



310 S. Mesa Hills Dr. Detailed Site Development Plan

PZDS21-00029

Strategic Goal 3.

Promote the Visual Image of
El Paso

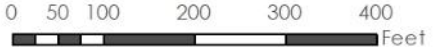




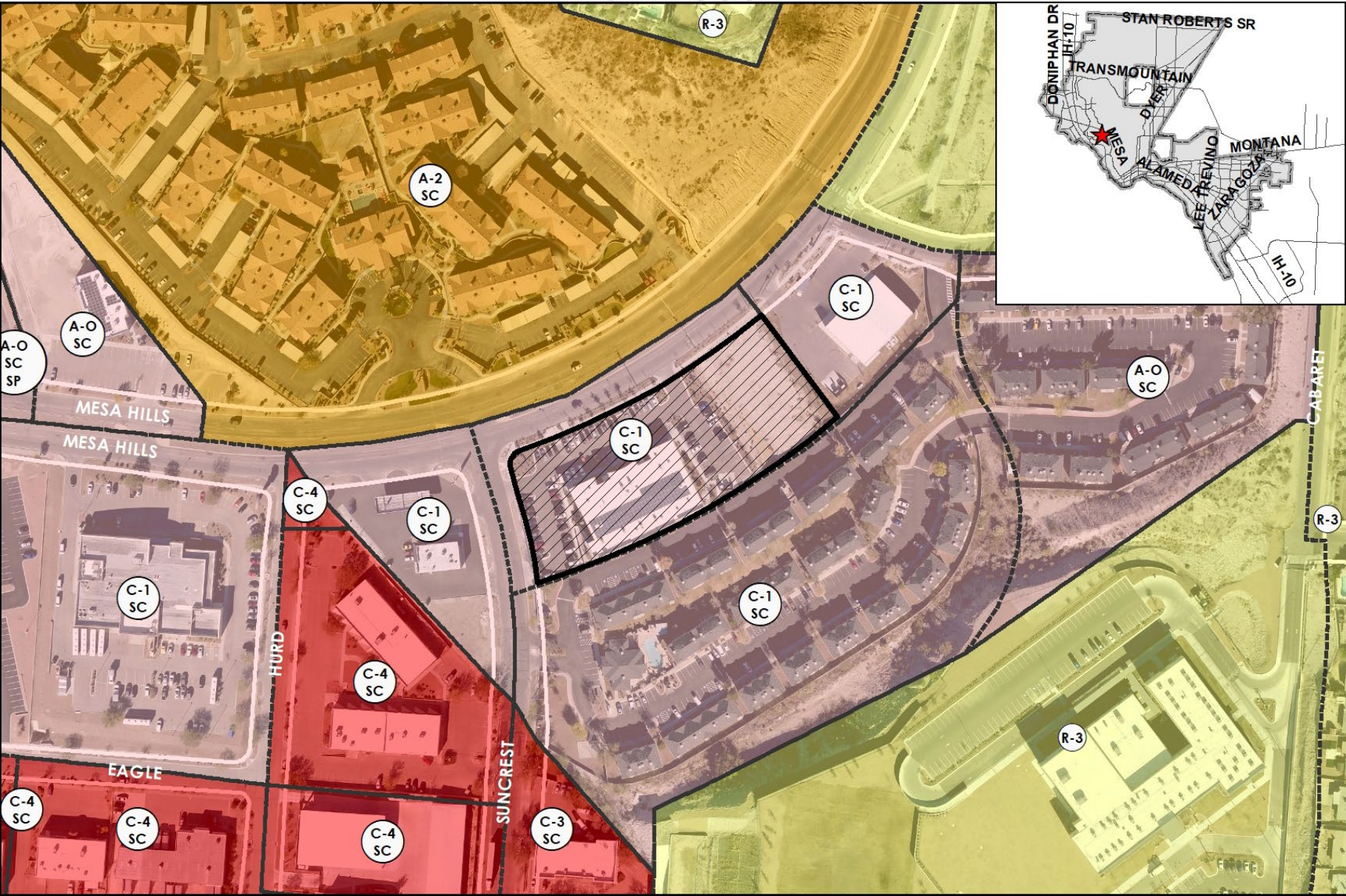
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



Subject Property




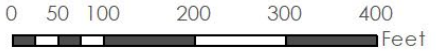
Existing Zoning



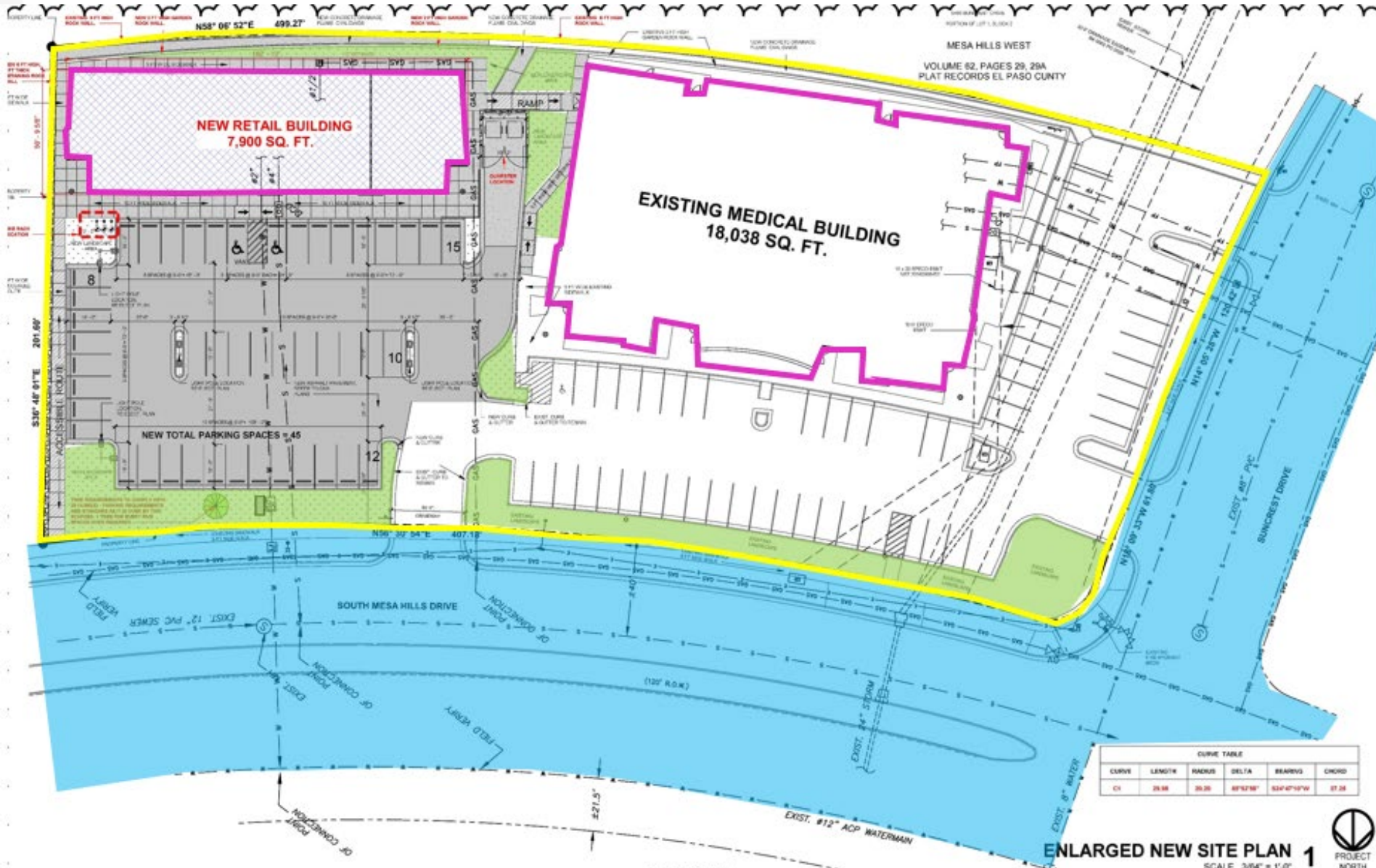
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 Subject Property



Detailed Site Plan



PROJECT DATA

ADDRESS:
310 SOUTH MESA HILLS DR. EL PASO TX 79912

PROJECT DESCRIPTION:
NEW RETAIL SHELL BUILDING W/ 1,800 SQ. FT. TENANT IMPROVEMENT
TOTAL BUILDING AREA = 7,900 SQ. FT.

LEGAL DESCRIPTION:
A PORTION OF LOT 1 BLOCK 2, MESA HILLS WEST, CITY OF EL PASO EL PASO COUNTY, TEXAS.

PROPERTY ID:
GEOGRAPHIC IDENTIFICATION NUMBER: 163476802000-75

LAND AREA:
TOTAL LAND AREA: 91,912 SQ. FT. (2.11 ACRES)

ZONING:
ZONING: C-1 (SC)

SETBACKS:
FRONT: ZERO (MESA HILLS)
SIDE: ZERO
SIDE YARD W/ STREET: 10 FT.
REAR: 50 FT.

PARKING SPACES REQUIREMENTS:
PARKING SPACES REQUIREMENTS: EL PASO, TEXAS CODE OF ORDINANCES

VEHICULAR REQUIREMENTS

EXISTING BUILDING MEDICAL:	1,040 SF OF BUILDING GROSS FLOOR AREA	18,038 SF - 248 SF = 75 SPACES
PHARMACY:	1,030 SF OF BUILDING GROSS FLOOR AREA	1,800 SF - 300 SF = 7 SPACES
RETAIL:	1,000 SF OF BUILDING GROSS FLOOR AREA	6,070 SF - 300 SF = 21 SPACES
MINIMUM TOTAL:	104 PARKING SPACES	
TOTAL PROVIDED:	106 PARKING SPACES	

LANDSCAPE REQUIREMENTS:

TOTAL LAND AREA: 91,912 SQ. FT. (2.11 ACRES)

EXISTING LANDSCAPE AREA: 14,800 SQ. FT.

NEW TOTAL BUILDING AREA (FOOTPRINT): 25,938 SQ. FT.

91,912 (TOTAL LAND) - 25,938 (TOTAL BUILDING AREA, FOOTPRINT) =

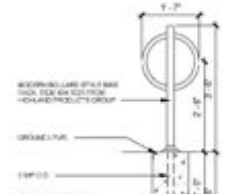
65,974 = **BASE OF LANDSCAPE REQUIRED.**

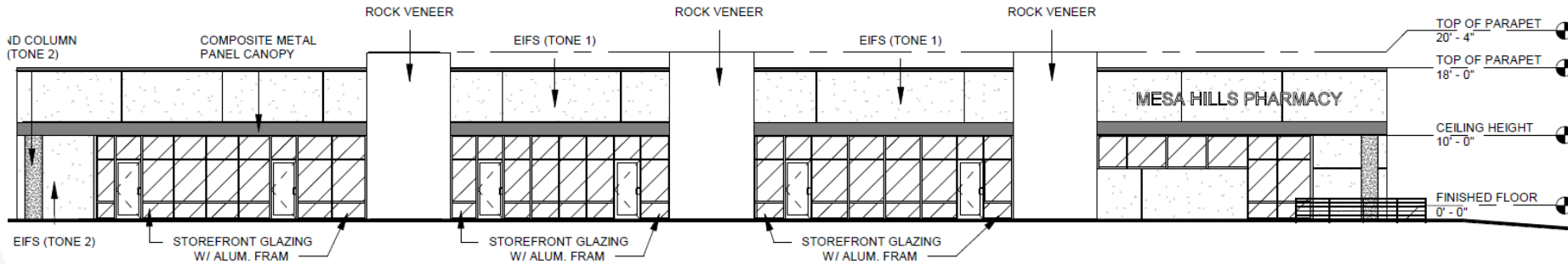
LANDSCAPE PROVIDED: 17,879 SQ. FT.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	28.88	30.26	87°12'18"	S34°47'10"W	27.26

ENLARGED NEW SITE PLAN 1
SCALE 3/64" = 1'-0"

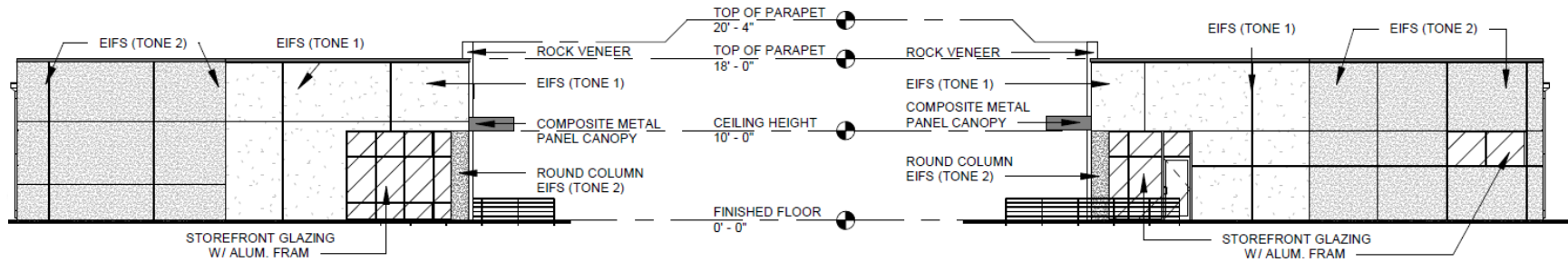




NEW BUILDING EXTERIOR ELEVATION

SCALE 1/16" = 1'-0"
F.F. ELEVATION = 3960.00

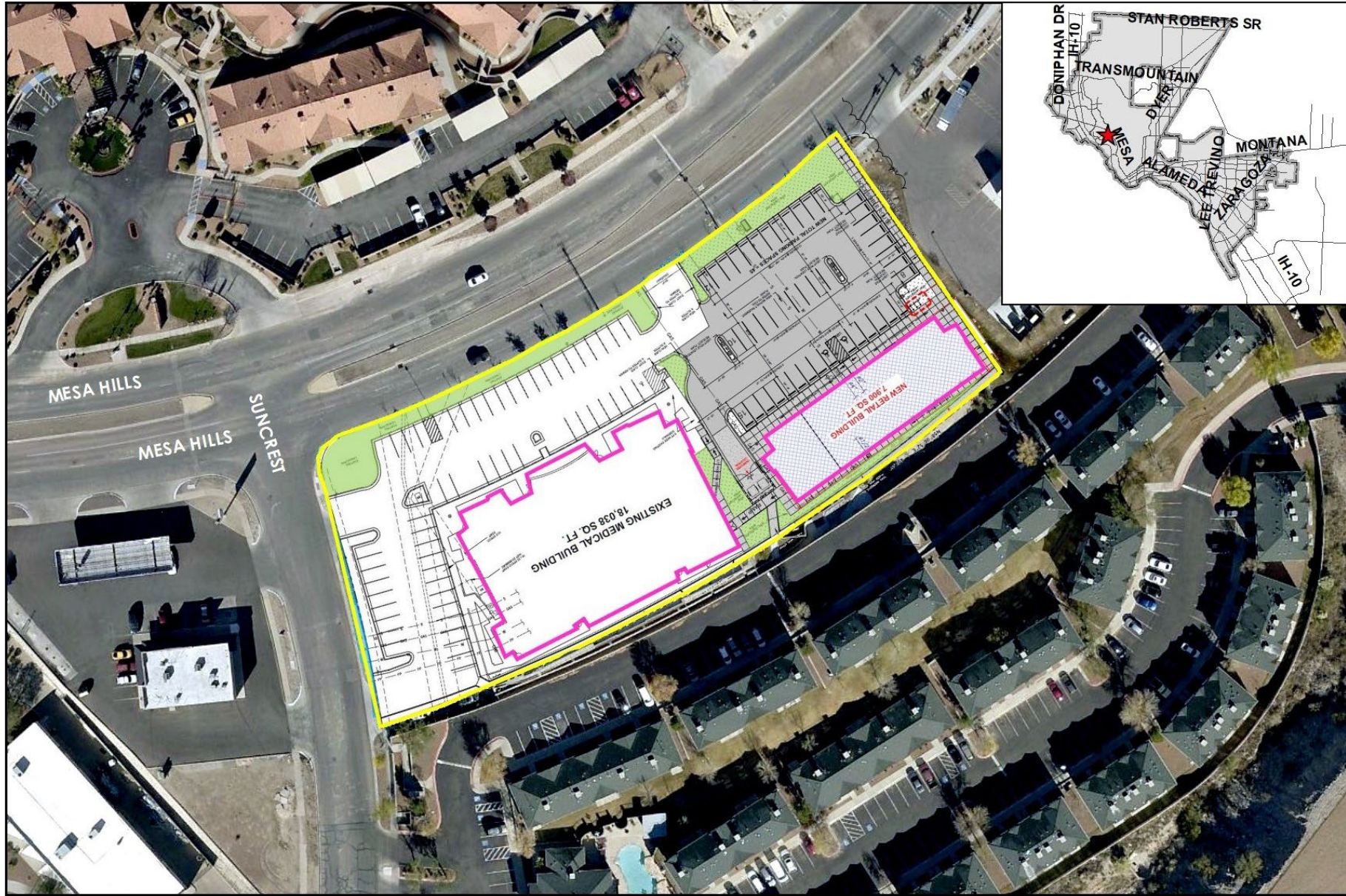
Elevations



EXTERIOR ELEVATION

EXTERIOR ELEVATION

Aerial with Site Plan



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Subject Property

310 S. Mesa Hills



Surrounding Development



W



N



S



E



Public Input

- Notices not required





Recommendation

- Staff recommends approval of the detailed site plan



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People