



Recommendation/Public Input

Planning & Inspections Recommendation: Approval

CPC Vote: Unanimous Approval

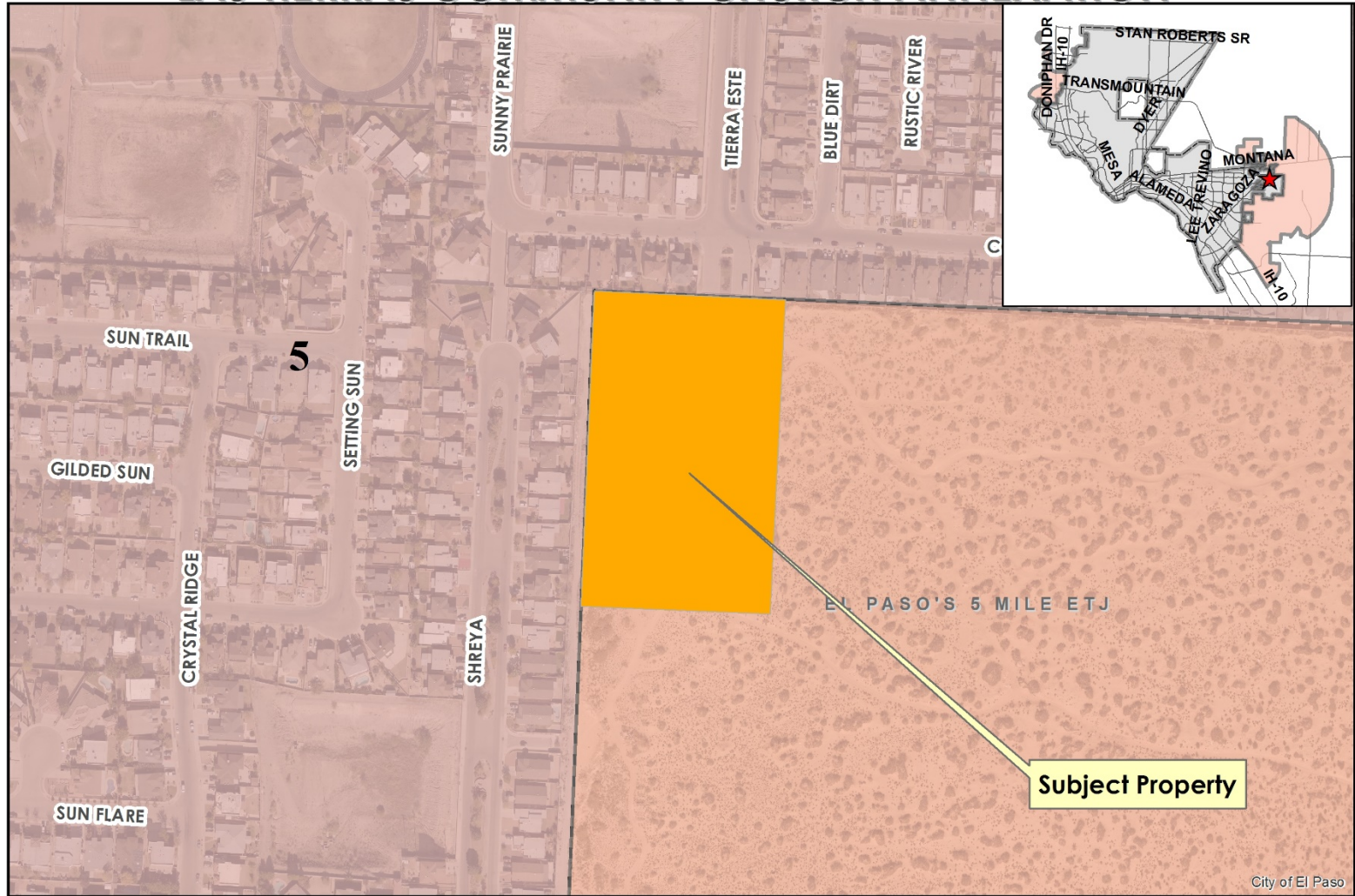
Strategic Goal #3: Promote the Visual Image of El Paso

3.1: Provide business-friendly permitting and inspection processes

3.2: Improve the visual impression of the community



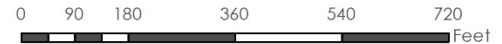
LAS TIERRAS COMMUNITY CHURCH ANNEXATION



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.

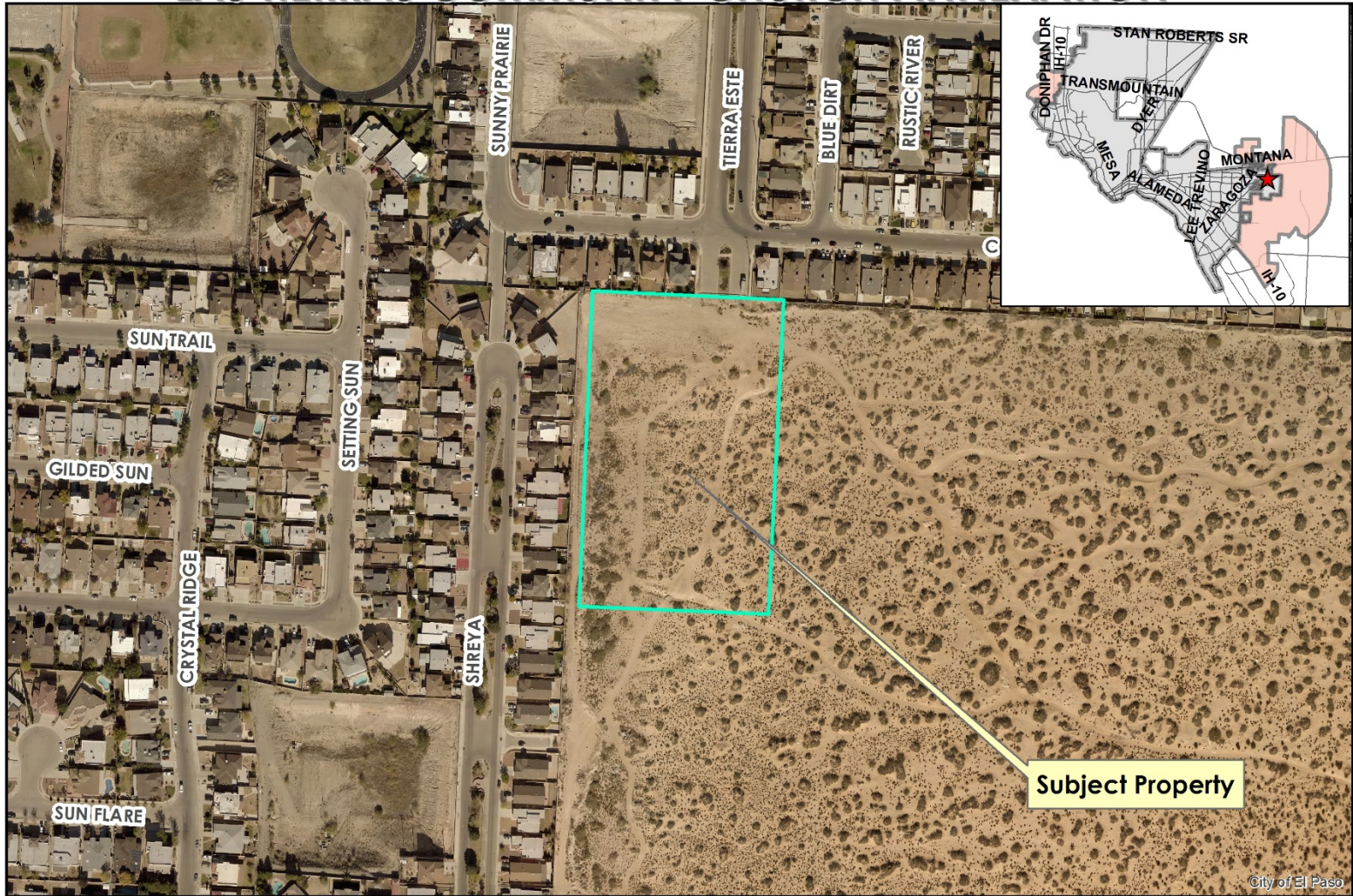


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City of El Paso

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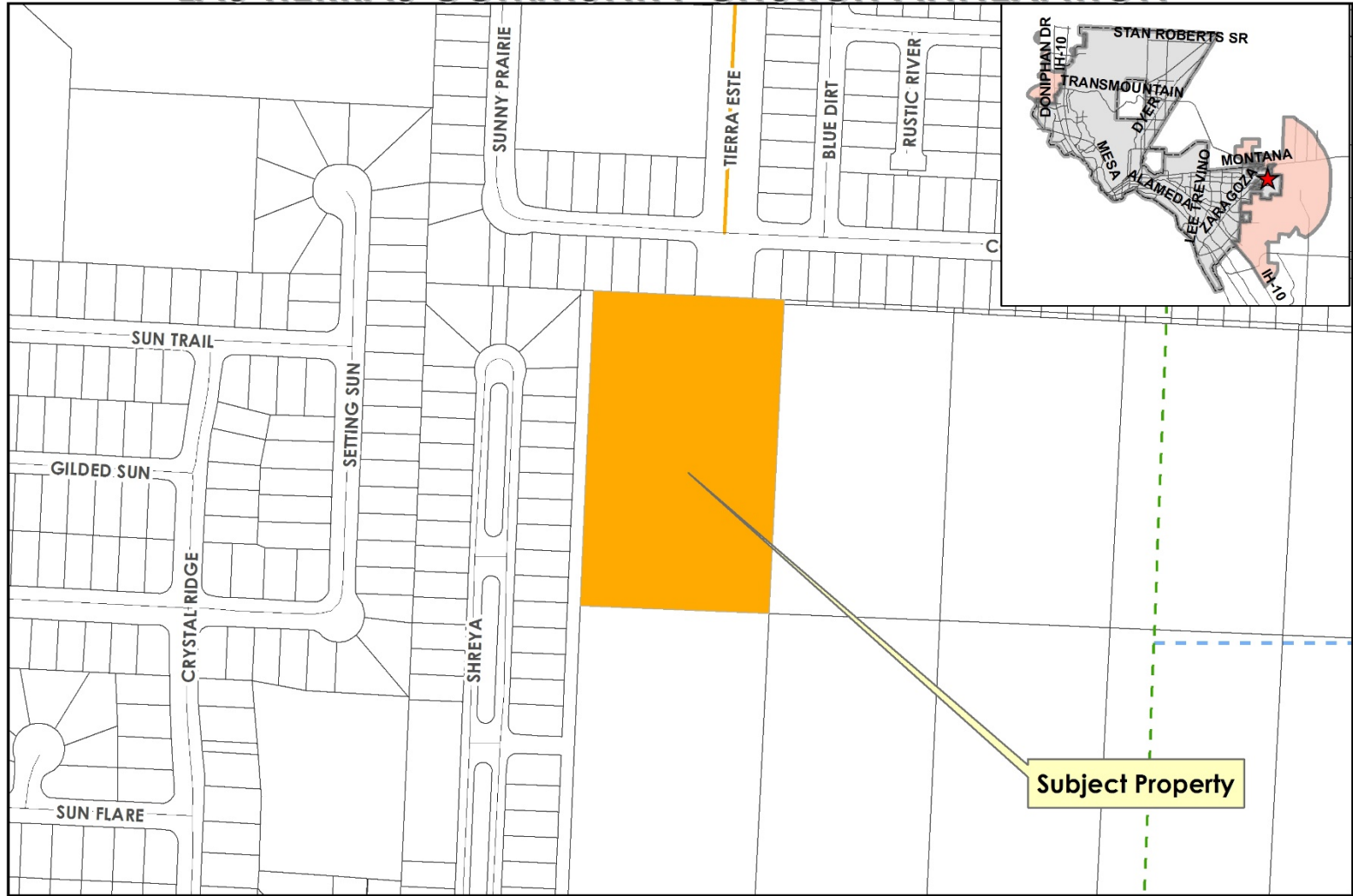


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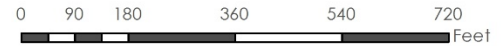
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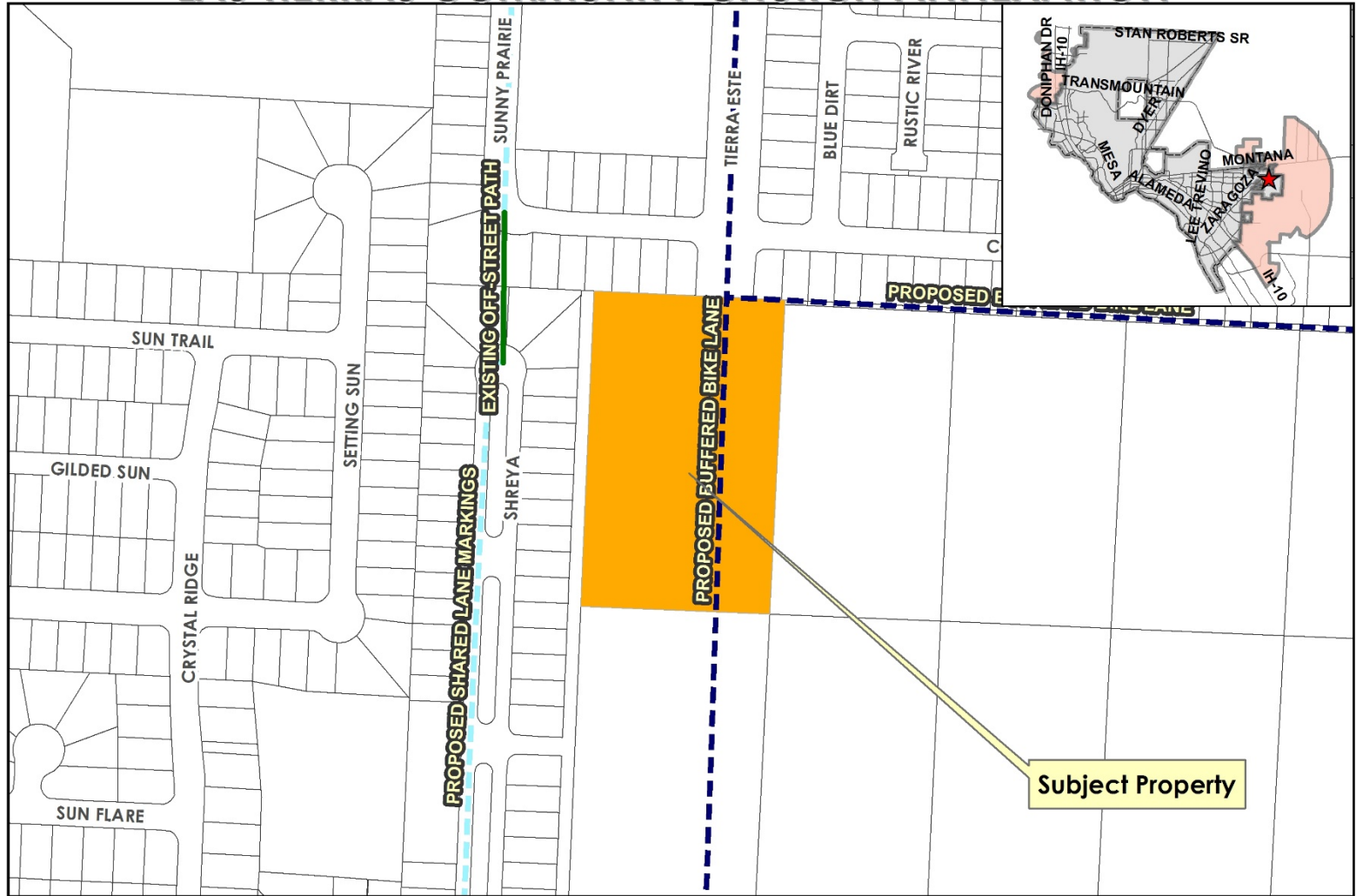


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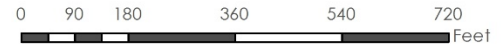
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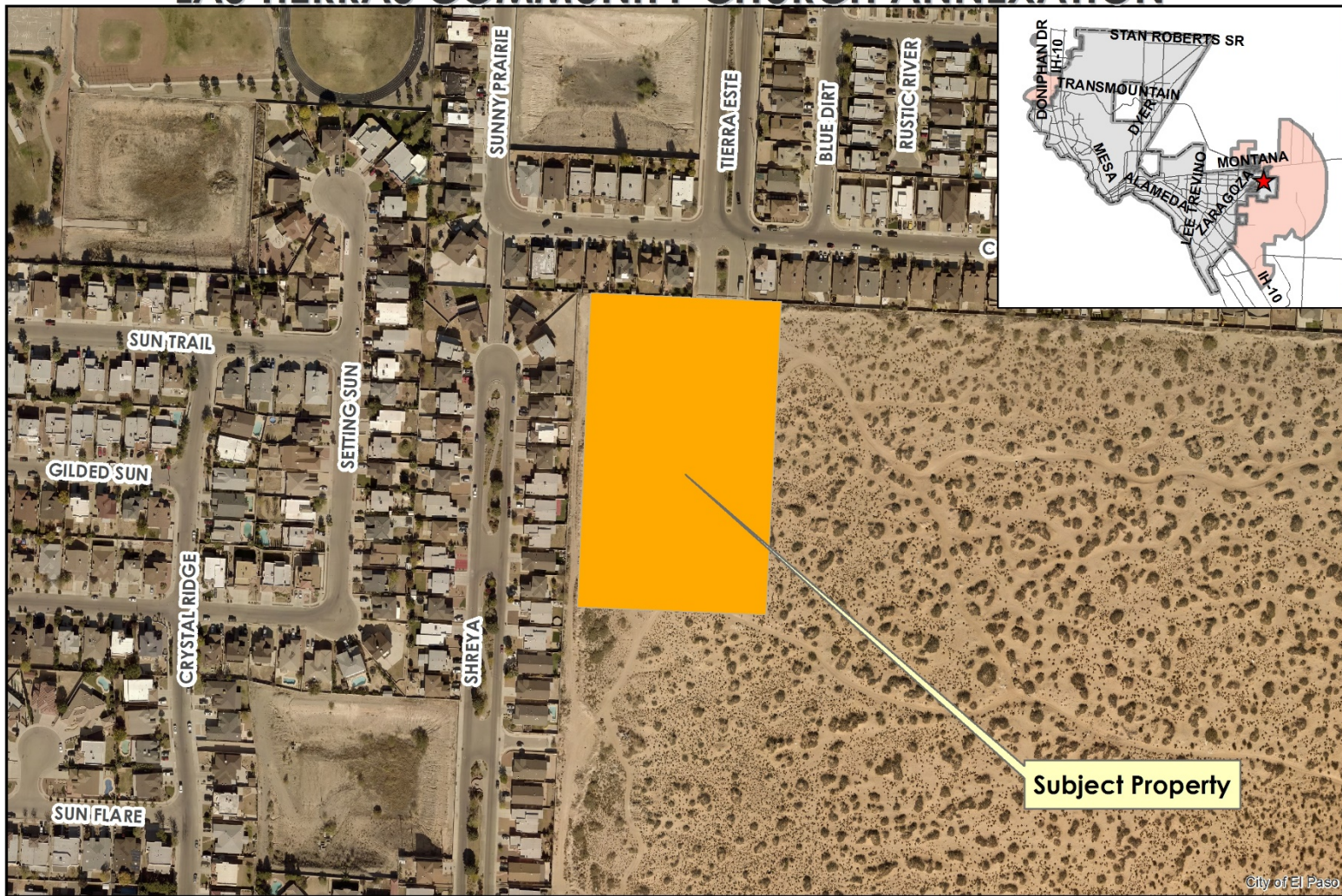


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City of El Paso





1. No off premise signs shall exist on the Property at the time of annexation.
2. The Developer, at its sole expense, shall improve right-of-way to current standards in Title 19 of the City's DSC to extent Tierra Este Road as a Major Arterial roadway. The Owner shall not be entitled to any costs or expense for construction of the road to include but not limited to request for overwidth payment reimbursement.
3. The Owner shall construct a temporary turnaround at the southern edge of the extension of Tierra Este Road unless the Owner provides a median opening to allow for vehicles to safely make a turnaround.
4. The Owner, at its sole expense, shall construct buffered bike lanes on Tierra Este Road, as recommended in the City of El Paso Comprehensive Bike Plan.



5. Owner understands that a Traffic Impact Analysis (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.
6. The Owner shall reimburse the City for all costs incurred by the City to complete the public notification procedures required by applicable sections of Title 2, Subtitle C, Chapter 43 of the Texas Local Government Code.
7. 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