

191 Gem

City Plan Commission — May 8, 2025

SITE PLAN



CASE NUMBER:	PZDS25-00009
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Camino Real Investments I, LTD
REPRESENTATIVE:	Charles Mais
LOCATION:	191 Gem St. (District 8)
PROPERTY AREA:	1.09 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 9198
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting approval of Detailed Site Development Plan review as required per Ordinance No. 9198, dated May 9, 1989. The applicant proposes to develop the subject property as a business and a medical offices.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-3/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.

PZDS25-00009



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. Bridgements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 25 50 100 150 200 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 per Ordinance No. 9198, dated May 9, 1989, which requires approval from the City Plan Commission and City Council prior to issuance of building permits. The site plan proposes the development of a 1.09-acre lot at 191 Gem Street for a medical and business office. The proposed single-story building will include a total of 6,354 square feet of office space and meets the minimum requirement of eighteen (18) parking spaces. The applicant is providing a total of fifty-three (53) parking spaces, which exceeds the required minimum and complies with Section 20.14.050.E. This section requires at least one (1) additional parking lot tree for every five (5) parking spaces provided beyond the maximum allowed. The project will also include three bicycle parking spaces. A designated pedestrian pathway will offer direct access from the public sidewalk to the building, while vehicular access will be provided from Gem Street.

PREVIOUS CASE HISTORY: Ordinance No. 9198 (Attachment 4), dated May 9, 1989, rezoned the property from R-3 (Residential) to A-2 (Apartment) with specific conditions. Later, Ordinance No. 13127, dated March 25, 1997, changed the zoning from A-2/sc (Apartment/special contract) to C-3/sc (Commercial/special contract), carrying forward the same conditions that were previously imposed. The applicable conditions are the following:

1. Prior to the issuance of a building permit for any parcel, a subdivision plat must be filed of record for that particular parcel.

Note: Condition has been met.

2. The maximum height of any buildings constructed on those portions of Parcels 3 and 5 which abut Sandcastle and Coronado Hills Subdivisions, or any buildings constructed on Parcel 4, shall not be higher than the finished grade of these two subdivisions.

Note: Complies with this condition.

3. Prior to the issuance of a building permit for Parcels 3, 4 and 5, a detailed site development plan must be approved by the City Plan Commission and the Mayor and City Council.

Note: Condition is satisfied through this request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development aligns with the surrounding commercial uses, maintaining compatibility with similar zoned properties. To the north, the property is zoned C-3/sc (Commercial/special contract) and is currently apartments. Properties to the west and south are currently vacant and zoned C-3/sc (Commercial/special contract) and the property to the East is zoned (A-2 Apartment) and is currently vacant. The nearest school, Coronado High School, is approximately 1.8 miles away, while the closest park, Desert Pass Park is 0.14 miles from the site.

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. Per Ordinance No. 9198, dated May 9, 1989, the property owner must obtain Detailed Site Development Plan Approval by the City Plan Commission and City Council prior to the issuance of any building permits for the subject property.

<p>Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met</p> <p>C-3 (Commercial) District: The purpose of these districts is to accommodate establishments providing goods or rendering 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 districts 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>	<p>Yes. The subject property is proposing the use of business and medical offices, which are permitted by right in the C-3 (Commercial) zone district.</p>
<p>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<p>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.</p>	<p>There are no Historic Districts or Special Designations on the subject property.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.</p>	<p>There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Gem Street, which is designated as a collector road in the City of El Paso's Major Thoroughfare Plan (MTP). The existing roadway is adequate to support the proposed development. While there are no bus stops within a walkable distance (0.25 miles), the nearest stop is approximately 0.47 miles away on Mesa Street. Although sidewalks are not currently present along Gem Street, they shall be constructed as part of the development to improve pedestrian accessibility. Existing sidewalks are available on surrounding streets.

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:

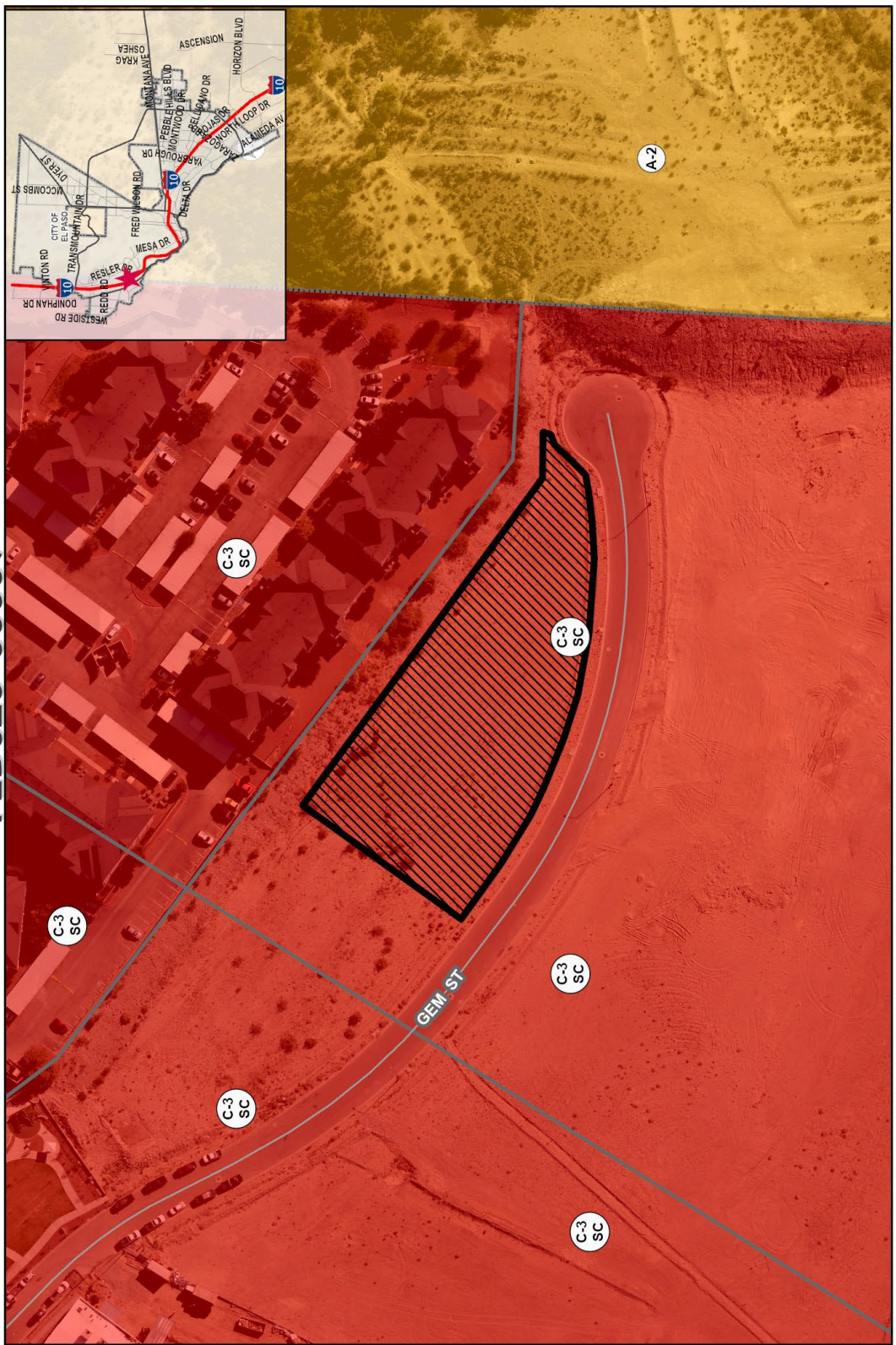
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (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. 9198
5. Department Comments

ATTACHMENT 1

PZDS25-00009



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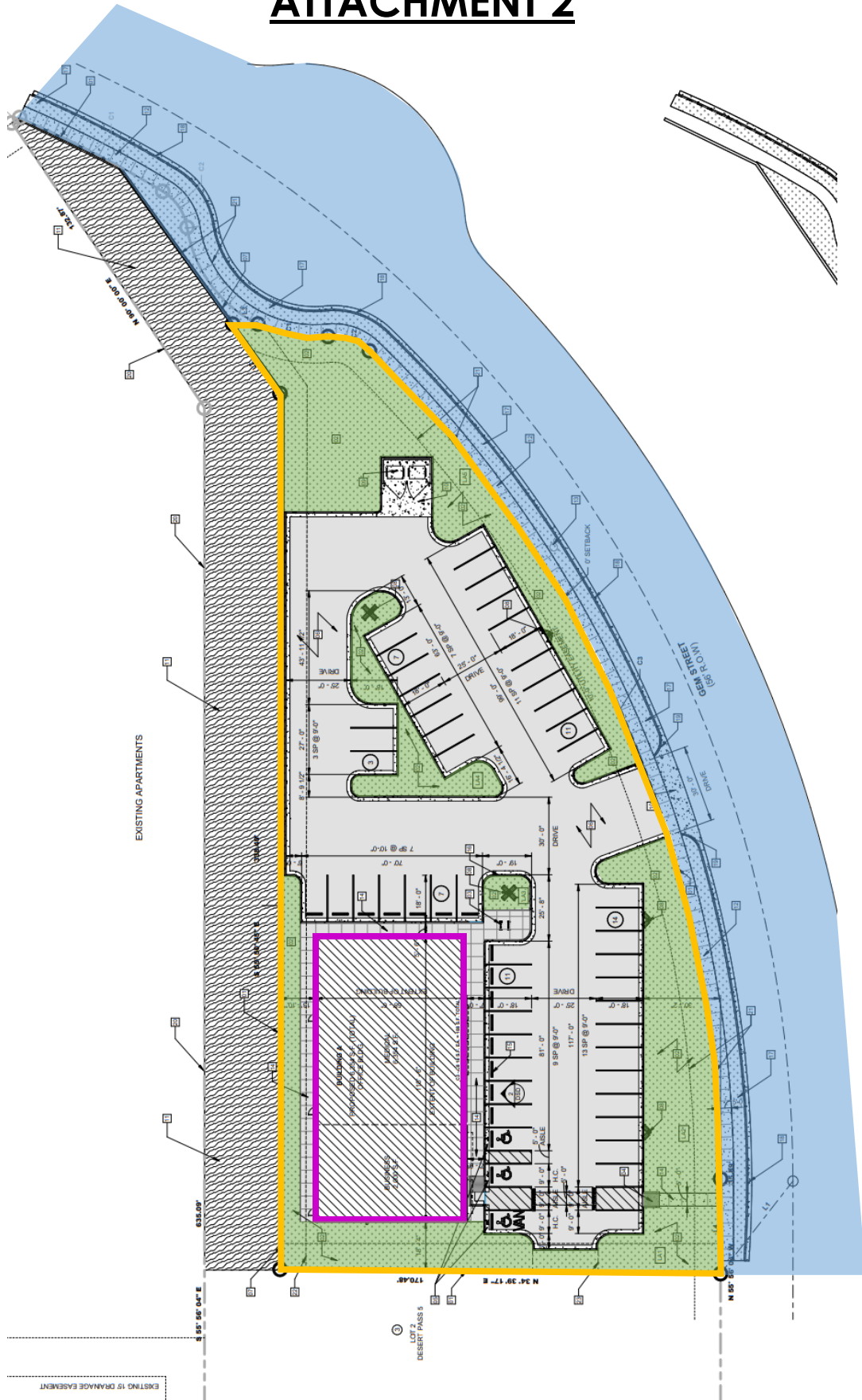
N
W E S

Subject Property

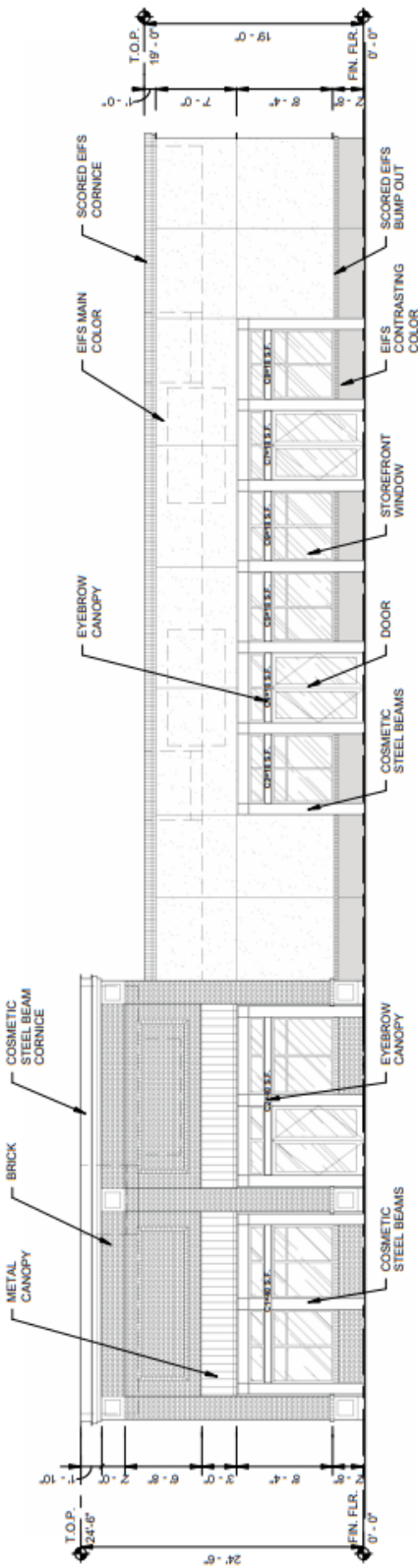
CITY OF EL PASO TEXAS

0 25 50 100 150 200 Feet

ATTACHMENT 2



ATTACHMENT 3



2 BUILDING A SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

ATTACHMENT 4

87-5313

009198

AN ORDINANCE CHANGING THE ZONING OF
PORTIONS OF A.F. MILLER SURVEYS NO. 210 AND 213;
A PORTION OF J.F. DRISCOLL SURVEY NO. 372; AND A
PORTION OF C.A. ENGELFRIEND SURVEY NO. 112.
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 portions of A.F. Miller Surveys No. 210 and 213; a portion of J.F. Driscoll Survey No. 372; and a portion of C.A. Engelfruend Survey No. 112, as more particularly described by metes and bounds in the attached Exhibit "A", be changed as follows:

Parcel No. 1: R-3 (Residential) to C-3 (Commercial)
Parcel No. 2: R-3 (Residential) to A-0 (Apartment/Office)
Parcel No. 3: R-3 (Residential) to A-2 (Apartment)
Parcel No. 4: R-3 (Residential) to C-4 (Commercial)
Parcel No. 5: R-3 (Residential) to A-2 (Apartment)
Parcel No. 6: R-3 (Residential) to R-3A (Residential)

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 27th day of October, 1987.

ATTEST:

Carole Hunter
City Clerk

Jonathan W. Rogers
Mayor
I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISIONED: NO.
7-25-87 CONTROL
7-25-87 CONTROL
7-25-87 CONTROL
7-25-87 CONTROL

APPROVED AS TO FORM:

C. Gutierrez
Assistant City Attorney

APPROVED AS TO CONTENT:

Ray Gilford
Department of Planning,
Research and Development

ZNG3:5313.87

I certify that the zoning map has been revised to
reflect the amendment of ordinance 09198

009138 7-25-87
Date: 7-25-87

RECEIVED

MAY 22 1989

PLANNING DEPT.
LAND DEVELOPMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT made this 9th day of May, 1989, by and between INTERNATIONAL CITY DEVELOPERS, INC., First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for the rezoning of portions of A.F. Miller Surveys No. 210 and 213; a portion of J.F. Driscoll Survey No. 372; and a portion of C.A. Engelfruend Survey No. 112, 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 as follows:

- Parcel No. 1: R-3 (Residential) to C-3 (Commercial)
- Parcel No. 2: R-3 (Residential) to A-O (Apartment/Office)
- Parcel No. 3: R-3 (Residential) to A-2 (Apartment)
- Parcel No. 4: R-3 (Residential) to C-4 (Commercial)
- Parcel No. 5: R-3 (Residential) to A-2 (Apartment)
- Parcel No. 6: R-3 (Residential) to R-3A (Residential)

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 a building permit for any parcel, a subdivision plat must be filed of record for that particular parcel.
2. The maximum height of any buildings constructed on those portions of Parcels 3 and 5 which abut Sandcastle and Coronado Hills Subdivisions, or any buildings constructed on Parcel 4, shall not be higher than the finished grade of these two subdivisions.

3. Prior to the issuance of a building permit for Parcels 3, 4 and 5, a detailed site development plan must be approved by the City Plan Commission and the Mayor and City Council.
4. Any subdivision plat(s) approved for Parcel 5 (A-2) must provide for the dedication, improvement and extension of Alto Mesa Drive, to Resler Drive.
5. The extension of Marcena Drive through Parcel 5 is prohibited.

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 discretion 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:

SIGNATURES CONTINUE ON NEXT PAGE

FIRST PARTY:
INTERNATIONAL CITY DEVELOPERS, INC.

By *John G. Foster*
Title VICE - PRES

ATTEST:

N/A
Secretary

SECOND PARTY:
THE CITY OF EL PASO

By *[Signature]*
Mayor

ATTEST:

Carol G. Foster
City Clerk

APPROVED AS TO FORM:

C. McDonald
Assistant City Attorney

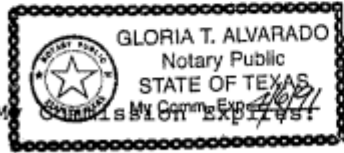
APPROVED AS TO CONTENT:

Ray Hilgard
Department of Planning,
Research and Development

ACKNOWLEDGEMENT

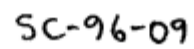
THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 11th
day of May, 1989, by *John G. Foster* as
Vice-President on behalf of INTERNATIONAL CITY DEVELOPERS,
INC.



Gloria T. Alvarado
Notary Public, State of Texas
Notary's Printed or Typed Name
Gloria T. Alvarado

ACKNOWLEDGEMENTS CONTINUE ON NEXT PAGE



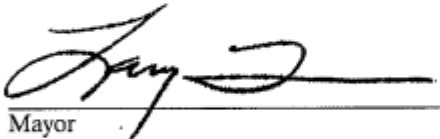
RESOLUTION

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

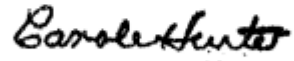
THAT the Mayor be authorized to sign an Amendment of Contract Condition between Resler Ridge, Ltd. and the City of El Paso, amending Contract #9198 dated October 27, 1987, to release a condition on a portion of Tract 16A, A. F. MILLER SURVEY NO. 213, in El Paso County as further described in Exhibit "A" to said Contract.

ADOPTED this 29th day of Oct., 1996.

THE CITY OF EL PASO


Mayor

ATTEST:

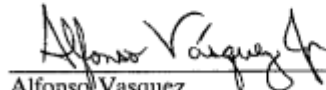


City Clerk

APPROVED AS TO FORM:


John F. Nance
Assistant City Attorney

APPROVED AS TO CONTENT:


Alfonso Vasquez
Department of Planning, Research and
Development

NANCIEBUTLER/PLA

50-96-09

THE STATE OF TEXAS }
 }
COUNTY OF EL PASO } AMENDMENT OF CONTRACT CONDITION

WHEREAS, a contract was entered into on October 27, 1987, by and between International City Developers, Inc., a registered Texas corporation, and the City of El Paso, Texas, a home-rule municipal corporation, on certain property in El Paso County, Texas, and more fully described below; and

WHEREAS, application for amendment of a condition placed on the property described herein has been made by Resler Ridge, Ltd., the successor in title and interest to the property; and

WHEREAS, a public hearing regarding such amendment was held before the City Plan Commission, which has recommended approving the amendment of the contract condition, which has been satisfied; and

WHEREAS, the City Council of the City of El Paso has determined that the restrictions, conditions and covenants contained in said Contract should be amended because the restrictions thereof are no longer necessary, or the conditions thereof have been fulfilled;

NOW, THEREFORE, BE IT KNOWN BY ALL MEN BY THESE PRESENTS:

THAT the City of El Paso has amended, and by these presents does hereby amend a portion of Condition 4 imposed by that Contract #9198 dated October 27, 1987, by and between International City Developers, Inc., and the City of El Paso, on the property described as a portion of Tract 16A, A. F. MILLER SURVEY NO. 213, El Paso County. The condition shall no longer require the improvement of certain right of way and shall be amended to read as follows:

NANCB4227J3ZON/PLA1

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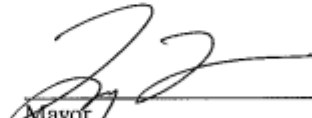
4. Any subdivision plat(s) approved for Parcel 5 (A-2) must provide for the dedication of sufficient right of way across such parcel for the extension of Alto Mesa Drive to Resler Drive; provided, however, that such dedication shall not require the party making such dedication to construct any road or street within such right of way.

Reference is hereby made to the Contract, attached as Exhibit "A", and incorporated herein, for all purposes, for the provisions thereof.

Except as herein provided, all other terms and conditions remain in effect as to any other property included in the terms of the Contract. This instrument shall not release the restrictions, conditions and covenants contained in any zoning contract other than specifically listed above.

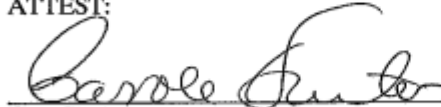
EXECUTED this 29th day of October, 1996.

THE CITY OF EL PASO



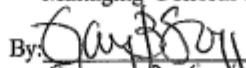
Mayor

ATTEST:



City Clerk

RESLER RIDGE, LTD.,
By HUNT BUILDING CORPORATION
Managing General Partner

By: 

Gary B. Sepp, Vice President
(printed name/title)

(Signatures continued on following page)

APPROVED AS TO FORM:

John F. Nance
John F. Nance
Assistant City Attorney

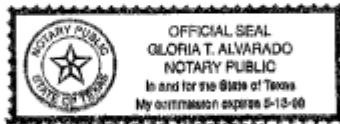
APPROVED AS TO CONTENT:

Alfonso Vasquez
Alfonso Vasquez
Department of Planning, Research and
Development

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 20th day of October 1996,
by LARRY FRANCIS as Mayor of the City of El Paso.



My Commission Expires:

May 13, 1999

Gloria T. Alvarado
Notary Public, State of Texas
Notary's Printed or Typed Name:
GLORIA T. ALVARADO

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 29th day of October 1996,
by Gary Sapp as V. president on behalf of HUNT BUILDING
CORPORATION.

My Commission Expires:

Carmen Hoover
Notary Public, State of Texas
Notary's Printed or Typed Name:

NANCIB42237.920MPLA1

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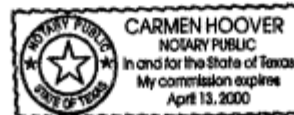


EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 16 A, A.F. Miller Survey No. 213, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

The Northwest corner of Coronado Villa Nait Eight for the "POINT OF BEGINNING";

Thence North $83^{\circ}14'53''$ West a distance of 70.41 feet;
 Thence North $47^{\circ}29'23''$ East a distance of 325.18 feet;
 Thence North $31^{\circ}35'04''$ East a distance of 628.16 feet;
 Thence North $22^{\circ}00'39''$ East a distance of 380.17 feet;
 Thence South $89^{\circ}57'00''$ East a distance of 1,790.82 feet;
 Thence South $00^{\circ}03'00''$ West a distance of 16.39 feet;
 Thence South $60^{\circ}44'00''$ West a distance of 382.50 feet;
 Thence South $75^{\circ}05'00''$ West a distance of 680.20 feet;
 Thence South $60^{\circ}05'00''$ West a distance of 381.50 feet;
 Thence South $58^{\circ}18'00''$ West a distance of 368.40 feet;
 Thence South $78^{\circ}56'00''$ West a distance of 367.50 feet;

Thence South $61^{\circ}54'00''$ West a distance of 135.00 feet to the "POINT OF BEGINNING" and containing 1,005,242.72 square feet or 23.077 acres of land more or less.

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the request. The proposed use is permissible by right in the C-3/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 comments provided.

Planning and Inspections Department – Land Development

1. No objections to proposed detailed site plan.
2. Incorporate principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Traffic Engineering:

No objections to application.

Street Lights Department

Does not object to this request.

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 a project 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.

Sun Metro

No comments provided.

El Paso Water

EPWater-PSB does not object to this request.

There is an existing 8-inch diameter water main that extends along Gem Street, located approximately 18-feet south of the northern right-of-way line.

From the above described main, there are two existing 8-inch diameter water main stub-outs extending north in the direction of the subject property. These stub-outs are available to provide service.

Previous water pressure from fire hydrant #09772, located on Hunter Creek Drive, has yielded a static pressure of 62 (psi), a residual pressure of 58 (psi), and a discharge of 1,113 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Gem Street, located approximately 33-feet south of the north right-of-way line.

From the above described main, there are two existing 8-inch diameter sewer main stub-outs extending north in the direction of the subject property. These stub-outs are available to provide service.

General:

EPWater 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:

No comments provided.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

911 District

No comments or concerns.

Texas Gas Service

No comments or concerns.

El Paso Electric

No comments or concerns.