



ITEM 11

10001 & 10005 Dyer

❖ PZDS20-00045 - Detailed Site Development Plan

Strategic Goal 3.

Promote the Visual Image of
El Paso

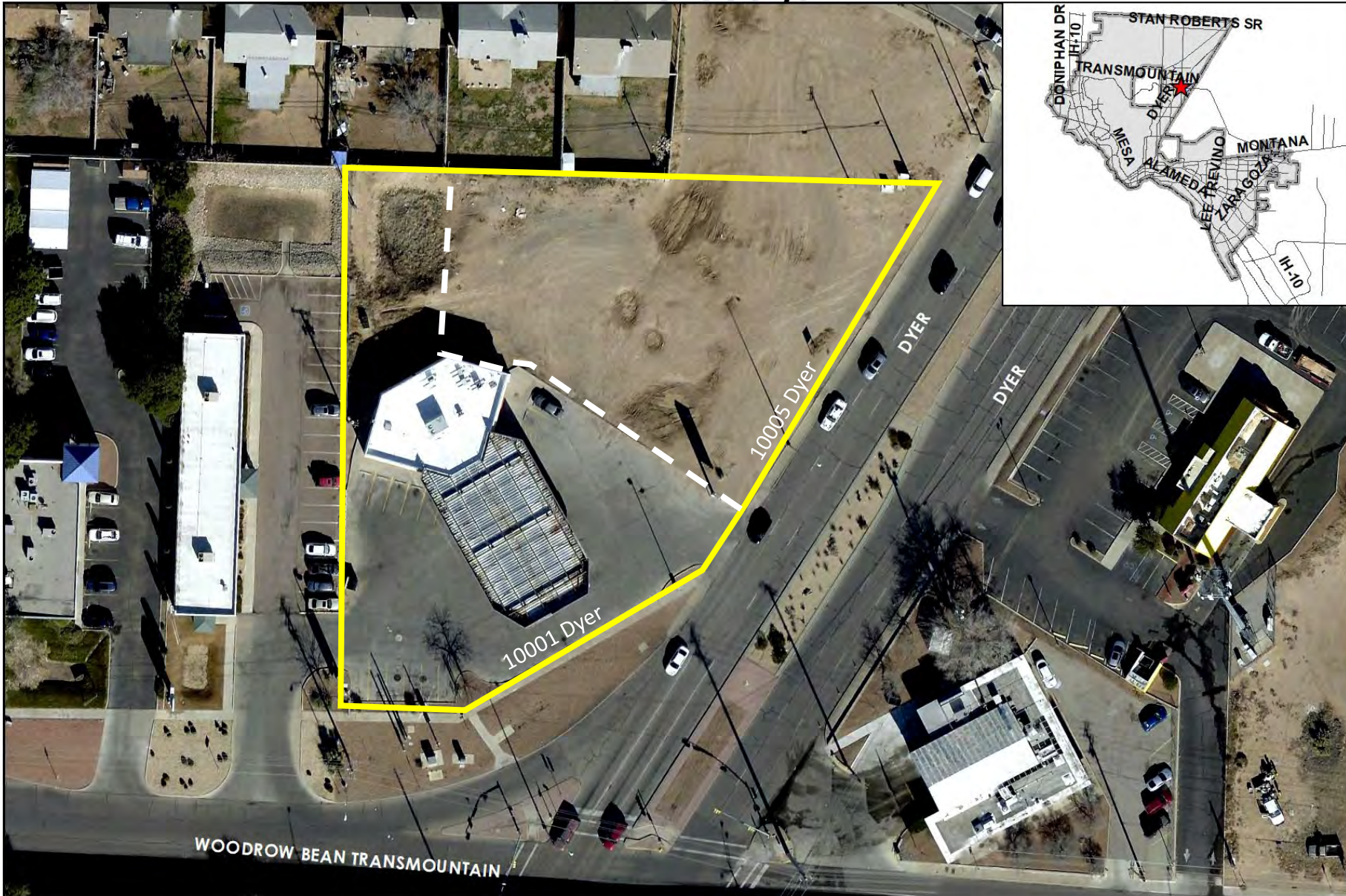




Recommendation

- Staff recommends APPROVAL of the detailed site development plan.
 - City Plan Commission recommends approval (9-0) of the detailed site development plan.

10001 & 10005 Dyer St.

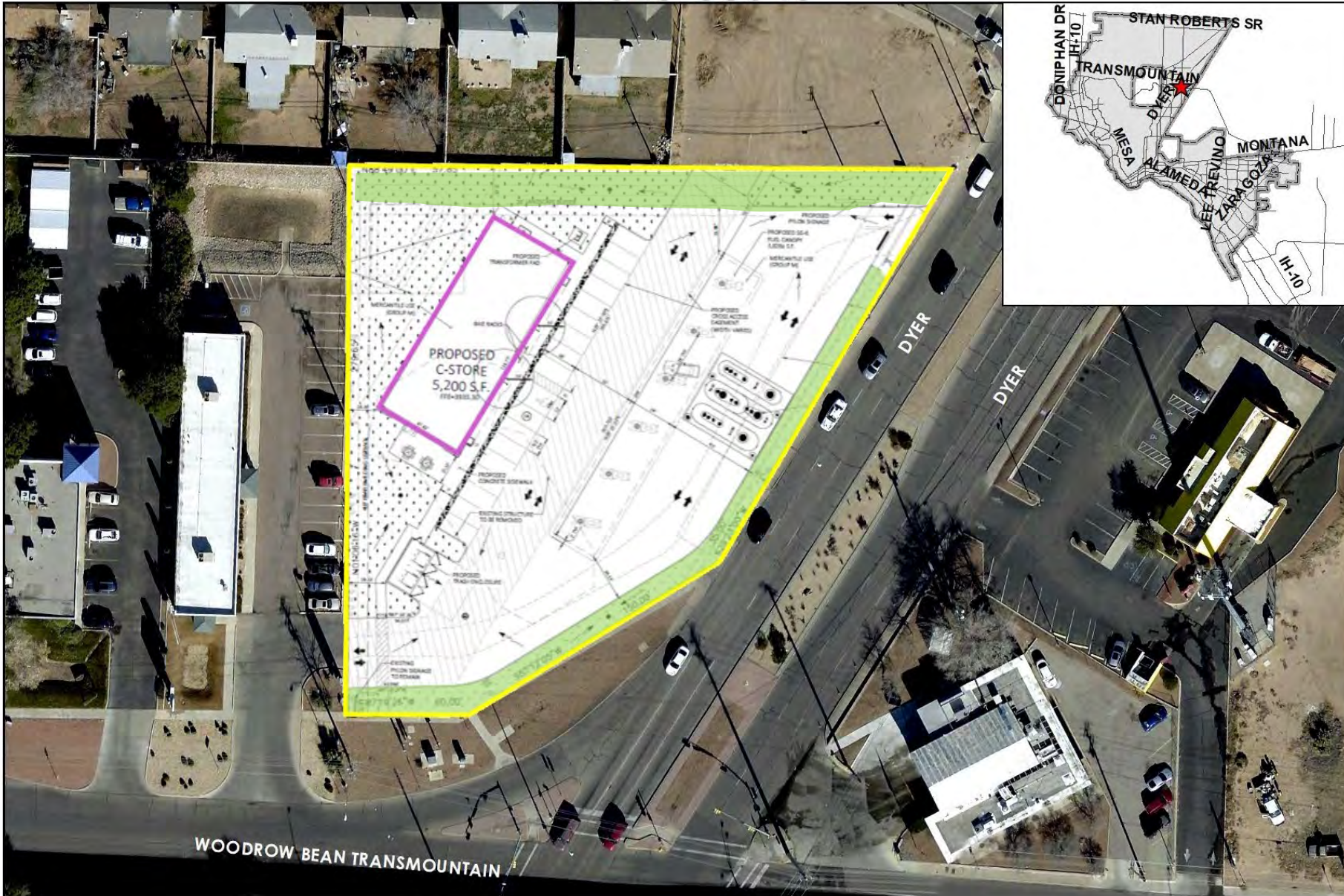


Aerial

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.



Aerial with Site Plan



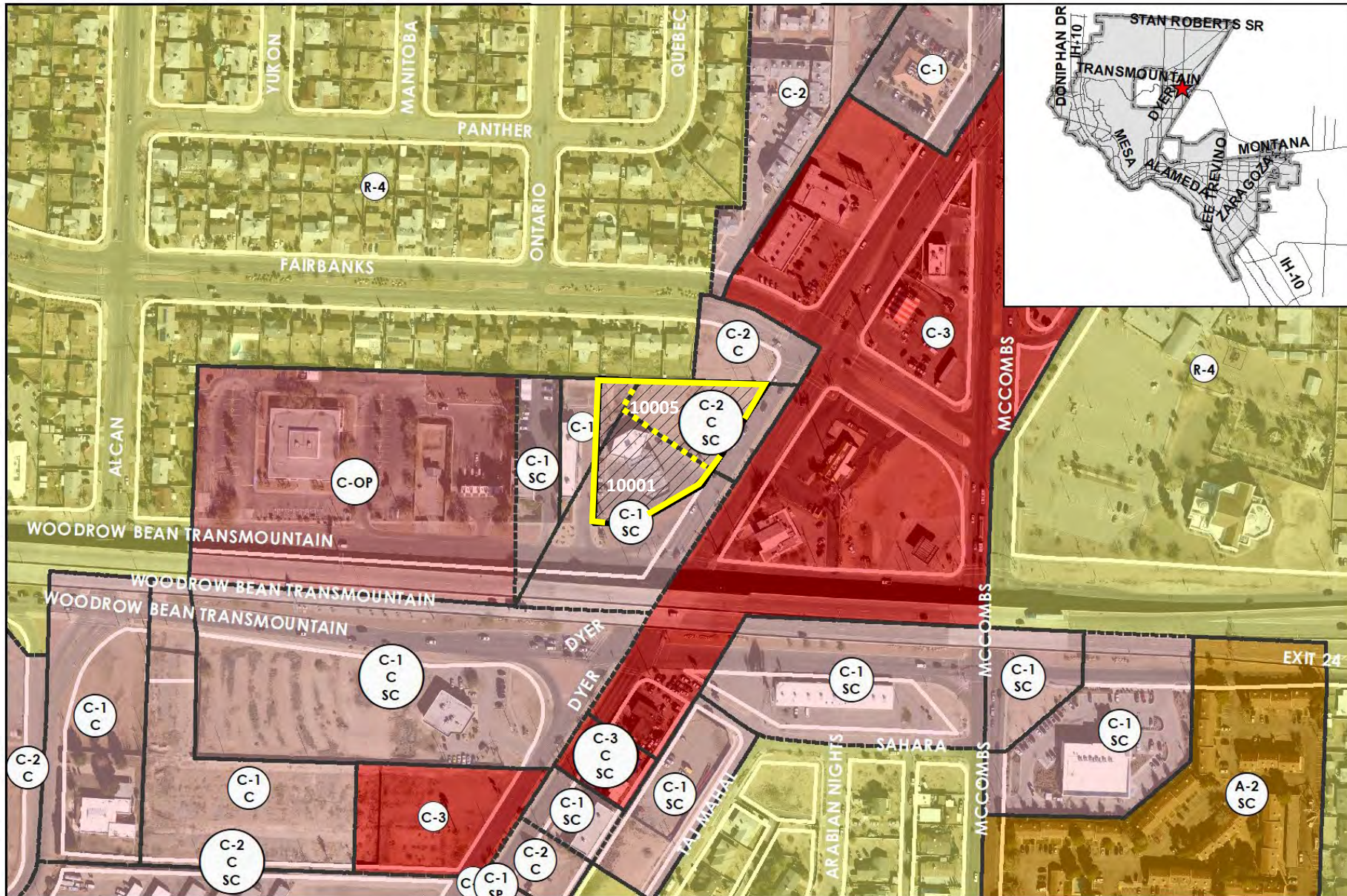
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10001 & 10005 Dyer St.



Existing Zoning



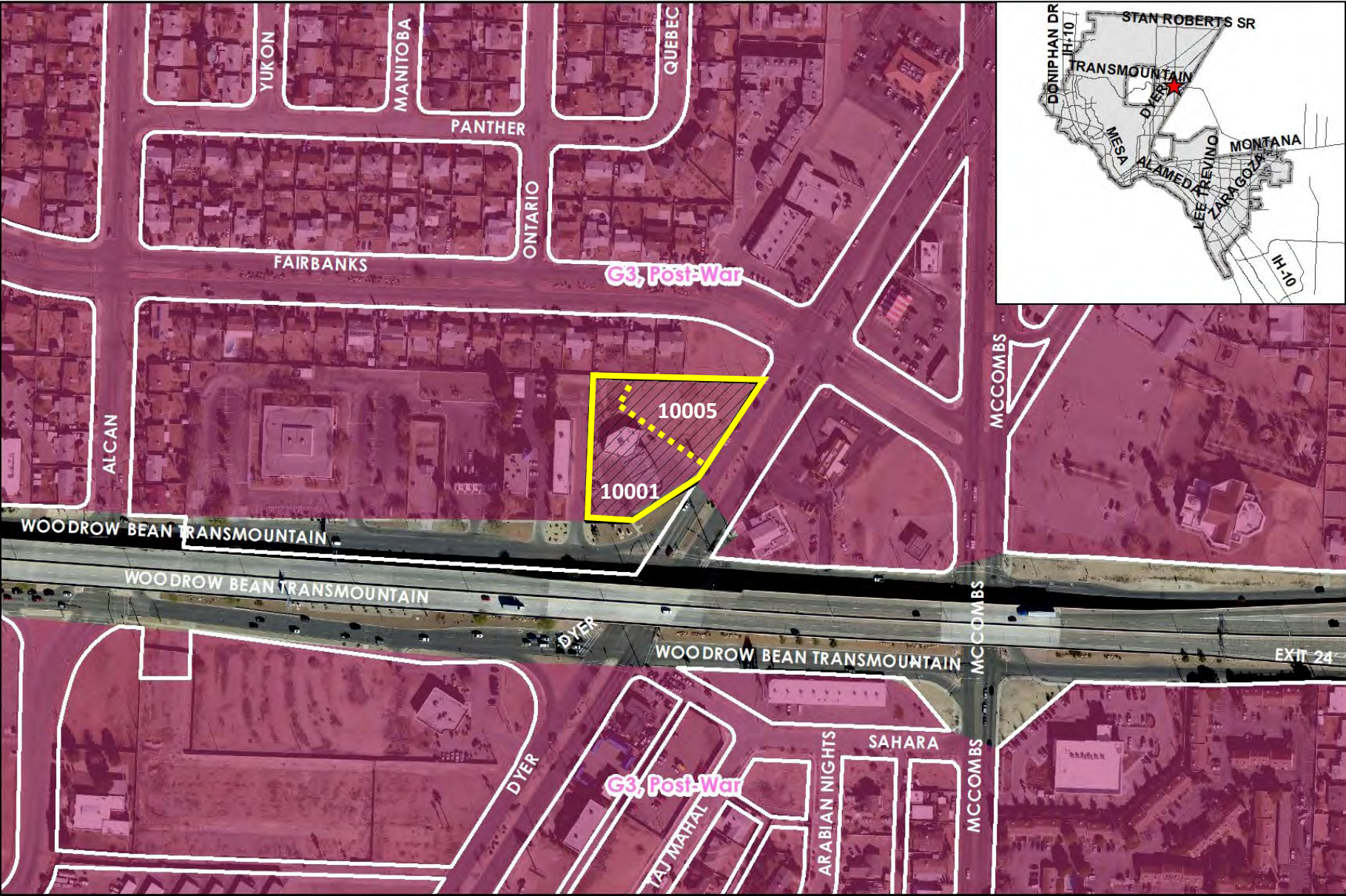
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Subject Property



Future Land Use



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 Subject Property



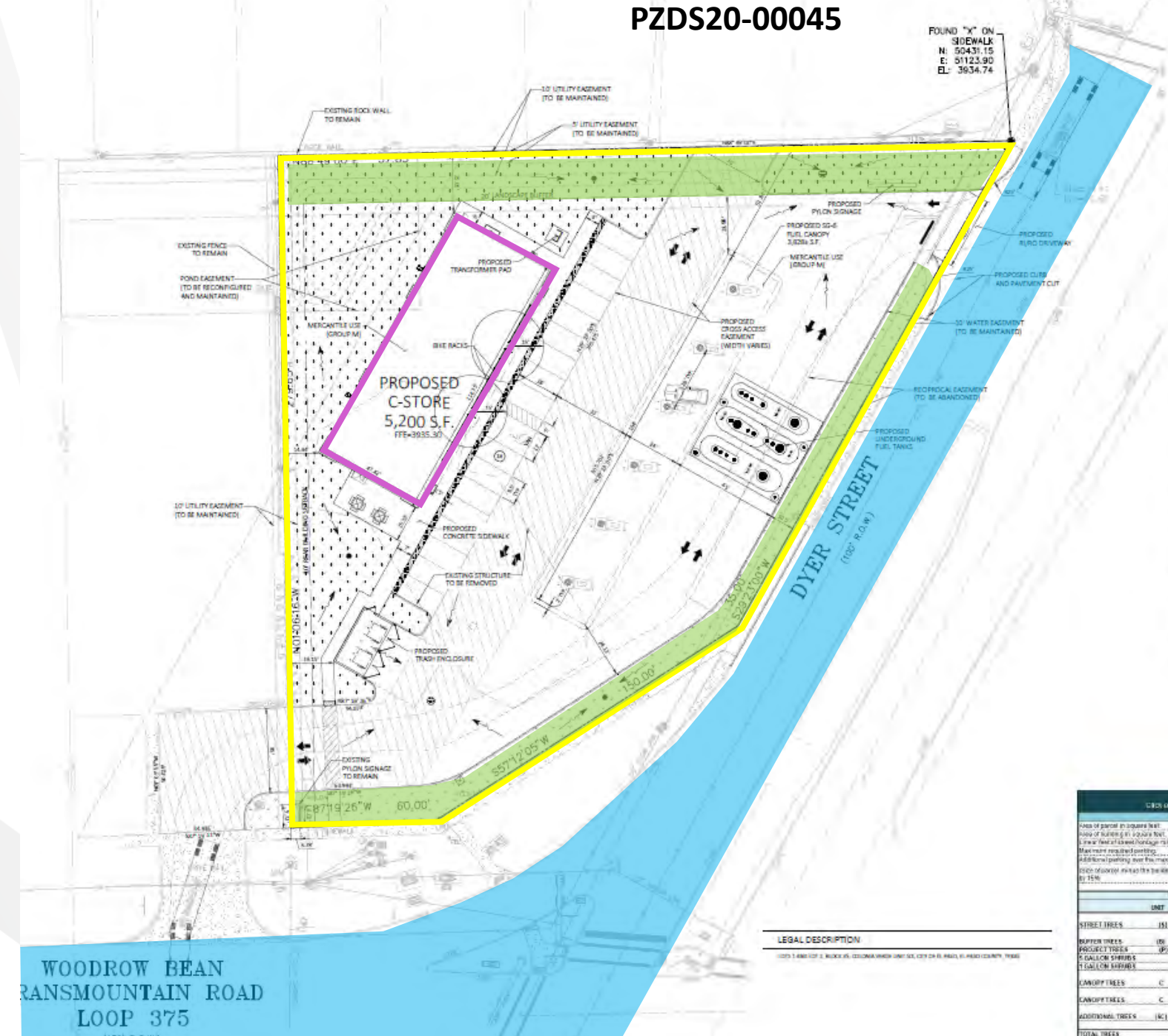
FOUND "X" ON
SIDEWALK
N: 50431.15
E: 51123.90
EL: 3934.74



Know what's below
Call before you dig



Detailed Site Plan



PROJECT INFORMATION	
PROJECT NAME:	TRUCK R
PROJECT ADDRESS:	202 TRUCK FRONT, EL PASO, TX 79901
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW FREE-STANDING CIRCLE STORE
SITE INFORMATION	
PROPOSED PROPERTY:	1.262 ACRES 180,000 S.F.
PROPOSED SITE DIVISION:	ONE
PROPOSED PROPERTY (LIT #):	5.172 ACRES (2.8112 A.P.)
LANDSCAPE AREA (TOTAL & PROPOSED):	2,010 S.F.
OPEN LANDSCAPE AREA:	27,812 S.F.
ZONING INFORMATION	
SUBDIVISION:	CITY OF EL PASO, TEXAS
EXISTING ZONING:	PD-COMB-2
PROPOSED ZONING:	PD-C
MAX. BUILDING HEIGHT ALLOWED:	35'-0" (TALLER THAN 35 FEET SHALL AN ADDITIONAL 5 FEET HEIGHT IS PROVIDED FROM ALL ADJACENT PARCELS FOR AN 10' HEIGHT IN EXCESS OF 35')
PROPOSED BUILDING HEIGHT:	30'-0"
PARKING REQUIREMENTS	
PARKING REQUIRED:	COMPARISON PER 100 S.F. OF FLOOR AREA, 1 PER 100 S.F. IN SPACES MAX, 2' SPACES MAX 30' X 18' MIN.
PARKING PROVIDED:	PROVIDED: 11 (30' X 18')
	ADDITIONAL: 11 (15' X 8', 8' X 10' SIDEWALK)
	TOTAL PARKING: 22
BICYCLE PARKING REQUIRED:	COMPARISON PER 100 S.F. FOR EACH BICYCLE
BICYCLE PARKING PROVIDED:	4 (15' X 24' FOR EACH BICYCLE SPACE)

PROPOSED

	PROPERTY LINE/BOUND OF ADJ. PROP.
	CONCRETE CURB
	LOW CURB
	LANDSCAPE AREA (24, 612 S.F.)
	PROPOSED CIRCULATED ELEMENT

LEGAL DESCRIPTION
SECTION 1, BLOCK 107, & BLOCK 108, COLONNADE NORTH WEST, CITY OF EL PASO, EL PASO COUNTY, TEXAS

WOODROW BEAN
RANSMOUNTAIN ROAD
LOOP 375
(130' R.O.W.)

Applies to New Plantings only
 Check off the tabs at the bottom of the spreadsheet for self-storage with outdoor or additional trees as LANDSCAPE OR PLANTING REQUIREMENTS (photo version)

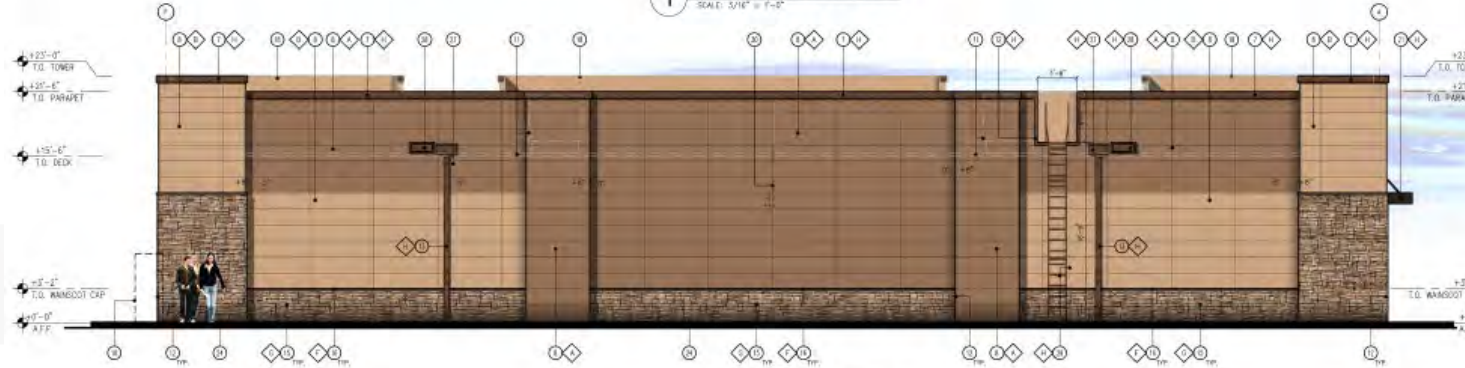
AREA OF PLANTING IN SQUARE FEET	NO. OF TREES @ 1' DIA. @ 10' ON CENTER	LINEAR FEET OF EXISTING PLANTING OR PLANTING	MAXIMUM REQUIRED PLANTING	ADDITIONAL PLANTING OVER REQUIREMENTS
2,010	20	110	110	0
27,812	278	1,390	1,390	0
29,822	298	1,490	1,490	0

UNITS	1000 SQ FT	REQUIRED QUANTITY	PROVIDED
STREET TREES (S)	1 PER 30 FEET OF STREET FRONTAGE	11	11
BUFFER TREES (B)	1 PER 10 FEET OF STREET FRONTAGE	11	11
PROJECT TREES (P)	1 PER 10 FT	22	22
5 GALLON TREES	40 PER 10 FT	22	22
1 GALLON TREES	WATER UNIT	22	22
CANOPY TREES (C)	1 PER 10 SPACES OR 1 PER 10 FT	22	22
CANOPY TREES (C)	1 PER 6 SPACES OVERHANG	22	22
ADDITIONAL TREES (AC)	SPECIAL CONTRACT	0	0
TOTAL TREES		110	110
TOTAL SPACES		22	22

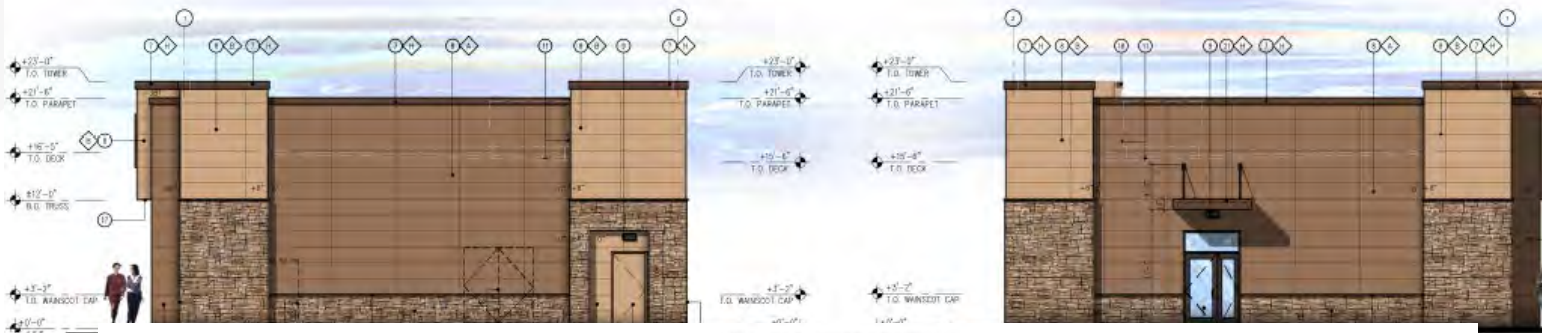




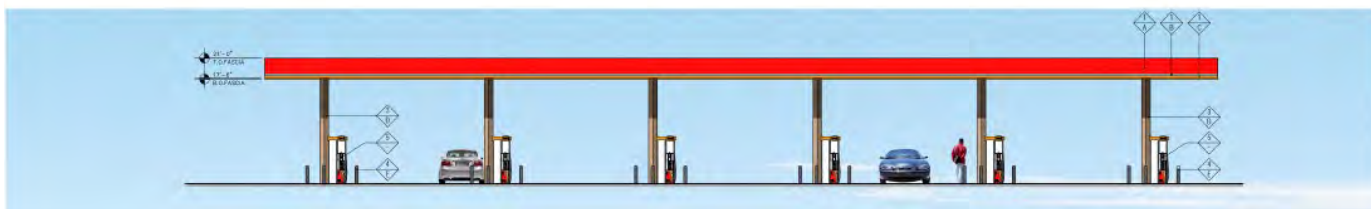
1 FRONT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION (EAST)



Elevations

Subject Property:
10001 & 10005 Dyer St.



Surrounding Development



N



W

E

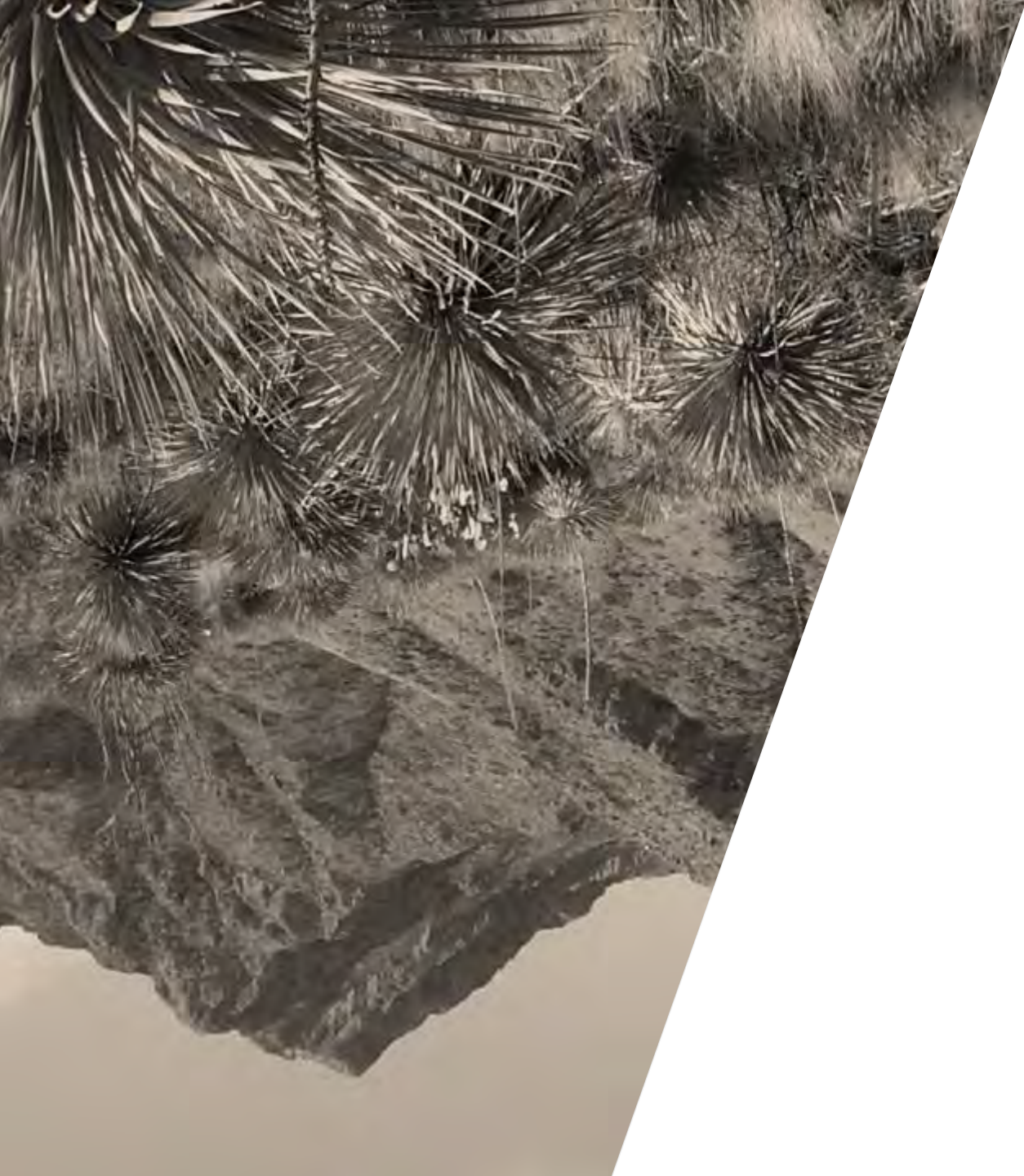
S





Public Input

- Notices were mailed to property owners within 300 feet on April 9, 2021.
- The Planning Division has not received any communications in support nor opposition to the request as of April 22, 2021.





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