

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

AGENDA DATE: February 13, 2024

PUBLIC HEARING DATE: February 13, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Nina Rodriguez, (915) 212-1561

DISTRICT(S) AFFECTED: District 7

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

A resolution approving a detailed site development plan for a portion of Lot 5, Block 2, The Village at Eastpointe, 8300 Burnham Road, 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 development 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: 8300 Burnham Rd.
Applicant: Miguel Vargas, PZDS23-00030

BACKGROUND / DISCUSSION:

The applicant is requesting approval of a Detailed Site Development Plan to allow an office warehouse. City Plan Commission recommended 5-0 to approve the proposed Detailed Site Development Plan on November 16, 2023. As of January 30, 2024, the Planning Division has not received any communication in support or opposition to the 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

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION LOT 5, BLOCK 2, THE VILLAGE AT EASTPOINTE, 8300 BURNHAM ROAD, 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, Trevar Properties, LLC, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval. The detailed site development plan is subject to the development standards in the C-4/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 **permit an office warehouse** as required under the **C-4/sc (Commercial/special contract) District** as per Section **20.04.150**, on the following described property, and as more particularly described by metes and bounds on the attached **Exhibit "A"**, incorporated by reference which is located in a **C-4/sc (Commercial/special contract) District**:

A portion of Lot 5, Block 2, The Village at Eastpointe, 8300 Burnham Road, City of El Paso, El Paso County, Texas.

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-4/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-4/sc (Commercial/special contract)3 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 _____, 2024.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

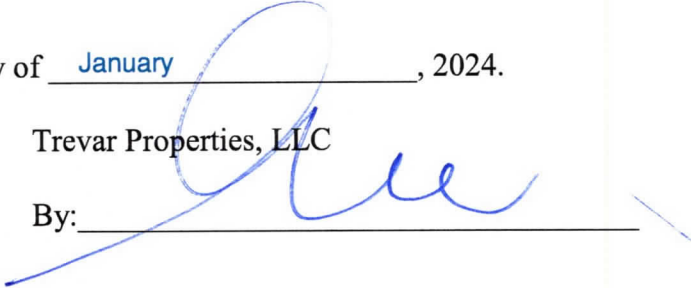
(Agreement on the following page)

DEVELOPMENT AGREEMENT

By execution hereof, Trevar Properties, 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-4/sc (Commercial/special contract) District located within the City of El Paso.

EXECUTED this 24th day of January, 2024.

Trevar Properties, LLC

By: 


ACKNOWLEDGMENT

THE STATE OF TEXAS)

)

COUNTY OF EL PASO)

This instrument is acknowledged before me on this 24th day of January, 2024, by Mr. Miguel Vargas, in his legal capacity on behalf of Trevar Properties, LLC.


Notary Public, State of Texas

My Commission Expires:

03-05-2025

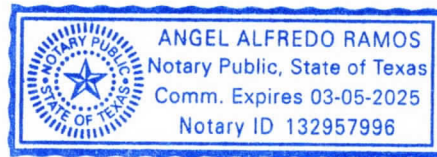


EXHIBIT "A"

PROPERTY DESCRIPTION

A PORTION OF LOT 5

Description of a parcel of land being a portion of Lot 5, Block 2, The Village at Eastpointe, City of El Paso, El Paso County, Texas, said map of The Village at Eastpointe recorded in book 60, page 24, El Paso County Plat Records, and also being those same parcels recorded in Clerk's File #20140043255, and in Clerk's File #20150028427, and described as follows;

Commencing at a city monument found at the centerline P1 of Burnham Drive (60' wide) lying front of Lot 3 of said Block 2; Thence, with the tangent line and centerline of Burnham Drive North 52°34'55" West a distance of 661.88 to an angle point; Thence, continuing with said centerline of Burnham Drive, North 53°27'42" West a distance of 4.86' to a point on the western boundary of The Village at Eastpointe; Thence, leaving said centerline of said Burnham Drive, South 46°36'00" West a distance of 30.46' to a point on the southwesterly ROW of Burnham Drive; Thence, with said southwesterly ROW of Burnham Drive, North 53°22'29" West a distance of 69.16' to a 5/8" rebar with cap stamped "5372" set at the most easterly corner of said parcel recorded in Clerk's File #20150028427, and being the "Point Of Beginning";

Thence, with the southeasterly boundary line of said parcel recorded in Clerk's File #20150028427 and the northwesterly boundary line of that parcel described in book 2724, page 789 (exhibit A2), South 50°36'00" West a distance of 215.46' to a 5/8" rebar with cap stamped "5372" set for the most westerly corner of said parcel recorded in Clerk's File #20150028427, and also being on the northeasterly ROW of a 20' alley dedicated on the Plat of Loma Terrace No. 4C (recorded in Volume 5, Page 52, El Paso County Plat Records);

Thence, with said northeasterly ROW of said 20' alley, North 53°22'29" West at a distance of 166.95' passing the most westerly corner of said parcel recorded in Clerk's File #20150028427 and continuing with said northeasterly ROW of said 20' alley and the southeasterly boundary line of said parcel recorded in Clerk's File #20140043255 an additional distance of 166.65' (166.96' record) for a total distance of 333.60' (333.90' record) to a 1/2" rebar found at the most westerly corner of said parcel recorded in Clerk's File #20140043255;

Thence, with the boundary line of that parcel recorded in book 1339, page 82, North 07°53'00" East a distance of 218.47' to a 1/2" rebar found for the point of curvature;

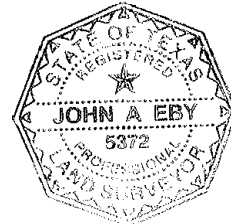
Thence, continuing with said boundary line of that parcel recorded in book 1339, page 82, 36.09' along the arc of a curve to the left, with a radius of 33.76', central angel of 61°15'29" and a chord bearing North 22°44'44" West a distance of 34.40' to the most northerly corner of said parcel recorded in Clerk's File #20140043255, also being a point on said southwesterly ROW of Burnham Drive, and from which a found 1/2" rebar bears 1.3' northwest;

Thence, with said southwesterly ROW of Burnham Drive, South 53°22'29" East passing at a distance of 269.98' (271.50' record) the most northerly corner of said recorded in Clerk's File #20150028427 and continuing an additional 250.30' for a total distance of 520.29' (521.80' record) to the "Point Of Beginning" and containing 87,241 sq. ft. or 2.0028 acres.

Based on a field survey performed under my supervision and dated 09/06/2022


John A. Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paño Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841
TBPELS FIRM #10001200



ALTA/NSPS LAND TITLE SURVEY

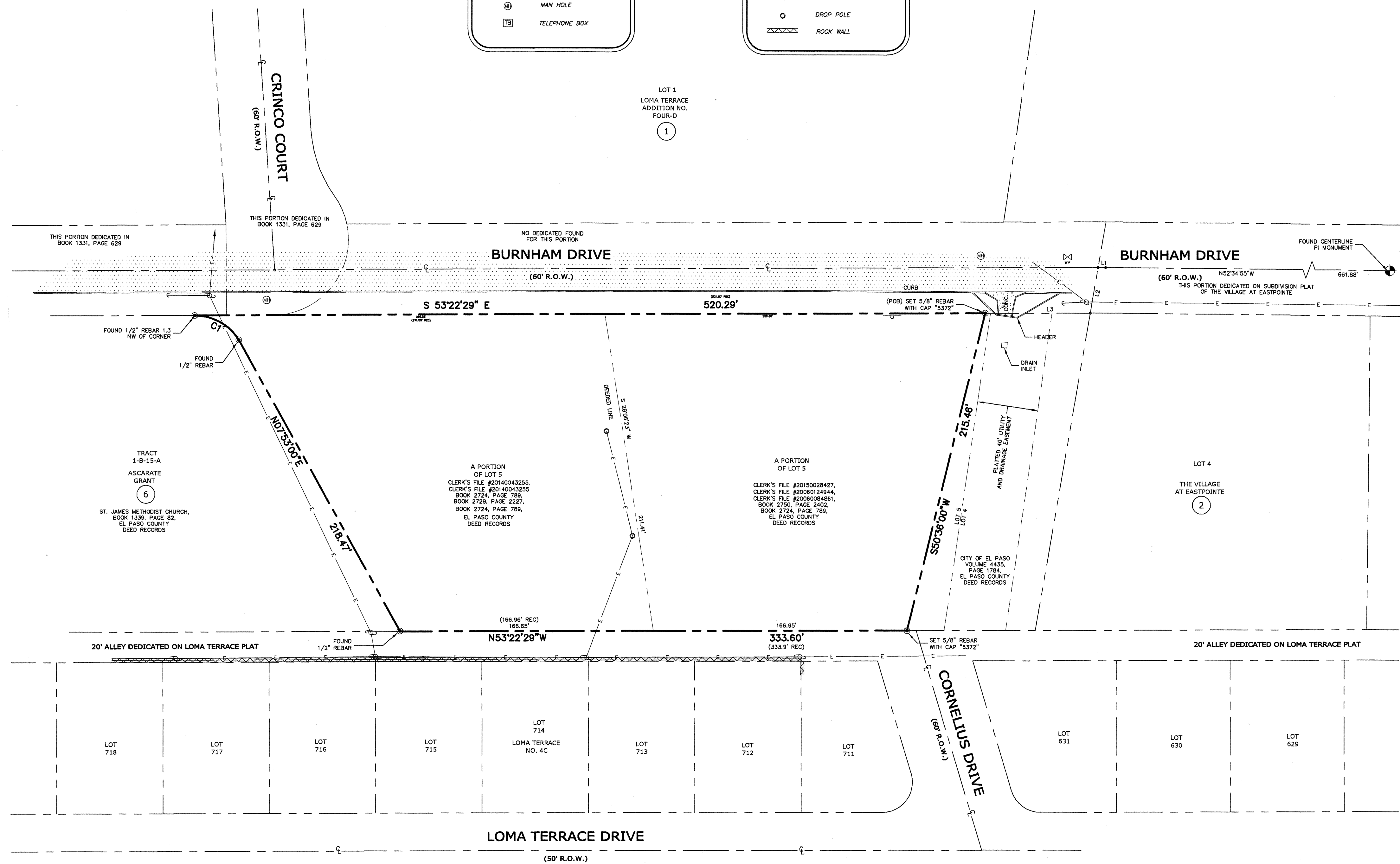
A PORTION OF LOT 5, BLOCK 2,
THE VILLAGE AT EASTPOINTE,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

IMPROVEMENTS LEGEND

	FIRE HYDRANT
	LIGHT POLE
	FIBER OPTIC CABLE
	WATER METER
	SIGN
	MAN HOLE
	TELEPHONE BOX

IMPROVEMENTS LEGEND

	POWER POLE
	OVERHEAD ELEC LINE
	GUY WIRE
	WATER VALVE
	SIGN
	DROP POLE
	ROCK WALL



METES & BOUNDS

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 2, THE VILLAGE AT EASTPOINTE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAID MAP OF THE VILLAGE AT EASTPOINTE RECORDED IN BOOK 60, PAGE 24, EL PASO COUNTY PLAT RECORDS, AND ALSO BEING THOSE SAME PARCELS RECORDED IN CLERK'S FILE #20140043255, AND IN CLERK'S FILE #20150028427, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY MONUMENT FOUND AT THE CENTERLINE PI OF BURNHAM DRIVE (60' WIDE) LYING FRONT OF LOT 5 OF SAID BLOCK 2; THENCE, WITH THE TANGENT LINE AND CENTERLINE OF BURNHAM DRIVE NORTH 52°34'55" WEST A DISTANCE OF 661.85' TO AN ANGLE POINT; THENCE, CONTINUING WITH SAID CENTERLINE OF BURNHAM DRIVE, NORTH 53°27'42" WEST A DISTANCE OF 4.86' TO A POINT ON THE WESTERN BOUNDARY OF THE VILLAGE AT EASTPOINTE; THENCE, LEAVING SAID CENTERLINE OF SAID BURNHAM DRIVE, SOUTH 46°36'00" WEST A DISTANCE OF 30.45' TO A POINT ON THE SOUTHWESTERLY ROW OF BURNHAM DRIVE; THENCE, WITH SAID SOUTHWESTERLY ROW OF BURNHAM DRIVE, NORTH 53°22'29" WEST A DISTANCE OF 88.16' TO A 5/8" REBAR WITH CAP STAMPED "5332" SET AT THE MOST EASTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20150028427, AND BEING THE "POINT OF BEGINNING"; THENCE, WITH THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20150028427 AND THE NORTHWESTERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN BOOK 2724, PAGE 789 (EXHIBIT A2), SOUTH 50°20'00" WEST A DISTANCE OF 215.46' TO A 5/8" REBAR WITH CAP STAMPED "5332" SET FOR THE MOST WESTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20150028427, AND ALSO BEING ON THE NORTHEASTERLY ROW OF A 20' ALLEY DEDICATED ON THE PLAT OF LOMA TERRACE NO. 4C (RECORDED IN VOLUME 5, PAGE 52, EL PASO COUNTY PLAT RECORDS); THENCE, WITH SAID NORTHEASTERLY ROW OF SAID 20' ALLEY, NORTH 53°22'29" WEST A DISTANCE OF 166.95' PASSING THE MOST WESTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20150028427 AND CONTINUING WITH SAID NORTHEASTERLY ROW OF SAID 20' ALLEY AND THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL RECORDED IN CLERK'S FILE #20140043255 AN ADDITIONAL DISTANCE OF 166.65' (166.95' RECORD) FOR A TOTAL DISTANCE OF 333.60' (333.60' RECORD) TO A 1/2" REBAR FOUND AT THE MOST WESTERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20140043255;

THENCE, WITH THE BOUNDARY LINE OF THAT PARCEL RECORDED IN BOOK 1339, PAGE 82, NORTH 07°33'00" EAST A DISTANCE OF 218.47' TO A 1/2" REBAR FOUND FOR THE POINT OF CURVATURE;

THENCE, CONTINUING WITH SAID BOUNDARY LINE OF THAT PARCEL RECORDED IN BOOK 1339, PAGE 82, 36.09' ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 33.76', CENTRAL ANGLE OF 61°15'29", AND A CHORD BEARING NORTH 22°44'44" WEST A DISTANCE OF 34.40' TO THE MOST NORTHERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20140043255, ALSO BEING A POINT ON SAID SOUTHWESTERLY ROW OF BURNHAM DRIVE, AND FROM WHICH A FOUND 1/2" REBAR BEARS 1.3' NORTHWEST;

THENCE, WITH SAID SOUTHWESTERLY ROW OF BURNHAM DRIVE, SOUTH 53°22'29" EAST PASSING AT A DISTANCE OF 269.98' (271.50' RECORD) THE MOST NORTHERLY CORNER OF SAID PARCEL RECORDED IN CLERK'S FILE #20150028427 AND CONTINUING AN ADDITIONAL 280.30' FOR A TOTAL DISTANCE OF 550.29' (521.80' RECORD) TO THE "POINT OF BEGINNING" AND CONTAINING 87,241 SQ. FT. OR 2.0028 ACRES.

SCHEDULE B ITEMS

ITEM 100). REZONING CONTRACT AND RESTRICTIONS BETWEEN SURETY SAVINGS ASSOCIATION AND THE CITY OF EL PASO, IN VOLUME 1506, PAGE 1885 (NO PLOTTABLE ITEMS), AMENDED IN VOLUME 1541, PAGE 967 (DOES NOT INCLUDE THIS PARCEL), REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.

ITEM 100). TERMS, CONDITIONS AND STIPULATIONS OF REZONING CONTRACT BETWEEN CRINCO INVESTMENTS, INC. AND THE CITY OF EL PASO DATED MARCH 23, 1981, RECORDED IN VOLUME 1163, PAGE 154, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (DOES NOT INCLUDE THIS PARCEL)

ITEM 100). TERMS, CONDITIONS AND STIPULATIONS OF DECLARATION OF EASEMENT, RESTRICTIONS AND COVENANTS BY THE VILLAGE AT EASTPOINTE JOINT VENTURE, DATED MARCH 1985, RECORDED IN VOLUME 1531, PAGE 586, AMENDED IN VOLUME 1566, PAGE 605, AMENDED AND RESTATED IN VOLUME 1611, PAGE 915, VOLUME 1688, PAGE 840 AND VOLUME 1692, PAGE 65, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (DOES NOT INCLUDE THIS PARCEL)

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPEARANCES ONLY.
3. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
4. BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
5. A NEW METES AND BOUNDS DESCRIPTION WAS CREATED FROM, AND ACCOMPANIES, THIS SURVEY.
6. THIS PROPERTY IS VACANT AND HAS NO DEVELOPED PARKING.

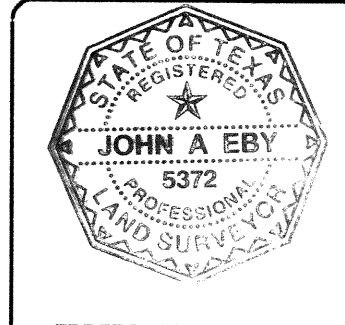
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO: ERNESTO HERRERA MEDINA; FIRST AMERICAN TITLE GUARANTY COMPANY; WEST STAR TITLE; AND MICBEC INVESTMENTS, LLC; THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 9 AND 13 OF "TABLE A" THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 06, 2022.

10/13/2022
DATE

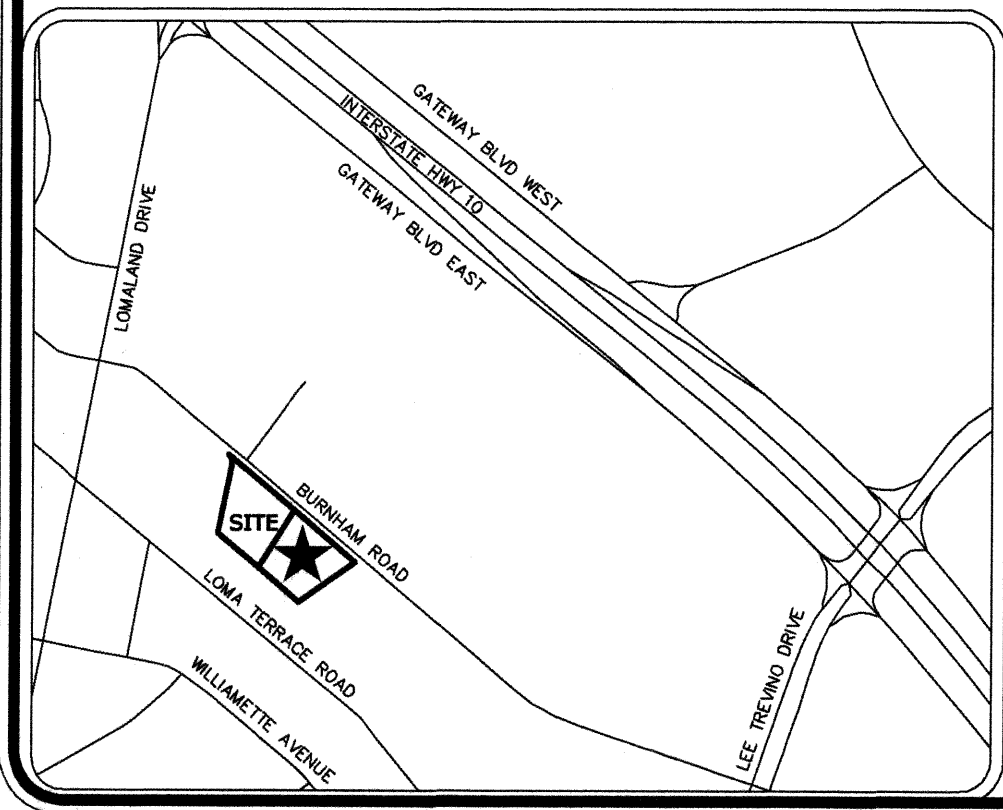
JOHN A. EBY, R.P.L.S. TX-5372, NM-17779

REVISED 09/14/2022



TITLE CO: WESTSTAR TITLE FILE#: 221375-COM DATED: 9/14/2022
FIRM ZONE: X PANEL#: 480214-0045 C DATED: 02/16/2006
DATE OF SURVEY: 09/06/2022 OFFICE: DH FIELD: JAE, AG
PASO DEL NORTE SURVEYING INC. PH. 915-241-1841
13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925
© COPYRIGHT

LOCATION MAP
APPROX. SCALE 1"=600'



PROPERTY AREA
87,241 SQ.FT. OR 2.0028 ACRES

LINE TABLE

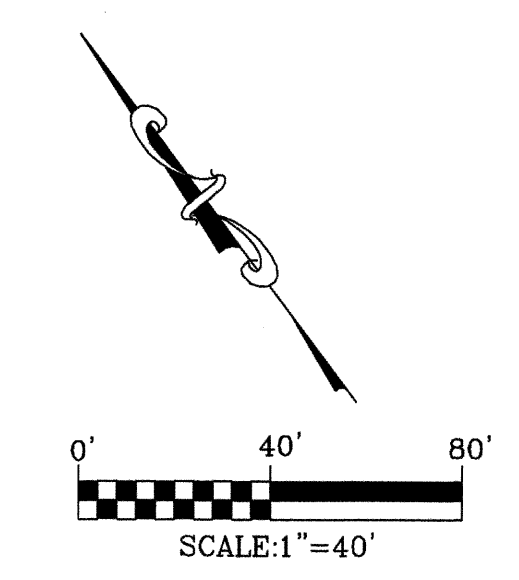
LINE	LENGTH	BEARING
L1	4.86	N53°27'42" W
L2	30.46	S46°36'00" W
L3	68.16	N53°22'29" W

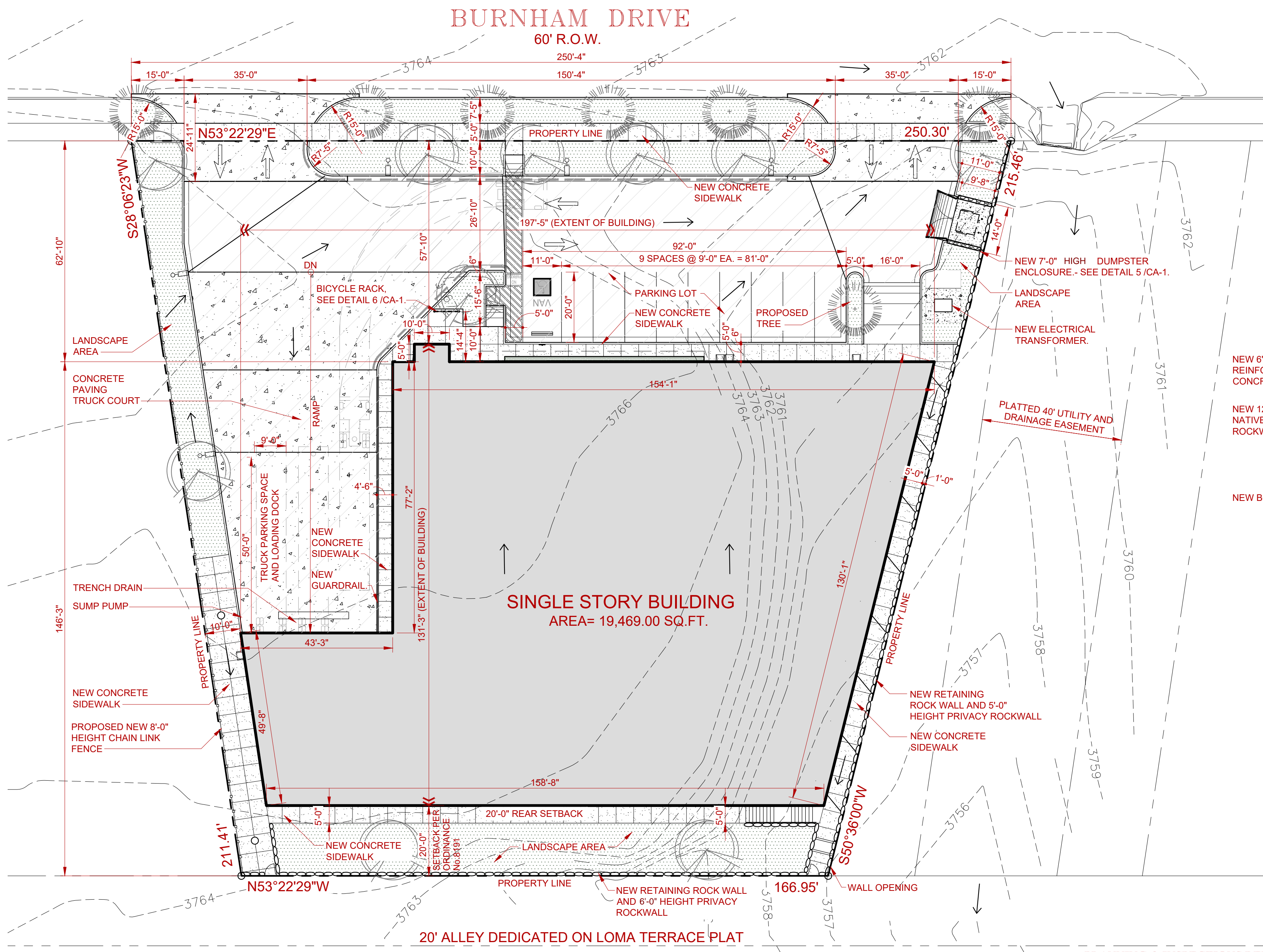
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.09	33.76	61°15'29"	N22°44'44" W	34.40

SPECIAL BOUNDARY NOTE

1. THERE IS A CONFLICT BETWEEN THE PLATTED SUBDIVISION OF "THE VILLAGE AT EASTPOINTE" AND THE ADJACENT PARCEL TO THE NW (CHURCH PARCEL). THE ADJACENT PARCEL SHOWS A CURVE ALONG THE EASTERLY BOUNDARY (SEE C-1) AND IS THE SENIOR PARCEL. THE CENTRAL APPRAISAL DISTRICT (CAD) MAP DREW IN THE CHORD BEARING BUT DID NOT SHOW IT AS A CURVE. THE PLAT WAS BASED ON THE CAD MAP AND NOT ON THE DEEDS. SUBSEQUENT METES AND BOUNDS DESCRIPTIONS USED THE PLATTED BOUNDARY RATHER THAN THE DEEDED BOUNDARY. THIS SURVEY FOLLOWS THE ORIGINAL DEEDS AND FOLLOWS THE CURVE RATHER THAN THE CHORD BEARING.





DETAILED SITE DEVELOPMENT PLAN

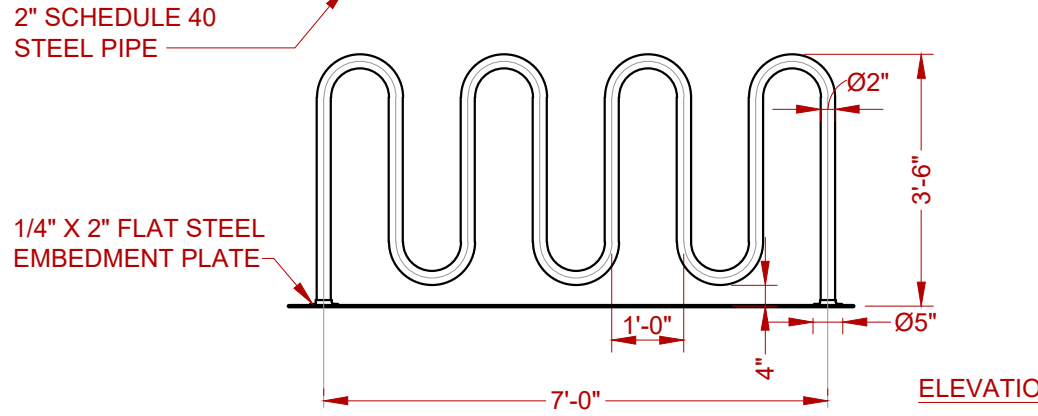
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION
A PORTION OF LOT 5, BLOCK 2, THE VILLAGE AT EASTPOINTE, CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
12/14/23
DATE
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

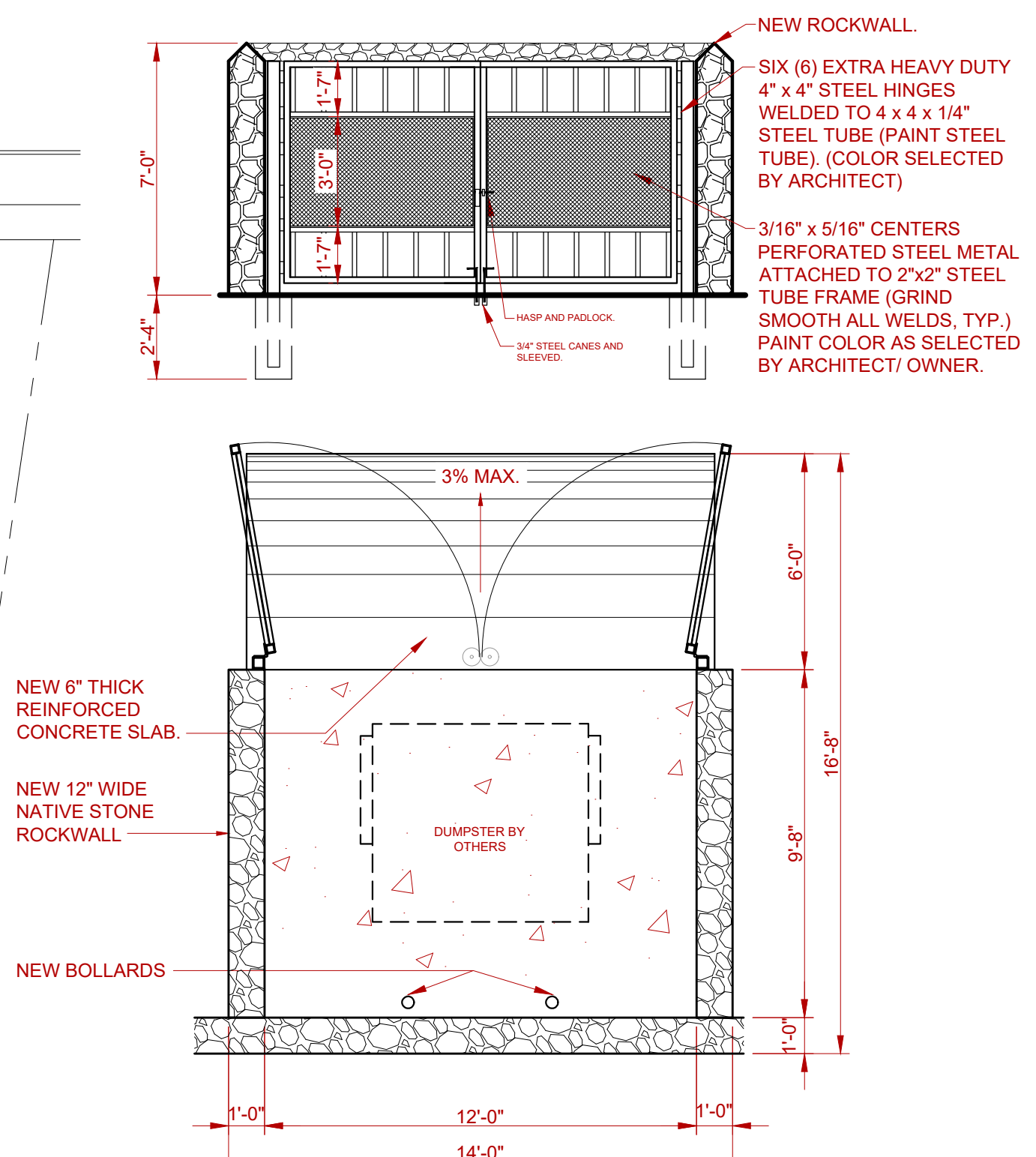
BICYCLE RACK DETAIL

SCALE: 3/8" = 1'-0"



DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0"



PROJECT DATA

ADDRESS: 8300 BURNHAM DR. EL PASO, TEXAS, 79907

BUILDING CODES:
AS ADOPTED AND AMENDED BY THE CITY OF EL PASO, TEXAS.
2021 INTERNATIONAL BUILDING CODE.
2021 INTERNATIONAL MECHANICAL CODE.
2021 INTERNATIONAL PLUMBING CODE.
2020 NATIONAL ELECTRICAL CODE.
2021 INTERNATIONAL FIRE CODE.
2021 TEXAS ACCESSIBILITY STANDARDS.

BUILDING OCCUPANCY:.....S-1 (STORAGE)
CONSTRUCTION TYPE:..... II-B
SPRINKLERED:..... YES
ZONING:..... C-4 SC
ZONING DISTRICT:..... COMMERCIAL DISTRICT
LOT SIZE:..... 43,620.00 SQ. FT.

SETBACKS:
MINIMUM FRONT YARD REQUIRED: 0'-0" FT.
FRONT YARD PROVIDED: 57'-10" FT.
MINIMUM REAR YARD REQUIRED: 20'-0" FT. PER ORDINANCE No. 8191
REAR YARD PROVIDED: 20'-0" FT.
MINIMUM SIDE YARD REQUIRED: 0'-0" FT.
WEST SIDE YARD PROVIDED: 10'-0" FT.
EAST SIDE YARD PROVIDED: 6'-0" FT.

ALLOWABLE BUILDING HEIGHT PER MUNICIPAL CODE TITLE 20 - ZONING APPENDIX B TABLE OF DENSITY AND DIMENSIONAL STANDARDS C-4 DISTRICT:
MAX. ALLOWABLE BUILDING HEIGHT 60'-0" FT.
PROVIDED BUILDING HEIGHT 30'-0" FT.

BUILDING SQUARE FOOTAGE:..... 19,469.00 SQ. FT.
OFFICES SQUARE FOOTAGE:..... 3,861.00 SQ. FT.
WAREHOUSE SQUARE FOOTAGE:..... 15,608.00 SQ. FT.

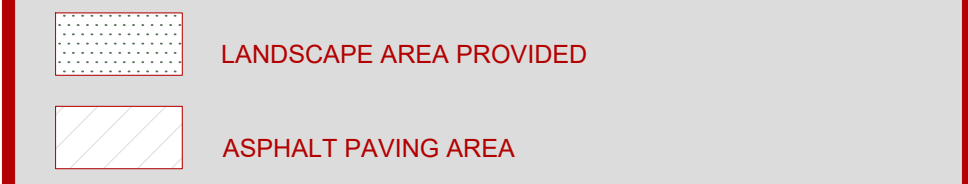
OCCUPANCY LOAD:..... 57 PEOPLE
OFFICE = 1 PER EA. 150 GROSS
3,861.00 / 150 = 25.74 = 26 PEOPLE
WAREHOUSE = 1 PER EA. 500 GROSS
15,608.00 / 500 = 31.21 = 31 PEOPLE

PARKING REQUIREMENTS:
OFFICE: MIN = 1 PER 576 S.F. OF G.F.A.
OFFICE: MAX = 3,861.00 / 576 = 6.70 = 7
OFFICE: MAX = 1 PER 400 S.F. OF G.F.A.
OFFICE: MAX = 3,861.00 / 400 = 9.65 = 10
WAREHOUSE: MIN = 1 PER 7,200 S.F. OF G.F.A.
WAREHOUSE: MIN = 15,608.00 / 7,200 = 2.16 = 2
WAREHOUSE: MAX = 1 PER 5,000 S.F. OF G.F.A.
WAREHOUSE: MAX = 15,608.00 / 5,000 = 3.12 = 3
HEAVY TRUCK: MIN = 1 PER 100,000.00 S.F. OF G.F.A.
HEAVY TRUCK: MIN = 19,469.00 / 100,000.00 = 0.19 = 1

TOTAL ACCESSIBLE PARKING SPACES REQUIRED = 1 SPACE
TOTAL ACCESSIBLE PARKING SPACES PROVIDED = 1 SPACE
BICYCLE: MIN REQUIRED = 3 SPACES
BICYCLE: MIN PROVIDED = 3 SPACES
MINIMUM PARKING SPACES REQUIRED = 9 SPACES
MAXIMUM PARKING SPACES REQUIRED = 13 SPACES
TOTAL PARKING SPACES PROVIDED = 10 SPACES

LANDSCAPE CALCULATIONS

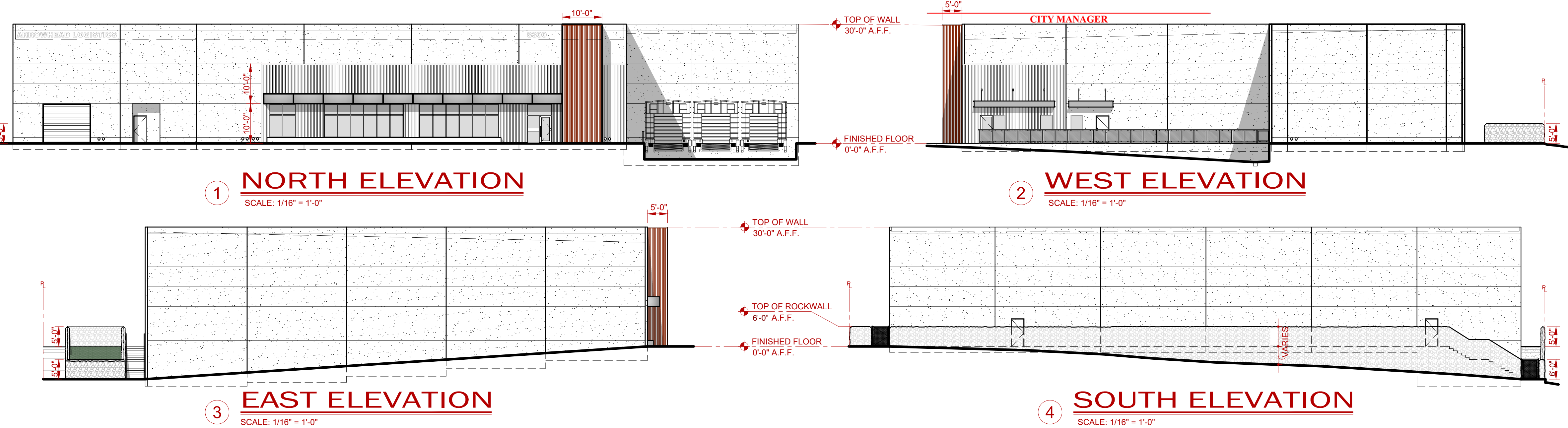
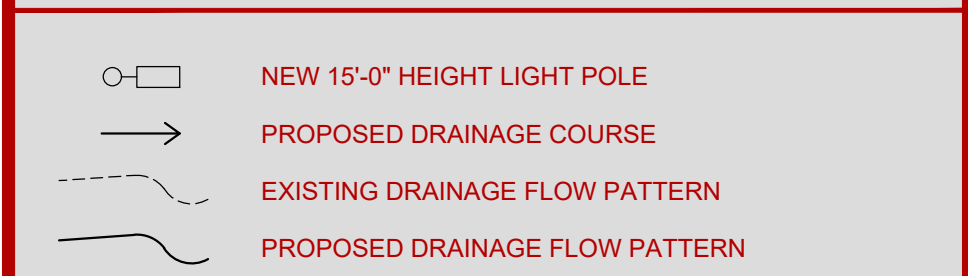
LOT AREA = 43,620.00 SQ. FT.
BUILDING AREA = 19,469.00 SQ. FT.
REQUIRED LANDSCAPABLE AREA = 24,151 x 0.15 = 3,623.00 SQ. FT.
LANDSCAPABLE AREA PROVIDED = 5,329.00 SQ. FT.



PLANT QUANTITIES

	REQ.	PROPOSED
F - STREET TREES (1/30 L. FT.) = 181/30	6	6
B - BUFFER TREES (1/30 L. FT.) = 181/30	6	6
C - CANOPY TREES (1/10 MAX.) = 10/10	1	1
P - PROJECT TREES (2/1,000 SQ. FT.) = 3,623.00 SQ. FT./1,000 =	3.6	4
TOTAL TREES	16.6	17
QTY. OF SHRUBS 4 UNITS OF PLANT MATERIAL X 45 = (4 X 45= 180)	180	180

SYMBOLS



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NR
NEW REPUBLIC ARCHITECTS

7100 Westwind Dr. Suite 150
El Paso TX, 79912
Ph: (915) 585-7028
angel@nraia.com

Members of the American Institute of Architects

A New Office & Warehouse Building for:

TREVAR PROPERTIES

8300 Burnham Dr. El Paso, Tx, 79907

09/19/23

SEAL: ARCHITECT, STATE OF TEXAS, KEVIN TAYLOR, 10587

Detailed Site Development Plan

Issue Date: September 19th, 2023

No.	Date	Description
△	07/19/23	ADDRESS ASSIGNMENT
△	08/18/23	DSDP REVIEW COMMENTS
△	09/19/23	DSDP REVIEW COMMENTS
△	10/13/23	DSDP REVIEW COMMENTS

Project Number: 2318
Drawn By: EV

Designed By: ART
Checked By: ART

Sheet Title: Detailed Site Development Plan

Sheet Number: CA-1R

SHEET 1 OF 1

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8300 Burnham Road

City Plan Commission — November 16, 2023

SITE PLAN



CASE NUMBER:	PZDS23-00030
CASE MANAGER:	Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov
PROPERTY OWNER:	Trevar Properties, LLC
REPRESENTATIVE:	Angel Ramos
LOCATION:	8300 Burnham Road (District 7)
PROPERTY AREA:	1.00 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 8191
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan review as required per Ordinance No. 8191, dated October 30, 1984, requiring approval from both the City Plan Commission and City Council prior to issuance of any building permits. The applicant proposes to develop the subject property as an office warehouse.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the use of an office warehouse is consistent with adjacent commercial uses and meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan. Furthermore, the development complies with the G7, Industrial and/or Railyards future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZDS23-00030



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 cause 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



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan as required per Ordinance No. 8191, dated October 30, 1984. The detailed site development plan shows a new 19,469 square-foot office warehouse building on a vacant lot located at 8300 Burnham Road. The application is compliant with the required parking and bicycle spaces, with ten (10) and three (3) respectively. The development is in compliance with Title 18.46 of the Landscaping Ordinance. In addition, the development complies with Ordinance No. 8191 to provide a twenty-foot (20') setback along the southerly property line of what is described as Parcel 3 adjacent to the residential properties in Loma Terrace Subdivision Unit Four "C", restricting the development to 2 ½ stories in height, and restricting access from Lomita Drive as demonstrated on the detailed site development plan. Access to the subject property is proposed from Burnham Road.

PREVIOUS CASE HISTORY: On October 30, 1984, the subject property was rezoned from A-M (Apartment/Mobile Home) to C-4/sc (Commercial/special contract). At the time of the rezoning, the following conditions were imposed via Ordinance No. 8191 (Attachment 3) and summarized as follows:

1. Prior to the issuance of any building permits, a subdivision plat must be filed of record.

Note: Condition has been satisfied.

2. Prior to the issuance of any building permits, a detailed site development plan must be approved by the Commission and the City Council.

Note: Condition is being satisfied by this request.

3. A 20-foot setback must be provided along the southernly property line of Parcels 2 and 3 adjacent to the residential properties in Loma Terrace Subdivision Unit Four "C".

Note: Condition is being satisfied with this request.

4. No building shall exceed two and a half stories (2 ½) in height.

Note: Condition is being satisfied with this request.

5. Burnham Road must be dedicated and improved through Parcels 1 and 2 prior to the issuance of certificates of occupancy for any construction on these parcels.

Note: This condition has been fulfilled or is not applicable.

6. There shall be no vehicular access from these parcels to Mallet Drive, Lomita Drive, and Cornelius Drive.

Note: There is no vehicular access to Mallet Drive, Lomita Drive, and Cornelius Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is compatible with similarly-zoned, abutting commercial and industrial developments. The adjacent properties to the north are an automotive repair garage, zoned C-3/sc (Commercial/special contract); to the south are single family dwellings, zoned R-3 (Residential); to the east is a general warehouse, zoned C-4/sc (Commercial/special contract); and to the west is a vacant lot, zoned C-4/sc (Commercial/ special contract). The nearest school, Loma Terrace Elementary school, is 0.67 miles and the nearest park, Lomaland Park is 0.96 miles in proximity to the subject property.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. Per Ordinance No. 8191, dated October 30, 1984, the property owner must obtain detailed site development plan approval by the City Plan Commission and City Council prior to an issuance of any building permits for the subject property.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.	Yes. The proposed use of office warehouse is permitted in the C-4/sc (Commercial/special contract) zone district. The proposed Detailed Site Development Plan is in keeping with the applicable regulations and spirit of the C-4/sc (Commercial/special contract) zone district.
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	There are no Historic Districts or Special designations on the subject property.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the proposed development is from Burnham Road, which is designated as a local street per the City of El Paso’s Major Thoroughfare Plan (MTP). The roadway is appropriate to serve the proposed development. The nearest bus stop is located 0.07 miles from the subject property along Burnham Road between Lomaland Drive and Lee Trevino Drive. Sidewalks will be installed along Burnham Drive.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

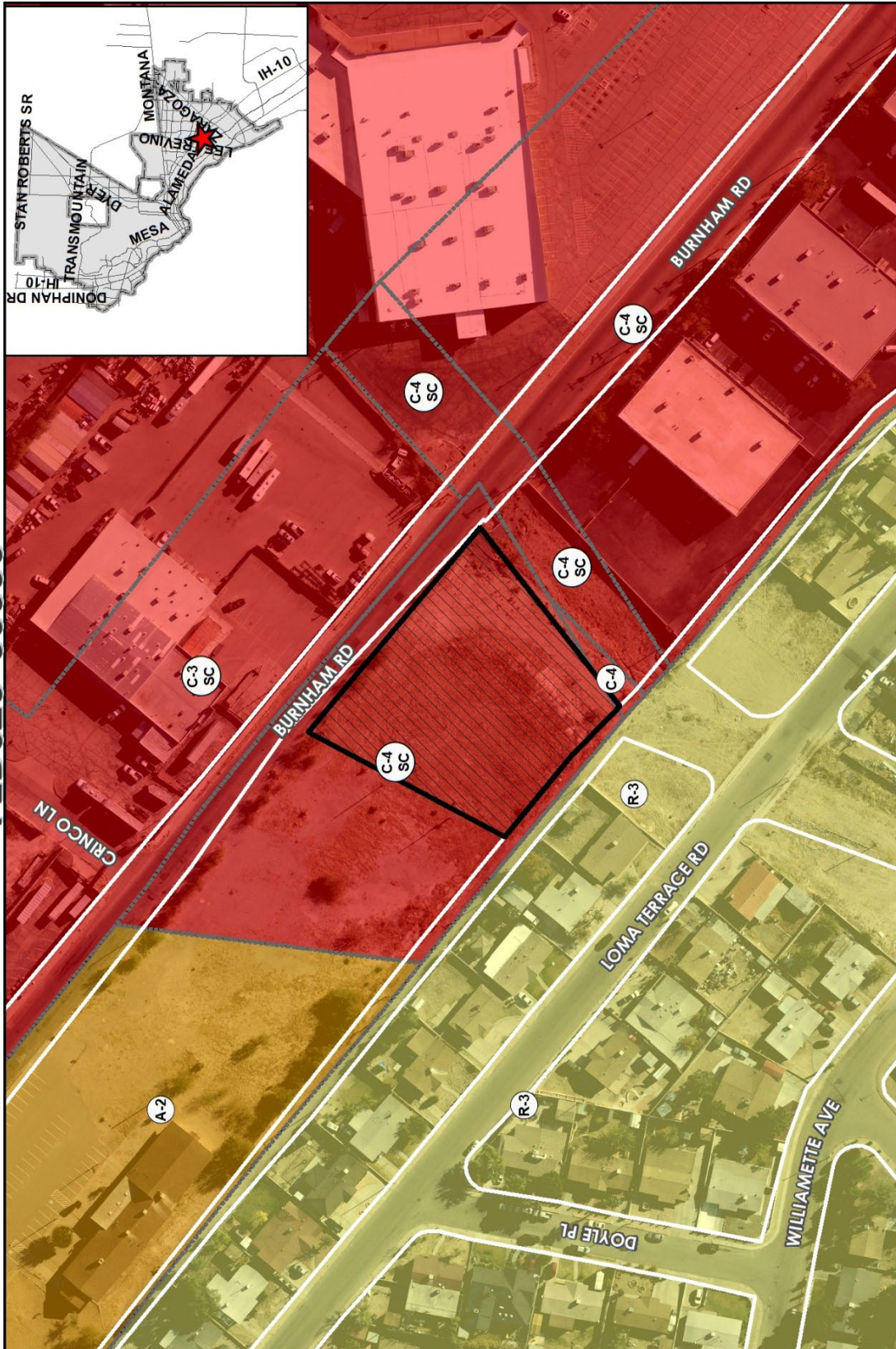
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Approve/Recommend Approval of the Detailed Site Development Plan With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Deny/Recommend Denial** of the Detailed Site Development Plan, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Ordinance No. 8191
4. Department Comments

ATTACHMENT 1

PZDS23-00030



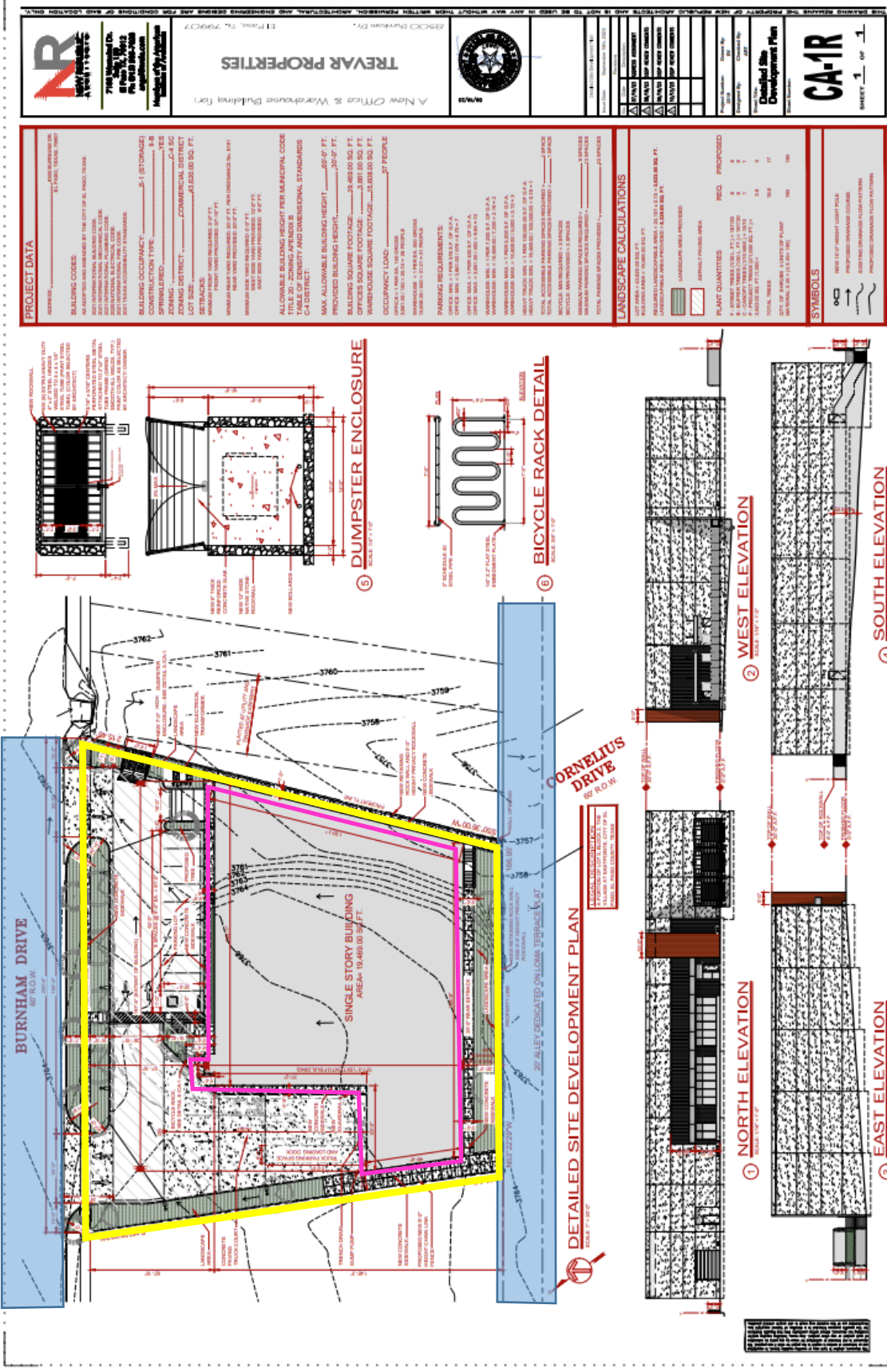
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Subject Property

0 45 90 180 270 360 Feet

THE CITY OF LOS ANGELES

ATTACHMENT 2



ATTACHMENT 3

8191
008191

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 1B, 1B20 AND 1B22, BLOCK 6, ASCARATE GRANT; TRACTS 1F AND 2C, BLOCK 54, YSLETA GRANT THE PENALTY BEING AS PROVIDED IN SECTION 25-96 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Tracts 1B, 1B20 and 1B22, Block 6, ASCARATE GRANT; Tracts 1F and 2C, Block 54, YSLETA GRANT, as more particularly described by metes and bounds in the attached Exhibit "A" (Parcel 1), Exhibit "B" (Parcel 2), and Exhibit "C" (Parcel 3) made a part hereof by reference be changed from A-M (Apartment/Mobile Home) District and A-2 (Apartment) District to C-4 (Commercial) District within the meaning of the zoning ordinance and the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 30th day of October, 1984.

Jonathan W. Rojas
Mayor

ATTEST:
W. Riege
City Clerk

APPROVED AS TO FORM:
[Signature]
Assistant City Attorney

APPROVED AS TO CONTENT:
Roy Silyard
Planning, Research and Development

I certify that the zoning map has been revised to reflect the amendment of ordinance # 8191
Rafael Ramirez Date 12-5-84

I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: L.D.
12-5-84 CONTROL
12-5-84 CONTROL
12-5-84 Bldg. Inspection
12-5-84 CONTROL
Rafael Ramirez

008191
Contract (10/30/84)

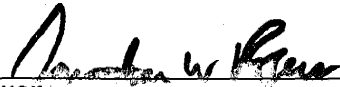
84-4996
DEPARTMENT OF PLANNING

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:


That the Mayor be authorized to sign a contract with SURETY SAVINGS ASSOCIATION, JOHN H. LIVINGSTON, AND MICHAEL TODD LIVINGSTON, placing certain restrictions, conditions, and covenants on the property being rezoned by Ordinance No. 008191.

PASSED AND APPROVED this 30th day of October, 1984.



Mayor

ATTEST:

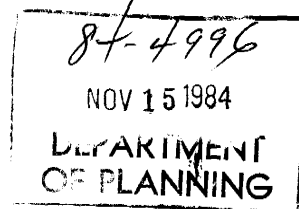


City Clerk

APPROVED AS TO FORM:



Assistant City Attorney



RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with SURETY SAVINGS ASSOCIATION placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. ~~008191~~.



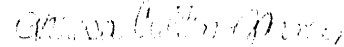
Mayor

ATTEST:

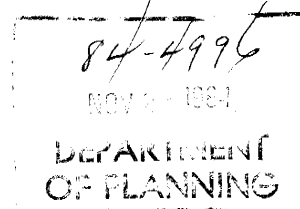


City Clerk

APPROVED AS TO FORM:



Assistant City Attorney



CONTRACT

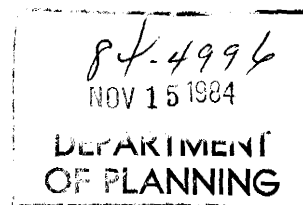
THIS CONTRACT, made this 30th day of October
1984, by and between SURETY SAVINGS ASSOCIATION, JOHN H. LIVINGSTON,
AND MICHAEL TODD LIVINGSTON, First Parties, and the CITY OF EL PASO,
Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning a
portion of Tracts 1B, 1B20 and 1B22, Block 6, ASCARATE GRANT, Tracts
1F and 2C, Block 54, YSLETA GRANT, City and County of El Paso, Texas
which are more particularly described by metes and bounds in the
attached Exhibits "A" (Parcel 1), "B" (Parcel 2), and "C" (Parcel 3)
which are made a part hereof by reference. To remove certain
objections to such rezoning, First Party covenants that if the
property is rezoned to C-4 (Commercial) District within the meaning of
the zoning ordinance of the City of El Paso, it shall be subject to
the following restrictions, conditions and covenants:

1. Prior to the issuance of any building permits, a subdivision plat must be filed of record.
2. Prior to the issuance of any building permits, a detailed site development plan must be approved by the Commission and the City Council.
3. A 20-foot setback must be provided along the southerly property line of Parcels 2 and 3 adjacent to the residential properties in Loma Terrace Subdivision Unit Four "C".
4. No building shall exceed two and a half stories (2 1/2) in height.
5. Burnham Road must be dedicated and improved through Parcels 1 and 2 prior to the issuance of certificates of occupancy for any construction on these parcels.
6. There shall be no vehicular access from these parcels to Mallet Drive, Lomita Drive and Cornelius Drive.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

Ord. 8191 (10/30/84)



The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

SURETY SAVINGS ASSOCIATION
First Party

By

Title

By

John H. Livingston

By

Michael Todd Livingston

THE CITY OF EL PASO
Second Party

By

Mayor

ATTEST:

LM Reeg
City Clerk

APPROVED AS TO CONTENT:

Roy Gilgand
Planning, Research and
Development

APPROVED AS TO FORM:

Anderson Cullen Gray
Assistant City Attorney

THE STATE OF TEXAS)

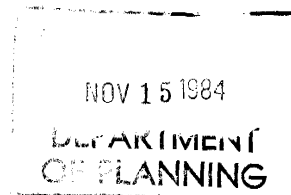
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 7th day of November, 1984, by RT Dempsey, as a representative of Surety Savings Association.

Barbara Saunders
Notary Public, State of Texas

My Commission Expires:

BARBARA SAUNDERS, Notary Public
In and for the State of Texas
My commission expires March 13, 1985



THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 9th day of NOVEMBER, 1984, by JOHN H. LIVINGSTON.

Amelia D. Rueda
Notary Public, State of Texas

My Commission Expires:
MAY 30, 1985

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 9th day of NOVEMBER, 1984, by MICHAEL TODD LIVINGSTON.

Amelia D. Rueda
Notary Public, State of Texas

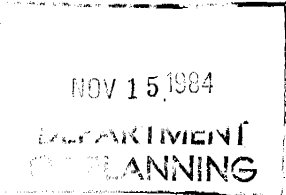
My Commission Expires:
MAY 30, 1985

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this ___ day of _____, 1984, by JONATHAN W. ROGERS, as Mayor of the City of El Paso.

Carole Genter
Notary Public, State of Texas

My Commission Expires:
7-19-86



ATTACHMENT 4

Planning and Inspections Department - Planning Division

Recommend approval.

Planning and Inspections Department – Plan Review & Landscaping Division

1. Recommend approval. No objections to the proposed detailed site.
2. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Recommend approval.

It is recommended that harvesting areas be placed within the lot, and the storm drainage be directed towards Burnham Dr.

Fire Department

Due to large building square footage, it will require sprinkler system a private fire hydrant and addressing of fire related issues.

Comment will be addressed at permitting stage.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

No objections, no TIA required.

Sun Metro

No comments received.

El Paso Water

No objection.

There is an existing 42-inch diameter water main that extends along Burnham Rd. This main is located approximately 15-feet south of and parallel to the northern right-of-way of Burnham Rd. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

There is an existing 8-inch diameter water main that extends along Burnham Rd. This main is located approximately 25-feet south of and parallel to the northern right-of-way of Burnham Rd and dead-ends approximately 60-feet east of the property. This water main is available for extension.

Previous water pressure from fire hydrant #5871 located at the northeast corner of the intersection of Burnham Rd. and Camelot Rd., has yielded a static pressure of 62 psi, a residual pressure of 50 psi, and a discharge of 787 gallons per minute

Sanitary Sewer:

Sanitary sewer is critical.

There is an existing 8-inch diameter sanitary sewer that extends along Burnham Rd., it then turns in a northern direction approximately 125 feet east of the property. This main is located approximately 25-feet north of and parallel to the southern right-of-way of Burnham Rd. This main is 5 feet in depth.

General:

Water and main extension will be necessary to provide service. Water main extension shall cover the frontage.

EPWater requires a new service application to provide service to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: a site plan, utility plan, drainage and grading plans, landscaping plan (if applicable). Application for services for subdivisions must be made in conjunction with the request for water and sanitary sewer main extensions. The legal description of the property, and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District

No comments received.

Texas Gas Services

No comments received.