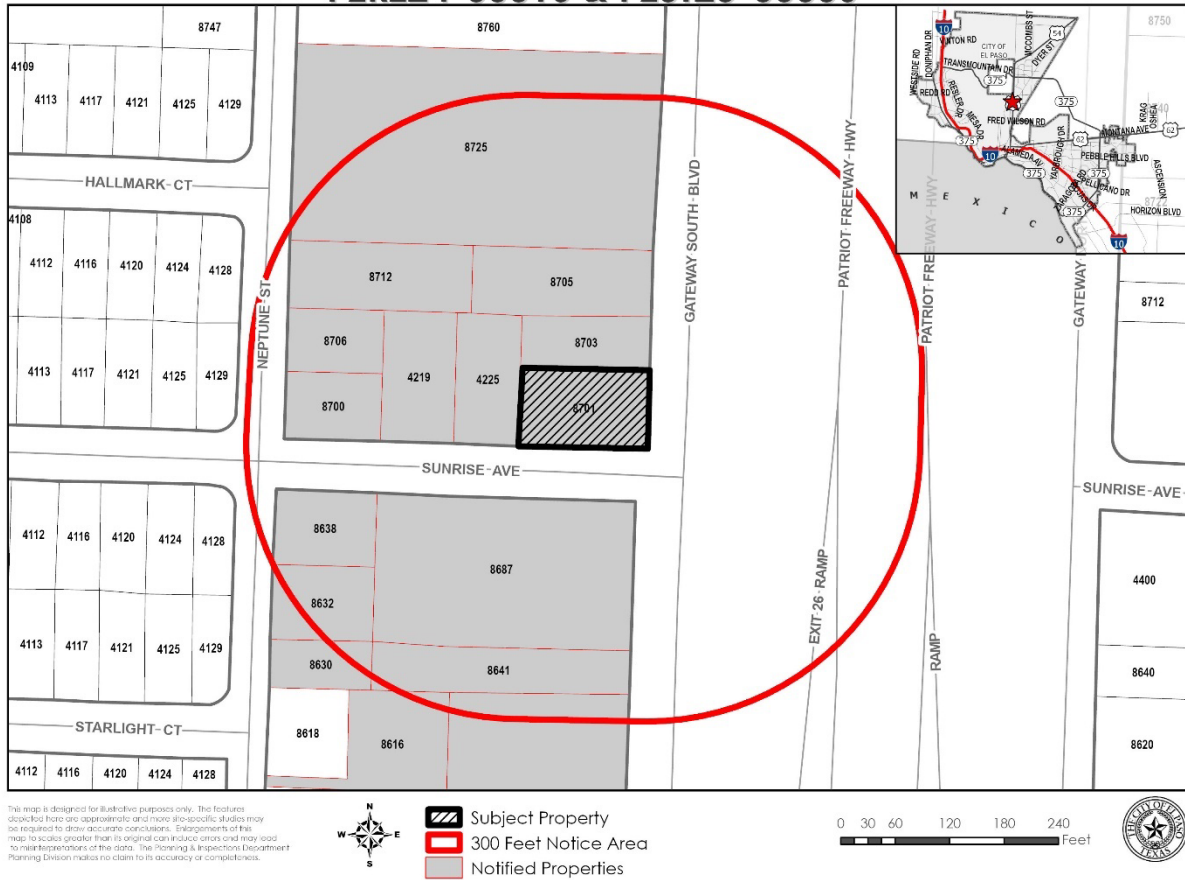
Texas Gas Service

Texas Gas Service has a service line at 8701 Gateway South Blvd.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

ATTACHMENT 5

PZRZ24-00016 & PZST25-00006



ATTACHMENT 6

Mr. David Delgado
4225 Sunrise Avenue
El Paso, TX 79904

Mike DelaRiva
8701 Gateway South Blvd
El Paso, TX 79904

April 25, 2025

RE: Rezoning and Special Permit

Dear Mr. DelaRiva:

Thank you for your recent letter asking for my support of your applications for a change of zoning and a special permit to operate a contractor's yard on your property located at 8701 Gateway South Blvd. We also understand that you are requesting our support to allow the non-conforming structure abutting the southeastern boundary of our property. We further understand the City of El Paso has no record of building permits being issued for that structure.

You have our complete support for the zoning change to C2, for the special permit to operate a contractor's yard, and for a waiver of the setback requirements between our property.

Please let us know if you need anything from us going forward to support you in your efforts.

Sincerely,



David Delgado Jr.

Owner—4225 Sunrise Avenue, El Paso, TX 79904



State of TX
County of EL PASO

Sworn to and subscribed before me on
the 28 day of April, 2025

Notary Public's Signature
My Commission Expires 12-31-2027

