

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

PUBLIC HEARING DATE: December 6, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Saul Pina, (915) 212-1612

DISTRICT(S) AFFECTED: District 1

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 the property described as a Portion of Lot 18, Block 13, Three Hills Addition, 7768 Toltec Drive, 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 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: 7768 Toltec Drive
Applicant: Candelaria Properties LP, PZDS22-00030

BACKGROUND / DISCUSSION:

The applicant is requesting a Detailed Site Development Plan approval for a business office per Ordinance No. 7955, dated January 3, 1984. City Plan Commission recommended 5-0 to approve the proposed Detailed Site Development Plan on November 3, 2022. As of November 29, 2022, the Planning Division has not received any communication in support or opposition to the detailed site development plan 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? X 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 OF LOT 18, BLOCK 13, THREE HILLS ADDITION, 7768 TOLTEC DRIVE, 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, CANDELARIA PROPERTIES LP, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval as per section 20.04.150. The detailed site development plan is subject to the development standards in the A-O/SC (APARTMENT/OFFICE/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 a business office** as required under the **A-O/sc (Apartment/Office/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 an **A-O/sc (Apartment/Office/special contract)** District:

A portion of Lot 18, Block 13, Three Hills Addition, 7768 Toltec Drive, 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 A-O/SC (APARTMENT/OFFICE/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 A-O/SC (APARTMENT/OFFICE/SPECIAL CONTRACT) 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 _____, 2022.


THE CITY OF EL PASO

Oscar Leaser
Mayor

ATTEST:

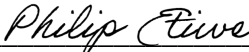
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, CANDELARIA PROPERTIES LP, ("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 A-O/SC (APARTMENT/OFFICE/SPECIAL CONTRACT) District located within the City of El Paso.

EXECUTED this 16 day of NOVEMBER, 2022.

CANDELARIA PROPERTIES LP

By: [Signature]

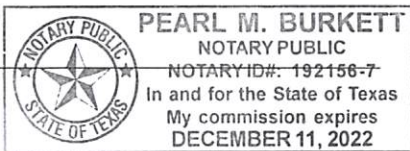
ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 16 day of November, 2022, by Douglas Barrett, in his legal capacity on behalf of Candelaria Properties LP.

[Signature]
Notary Public, State of Texas

My Commission Expires:



Being a Portion of Lot 18, Block 13,
Three Hills Addition,
City of El Paso, El Paso County, Texas
July 20, 2022

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

7768 Toltec Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of a Portion of Lot 18, Block 13, Three Hills Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found iron rod located at the southerly right-of-way line of Toltec Drive (60' R.O.W.), same being the common boundary corner of Lots 17 and 18 and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said southerly right-of-way line of Toltec Drive and along the common boundary line of Lots 17 and 18, South 00°05'06" West, a distance of 123.17 feet to a point for corner at the common boundary corner of Lots 16 and 18;

THENCE, leaving said common boundary corner Lots 16 and 18, North 89°54'54" West, a distance of 120.50 feet to a found chiseled "V" at the easterly right-of-way line of Southwestern Drive (60' R.O.W.);

THENCE, along the easterly right-of-way line of Southwestern Drive, North 00°05'06" East, a distance of 103.17 feet to a found chiseled "X" for corner;

THENCE, leaving said easterly right-of-way line of Southwestern Drive, 31.42 feet along the arc of a curve to the right whose radius is 20.00 feet, whose interior angle is 90°00'00" whose chord bears North 45°05'06" East, a distance of 28.28 feet to a found iron rod for corner at the southerly right-of-way line of Toltec Drive;

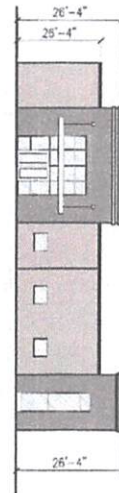
THENCE, along the southerly right-of-way line of Toltec Drive, South 89°54'54" East, a distance of 100.50 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 14,756.14 square feet or 0.3388 acres of land more or less.

Carlos M. Jimenez
R.P.L.S. #3950

CAD Consulting Co.
1790 Lee Trevino Drive, Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2022\22-1661_7768 Toltec.wpb



EXHIBIT "B"



TOLTEC DRIVE ELEVATION



SOUTHWESTERN DRIVE ELEVATION
SINGLE STORY BUILDING

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
DATE 11/16/2022
APPLICANT
KAREN SMITH
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER



LOCATION MAP

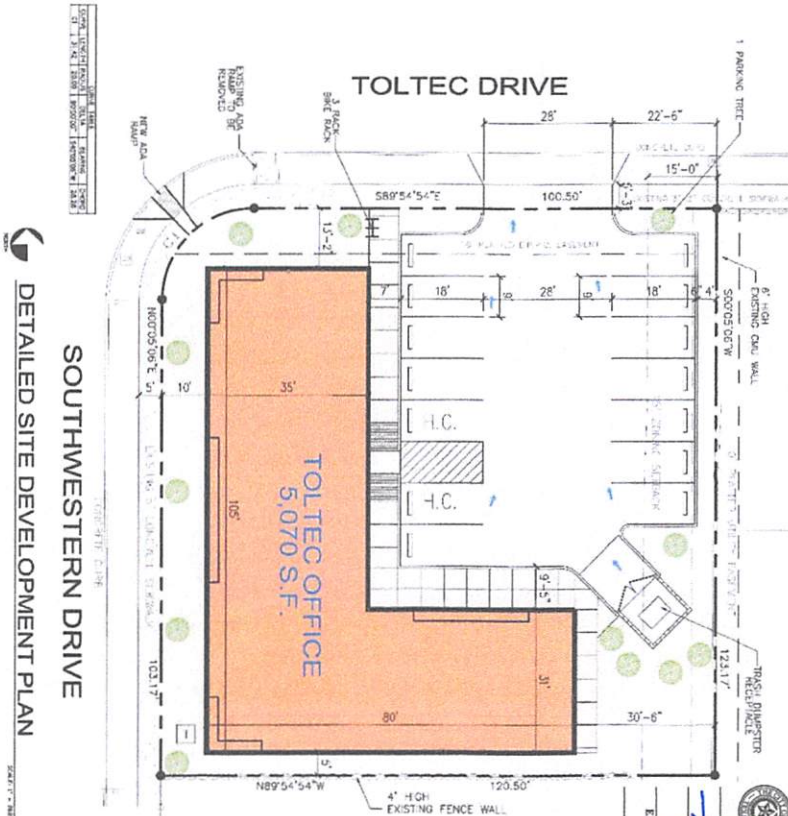
LEGAL DESCRIPTION

7768 TOLTEC DRIVE
THREE HILLS ADDITION
PORTION OF LOT 18, BLOCK 13
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 O / SC
	SET BACKS
	FRONT = 0.0'
	REAR = 15.0'
	SIDE = 5.0'
	30' 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: 97X18'	
ONE PARKING TREE REQ. AS PER EXCESS OF PARKING	
3 BACK BKE BACK	
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.	

DETAILED SITE DEVELOPMENT PLAN



LEGEND

STORMWATER ARROWS
LOT BOUNDARY LINE

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 12/20/22
DSDP

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



CARRERA
1011 West 11th
El Paso, TX 79907
957-440-1000

7768 Toltec Drive

City Plan Commission — November 3, 2022 - **REVISED**



CASE NUMBER:	PZDS22-00030
CASE MANAGER:	Saul Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
PROPERTY OWNER:	Candelaria Properties LP
REPRESENTATIVE:	Carrera Group Inc
LOCATION:	7768 Toltec Dr. (District 1)
PROPERTY AREA:	0.34 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 7955
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: SUMMARY OF REQUEST: The applicant is requesting approval of a detailed site development plan for the development of a business office building on the subject property. Per the special contract imposed by Ordinance No. 7955, dated January 3, 1984, both City Plan Commission and City Council review and approval are required prior to the issuance of building permits.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the detailed site development plan request. The proposed development is permissible by right in an A-O/sc (Apartment/office/special contract) zone and is compatible with nearby commercial and residential uses. Moreover, the proposed development meets the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan and complies with the G-4, Suburban (Walkable) land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

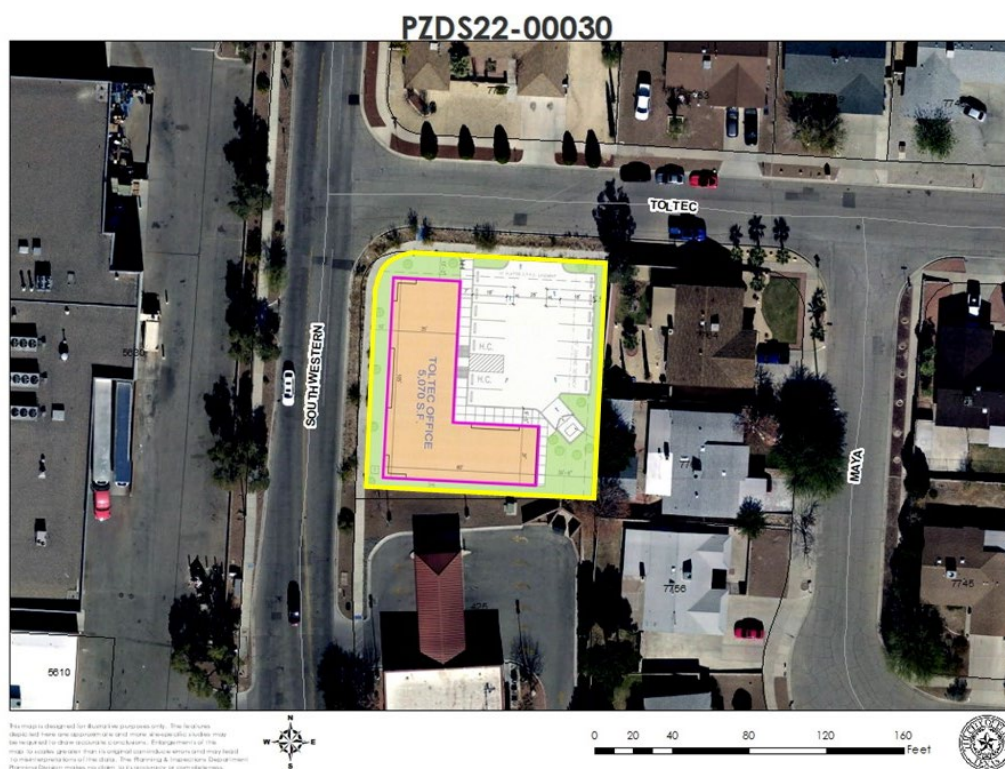


Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a Detailed Site Development Plan for a proposed business office building on the subject property. Review and approval from both City Plan Commission and City Council are required due to the special contract condition imposed by Ordinance No. 7955, dated January 3, 1984.

The lot is approximately 15,000 square feet in size. The applicant is proposing to develop a 5,070 square foot business office building. The one-story building will have a maximum height of 26 feet, and 14 vehicular parking spaces, to include two (2) ADA spaces and three (3) additional bicycle parking spaces to meet parking requirements.

Main access to the property will be provided from Toltec Drive. The proposed site plan is compliant with landscape, parking, and drainage requirements per code.

PREVIOUS CASE HISTORY: Ordinance No. 7955, dated January 3, 1984 (attachment 3), changed the zoning from R-3 (Residential) to A-O (Apartment-Office) with the following special contract conditions:

- 1) Dedication, realignment, and improvement of seventy (70) feet of right-of-way for Southwestern Drive, and also dedication, improvement and extension of Toltec Drive through Parcel 1 as shown on the generalized site plan, which is more particularly described in the attached Exhibit "D" made a part hereof by reference, submitted with zoning case #83-4873. Said improvements must be completed to the satisfaction of the City Engineer, prior to the issuance of certificates of occupancy on Parcels 1, 2 and 3.

Note: Condition No. 1 has been satisfied or is not applicable.

- 2) Prior to the issuance of any building permits on Parcel 1, a detailed site development plan must be reviewed by the Commission and approved by City Council.

Note: Condition No. 2 is satisfied through this request.

- 3) Vacation of that portion of Southwestern Drive that is bounded on the north by Toltec Drive and on the south by Southwestern Drive.

Note: Condition No. 3 has been satisfied or is not applicable.

- 4) A subdivision plat must be filed either separately or concurrently for each parcel prior to the issuance of any building permits.

Note: Condition No.4 has been satisfied.

- 5) The height of any building or structures constructed on Parcel 1 cannot exceed one (1) story.

Note: Condition No. 5 is satisfied through this request.

- 6) A fifteen-foot (15) rear yard setback will be required for any building or structure on Parcel 1.

Note: Condition No. 6 is satisfied through this request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is permitted by right in the A-O (Apartment/Office) zoning district and will add a new commercial business within a walking distance to single-family dwellings zoned R-3 (Residential). To the north and east are single-family dwellings zoned R-3 (Residential); to the south is a bank zoned A-O/sc/sp (Apartment/Office/special contract/special permit); and to the west is a superstore zoned C-1/sc (Commercial/special contract) The nearest school, Da Vinci School for Science and the Arts is 0.6 miles and the nearest park, Montoya Heights Park, is 1.6 miles in proximity to the subject property.

COMPLIANCE WITH <i>THE ZONING ORDINANCE</i> – 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. 7955, dated January 3, 1984, a detailed site development plan is required to be approved by City Plan Commission and City Council prior to the issuance of a building permit.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met A-O (Apartment/Office) District: The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.	Yes. The subject property will have a proposed use of business office, which is permitted by right in the A-O/sc (Apartment/Office/special contract) zone district and complies with the supplemental use regulations listed in section 20.10.420 of the El Paso City Code. This proposal abuts single-family dwellings zoned R-3 (Residential) and will serve the surrounding neighborhood.
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.	None. The subject property is not located within any Historic Overlay District nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the Detailed Site Development Plan request.	None. 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. There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Main access is proposed from Toltec Drive, a local road as classified on the City of El Paso's Major Thoroughfare Plan (MTP). The proposed development is adequate for this area as it connects to nearby residential neighborhoods and abutting commercial establishments and will supplement missing commercial uses. There are existing sidewalks along Southwestern Drive and Toltec Drive that provide pedestrian access to the site. The closest bus stop, located on Redd Road and Doniphan Drive, is 1.1 miles in proximity to the proposed development.

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

CITY PLAN COMMISSION OPTIONS:

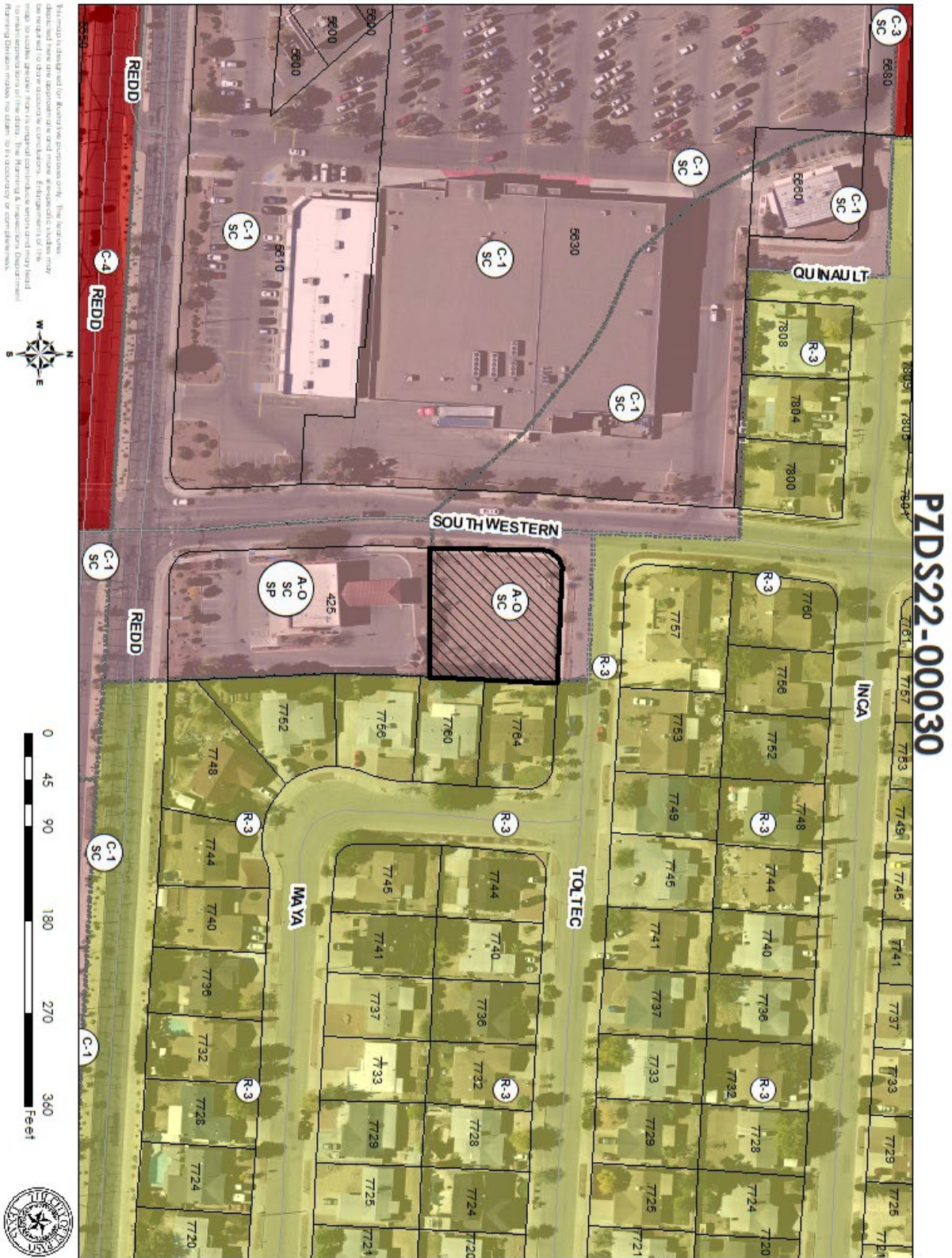
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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 request, 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.

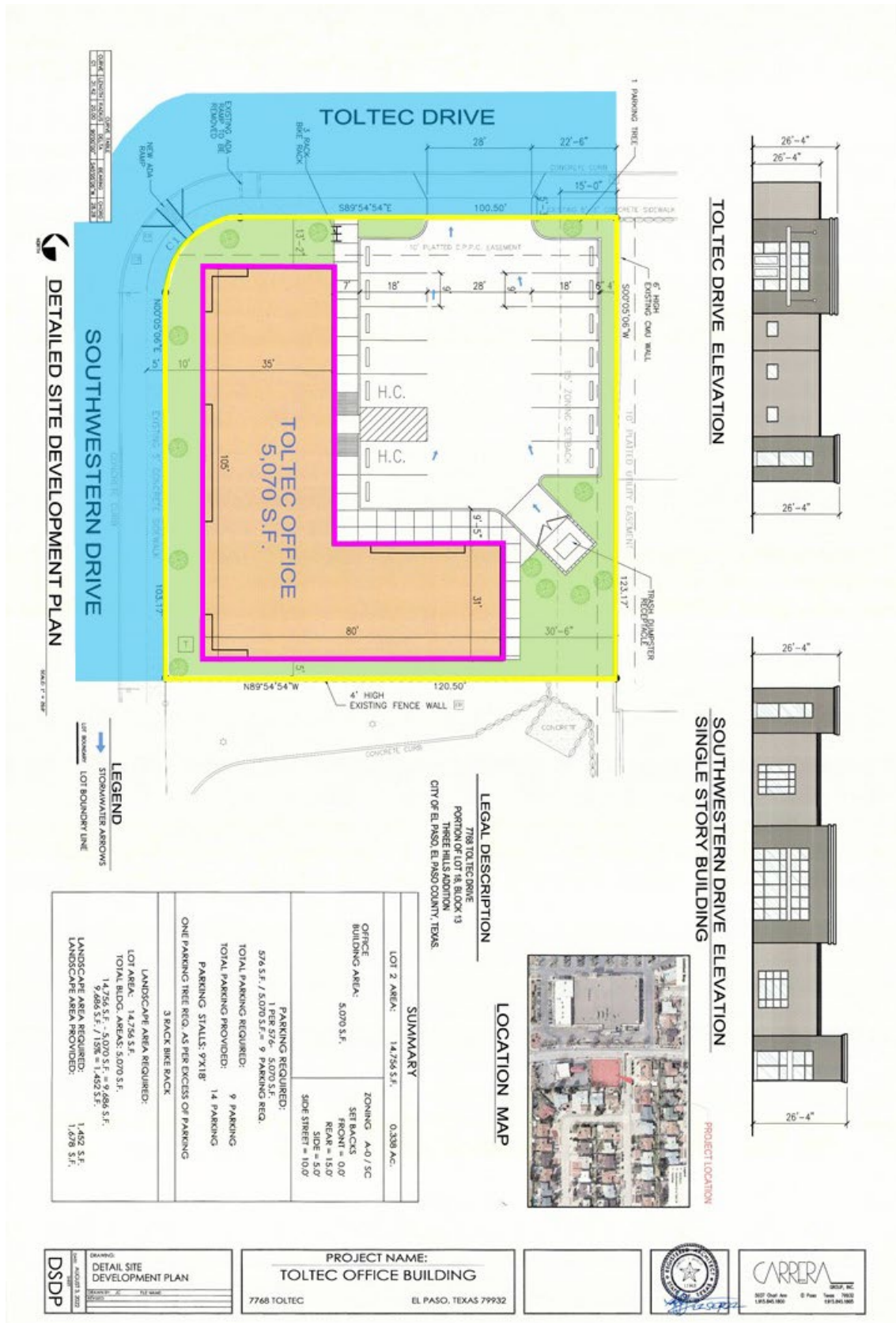
ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Ordinance No. 7955
4. Department Comment

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

EXHIBIT "A"

7955

AN ORDINANCE CHANGING THE ZONING
OF LOT 18, BLOCK 13, AND LOT 1,
BLOCK 1, THREE HILLS ADDITION,
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 Lot 18, Block 13, and Lot 1, Block 1, Three Hills Addition, as more particularly described in the attached Exhibits "A," "B," and "C" made a part hereof by reference, be changed from R-3 (Residential) to A-O (Apartment/Office), Parcel 1 - 2.4312 Acres; to C-OP (Office/Park), Parcel 2 - 10.7009 Acres; and to PC (Planned Commercial), Parcel 3 - 9.5576 Acres, within the meaning of the zoning ordinance and the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 3rd day of JANUARY, 1984.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Cheryl Cullen-McMurry
Assistant City Attorney

APPROVED AS TO CONTENT:

Raul F. Gonzales
Planning, Research and
Development

I certify that the zoning map has been revised to

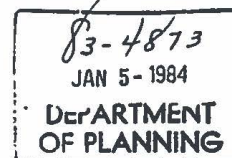
reflect the amendment of ordinance 7955

Date 2-14-84

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: LD
2-14-84 COUNTER
2-14-84 ORIGINAL
2-14-84 Raul F. Gonzales
2-14-84 CONTROL

7955

Contract (1/3/84)




RESOLUTION


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

That the Mayor be authorized to sign a contract with WALLINGTON CORP. placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 7955

ADOPTED this 3rd day of January, 1984.

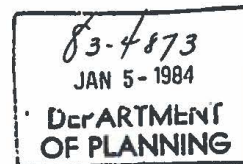

Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:


Assistant City Attorney



CONTRACT

THIS CONTRACT, made this 3rd day of JANUARY, 1984, by and between WALLINGTON CORP., First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of Lot 18, Block 13, and Lot 1, Block 1, Three Hills Addition, City and County of El Paso, Texas, which are more particularly described by metes and bounds in the attached Exhibits "A," "B," and "C" which are made a part hereof by reference. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned from R-3 (Residential) to A-0 (Apartment/Office) (Parcel 1 - 2.4312 acres); to C-OP (Office/Park) (Parcel 2 - 10.7009 acres); and to P-C (Planned Commercial) (Parcel 3 9.5576 acres) Districts within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

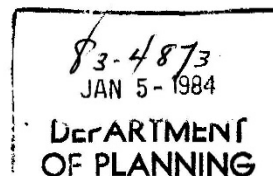
1. Dedication, realignment and improvement of seventy (70) feet of right-of-way for Southwestern Drive, and also dedication, improvement and extension of Toltec Drive through Parcel 1 as shown on the generalized site plan, which is more particularly described in the attached Exhibit "D" made a part hereof by reference, submitted with zoning case #83-4873.

Said improvements must be completed to the satisfaction of the City Engineer, prior to the issuance of certificates of occupancy on Parcels 1, 2 and 3.

2. Prior to the issuance of any building permits on Parcel 1, a detailed site development plan must be reviewed by the Commission and approved by City Council.
3. Vacation of that portion of Southwestern Drive that is bounded on the north by Toltec Drive and on the south by Southwestern Drive.
4. A subdivision plat must be filed either separately or concurrently for each parcel prior to the issuance of any building permits.
5. The height of any building or structures constructed on Parcel 1 cannot exceed one (1) story.
6. A fifteen-foot (15) rear yard setback will be required for any building or structure on Parcel 1.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First

Ord. 7955



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 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 SEALS.

WALLINGTON CORP.
First Party

By Carroll Shelton Jones
Title President

ATTEST:

[Signature]
Secretary

THE CITY OF EL PASO
Second Party

By [Signature]
Mayor

ATTEST:

[Signature]
City Clerk

APPROVED AS TO CONTENT:

[Signature]
Planning, Research and Development

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 29th day of December, 1983, by CARROLL SHELTON JONES, representative for WALLINGTON CORP.

My Commission Expires:

[Signature]
Notary Public, State of Texas

Carol Moseley
Notary Public State of Texas
My Commission Expires:
7/13/85

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 3rd day of January, 1984, by JONATHAN W. ROGERS, as Mayor of the City of El Paso.

My Commission Expires:

[Signature]
Notary Public, State of Texas

PROPERTY DESCRIPTION
1A

Being the description of 2.4312 acres of land out of a portion of Lot 1, Block 1, and all of Lot 18, Block 13, Three Hills Addition, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at the centerline intersection of Inca Avenue (60.00 feet wide) with Quinault Drive (60.00 feet wide);

THENCE, North 89°54'54" West, along the centerline of Inca Avenue a distance of 129.36 feet to a point;

THENCE, South 00°05'06" West, a distance of 30.00 feet to a point lying on the southerly right-of-way line of Inca Avenue, said point also being the TRUE POINT OF BEGINNING;

THENCE, South 89°54'54" East, along said right-of-way line a distance of 79.36 feet to a point;

THENCE, 31.42 feet along the arc of a curve to the right, which has a central angle of 90°00'00", a radius of 20.00 feet, and a chord which bears South 44°54'54" East, a distance of 28.28 feet to a point lying on the westerly right-of-way line of Quinault Drive;

THENCE, along said right-of-way line South 00°05'06" West a distance of 85.00 feet to a point;

THENCE, South 89°54'54" East a distance of 259.84 feet to a point lying on the westerly right-of-way line of Southwestern Drive;

THENCE, along said right-of-way line and 45.01 feet along the arc of a curve to the left, which has a central angle of 02°07'27", a radius of 1213.93 feet, and a chord which bears South 01°08'50" West a distance of 45.01 feet to a point;

THENCE, continuing along said right-of-way line, South 00°05'06" West a distance of 115.00 feet to a point;

THENCE, South 89°54'54" East, a distance of 180.50 feet to a point lying on the southerly right-of-way line of Toltec Drive, said point also being the northeasterly most property corner of Lot 18, Block 13, Three Hills Addition;

THENCE, South 00°05'06" West, along the easterly property line of said Lot 18 a distance of 212.00 feet to a point;

THENCE, continuing along said property line South 06°31'32" East, a distance of 164.10 feet to a point lying on the northerly right-of-way line of Redd Road;

THENCE, North 89°54'54" West, along said right-of-way line a distance of 98.77 feet to a point;

THENCE, 29.11 feet along the arc of a curve to the right, which has a central angle of 83°23'23", a radius of 20.00 feet, and a chord which bears North 48°13'13" West a distance of 26.61 feet to a point lying on the easterly right-of-way line of Southwestern Drive;

THENCE, North 06°31'32" West along said right-of-way line a distance of 124.01 feet to a point;

THENCE, 299.14 feet along the arc of a curve to the left, which has a central angle of 44°31'06", a radius of 385.00 feet, and a chord which bears North 38°01'43" West a distance of 291.67 feet to a point;

THENCE, North 60°17'17" West, a distance of 100.91 feet to a point;

THENCE, 278.75 feet along the arc of a curve to the right, which has a central angle of 49°37'40", a radius of 321.82 feet, and a chord which bears North 35°28'27" West, a distance of 270.11 feet to the POINT OF BEGINNING.

Prepared by:
TURNER COLLIE & BRADEN INC.
El Paso, Texas
September 30, 1983
TC&B Job No. 5262-001

83-4873

PARCEL 1
FROM R-3 TO A-0
Exhibit A

PROPERTY DESCRIPTION
2A

Being the description of 10.7009 acres of land out of a portion of Lot 1, Block 1, Three Hills Addition, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at the centerline intersection of Inca Avenue (60.00 feet wide) with Quinault Drive (60.00 feet wide);

THENCE, North 89°54'54" West, along the centerline of Inca Avenue a distance of 135.00 feet to the TRUE POINT OF BEGINNING;

THENCE, North 89°54'54" West, a distance of 459.60 feet to a point lying on the easterly right-of-way line of Interstate Highway No. 10;

THENCE, North 11°45'50" West, along said right-of-way line a distance of 737.13 feet to a point lying on the southerly right-of-way line of Medano Drive;

THENCE, the following three (3) courses along said right-of-way line;

51.56 feet along the arc of a curve to the right, which has a central angle of 04°17'00", a radius of 689.71 feet and a chord which bears North 62°31'36" East, a distance of 51.55 feet to a point;

North 64°40'06" East, a distance of 252.13 feet to a point;

326.45 feet along the arc of a curve to the right, which has a central angle of 18°42'15", a radius of 1000.00 feet and a chord which bears North 74°01'13" East, a distance of 325.00 feet to a point lying at the northeasterly most property corner of Lot 1, Block 1, Three Hills Addition;

THENCE, South 08°26'32" East along the easterly property line of said Lot 1, a distance of 170.10 feet to a point;

THENCE, continuing along said property line South 00°05'06" West, a distance of 775.20 feet to the POINT OF BEGINNING.

Prepared by:
TURNER COLLIE & BRADEN INC.
El Paso, Texas
September 30, 1983
TC&B Job No. 5262-001

83-4873

PARCEL 2
FROM R-3 TO C.O.P
C.H.B. & B.

PROPERTY DESCRIPTION
3A

Being the description of 9.5576 acres of land out of a portion of Lot 1, Block 1, Three Hills Addition, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at the centerline intersection of Inca Avenue (60.00 feet wide) with Quinault Drive (60.00 feet wide);

THENCE, North 89°54'54" West, along the centerline of Inca Avenue a distance of 135.00 feet to the TRUE POINT OF BEGINNING;

THENCE, South 00°05'06" West, a distance of 30.00 feet to a point lying on the southerly right-of-way line of Inca Avenue;

THENCE, South 89°54'54" East, along said right-of-way line a distance of 5.64 feet to a point;

THENCE, 278.75 feet along the arc of a curve to the left, which has a central angle of 49°37'40", a radius of 321.82 feet, and a chord which bears South 35°28'27" East, a distance of 270.11 feet to a point;

THENCE, South 60°17'17" East, a distance of 100.91 feet to a point;

THENCE, 151.15 feet along the arc of a curve to the right, which has a central angle of 22°29'36", a radius of 385.00 feet, and a chord which bears South 49°02'28" East a distance of 150.18 feet to a point lying on the westerly right-of-way line of Southwestern Drive;

THENCE, the following four (4) courses along said right-of-way line:

South 00°05'06" West, a distance of 27.09 feet to a point;

103.35 feet along the arc of a curve to the left, which has a central angle of 06°36'38", a radius of 895.78 feet, and a chord which bears South 03°13'13" East, a distance of 103.29 feet to a point;

South 06°31'32" East, a distance of 120.38 feet to a point;

33.72 feet along the arc of a curve to the right, which has a central angle of 96°36'38", a radius of 20.00 feet, and a chord which bears South 41°46'47" West, a distance of 29.87 feet to a point lying on the northerly right-of-way line of Redd Road;

THENCE, North 89°54'54" West, along said right-of-way line a distance of 682.98 feet to a point on the easterly right-of-way line of Interstate Highway No. 10;

THENCE, North 11°45'50" West, along said right-of-way line a distance of 684.59 feet to a point;

THENCE, South 89°54'54" East, a distance of 459.60 feet to the POINT OF BEGINNING.

Prepared by:
TURNER COLLIE & BRADEN INC.
El Paso, Texas
September 30, 1983
TC&B Job No. 5262-001

83-4873

PARCEL 3
FROM R-3 TO R-C
A. L. C.

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the detailed site development plan request.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval:

1. Place street and buffer trees every 30 feet on center. Remove existing ADA ramp and construct new ADA ramp per local standards at Southwestern Drive and Toltec Drive. The new ADA ramp shall align with the existing ADA ramp on the northeast side of the intersection.
2. No objections to the proposed detailed site development plan. 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: No objections to proposed detailed site plan.

Fire Department

Recommend Approval: No adverse comments.

Police Department

The 911 District has no comments/concerns regarding this zoning.

Environment Services

No comments provided.

Streets and Maintenance Department

Recommend Approval:

1. It is recommended to relocate the proposed access point from Toltec Drive to Southwestern Drive. That way this will keep the additional traffic generated away from the residential street and reduce intersection delay.
2. Remove existing ADA ramp and construct new ADA ramp per local standards at Southwestern Drive and Toltec Drive. The new ADA ramp shall align with the existing ADA ramp on the northeast side of the intersection.
3. TIA not required.

Sun Metro

No comments provided.

El Paso Water

Recommend Approval: EPWater-PSB does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along Toltec Dr., located approximately 40-feet north of the south right-of-way line. This main is available for service.

There is an existing 12-inch diameter water main that extends along Southwestern Dr., located approximately 20-feet west of the east right-of-way line. This main is available for service.

Previous water pressure from fire hydrant #4557, located on the southeast corner of Toltec Dr. and Maya Ave., has yielded a static pressure of 110 (psi), a residual pressure of 98 (psi) and a discharge of 1,087 (gpm). 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Toltec Dr., located approximately 25-feet north of the south right-of-way line. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Southwestern Dr., located approximately 35-feet west of the east right-of-way line. This main is available for service.

General:

EPWater requires a new service application to provide 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 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:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

The attached item is not within the boundaries of EPCWID1.