

ARCHITECT:

**PROPOSED DETAILED SITE DEVELOPMENT PLAN FOR:**  
**CAR SALES LOT & STATE INSPECTION**  
 ADDRESS : 8021 NORTH LOOP DR  
 EL PASO, TEXAS 79915

**PROJECT**

8021 NORTH LOOP DR.  
 EL PASO, TX. 79915

**PROJECT NUMBER**      **DATE**  
 058.2024      JANUARY 2025

**REVISIONS**  
 APRIL 2025

**SHEET TITLE**

**DETAIL SITE DEVELOPMENT PLAN**

**SHEET NUMBER**

**A1.0**

1 OF 2

**PROJECT DATA**

**LEGAL ADDRESS**

8021 NORTH LOOP DR.  
 EL PASO, TX 79915

**LEGAL DESCRIPTION**

9 LAFAYETTE PLACE 2 (EXC WLY PT) (16111.24 SQ FT)

**ZONING**

CLASSIFICATION:  
 PROPERTY IS CURRENT ZONING: C-3 C

SET BACKS	C-3 C
FRONT YARD	0'-0"
REAR YARD	10'-0"
CUM. FRONT & REAR YARD	N/A
SIDE YARD	10' when abutting a residential or apartment district
SIDE STREET	10'-0"
MAXIMUM HEIGHT	35'-0"

**LAND AREA**

TOTAL AREA = 16,111.24 S.F.  
 ACRES AREA = 0.37

**BUILDING AREA:** TOTAL AREA = 1,326.00 S.F.

OFFICE = 836.00 S.F.  
 AUTOMOBILE (SALES, SERVICE, STORAGE & RENTAL) = 490.00 S.F.

**PARKING CALCULATION:**

TOTAL MIN. REQUIRED = 2 PARKING SPACES
TOTAL PROVIDED = 9 PARKING SPACES
PROVIDED = 8 PARKING SPACES
1 H.C. PARKING SPACE

**BUILDING AREA**  
 OFFICE = 836.00 S.F.  
 AUTOMOBILE (SALES, SERVICE, STORAGE & RENTAL) = 490.00 S.F.

836.00 S.F. OFFICE + 490.00 S.F. STATE INSPECTION  
 MIN. =  $\frac{5}{16}$  SF GFA +  $\frac{5}{16}$  SF OF GFA OF BUILDINGS; PLUS MERCHANDISE PARKING AREAS  
 MIN. =  $\frac{5}{16}$  sf (836.00) +  $\frac{5}{16}$  sf (490.00)  
 MIN. = 1.45 + 0.85 = 2.3

TOTAL MIN. REQUIRED = 2 PARKING SPACES

836.00 S.F. OFFICE + 490.00 S.F. STATE INSPECTION  
 MAX. =  $\frac{1}{200}$  SF GFA +  $\frac{1}{200}$  SF OF GFA OF BUILDINGS; PLUS MERCHANDISE PARKING AREAS  
 MAX. =  $\frac{1}{200}$  sf (836.00) +  $\frac{1}{200}$  sf (490.00)  
 MAX. = 2.09 + 1.22 = 3.31

TOTAL MAX. REQUIRED = 3 PARKING SPACES

**BICYCLE RACK**

MIN. 3 BICYCLE SPACES

**LANDSCAPING**

NEW POND AREA = 2,060.00 S.F.  
 LAND 16,111.24 S.F. - BUILDING 1,326.00 S.F. = 14,785.24 S.F.  
 14,785.24 ( 15% ) = 2,217.78 S.F.  
 AREA #1 = 1,942.30 S.F.  
 AREA #2 = 66.45 S.F.  
 AREA #3 = 832.70 S.F.  
 AREA #4 = 475.00 S.F.

PROVIDED = 3,316.45 S.F.  
 REQUIRED = 2,219.78 S.F.

LEGEND	
	ARROWS INDICATE STREET ENTRANCE & INTERIOR DRIVEWAY
	ARROWS INDICATE BLDG. ENTRANCE
	STORM WATER FLOW ARROW
	CONCRETE SLAB ( DRIVEWAY)
	LANDSCAPING
	FLOOD LIGHT

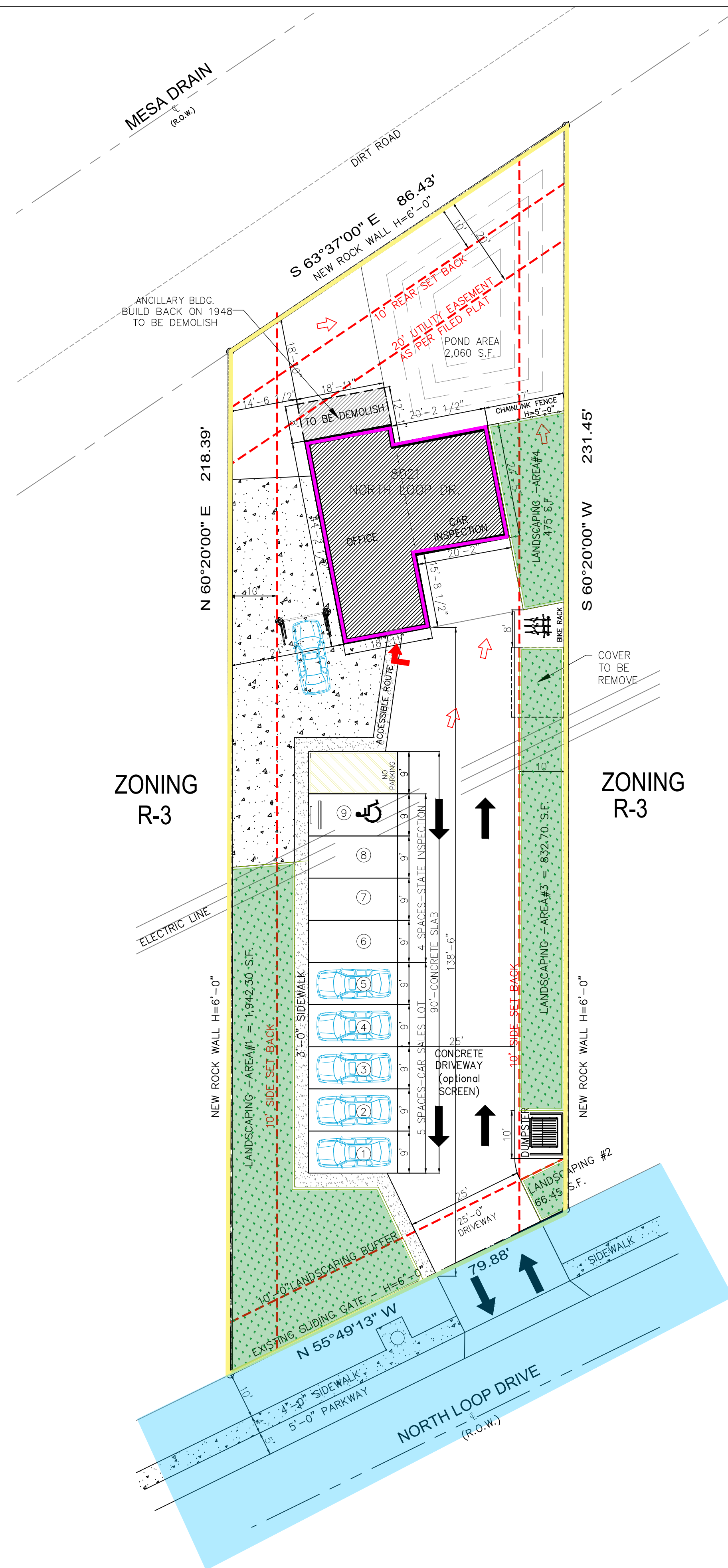
**NOTES:**

SECTION: 20.10.090 - AUTOMOTIVE USES LIST OF THE CITY CODE:

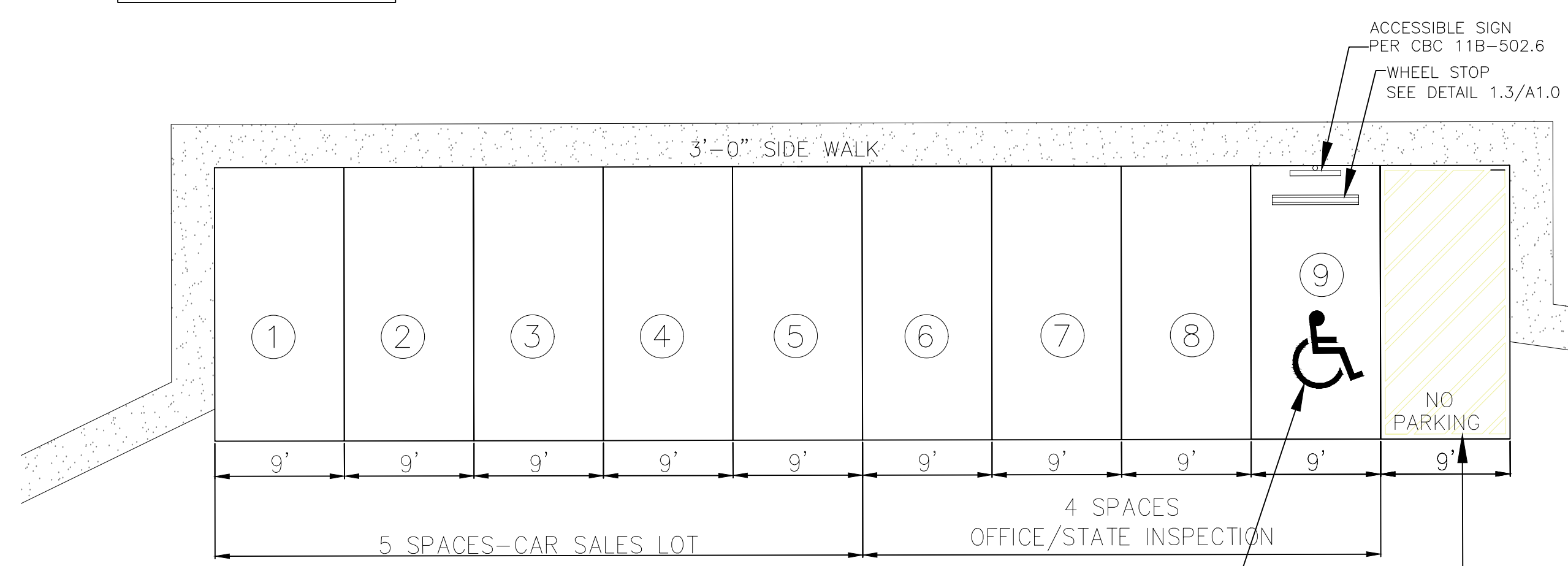
- C.Motor Vehicle Storage Yard (accessory use to motor vehicle repair).  
 Facilities shall comply with the following standards:  
 1. These yards shall be paved and enclosed by a six-foot screening wall except for necessary ingress and egress or where prohibited by this Code, to prevent visibility from adjacent properties or rights-of-way;  
 2. For the purposes of this use, temporary storage of a vehicle means for a maximum of ten consecutive calendar days;  
 3. The maximum number of vehicles authorized in temporary storage at any one time shall be the greater of three vehicles per bay or ten vehicles; and  
 4. A vehicle must be inoperative and waiting for parts, or unsafe to operate, to be temporarily stored in this manner.

SUBJECT PROPERTY IS WITHIN THE CURRENT FEMA FLOOD ZONE "B"

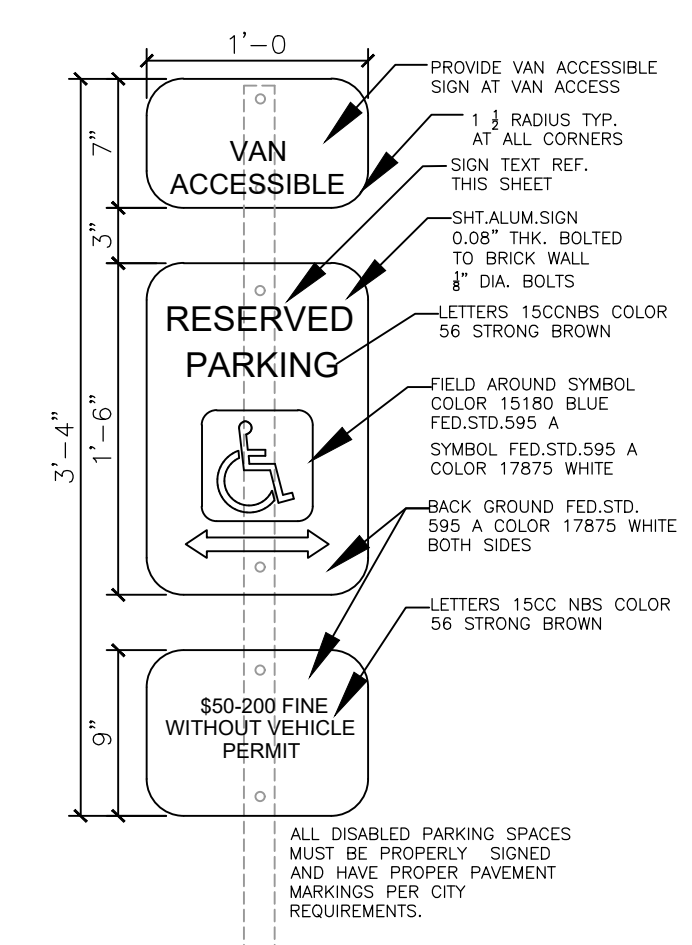
A portion of the property area will be in the Flood zone according to the preliminary future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the hazard flood zone area, just in the flood zone "B" (500 years storm), but a portion of the property will be in the hazard flood zone area in the future when new maps become effective. It is recommended to build 1foot above the preliminary BFE for on the affected lots.



**1 SITE PLAN**  
 Scale: 1/16" = 1'-0"



**1.1 HANDICAP PARKING LOT**  
 Scale: 1/8" = 1'-0"

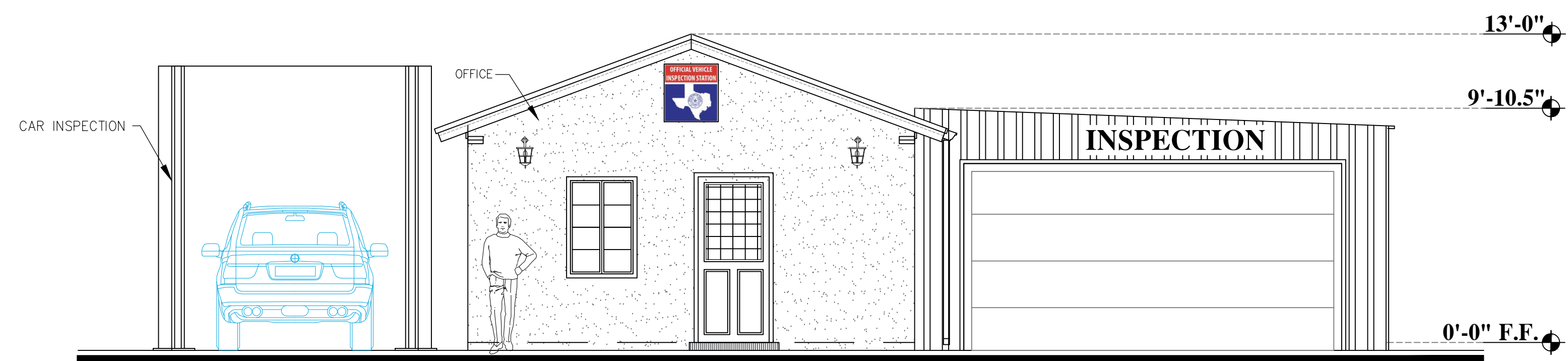


**1.2 TYP. H.C. SIGNAGE**  
 Scale: N/A

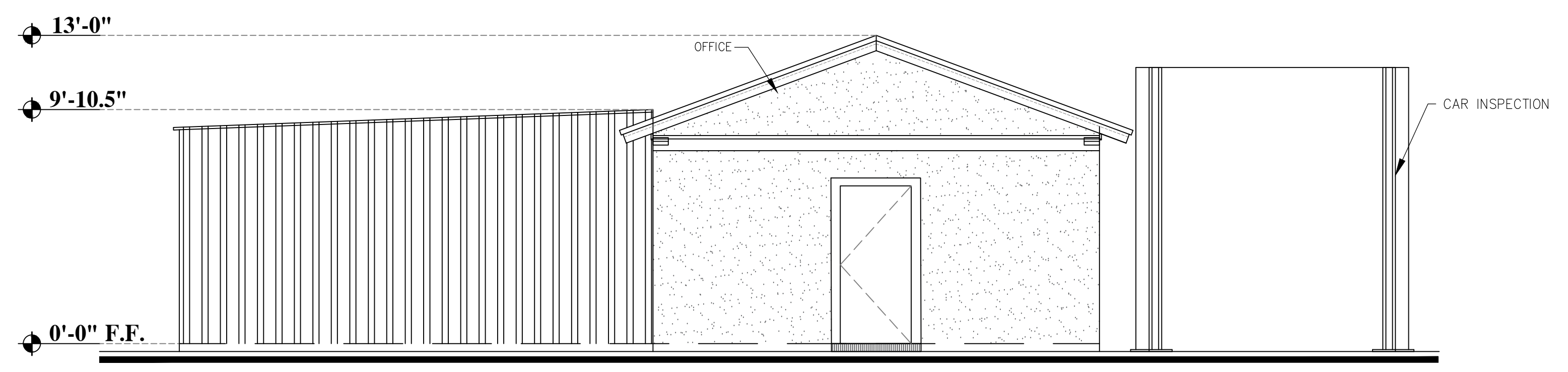
"NO PARKING" PAINTED ON ANY ACCESS AISLE ADJACENT TO PARKING SPACE. 5'-0" MIN. & 8'-0" MIN. AT TYP. VAN ACCESSIBLE PARKING STALL PROVIDE 4" WIDE WHITE PAINTED PARKING AND HANDICAP STRIPING AS SHOWN.



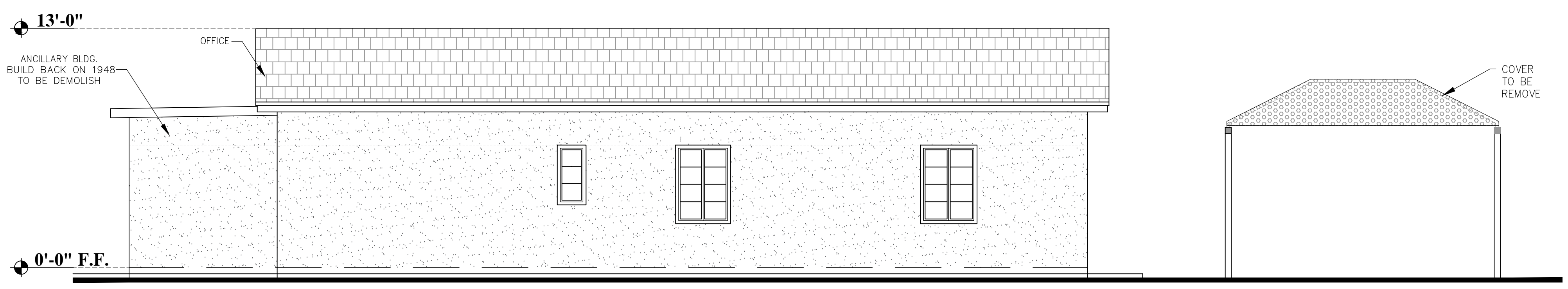
ARCHITECT:



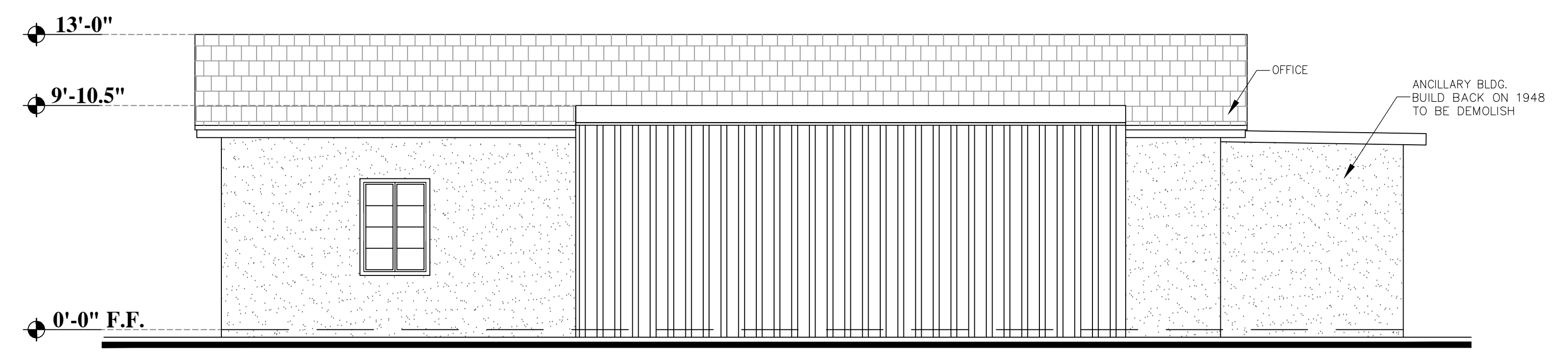
**2 FRONT ELEVATION**  
 Scale: 1/4" = 1' - 0"



**3 REAR ELEVATION**  
 Scale: 1/4" = 1' - 0"



**4 LEFT SIDE ELEVATION**  
 Scale: 1/4" = 1' - 0"



**5 LEFT SIDE ELEVATION**  
 Scale: 1/4" = 1' - 0"

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<b>DETAIL SITE DEVELOPMENT PLAN ELEVATIONS</b>	
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<b>A2.0</b>	
2 OF 2	