

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



DEPARTMENT: Planning and Inspections

AGENDA DATE: 10/14/25

PUBLIC HEARING DATE: 10/14/25

CONTACT PERSON NAME: Philip F. Etiwe

PHONE NUMBER: (915) 212-1553

2nd CONTACT PERSON NAME: Blanca Perez

PHONE NUMBER: (915) 212-1561

DISTRICT(S) AFFECTED: 1

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

A Resolution approving a Detailed Site Development Plan for Lots 16, 17, 18, 19, 20, 24, 25, 26 and a portion of Lots 21, 22, and 23, Block 3, Keystone Business Park and a portion of Kappa Road, 4160 Doniphan Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed detailed site plan meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 4160 Doniphan Drive
Applicant: City of El Paso, PZDS25-00016

BACKGROUND / DISCUSSION:

The applicant is requesting approval of a Detailed Site Development Plan to allow for a recycling collection facility. City Plan Commission recommended 5-0 to approve the proposed Detailed Site Development Plan on August 14, 2025. As of September 30, 2025, the Planning Division has not received any communication in support or opposition to the request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD: Philip Fiore

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

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR LOTS 16, 17, 18, 19, 20, 24, 25, 26 AND A PORTION OF LOTS 21, 22 AND 23, BLOCK 3, KEYSTONE BUSINESS PARK AND A PORTION OF KAPPA ROAD, 4160 DONIPHAN DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, CITY OF EL PASO, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval. The detailed site development plan is subject to the development standards in the C-4/SC (COMMERCIAL/SPECIAL CONTRACT) **District** regulations and subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "B"** and is incorporated herein by reference for all purposes; and,

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code:

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit a recycling collection facility as required under the **C-4/sc (Commercial/special contract)** District as per Section **20.04.150**, on the following described property, and as more particularly described by metes and bounds on the attached **Exhibit "A"**, incorporated by reference, which is located in a **C-4/sc (Commercial/special contract)** District:

Lots 16, 17, 18, 19, 20, 24, 25, 26 and a portion of Lots 21, 22, and 23, Block 3, Keystone Business Park and a portion of Kappa Road, 4160 Doniphan Drive, *City of El Paso, El Paso County, Texas.*

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "B"** and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-4/SC (COMMERCIAL/SPECIAL CONTRACT) District regulations.
4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the C-4/SC (COMMERCIAL/SPECIAL CONTRACT) District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.
5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

APPROVED this _____ day of _____, 2025.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, CITY OF EL PASO, ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the C-4/SC (COMMERCIAL/SPECIAL CONTRACT) District located within the City of El Paso.

EXECUTED this 11th day of September, 2025.

CITY OF EL PASO

By: [Signature]

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 11 day of September, 2025, by Yvette Hernandez, in his legal capacity on behalf of City of El Paso.

[Signature]
Notary Public, State of Texas

My Commission Expires:

06-01-2026



EXHIBIT “A”
Metes and Bounds

Exhibit "A"

METES AND BOUNDS

The parcel of land herein described is Lot 16, 17, 18, 19, 20, 24, 25, 26 and a portion of Lots 21, 22 and 23, Block 3, KEYSTONE BUSINESS PARK and a portion of Kappa Road, an addition to the City of El Paso, El Paso County, Texas and is more particularly described by metes and bounds as follows;

Commencing at an existing city monument lying on the monument line of Doniphan Drive (100 feet Public right-of-way) and the centerline of Kappa Road (76 feet Public right-of-way); Thence, North 56°01'00" East, along centerline of Kappa Road, a distance of 95.00 feet to a point; Thence, South 33°59'00" East, leaving said centerline, a distance of 38.00 feet to a point lying on the southeasterly right-of-way line of Kappa Road being the "TRUE POINT OF BEGINNING" of this description.

THENCE, North 56°01'00" East, along said right-of-way line, a distance of 412.84 feet to a point for a boundary corner;

THENCE, North 34°01'44" West, a distance of 76.00 feet to a point for a boundary corner lying on the northwesterly right-of-way line of Kappa Road (76 feet Public right-of-way)

THENCE, 74.86 feet, with a curve to the right, having a radius of 638.00 feet, a central angle of 06°43'23" and a chord which bears North 57°12'22" East, a distance of 74.82 feet to a point for a boundary corner;

THENCE, North 33°59'00" West, a distance of 130.46 feet to a point for a boundary corner;

THENCE, North 45°36'00" East, a distance of 400.78 feet to a point for a boundary corner;

THENCE, North 44°24'00" West, a distance of 371.28 feet to a point for a boundary corner;

THENCE, 1339.12 feet, with a curve to the left, having a radius of 988.03 feet, a central angle of 77°39'19" and a chord which bears South 81°37'23" East, a distance of 74.82 feet to a point for a boundary corner;

THENCE, North 88°23'28" East, a distance of 287.41 feet to a point for a boundary corner;

THENCE, North 01°00'10" West, a distance of 184.51 feet to a point for a boundary corner;

THENCE, South 40°06'02" East, a distance of 339.94 feet to a point for a boundary corner;

THENCE, South 47°56'58" West, a distance of 77.87 feet to a point for a boundary corner;

THENCE, South 40°06'05" East, a distance of 400.00 feet to a point for a boundary corner;

THENCE, South 00°00'00" East, a distance of 117.12 feet to a point for a boundary corner;

THENCE, South 64°19'00" West, a distance of 563.14 feet to a point for a boundary corner;

THENCE, North 25°14'00" West, a distance of 12.65 feet to a point for a boundary corner;

THENCE, North 77°54'43" West, a distance of 517.48 feet to a point for a boundary corner;

THENCE, North 87°59'14" West, a distance of 459.89 feet to a point for a boundary corner;

THENCE, South 56°02'43" West, a distance of 748.17 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 1,267,868.09 Square Feet (29.1063 acres) of land, more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.


SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors
Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



02/ 03/ 2024

EL PASO WEST
COLLECTION CENTER

IMPORTANT BOUNDARY NOTE

METES AND BOUNDS

The parcel of land herein described is Lot 16, 17, 18, 19, 20, 24, 25, 26 and a portion of Lots 21, 22 and 23, Block 3, KEYSTONE BUSINESS PARK and a portion of Kappa Road, an addition to the City of El Paso, El Paso County, Texas and is more particularly described by metes and bounds as follows;

Commencing at an existing city monument lying on the monument line of Doniphan Drive (100 feet Public right-of-way) and the centerline of Kappa Road (76 feet Public right-of-way); Thence, North 56°01'00" East, along centerline of Kappa Road, a distance of 95.00 feet to a point; Thence, South 33°59'00" East, leaving said centerline, a distance of 38.00 feet to a point lying on the southeasterly right-of-way line of Kappa Road being the "TRUE POINT OF BEGINNING" of this description.

THENCE, North 56°01'00" East, along said right-of-way line, a distance of 412.84 feet to a point for a boundary corner;

THENCE, North 30°14'04" West, a distance of 76.00 feet to a point for a boundary corner lying on the northwesterly right-of-way line of Kappa Road (.76 mile Public right-of-way)

THENCE, 74.86 feet, with a curve to the right, having a radius of 638.00 feet, a central angle of 06°43'23" and a chord which bears North 57°12'22" East, a distance of 74.82 feet to a point for a boundary corner;

THENCE, South 33°50'00" West, a distance of 130.46 feet to a point for a boundary corner;

THENCE, North 45°30'00" East, a distance of 400.78 feet to a point for a boundary corner;

THENCE, North 44°24'00" West, a distance of 371.28 feet to a point for a boundary corner;

THENCE, 133.92 feet, with a curve to the left, having a radius of 988.03 feet, a central angle of 17°39'19" and a chord which bears South 81°37'23" East, a distance of 74.82 feet to a point for a boundary corner;

THENCE, North 88°23'28" East, a distance of 287.41 feet to a point for a boundary corner;

THENCE, North 01°00'10" West, a distance of 104.51 feet to a point for a boundary corner;

THENCE, South 40°05'00" East, a distance of 169.94 feet to a point for a boundary corner;

THENCE, South 47°55'58" West, a distance of 77.87 feet to a point for a boundary corner;

THENCE, South 40°06'05" East, a distance of 400.00 feet to a point for a boundary corner;

THENCE, South 00°00'00" East, a distance of 117.12 feet to a point for a boundary corner;

THENCE, South 64°19'00" West, a distance of 563.14 feet to a point for a boundary corner;

THENCE, North 25°14'00" West, a distance of 126.65 feet to a point for a boundary corner;

THENCE, North 77°54'43" West, a distance of 517.48 feet to a point for a boundary corner;

THENCE, North 87°55'14" West, a distance of 158.89 feet to a point for a boundary corner;

THENCE, South 56°02'43" East, a distance of 74.82 feet back to the "TRUE POINT OF BEGINNING" of this description,

Said parcel of land containing 1,267,868.09 Square Feet (29.1063 acres) of land, more or less.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLERMO LICON, RPLS 2998

VERTICAL AND HORIZONTAL DATUM:

VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE,
NAD83 (NAVD88).

LINE	DIRECTION	DISTANCE
L1	N34°01'44"W	76.00'
L2	N33°59'00"W	130.46'
L3	N01°00'10"W	184.51'
L4	S47°56'58"W	77.87'
L5	S00°00'00"E	117.12'
L6	N25°14'00"W	12.65'

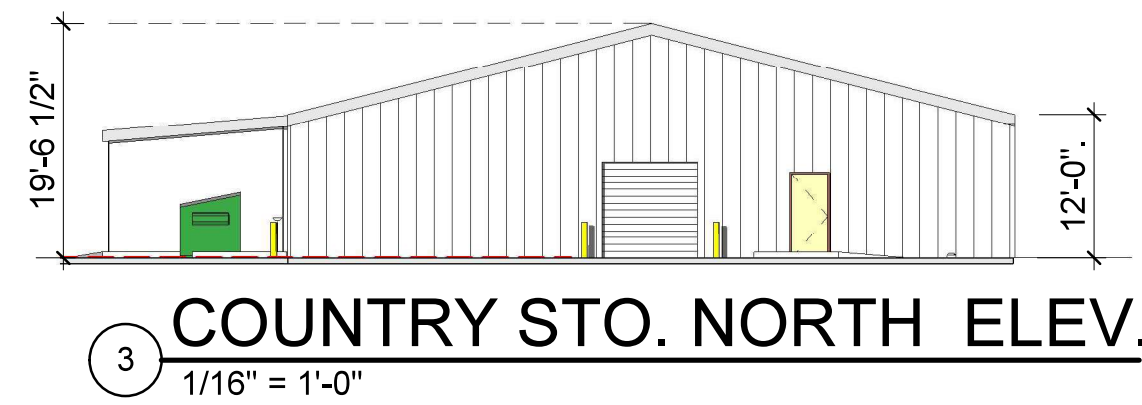
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	39.28'	35.36'	N11°01'00"E	90°00'54"
C2	638.00'	74.86'	74.82'	N57°12'22"E	06°43'23"
C3	988.03'	1339.12'	1238.95'	S81°37'23"E	77°39'19"

SLI ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 02/24/2025

EXHIBIT “B”
Detailed Site Plan

EXHIBIT "B"



EAST ELEVATION

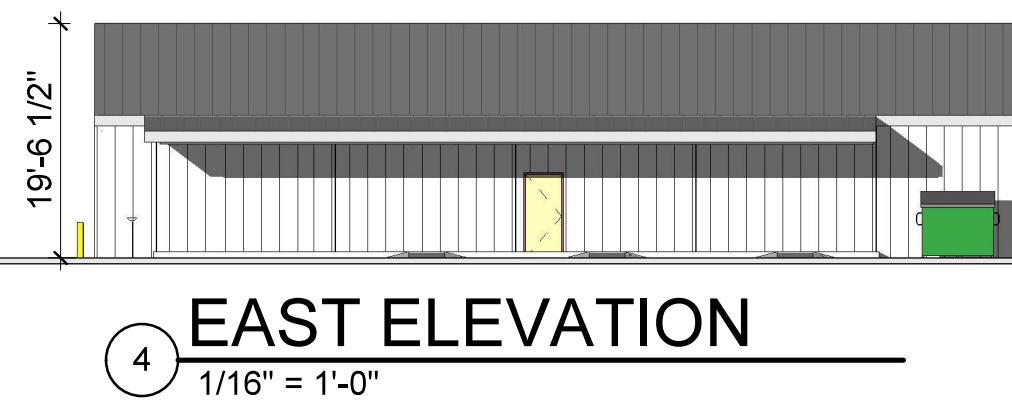
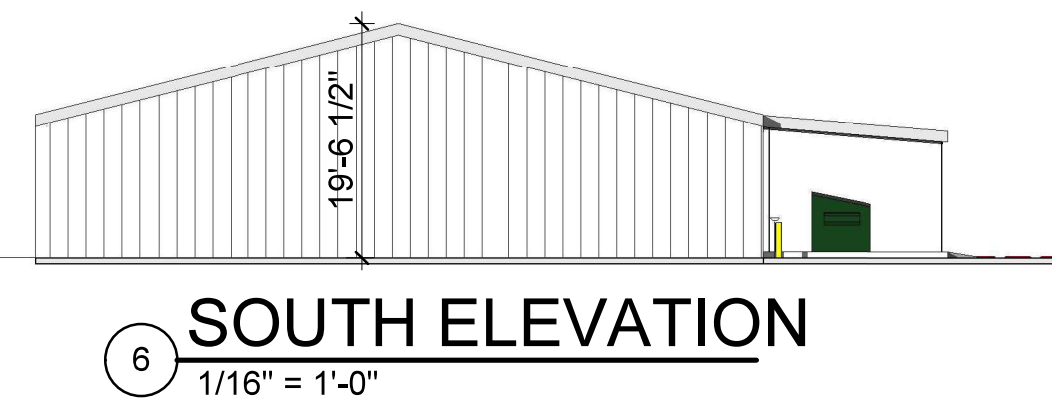


EXHIBIT "B"



SOUTH ELEVATION



PROPERTY DATA
LEGAL DESCRIPTION
<p>4160 DONIPHAN DR EL PASO TX, 79922</p> <p>LOTS 16,17,18,19,20,24,25, AND 26, AND A PORTION OF LOTS 21,22 AND 23, BLOCK 3 AND A PORTION OF KAPPA ROAD, KEYSTONE BUSINESS PARK, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>



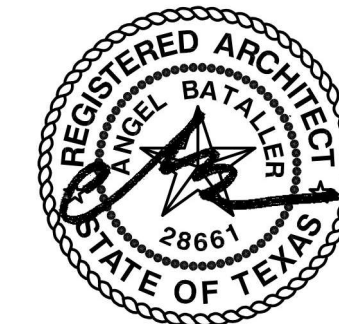
THE USE OF THIS SEAL IS AUTHORIZED BY THE ARCHITECT WHOSE NAME APPEARS ANY UNAUTHORIZED USE, MISUSE, OR MISREPRESENTATION OF THIS SEAL WILL VIOLATE ANY LIABILITY, DIRECT OR INDIRECT, WHICH MAY RESULT FROM ITS USE. NO PERSON MAY MAKE ANY ALTERATION TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

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THIS DRAWING CAN BE USED AS A BACKGROUND.

IF YOU SHOULD HAVE ANY COMPLAINTS REGARDING THE ARCHITECTURAL FIRM, PLEASE BE INFORMED THAT THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER ARCHITECTS AND REGARDING THE TEXAS BOARD OF PROFESSIONAL ENGINEERING, THE BUILDING AGENCY IS TEXAS, P.O. BOX 12337, AUSTIN, TEXAS 78711, (512) 305-0000.

COPYRIGHT 2024, WRIGHT & DALLEN ARCHITECTS, INC.



CONSULTANTS

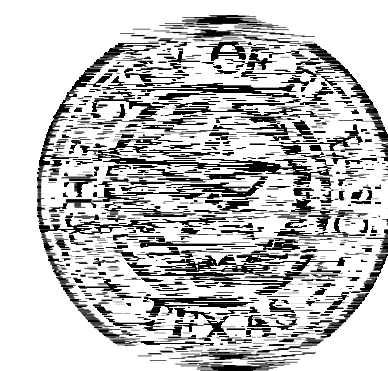
CONTRACT DOCUMENTS COORDINATION

THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE TAKEN TOGETHER AS A SINGLE CONSTRUCTION CONTRACT DOCUMENT AND ANY DIVISION BY TRADE OR OTHER DESIGNATION IS COINCIDENTAL.

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.





DONIPHAN CITIZEN
COLLECTION
STATION

OWNER
CITY OF EL PASO



NOT FOR CONSTRUCTION

[illegible]

MARK	DATE	DESCRIPTION
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	06/30/25	
		MR
		ABR





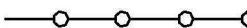





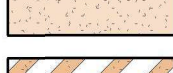



SHEET TITLE

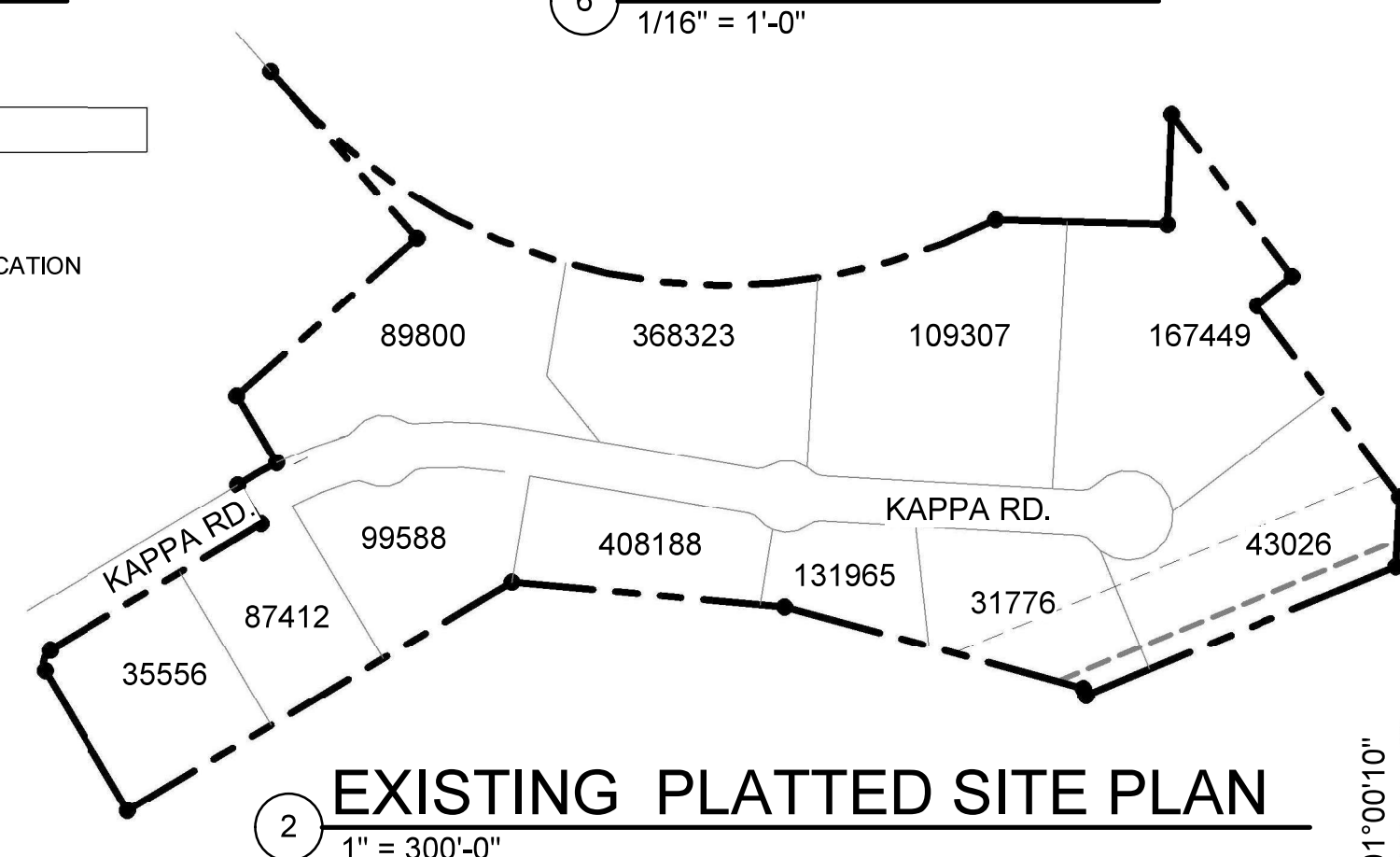
DETAIL SITE PLAN REVIEW

DS-101

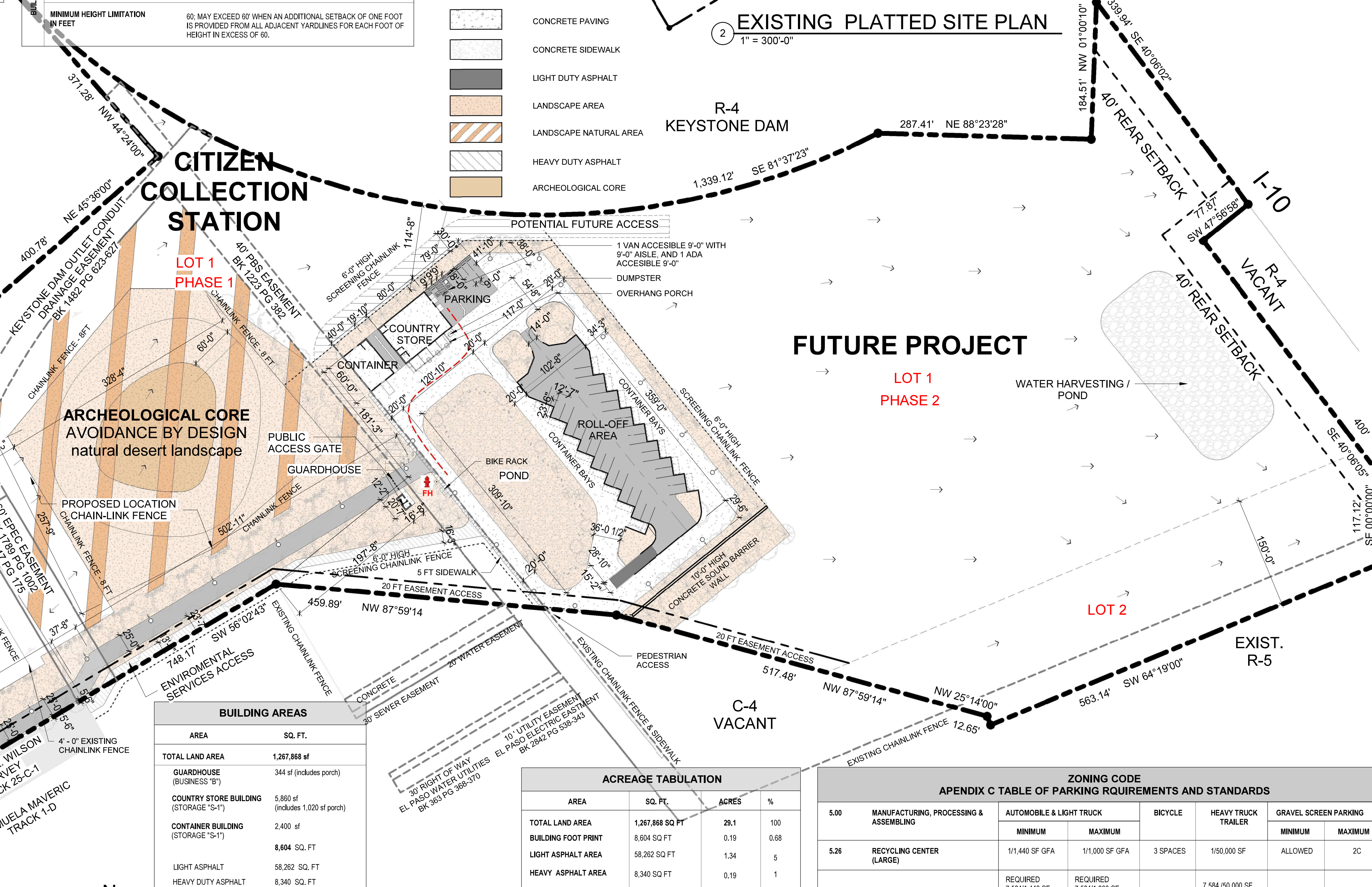
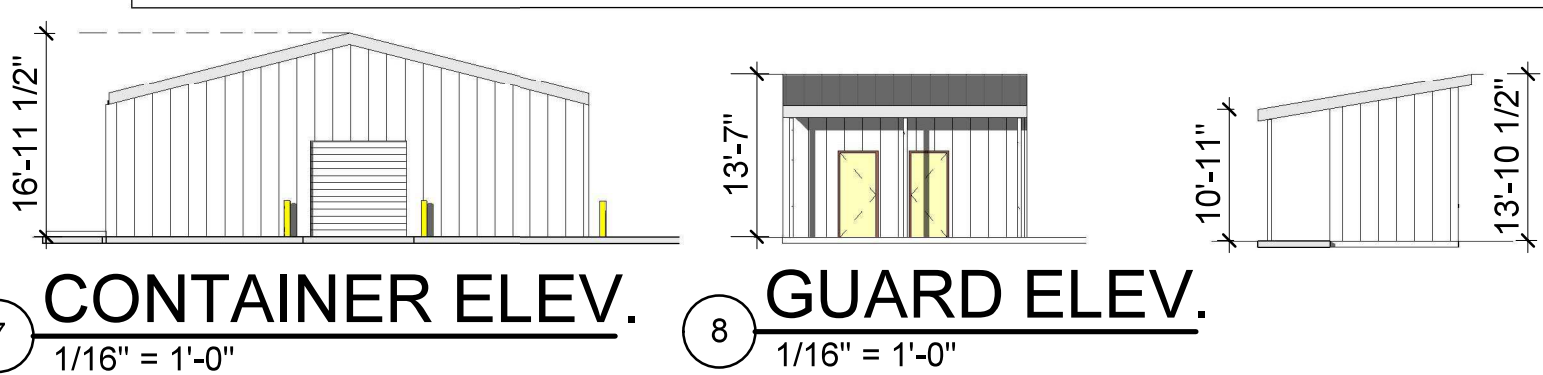
LANDSCAPE CALCULATIONS			
LANDSCAPE AREA REQUIRED			
TOTAL LOT AREA	1,267,868 SQ FT	REQUIRED LANDSCAPE AREA	188,890 SQ FT
TOTAL BUILDING AREA	8,604 SQ FT	RE: 18.46,090 -4.7 (TOTAL LOT - BLDG AREA) x 0.15	
LOT 1 - PHASE 1 - CCS	665,346 SQ FT	PROVIDED TOTAL LANDSCAPE	245,000 SQ FT
LOT 1 - PHASE 2 - FUTURE	501,196 SQ FT		
LOT 2	101,326 SQ FT	REQUIRED LANDSCAPE (FOR LOT 1 PHASE 1 - BUILDING AREA) X 0.15	98,511 SQ FT
WE ARE PROVIDING PLANT MATERIAL ONLY FOR PHASE 1, BUT WE ARE PROVIDING ENOUGH LANDSCAPE AREA FOR ALL THREE PHASES		REQUIRED LANDSCAPE FOR LOT 1 PHASE 2 X 0.15	75,179 SQ FT
		REQUIRED LANDSCAPE FOR LOT 2 X 0.15	15,199 SQ FT

ZONING CODE			
APPENDIX B TABLE OF DENSITY AND DIMENSIONAL STANDARDS			
ZONING		C-4/SC	COMMERCIAL SPECIAL CONTRACT 008929
BUILDING SETBACKS (FEET)	MINIMUM FRONT YARD	0	20'±0 - SPECIAL PERMIT
	MINIMUM REAR YARD	10	
	MINIMUM CUMULATIVE FRONT & REAR YARD TOTAL	NA	
	MINIMUM SIDE YARD	0	150' FROM RESIDENTIAL - RECYCLING REQ.
	MINIMUM SIDE STREET YARD	NA	
	MINIMUM CUMULATIVE SIDE & SIDE STREET YARD TOTAL	NA	
	OTHER STANDARDS SUPPLEMENTAL REGULATIONS 20.10.520	SEE CHAPTER 20.10 FLOOR AREA RATIO OF 1:5	
	MINIMUM HEIGHT LIMITATION IN FEET	60; MAY EXCEED 60' WHEN AN ADDITIONAL SETBACK OF ONE FOOT IS PROVIDED FROM ALL ADJACENT YARDLINES FOR EACH FOOT OF HEIGHT IN EXCESS OF 60.	

LEGEND	
	NEW FIRE HYDRANT LOCATION
	LIGHTING POLE - 16 FT
	PROPERTY LINE
	SEATBACK LINE
	SCREENING FENCE
	SOUND BARRIER WALL FENCE
	EXISTING EASTMENT
	CONCRETE PAVING
	CONCRETE SIDEWALK
	LIGHT DUTY ASPHALT
	LANDSCAPE AREA
	LANDSCAPE NATURAL AREA
	HEAVY DUTY ASPHALT
	ARCHAEOLOGICAL CORE



PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
9/11/25
DATE *Quette Hernandez* 9/11/25
APPLICANT *Kevin Smith*
UTIVE SECRETARY, CITY PLANNING COMMISSION
CITY MANAGER



BUILDING AREAS	
AREA	SQ. FT.
TOTAL LAND AREA	1,267,868 sf
GUARDHOUSE (BUSINESS "B")	344 sf (includes porch)
COUNTRY STORE BUILDING (STORAGE "S-1")	5,860 sf (includes 1,020 sf porch)
CONTAINER BUILDING (STORAGE "S-1")	2,400 sf
	8,604 SQ. FT.
LIGHT ASPHALT	58,262 SQ. FT.
HEAVY DUTY ASPHALT	8,340 SQ. FT.
CONCRETE	62,340 SQ. FT.
POND	34,434 SQ. FT.
6'-4" RETAINING WALL	1,030 LF
4" DIA METAL FENCE	723 LF

ACREAGE TABULATION			
AREA	SQ. FT.	ACRES	%
TOTAL LAND AREA	1,267,868 SQ FT	29.1	100
BUILDING FOOT PRINT	8,604 SQ FT	0.19	0.68
LIGHT ASPHALT AREA	58,262 SQ FT	1.34	5
HEAVY ASPHALT AREA	8,340 SQ FT	0.19	1
PAVED CONCRETE AREA	62,340 SQ FT	1.43	5
PONDING AREA	34,434 SQ FT	0.79	3
LANDSCAPE AREA	63,981 SQ FT	1.47	6

ZONING CODE APENDIX C TABLE OF PARKING REQUIREMENTS AND STANDARDS							
5.00	MANUFACTURING, PROCESSING & ASSEMBLING	AUTOMOBILE & LIGHT TRUCK		BICYCLE	HEAVY TRUCK TRAILER	GRAVEL SCREEN PARKING	
		MINIMUM	MAXIMUM			MINIMUM	MAXIMUM
5.26	RECYCLING CENTER (LARGE)	1/1,440 SF GFA	1/1,000 SF GFA	3 SPACES	1/50,000 SF	ALLOWED	2C
	7,584 SQ FT	REQUIRED 7,584/1,440 SF 5.26	REQUIRED 7,584/1,000 SF 7.584		7,584/50,000 SF 0.1640		
			PROVIDED 7	PROVIDED 3 SPACES	(NOT REQUIRED)		PROVIDED ASPHALT & CONCRETE

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4160 Doniphan

City Plan Commission — August 14, 2025

SITE PLAN

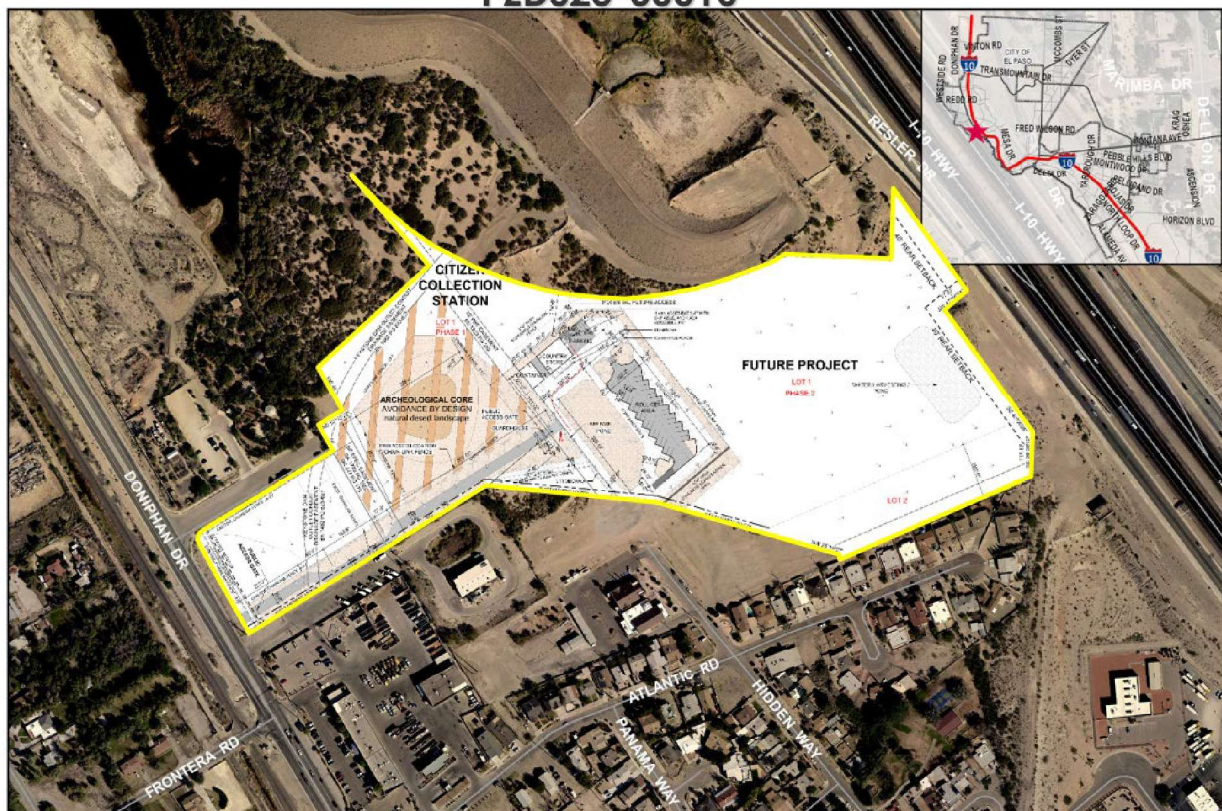


CASE NUMBER: PZDS25-00016
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: City of El Paso
REPRESENTATIVE: Wright and Dalbin Architects
LOCATION: 4160 Doniphan Drive (District 1)
PROPERTY AREA: 29.10 acres
REQUEST: Detailed Site Development Plan Approval per Ordinance No. 8929
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan review as required per Ordinance No. 8929, dated March 3, 1987, requiring approval from both City Plan Commission and City Council prior to issuance of building permits. The applicant proposes to develop the subject property as a large recycling collection facility.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-4/sc (Commercial/special contract) zone district and is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS25-00016



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 the 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.



Subject Property

0 75 150 300 450 600 Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan, as required by Ordinance No. 8929, dated March 3, 1987, requiring approval from both City Plan Commission and City Council is required prior to the issuance of building permits. The proposed site plan involves the development of a 29.10-acre lot located at 4160 Doniphan Drive as a large recycling collection facility. The project includes a guardhouse, a country store building, and a container building, totaling 8,064 square feet. The applicant is providing a total of seven (7) parking spaces and three (3) bicycle parking spaces. A designated pedestrian pathway will provide direct access to the facility and vehicular access will be provided from Doniphan Drive.

PREVIOUS CASE HISTORY: Ordinance No. 8929 (Attachment 4), dated March 3, 1987, rezoned the property from R-4 (Residential) to C-4 (Commercial) with the following applicable conditions:

1. *Prior to the issuance of any building permits, a subdivision plat must be approved by the City Plan Commission and filed of record with the County Clerk.*
Note: Condition has been satisfied.
2. *No building(s) shall be constructed closer than fifty (50) feet to the southerly property line adjacent to St. Judes Church and the Pacific Park Subdivision.*
Note: Proposed development complies.
3. *At the time the rezoning request is approved by the Mayor and City Council, the property owner shall dedicate twenty (20) feet of right-of-way for the widening of Doniphan Drive.*
Note: Condition has been satisfied.
4. *An additional twenty (20) foot wide special building setback line shall be established adjacent to the twenty (20) feet of right-of-way being dedicated in Condition No. 3 of this contract.*
No building(s) or structure(s) shall be constructed within the special building setback line, except that surplus off-street parking shall be allowed.
Note: Proposed development complies.
5. *The property shall not be used for any type of residential purposes.*
Note: Proposed development complies.
6. *There shall be no vehicular ingress and egress from this property to Hidden Way.*
Note: There is no vehicular ingress and egress to Hidden Way.
7. *Within two (2) years from the date of this contract, either upon written demand by the City of El Paso or upon demand of the property owner, the property owner shall sell to the City a 2.87-acre parcel of land adjacent to the existing Northwest Corral at a price that is mutually agreed upon by both parties.*
If the City fails to exercise its option within two (2) years, the property owner shall be released from this requirement of the contract.
Note: Condition not applicable.
8. *No billboards will be allowed on the property.*
Note: Proposed development complies.
9. *Prior to the issuance of any building permits, the property owner shall submit a site plan to be approved by the City Plan Commission and City Council.*
10. **Note: Condition satisfied through this request.**

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The property to the north is developed with a drainage facility and is zoned R-4 (Residential). Properties to the south are zoned R-5 (Residential) and are developed with single-family homes. To the east, the property is zoned R-3 (Residential) and includes the adjacent interstate highway. Properties to the west are zoned R-2A (Residential) and also consist of single-family dwellings. The nearest school, Zach White Elementary, is located approximately 0.9 miles from the site, while the closest park, Keystone Heritage Park, is about 0.05 miles away.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. In accordance with Ordinance No. 8929, dated March 3, 1987, the property owner is required to obtain Detailed Site Development Plan approval from both City Plan Commission and City Council prior to the issuance of any building permits for the subject property.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.	Yes. The subject property is proposing the use of a large recycling collection facility, which is permitted by right in the C-4 (Commercial) zone district. The development is also subject to the supplemental use regulations outlined in Section 20.10.520 – recycling collection facilities, all of which are being met.
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.	There are no Historic Districts or Special Designations on the subject property.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property will be provided from Doniphan Drive, which is designated as a freeway in the City of El Paso’s Major Thoroughfare Plan (MTP). The existing roadway infrastructure is suitable to support the proposed development. There are three (3) bus stops within a 0.25-mile walkable distance, with the closest located approximately 0.07 miles away at the intersection of Doniphan Drive and Frontera Road. Sidewalks currently exist within the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from the reviewing departments.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

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:

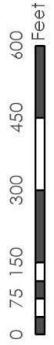
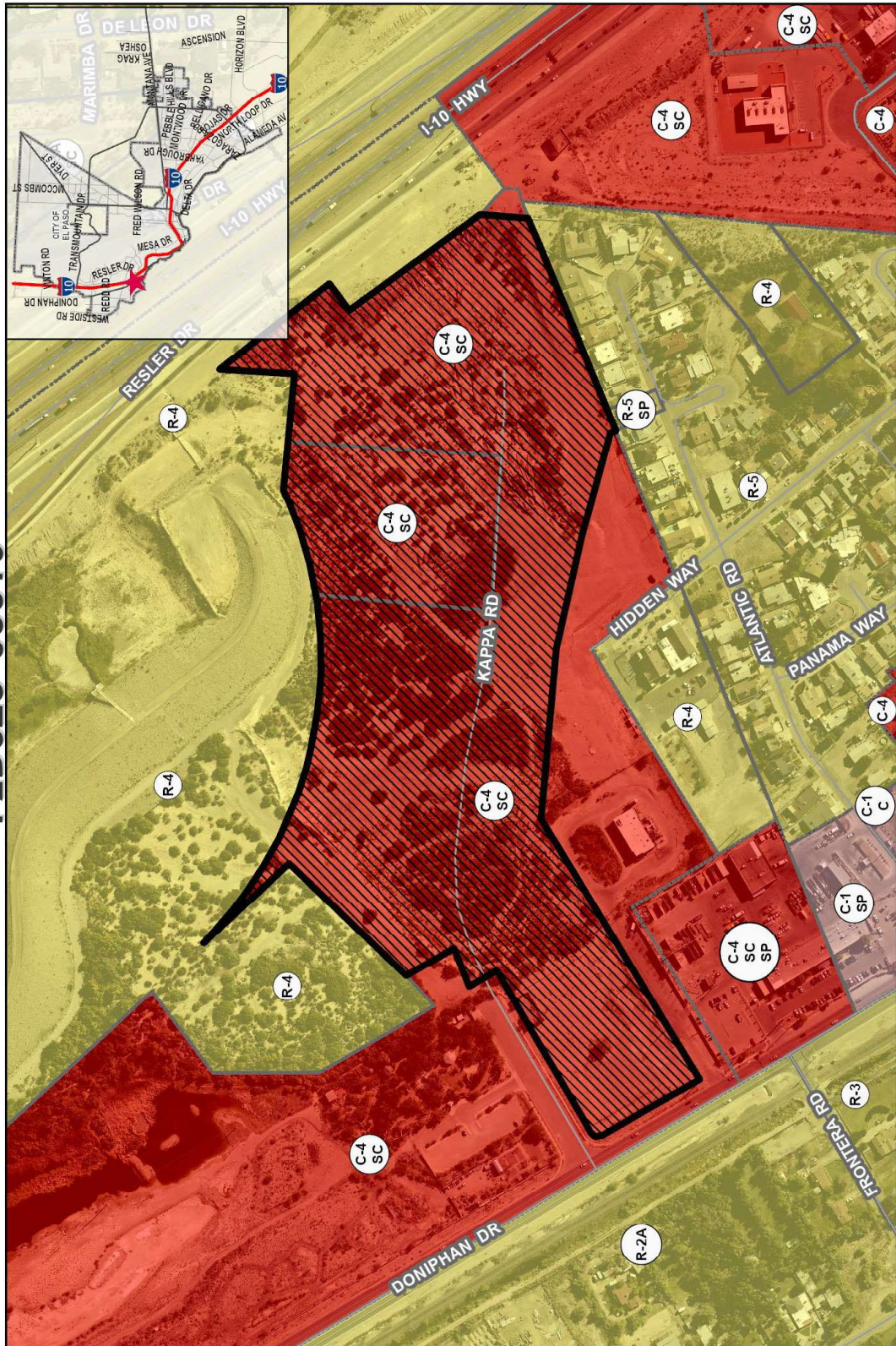
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
2. **Approve/Recommend Approval of the Detailed Site Development Plan 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. **Deny/Recommend Denial** of the Detailed Site Development Plan, 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 Plan
3. Elevations
4. Ordinance No. 8929
5. Department Comments

ATTACHMENT 1

PZDS25-00016

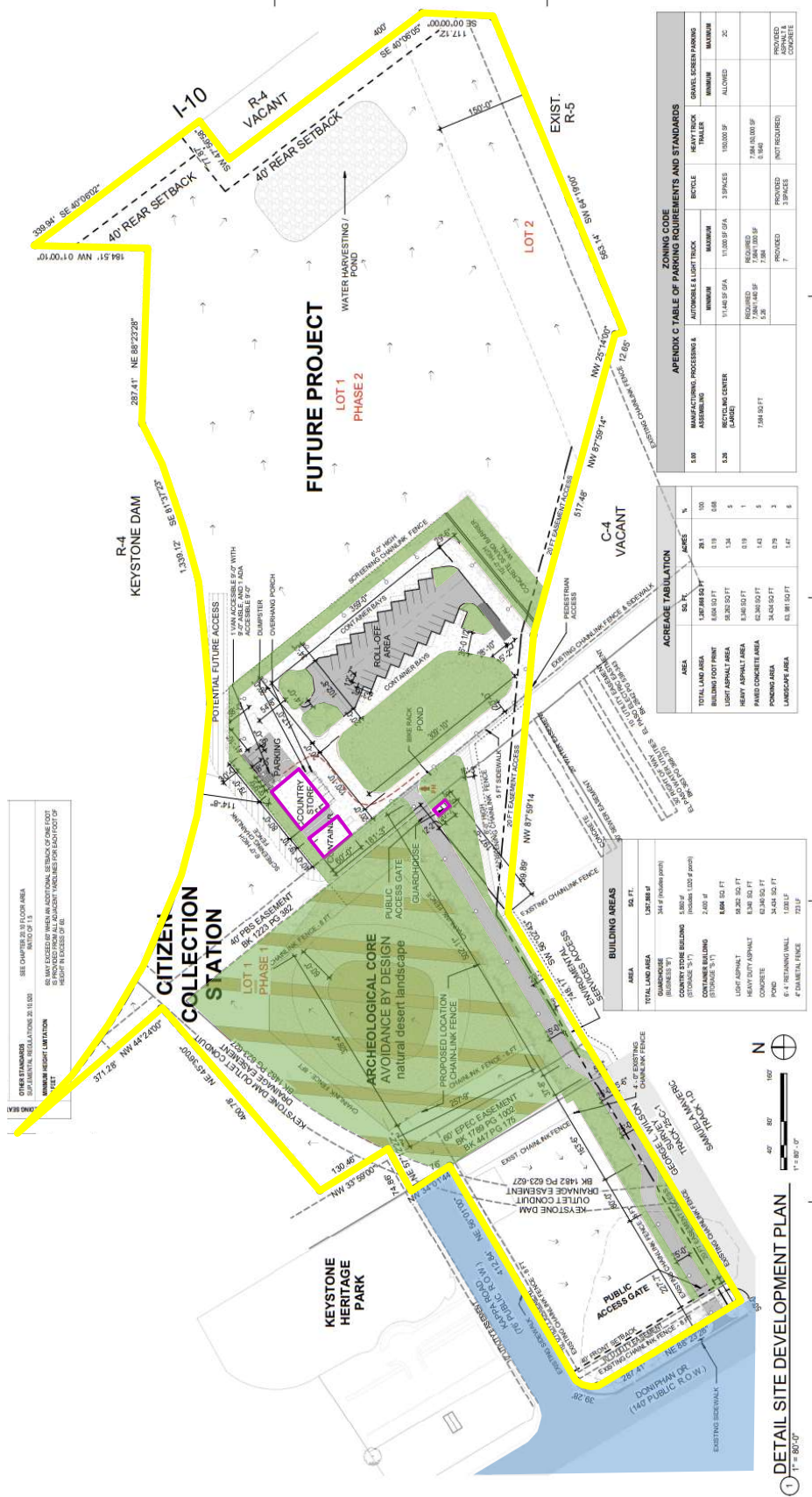


Subject Property

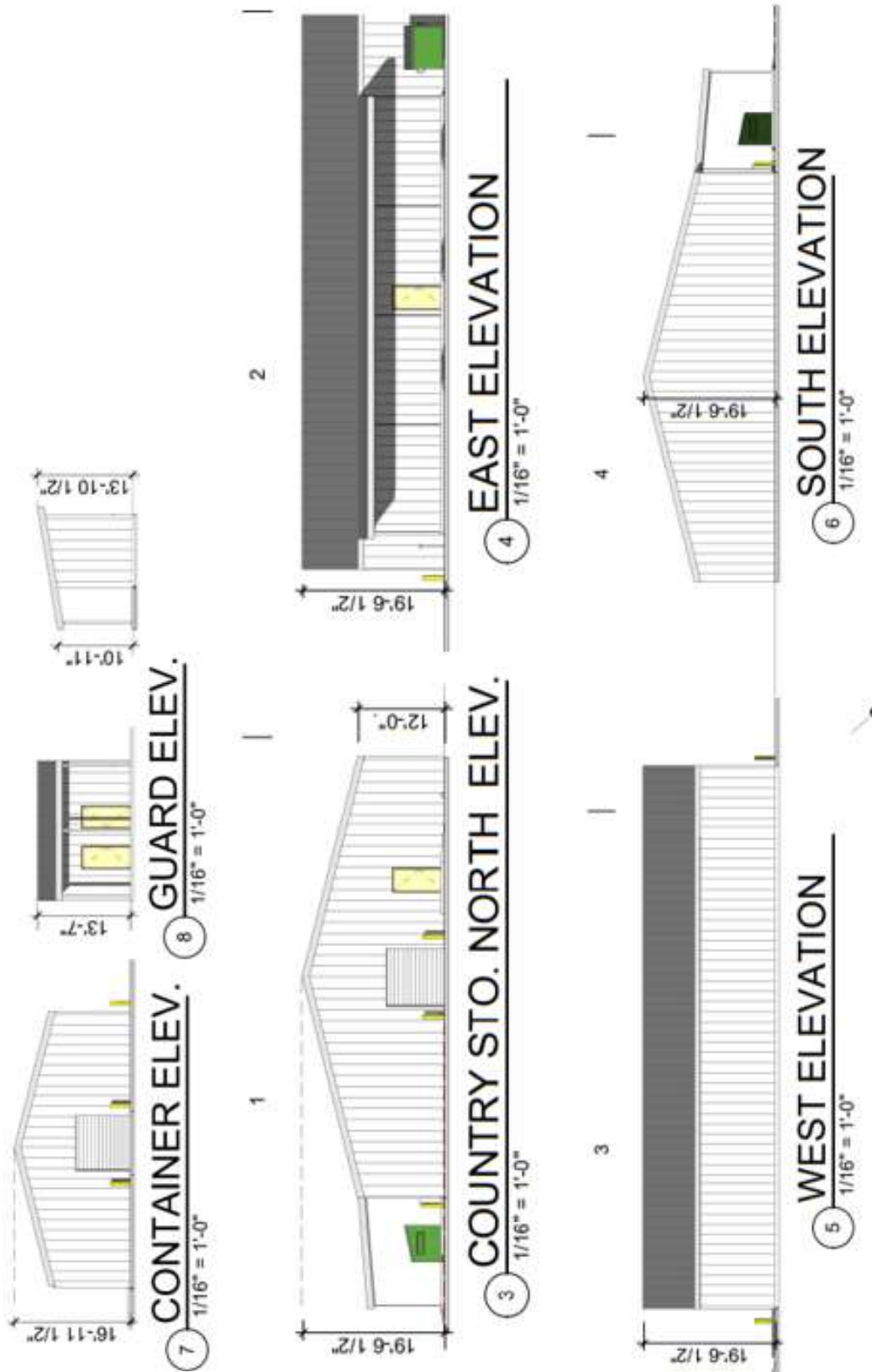


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to incorrect conclusions. The City of El Paso Planning Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3



ATTACHEMENT 4

008929

AN ORDINANCE CHANGING THE ZONING OF
A PORTION OF A.F. MILLER
SURVEY NO. 210 AND 213; C.A. ENGELSFREUND
SURVEY NO. 112; B.B.B. & C. RAILROAD
SURVEY NO. 154; G.L. WILSON SURVEY NO. 91
AND S.A. MAVERICK SURVEY NO. 174
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 OF THE EL PASO CITY CODE

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

That the zoning of a portion of A.F. Miller Survey No. 210 and 213; C.A. Engelsfreund Survey No. 112; B.B.B. & C. Railroad Survey No. 154; G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-4 (Residential) to C-4 (Commercial) within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 17th day of February,
1987.

Jonathan W. Rogers
Mayor

Carole Hunter
City Clerk

APPROVED AS TO FORM:

Ricardo Santos
Assistant City Attorney

APPROVED AS TO CONTENT:

Roy Gilman
Planning Department

ZNG5:86-5228

008929
Contract (2-17-87)

that the zoning map has been revised to
the amendment of ordinance #8929
Bongaly Date 4-10-87

4-10-87 L.D.
4-10-87
4-11-87 *Bldg. Inspection*
4-10-87 CONTROL *Bongaly*



Portion A.F. MILLER SURVEY NOS. 210 & 213
And
Portion C.A. ENGELSFREUND SURVEY NO. 112
And
Portion B.B.B. & C. RAILROAD SURVEY NO. 154
And
Portion G.L. WILSON SURVEY NO. 91
And
Portion S.A. MAVERICK SURVEY NO. 174

El Paso, Texas

February 6, 1987

PARCEL NO. 7

Beginning at a point on the south boundary line of the C.A. Engelsfreund Survey No. 112; point being the southeast corner of the J.F. Driscoll Survey No. 372, City of El Paso, El Paso County, Texas:

Thence North along the east boundary of said J.F. Driscoll Survey No. 372 a distance of 428.78 feet:

Thence North 88°-23'-28" East a distance of 161.12 feet:

Thence North 01°-00'-10" West a distance of 185.51 feet to a point on the southwesterly right-of-way line of U.S. Interstate Highway No. 10:

Thence South 40°-06'-02" East along said southwesterly right-of-way line a distance of 340.17 feet to a point on the westerly right-of-way line of an El Paso Natural Gas Company right-of-way:

Thence South 47°-56'-58" West a distance of 78.56 feet to the northwest corner of said El Paso Natural Gas Company right-of-way:

Thence South 40°-06'-02" East along the northwesterly right-of-way line of said El Paso Natural Gas Company right-of-way a distance of 400.00 feet:

Thence South along the westerly right-of-way line of said El Paso Natural Gas Company right-of-way line a distance of 117.10 feet:

Thence South 64°-19'-00" West a distance of 987.40 feet:

Thence North 42°-08'-15" West a distance of 270.00 feet:

Thence South 56°-01'-00" West a distance of 571.17 feet:

1

EXHIBIT "A"

86-5228

Thence South 33°-59'-00" East a distance of 178.36 feet:

Thence South 64°-19'-00" West a distance of 472.69 feet to a point on the easterly right-of-way line of Doniphan Drive:

Thence North 33°-59'-00" West along said easterly right-of-way line a distance of 4456.35 feet to its intersection with the southerly right-of-way line of Osborne Drive:

Thence North 56°-01'-00" East along said southerly right-of-way line a distance of 863.21 feet:

Thence continuing along said southerly right-of-way line North 49°-53'-58" East a distance of 625.67 feet:

Thence South 42°-21'-41" West a distance of 124.77 feet:

Thence South 41°-15'-15" West a distance of 790.80 feet:

Thence South 17°-53'-15" East a distance of 434.25 feet:

Thence South 42°-33'-17" East a distance of 222.45 feet:

Thence South 41°-09'-20" East a distance of 1364.70 feet:

Thence South 44°-50'-18" East a distance of 851.76 feet:

Thence South 56°-01'-00" West a distance of 209.03 feet:

Thence South 03°-43'-42" East a distance of 260.77 feet:

Thence South 33°-59'-00" East a distance of 304.62 feet:

Thence North 45°-36'-00" East a distance of 431.28 feet:

Thence North 44°-24'-00" West a distance of 371.29 feet to the P.C. of a curve to the left:

Thence southeasterly along said curve to the left an arc distance of 1025.04 feet to a point on the west boundary line of J.F. Driscoll Survey No. 372; curve having a radius of 988.03 feet, a central angle of 59°-26'-32" and a long chord bearing of South 72°-31'-00" East a distance of 979.69 feet:

Thence South along said west boundary line a distance of 311.60 feet to the southwest corner of said J.F. Driscoll Survey No. 372:

Thence East along the south boundary line of said J.F. Driscoll Survey No. 372 a distance of 417.50 feet to the point of beginning.

Described parcel lies within said A.F. Miller Survey Nos. 210 & 213, C.A. Engelsfreund Survey No. 112, B.B.B. & C. Railroad Survey No. 154, G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174 and contains 3912830.26 square feet equal to 89.826 acres.



RESOLUTION

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

That the Mayor be authorized to sign a contract between the CITY OF EL PASO and TEXAS COMMERCE BANK - EL PASO, NA, INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF MARY WHITE BOYKIN, DECEASED, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 008929, more particularly described as a portion of A.F. Miller Survey No. 210 and 213; C.A. Engelsfreund Survey No. 112; B.B.B. & C. Railroad Survey No. 154; G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174.

ADOPTED this 17th day of February, 1987.

Jonathan W. Rogers
Mayor

ATTEST
Carole Hunter
City Clerk

APPROVED AS TO FORM:

Ricardo Santos Jr.
Assistant City Attorney

ZNG5:86-5228



THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

SPECIAL WARRANTY
DEED

KNOW ALL MEN BY THESE PRESENTS:

That TEXAS COMMERCE BANK - EL PASO, NA, INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF MARY WHITE BOYKIN, DECEASED, as property owner, of the County of El Paso, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the rezoning of a portion of C.A. Engelsfreund Survey No. 112, B.B.B. & C. Railroad Survey No. 154, G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174, City and County of El Paso, Texas, which is hereby acknowledged, have granted, sold and conveyed and by these presents do grant and convey unto the City of El Paso, the following parcel of land situated in the County of El Paso, State of Texas, as more particularly described below:

Legal description of a parcel of land being a portion of B.B.B. & C. Railroad Company Survey No. 154, C.A. Engelsfreund Survey No. 112, G.A. Wilson Survey No. 91 and the S.A. Maverick Survey No. 174, being more particularly described as follows:

Commencing at a monument Station 60+84.30 being the intersection of the monument line of Doniphan Drive with the centerline of the right-of-way of Bird Road, thence North 33°59'00" West, along the monument line of Doniphan Drive, a distance of one hundred seventy-four and twenty-five hundredths (174.25) feet to a monument on Osborne Drive, thence North 56°01'00" East, along the monument line of Osborne Drive, a distance of fifty and zero hundredths (50.00) feet, thence South 33°59'00" East, a distance of thirty and zero hundredths (30.00) feet, to the southerly right-of-way line of Osborne Drive, same being the TRUE POINT OF BEGINNING.

Thence, North 56°01'00" East, along the southerly right-of-way line of Osborne Drive, a distance of twenty and zero hundredths (20.00) feet;

Thence, South 33°59'00" East, a distance of four thousand four hundred fifty-nine and twenty-seven hundredths (4459.27) feet;

Thence South 64°19'00" West, a distance of twenty and twenty-one hundredths (20.21) feet, to the easterly right-of-way line of Doniphan Drive;

Thence North 33°59'00" West, along the easterly right-of-way line of Doniphan Drive, a distance of four thousand four hundred fifty-six and thirty-five hundredths (4456.35) feet to the point of beginning;

Said parcel of land contains 89,156.17 square feet or 2.047 acres more or less.

TO HAVE AND TO HOLD the above-described premises, together with

Ord # 8929
Contract



all and singular the rights and appurtenances thereto in anywise
belonging, unto the said City of El Paso and its assigns, forever;
and the Grantors do hereby bind themselves, their heirs, executors,
administrators, successors and assigns to warrant and forever defend
all and singular and said premises unto the said City of El Paso and
its assigns against every person whomsoever lawfully claiming or to
claim the same or any part thereof, by, through or under us but not otherwise.

WITNESS the following signatures this 31 day of

March, 1987.

PROPERTY OWNER:
TEXAS COMMERCE BANK - EL PASO,
NA, INDEPENDENT EXECUTOR AND
TRUSTEE UNDER THE WILL OF
MARY WHITE BOYKIN, DECEASED

By William C. Geyer
Title Sen Vice Pres

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 31 day of
March, 1987, by WILLIAM C. GEYER as
representative on behalf of TEXAS COMMERCE BANK - EL PASO, NA,
INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF MARY WHITE BOYKIN,
DECEASED.

My Commission Expires:

JOSEPH N. SAYLOR, Notary Public
For the State of Texas
My Commission Expires 6-1-88

Joseph N. Saylor
Notary Public, State of Texas

ZNG5:86-5228

39459

11/21 Pictos

THE STATE OF TEXAS)
COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT, made this 17th day of February, 1987, by and between TEXAS COMMERCE BANK - EL PASO, NA, INDEPENDENT EXECUTOR AND TRUSTEE UNDER THE WILL OF MARY WHITE BOYKIN, DECEASED, First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of a portion of A.F. Miller Survey No. 210 and 213; C.A. Engelsfreund Survey No. 112; B.B.B. & C. Railroad Survey No. 154; G.L. Wilson Survey No. 91 and S.A. Maverick Survey No. 174, City and County of El Paso, Texas, which is more particularly described by metes and bounds in the attached Exhibit "A" which is made a part hereof by reference. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned from R-4 (Residential) to C-4 (Commercial) within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. Prior to the issuance of any building permits, a subdivision plat must be approved by the City Plan Commission and filed of record with the County Clerk.
2. No building(s) shall be constructed closer than fifty (50) feet to the southerly property line adjacent to St. Judes Church and the Pacific Park Subdivision.
3. At the time the rezoning request is approved by the Mayor and City Council, the property owner shall dedicate twenty (20) feet of right-of-way for the widening of Doniphan Drive.
4. An additional twenty (20) foot wide special building setback line shall be established adjacent to the twenty (20) feet of right-of-way being dedicated in Condition No. 3 of this contract.

No building(s) or structures(s) shall be constructed within the special building setback line, except that surplus off-street parking shall be allowed.

5. The property shall not be used for any type of residential purposes.
6. There shall be no vehicular ingress and egress from this property to Hidden Way.
7. Within two (2) years from the date of this contract, either upon written demand by the City of El Paso or upon demand of the property owner, the property owner shall sell to the City a 2.87 acre parcel of land adjacent to the existing Northwest Corral at a price that is mutually agreed upon by both parties.

If the City fails to exercise its option within two (2) years,

(2-1-1)
AUG 6 1987
87-5228
LANDING DEPARTMENT

1753 6579

the property owner shall be released from this requirement of the contract.

8. No billboards will be allowed on the property.
9. Prior to the issuance of any building permits, the property owner shall submit a site plan to be approved by the City Plan Commission and City Council.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above restrictions, conditions and covenants in its direction without the consent of any third person who may be benefited thereby, and without affecting the validity, or necessitating the amendment of, the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

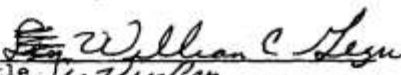
ATTEST:

Secretary

ATTEST:

City Clerk

FIRST PARTY:
TEXAS COMMERCE BANK - EL PASO

By 
Title President

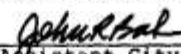
SECOND PARTY:
CITY OF EL PASO

By 
Mayor

APPROVED AS TO CONTENT:


Planning Department

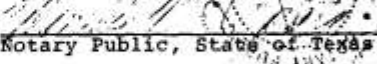
APPROVED AS TO FORM:


Assistant City Attorney

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 30 day of August, 1987, by William C. Legu, as President, for TEXAS COMMERCE BANK - EL PASO.

My Commission Expires:
Notary Public


Notary Public, State of Texas

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the request. The proposed use is permissible by right in the C-4/sc (Commercial/special contract) zone district and is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site. 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

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 encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to application.

Streets Lighting:

No objections to application.

Doniphan Dr. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

For the development of the 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 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.

El Paso Water

No comments provided.

Stormwater:

We have reviewed this property under El Paso West Collection Center and provided the following comments:

Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.

EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

Does not have any comments.

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.

El Paso Electric

Please note the existing transmission and feeder lines within the area, any grade changes or fencing will need to be reviewed and approved by our departments for safety guidelines. We have attached a copy of our ROW Guidelines for the developers review.