



# 9740 Galilee Drive

## Infill Chapter 380

Economic & International Development

**August 31, 2021**

Goal 1: Create an Environment Conducive to Strong, Sustainable Economic Development. 1.1 Stabilize and expand El Paso's tax base



# Chapter 380 Infill Incentive Policy : Summary

**Effective Dates:** Originally adopted by City Council action on **May 16th 2017** and re-adopted on **May 11, 2021**.

**Purpose:** To encourage the construction *and renovation* of **pedestrian-friendly developments** within the identified target areas. (*Enhancing Quality of Place*)

## Program Summary (Since 5/17)

Number of Projects Signed/Completed

**8**

Related Private Investment

**\$6,773,918**

Related City Incentives

**\$356,710**

Tax Value Generated for Other Taxing Entities

**\$1,237,893**



# 9740 Galilee Drive: Project Summary

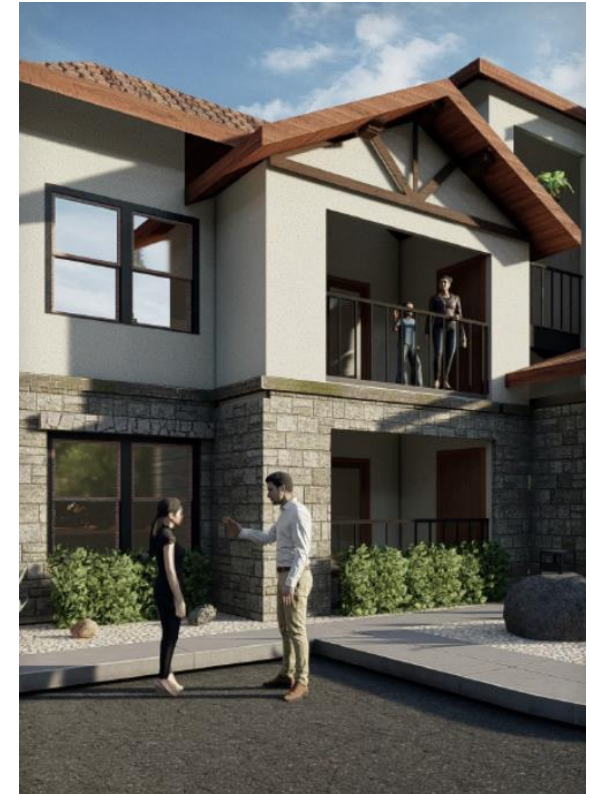
**Applicant:** ROCCO Developers LLC (*Infill 380*)

**Property Address:** 9740 Galilee Drive 79927

**Real Improvement Costs:** \$15,285,000

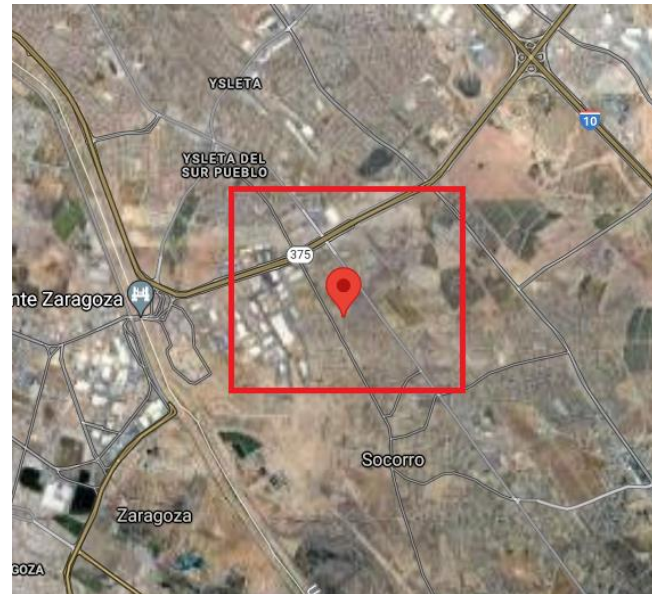
**District:** 6

- Construction of a new multi-family housing complex on approximately 7 acres of vacant land
- The development includes 140 units (1, 2, and 3 bedroom)
- The land is currently vacant and construction includes buildings, ponding area, parking lot and driveways
- The parking is located to the side of the Clubhouse and is screened by the landscape buffer along Galilee.
- Development will exceed the City's landscape requirements





# Site Location : 9740 Galilee Drive



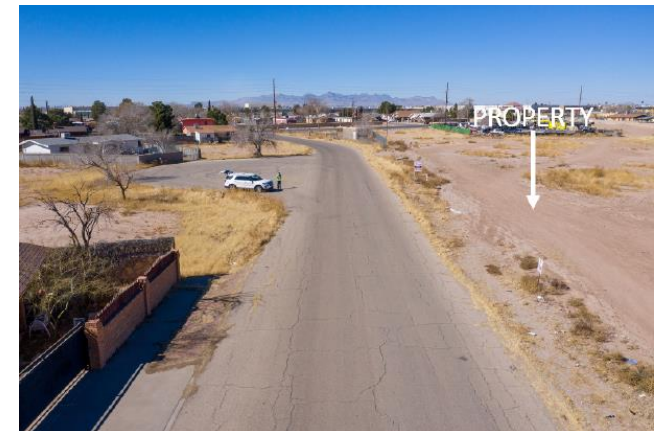
## Current Conditions : 9740 Galilee Drive



Facing Southwest



Facing Northwest



Facing South

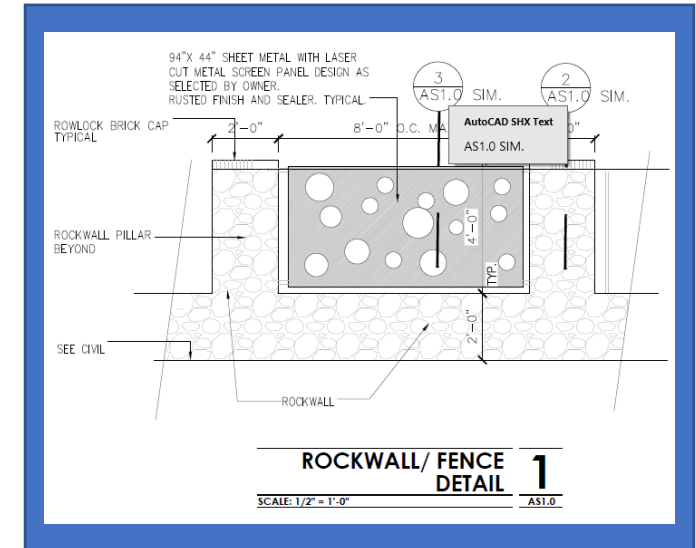
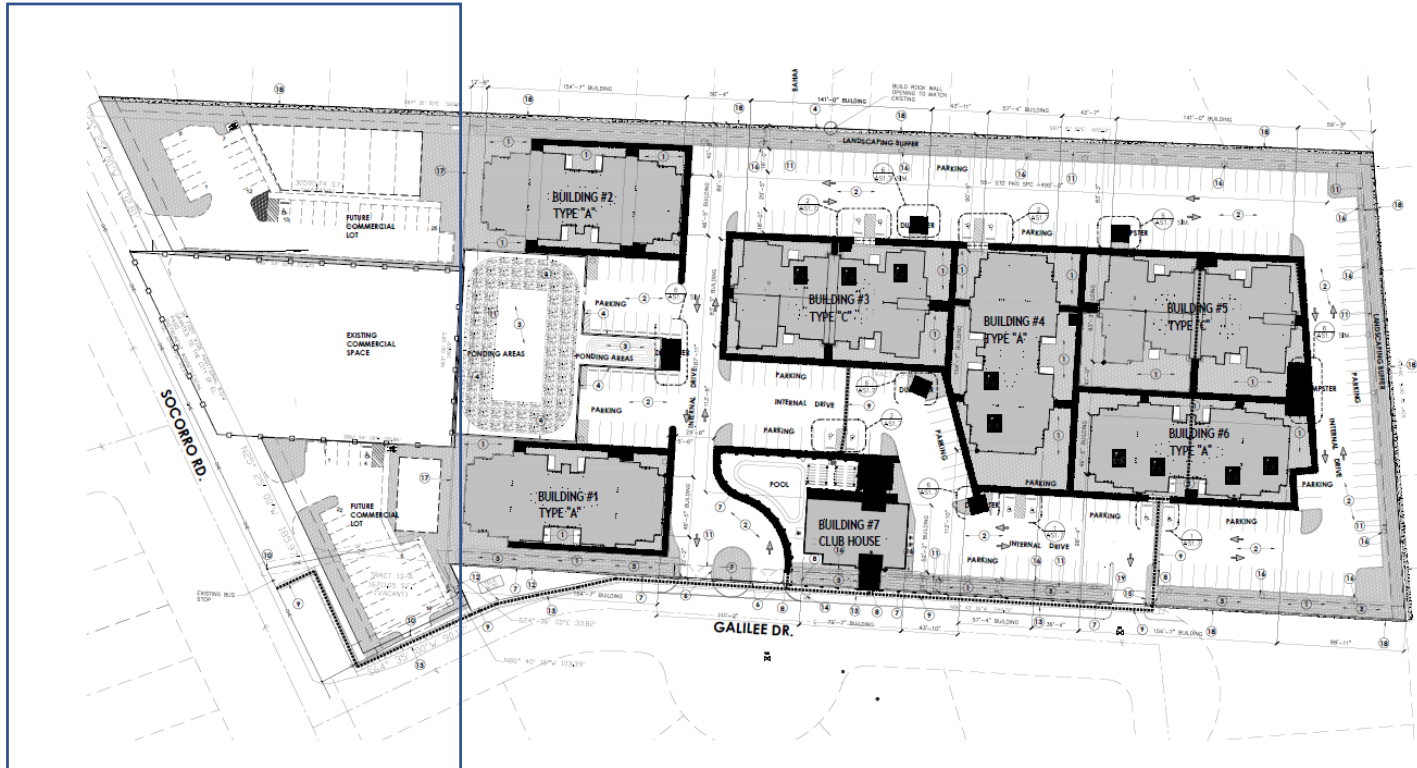


## Planned Rehabilitation : 9740 Galilee Drive

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# Planned Rehabilitation : 9740 Galilee Drive



# Infill Design Checklist : 9740 Galilee Drive

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**Design Criteria** (see pages 11-19 of the *Infill Policy Guide* [here](#)). Mark your selection(s) with an “X” in each applicable box.



**Mandatory Design Requirements** (see pages 11-14 of the *Infill Policy Guide* [here](#)). Applications for infill development shall comply with **all** of the following requirements.



Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with 21.50.070(F)(5). On-site surface parking shall not be located in the front yard. See example [here](#).



Buildings shall be placed on the parcel such that the principal orientation is toward the main street and the principal entrance is from the sidewalk. See example [here](#).



For proposals abutting existing residential development the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%. See example [here](#).



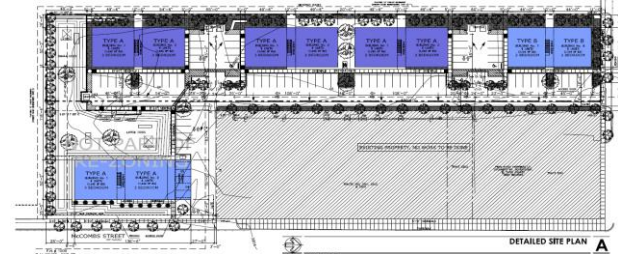
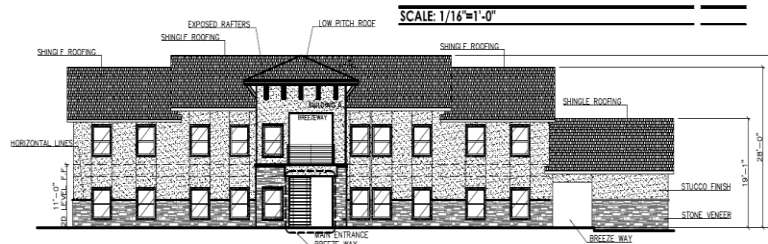
# Infill Design Checklist : 9740 Galilee Drive

- ☒ **Selective Design Guidelines** (see pages 15-19 of the *Infill Policy Guide* [here](#)). Applications for infill development shall comply with no less than three (3) of the following requirements:
- ☐ Any new structure with a ground floor non-residential use shall demonstrate that building façades facing public rights-of-way have a majority (50% or more) transparent surface on the ground floor. Transparent surface elements include, but are not limited to, doors and non-opaque windows. More information [here](#).
  - ☐ The percentage of gross floor area divided by the total lot area for infill development projects shall be no less than 80%. More info [here](#).
  - ☐ The project shall propose a mix of land use categories as classified in Section 20.08.030 (e.g. residential and commercial).
  - ☐ The project shall propose commercial activity within or directly abutting an adjacent street sidewalk. Examples of qualifying commercial activity include, but are not limited to, the placement of outdoor seating and tables or other sidewalk furniture, and stands for the sale of goods and services. More information [here](#).
  - ☐ The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width. More info [here](#).
  - ☒ The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso (see Appendix A of the Infill Policy Guide). More information [here](#).
  - ☒ The height of any proposed infill development shall be equal to at least half the width of the widest abutting street. More info [here](#).
  - ☒ The project includes low impact storm water management including, but not limited to depressed landscaped areas, bioswales, vegetated roofs, pervious pavements, capture and reuse systems.
  - ☐ The project is certified by the United States Green Building Council LEED-BD+C, LEED HOMES, LEED-ND certification system or any equivalent, nationally recognized alternative, or the architect of record is LEED certified, or the project qualifies for and participates in the City of El Paso Green Building Grant Program.
  - ☒ For projects in residential districts the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.
  - ☐ For projects in residential districts the applicant shall demonstrate that a private frontage as described in 21.80, Table 7a through 7e is proposed. More information [here](#).

## Other Approved Infill Developments : 9740 Galilee Drive



Snap Pads - 1964 Murchison (Approved 5/20)



McCombs Village - 9787 McCombs St. (Approved 3/21)

## Other Approved Infill Developments : 9740 Galilee Drive



1031 Texas Ave. 79901



1125 Texas Ave. 79901



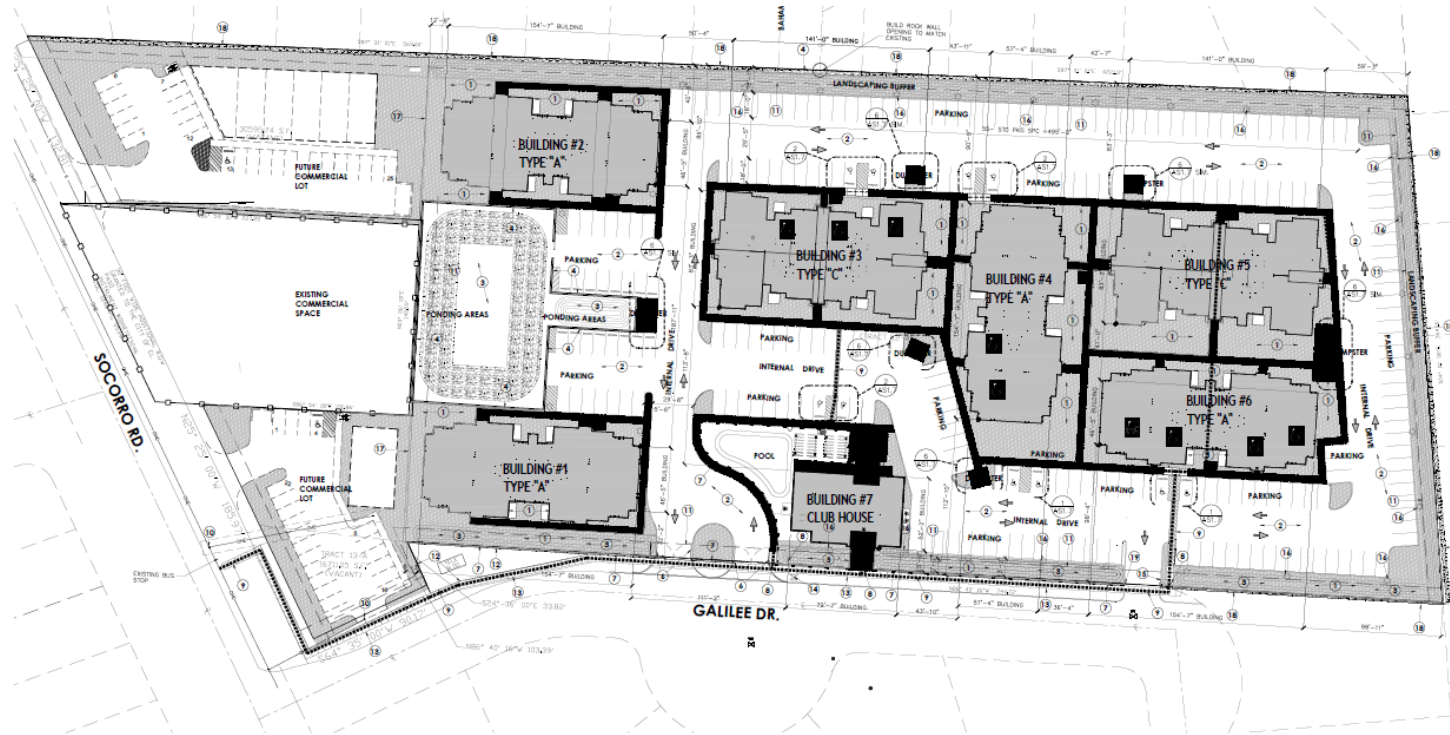
710 Noble St. 79902



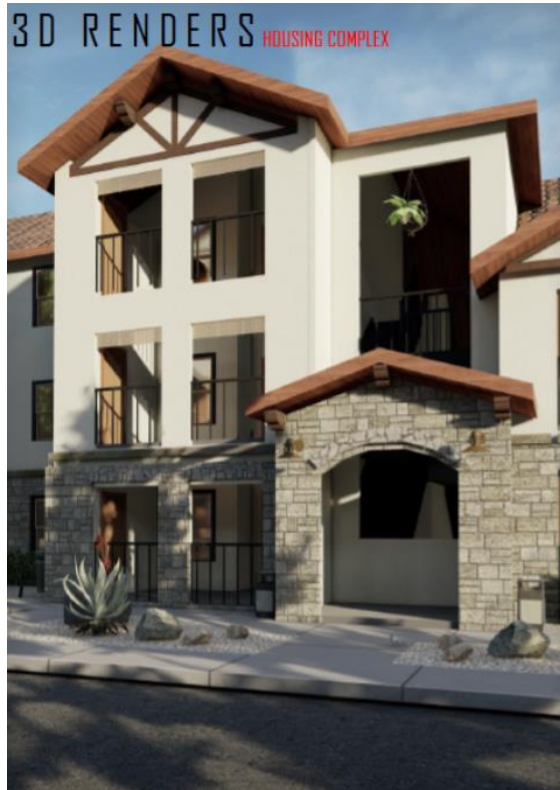
Left Investments - 404 E. Arizona (Approved 11/19)



## Planned Rehabilitation : 9740 Galilee Drive



## Planned Rehabilitation : 9740 Galilee Drive



## City Incentive Summary : 9740 Galilee Drive

Incremental Property  
Tax Rebate (\*5 Years)

**\$329,685**

Construction Material Sales  
Tax Rebate

**\$76,425**

Permit Fee Rebate

**\$10,000**

*(\*5-Year Property Tax Rebate : (Years 1-3 (100%), 4-5 (75%)))*

**\$416,110**

**Total Incentive Package**



# Community Tax Benefits

## 5-Year Property Tax Inflow (Net)

City of El Paso	El Paso County	YISD	EPCC	UMC
\$38,453	\$198,411	\$586,959	\$56,748	\$108,638

TOTAL
\$989,210

# Request

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*That the City Manager be authorized to execute a Chapter 380 Infill Incentive Agreement by and between the City of El Paso and ROCCO Developers, LLC for the development of the property located at 9740 Galilee Drive, 79927.*

## Staff Recommends Approval





## 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