

220 Desert Pass

City Plan Commission — December 18, 2025

SITE PLAN



CASE NUMBER: PZDS25-00032
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: Camino Real Investments I, LTD
REPRESENTATIVE: Conde, Inc.
LOCATION: 220 Desert Pass St. (District 8)
PROPERTY AREA: 12.58 acres
REQUEST: Detailed Site Development Plan Approval per Ordinance No. 9198
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting review and approval of Detailed Site Development Plan for proposed development of an apartment/multifamily use. Per Ordinance No. 9198, review and approval from City Plan Commission and City Council is required prior to the issuance of building permits.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-3 (Commercial) zone district and is compatible with surrounding developments. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS25-00032



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. Enlargement 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.



Subject Property

0 50 100 200 300 400 Feet



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. 9198, dated October 27, 1987, which requires approval from the City Plan Commission and City Council prior to issuance of building permits. The site plan proposes the development of a 12.58-acre lot located at 220 Desert Pass Street for a proposed apartment complex. The development proposes twenty-two (22) apartment buildings with a maximum height of 29.5 feet and a total of 212 units comprised of a mix of 1, 2, and 3 bedrooms and a club house. The development is proposed as follows:

- Seven (7) type I buildings with an area of 4,280 square feet containing fifty-six (56) units;
- Four (4) type II-A buildings with an area of 6,568 square feet containing forty (40) units;
- Seven (7) type II-B buildings with an area of 6,564 square feet containing eighty-four (84) units;
- Four (4) type III buildings with an area of 6,028 square feet containing thirty-two (32) units.

The applicant is providing four hundred and fifty-seven (457) parking spaces and complies with parking requirements. Vehicular access will be provided from Gem Street.

PREVIOUS CASE HISTORY: Ordinance No. 9198 (Attachment 4), dated May 9, 1989, rezoned the property from R-3 (Residential) to A-2 (Apartment) with specific conditions. Later, Ordinance No. 13127, dated March 25, 1997, changed the zoning from A-2/sc (Apartment/special contract) to C-3/sc (Commercial/special contract), carrying forward the same conditions that were previously imposed. The applicable conditions are the following:

1. Prior to the issuance of a building permit for any parcel, a subdivision plat must be filed of record for that particular parcel.

Note: Condition has been met.

2. The maximum height of any buildings constructed on those portions of Parcels 3 and 5 which abut Sandcastle and Coronado Hills Subdivisions, or any buildings constructed on Parcel 4, shall not be higher than the finished grade of these two subdivisions.

Note: Complies with this condition.

3. Prior to the issuance of a building permit for Parcels 3, 4 and 5, a detailed site development plan must be approved by the City Plan Commission and the Mayor and City Council.

Note: Condition is satisfied through this request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposal is in character with surrounding uses and zoning districts. The property to the north is zoned C-3/sc (Commercial/Special contract) and includes a business office. The property to the south is also zoned C-3/sc (Commercial/special contract) developed with an apartment complex. To the east, the properties are zoned A-2 (Apartment) and R-3 (Residential) developed with single-family dwellings. To the west, the properties are zoned C-3/sc (Commercial) and includes medical offices, restaurant, and movie theatre. The nearest school is Coronado High School located approximately 1.5 miles away. The closest park is Desert Pass 1 Park located approximately 0.04 miles away.

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	Yes. Per Ordinance No. 9198, dated October 27, 1987, the property owner must obtain Detailed Site Development Plan approval by the City Plan Commission and City Council prior to the issuance of any building permits for the subject property.

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.	
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met C-3 (Commercial) District: The purpose of these districts is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.	Yes. The subject property is proposing the use of apartment/multifamily which is permitted by right in the C-3 (Commercial) 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.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Property is adjacent to Desert Pass Street, a minor arterial as identified in El Paso Major Thoroughfare Plan (MTP). Access to the subject property is proposed from Gem Street which is designated as collector street in the City of El Paso's Major Thoroughfare Plan (MTP). While there are no bus stops within a walkable distance (0.25 miles), the nearest stop is approximately 0.52 miles away on Mesa Street. Although sidewalks are not currently present along Gem Street, they shall be constructed as part of the proposed development to improve pedestrian accessibility. Existing sidewalks are available on surrounding streets.

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

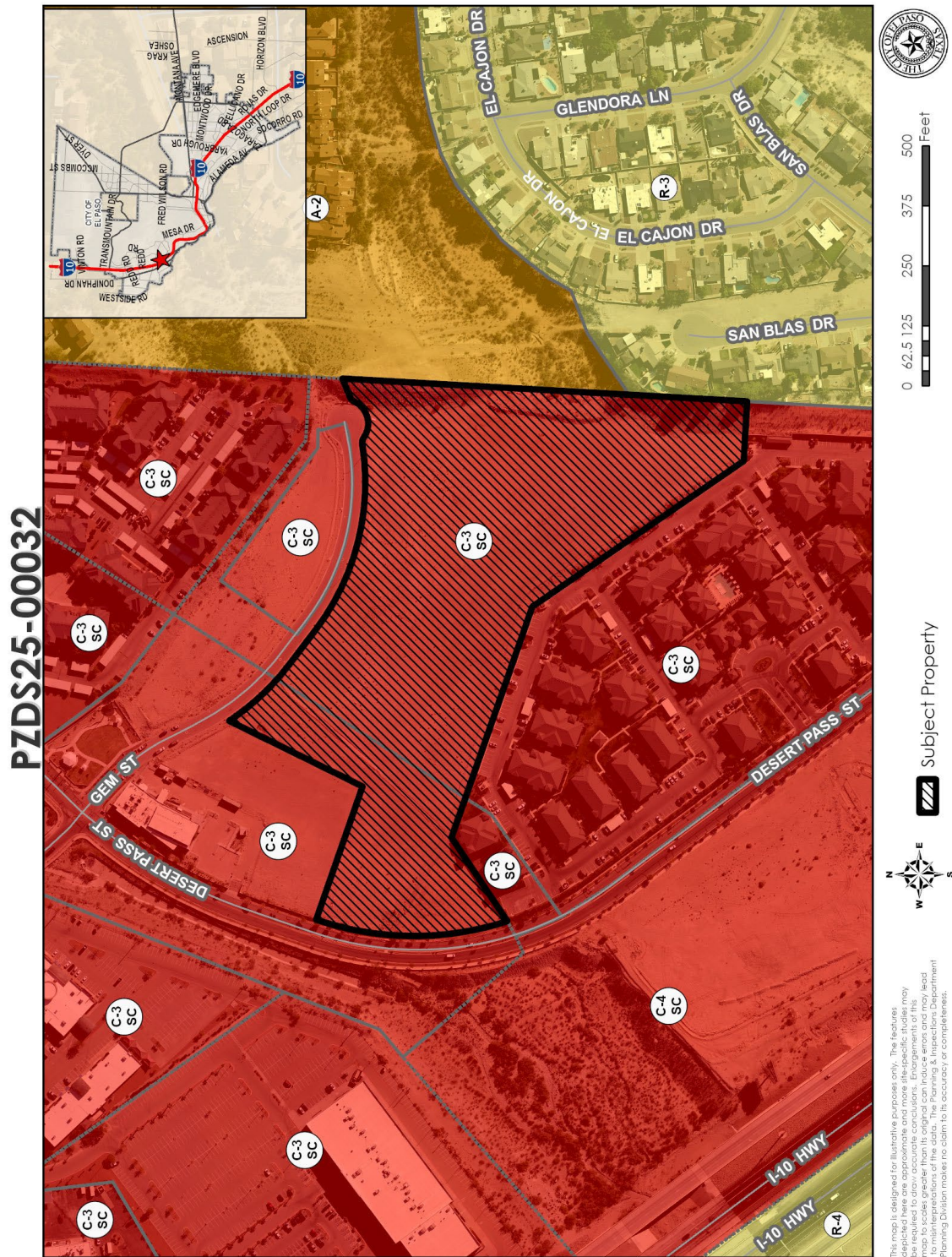
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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. Elevations
4. Ordinance No. 9198
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



Typical Front Elevation



Typical Rear Elevation

N.T.C

ATTACHMENT 4

87-5313

009198

AN ORDINANCE CHANGING THE ZONING OF
PORTIONS OF A.F. MILLER SURVEYS NO. 210 AND 213;
A PORTION OF J.F. DRISCOLL SURVEY NO. 372; AND A
PORTION OF C.A. ENGELFRUEND SURVEY NO. 112.
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 OF THE EL PASO CITY CODE.

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

That the zoning of portions of A.F. Miller Surveys No. 210 and 213; a portion of J.F. Driscoll Survey No. 372; and a portion of C.A. Engelfruend Survey No. 112, as more particularly described by metes and bounds in the attached Exhibit "A", be changed as follows:

Parcel No. 1: R-3 (Residential) to C-3 (Commercial)
Parcel No. 2: R-3 (Residential) to A-0 (Apartment/Office)
Parcel No. 3: R-3 (Residential) to A-2 (Apartment)
Parcel No. 4: R-3 (Residential) to C-4 (Commercial)
Parcel No. 5: R-3 (Residential) to A-2 (Apartment)
Parcel No. 6: R-3 (Residential) to R-3A (Residential)

within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 27th day of October, 1987.

ATTEST:

Carole Hunter
City Clerk

Mayor

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REPRODUCED:
7-25-89 OFFICE
7-25-89 CONTROL
7-25-89 Bluff

APPROVED AS TO FORM:

C. Gutierrez
Assistant City Attorney

APPROVED AS TO CONTENT:

Ray Gilman
Department of Planning,
Research and Development

ZNG3:5313.87

I certify that the zoning map has been revised to
reflect the amendment of ordinance 09198

009198

R. Gonzalez

Date: 7-25-89

RECEIVED

MAY 22 1989

PLANNING DEPT.
LAND DEVELOPMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT made this 9th day of May,
1989, by and between INTERNATIONAL CITY DEVELOPERS, INC., First
Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for the
rezoning of portions of A.F. Miller Surveys No. 210 and 213; a
portion of J.F. Driscoll Survey No. 372; and a portion of C.A.
Engelfruend Survey No. 112, City and County of El Paso, Texas,
which is more particularly described by metes and bounds in the
attached Exhibit "A" which is made a part hereof by reference.
To remove certain objections to such rezoning, First Party
covenants that if the property is rezoned as follows:

Parcel No. 1: R-3 (Residential) to C-3 (Commercial)
Parcel No. 2: R-3 (Residential) to A-O (Apartment/Office)
Parcel No. 3: R-3 (Residential) to A-2 (Apartment)
Parcel No. 4: R-3 (Residential) to C-4 (Commercial)
Parcel No. 5: R-3 (Residential) to A-2 (Apartment)
Parcel No. 6: R-3 (Residential) to R-3A (Residential)

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 a building permit
for any parcel, a subdivision plat must be
filed of record for that particular parcel.
2. The maximum height of any buildings
constructed on those portions of Parcels 3
and 5 which abut Sandcastle and Coronado
Hills Subdivisions, or any buildings
constructed on Parcel 4, shall not be higher
than the finished grade of these two
subdivisions.

3. Prior to the issuance of a building permit for Parcels 3, 4 and 5, a detailed site development plan must be approved by the City Plan Commission and the Mayor and City Council.
4. Any subdivision plat(s) approved for Parcel 5 (A-2) must provide for the dedication, improvement and extension of Alto Mesa Drive, to Resler Drive.
5. The extension of Marcena Drive through Parcel 5 is prohibited.

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.

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 amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity or necessitating the amendment of the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

SIGNATURES CONTINUE ON NEXT PAGE

FIRST PARTY:
INTERNATIONAL CITY DEVELOPERS, INC.

By John C. Foster

Title Vice - pres

ATTEST:

N/A
Secretary

SECOND PARTY:
THE CITY OF EL PASO

By W. V. [Signature]
Mayor

ATTEST:

Carol [Signature]
City Clerk

APPROVED AS TO FORM:

C. [Signature]
Assistant City Attorney

APPROVED AS TO CONTENT:

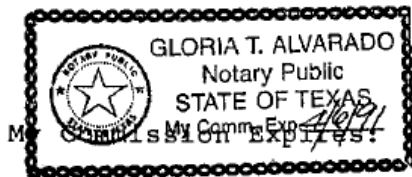
Ray [Signature]
Department of Planning,
Research and Development

ACKNOWLEDGEMENT

THE STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on this 11th
day of May, 1989, by John C. Foster as
Vice-President on behalf of INTERNATIONAL CITY DEVELOPERS,
INC.



Gloria T. Alvarado
Notary Public, State of Texas
Notary's Printed or Typed Name
Gloria T. Alvarado

ACKNOWLEDGEMENTS CONTINUE ON NEXT PAGE

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-3 (Commercial) zone district and is compatible with surrounding developments. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

Provide accessible route from public right of way to property.

Note: Comments to be addressed at the permitting stage.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns with arrows on the Detailed site plan (How are you addressing the water run-off) and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision, including calculations at the time of grading permit.
2. Provide a 5ft sidewalk abutting the property lines (Gem St), including directional ADA ramps.
3. Provide driveway width of 25ft min. to 35ft max. in a commercial area (6-16 Driveway Approaches, Appendix A, Street Design Manual).
4. In the detailed site plans shows a drainage system parallel Desert Pass St. on Lot 3 Desert Pass Subdivision Unit 6 to discharge water runoff from Desert Pass Subdivision #2 to Desert Pass Subdivision #6, please include the drainage easement in Lot 3, Block 2, Dessert Pass Subdivision Unit 6, in the final Plat or by separate instrument.

Note: Comments to be addressed at the permitting stage.

Fire Department

No comments received.

Police Department

No comments received.

Environment Services

No comments.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

Install 5-foot sidewalks on Gem St. north of development abutting property lines.

Streets Lighting:

Does not object to this request.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing.

Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Streetlights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination

system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management:

No comments.

El Paso Water

EPWater does not object to this request.

There is an existing 8-inch diameter water main along Desert Pass Street located approximately 22-feet west of the property line. This main is available to provide service.

There is an existing 8-inch and 6-inch diameter water main along Gem Street located approximately 4-feet north of the property line. These mains are available to provide service.

Previous water pressure readings from fire hydrant # 11874 located on Gem Street 830-feet east of Desert Pass Street, has yielded a static pressure of 142 psi, a residual pressure of 124 psi, and a discharge of 1,838 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

There is an existing 12-inch diameter sanitary sewer main that extends along Desert Pass Street located 53-feet west of the property. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along Gem Street located 23-feet north of the property. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along the 20-feet PSB easement east of and parallel to Desert Pass St. This main is available to provide service and extensions.

General

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, 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 applicant 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.

Stormwater:

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District

No comments or concerns.

Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the ROW.

El Paso County Water Improvement District #1

No comments received.