



Recommendation/Public Input

Planning & Inspections Recommendation: Approval

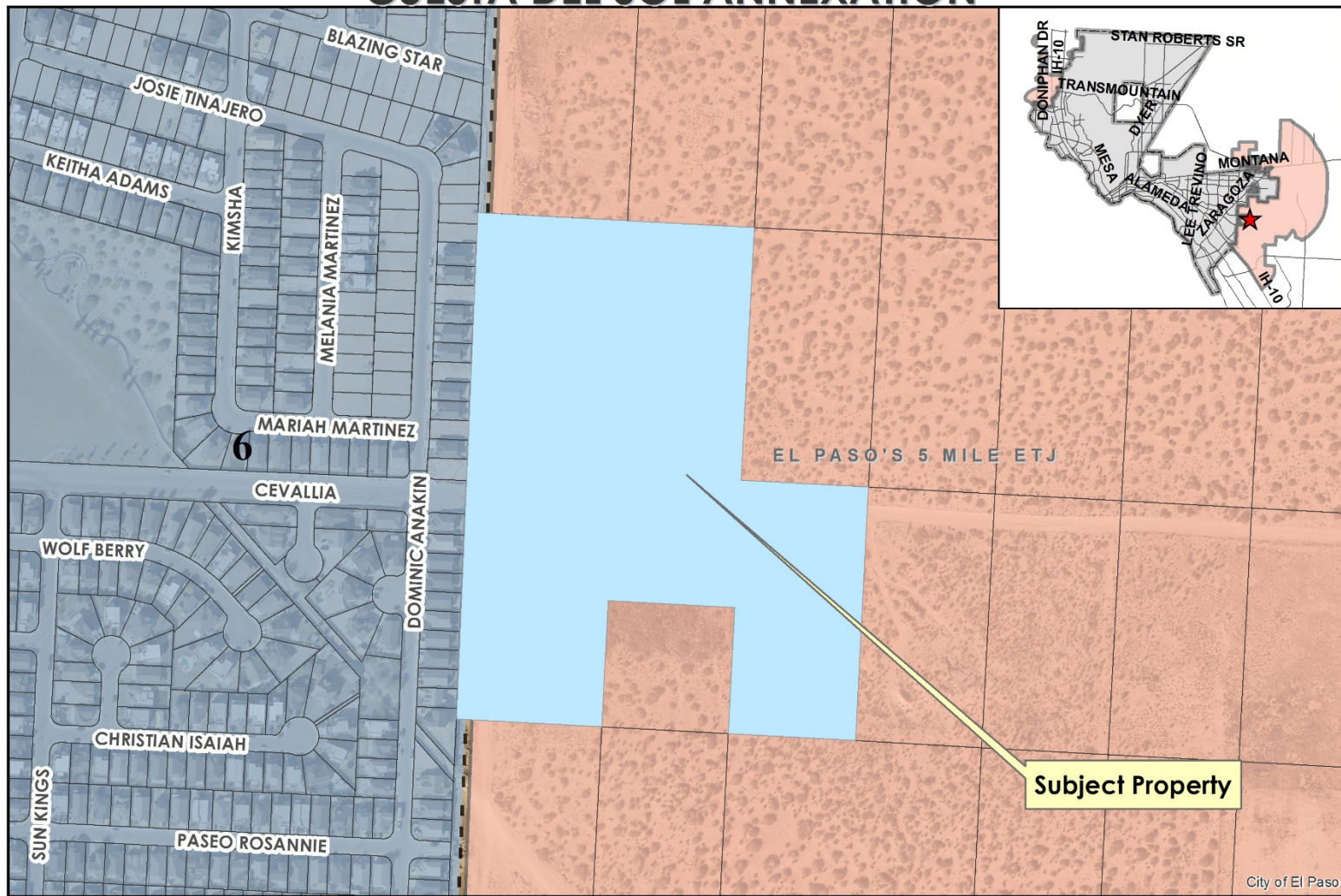
CPC Vote: Unanimous Approval

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



CUESTA DEL SOL ANNEXATION



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



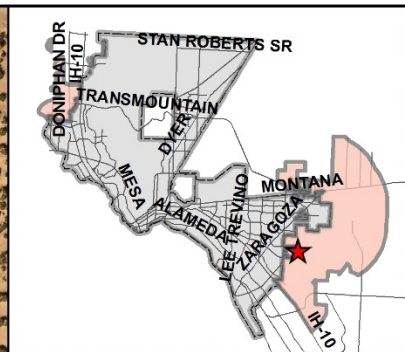
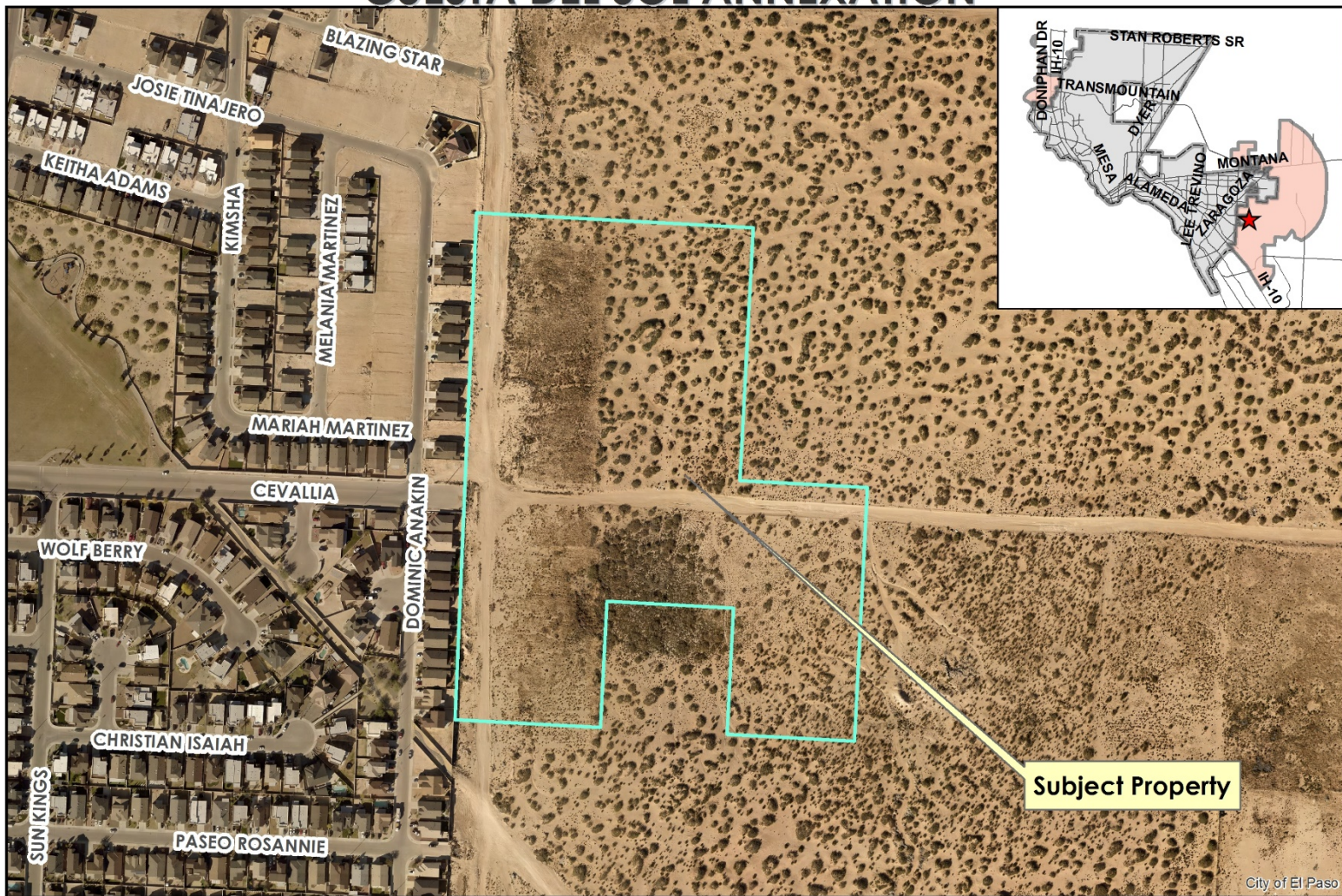
SUAX17-00001

0 120 240 480 720 960 Feet





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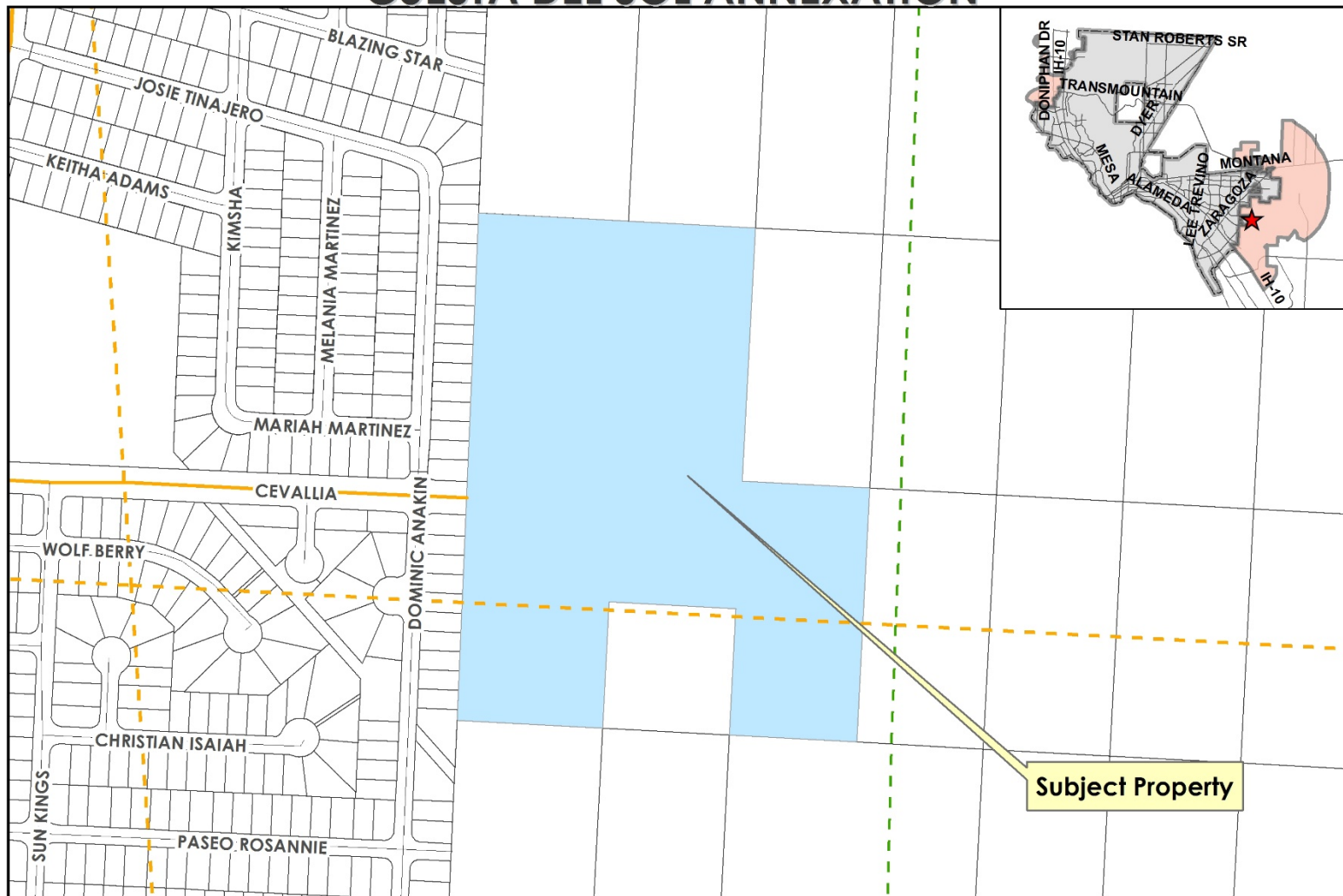
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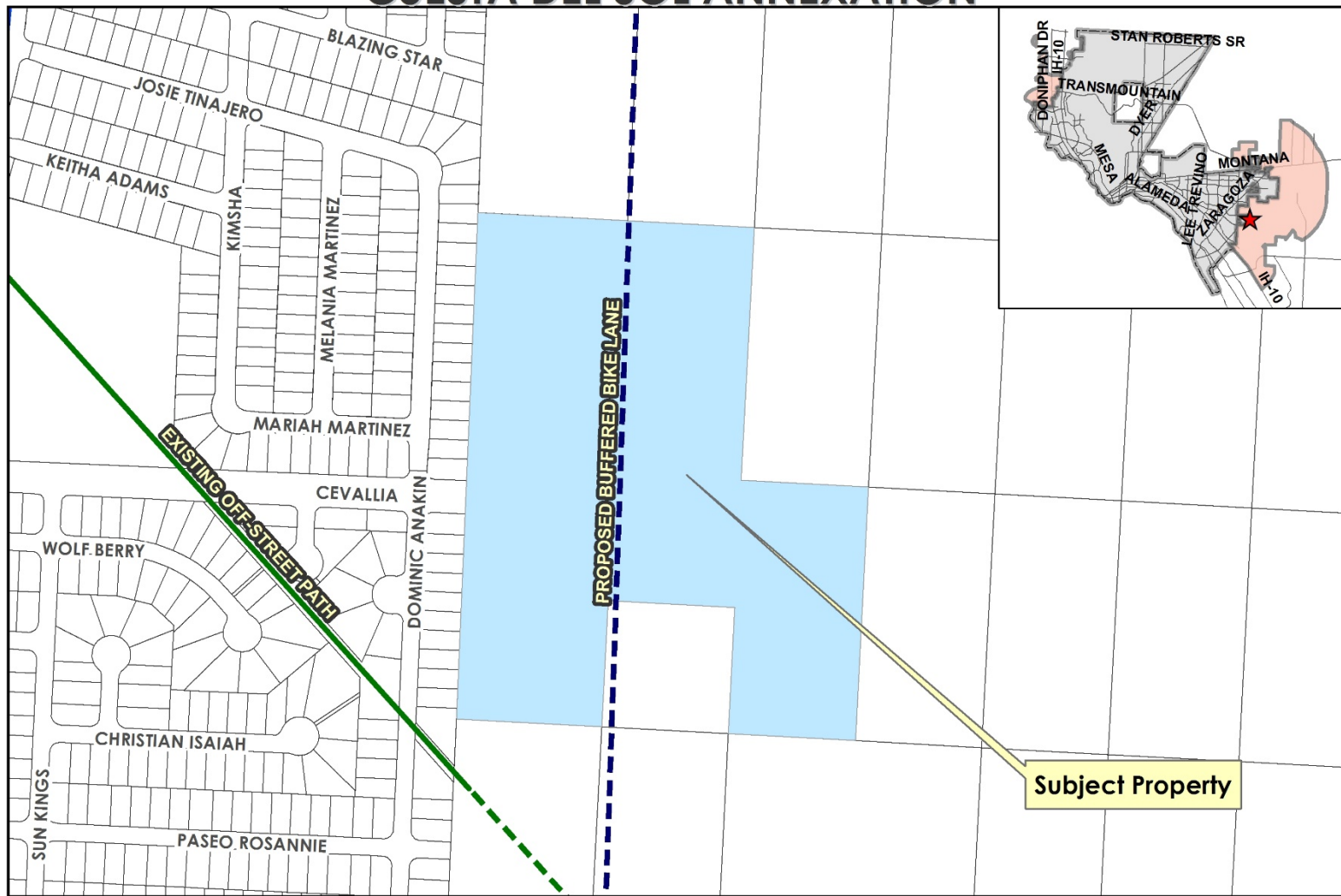
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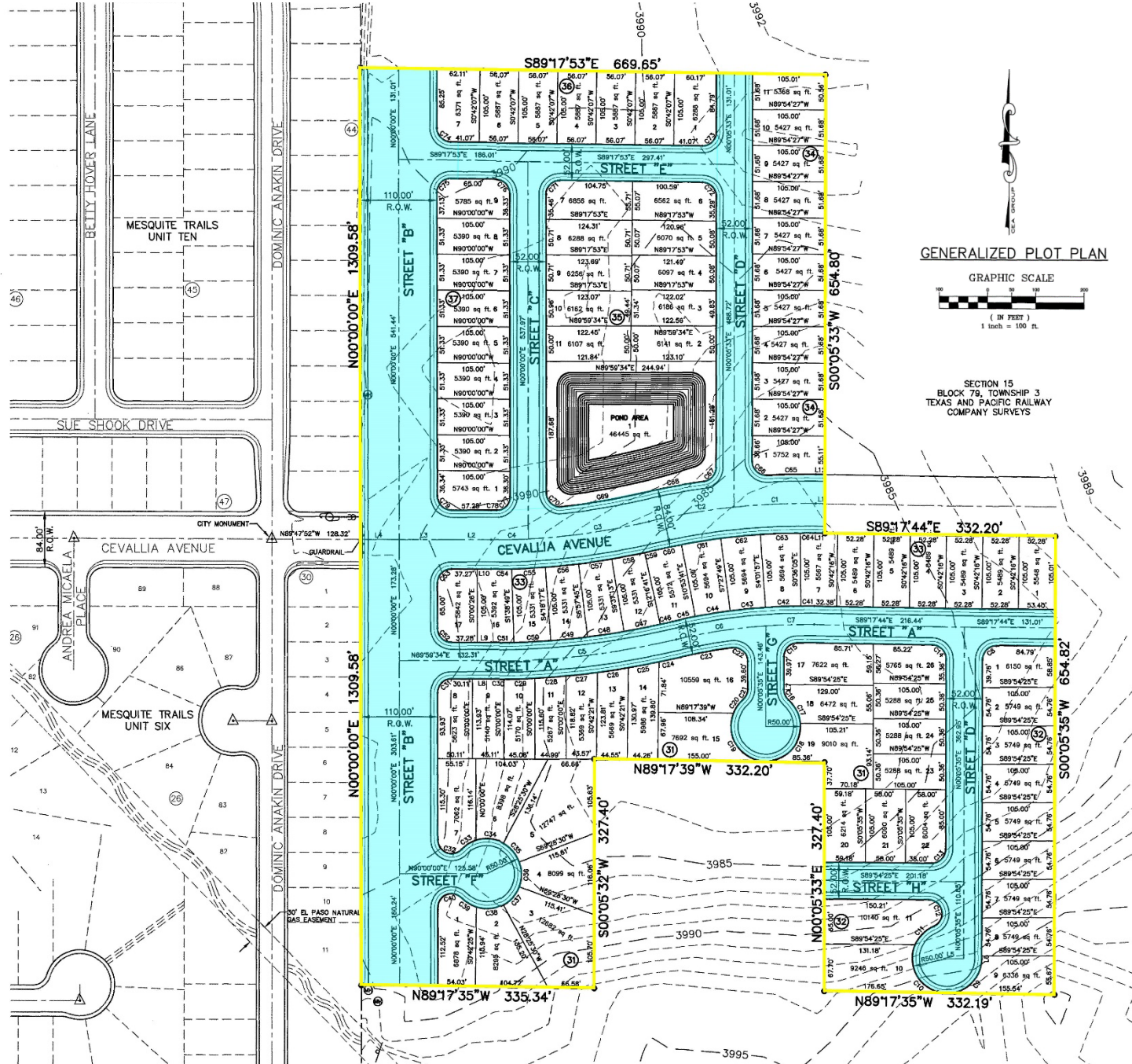
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SUAX17-00001

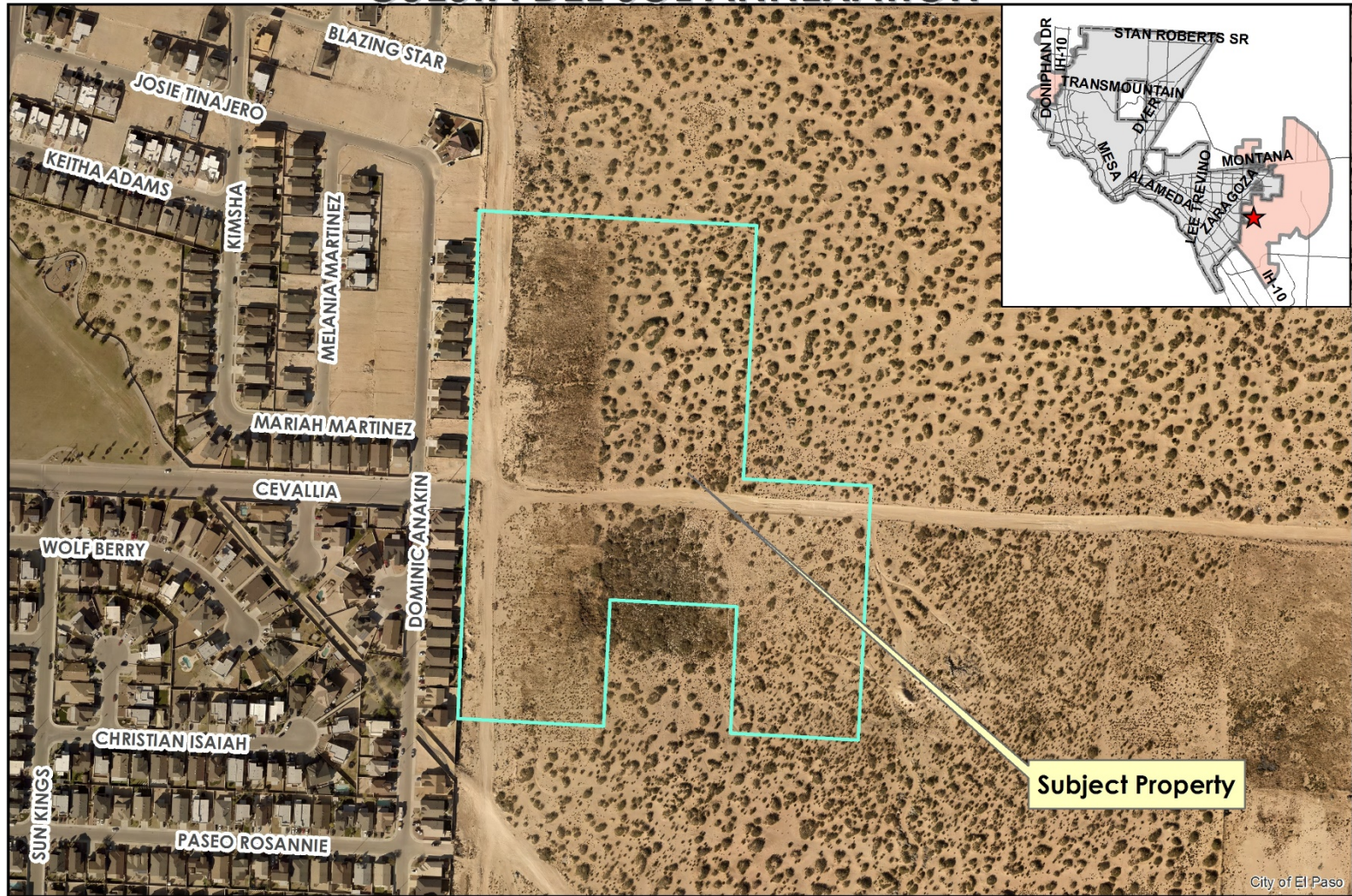
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SUAX17-00001

0 120 240 480 720 960 Feet





1. No off premise signs shall exist on the Property at the time of annexation.
2. The Owner shall provide a ten (10) foot landscaped parkway at the rear of any double frontage residential lots that abut Cevalia Avenue.
3. The Owner shall provide for future access to adjacent vacant areas to the north, east, and south, by stubbing local streets for future extension.
4. The Owner shall improve the entire width of all rights-of-way to be dedicated. Half-streets or other portions of right-of-way width shall not be included in the annexation request.
5. The Owner, at its sole expense, shall improve the dedicated ROW to current standards in Title 19 and the DSC to complete Cevalia Avenue as a Minor Arterial roadway, and to extend a north-south-oriented thoroughfare as a Major Arterial roadway.



6. Owner, at its sole expense, shall construct buffered bike lanes on a through-travelling north-south-oriented street, as recommended in the City of El Paso Comprehensive Bike Plan.
7. Owner understands that a TIA is required in accordance with Title 19 at the time of platting, and by Title 20 at the time of zoning if the property is rezoned to a more intense use or to a use that has the potential to increase the traffic impact on the adjacent traffic infrastructure. Owner agrees to be responsible for constructing or contributing to the cost of construction of the traffic mitigation signalization and traffic calming devices which the TIA indicates are necessary, attributable and proportional to the development of the Property.
8. The Owner shall reimburse the City for all costs incurred by the City to complete the public notification procedures required by Texas Local Government Code.
9. An annexation fee of \$820 per dwelling unit shall be assessed at the time of plat recordation.



City of El Paso Annexation Policy

1. Meet all the minimum conditions set forth in State law
2. Are contiguous with existing City limits
3. Are subject to water and wastewater impact fees, and any other annexation fees that may be imposed by the City
4. Agree to provide, without reimbursement, for the construction of collector and arterial streets in their entirety, as designated on the MTP
5. Provide such dedication of land as may be necessary for community facilities based on the size, density and types of land uses proposed in the annexation area
6. The applicant has submitted a general development plan for the area that includes all the information required to be submitted with an application in the annexation procedures in 20.06 of El Paso Municipal Code