

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

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: December 6, 2005  
Public Hearing: December 27, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance changing the zoning of all of Lot 6 & the West 1/2 of Lot 7, Block 59, East El Paso, El Paso, El Paso County, Texas from R-5 (Residential) to C-1 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 3411 Gateway West. Applicant: Romulado Delgadillo. ZON05-00067 (District 8)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOT 6 & THE WEST 1/2 OF LOT 7, BLOCK 59, EAST EL PASO, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *all of Lot 6 & the West 1/2 of Lot 7, Block 59, East El Paso, El Paso, El Paso County, Texas* be changed from R-5 (Residential) to C-1 (Commercial), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

THE CITY OF EL PASO

\_\_\_\_\_  
John F. Cook  
Mayor

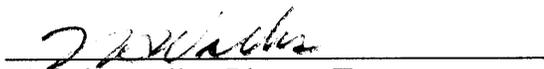
ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

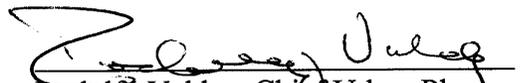
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Carolyn J. Crosby  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Christina Valles, Planner II  
Development Services Department

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DEPUTY DIRECTOR



CITY COUNCIL  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

November 29, 2005

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00067

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The City Plan Commission (CPC), on November 17, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this application.

**Attachment:** Location Map, Site Plan.

**STAFF REPORT**

**Rezoning Case:** ZON05-00067

**Property Owner(s):** Romulado Delgadillo

**Applicant(s):** Romulado Delgadillo

**Representative(s):** Jesus Ortega

**Legal Description:** All of Lot 6 & W 1/2 of Lot 7, Block 59, East El Paso

**Location:** 3411 Gateway West

**Representative District:** # 8

**Area:** 0.1205 Acres

**Present Zoning:** R-5 (Residential)

**Present Use:** Residential

**Proposed Zoning:** C-1 (Commercial)

**Proposed Use:** Restaurant

**Recognized Neighborhood Associations Contacted:** Five Points Neighborhood Association

**Surrounding Land Uses:**

<b>North -</b>	R-5 (Residential) / City Park
<b>South -</b>	R-5 (Residential) / I-10
<b>East -</b>	R-5 (Residential) / Commercial
<b>West-</b>	C-1/c (Commercial/condition) /Single-family residential

**Year 2025 Designation:** Commercial (Central Planning Area)

**CITY PLAN COMMISSION HEARING, NOVEMBER 17, 2005  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON05-00067**

**General Information:**

The applicant is requesting a rezoning from R-5 (Residential) to C-1 (Commercial) in order to permit a restaurant. The property is 0.1205 acres in size and is currently residential. The proposed site plan shows an existing building located on the site. Access is proposed via Gateway West and the alley with 8 parking spaces provided. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Division has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-5 (Residential) to C-1 (Commercial).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

**The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for Commercial land uses.

**C-1 (Commercial) zoning** permits a restaurant and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-1 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will a restaurant be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Division Notes:

Under 20.65 landscape is required, not enough information to meet minimum standards. Proposed parking spaces do not meet minimum depth requirements. Requires 10ft. setbacks abutting a residential district.

Engineering Department, Development Division Notes:

No comments

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

El Paso Water Utilities Notes:

1. The property at 3411 Gateway West currently has an active water meter ( $\frac{3}{4}$ " meter) from an existing 6-inch diameter water main located on the alley in the back of the property. No public water main fronts the property along Gateway West.

2. A backflow prevention assembly will be required after the water meter.

Sanitary sewer:

3. The property currently has sanitary sewer service available from an existing 8-inch diameter sanitary sewer main along the alley on back of the property. There is no sewer main fronting the property along Gateway West.

General:

4. Application for any additional water and sanitary sewer services should be made 6 to 8 weeks prior to any construction to ensure water for construction work. A site plan, a 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. The owner 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.

EPWU does not object to this request.

Sun Metro Notes:

There are no bus routes in this particular area of Gateway West, Sun Metro sees no objections.

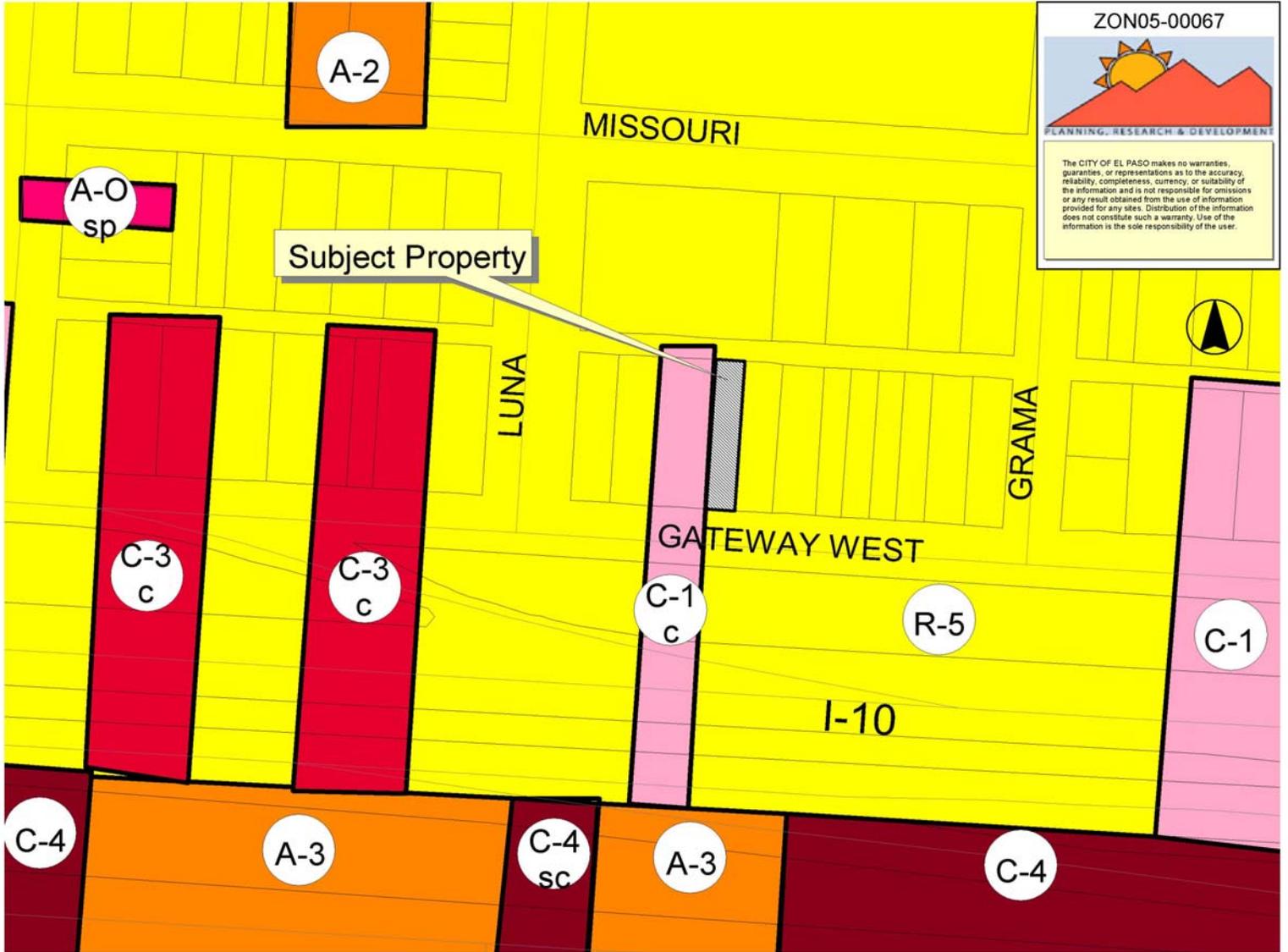
Planning, Research & Development Department Notes:

Recommend approval of this rezoning request.

**ATTACHMENT:** Site Plan; Location Map.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

# LOCATION MAP

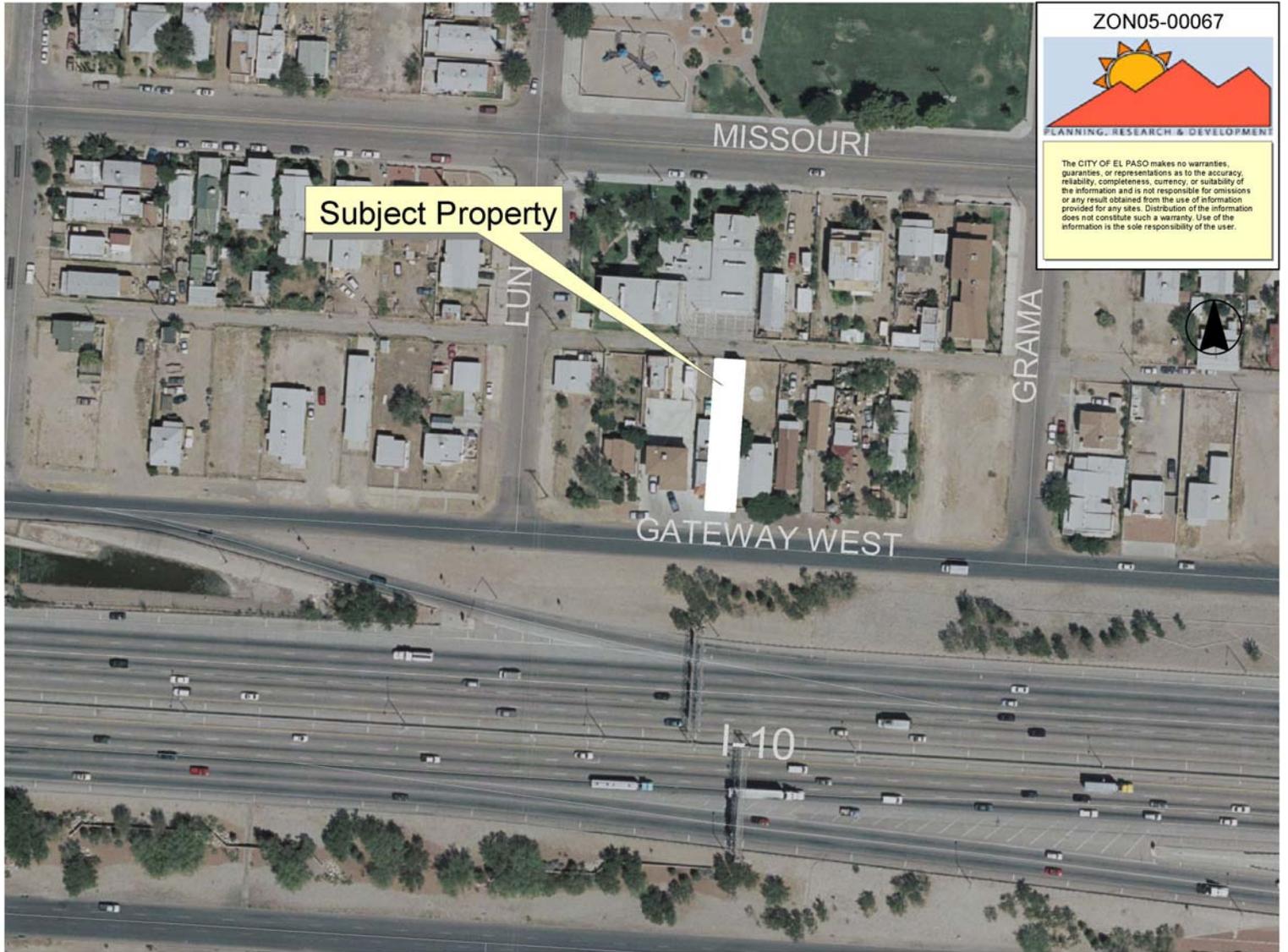


ZON05-00067



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# AERIAL MAP

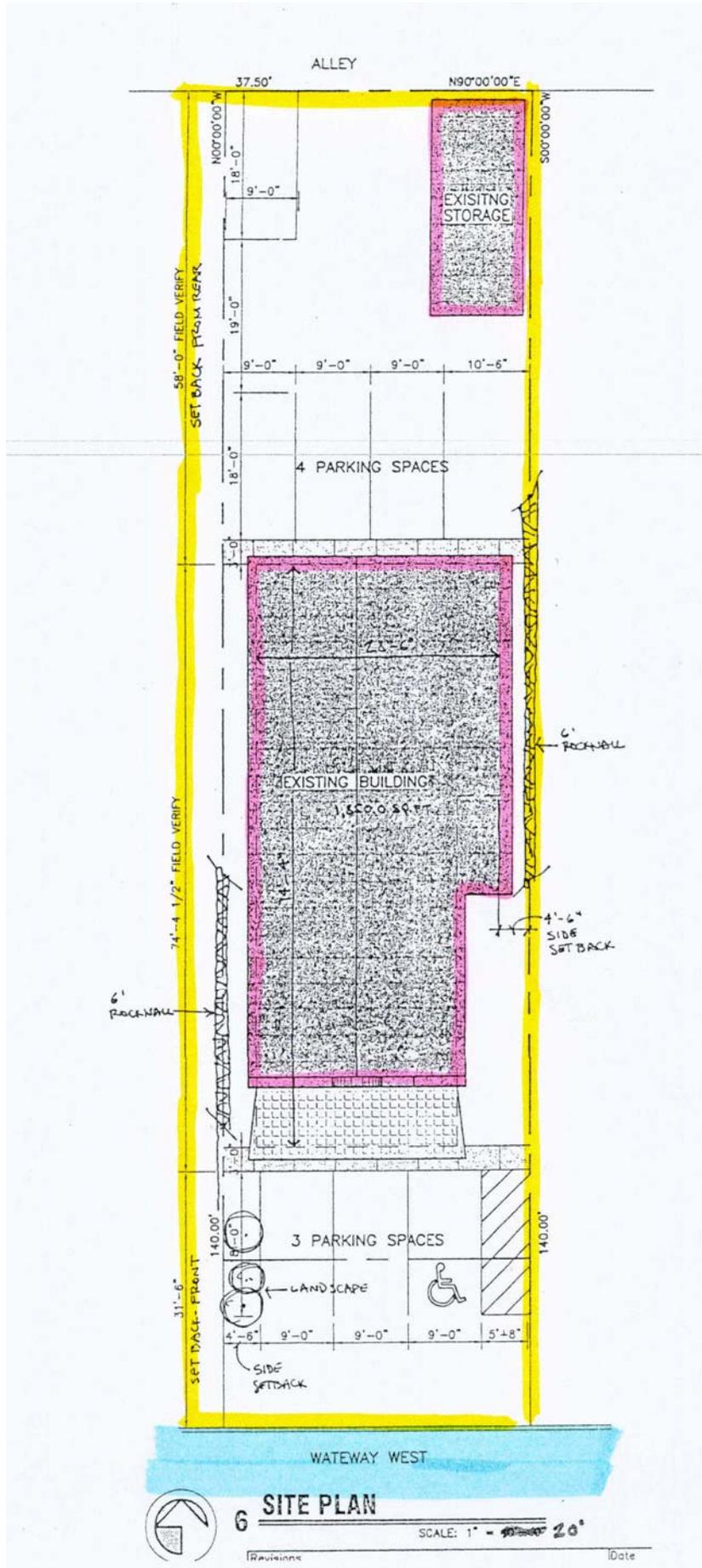


ZON05-00067



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# SITE PLAN



6 SITE PLAN

SCALE: 1" = 20'

Revisions

Date