

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

**DEPARTMENT:** Planning and Inspection Department, Planning Division

**AGENDA DATE:** Consent – November 12, 2019

**CONTACT PERSON NAME AND PHONE NUMBER:**

Philip F. Etiwe, (915) 212-1553, etiwepf@elpasotexas.gov  
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 7

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

A Resolution approving a detailed site development plan for Lots 1-12, Block 8, Eastwood Section 1, City of 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 development 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: Boxwood Circle and Bois D 'Arc Drive. Property Owner: El Paso Healthcare System Limited. PZDS19-00025 (District 7)

**BACKGROUND / DISCUSSION:**

On October 24, 2019, The CPC reviewed and recommended approval of the subject property request.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this detailed site development plan application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

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Philip F. Etiwe, Director  
Planning and Inspection Department

## RESOLUTION

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR LOTS 1- 12, BLOCK 8, EASTWOOD SECTION 1, 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**, EL PASO HEALTHCARE SYSTEM LIMITED, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval. The detailed site development plan is subject to the development standards in the C-2 (COMMERCIAL) 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 as required per Ordinance No. 18906, dated February 5, 2019. A copy of this plan is attached hereto 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, as required under the C-2 (Commercial) District as per Section 20.04.150, on the following described property which is located in a C-2 (Commercial) District:

LOTS 1- 12, BLOCK 8, EASTWOOD SECTION 1, 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 "A"** 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 C-2 (COMMERCIAL) 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 C-2 (COMMERCIAL) 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 \_\_\_\_\_, 2019.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

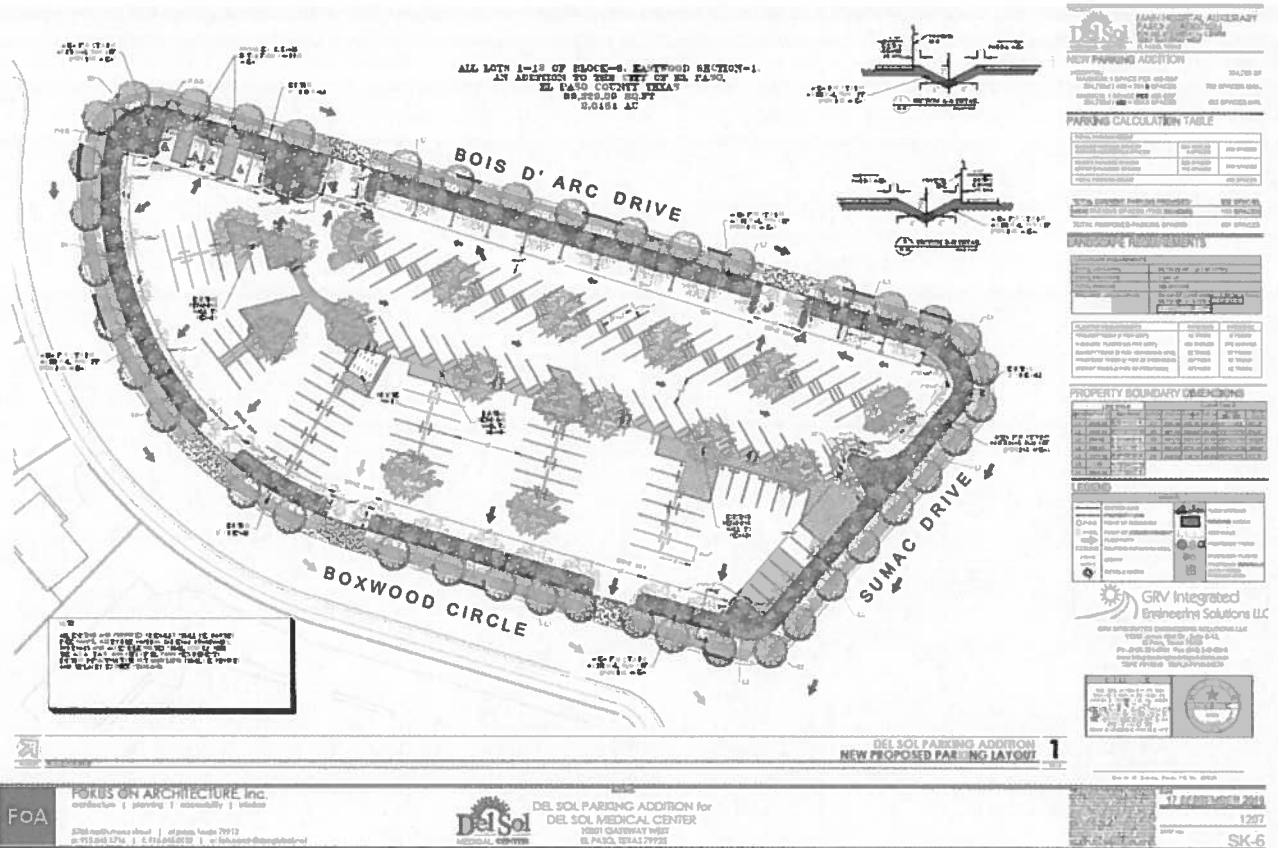
**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

(Agreement on following page)



# EXHIBIT "A" Detailed Site Plan



## MEMORANDUM

**DATE:** November 1, 2019

**TO:** The Honorable Mayor and City Council  
Tommy Gonzalez, City Manager

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT:** PZDS19-00025

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The City Plan Commission (CPC), on October 24, 2019, voted 7-0 to recommend approval of the Detailed Site Development Plan as it meets the requirements of El Paso City Code Section 20.04.150. The applicant is requesting to develop a new parking lot addition to serve the Del Sol hospital located at 10301 Gateway West Boulevard.

The CPC found that the detailed site development plan is in conformance with Plan El Paso. The CPC also determined that the detailed site development plan protect the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the detailed site development plan will have no negative effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has not received any communications in support or opposition to the detailed site development plan.

**Property Owner:** El Paso Healthcare System Limited  
**Representative:** Marvin H. Gomez, P.E.

**Attachments:**  
Staff report

# Boxwood Circle and Bois D 'Arc Drive

City Plan Commission — October 24, 2019 **(REVISED)**



<b>CASE NUMBER:</b>	<b>PZDS19-00025</b>
<b>CASE MANAGER:</b>	Andrew Salloum, 915-212-1603, salloumam@elpasotexas.gov
<b>PROPERTY OWNER:</b>	El Paso Healthcare System Limited
<b>APPLICANT:</b>	El Paso Healthcare System Limited
<b>REPRESENTATIVE:</b>	Marvin H. Gomez, P.E.
<b>LOCATION:</b>	Boxwood Circle and Bois D 'Arc Drive (District 7)
<b>LEGAL DESCRIPTION:</b>	Lots 1- 12, Block 8, Eastwood Section 1, City of El Paso, El Paso County, Texas
<b>PROPERTY AREA:</b>	2.04 acres
<b>REQUEST:</b>	Detailed Site Development Plan Approval per Ordinance No. 18906
<b>EXISTING ZONING:</b>	C-2/c (Commercial/condition)
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	None; notices are not required

**SUMMARY OF REQUEST:** The request is for a Detailed Site Development Plan review as required by Section 20.04.150 of the El Paso City Code. Ordinance No. 18906, dated February 5, 2019, includes a condition requiring that a Detailed Site Development Plan be reviewed and approved by the City Plan Commission and City Council of the City of El Paso.

**SUMMARY OF DCC RECOMMENDATION:** The Development Coordinating Committee recommended **APPROVAL** of the Detailed Site Development Plan on October 22, 2019, as it meets the requirements of El Paso City Code Section 20.04.150.

## PZDS19-00025



This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 18" x 18" may cause errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 30 60 120 180 240 Feet



Figure A: Subject Property & Immediate Surroundings

## DESCRIPTION OF REQUEST:

The applicant has submitted a Detailed Site Development Plan application for the property located at Boxwood Circle and Bois D 'Arc Drive. A condition imposed by Ordinance No. 18906, February 5, 2019, requires a Detailed Site Development Plan to be reviewed and approved by City Plan Commission and City Council. The property is currently vacant. The applicant is requesting to develop a new parking lot addition to serve the Del Sol hospital located at 10301 Gateway West Boulevard. The Detailed Site Development Plan shows a parking lot containing 169 parking stalls with access from Boxwood Circle and Bois D 'Arc Drive. The development is in compliance with Title 18.46 of the Landscaping Ordinance.

## PREVIOUS CASE HISTORY:

On October 22, 2019, DCC recommended **Approval** of the Detailed Site Development Plan.

The subject property was rezoned from R-3 (Residential) to C-2 (Commercial) on February 5, 2019 to allow for an additional parking lot to serve Del Sol Hospital, located across Boxwood Circle. The detailed site development plan condition was added to ensure that the proposed parking lot is compatible with the remaining residential neighborhood to the north and west.



Figure B: Detailed Site Development Plan (detail)

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed use(s)/layout is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the proposed development is compatible with the existing hospital, medical offices, light commercial uses, and adjacent residential uses.</p>
<p><b>Compatibility with Surroundings:</b> The proposed use(s)/layout is compatible with those surrounding the site:</p> <p><b>C-2 (Commercial) District:</b> The purpose of this district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The development is compatible with the existing hospital, medical offices, light Commercial uses, and adjacent residential uses.</p>
<b>THE PROPOSED USE(S)/LAYOUT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>N/A. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area surrounding the subject property is in transition with multiple rezoning request from single-family residential districts to those permitting medical uses that could support or capitalize upon the proximity to Del Sol Hospital.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>No</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Access to the proposed development will be from proposed driveways fronting Boxwood Circle and Bois D 'Arc Drive. All reviewing departments indicated that adequate infrastructure exist to serve the hospital.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** The Development Coordinating Committee recommends **APPROVAL** of the Detailed Site Development Plan.

**PUBLIC COMMENT:** N/A

**RELATED APPLICATIONS:** N/A

**OTHER CONSIDERATIONS:** Approval of the site plans by the City Plan Commission (CPC) constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, landscape requirements, Design Standards for Construction, and the Drainage Design Manual. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**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. **Recommend Approval** of the request, 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. **Recommend Approval of the request 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. **Recommend Denial** of the 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.

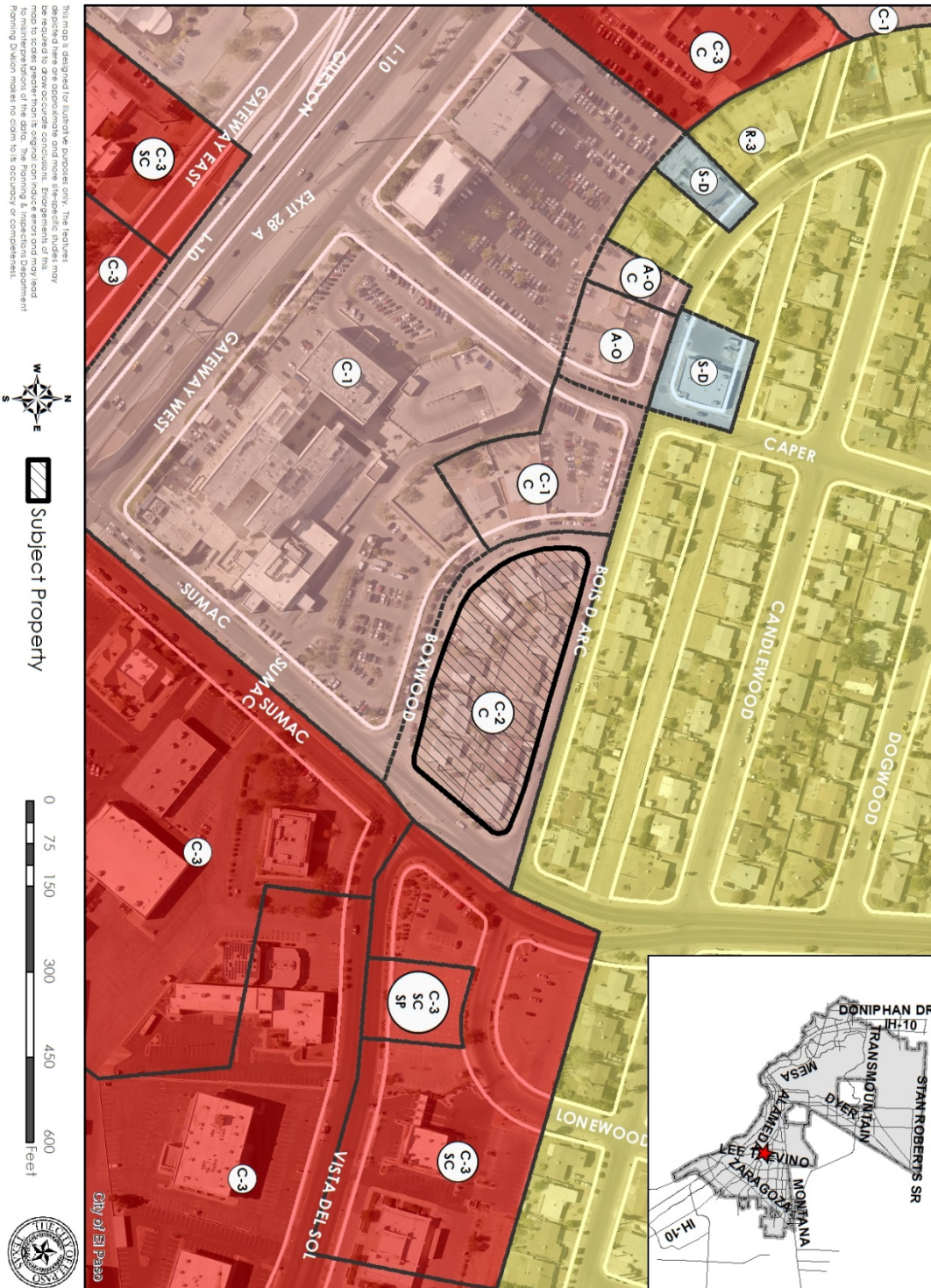
The report of the Commission shall include the relation of the proposed change to the City's comprehensive plan, the effect upon the natural environment, and upon social and economic conditions and property values in the vicinity and in the City as a whole.

**ATTACHMENTS:**

1. Zoning Map
2. Future Land Use Map
3. Department Comments
4. Ordinance No. 18906, dated February 5, 2019

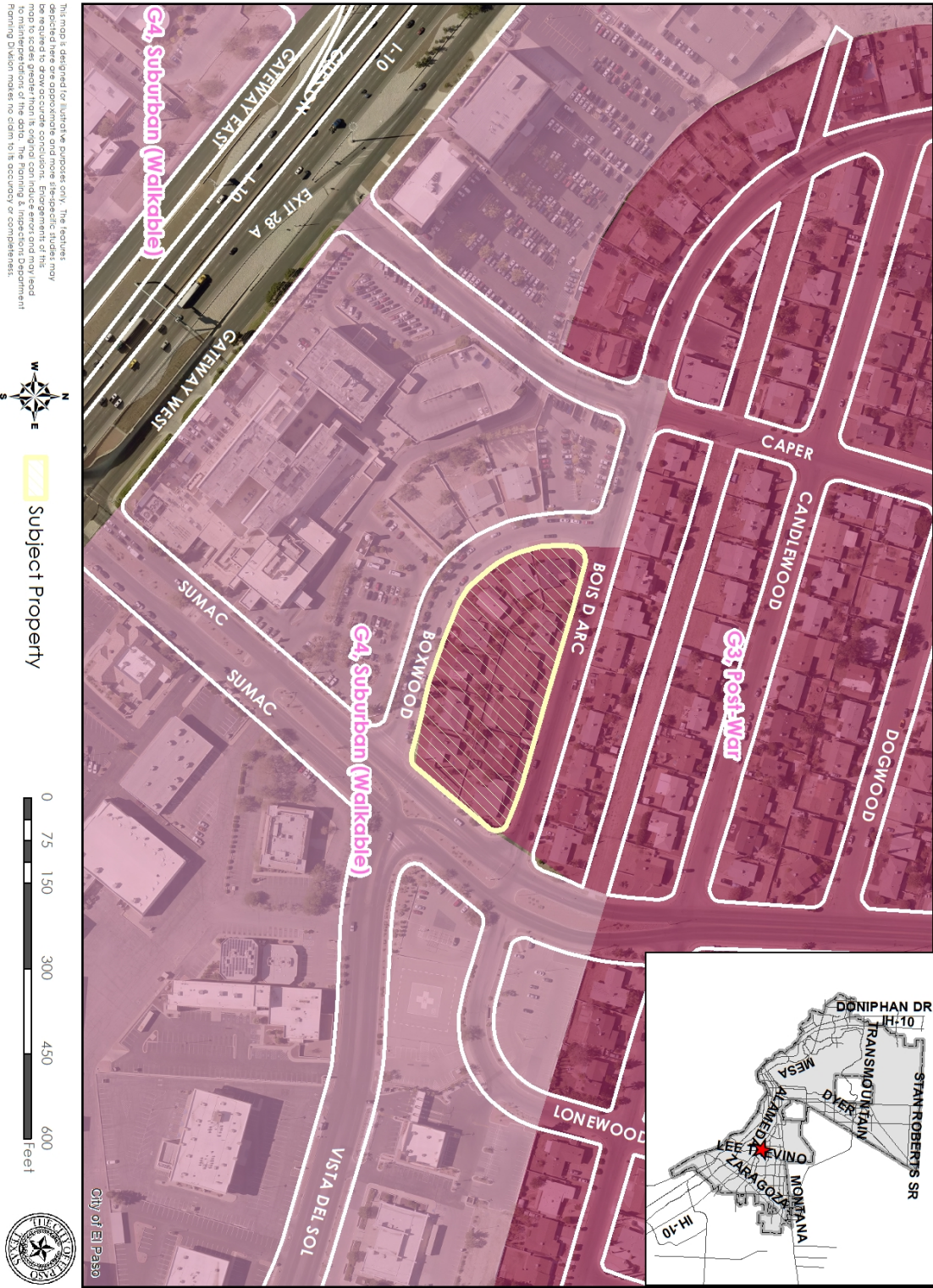
# ATTACHMENT 1

PZDS19-00025



# ATTACHMENT 2

PZDS19-00025



# **ATTACHMENT 3**

## **Planning and Inspections Department - Planning**

No objection to detailed site development plan.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No objection to detailed site development plan.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

## **Planning and Inspections Department – Land Development**

No objections to the detailed site development plan.

## **TxDOT**

Development is not abutting TxDOT Right-of-Way.

## **Sun Metro**

Recommend Approval

## **Police Department**

No Comments received.

## **Fire Department**

Recommended approval.

## **EPWater**

No Comments received.

## **EPWater – Stormwater Engineering**

EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed storm water runoff and to mitigate adverse downstream drainage conditions.

# ATTACHMENT 4

205

CITY CLERK DEPT  
2019 FEB 5 AM 9:03

018906

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOTS 1 TRUTH 12 OF BLOCK 8, EASTWOOD SECTION 1, AN ADDITION TO THE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL) AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of all of Lots 1 Truth 12 of Block 8, Eastwood Section 1, An Addition to the City of El Paso, located in the City of El Paso, El Paso County, Texas, be changed from **R-3 (Residential)** to **C-1/c (Commercial/condition)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. *Prior to the issuance of building permits, City Plan Commission and City Council shall approve a detailed site plan.*

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this 5<sup>th</sup> day of February, 2019.



ATTEST:

Laura D. Prine  
Laura D. Prine, City Clerk

CITY OF EL PASO:

Dee Margo  
Dee Margo, Mayor

APPROVED AS TO FORM:

Russell T. Abeln  
Russell T. Abeln  
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe  
Philip F. Etiwe, Director  
Planning & Inspections Department

018906

ORDINANCE NO. \_\_\_\_\_  
18-1007-2324 | 840702  
Boxwood and Bois D'Arc  
RTA

PZRZ18-00040

Page 1 of 2

2015

CITY CLERK DEPT  
2019 FEB 5 AM 9:03

(Exhibit "A" on the following page)

**ORDINANCE NO.** \_\_\_\_\_  
18-1007-2324 | 840702  
Boxwood and Bois D'Arc  
RTA

**018906**

**PZRZ18-00040**

Page 2 of 2

# EXHIBIT "A"

## METES AND BOUNDS DESCRIPTION

"EL PASO HEALTHCARE SYSTEM"

A 2.0484 acre parcel (89,229.09 square feet) of land, comprised of the following:  
All of Lots 1 Truth 12 of Block-B, Eastwood Section-1, an Addition to the City of El Paso, El Paso County Texas, according to the plat thereof on file in Volume 14, Page 16, Real Property Records, El Paso County, Texas; , said Lots were conveyed to El Paso Healthcare System, LTD., a Texas Limited Partnership and being more particularly described by Metes and Bounds as follows to-wit:

COMMENCING for reference at a found 8" nail at the intersection of Dogwood street (60' right-of-way) and Caper Road (60' right-of-way), THENCE, along the centerline of Caper Road, South 12°53'00" West, at a distance of 260.00 feet pass the intersection of Candlewood street (60' right-of-way) a total distance of 573.50 feet to a found 8" nail for a corner point at the intersection of Bois D'Arc street (55' right-of-way) and Caper Road, THENCE, leaving the centerline of Caper Road, and following the centerline of Bois D'Arc, South 77°07'00" East, a distance of 241.30 feet pass the intersection of Boxwood circle (60' right-of-way) a total distance of 298.45 feet to a set PK nail for a corner point, THENCE, leaving the centerline of said Bois D' Arc street, South 12°53'00" West, a distance of 27.50 feet to a set PK on the southerly existing right-of-way Bois D' Arc and the POINT OF BEGINNING of the parcel herein described;

- 1) THENCE, along said southerly existing right-of-way of Bois D' Arc street South 77°07'00" East, a distance of 472.65 feet to a set PK nail for a point of curvature;
- 2) THENCE, with the arc of a curve to the right having a radius of 25.00 feet, a central angle of 114°59'00", an arc length of 50.17 feet and a long chord which bears South 19°37'05" East, a distance of 42.16 feet to a set nail and a point of tangency, same being the westerly right-of-way of Sumac Drive (120' right-of-way);
- 3) THENCE, along said westerly right-of-way of Sumac Drive, South 37°52'00" West, a distance of 165.47 feet to a set nail for a point of curvature;
- 4) THENCE, with the arc of a curve to the right having a radius of 25.00 feet, a central angle of 65°07'35", an arc length of 28.28 feet and a long chord which bears South 70°23'17" West, a distance of 26.88 feet to a set nail and a point of tangency, same being the northerly right-of-way of Boxwood Circle;
- 5) THENCE, along said northerly right-of-way of Boxwood circle, North 77°07'00" West, a distance of 229.11 feet to a set nail for a point of curvature;
- 6) THENCE, with the arc of a curve to the right having a calculated radius of 200.00 feet, a central angle of 82°53'09", an arc length of 289.32 feet and a long chord which bears North 35°44'38" West, a distance of 264.75 feet to a set nail for a point of curvature;
- 7) THENCE, with the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90°06'52", an arc length of 39.12 feet and a long chord which bears North 57°56'26" East, a distance of 35.39 feet to the TRUE POINT OF BEGINNING of this parcel herein described.

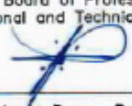
Said parcel contains 2.0484 acres (89,229.09 square feet) more or less, and being subject to all easements of record.

Bearing Basis: All bearings shown are based on the Eastwood Section-1 map.

I, Avelardo Ponce, a Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge and belief, this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

  
Avelardo Ponce, Registered  
Professional Land Surveyor Texas  
License No. 6032

*Sept 18, 2018*

GRV INTEGRATED ENGINEERING SOLUTIONS LLC  
11385 James Watt Dr., Suite B-13,  
El Paso, Texas 79936  
Ph: (915) 351-6701 Fax: (915) 243-8010  
www.integratedengineeringsolutions.com  
TBPE F#15313 TBPLS F#10184278

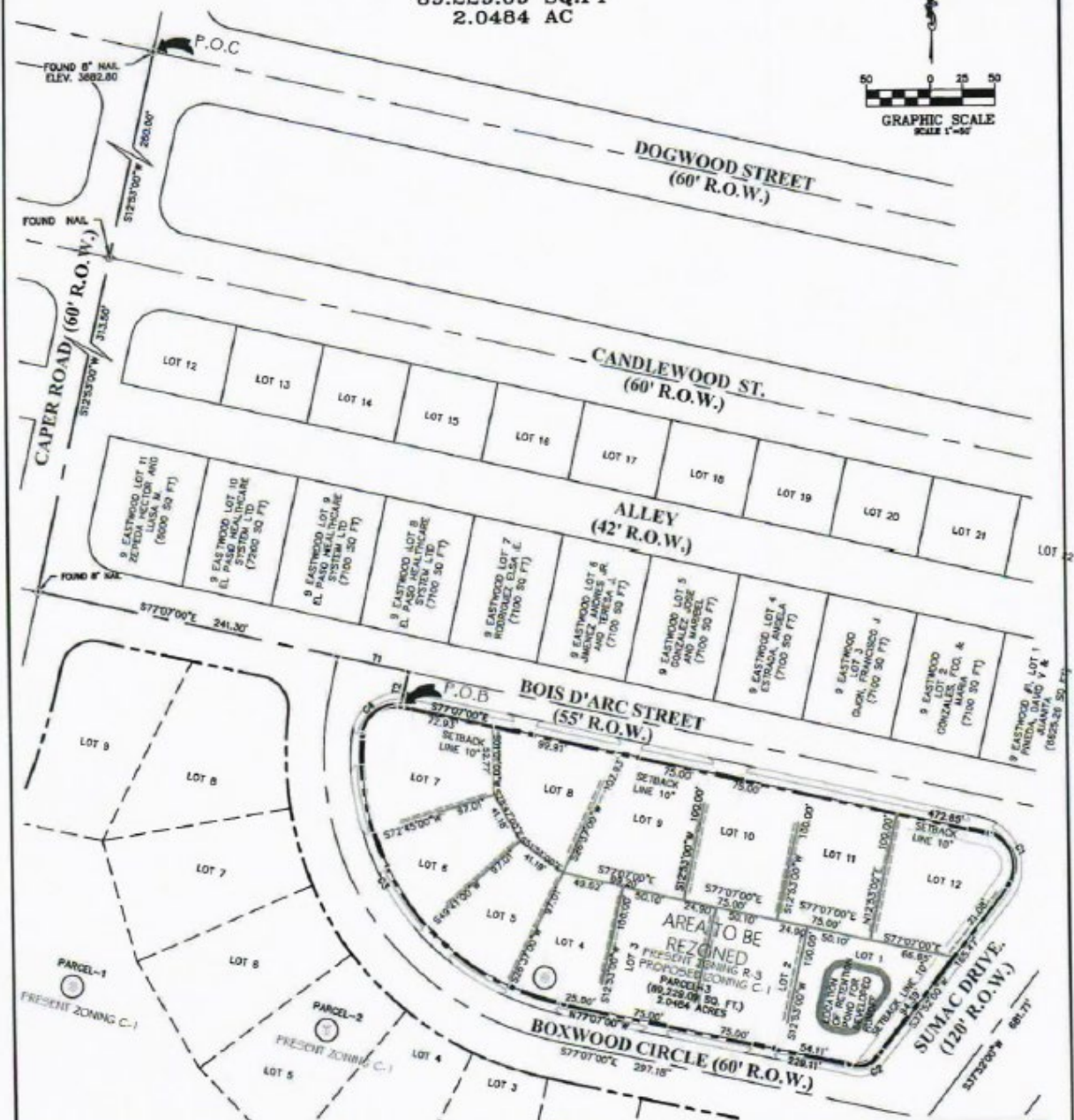


EASTWOOD UNIT 1-PLAT PLAN  
REZONING APPLICATION  
BEING A PORTION OF PARCEL 3,  
BLOCK 8 ASCARATE GRANT,  
EL PASO COUNTY, TEXAS  
PROJECT NUMBER - 18010  
DATE: 09/17/2018

18-1007-2324 | 840702 | Boxwood and Bois D'Arc | RTA

# EASTWOOD-SECTION 1

BEING ALL OF PARCEL 3,  
BLOCK-8, ASCARATE GRANT,  
EL PASO COUNTY, TEXAS  
89,229.09 SQ.FT  
2.0484 AC



GRV INTEGRATED ENGINEERING SOLUTIONS LLC  
11385 James Watt Dr., Suite 8-13,  
El Paso, Texas 79906  
Ph: (915) 351-8701 Fax: (915) 243-6010  
www.integratedengineeringsolutions.com  
TBPE F#15313 TBPLS F#10194278



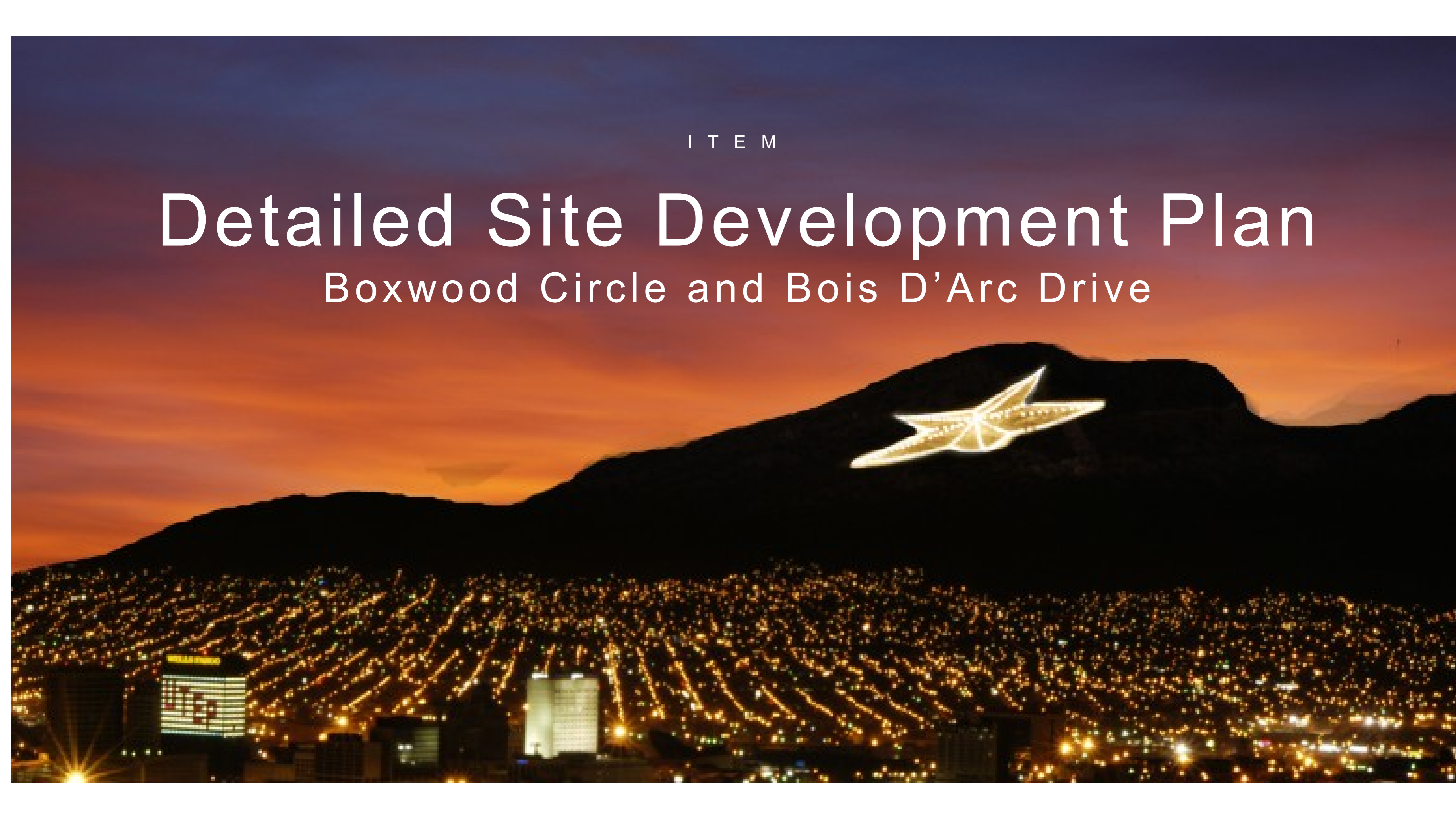
EASTWOOD UNIT 1-PLAT PLAN  
REZONING APPLICATION  
BEING A PORTION OF PARCEL 3,  
BLOCK 8 ASCARATE GRANT,  
EL PASO COUNTY, TEXAS  
PROJECT NUMBER: 18-010  
DATE: 09/17/2018

18-1007-2324 | 840702 | Boxwood and Bois D'Arc | RTA

I T E M

# Detailed Site Development Plan

Boxwood Circle and Bois D'Arc Drive



# Recommendation | Public Input

2

## **Planning Division and DCC recommendation:**

Approval

## **CPC Vote:**

Approval (7-0)

## **Public Input:**

- The Planning Division has not received communication support or opposition to the detailed site development plan.

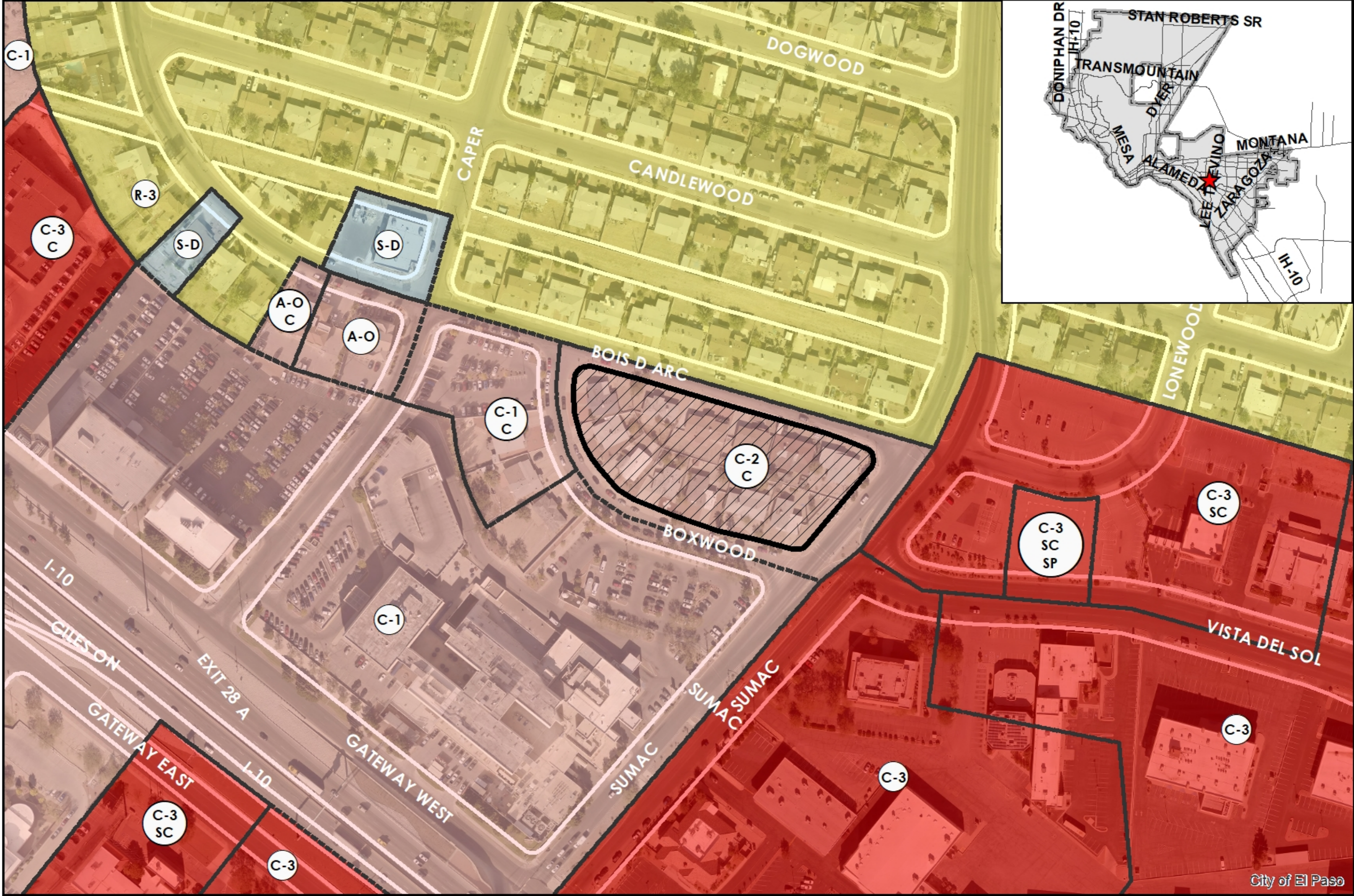
### **Strategic Goal #3 Promote the Visual Image of El Paso**

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community




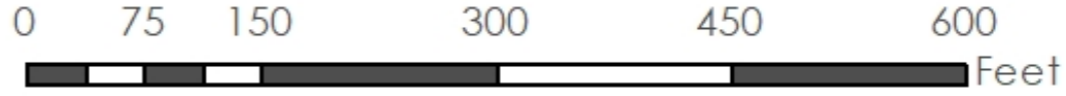
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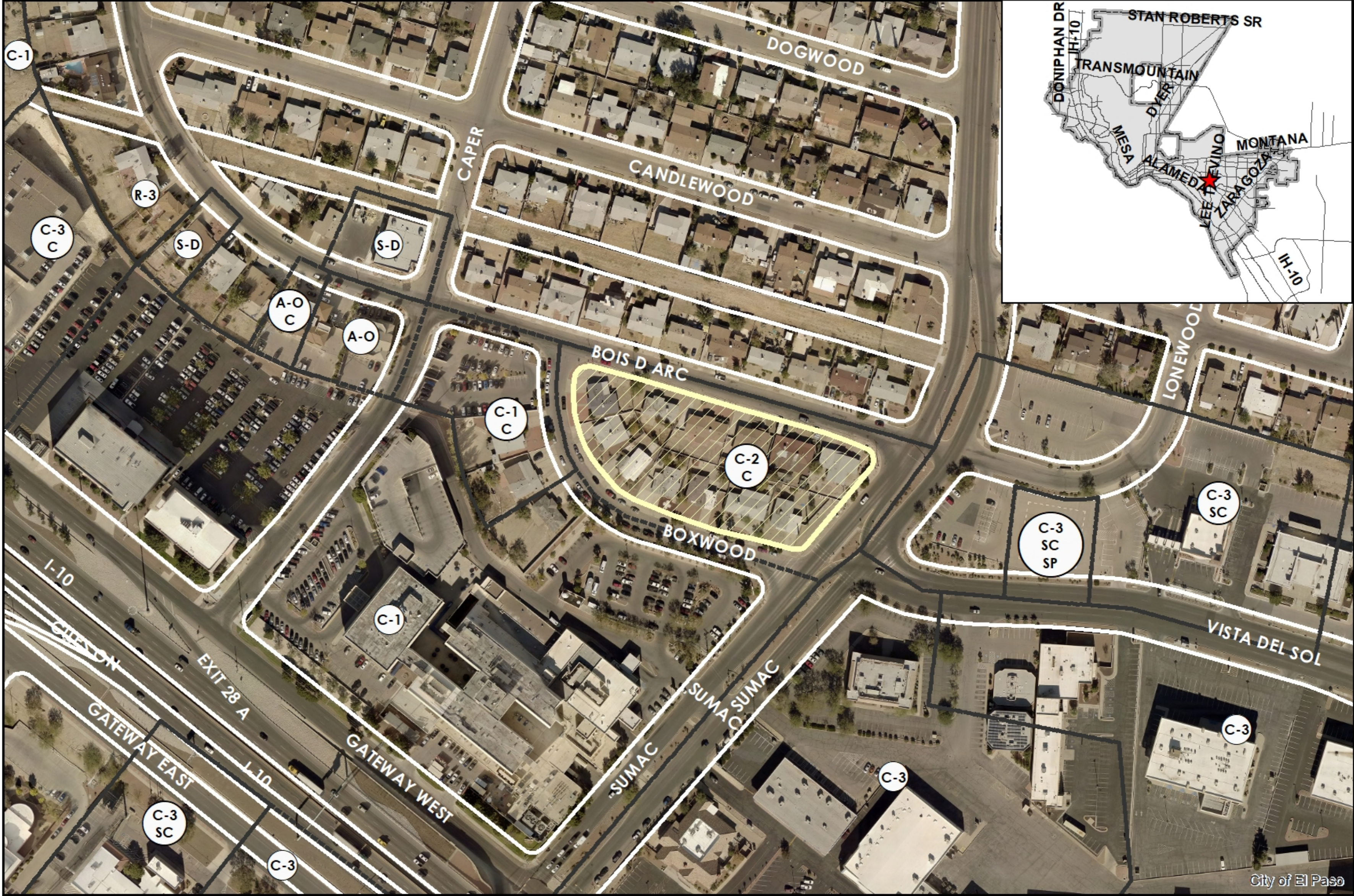
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 Subject Property




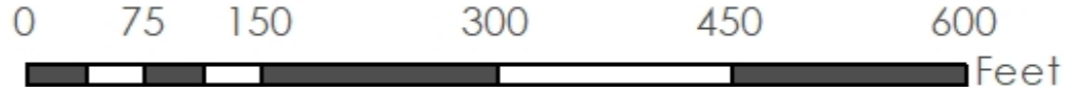
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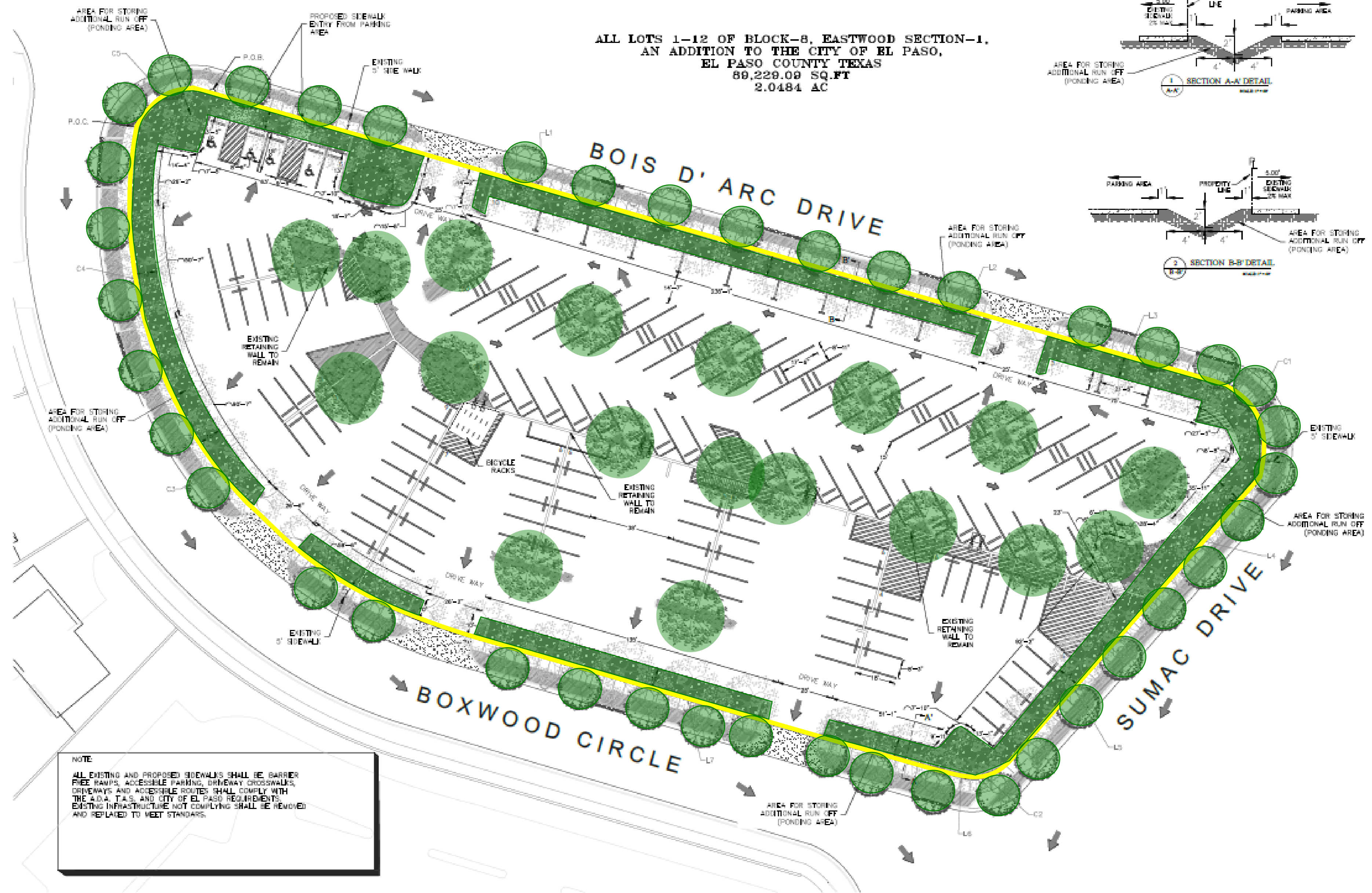
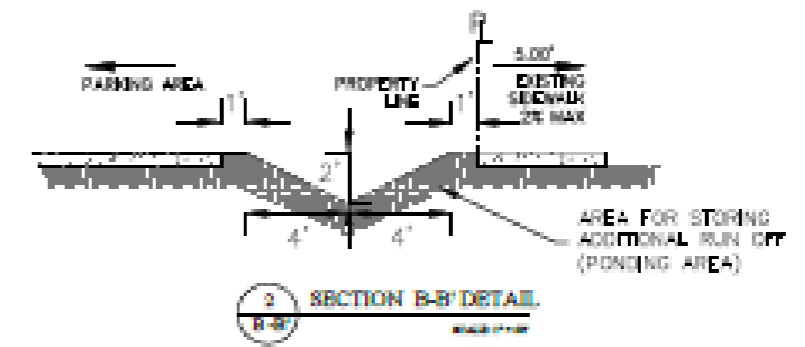
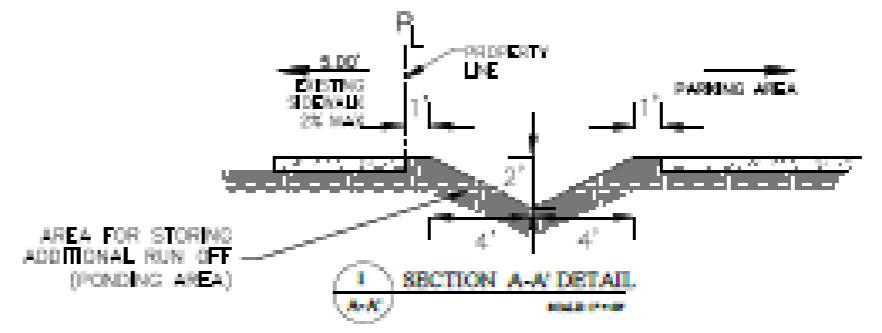
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 Subject Property



ALL LOTS 1-12 OF BLOCK-8, EASTWOOD SECTION-1,  
AN ADDITION TO THE CITY OF EL PASO,  
EL PASO COUNTY TEXAS  
89,229.09 SQ.FT  
2.0484 AC

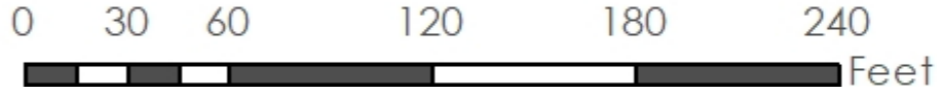


NOTE  
ALL EXISTING AND PROPOSED SIDEWALKS SHALL BE BARRIER FREE RAMP. ACCESSIBLE PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

# PZDS19-00025



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City of El Paso



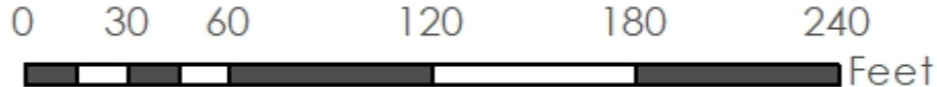


# PZDS19-00025



City of El Paso

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THANK YOU

