

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

PUBLIC HEARING DATE: November 23, 2021

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
David Samaniego, (915) 212-1608

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

A Resolution approving a detailed site development plan for the property described as a portion of Lot 1, Block 2, Mesa Hills West, 310 South Mesa Hills Dr., 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: 310 South Mesa Hills Dr.
Applicant: NUASA LLC, PZDS21-00029

BACKGROUND / DISCUSSION:

The applicant is requesting a Detailed Site Development Plan approval, as required per Ordinance 7718, dated September 25, 1985, to allow for the construction of a new retail building. City Plan Commission recommended 8-0 to approve the proposed Detailed Site Development Plan on October 7, 2021. As of November 10, 2021, the Planning Division has not received any communication in support or opposition to the detailed site development plan request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

Philip F. Etiwe – Planning and Inspections Director

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF LOT 1, BLOCK 2, MESA HILLS WEST , 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, NUASA LLC, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval as per SECTION 20.04.150. The detailed site development plan is subject to the development standards in the C-1/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 **allow a retail building** as required under the **C-1/SC (Commercial/special contract) District** as per Section **20.04.150**, on the following described property which is located in a **C-1/SC (Commercial/special contract) District**:

A Portion of Lot 1, Block 2, Mesa Hills West, City of El Paso, El Paso County, Texas, and as more particularly described on the attached Exhibit "A".

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-1/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-1/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 _____, 2021.

THE CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Wendi N. Vineyard

Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etwie

Philip F. Etwie, Director
Planning & Inspections Department

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, NUASA LLC , (“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-1/SC (COMMERCIAL/SPECIAL CONTRACT District located within the City of El Paso.

EXECUTED this 12 day of October, 2021.

NUASA LLC:

By: [Signature]
Name: Adrian Guevara
Title: President

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 12 day of October, 2021, by ADRIAN GUEVARA, PRESIDENT (title) on behalf of NUASA LLC.

[Signature: Ricardo Avila]
Notary Public, State of Texas

My Commission Expires:
Oct. 14, 2024



Being a Portion of Lot 1, Block 2
Mesa Hills West,
City of El Paso, El Paso County, Texas
September 22, 2021

METES AND BOUNDS DESCRIPTION

310 S. Mesa Hills Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of a Portion of Lot 1, Block 2, Mesa Hills West, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found City Monument at the centerline intersection of Suncrest Drive (70' R.O.W.) and Mesa Hills Drive (120' R.O.W.); **THENCE**, leaving said centerline intersection and along the centerline right-of-way of Suncrest Drive, South $18^{\circ}09'33''$ East, a distance of 77.50 feet to a point along said centerline right-of-way; **THENCE**, leaving said centerline right-of-way, North $71^{\circ}50'27''$ East, a distance of 35.00 feet to a found chiseled "V" at the common boundary line of Lot 1, Block 2 and the easterly right-of-way line of Suncrest Drive same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said easterly right-of-way line, 29.98 feet along the arc of a curve to the right whose radius is 20.00 feet, whose interior angle is $85^{\circ}52'58''$, whose chord bears North $24^{\circ}47'10''$ East, a distance of 27.25 feet to a found chiseled "V" for corner at the southerly right-of-way line of Mesa Hills Drive;

THENCE, along said southerly right-of-way line of Mesa Hills Drive, 407.18 feet along the arc of a curve to the left whose radius is 1040.00 feet, whose interior angle is $22^{\circ}25'57''$, whose chord bears North $56^{\circ}30'54''$ East, a distance of 404.59 feet to a found $\frac{1}{2}$ rebar for corner along the southerly right-of-way line of Mesa Hills Drive;

THENCE, leaving said southerly right-of-way line of Mesa Hills Drive, South $36^{\circ}48'01''$ East, a distance of 201.60 feet to a found PK Nail for corner;

THENCE, 499.27 feet along the arc of a curve to the right whose radius is 1240.00 feet, whose interior angle is $23^{\circ}04'09''$, whose chord bears North $58^{\circ}06'52''$ East, a distance of 495.90 feet to a found chiseled "X" for corner along the easterly right-of-way line of Suncrest Drive;

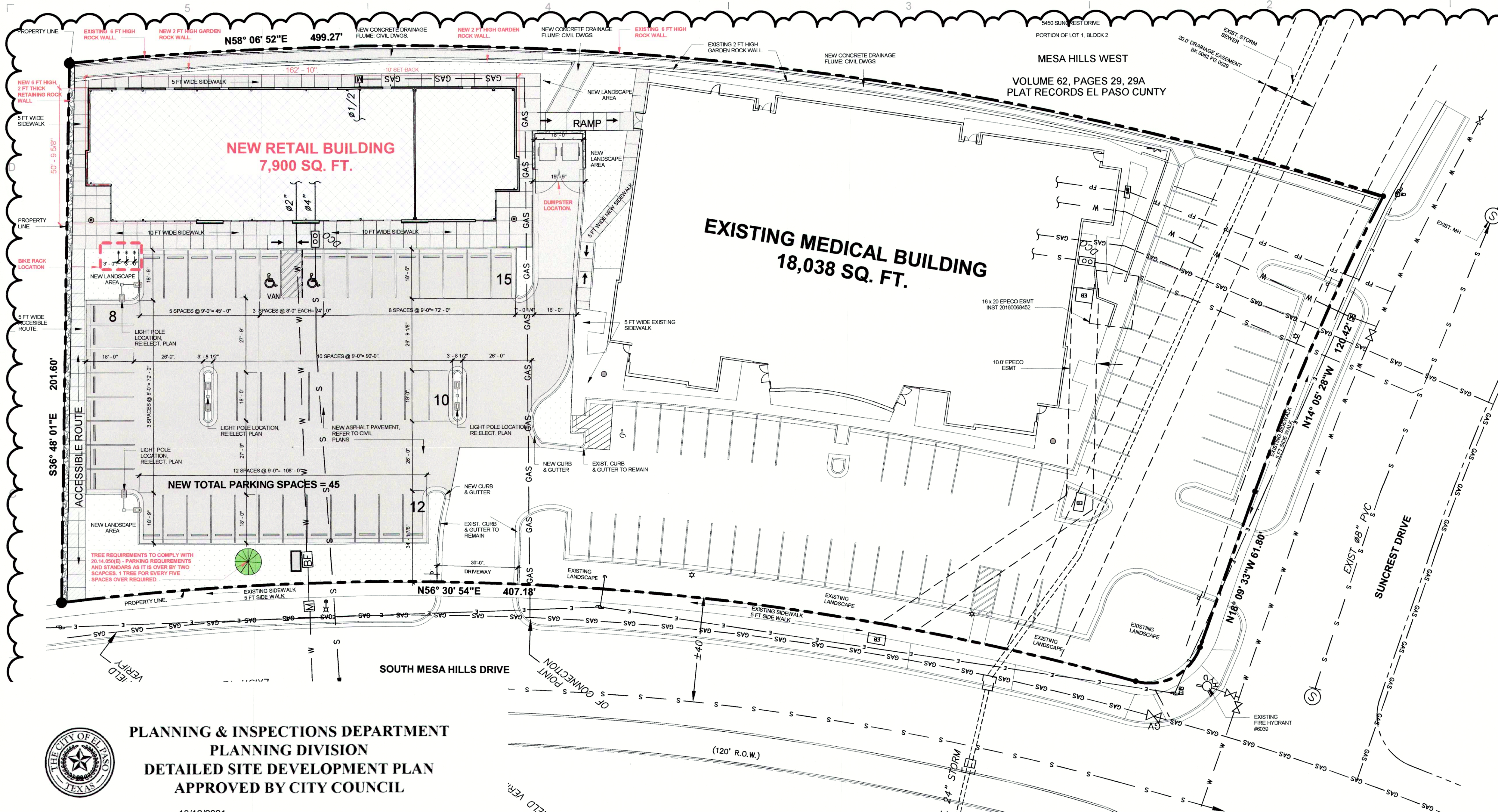
THENCE, along said easterly right-of-way line, 120.42 feet along the arc of a curve to the left whose radius is 848.01 feet, whose interior angle is $8^{\circ}08'11''$, whose chord bears North $14^{\circ}05'28''$ West, a distance of 120.32 feet to a found PK Nail for corner at the easterly right-of-way line of Suncrest Drive;

THENCE, continuing along said easterly right-of-way line of Suncrest Drive, North $18^{\circ}09'33''$ West, a distance of 61.80 feet the **POINT OF BEGINNING** of the herein described parcel and containing 91,912.46 square feet or 2.1100 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2021\21-2316_310 Mesa Hills



EXHIBIT "B"



PROJECT DATA

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

PROJECT DESCRIPTION:
NEW RETAIL SHELL BUILDING W/ 1,830 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: M34799900200175

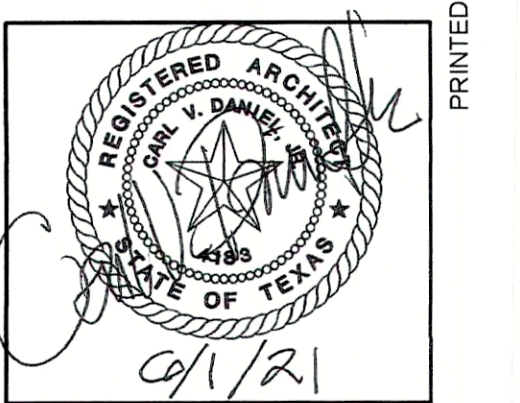
LAND AREA:
TOTAL LAND AREA: 91,912 SQ. FT. (2.11 ACRES).

ZONING:
ZONING: C-1 (S)
SETBACKS:
FRONT : ZERO (MESA HILLS).
SIDE : ZERO
SIDE YARD W/ STREET : 10 FT.
REAR : 10 FT.

PARKING SPACES REQUIREMENTS:
PARKING SPACES REQUIREMENTS: EL PASO, TEXAS CODE OF ORDINANCES
VEHICULAR REQUIREMENTS
EXISTING BUILDING MEDICAL: 1/240 SF OF BUILDING GROSS FLOOR AREA
18,038 SF + 240 SF = 76 SPACES.
PHARMACY: 1/300 SF OF BUILDING GROSS FLOOR AREA
1,830 SF + 300 SF = 7 SPACES.
RETAIL: 1/300 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: 14,900 SQ. FT.
NEW TOTAL BUILDING AREA (FOOTPRINT): 25,938 SQ. FT.
91,912 (TOTAL LAND) - 25,938 (TOTAL BUILDING AREA FOOTPRINT) X
0.15 = **9,896 OF LANDSCAPE REQUIRED.**
LANDSCAPE PROVIDED: 17,070 SQ. FT.

CDA
CARL DANIEL ARCHITECTS
FRANCO SALDANA



Construction Managers
CK
CONSTRUCTION

NUASA, LLC

RETAIL CENTER

310 SOUTH MESA HILLS DR, EL PASO, TX 79912

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL

10/12/2021
DATE

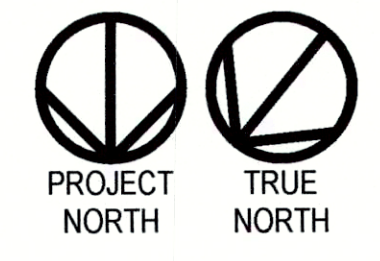
[Signature]
APPLICANT

[Signature]
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

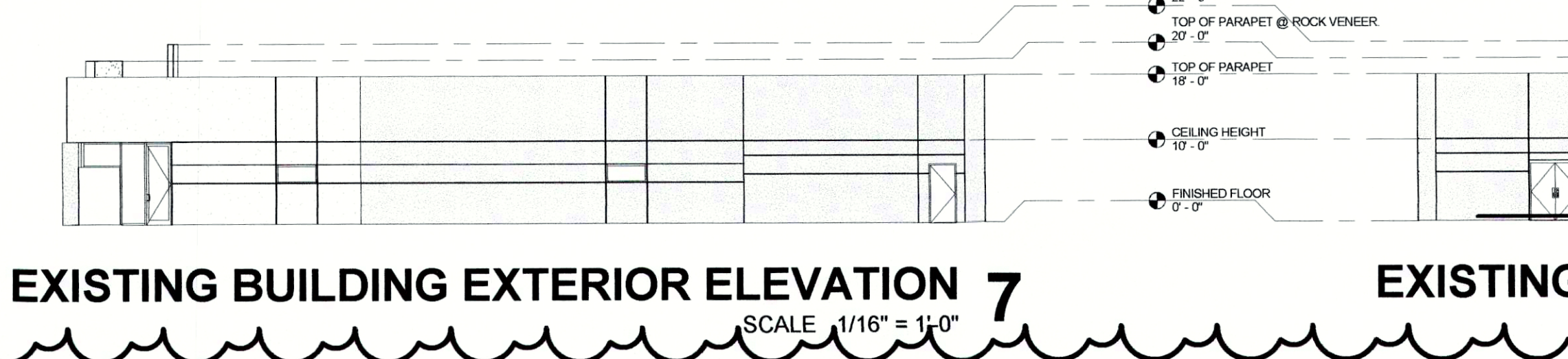
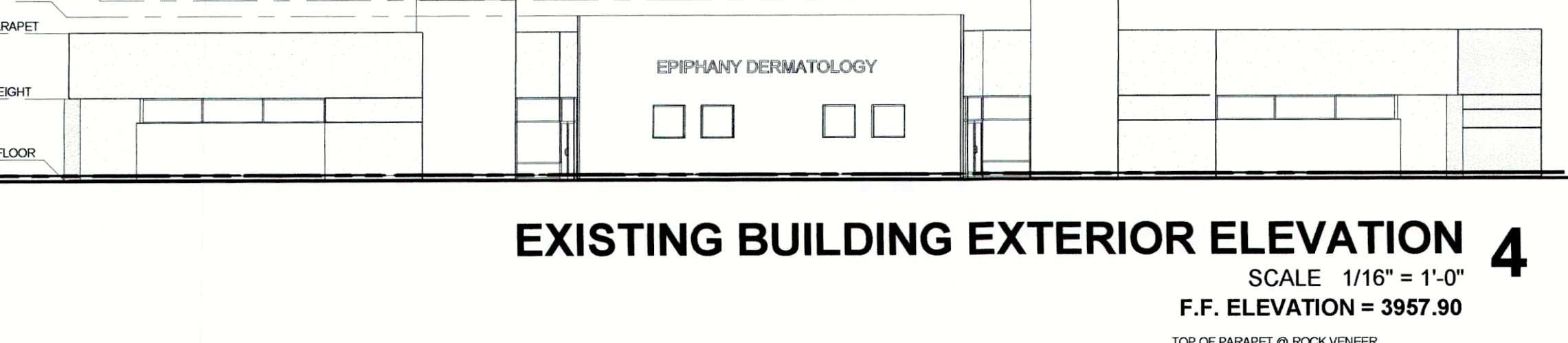
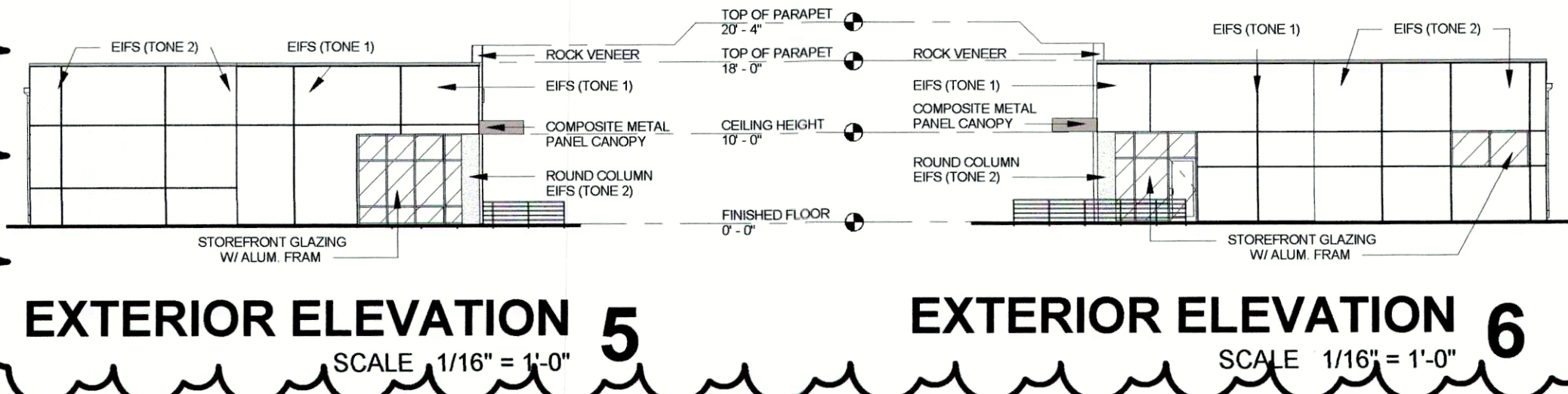
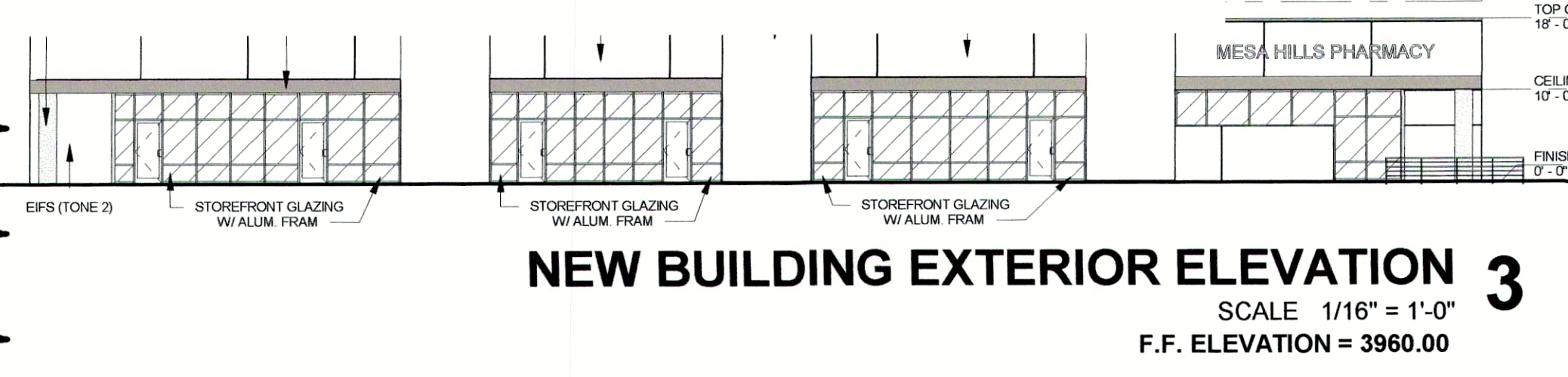
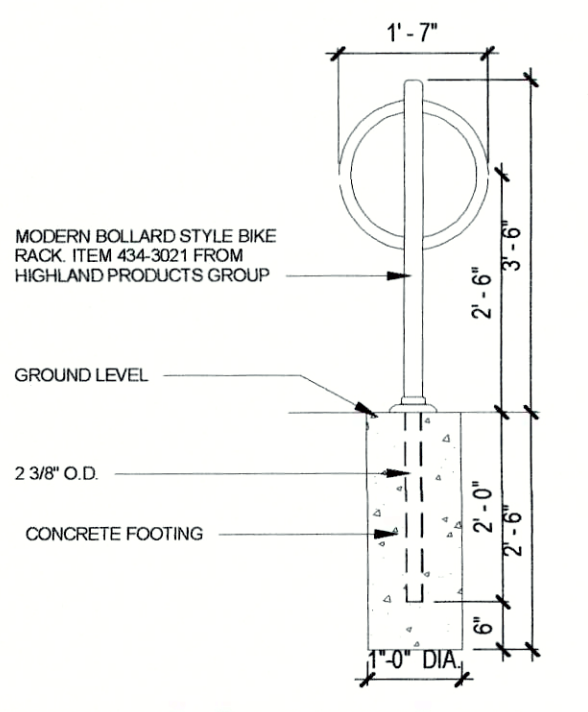
[Signature]
CITY MANAGER

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.98	20.20	85°52'58"	S24°47'10"W	27.25



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



ISSUED FOR CONSTRUCTION

NO.	DATE	REVISION
6	9-8-2021	REVISIONS FROM CITY COMMENTS

SHEET: **G-002**
DETAIL SITE PLAN

C:\Users\jesus\Documents\Local Revit Files\2020-40-Dr.Adrian Guevara (R20) - imachado72C21.rvt

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