



ITEM 10

6121 South Desert Blvd Detailed Site Development Plan

PZDS20-00044

Strategic Goal 3.

Promote the Visual Image of
El Paso





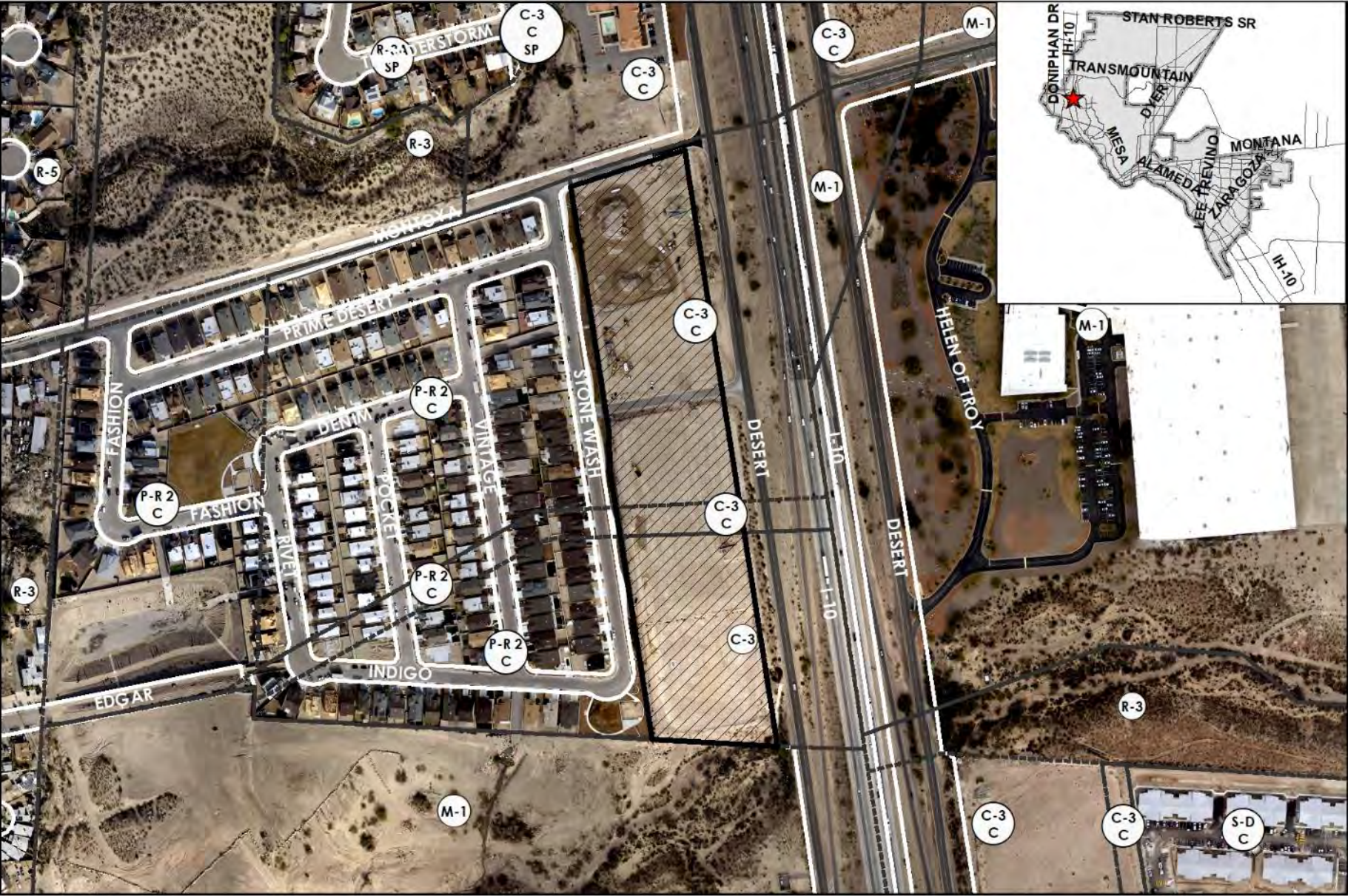
Recommendation

- City Plan Commission recommend approval (7-0) of the detailed site development plan

PZDS20-00044




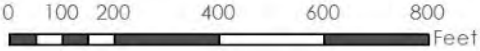
Aerial



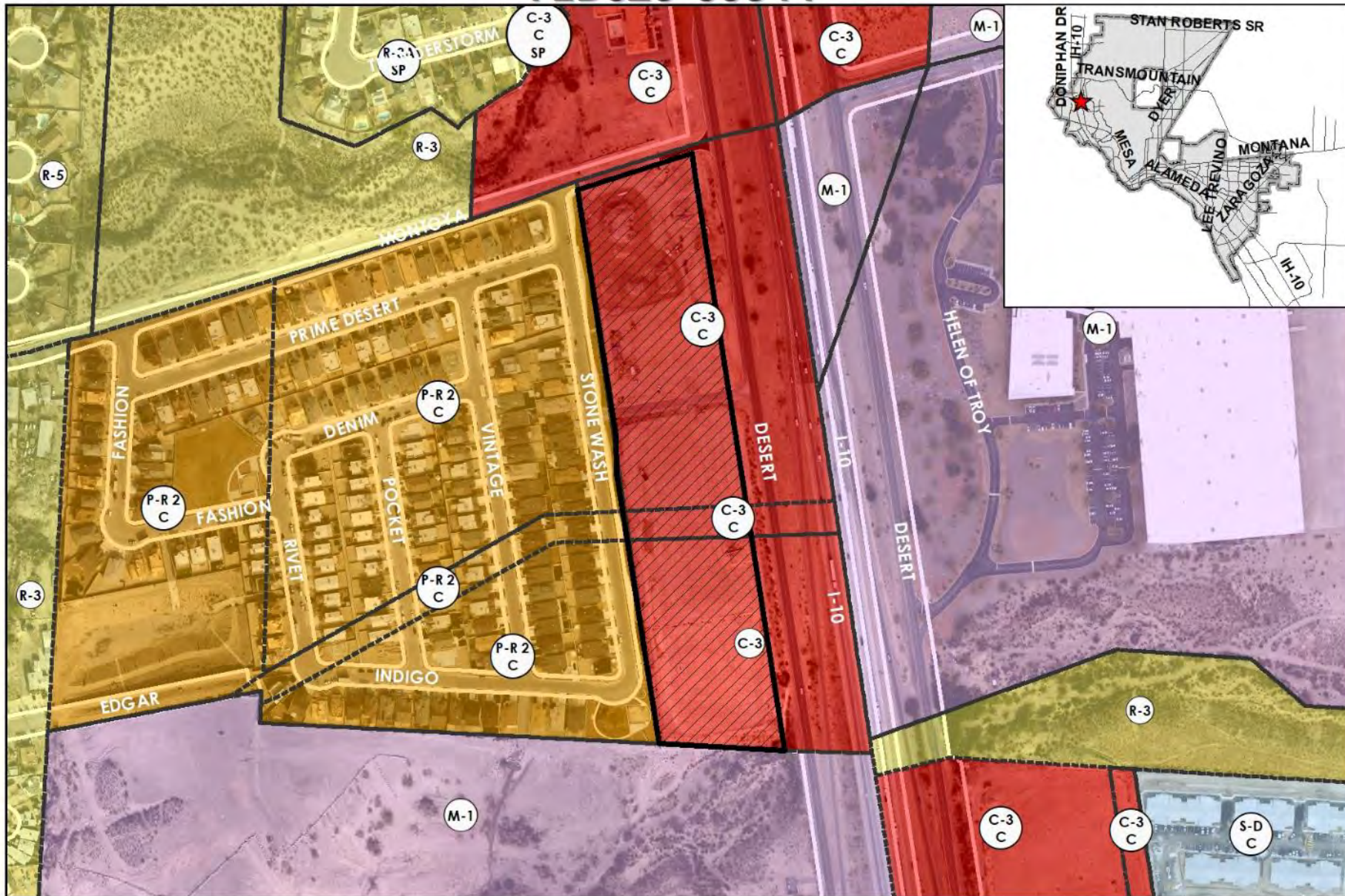
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 Subject Property



PZDS20-00044



Existing Zoning

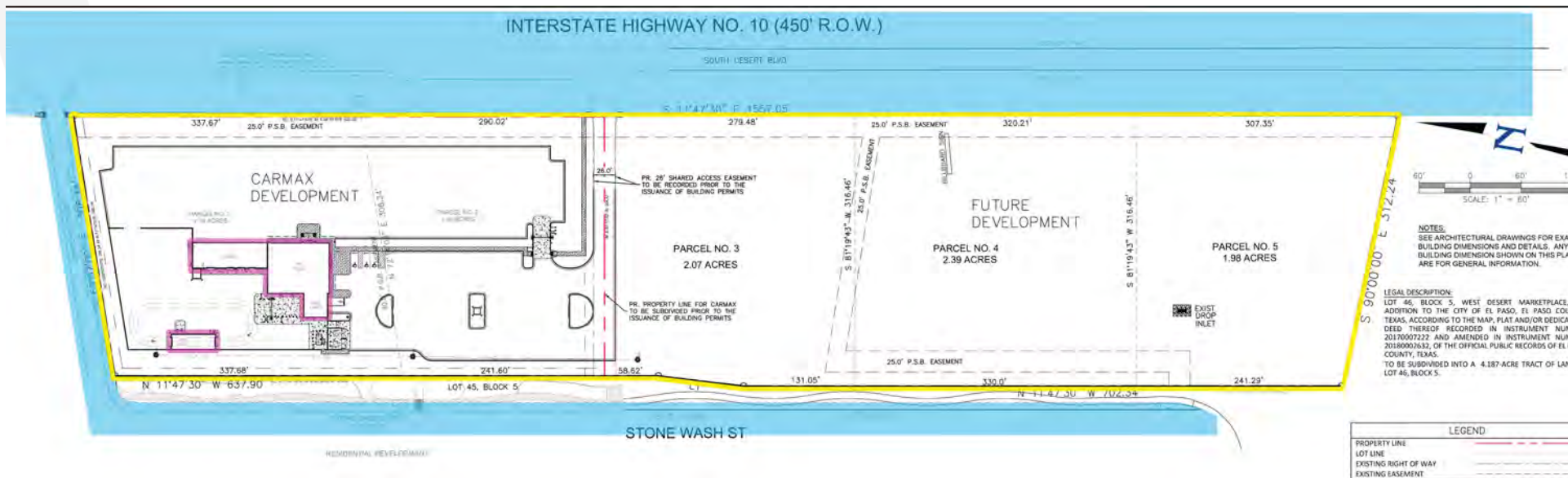
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Subject Property



Detailed Site Plan



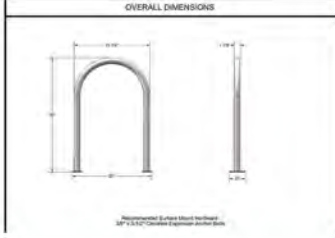
EL PASO LANDSCAPE REQUIREMENTS			
UNIT	1000 SQFT	REQUIRED	PROVIDED
LANDSCAPE AREA	15% OF PARCEL SIZE MINUS BLDG.	26,059	43,823
STREET TREES (S)	1 PER 30 FEET OF STREET FRONTAGE	30	30
BUFFER TREES (B)	1 PER 30 FEET OF STREET FRONTAGE	30	30
PROJECT TREES (P)	1 PER UNIT	26	26
5 GAL SHRUBS	45 PER UNIT	1179	1195
1 GAL SHRUBS	0 PER UNIT		
CANOPY TREES (C)	1 PER 10 SPACES OR PORTION OF	2	2
REQUIRED PARKING TREES PER SECTION 20.14.050.E	1 PER 5 SPACES OVER MAX.	9	9
ADDITIONAL TREES (SC)	SPECIAL CONTRACT	0	0
TOTAL TREES		97	97
TOTAL SHRUBS		1179	1195

SITE DATA:

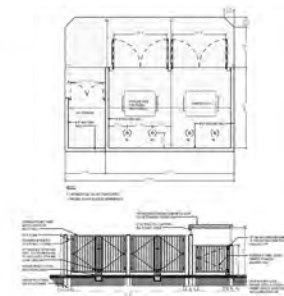
ADDRESS: 6121 S. DESERT BLVD.
 ZONING: COMMUNITY COMMERCIAL DISTRICT (C-3)
 PROPERTY AREA: 182,399 SF (4.187 ACRES)
 BUILDING AREAS:
 SALES: 4,312 SF
 PRESENTATION: 784 SF
 SERVICE: 2,641 SF
 CARWASH: 936 SF
 TOTAL: 8,673 SF
 PROPOSED USE: AUTOMOTIVE SALES AND MINOR SERVICES
 SETBACKS: SIDE YARD: 10 FT
 BACK YARD: 10 FT
 PARKING SUMMARY:
 MAX 1 SPACE/400 SF
 MIN 1 SPACE/576 SF = 22 SPACES MAX
 8.875P X 1.1 SPACE/400 SF = 15 SPACES MIN
 8.875P X 1.1 SPACE/576 SF = 3
 ADA REQUIRED SPACES: 3
 BICYCLE SPACES: 4

PROVIDED SPACES:

CUSTOMER/EMPLOYEE AREA (38,139 SF) = 65 SPACES*
 ADA PROVIDED SPACES: 3 SPACES
 BICYCLE SPACES: 4 SPACES
 LOADING AREA: 1 SPACE
 *LANDSCAPING AREAS/TREES WERE INCREASED AS A CONDITION TO THE INCREMENT IN PARKING SPACES.
 LANDSCAPE AREAS:
 LANDSCAPE AREA PROVIDED: 15% = 24,88 1/2
 TOTAL SITE AREA (MINUS BUILDING FOOTPRINT): 174,622 SF
 REQUIRED LANDSCAPE AREA: 26,193 SF
 PROVIDED LANDSCAPE AREA: 43,446 SF
 RETAINING WALLS SUMMARY:
 RETAINING WALLS ARE NOT REQUIRED
 LEGAL DESCRIPTION:
 LOT 46, BLOCK 5, WEST DESERT MARKETPLACE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN INSTRUMENT NUMBER 2017007222 AND AMENDED IN INSTRUMENT NUMBER 2018002032, OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, TO BE SUBDIVIDED INTO A 4.187-ACRE TRACT OF LAND IN LOT 46, BLOCK 5.



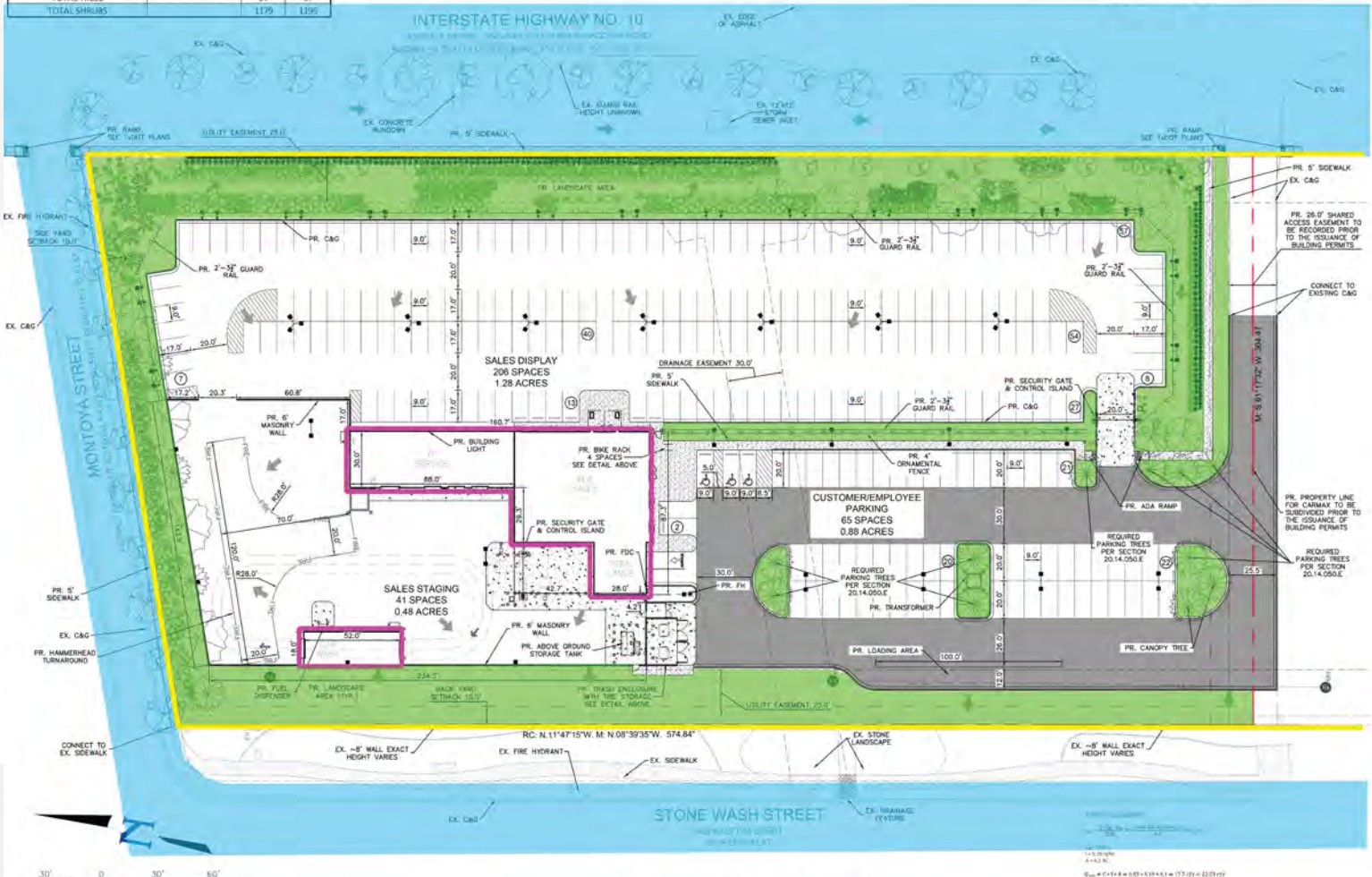
BIKE RACK DETAIL



DUMPSTER & TIRE ENCLOSURE

LEGEND

PROPERTY LINE (OFFSITE)	---
PROPERTY LINE (ONSITE)	---
LOT LINE	---
EXISTING RIGHT OF WAY	---
EXISTING EASEMENT	---
SETBACK	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED SITE WALL	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING FENCE	---
PROPOSED GUARD RAIL	---
PROPOSED ORNAMENTAL FENCE	---
PROPOSED CONCRETE WALK	---
PROPOSED STANDARD DUTY PAVEMENT	---
PROPOSED HEAVY DUTY PAVEMENT	---
PROPOSED CONCRETE PAVEMENT	---
PROPOSED SLOPE DIRECTION	→



RESIDENTIAL DEVELOPMENT

Landscape

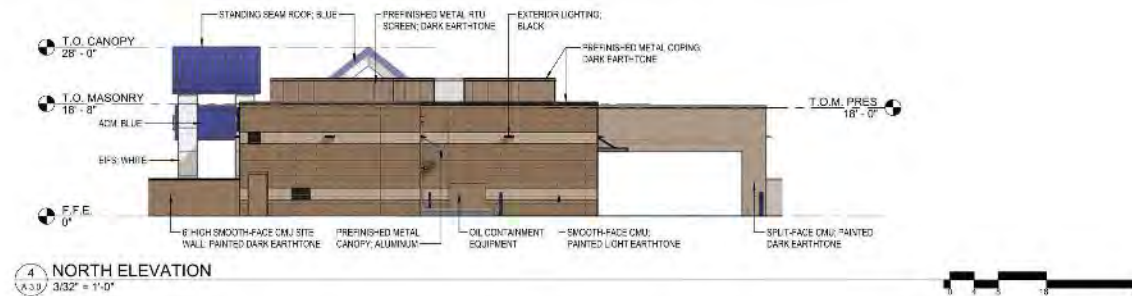
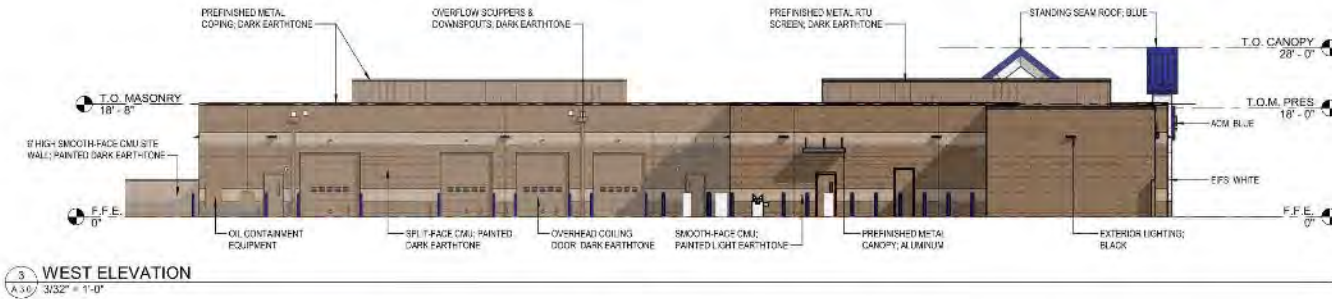
Species	Plant Name	Notes
145	Washingtonia robusta - Palm 12' x 12' x 12'	Plant in 18" Brown Trunk Pipe
146	Washingtonia robusta - Palm 12' x 12' x 12'	Plant in 18" Brown Trunk Pipe
147	Washingtonia robusta - Palm 12' x 12' x 12'	Plant in 18" Brown Trunk Pipe
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NOTES:
 SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSION SHOWN ON THIS PLAN ARE FOR GENERAL INFORMATION.

STORMWATER SUMMARY:
 THE LOT IS PART OF THE APPROVED WEST DESERT SUBDIVISION IMPROVEMENTS FROM 2014 BY QUANTUM ENGINEERING. PROJECT'S RUNOFF WILL BE INTERCEPTED BY INLETS AND A STORMWATER SYSTEM. THE NETWORK WILL TIE IN TO THE EXISTING STORMWATER INFRASTRUCTURE THAT HAS BEEN SIZED FOR THE FUTURE DEVELOPMENT OF THE AREA WHICH TRIBUTES TO THE COATES DAM.

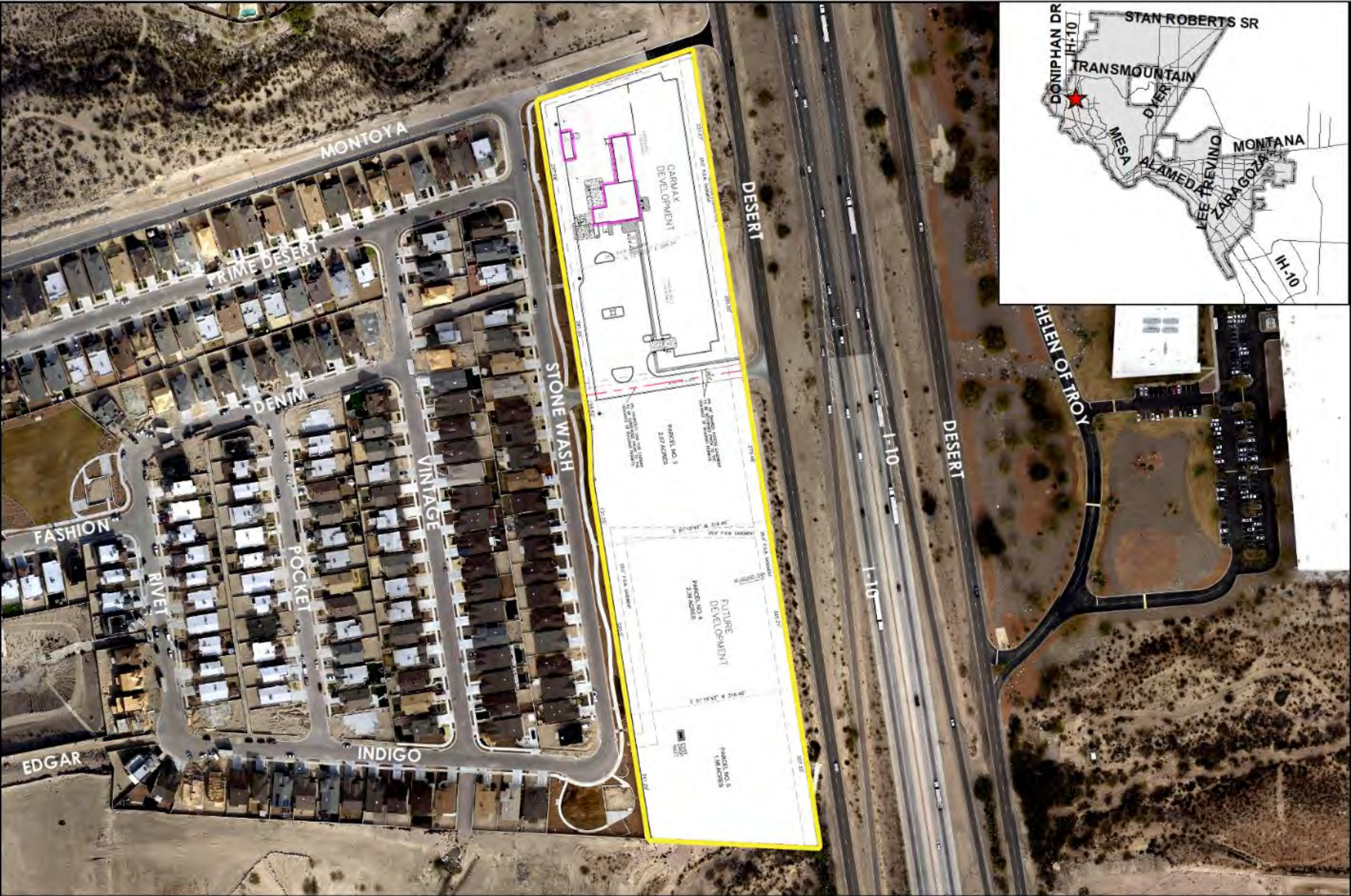
Detailed Site Plan



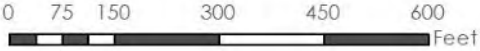


Elevations

Aerial with Site Plan



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Subject Property



Surrounding Development



W



N



E

S

Public Input

- Notices are not required per El Paso City Code Section 20.04.150





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