



ITEM 6

7768 Toltec Drive Detailed Site Development Plan

PZDS22-00030



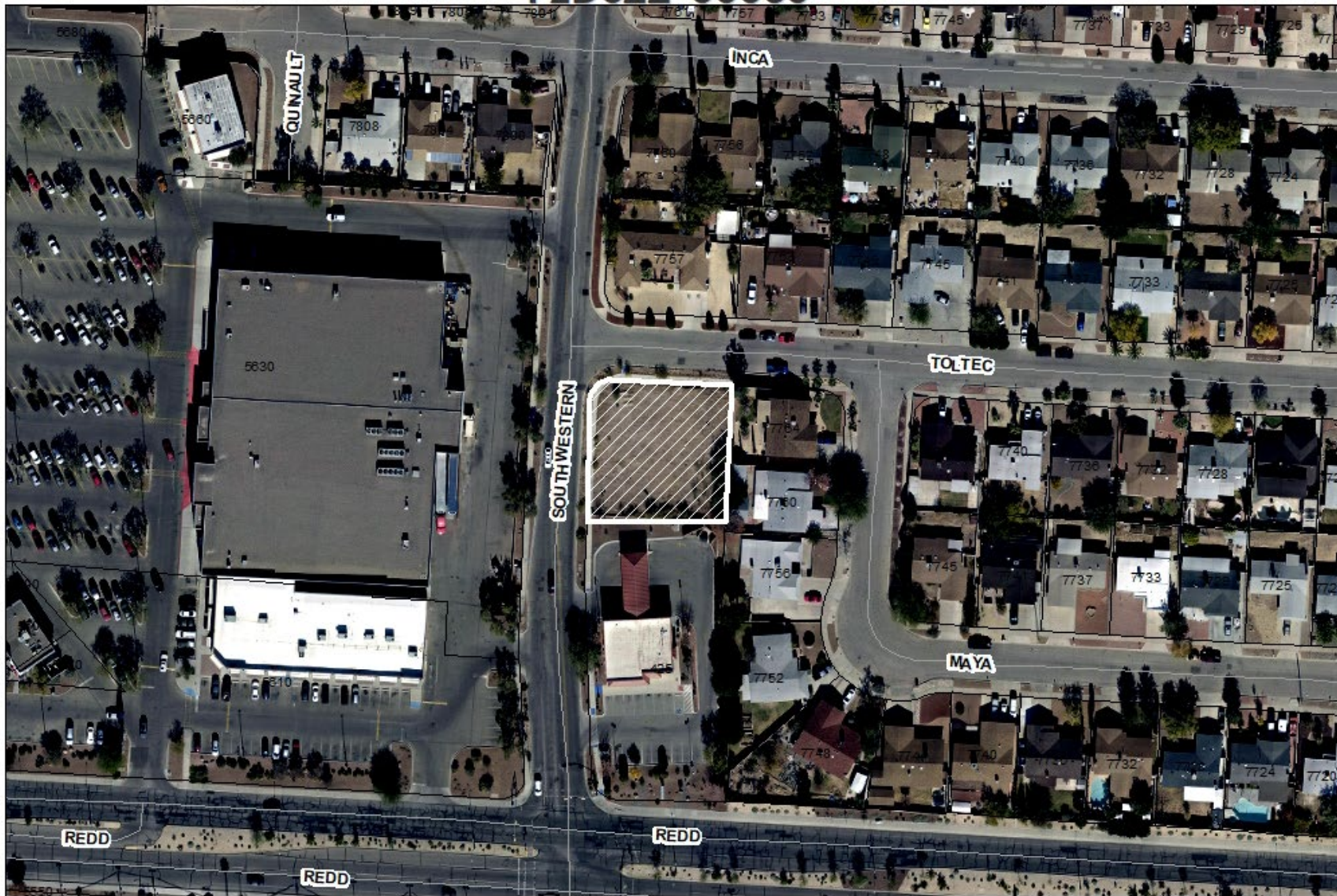
Strategic Goal 3.

Promote the Visual Image of
El Paso

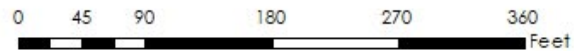
PZDS22-00030



Aerial



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.



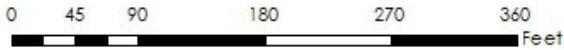
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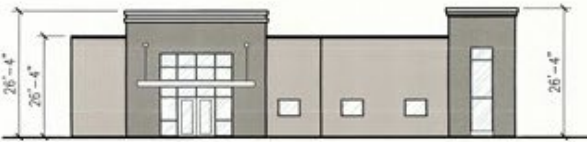


Existing Zoning

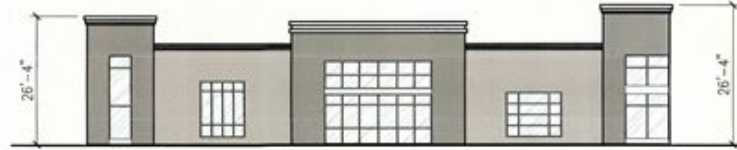


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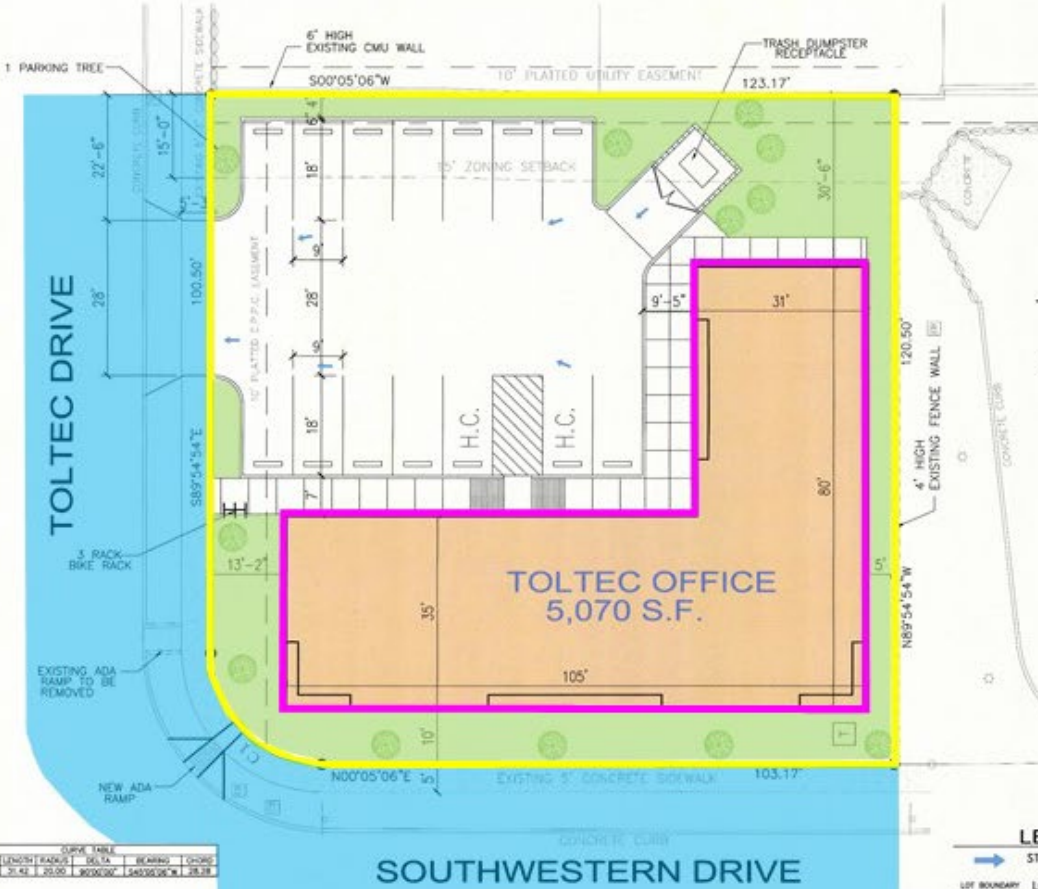




TOLTEC DRIVE ELEVATION



SOUTHWESTERN DRIVE ELEVATION
SINGLE STORY BUILDING



DETAILED SITE DEVELOPMENT PLAN

SCALE: 1" = 20'



LOCATION MAP

LEGAL DESCRIPTION
7768 TOLTEC DRIVE
PORTION OF LOT 18, BLOCK 13
THREE HILLS ADDITION
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

SUMMARY	
LOT 2 AREA:	14,756 S.F. 0.338 Ac.
OFFICE BUILDING AREA:	5,070 S.F.
ZONING:	A-0 / SC
SET BACKS:	FRONT = 0.0'
	REAR = 15.0'
	SIDE = 5.0'
	SIDE STREET = 10.0'
PARKING REQUIRED:	
1 PER 576- 5,070 S.F.	
576 S.F. / 5,070 S.F. = 9 PARKING REQ.	
TOTAL PARKING REQUIRED:	9 PARKING
TOTAL PARKING PROVIDED:	14 PARKING
PARKING STALLS: 9'X18'	
ONE PARKING TREE REQ. AS PER EXCESS OF PARKING	
3 RACK BIKE RACK	
LANDSCAPE AREA REQUIRED:	
LOT AREA: 14,756 S.F.	
TOTAL BLDG. AREAS: 5,070 S.F.	
14,756 S.F. - 5,070 S.F. = 9,686 S.F.	
9,686 S.F. / 15% = 1,452 S.F.	
LANDSCAPE AREA REQUIRED:	1,452 S.F.
LANDSCAPE AREA PROVIDED:	1,678 S.F.

LEGEND
 STORMWATER ARROWS
 LOT BOUNDARY LOT BOUNDARY LINE

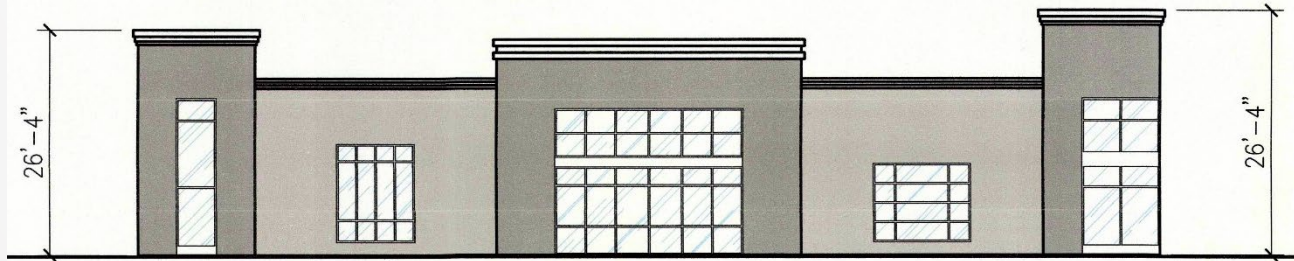


PROJECT NAME:
TOLTEC OFFICE BUILDING
7768 TOLTEC
EL PASO, TEXAS 79932

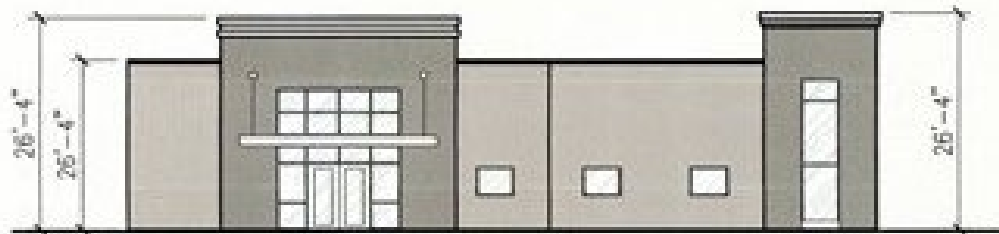
ISSUED: AUGUST 3, 2022
 DSDP

Detailed Site Plan

Elevations



SOUTHWESTERN DRIVE ELEVATION
SINGLE STORY BUILDING



TOLTEC DRIVE ELEVATION

TOTAL HEIGHT: 26.33 feet
ONE STORY BUILDING

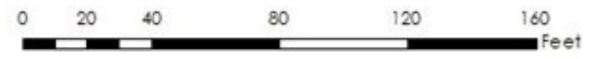
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Aerial with Site Plan



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Subject Property

Surrounding Development



W



S

N



E





Recommendation

- Staff recommends **approval** of the detailed site development plan
- CPC recommends **approval (5-0)** of the detailed site development 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