

DESERT PASS UNIT SIX DETAILED SITE PLAN

BEING LOT 3, BLOCK 2, DESERT PASS UNIT SIX,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.



PARKING INFORMATION

TOTAL SITE: 546,121.18 SQ. FT. ~ 12.537 Ac.
TOTAL BUILDING: 129,050.00 SQ. FT.

APARTMENTS
TOTAL BUILDINGS PROPOSED: 22
TOTAL UNITS PROPOSED: 212
TOTAL 1 BEDROOM UNITS PROPOSED: 92
PARKING REQUIRED BY CITY CODE: 138

TOTAL 2 BEDROOM UNITS PROPOSED: 88
PARKING REQUIRED BY CITY CODE: 176

TOTAL 3 BEDROOM UNITS PROPOSED: 32
PARKING REQUIRED BY CITY CODE: 64

TOTAL PARKING REQUIRED BY CITY CODE: 378
HANDICAP PARKING REQUIRED: 8
BICYCLE PARKING REQUIRED: 19

PARKING PROVIDED
SURFACE PARKING: 446
SURFACE ACCESSIBLE: 11
TOTAL PARKING PROVIDED: 457
TOTAL BICYCLE PARKING PROVIDED: 24

TYPICAL PARKING DIMENSIONS:
STALLS : 9 FT. BY 18 FT.
BICYCLE: 24" BY 75"

REQUIRED LANDSCAPING

LANDSCAPING SHALL COMPLY WITH EL PASO CITY CODE 18.16
TOTAL SITE: 546,121.18 SQ. FT. ~ 12.537 AC.

TOTAL SITE REQUIRED: 62,561 S.F.
(SQ. FT. OF SITE LESS BLDG. SQ. FT. X 15%) =
TOTAL SITE PROPOSED: 196,800 S.F.

DECIDUOUS OR CANOPY TREES 63 - 2" CALIPER
STREET TREES EXISTING 6
SHRUBS 1,251 - 5 gal (1'x1')
GROUNDCOVER 6,256 s.f. MIN.

ONE DECIDUOUS OR EVERGREEN TREE HAVING A MINIMUM TWO INCH CALIPER AND 10' AT THE TIME OF PLANTING.

SHADING SHALL BE REQUIRED FOR PARKING LOTS AND VEHICULAR USE AREAS THAT ARE LOCATED WITHIN THE PROJECT. WITH TEN PARKING SPACES OR MORE SHALL BE PROVIDED WITH AT LEAST ONE PARKING LOT TREE FOR EVERY TEN PARKING SPACES. CANOPY TREES REQUIRED BY CITY CODE: 46

SUBSTITUTION AS PER EL PASO MUNICIPAL ORDINANCE 18.46.000 SECTION 1.
TREES AS PER "RECOMMENDED TREES FOR EL PASO" WEST TEXAS URBAN FORESTRY COUNCIL.

TRACT 15Q7
OWNER: QUINTA CAPITAL LLC/GERALD
FILE # 20190028023

KEY NOTES

- | | |
|--|---|
| 1 PROPOSED SIDEWALK W/ STANDARD CURB | 14 EXISTING LIGHT POLE |
| 2 PROPOSED SIDEWALK (5'W) | 15 EXISTING FIRE HYDRANT |
| 3 PROPOSED RETAINING WALL (6'H) | 16 PROPOSED SWALE |
| 4 PROPOSED ADA RAMP | 17 EXISTING MANHOLE |
| 5 PROPOSED PAVEMENT | 18 PROPOSED CONCRETE DRIVEWAY |
| 6 PROPOSED LANDSCAPE | 19 PROPOSED WROUGHT IRON FENCE |
| 7 EXISTING CURB & GUTTER | 20 EXISTING CURB AND GUTTER TO BE REMOVED |
| 8 WHEEL STOPS | 21 PROPOSED CURB AND GUTTER |
| 9 PROPOSED CONCRETE DRIVEWAY | 22 EXISTING ROCKWALL TO BE REMOVED |
| 10 EXISTING SIDEWALK (5'W) | 23 PROPOSED FLUME WITH TREAD PLATE |
| 11 PROPOSED GATE (6'H) | 24 PROPOSED STEPS |
| 12 EXISTING ROCK WALL (6'H) | 25 EXISTING WING WALL |
| 13 PROPOSED DUMPSTER ENCLOSURE (12'W x 12'L x 6.7'H) | 26 EXISTING 36"Ø PIPE |
| | 27 EXISTING HEAD WALL |

LEGEND

- BOUNDARY LINE
- PROPOSED BUILDING
- PROPOSED CLUBHOUSE
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- PROPOSED CHAT AND WALKING PATH
- CURB AND GUTTER
- PROPOSED ROCKWALL
- KEY NOTE
- RAMP
- DRAINAGE ARROWS

C3 SETBACKS

FRONT YARD 0 ft.
REAR YARD 25 ft.
SIDE YARD 5 ft.
SIDE BUTTING STREET 10 ft.
BUILDING MAX. HEIGHT 36 ft.

NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48214 0027 D, DATED JANUARY 3, 1997 THIS PROPERTY IS IN FLOOD ZONE: C

NOTE:
ALL EXISTING AND PROPOSED SIDEWALKS, BARRIERS, FREE RAMPS, HANDICAP PARKING, CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

AREA SCHEDULE				
BUILDING TYPE	S.F.	No. UNITS	DIMENSIONS	
			WIDTH (W) -	DEPTH (D)
I	4,280	56	W 63.6' ± Max. - 51.9' ± Min. D 70' ± Max. - 60.2' ± Min.	
II-A	6,568	40	W 69.9' ± Max. - 45.4' ± Min. D 109.5' ± Max. - 98.3' ± Min.	
II-B	6,564	84	W 69.9' ± Max. - 45.4' ± Min. D 109.5' ± Max. - 98.3' ± Min.	
III	6,028	32	W 69.9' ± Max. - 50.4' ± Min. D 98.4' ± Max. - 80.9' ± Min.	

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

1/18/2026 DATE

APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

