

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

**DEPARTMENT: PLANNING & INSPECTION, PLANNING DIVISION**

**AGENDA DATE: February 18, 2020**

**PUBLIC HEARING DATE: March 17, 2020**

**CONTACT PERSON NAME AND PHONE NUMBER: PHILIP ETIWE, 915-212-1553, ETIWEPPF@ELPASOTEXAS.GOV**

**DISTRICT(S) AFFECTED: 4**

**STRATEGIC GOAL: 3 – PROMOTE THE VISUAL IMAGE OF EL PASO**

**SUBGOAL: 3.2 – IMPROVE THE VISUAL IMPRESSION OF THE COMMUNITY**

**SUBJECT:**

An Ordinance partially amending the Master Zoning Plan approved on August 12, 2008 By Ordinance No. 016959, as amended by Ordinance No. 017825 approved on July 17, 2012, pertaining to the approval of a rezoning of portions of Sections 9, 10, 15, 16, 17 and 18, Block 81, Township 1, Texas & Pacific Railway Company Surveys; Portions of Sections 11, 14, and 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys; Portions of Sections 11, 12, 13, 14, 19, 20 and 21 Block 81, Township 1, Texas & Pacific Railway Company Surveys; and Portions of Sections 7, 17, 18, 19, 20, and 30 Block 80, Township 1, Texas & Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas to General Mixed Use and pertaining to the approval, and amendment, of a Master Zoning Plan. the Partial Amendment to the Master Zoning Plan under this ordinance only applies to the following tracts of land rezoned under Ordinance 016959:

Tract 1: A Portion of Section 14, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5418, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in the Deed to the City of El Paso Recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas;

Tract 2: A Portion of Section 14, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5418, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in the deed to the City of El Paso recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas;

Tract 3: A Portion of Section 13, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2158, City of El Paso, El Paso County, Texas, and being part of a called 640 Acre tract of land described in the deed to the City of El Paso Recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas;

Tract 4: A Portion of Section 7, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2405, Sections 17, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2399, Section 18, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 9866, 9940, 10055 and 10009, Sections 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2400, and Section 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract 5423, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to the City of El Paso recorded in Volume 1186, Page 178 Of The Deed Records Of El Paso County, Texas, and being part of the tracts of land described in deed to the City of El Paso Recorded in Volume 1186, Page 183 of said deed records, and being part of a called 44.65 Acre Tract Of Land Described In Deed to the City Of El Paso recorded in Volume 1360, Page 610 of said deed records, and being part of the tract of land described as "Parcell Iii" in Warranty Deed to El Paso Water Utilities Public Service Board Recorded in Volume 4352, Page 569 of said deed records;

Tract 5: A Portion of Section 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2161, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to the City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas;

Tract 6: A Portion of Section 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2161, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to the City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas;

Tract 7: A Portion of Section 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5419 and Section 21, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2162, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to the City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas;

Tract 8: A Portion of Section 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract No., City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to the City of El Paso recorded in Volume 1186, Page 183 of the deed records of El Paso County, Texas.

The Proposed *Master Zoning Plan Amendment* 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: east of US Highway 54 and north of Loma Real Ave. Owner: City of El Paso PZRZ19-00032 (District 4).

**BACKGROUND / DISCUSSION:**

On March 5, 2020, the CPC voted 6-0 to RECOMMEND APPROVAL of the Master Zoning Plan Amendment request, with one abstention.

**PRIOR COUNCIL ACTION:**

August 12, 2008 – City Council approved a rezoning request to change the zoning of the subject property to General Mixed Use and adopted the original Master Zoning Plan governing the subject property

July 17, 2012 – City Council approved an amendment to the Master Zoning Plan for a portion of the subject property

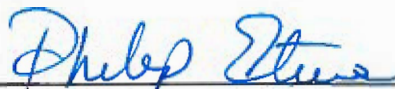
**AMOUNT AND SOURCE OF FUNDING:**

N/A

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

**DEPARTMENT HEAD:**



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

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

**AN ORDINANCE PARTIALLY AMENDING THE MASTER ZONING PLAN APPROVED ON AUGUST 12, 2008 BY ORDINANCE NO. 016959, AS AMENDED BY ORDINANCE NO. 017825 APPROVED ON JULY 17, 2012, PERTAINING TO THE APPROVAL OF A REZONING OF PORTIONS OF SECTIONS 9, 10, 15, 16, 17 AND 18, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS; PORTIONS OF SECTIONS 11, 14, AND 19, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS; PORTIONS OF SECTIONS 11, 12, 13, 14, 19, 20 AND 21 BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS; AND PORTIONS OF SECTIONS 7, 17, 18, 19, 20, AND 30 BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS TO GENERAL MIXED USE AND PERTAINING TO THE APPROVAL, AND AMENDMENT, OF A MASTER ZONING PLAN. THE PARTIAL AMENDMENT TO THE MASTER ZONING PLAN UNDER THIS ORDINANCE ONLY APPLIES TO THE FOLLOWING TRACTS OF LAND REZONED UNDER ORDINANCE 016959:**

**TRACT 1: A PORTION OF SECTION 14, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 5418, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING PART OF THE TRACTS OF LAND DESCRIBED IN THE DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1242, PAGE 231 OF THE DEED RECORDS OF EL PASO COUNTY, TEXAS;**

**TRACT 2: A PORTION OF SECTION 14, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 5418, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING PART OF THE TRACTS OF LAND DESCRIBED IN THE DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1242, PAGE 231 OF THE DEED RECORDS OF EL PASO COUNTY, TEXAS;**

**TRACT 3: A PORTION OF SECTION 13, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 2158, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING PART OF A CALLED 640 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1242, PAGE 231 OF THE DEED RECORDS OF EL PASO COUNTY, TEXAS;**

**TRACT 4: A PORTION OF SECTION 7, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 2405, SECTIONS 17, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 2399, SECTION 18, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NOS. 9866, 9940, 10055 AND 10009, SECTIONS 19, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 2400, AND SECTION 20, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT 5423, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1186, PAGE 178 OF**

**THE DEED RECORDS OF EL PASO COUNTY, TEXAS, AND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1186, PAGE 183 OF SAID DEED RECORDS, AND BEING PART OF A CALLED 44.65 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1360, PAGE 610 OF SAID DEED RECORDS, AND BEING PART OF THE TRACT OF LAND DESCRIBED AS "PARCELL III" IN WARRANTY DEED TO EL PASO WATER UTILITIES PUBLIC SERVICE BOARD RECORDED IN VOLUME 4352, PAGE 569 OF SAID DEED RECORDS;**

**TRACT 5: A PORTION OF SECTION 19, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 2161, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1186, PAGE 183 OF THE DEED RECORDS OF EL PASO COUNTY, TEXAS;**

**TRACT 6: A PORTION OF SECTION 19, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 2161, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1186, PAGE 183 OF THE DEED RECORDS OF EL PASO COUNTY, TEXAS;**

**TRACT 7: A PORTION OF SECTION 20, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 5419 AND SECTION 21, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 2162, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1186, PAGE 183 OF THE DEED RECORDS OF EL PASO COUNTY, TEXAS;**

**TRACT 8: A PORTION OF SECTION 19, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO., CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING PART OF THE TRACTS OF LAND DESCRIBED IN DEED TO THE CITY OF EL PASO RECORDED IN VOLUME 1186, PAGE 183 OF THE DEED RECORDS OF EL PASO COUNTY, TEXAS.**

**THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, on August 12, 2008, the City Council approved Ordinance No. 016959, which rezoned portions of Sections 9, 10, 15, 16, 17 and 18, Block 81, Township 1, Texas & Pacific Railway Company Surveys; Sections 11, 14, and 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys; Sections 11, 12, 13, 14, 19, 20 and 21 Block 81, Township 1, Texas & Pacific Railway Company Surveys; and Sections 7, 17, 18, 19, 20, and 30 Block 80, Township 1, Texas & Pacific Railway Company Surveys, City of EL Paso, El Paso County, Texas to General Mixed Use (GMU) and approved a Master Zoning Plan for the subject property ; and,**

**WHEREAS**, on July 17, 2012, the City Council approved Ordinance No. 017825 partially amending the Master Zoning Plan as it applied to portions of the property subject to Ordinance No. 016959;

**WHEREAS**, the property owner wishes to further amend the Master Zoning Plan as it pertains only to portions of the property subject to Ordinance No. 016959:

**WHEREAS**, the city code requires that major amendments to approved Master Zoning Plans must follow the same procedural and notice requirements required for the initial approval of the Master Zoning Plan.

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

1. That the Master Zoning Plan previously approved by Ordinance No. 16959 on August 12, 2008 and amended by Ordinance No. 017825 be amended as reflected in the Master Zoning Plan attached to this Ordinance as Attachment "A" only as it pertains to the following tracts of land all of which are more particularly described in the survey and metes and bounds attached and incorporated to this Ordinance as Attachment "B":

Tract 1: A portion of Section 14, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5418, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in the deed to the City of EL Paso recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas;

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Tract 4: A portion of Section 7, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2405, Sections 17, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2399, Section 18, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 9866, 9940, 10055 and 10009, Sections 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2400, and Section 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract 5423, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in Deed to the City of El Paso recorded in Volume 1186, Page 178 of the Deed Records of El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of said Deed Records, and being part of a called 44.65 acre tract of land described in Deed to the City of El Paso recorded in Volume 1360, Page 610 of said Deed Records, and being

part of the tract of land described as "PARCELL III" in Warranty Deed to El Paso Water Utilities Public Service Board recorded in Volume 4352, Page 569 of said Deed Records;

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2. The Master Zoning Plan as previously approved by Ordinance No. 016959, as amended by Ordinance No. 017825, remains in full force and effect but only as it pertains to the tracts of land not affected under this Ordinance.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**THE CITY OF EL PASO:**

**ATTEST:**

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

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

**APPROVED AS TO FORM:**

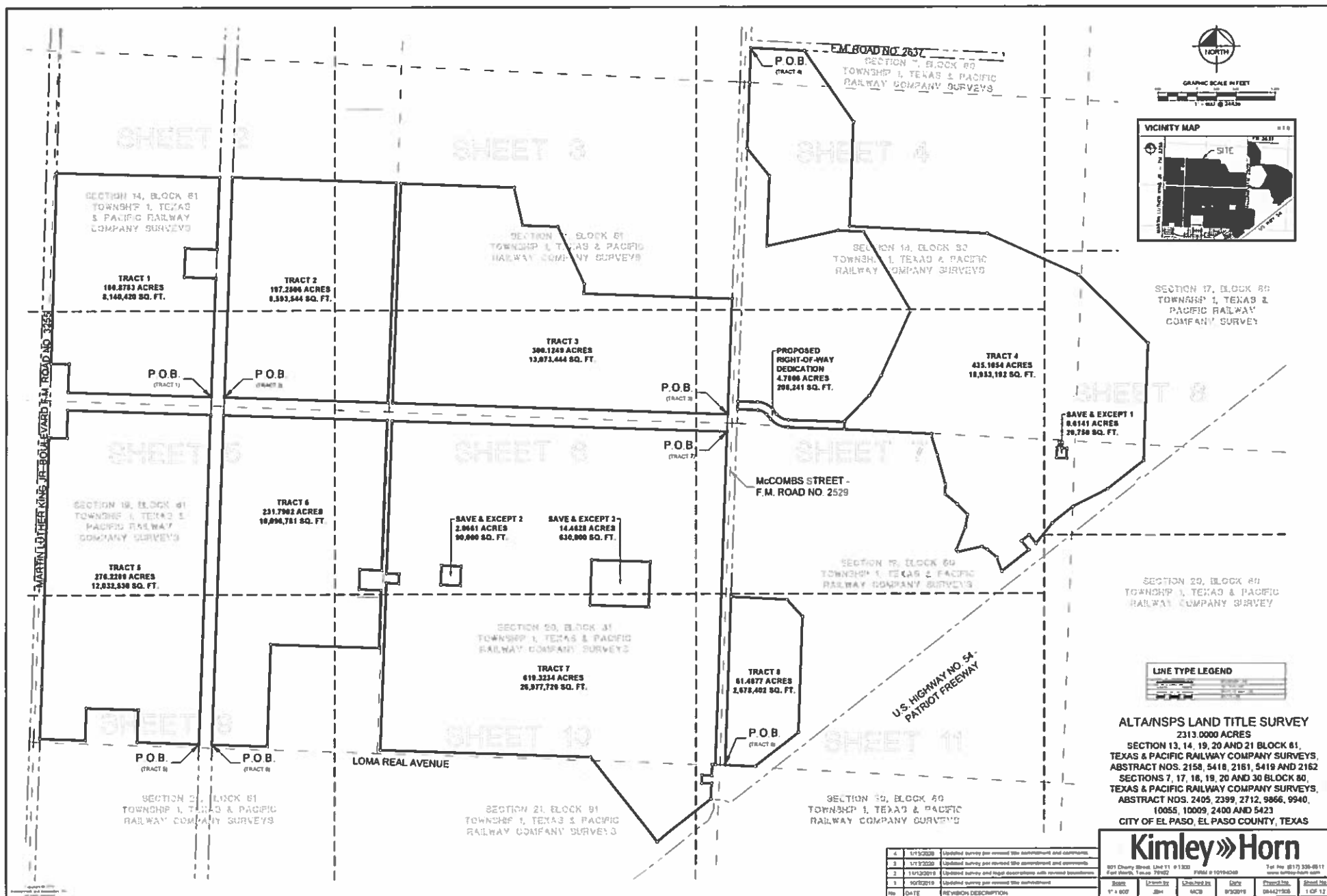
  
\_\_\_\_\_  
Omar A. De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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







4	1/1/2020	Updated survey for revenue WY 2019-2020 and 2020-2021
3	1/1/2020	Updated survey for revenue WY 2019-2020 and 2020-2021
2	1/1/2020	Updated survey and input description with revenue amounts
1	9/8/2019	Updated survey for revenue WY 2019-2020
No	DATE	REVISION DESCRIPTION









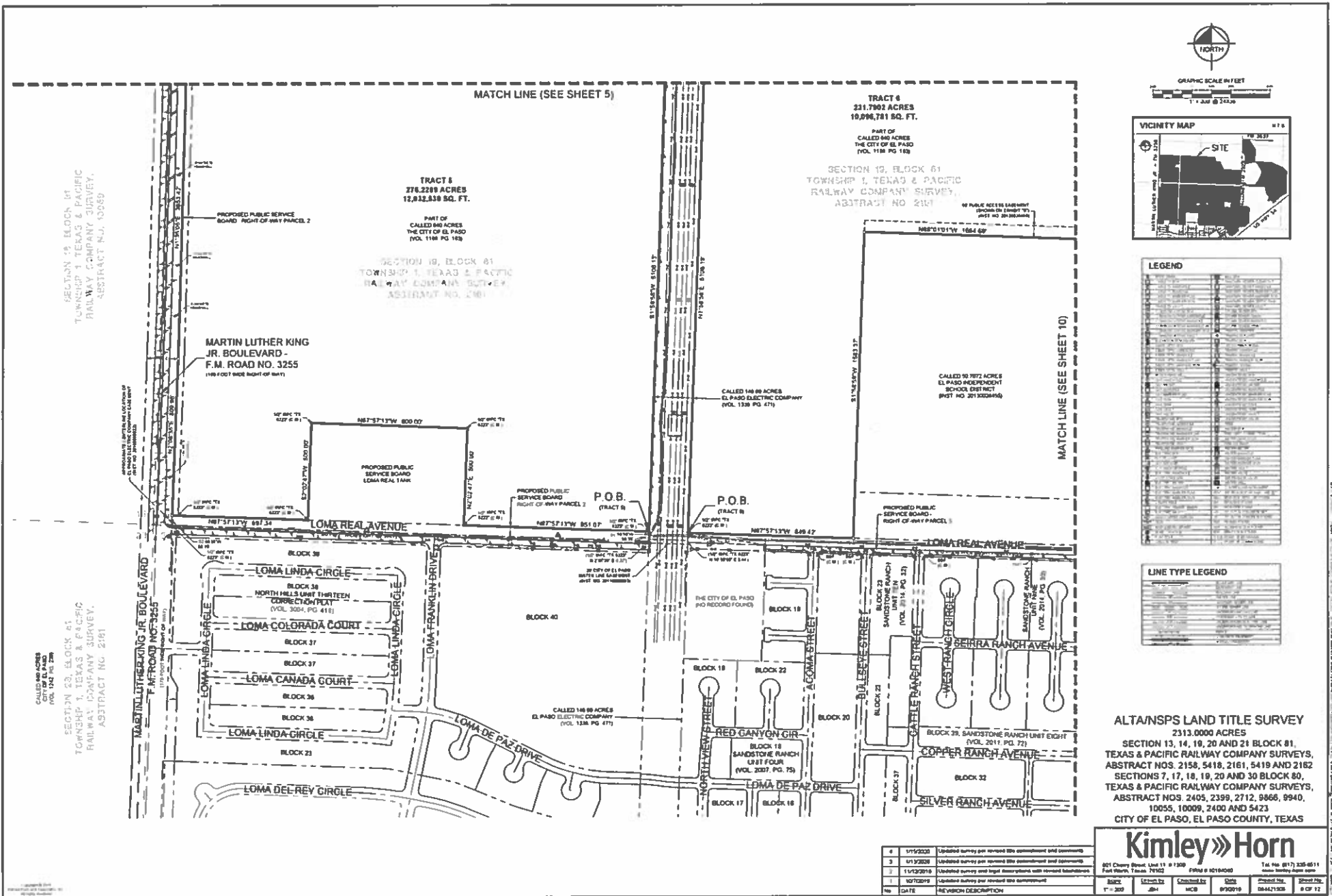






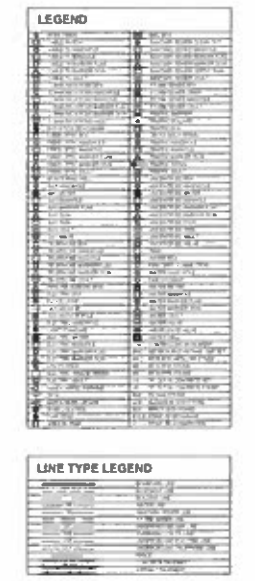
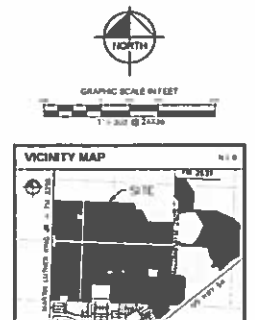
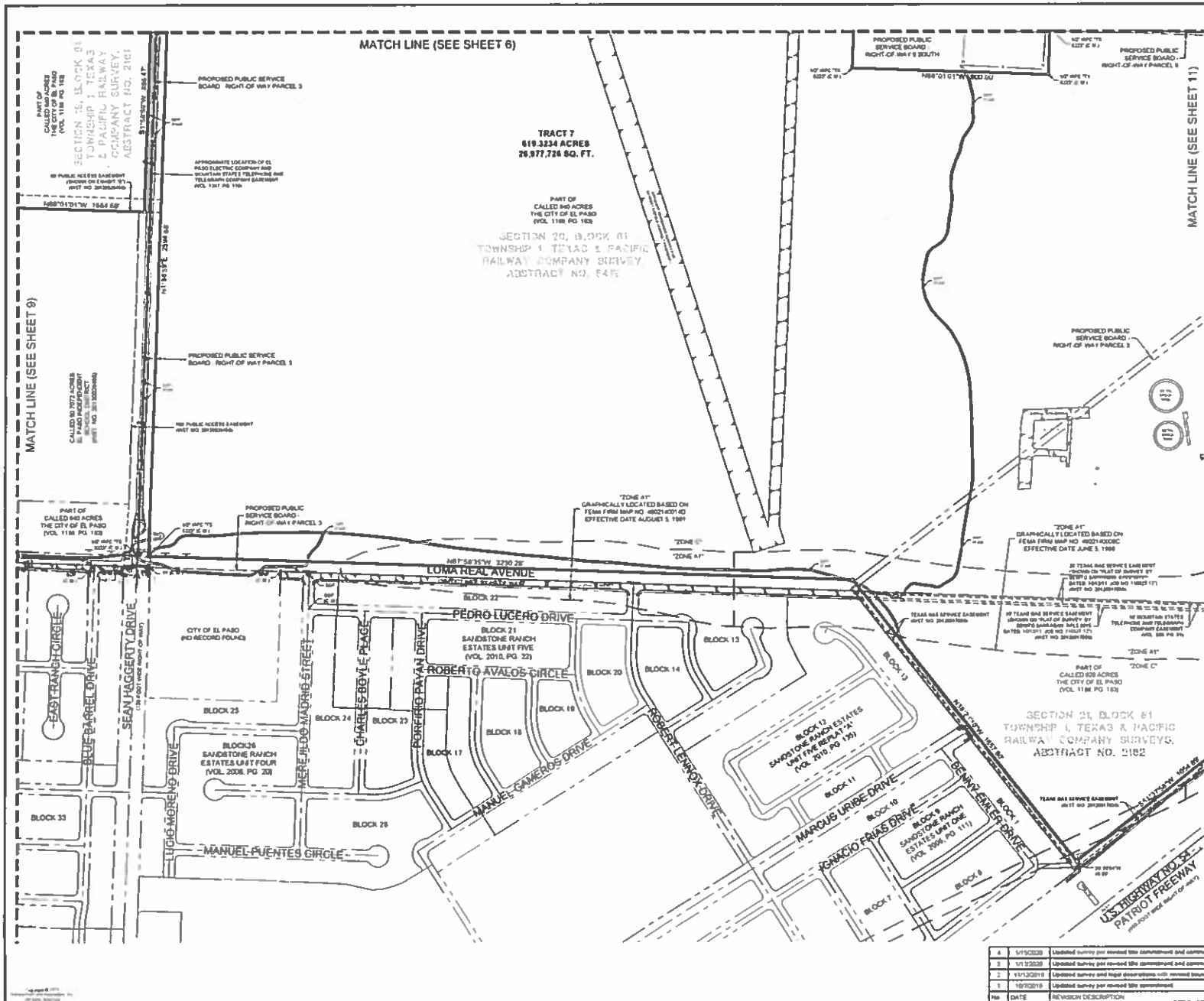






4	1/15/2020	Updated survey per revised title endorsement and comments
3	1/13/2020	Updated survey per revised title endorsement and comments
2	1/13/2020	Updated survey and legal descriptions with revised lot area
1	1/13/2020	Updated survey per revised title endorsement
Rev	DATE	REVISION DESCRIPTION

<h1>Kimley»Horn</h1> <p>801 Cherry Street, Unit 10 B-300      Tel. fax (817) 335-6511  Fort Worth, Texas 76102      FIRM # 1018400      e-mail kimley-horn@aol.com</p>				
Issue	Drawn by	Checked by	Issued by	Sheet No.
T-200	JBL	MCB	B73019	B CF 12

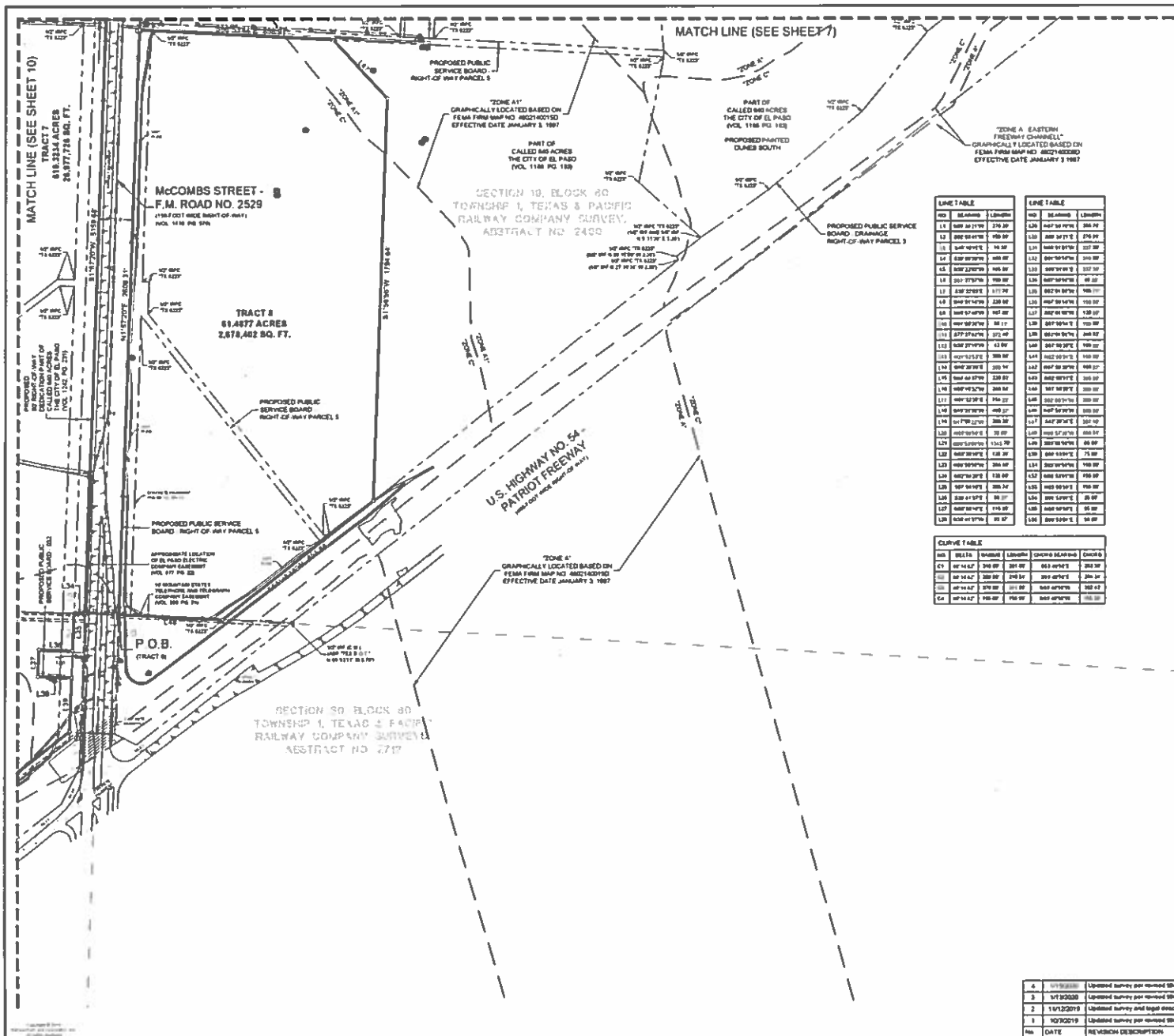


**ALTANSPS LAND TITLE SURVEY**  
 2313.0000 ACRES  
 SECTION 13, 14, 19, 20 AND 21 BLOCK 81,  
 TEXAS & PACIFIC RAILWAY COMPANY SURVEYS,  
 ABSTRACT NOS. 2158, 5418, 2181, 5419 AND 2182  
 SECTIONS 7, 17, 18, 19, 20 AND 30 BLOCK 80,  
 TEXAS & PACIFIC RAILWAY COMPANY SURVEYS,  
 ABSTRACT NOS. 2405, 2399, 2712, 9866, 9940,  
 10055, 10009, 2400 AND 5423  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

**Kimley»Horn**

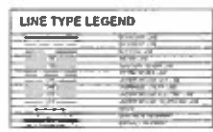
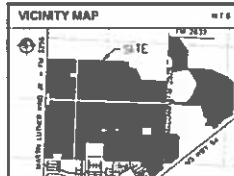
NO.	DATE	REVISION DESCRIPTION
1	5/15/2020	Updated survey per revised title commitment and comments
2	5/15/2020	Updated survey per revised title commitment and comments
3	5/15/2020	Updated survey and legal descriptions, per revised boundaries
4	5/15/2020	Updated survey per revised title commitment

801 Cherry Street, Suite 110 Fort Worth, Texas 76102	Phone: 817-335-8611 www.kimleyhorn.com
Sheet: 17 of 22	Drawn by: JKH
Checked by: MCB	Date: 05/20/21
Project No.: 06442190	Scale: 1/4" = 12'



GRAPHIC SCALE IN FEET

1" = 200' @ 24.00"



LINE TABLE	LINE TABLE
NO. BEARING LENGTH	NO. BEARING LENGTH
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1.2 S 88° 30' 00" E 270.00	1.27 S 88° 30' 00" E 270.00
1.3 N 88° 30' 00" E 270.00	1.28 N 88° 30' 00" E 270.00
1.4 S 88° 30' 00" E 270.00	1.29 S 88° 30' 00" E 270.00
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CURVE TABLE
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1.30 S 88° 30' 00" E 270.00 N 88° 30' 00" E 270.00

ALTANS/SPS LAND TITLE SURVEY  
2313.0000 ACRES  
SECTION 13, 14, 19, 20 AND 21 BLOCK 81,  
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ABSTRACT NOS. 2405, 2399, 2712, 9866, 9940,  
10055, 10009, 2400 AND 5423  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Suite 110 • El Paso, Texas 79901  
Tel: (915) 336-8511  
Fax: (915) 336-8511  
www.kimleyhorn.com

NO.	DATE	DESCRIPTION
1	1/1/2000	Updated survey per revised title commitment and comments
2	1/1/2000	Updated survey per revised title commitment and comments
3	1/1/2000	Updated survey and legal descriptions with revised boundaries
4	1/1/2000	Updated survey per revised title commitment

NO.	DATE	DESCRIPTION
1	1/1/2000	Updated survey per revised title commitment
2	1/1/2000	Updated survey per revised title commitment
3	1/1/2000	Updated survey per revised title commitment
4	1/1/2000	Updated survey per revised title commitment



THE CITY OF EL PASO, TEXAS  
**NORTHEAST 2,313 ACRES**  
**MASTER ZONING PLAN**

FEBRUARY 2020

Prepared by:

**Kimley»Horn**



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## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

### List of Attachments:

ATTACHMENT “A” - DISTRICT BOUNDARY

ATTACHMENT “B” - MASTER LAND USE PLAN

ATTACHMENT “C” - PHASING PLAN

ATTACHMENT “D” - ALLOWABLE LAND USES

ATTACHMENT “E” – ROADWAY SECTIONS

ATTACHMENT “F” – EXISTING MASTER THOROUGHFARE PLAN



# Introduction

This Master Zoning Plan (“Plan”) is a required component of the documentation necessary for developing land in El Paso that is zoned a Mixed-Use District. The provisions for the preparation of this Plan are found under Title 20, Chapter 20.04, Section IV, which states: “For any use authorized in a Mixed-Use District (RMU, GMU and IMU), a master zoning plan shall be required.” This Plan is being submitted for the subject property that is currently zoned GMU (General Mixed-Use District) and will be subject to the requirements established herein.

## 1.1 Scope

The scope of this Plan sets forth revisions affecting the District consisting of approximately 2,313 acres as further described in Attachment A (“District”). This Plan replaces the Master Zoning Plan approved on August 12, 2008 by Ordinance No. 016959 and the Major Amendment – Master Zoning Plan approved on July 17 2012 by Ordinance No. 017825 for the District (collectively the “Prior Plan”). No changes are proposed for the remaining 2,630 acres that were included in the Prior Plan at this time. This document provides guidance for the distribution, placement and appearance of forms, spaces and linkages within the District. The District contemplated under this Plan is intended to develop into a unified, planned community that conforms with the City’s land development objectives.

## 1.2 Purpose and Intent

The purpose of the Plan is to create planned, residential, mixed use, commercial, and industrial development in an area that has been blighted due to needed public infrastructure that will yield additional tax revenue to all taxing jurisdictions.

The regulations governing this District provide opportunities for the developer to utilize alternative design criteria in order to accomplish the following objectives:

- Provide for appropriate land uses within the property;
- Coordinate appropriate transportation corridors;
- Provide for a mix of uses within the development;
- Provide for a range of parks and open space;
- Allow for the use of drainage facilities for open space amenities;
- Provide for multimodal transportation options within the development, such as hike and bike trails and other amenities.

## 1.3 General Guidelines

The following guidelines together suggest the desired development form for this District. The components of this development form are land use, streets, and spaces as governed by this Plan. Together, these documents provide guidance for the distribution, placement and appearance of land use, linkages, and spaces within the District.





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It is not the intent of these guidelines to mandate or imply that a design reference to each item be included in each submittal; rather, when there is a practical opportunity for an item to be included as part of the development plan, such item shall be considered.

The intent of the design and function of the District as a whole is as follows:

- The District will contain a variety of residential land uses, including but not limited to single-family and multi-family uses.
- The District will be organized as a community incorporating mixed-use, commercial, and industrial areas serving adjacent neighborhoods.
- The District will contain an arterial system serving the district and neighboring regional areas.
- Civic and institutional uses may be integrated with residential areas.
- A range of open space types, such as trails, amenity centers and parks, will be distributed within and throughout the District as deemed appropriate by a developer.
- The District will include school sites based on coordination with the El Paso Independent School District.

## Master Land Use Plan

The Plan is described herein and is depicted on the Master Land Use Plan, a copy of which is attached hereto as Attachment B. Key components of the Master Land Use Plan are described below.

### 2.1 Development Context

The District is bounded by Martin Luther King Jr. Boulevard to the west, US Highway 54 to the south. The District is currently zoned GMU (General Mixed-Use). The District is further defined in Appendix “A” attached hereto (“District”).

### 2.2 Topography

The land comprising the District slopes gently downhill at an approximate 2% gradient eastward from Martin Luther King Jr. Blvd.

### 2.3 Proposed Land Use Types

Each of the following proposed land use types are shown distributed throughout the Master Land Use Plan and are described in Section 3. The following designated areas will promote a mix of uses which will be integrated appropriately within the development.

To promote a mix of uses for the District, the following development standards will apply:

- Residential units are estimated to not exceed 9,500 units, of which up to 2,500 units are targeted to be multi-family and/or senior housing dependent on market demands.



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- Commercial land uses are estimated to not exceed 300 acres; however, actual acreage will be dependent on market demands and the needs of the District and surrounding area.
- Large business employers will be targeted to provide additional employment opportunities for residents of the community.
- Manufacturing and industrial uses providing for employment opportunities within the District shall be added based on market demands.

### 2.3.1 Neighborhood Development Area

- This designated area may contain single-family, multi-family, senior living, civic, and institutional uses based on appropriate densities.
- Neighborhood commercial uses may also be located within this area that support adjacent neighborhoods.
- Community uses, such schools, public safety uses, and government buildings may also be located in this area.
- Commercial, manufacturing and offices uses of varying sizes creating employment opportunities for residents in the District and surrounding communities may be integrated within this area to facilitate urban design and a live/work environment if desired.

### 2.3.2 Regional Mixed Use

- This designated area may contain neighborhood commercial, regional commercial, and super regional commercial land uses.
- Single-family, multi-family, civic, and institutional uses may also be located within this area as appropriate.
- Community uses, such schools, offices, public safety uses, and government buildings may also be located in this area.
- Manufacturing and industrial uses providing for employment opportunities for residents may located on the property as deemed appropriate.

## 2.4 Specific Land Use Provisions

### 2.4.1 Access

Residential neighborhoods will be located to have access to commercial and open space areas, provide for a variety of dwelling types, and call for densities appropriate to the needs of the neighborhood and community retail that serve them. A hike and bike trail system will be constructed within the District to connect various uses and neighborhoods throughout the community.

### 2.4.2 Parks and Open Space

Parks and open space will be distributed throughout the District and will be a focal point of the development.



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### 2.4.3 Schools

School sites will be permitted within the District. Final location of school sites will be coordinated with the El Paso Independent School District at the appropriate time during the development process, based on the school district's demand analysis and feasibility for site location.

### 2.4.4 Coordination

The roadway network shall be as reflected in the current Master Thoroughfare Plan adopted on August 12, 2008 under Ordinance No. 016961, a copy of which is attached hereto as Attachment F ("Master Thoroughfare Plan"). Coordination with the school district as referenced above will occur as well as coordination with the City on multiple areas including median landscaping as well as trail connections with abutting property to facilitate future trails located outside the District.

## 2.5 Arterial Roadways

Arterial roadways vary depending on the proposed function, anticipated land uses, and anticipated traffic load. The area contains a variety of arterial roadway types in anticipation of demand for a number of housing units, mixed use commercial, and industrial development, and other needs. Details and explanatory text for the arterial roadway network will be defined in a future Land Study or plat submittal. The Master Thoroughfare Plan was revised to be consistent with this Plan and to achieve the Policy and Goals set forth in this Plan.

## 2.6 Phasing

Attachment "C", attached hereto, depicts a conceptual phasing plan and is subject to change. Such plan will be developed based on market demand, utilities and other infrastructure availability. Each phase will be developed in smaller sub-phases considering the variables before mentioned. A change of the conceptual phasing plan shall not require a minor or major amendment to this Plan.

## 2.7 Relation to Plan El Paso

In the section, "Northeast: Community Concerns," Plan El Paso states that development should occur on vacant, former City-owned lands as master planned growth. In 2008 and 2012, the City of El Paso determined that Smart Code Zoning was not appropriate for the property located in the District and rezoned the property to General Mixed-Use ("GMU") zoning. In conformance with Plan El Paso, GMU zoning encourages smart growth principles such as mixed-use development and varied housing types. The proposed District will be developed in conformance with the Master Land Use Plan attached as Attachment B which anticipates the use of a series of neighborhoods and regional developments that provide for a mix of uses and a range of parks and open space. The District shall utilize Policies and Goals contained in Plan El Paso as developer deems appropriate and feasible.



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

# Development Regulations

## 3.1 General

The District may be developed in conformance with this Master Zoning Plan and El Paso City Code provision contrary to the Master Zoning Plan are superseded by the Master Zoning Plan as set forth in 20.10.360 of the El Paso City Code. Title 20 of the El Paso City Code shall apply only to issues not covered by this Master Zoning Plan and only to the extent set forth in the Master Zoning Plan.

## 3.2 Purpose and Intent

The purpose of the development regulations for the District is to provide for the housing, educational, recreational, employment, shopping and business needs of the population and to promote compatible uses that are appropriate in area, location, and form. The proposed mix of land uses supports this purpose by offering a broad range of development possibilities to meet the needs of a variety of market sectors, including but not limited to the military which has a large presence at Fort Bliss and to better adapt to the market conditions at the time of development.

## 3.3 Land use Types, Densities, and Dimensional Standards

The intent of the design and function of the District shall be regulated by the requirements of this Section. The distribution of these land use types is shown on the Master Land Use Plan in Attachment “B”.

### General Data Required for the District

Total Acreage	2,313 acres
Proposed Total Number of Dwelling Units for All Residential Land Uses Combined	9,500 Units
Proposed Nonresidential Land Uses Combined	300 acres/maximum proposed total floor area of 8,805,000 Sq Ft
Proposed Density	9,500 units for residential development, 300 acres for commercial development

### Proposed Acreage for Applicable Land Uses

<u>Acreage by Land Use</u>	<u>Approximate Acreage</u>
Residential	1,841 acres
Mixed-Use, Commercial	300 acres
Civic Uses	22 acres
Parks and Open Space	135 acres
Schools	15 acres



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### Proposed Maximum Density Land Use

Residential Dwelling	6 units per acre
High Density Residential Dwelling	10 units per acre
Multifamily Dwelling	26 units per acre

### 3.3.1 Neighborhood Development Areas

The purpose of the Residential Area is to provide for a wide range of housing types integrated within neighborhoods. The Residential Area will also integrate unique features of the District, including established roadways, desert topography, and views of the Franklin Mountains. The characteristics of residential land uses include primarily single-family dwellings, along with townhomes, condominiums, duplexes, triplexes, quadruplexes, and other similar dwelling units. Multi-family uses, such as apartment buildings, will also be integrated into the development. The Residential Area also includes mixed-uses and non-residential uses, which includes commercial and industrial uses and shall include all the permitted uses in Attachment “D”.

Uses within the Neighborhood Development Area are defined in Attachment “D” – Allowable Land Uses. The following property development regulations apply for these uses:

#### Residential Setbacks/Residential Standards

##### Detached Single Family, Attached Single Family, Duplexes, Triplexes, and Quadruplexes

Minimum Front Setback for Detached Primary Structure	20'
Minimum Front Setback for Attached Primary Structure	10'
Minimum Front Setback for Attached Porches	10'
Minimum Front Setback for Attached Garages and Carports	20'
Minimum Rear Setback for Primary Structure and Attached Covered Patios	10'
Minimum Cumulative Front and Rear Setback	30'
Minimum Side Setback, Attached Single-Family	0', Note that when less than 5', two-hour fire rating is required
Minimum Side Setback, Other Residential Uses	5'
Minimum Side Street Setback	15'
Detached and Attached Single-Family Minimum Lot Depth	75'
Other Residential Minimum Lot Depth	100'
Minimum Lot Width, Detached Single-Family	30'
Minimum Lot Width, Attached Single-Family	20'
Minimum Lot Width, Duplex	60'
Minimum Lot Width, Triplex or Quadruplex	80'
Maximum Lot Depth	300'
Maximum Lot Width	100'
Maximum Lot Coverage	60%



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Maximum Primary structure height	35'
Maximum Accessory Structure Height	15'
Minimum Area Detached	1,200 square feet
Minimum Area Attached	1,000 square feet

### Apartment

Minimum Lot Area	1,500 square feet
Minimum Lot Width	0'
Minimum Lot Depth	0'
Minimum Front Setback	0'
Minimum Rear Setback	25'
Cumulative Front and Rear Setback	25'
Minimum Side Setback	5'
Minimum Side Street Setback	10'
Maximum Building Height for Multi-Family Residential	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yard lines for each foot of height in excess of 35.
Maximum Floor Area Ratio*	4
Maximum Dwelling Units Per Acre	26

\*By way of example: a 2,000 Sq ft lot would have 8,000 Sq ft of allowable building space.

### Mixed-Use/Live-Work/Non-Residential Uses (commercial and industrial uses)

Minimum Front Setback	0'
Minimum Rear Setback	10'
Minimum Side Setback	5'
Minimum Side Street Setback	10'
Minimum Lot Width	0'
Minimum Lot Depth	0'
Maximum Building Height	none
Maximum Floor Area Ratio*	4.0

\*By way of example: a 2,000 Sq ft lot would have 8,000 Sq ft of allowable building space.

### 3.3.2 Regional Mixed-Use Area

The purpose of the Regional Mixed-Use Area is to provide for a range of retail, commercial, and industrial uses. The Regional Mixed-Use Area consists of community-serving retail, commercial, and industrial uses that serve the District. The Regional Mixed-Use Area also consists of residential uses that will be integrated in the District. Regional Mixed-Use Area shall include all the permitted uses in Attachment "D".



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Regional Mixed-Use and Non-Residential Uses within the Regional Mixed-Use Area are defined in Appendix “D” – Allowable Land Uses. The following property development regulations apply for these uses:

### Mixed-Use/Non-Residential Setbacks & Mixed-Use/Non-Residential Standards (commercial and industrial uses)

Minimum Front Setback	0'
Minimum Rear Setback	10'
Minimum Side Setback	5'
Minimum Side Street Setback	10'
Minimum Lot Width	0'
Minimum Lot Depth	0'
Maximum Building Height	none
Maximum Floor Area Ratio*	4
Maximum Dwelling Units Per Acre	26

\* By way of example: a 2,000 Sq ft lot would have 8,000 Sq ft of allowable building space.

### Residential Uses, including single-family attached, single-family detached, duplexes, triplexes, and quadruplexes setbacks and standards

Minimum Required Front Setback for Primary Structure and Attached Porches	10'
Minimum Front Setback for Attached Garages and Carports	20'
Minimum Required Rear Setback for Primary Structure and Attached Covered Patios	10'
Cumulative Front and Rear Setback	20'
Minimum Side Setback, Single-Family Attached	0' Note: If less than 5' feet, minimum two-hour fire rating is required
Minimum Side Setbacks, other residential uses	5'
Minimum Side Street Setback	15'
Minimum Lot Depth	100'
Minimum Lot Width, Single-Family Detached	40'
Minimum Lot Width, Single-Family Attached	20'
Minimum Lot Width, Duplex	40'
Minimum Lot Width, Triplex or Quadruplex	60'
Maximum Lot Depth	300'
Maximum Lot Width	100'
Maximum Lot Coverage	60%
Maximum primary structure height	35'
Maximum accessory structure height	15'





### 3.4 Landscaping

Uses within the District shall conform to the standards of Chapter 18.46 Landscape of the El Paso City Code and more specifically 18.46 Article 4 (Street Tree) of the City Code. For arterials, the District will coordinate with the City to establish themes for landscaping of medians. Landscaping will include trees and shrubs that are native or adapted for the Chihuahuan Desert and are drought tolerant. The District will also create gateway features on high visibility arterials and corridors, such as unique landscape and wall features and integrated signage and decorative lighting.

### 3.5 Parking

Parking for uses within the area shall conform to the standards of Title 20 (Zoning) of the El Paso City Code.

## Roadway and Trail Network

Within the District, the roadway network will promote connectivity between neighborhoods and linkages to mixed uses, park and open space, and District amenities. The District will request alternative designs for cross sections to promote traffic calming, walking, bicycling, transit, and safe driving.

Sidewalks will be provided as required by City Code, and protected bicycle lanes are encouraged. The design of major and minor arterial roadways should allow for lane widths that accommodate bus service. Care should be taken where possible



Illustration 1

to coordinate transit stops with trailheads, hike and bike trails, and commercial nodes serving multiple neighborhoods. A hike and bike trail system will be constructed within the district to connect various uses and neighborhoods throughout the community. Reference Attachment “E” for roadway section standards.

### 4.1 Roadway Design Principles

The intent of the design and function of the circulation systems based on the following principles:

- The street network will be designed to connect neighborhoods and provide multiple connections and direct routes.
- Arterials and local streets will provide networks for pedestrians and bicyclists in conformance with applicable requirements.
- Arterials, collectors, and local streets will be designed to promote traffic calming.



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### 4.2 Alternative Design Standards

Arterials and roadways in the District may be designed using Alternative Subdivision Improvement Design Standards contained in Title 19 in a future land study or plat submittal.



Illustration 2

### 4.3 Trail System

The project will include a trail system within the District that is intended to be a unifying element. The trail system is intended to connect the various uses and neighborhoods through walkable access to amenity centers, schools, open space, parks and mixed-use areas, as well as facilitate access to Martin Luther King Jr. Blvd to connect to future Franklin Mountain trail. If a hike and bike trail system is proposed outside of arterials, it shall comply with applicable provisions of the City Code. Hike and Bike trails within the arterials shall conform with the arterial cross section herein. Paths of concrete, asphalt, decomposed granite or similar material shall be used with trail heads, benches, trees, water fountains and pet waste stations incorporated within the design.

*Illustrations 1 and 2 depict the use of well-planned hike and bike trails enhancing a sense of community and connectivity within and between neighborhoods and mixed-use areas.*

## Parks and Open Space

Parks and open space will be distributed throughout the District and shall achieve a connection to adjacent residential neighborhoods. Parks and Open Space will also be accessible from gathering places (e.g., schools, parks, retail/office) including, the proposed hike and bike network within the District in accordance with the El Paso City Code. The District will include a minimum of 135 acres of collective Parks and Open Space with amenities that enhance the quality of life for residents, or the minimum parkland dedication requirements as per Title 19, whichever is greater. The District will coordinate with the City of El Paso, as an abutting landowner with the development of its ASR project, to serve as an added amenity and open space for the benefit of the residents of the District and abutting communities.



Illustration 3

*{Remainder of page intentionally left blank}*



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### 5.1 Parks and Open Space and Amenity Centers

Parks and open space within the District shall conform to the standards of Title 19 (Subdivision) of the El Paso City Code except as provided for herein. Amenity Centers that will be privately maintained for the benefit of the residents in the District will be located within the open space. These may include varying features such as splash parks, sports practice fields, pools, playground equipment, covered pavilions, restrooms, frisbee golf courses, dog parks, or other recreational spaces. The amenities shall be determined based on market demands and demographics of future residents of the community. In this case, the District may utilize Alternative Subdivision Design Standards of Title 19 (Subdivisions).



Illustration 4



Illustration 5

*Illustrations 3, 4 and 5 depict examples of well-configured open space areas with appropriate amenities for El Paso creating signature neighborhoods and communities that could be included in the District.*

## Schools

El Paso Independent School District owns a 50-acre site within the property for future schools. The development of the site will be coordinated with the El Paso Independent School District. Future elementary and middle school sites shall be coordinated with the El Paso Independent School District to accommodate the needs of the District.

## Buildings

### 6.1 General Design Principles

1. Buildings express architectural compatibility, with coordinated architectural features that contribute to community identity.
2. Buildings are compact, designed at human scale and are sited in a manner that supports pedestrian activity.
3. Architectural and landscape design are appropriate to physical, historical and economic conditions.
4. Landmark buildings, entry statements, public spaces and art establish focal points at appropriate locations within and throughout the development.
5. The design and function of buildings and open spaces respects and is influenced by local climate, topography, history, and building practice.
6. Buildings and other improvements are compatible in their arrangement, bulk, form, character, and landscaping.



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT "A" – DISTRICT BOUNDARY

#### LEGAL DESCRIPTION

##### TRACT 1

BEING a tract of land situated in Section 14, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5418, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in to deed to The City of El Paso recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west line of a called 146.69 acre tract of land described in deed to El Paso Electric Company recorded in Volume 1338, Page 471 of said Deed Records; from said point the common line of Sections 14 and 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South 2°04'26" West, a distance of 137.96 feet;

THENCE departing the said west line of 146.69 acre tract, North 87°58'18" West, a distance of 2201.94 feet to a point for corner; from said point the common corner of Sections 14, 15, 18 and 19, Block 81, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South 69°44'39" West, a distance of 365.73 feet;

THENCE North 1°35'39" East, a distance of 440.01 feet to a point for corner;

THENCE North 88°24'21" West, a distance of 276.20 feet to a point for corner in the east right-of-way line of Martin Luther King Jr. Boulevard – Farm to Market Road No. 3255 (160-foot wide right-of-way);

THENCE North 1°35'05" East, along the said east right-of-way line of Martin Luther King Jr. Boulevard, a distance of 2954.50 feet to a point for corner;

THENCE departing the said east right-of-way line of Martin Luther King Jr. Boulevard, South 88°24'55" East, a distance of 2507.14 feet to a point for corner in the said west line of 146.69 acre tract;

THENCE South 2°04'26" West, along the said west line of 146.69 acre tract, a distance of 1119.40 feet to a point for the northeast corner of a called 5.0103 acre tract of land described in Special Warranty Deed to El Paso Electric Company recorded in Instrument No. 20130023452 of the Official Public Records of El Paso County, Texas;

THENCE North 87°55'24" West, along the north line of the said 5.0103 acre tract, a distance of 484.99 feet to a point for the northwest corner of the said 5.0103 acre tract;

THENCE South 2°04'36" West, along the west line of the said 5.0103 acre tract, a distance of 450.00 feet to a point for the southwest corner of the said 5.0103 acre tract;



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE South 87°55'24" East, along the west line of the said 5.0103 acre tract, a distance of 485.01 feet to a point for corner the said west line of 146.69 acre tract, and being the southeast corner of the said 5.0103 acre tract;

THENCE South 2°04'26" West, a distance of 1842.32 feet to the POINT OF BEGINNING and containing 186.8783 acres or 8,140,420 square feet of land, more or less.

### **LEGAL DESCRIPTION**

#### **TRACT 2**

BEING a tract of land situated in Section 14, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5148, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in to deed to The City of El Paso recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east line of a called 146.69 acre tract of land described in deed to El Paso Electric Company recorded in Volume 1338, Page 471 of said Deed Records; from said point the common line of Sections 14 and 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South 2°04'26" West, a distance of 137.98 feet;

THENCE North 2°04'26" East, along the said east line of 146.69 acre tract, a distance of 3369.02 feet to a point for corner;

THENCE departing the said east line of 146.69 acre tract, South 87°56'56" East, a distance of 2514.22 feet to a point for corner;

THENCE South 2°04'29" West, a distance of 3368.02 feet to a point for corner; from said point the common corner of Sections 13, 14, 19 and 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South 8°28'55" East, a distance of 139.59 feet;

THENCE North 87°58'18" West, a distance of 2514.18 feet to the POINT OF BEGINNING and containing 194.4248 acres or 8,469,145 square feet of land, more or less.

### **LEGAL DESCRIPTION**

#### **TRACT 3**

BEING a tract of land situated in Section 13, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2158, City of El Paso, El Paso County, Texas, and being part of a called 640 acre tract of land described in to deed to The City of El Paso recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of McCombs Street – Farm to Market Road No. 2529 (150-foot wide right-of-way); from said point the common corner of Sections 13 and 20, Block 81, and





## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

Sections 18 and 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys bears South 26°56'37" East, a distance of 155.31 feet;

THENCE departing the said west right-of-way line of McCombs Street, North 87°59'37" West, a distance of 5154.24 feet to a point for corner;

THENCE North 2°04'29" East, a distance of 3398.84 feet to a point for corner;

THENCE South 87°55'31" East, a distance of 1741.93 feet to a point for corner;

THENCE South 13°02'28" East, a distance of 591.61 feet to a point for corner;

THENCE South 88°02'28" East, a distance of 535.96 feet to a point for corner;

THENCE South 24°32'23" East, a distance of 986.11 feet to a point for corner;

THENCE South 2°03'41" West, a distance of 150.00 feet to a point for corner;

THENCE South 87°55'42" East, a distance of 2280.20 feet to a point for corner in the said west right-of-way line of McCombs Street;

THENCE South 2°04'20" West, along the said west right-of-way line of McCombs Street, a distance of 1791.13 feet to the POINT OF BEGINNING and containing 299.6758 acres or 13,053,876 square feet of land, more or less.

### **LEGAL DESCRIPTION**

#### **TRACT 4**

BEING a tract of land situated in Sections 7, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2405, Sections 17, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 2399, Sections 18, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 9866, 9940, 10055 and 10009, Sections 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 2400, and Sections 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 5423, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in Deed to The City of El Paso recorded in Volume 1186, Page 178 of the Deed Records of El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of said Deed Records, and being part of a called 44.65 acre tract of land described in Deed to The City of El Paso recorded in Volume 1360, Page 610 of said Deed Records, and being part of the tract of land described as "PARCELL III" in Warranty Deed to El Paso Water Utilities Public Service Board recorded in Volume 4352, Page 569 of said Deed Records, and being more particularly described as follows:



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

BEGINNING at the intersection of the east right-of-way line of McCombs Street – Farm to Market Road No. 2529 (150-foot wide right-of-way) and the south right-of-way line of Farm to Market Road No. 2637 (120-foot wide right-of-way);

THENCE South  $86^{\circ}54'21''$  East, along the said south right-of-way line of Farm to Market Road No. 2637, a distance of 820.11 feet to a point for corner;

THENCE departing the said south right-of-way line of Farm to Market Road No. 2637, South  $34^{\circ}17'57''$  East, a distance of 1341.86 feet to a point for corner;

THENCE South  $2^{\circ}03'01''$  West, a distance of 1613.02 feet to a point for corner;

THENCE South  $86^{\circ}50'58''$  East, a distance of 2113.44 feet to a point for corner;

THENCE South  $65^{\circ}17'59''$  East, a distance of 1534.95 feet to a point for corner;

THENCE South  $45^{\circ}17'46''$  East, a distance of 1522.29 feet to a point for corner;

THENCE South  $2^{\circ}03'04''$  West, a distance of 1823.28 feet to a point for corner;

THENCE South  $51^{\circ}37'57''$  West, a distance of 702.01 feet to a point for corner;

THENCE South  $62^{\circ}56'51''$  West, a distance of 601.41 feet to a point for corner;

THENCE South  $51^{\circ}38'12''$  West, a distance of 399.99 feet to a point for corner;

THENCE South  $39^{\circ}06'30''$  West, a distance of 406.05 feet to a point for corner;

THENCE North  $38^{\circ}22'10''$  West, a distance of 165.86 feet to a point for corner;

THENCE South  $51^{\circ}37'57''$  West, a distance of 150.00 feet to a point for corner;

THENCE South  $38^{\circ}22'09''$  East, a distance of 177.76 feet to a point for corner;

THENCE South  $51^{\circ}24'40''$  West, a distance of 528.96 feet to a point for corner;

THENCE North  $19^{\circ}51'19''$  West, a distance of 228.58 feet to a point for corner;

THENCE North  $49^{\circ}57'49''$  West, a distance of 187.08 feet to a point for corner;

THENCE North  $61^{\circ}00'26''$  West, a distance of 98.11 feet to a point for corner;

THENCE South  $77^{\circ}27'42''$  West, a distance of 372.48 feet to a point for corner;





## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE North 39°27'18" West, a distance of 42.89 feet to a point for corner;

THENCE North 21°52'53" East, a distance of 369.06 feet to a point for corner;

THENCE North 10°26'38" East, a distance of 200.14 feet to a point for corner;

THENCE North 44°44'37" West, a distance of 230.83 feet to a point for corner;

THENCE North 50°18'32" West, a distance of 240.54 feet to a point for corner;

THENCE North 1°32'35" East, a distance of 154.23 feet to a point for corner;

THENCE North 15°31'35" West, a distance of 468.37 feet to a point for corner;

THENCE North 17°05'22" West, a distance of 309.38 feet to a point for corner;

THENCE North 3°06'59" East, a distance of 30.00 feet to a point for corner;

THENCE North 86°53'01" West, a distance of 1343.70 feet to a point for corner;

THENCE North 3°30'18" East, a distance of 128.26 feet to a point for corner;

THENCE North 43°48'14" East, a distance of 549.99 feet to a point for corner;

THENCE North 29°35'20" East, a distance of 363.20 feet to a point for corner;

THENCE North 24°14'58" East, a distance of 1095.82 feet to a point for corner;

THENCE North 30°31'31" West, a distance of 1429.85 feet to a point for corner;

THENCE North 86°50'58" West, a distance of 394.49 feet to a point for corner;

THENCE South 77°18'43" West, a distance of 1117.19 feet to a point for corner;

THENCE North 2°04'02" East, a distance of 1088.78 feet to a point for corner;

THENCE North 38°50'53" West, a distance of 541.69 feet to a point for corner in the said east right-of-way line of McCombs Street;

THENCE North 2°04'20" East, along the said east right-of-way line of McCombs Street, a distance of 1028.37 feet to a point for corner;



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE continuing along the said east right-of-way line of McCombs Street, North 2°04'50" East, a distance of 538.87 feet to the POINT OF BEGINNING and containing 435.7197 acres or 18,979,952 square feet of land, save and except a 0.6141 acre (26,750 square feet) tract, leaving a net area of 18,953,202 square feet or 435.1056 acres, more or less.

### **LEGAL DESCRIPTION**

#### **SAVE & EXCEPT 1**

BEING a tract of land situated in Sections 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 2400, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of said Deed Records, and being part of a called 44.65 acre tract of land described in Deed to The City of El Paso recorded in Volume 1360, Page 610 of said Deed Records, and being part of the tract of land described as "PARCELL III" in Warranty Deed to El Paso Water Utilities Public Service Board recorded in Volume 4352, Page 569 of said Deed Records, and being more particularly described as follows:

COMMENCING at the south corner of TRACT4;

THENCE North 25°41'37" East, a distance of 1945.28 feet to the POINT OF BEGINNING;

THENCE North 3°06'59" East, a distance of 150.00 feet to a point for corner;

THENCE South 86°53'01" East, a distance of 25.00 feet to a point for corner;

THENCE North 3°06'59" East, a distance of 85.00 feet to a point for corner;

THENCE South 86°53'01" East, a distance of 50.00 feet to a point for corner; from said point the easternmost southeast corner of said TRACT 4 bears South 77°25'18" East, a distance of 1279.10 feet;

THENCE South 3°06'59" West, a distance of 85.00 feet to a point for corner;

THENCE South 86°53'01" East, a distance of 75.00 feet to a point for corner;

THENCE South 3°06'59" West, a distance of 150.00 feet to a point for corner;

THENCE North 86°53'01" West, a distance of 150.00 feet to the POINT OF BEGINNING and containing 26,750 square feet or 0.6141 acres of land.

### **LEGAL DESCRIPTION**

#### **TRACT 5**

BEING a tract of land situated in Section 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2161, City of El Paso, El Paso County, Texas, and being part of the tracts of land



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west line of a called 146.69 acre tract of land described in deed to El Paso Electric Company recorded in Volume 1338, Page 471 of said Deed Records; from said the northeast corner of North Hills Unit Thirteen Correction Plat, an addition to the City of El Paso, Texas according to the plat recorded in Volume 3004, Page 418 of the Official Public Records of El Paso County, Texas bears South  $1^{\circ}58'56''$  West, a distance of 38.00 feet;

THENCE departing the said west line of 146.69 acre tract, North  $87^{\circ}56'56''$  West, a distance of 951.08 feet to a point for corner;

THENCE North  $2^{\circ}02'47''$  East, a distance of 512.27 feet to a point for corner;

THENCE North  $87^{\circ}57'13''$  West, a distance of 800.00 feet to a point for corner;

THENCE South  $2^{\circ}02'47''$  West, a distance of 512.21 feet to a point for corner;

THENCE North  $87^{\circ}56'56''$  West, a distance of 669.36 feet to a point for corner in the east right-of-way line of Martin Luther King Jr. Boulevard – Farm to Market Road No. 3255 (160-foot wide right-of-way); from said point the common corner of Section 18 and 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South  $70^{\circ}09'33''$  West, a distance of 134.52 feet;

THENCE North  $2^{\circ}08'35''$  East, along the said east right-of-way line of Martin Luther King Jr. Boulevard, a distance of 822.11 feet to a point for corner;

THENCE departing the said east right-of-way line of Martin Luther King Jr. Boulevard, North  $1^{\circ}35'39''$  East, a distance of 3852.89 feet to a point for corner;

THENCE South  $88^{\circ}24'21''$  East, a distance of 276.01 feet to a point for corner;

THENCE North  $1^{\circ}35'39''$  East, a distance of 440.01 feet to a point for corner;

THENCE South  $87^{\circ}58'18''$  East, a distance of 2199.86 feet to a point for corner in the said west line of 146.69 acre tract;

THENCE South  $1^{\circ}58'56''$  West, along the said west line of 146.69 acre tract, a distance of 5118.48 feet to the POINT OF BEGINNING and containing 276.6926 acres or 12,052,732 square feet of land, more or less.



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

### **LEGAL DESCRIPTION**

#### **TRACT 6**

BEING a tract of land situated in Section 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2161, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east line of a called 146.69 acre tract of land described in deed to El Paso Electric Company recorded in Volume 1338, Page 471 of said Deed Records; northeast corner of Sandstone Ranch Unit Ten, an addition to the City of El Paso, Texas according to the plat recorded in Volume 2014, Page 32 of the Official Public Records of El Paso County, Texas bears South 82°30'39" East, a distance of 400.95 feet;

THENCE North 1°58'56" East, along the said east line of 146.69 acre tract, a distance of 5118.55 feet to a point for corner;

THENCE departing the said east line of 146.69 acre tract, South 87°58'18" East, a distance of 2514.18 feet to a point for corner;

THENCE South 1°58'59" West, a distance of 2315.30 feet to a point for corner;

THENCE North 88°01'01" West, a distance of 337.30 feet to a point for corner;

THENCE South 1°58'59" West, a distance of 310.00 feet to a point for corner;

THENCE South 88°01'01" East, a distance of 337.30 feet to a point for corner;

THENCE South 1°58'59" West, a distance of 896.47 feet to a point for corner;

THENCE North 88°01'01" West, a distance of 1664.69 feet to a point for corner;

THENCE South 1°59'01" West, a distance of 1595.80 feet to a point for corner;

THENCE North 87°56'56" West, a distance of 849.40 feet to the POINT OF BEGINNING and containing 232.0318 acres or 10,107,304 square feet of land, more or less.

### **LEGAL DESCRIPTION**

#### **TRACT 7**

BEING a tract of land situated in Section 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5419 and Section 21, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2162, City of El Paso, El Paso County, Texas, and being part of the tracts of land



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of McCombs Street – Farm to Market Road No. 2529 (150-foot wide right-of-way); from said point the common corner of Sections 13 and 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys and Sections 18 and 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys bears North 30°24'25" East, a distance of 158.13 feet;

THENCE South 1°57'20" West, along the said west right-of-way line of McCombs Street, a distance of 5159.68 feet to a point for corner;

THENCE departing the said west right-of-way line of McCombs Street, North 86°03'11" West, a distance of 49.28 feet to a point for corner;

THENCE South 2°00'27" West, a distance of 167.34 feet to a point for corner;

THENCE North 87°58'54" West, a distance of 149.97 feet to a point for corner;

THENCE South 2°01'06" West, a distance of 120.00 feet to a point for corner;

THENCE South 87°58'54" East, a distance of 149.99 feet to a point for corner;

THENCE South 2°00'27" West, a distance of 240.58 feet to a point for corner;

THENCE South 51°37'58" West, a distance of 1087.50 feet to a point for corner; from said point the southeast corner of Sandstone Ranch Estates Unit One, an addition to the City of El Paso, Texas according to the plat recorded in Volume 2006, Page 111 of the Official Public Records of El Paso County, Texas bears South 38°19'30" East, a distance of 31.05 feet;

THENCE North 38°19'30" West, along the east line of said Sandstone Ranch Estates Unit One and the east line of Sandstone Ranch Estates Unit Five Replat "A", an addition to the City of El Paso, Texas according to the plat recorded in Volume 2010, Page 135 of said Official Public Records, passing at a distance of 1617.05 the northeast corner of said Sandstone Ranch Estates Unit Five Replat "A", in all a total distance of 1666.28 feet to a point for corner;

THENCE North 87°56'56" West, a distance of 3200.60 feet to a point for corner;

THENCE North 1°58'59" East, a distance of 2607.50 feet to a point for corner;

THENCE South 87°54'57" East, a distance of 189.99 feet to a point for corner;

THENCE North 2°05'03" East, a distance of 150.00 feet to a point for corner;



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE North 87°54'57" West, a distance of 190.26 feet to a point for corner;

THENCE North 1°58'58" East, a distance of 2360.16 feet to a point for corner;

THENCE South 87°59'37" East, a distance of 5154.31 feet to the POINT OF BEGINNING and containing 638.0627 acres or 27,794,012 square feet of land, save and except a 2.0661 acre (90,000 square feet) tract and a 14.4628 acre (630,000 square feet) tract, leaving a net area of 27,074,012 square feet or 621.5338 acres, more or less.

### **LEGAL DESCRIPTION**

#### **SAVE & EXCEPT 2**

BEING a tract of land situated in Section 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5419, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of TRACT 7;

THENCE South 63°10'09" West, a distance of 4582.93 feet to the POINT OF BEGINNING;

THENCE South 2°00'31" West, a distance of 300.00 feet to a point for corner;

THENCE North 87°59'29" West, a distance of 300.00 feet to point for corner;

THENCE North 2°00'31" East, a distance of 300.00 feet to a point for corner; from said point the northwest corner of said TRACT 7 bears North 18°47'40" West, a distance of 2364.55 feet;

THENCE South 87°59'29" East, a distance of 300.00 feet to the POINT OF BEGINNING and containing 2.0661 acres or 90,000 square feet of land.

### **LEGAL DESCRIPTION**

#### **SAVE & EXCEPT 3**

BEING a tract of land situated in Section 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5419, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of TRACT 7;

THENCE South 30°25'57" West, a distance of 2326.97 feet to the POINT OF BEGINNING;



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE South  $1^{\circ}58'59''$  West, a distance of 700.00 feet to a point for corner;

THENCE North  $88^{\circ}01'01''$  West, a distance of 900.00 feet to a point for corner;

THENCE North  $1^{\circ}58'59''$  East, a distance of 700.00 feet to a point for corner; from said point the northwest corner of said TRACT 7 bears North  $54^{\circ}57'03''$  West, a distance of 3753.73 feet;

THENCE South  $88^{\circ}01'01''$  East, a distance of 900.00 feet to the POINT OF BEGINNING and containing 14.4628 acres or 630,000 square feet of land.

### **LEGAL DESCRIPTION**

#### **TRACT 8**

BEING a tract of land situated in Section 19, Block 80, Texas & Pacific Railway Company Surveys, Abstract No., City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east right-of-way line of McCombs Street – Farm to Market Road No. 2529 (150-foot wide right-of-way); from said point the common corner of Sections 20 and 21, Block 81, Texas & Pacific Railway Company Surveys and Sections 19 and 30, Block 80, Texas & Pacific Railway Company Surveys bears North  $89^{\circ}30'24''$  West, a distance of 79.97 feet;

THENCE North  $1^{\circ}57'20''$  East, along the said east right-of-way line of McCombs Street, a distance of 2639.32 feet to a point for corner;

THENCE departing the said east right-of-way line of McCombs Street, South  $86^{\circ}53'44''$  East, a distance of 828.90 feet to a point for corner;

THENCE South  $42^{\circ}28'22''$  East, a distance of 399.96 feet to a point for corner;

THENCE South  $1^{\circ}56'56''$  West, a distance of 1794.65 feet to a point for corner;

THENCE South  $51^{\circ}38'17''$  West, a distance of 851.83 feet to a point for corner;

THENCE North  $86^{\circ}57'26''$  West, a distance of 459.51 feet to the POINT OF BEGINNING and containing 62.0686 acres or 2,703,709 square feet of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

NOTES: Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).



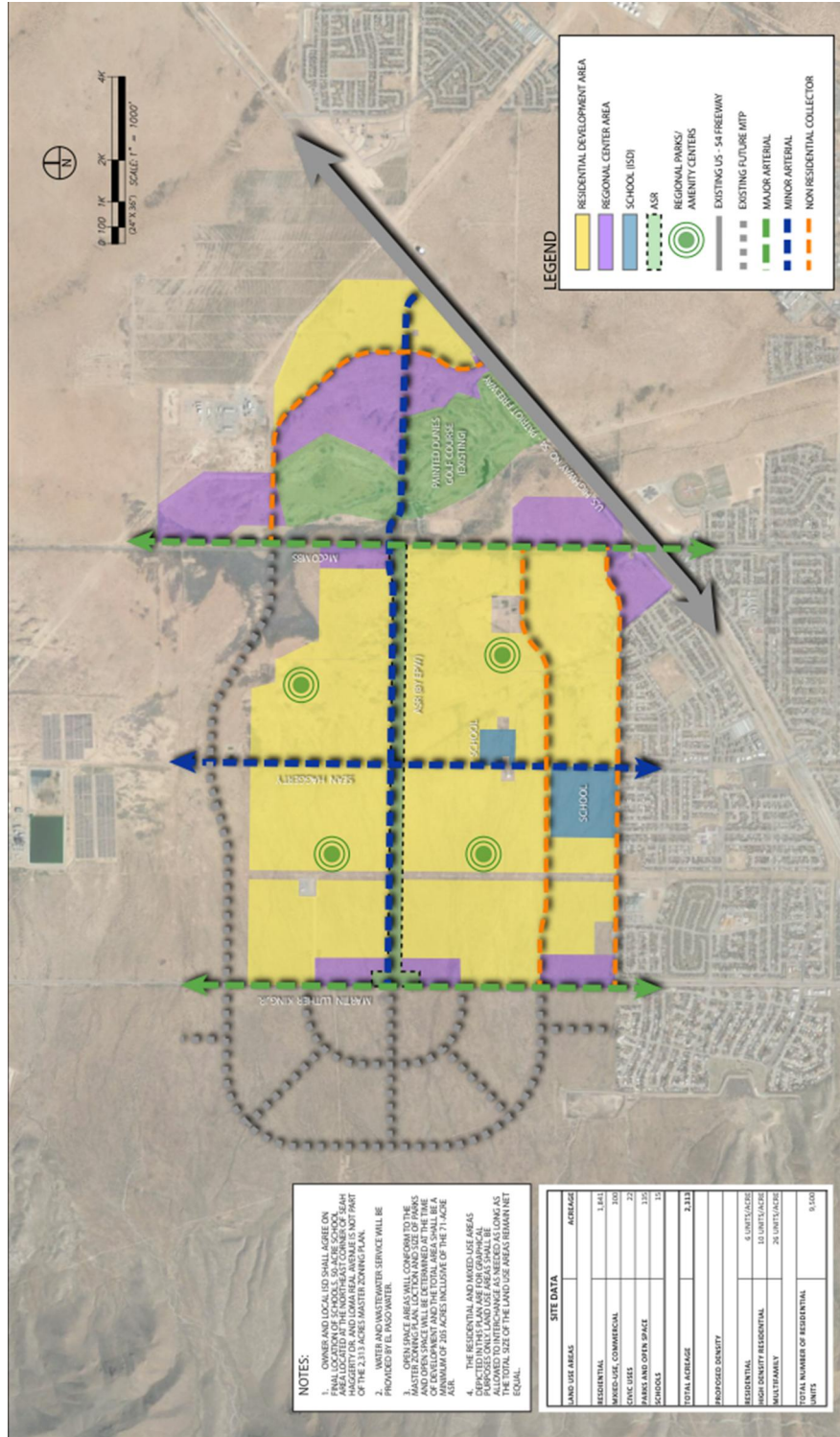




## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT “B” – MASTER LAND USE PLAN

(A large Land Use Plan exhibit is attached with this MZP)

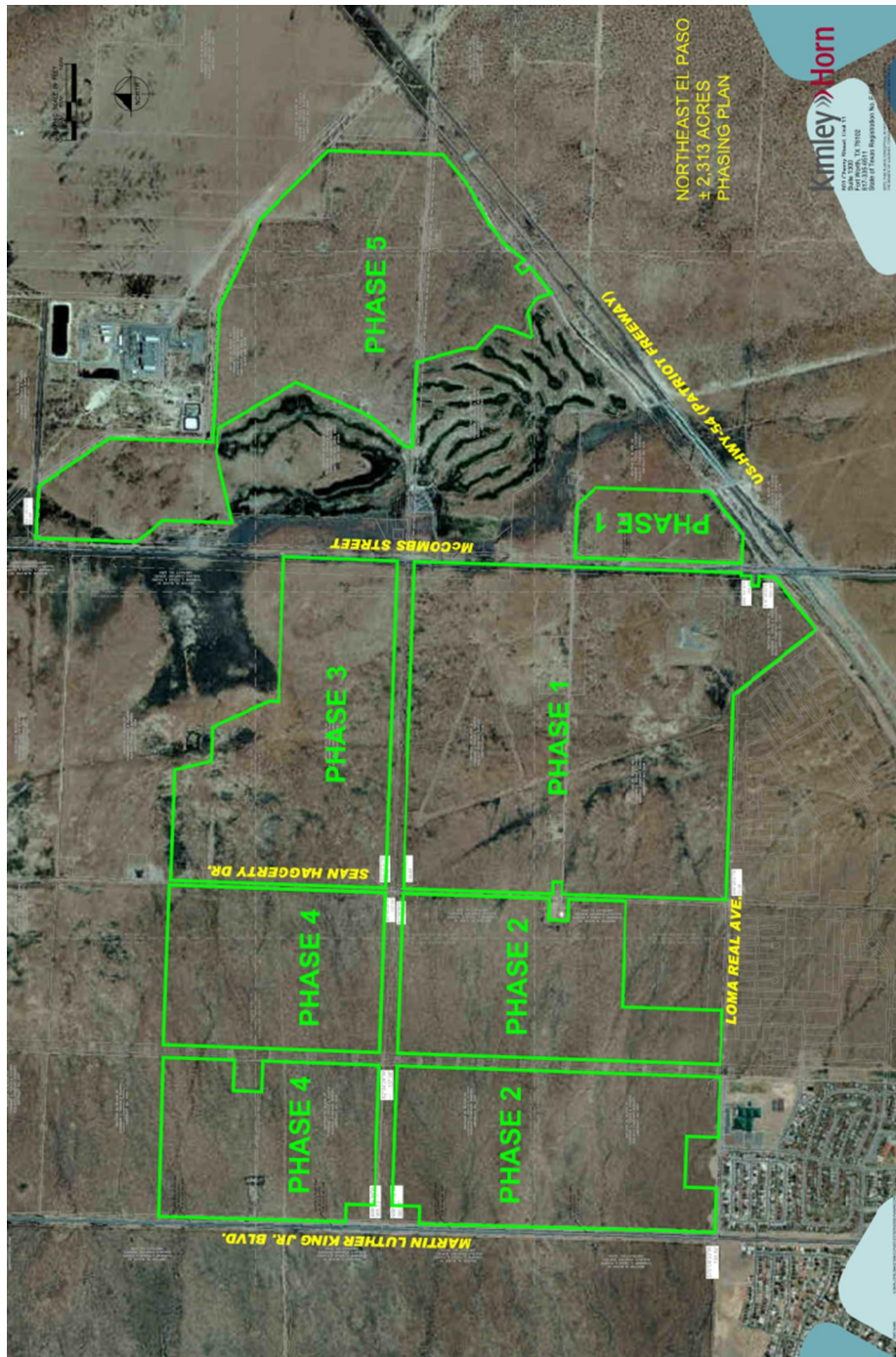






## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT “C” – PHASING PLAN



Development phasing and timeline will be based on market demand, utilities and other infrastructure availability and is subject to change. Phasing areas will break down in subphases of different shape and sizes determined by the variables beforementioned.



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT “D” – ALLOWABLE LAND USES

Commercial Storage and Processing
Contractor yard (greater than one acre)
Contractor yard (less than one acre)
Warehouse
Office warehouse
Self-storage warehouse

Educational, Institutional, and Social
Adult day care center
Art gallery
Child care facility, Type 3
Child care facility, Type 4
Child care facility, Type 5
Church/Mosque
Community center
Convent
Library
Lodge
Monastery
Museum
Orphanage, shelter
School, public, & private or parochial
School, public, private or parochial (Pre-K through 8)
School, Trade
School, vocational
Social, fraternal club
Synagogue
Temple
Union hall
University, college
Youth organization (with/without living facility)



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Office and Research Services
Automated Teller Machine (ATM)
Bank
Courier & message service
Credit union
Data processing center
Employment agency
Financial institution
Office, administrative/manager's
Office, business
Office, medical
Office, professional
Radio broadcasting studio
Research Laboratory
School, arts & crafts
Studio, dance
Studio, music
Studio, photography
Telemarketing agency
Television broadcasting studio

Manufacturing, Processing and Assembling
Apparel manufacturing
Bread & bakery product manufacturing
Brewery
Commercial & service industry manufacturing
Computer product manufacturing
Grain & oil seed milling
Reverse vending machines

Medical and Related Uses
Clinic
Drug store



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Hospital
Medical laboratory
Medical treatment facility
Optical dispensary
Pharmacy
Sanitarium

Motor Vehicle Sale and Service
Ambulance service
Automobile (sales, service, storage & rental)
Automobile part sales
Automotive repair garage
Automotive service station
Boat, boat-trailer (sales, service, storage & rental)
Bus (sales, service, storage & rental)
Carwash, full-service
Carwash, self-service
Commercial fueling station
Light truck (sales, service, storage & rental)
Light truck part sales
Manufactured home (sales, display & repair)
Mobile home (sales, display & repair)
Motor vehicle repair (Major)
Motor vehicle repair (minor, vehicle inspections station)
Motorcycle (sales, service, storage & rental)
Recreation vehicle park
Trailer, 18-wheeler (sales, display & repair)

Parking and Loading
Garage, parking (commercial)
Garage, parking (community)
Garage, parking (private)
Loading spaces (serving another property)



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

On-site loading spaces
On-site parking spaces
Parking spaces (serving another property)

Personal Services
Barber shop
Beauty salon
Cemetery
Dry-cleaners, shop/commercial
Extermination Services
Funeral home
Laundromat, laundry
Laundry (commercial)
Locksmith
Mortuary
Photofinishing lab
Shoe repair shop
Tattoo parlor

Recreation, Amusement and Entertainment
Amusement game complex (indoor)
Amusement park (indoor & outdoor)
Athletic facility (indoor)
Athletic facility (outdoor)
Ballroom
Billiard and pool hall
Bingo hall
Coliseum
Community recreational building
Dancehall
Exercise facility (indoor)
Golf course (with/without restaurant & bar)
Golf driving range





## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Ice skating facility
Laser games franklin
Miniature golf course
Movie theatre (indoor)
Movie theatre, drive-in (outdoor)
Nightclub, bar, cocktail lounge
Paint ball center (indoor)
Paint ball center (outdoor)
Park
Racquetball club (indoor) (with/without restaurant & bar)
Racquetball club (outdoor) with/without restaurant & bar)
Roller skating facility
Shooting range, archery, gun (indoor)
Shooting range archery or gun (outdoor)
Skateboarding facility (indoor)
Skateboarding facility (outdoor)
Sports arena/Stadium
Swimming pool (commercial)
Tennis club (indoor) (with/without restaurant & bar)
Tennis club (outdoor) (with/without restaurant & bar)
Theatre, performing

Repair and Service
Commercial equipment repair
Electronic equipment repair
Household goods repair
Industrial equipment repair
Personal goods repair
Precision equipment repair

Residential
Animals, keeping for enjoyment purposes, non-commercial
Apartments (5 or more units)



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Bed and breakfast (residence)
Domestic garden house, tool house, playhouse
Domestic storage
Duplex (two-family dwelling)
Dwelling, resident watchman or property caretaker
Family home
Home occupation uses (City licensed)
Home occupation uses (non-City licensed)
Hotel
Laundry room
Live-work flex unit
Motel
Quadrplex
Ranch (Greater than 5 acres)
Ranchette (>1 acre & <5 acres)
Single-family attached dwelling (atrium, patio, townhouse, or other attached dwelling)
Single-family detached dwelling
Swimming pool, game court (non-commercial)
Triplex

Sales, Retail, and Warehouse
Bakery
Book store
Boutique
Cafeteria
Coin-operated vending machines (indoor)
Convenience store
Convenience store with gas pumps
Delicatessen
Flea market (indoor)
Flea market (outdoor)
Flower shop
Grocery



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Hobby store
Home improvement center
Ice cream parlor
Material sales (building & construction)
Music store
Newspaper printing facility
Nursery, greenhouse
Package liquor store
Pawn shop
Pet shop (including grooming)
Print & copy shop
Produce stand
Restaurant (drive-in or walk-up)
Restaurant (sit down)
Shopping center, community
Shopping center (regional)
Snow cone, shaved ice stand or trailer
Specialty shop
Sporting goods store
Supermarket
Superstore
Warehouse club

Signs
On-premise advertising
Off-premise advertising

Temporary Uses
Amusement rides, park
Carnival
Christmas tree stand
Circus
Firewood sales



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Mobile office/storage unit (related to const operations)
Mobile office/storage unit (related to sales or rental)
Model dwelling
Carnival
Outdoor Sporting Events
Pumpkin stand/other temporary sales
Sales stands (ranch & farm products)
Tents (special events)

Towers and Related Structures
Cellular telecommunication antenna, facility-mounted
Cellular telecommunication antenna, ground-mounted
Cellular telecommunication antenna, roof-mounted
Radio broadcasting antenna
Radio receiving station (residential-type)
Satellite receiving dish, antenna
Solar conversion systems
Television broadcasting antenna
Television receiving station (residential-type)
Wind-driven electrical generator, pump

Transportation Related Uses
Airpad
Helistop

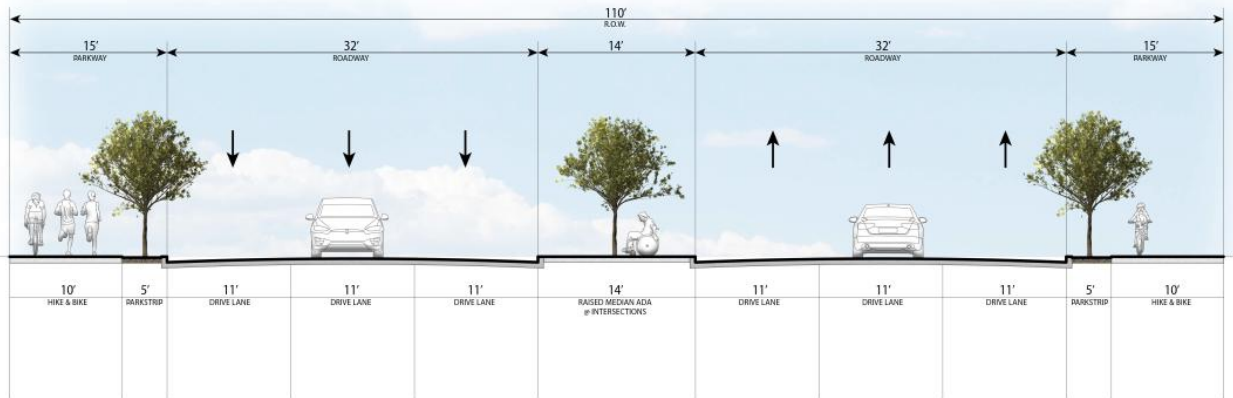
Utility and Miscellaneous Governmental Facilities
Communication utility facility
Governmental use, building
Major utility facility
Minor utility facility
Stormwater retention basin (public/private)
Utility storage yard
Water & wastewater utility facility



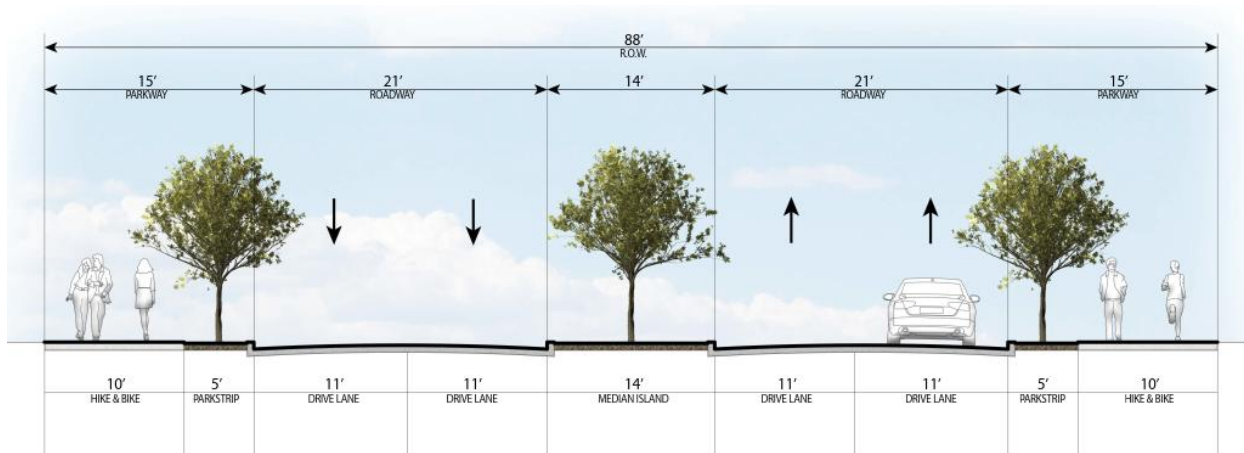
## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT “E” – ROADWAY SECTIONS

(illustrations are included as an example of varying street sections that may be implemented in the district depending on traffic needs and type of community buildout)



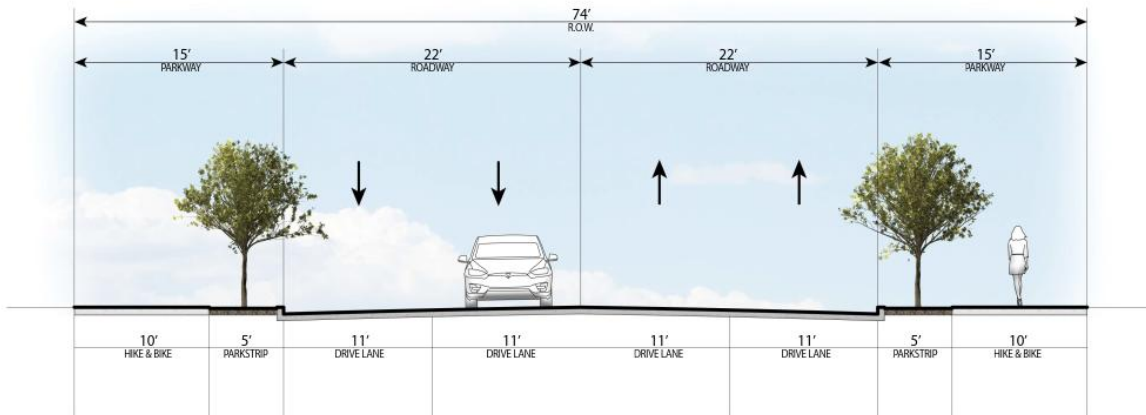
MAJOR ARTERIAL STREET WITH HIKE/BIKE  
SIX (6) LANES DIVIDED



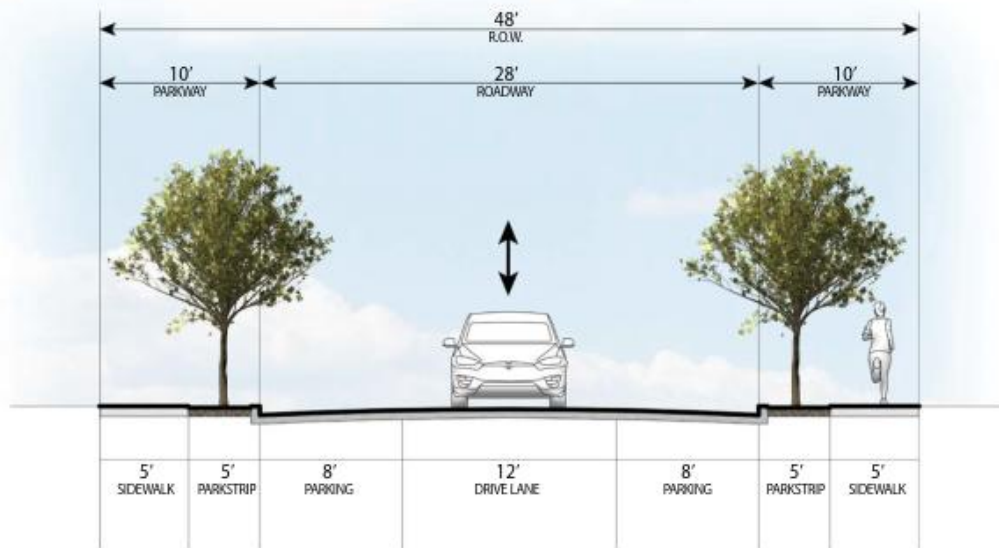
MINOR ARTERIAL STREET WITH HIKE/BIKE  
FOUR (4) LANES DIVIDED



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT



NON-RESIDENTIAL COLLECTOR WITH HIKE/BIKE  
FOUR (4) LANES UNDIVIDED

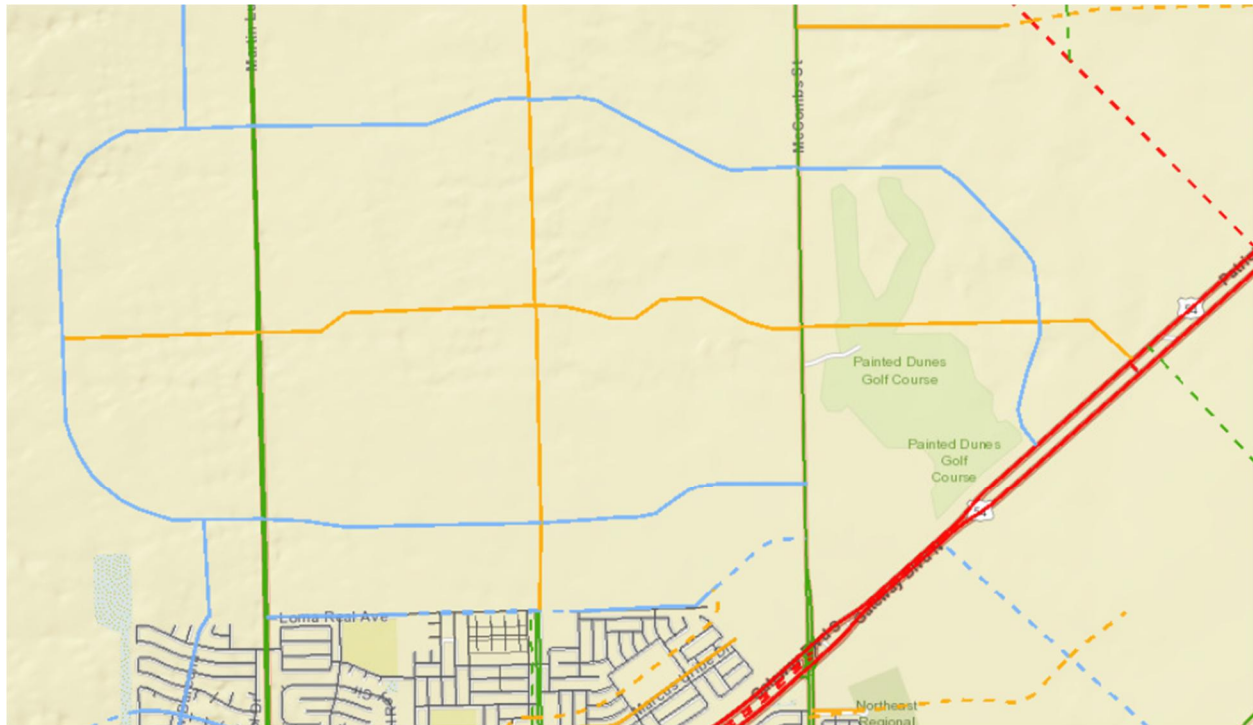


LOCAL RESIDENTIAL  
28-FT PAVING SECTION



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT "F" – MASTER THOROUGHFARE PLAN





## MEMORANDUM

**DATE:** January 29, 2020 *Revised March 9, 2020*  
**TO:** The Honorable Mayor and City Council  
Tomàs Gonzalez, City Manager  
**FROM:** Anne Guayante - Planning & Inspections  
**SUBJECT:** PZRZ19-00032

---

The City Plan Commission recommended **APPROVAL** the proposed Master Zoning Plan Amendment request at its March 5, 2020 meeting. This case **was** pre-introduced to City Council at the request of Economic Development.

At its March 5 meeting, the CPC **found that the request is in** conformance with Plan El Paso. The CPC **also found that** the proposed Amendment protects the best interest, health, safety, and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and, whether the Amendment would have no negative effects on the natural environment, socio-economic conditions, and property values in the vicinity or the city as a whole.

Public notice for this case **was** sent to surrounding property owners on February 20, 2020.

**Property Owner:** City of El Paso  
**Applicant:** FSW Investments, L.P.

**Attachments:** Staff Report will be attached at a future date

## MEMORANDUM

**DATE:** January 29, 2020

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

**FROM:** Anne Guayante - Planning & Inspections

**SUBJECT:** PZRZ19-00032

---

The City Plan Commission will hear the proposed Master Zoning Plan Amendment request at its March 5, 2020 meeting. This case is being pre-introduced to City Council at the request of Economic Development.

At its March 5 meeting, the CPC will make a finding on whether the request in conformance with Plan El Paso. The CPC will also make a finding on whether the proposed Amendment protects the best interest, health, safety, and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and, whether the Amendment would have negative effects on the natural environment, socio-economic conditions, and property values in the vicinity or the city as a whole.

Public notice for this case is expected to be sent to surrounding property owners on or around February 20, 2020.

**Property Owner:** City of El Paso  
**Applicant:** FSW Investments, L.P.

**Attachments:** Staff Report will be attached at a future date

# Painted Dunes

City Plan Commission — March 5, 2020

REZONING



**CASE NUMBER:** PZRZ19-00032  
**CASE MANAGER:** Anne Guayante, 915-212-1814, GuayanteAM@elpasotexas.gov  
**PROPERTY OWNER:** City of El Paso  
**REPRESENTATIVE:** William Kell  
**LOCATION:** Generally northwest of US Highway 54 and Loma Real (District 4)  
**PROPERTY AREA:** 2,313 acres  
**REQUEST:** Major Amendment to Adopted Master Zoning Plan  
**RELATED APPLICATIONS:** N/A  
**PUBLIC INPUT:** None

**SUMMARY OF REQUEST:** The applicant requests to amend the Master Zoning Plan for a 2,313 acre portion of the 4,944 acres zoned General Mixed Use, which was approved on August 8, 2012. The amendment is requested to allow for greater flexibility in the development of the District.

**SUMMARY OF DCC RECOMMENDATION:** The Development Coordinating Committee recommends **APPROVAL** of the request. The proposed amendment complies with all applicable regulations and is consistent with *Plan El Paso*.

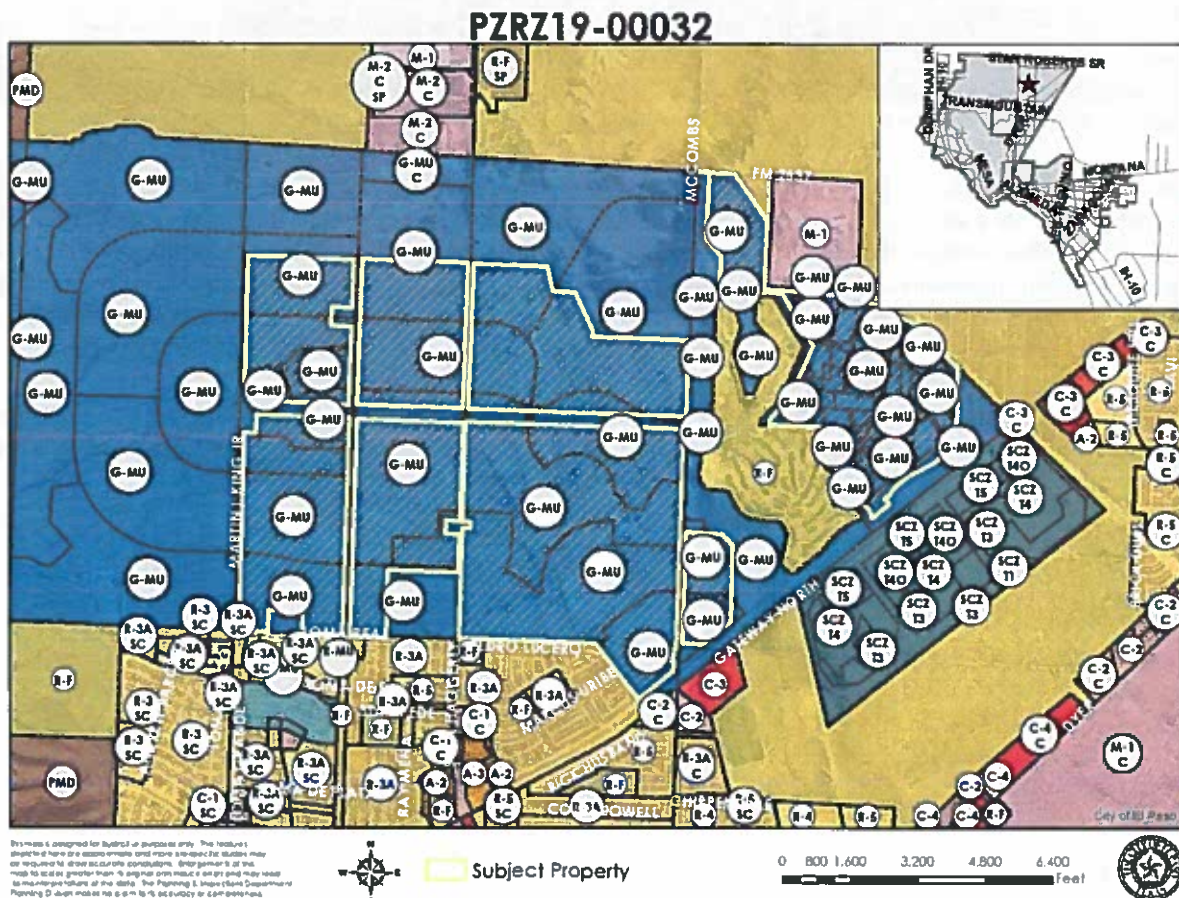


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a major amendment to the adopted Master Zoning Plan to allow for a planned community consisting of residential and commercial uses on the 2,313 acre subject property. This would not impact the adopted Master Zoning Plan outside of the subject property.

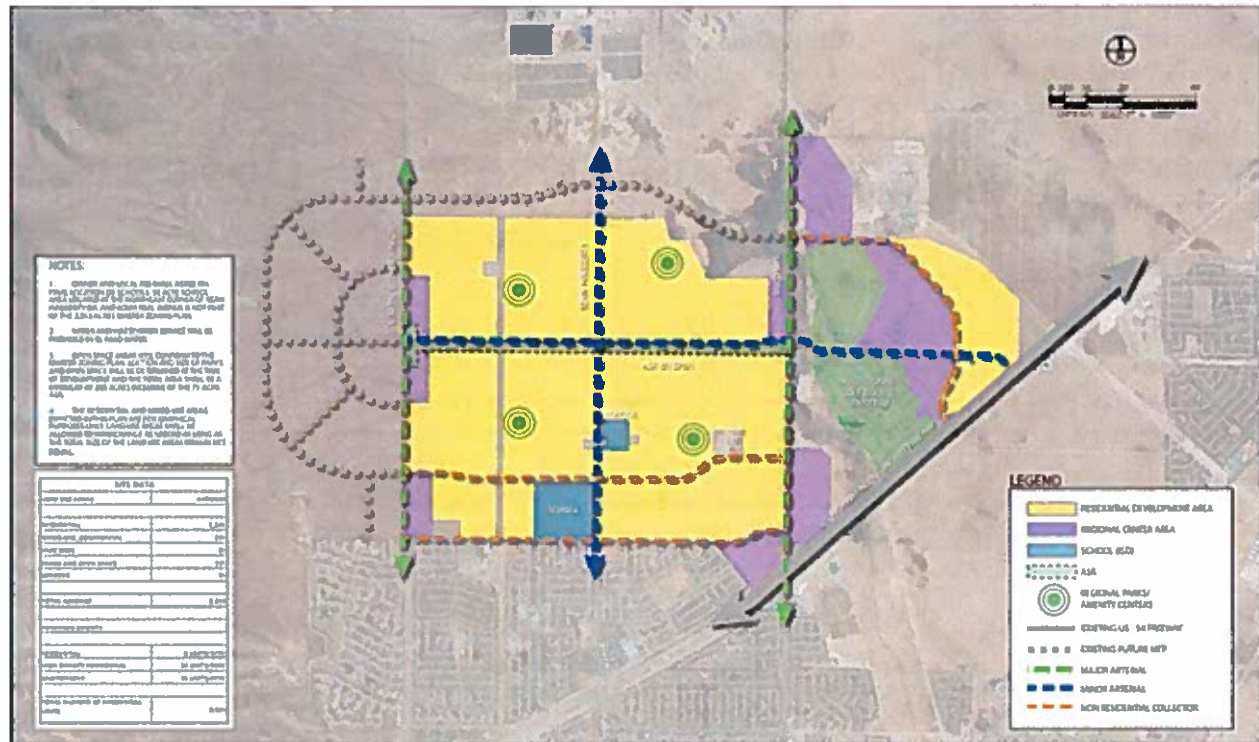


Figure B. Proposed Master Zoning Plan Amendment for the Subject Property

The majority of the property is proposed to be Neighborhood Development Areas, which the applicant describes as areas that provide for a wide range of housing types integrated within neighborhoods. They state that the area will consist of residential land uses that include primarily single-family dwellings, along with townhomes, condominiums, duplexes, triplexes, quadruplexes, and other similar dwelling units. Multi-family uses, such as apartment buildings would also be integrated into the development. The Neighborhood Development Area also includes mixed-uses and non-residential uses, to include commercial and industrial uses.

Three hundred acres of the subject property is designated Regional Mixed-Use Area in the proposed Master Zoning Plan amendment. This area is described as intending to provide for community-serving retail, commercial, and industrial uses that serve the district, as well as residential uses.

<b>Total acreage</b>	<b>2,313</b>
Proposed total number of dwelling units	9,500
Proposed non-residential land uses	8,805,000 square feet
<b>Acreage by Land Use</b>	
Residential	1,841 acres
Mixed-use and commercial	300 acres
Civic	22 acres
Parks and Open Space	135 acres
Schools	15 acres
<b>Proposed Maximum Densities</b>	
Single-Family Residential	6 dwelling units per acre
Attached Single-Family, Duplexes, Triplexes, Quadruplexes	10 dwelling units per acre
Apartments	26 dwelling units per acre
Commercial and Civic Uses	Floor Area Ratio of 4.0



**Uses:** The applicant is proposing to allow all residential, commercial, and industrial uses within the subject property that El Paso City Code Title 20, Appendix A (Table of Permissible Uses) will allow to locate in the G-MU (General Mixed Use) Zoning District.

**Setbacks:** The proposed residential setbacks are consistent with those for residential zoning districts, except that no additional cumulative setback is required, and minimum building areas are required. The minimum size for a detached single-family residence is 1,200 square feet, and the minimum area for attached single family residences, duplexes, triplexes, and quadruplexes is 1,000 square feet per dwelling unit.

Apartment buildings have similar setbacks to apartment uses allowed in commercial zoning districts. They have a maximum height of thirty five feet (35'), but are allowed to exceed that height with an additional setback of one foot (1') for each foot of height in excess of thirty five feet (35').

**PREVIOUS CASE HISTORY:** The 2,313 acre subject property is part of a larger parcel of land that was rezoned to the General Mixed Use (G-MU) District on August 12, 2008. At that time, a Master Zoning Plan and Master Zoning Plan Report were adopted that set forth standards for the area governed by that rezoning, as required for all property with mixed-use zoning.

In 2012, an amendment was adopted to a 426.9 acre portion of that G-MU zoned area. This amendment changed the proposed use of that portion of the subject property to a planned retirement community, which has not been developed. The entirety of the area governed by that amendment is within the 2,313 acre subject property.

## PZRZ19-00032



Figure C. Master Zoning Plan Adoption and Amendment History

**2008 Master Zoning Plan:** The adopted 2008 Master Zoning Plan contained a very detailed description of the proposed pedestrian-oriented mixed-use development then proposed for the subject property. It contained specific information for how land uses were to be laid out within 21 subdistricts for a nearly 5,000 acre City-owned property in the Northeast. The current proposal would replace this plan for the 2,313 acres of the subject property, while leaving the remaining portions in effect.

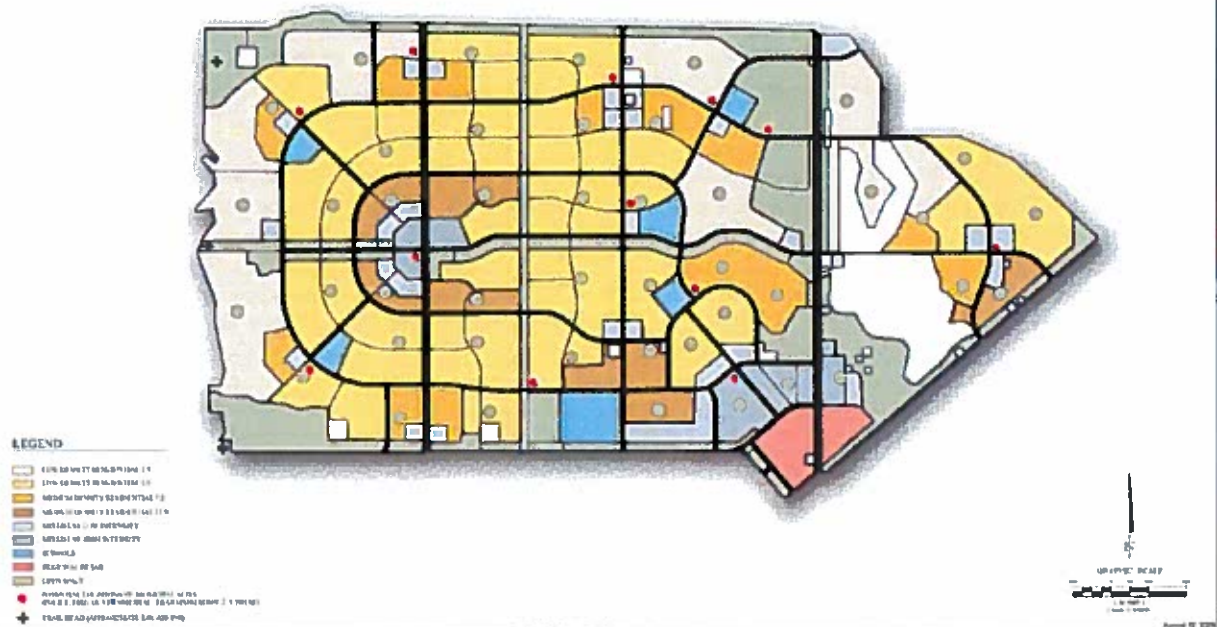


Figure D. 2008 Master Zoning Plan

#### Density Comparison:

	2008	Current Proposal
<b>Total Acreage</b>	4,943	2,313
<b>Maximum dwelling units:</b>	20,000 (4.04 du/ac)	9,500 (4.10 du/ac)
<b>Total residential acreage:</b>	3,394 (3,824 w/ mixed use) (68.7/77%)	1,841 (79%)
<b>Non-residential acreage:</b>	8.8M sf over 523 acres (8.6%)	8.8M sf over 300 acres (13%)
<b>Open space:</b>	889 acres (18%)	135 acres (5.8%)
<b>Schools:</b>	136 acres (3%)	65 acres (3%)

**Setbacks:** Residential, apartment, and mixed-use setbacks in the adopted 2008 Master Zoning Plan are slightly more permissive than those allowed under conventional zoning to provide for greater density. Residential front setbacks range from five feet (5') minimum for townhouses to fifteen feet (15') minimum for large lot single-family uses. Apartment uses require a minimum setback of ten feet (10') and a maximum setback of fifteen feet (15'). Residential and apartment uses have required rear setbacks ranging from ten (10') feet for townhomes to twenty feet (20') for large lot single family. Commercial uses and mixed-use development in the Mixed Use High Intensity area have a maximum front setback requirement of five feet (5'). Within the Regional Retail area, commercial uses are required to have minimum front setbacks of twenty-five feet (25') and minimum rear setbacks of twenty feet (20'). This is more restrictive than conventional zoning, but is in character with typical commercial developments in El Paso. This plan also imposes maximum front setbacks for all uses outside of the Regional Retail area. Maximum permitted lot coverages range from fifty percent (50%) for single-family and commercial uses to one hundred percent (100%) for townhomes.

**Uses:** Permitted uses within the residential areas include most educational and civic uses, and certain medical uses to include hospitals and convalescent homes. This is similar to residential zoning districts. Cemeteries are permitted by right. Duplexes are permitted in all of the residential and mixed-use areas. Apartments are permitted in the Mixed Use Areas, but not the Regional Retail area. This is in contrast with commercial districts, which permit apartment uses. The High Intensity Mixed Use area appears to permit all but the most intense commercial uses allowed within a General Mixed Use District. The Regional Retail Area appears to allow all non-residential uses that can be permitted in a General Mixed Use District.

**2012 Master Zoning Plan Amendment:** The 2012 Amendment to the adopted Master Zoning Plan covers an area of approximately 426.9 acres east of McCombs Street and the Painted Dunes Golf Course. It was adopted to allow a proposed retirement community consisting of residential uses, apartment uses, mixed-use buildings, commercial uses, health and wellness amenities, and recreational uses. The permitted setbacks and bulk regulations follows slightly modified versions of El Paso City Code Title 21 (SmartCode) requirements for the T-3 and T-4 Transect Zones, and the T-5 Transect Zone requirements with no modifications, as well as SmartCode building types and private frontage types. The remainder of the 2008 Master Zoning Plan area remained unchanged and in effect. The current proposed Amendment would replace this Amendment.

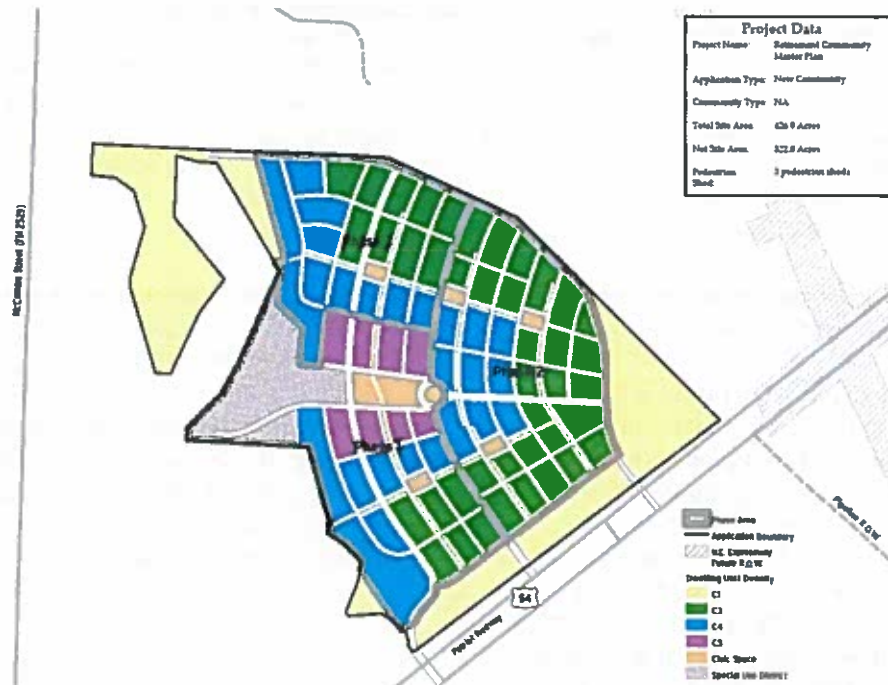


Figure E. 2012 Amendment to 2008 Master Zoning Plan

#### Density Comparison

	2012	Current Proposal (includes 2012 Amendment Area)
<b>Total Acreage</b>	426 (322 developable)	2,313
<b>Maximum dwelling units:</b>	1,057 (3.28 du/ac)	9,500 (4.10 du/ac)
<b>Total residential acreage:</b>	187.6 (58.2%)	1,841 (79%)
<b>Non-residential acreage:</b>	200,000 sf over 29.4 acres (9.1%)	8.8M sf over 300 acres (13%)
<b>Open space:</b>	10 acres (3.1%)	135 acres (5.8%)
<b>Schools:</b>	0 acres (0%)	65 acres (3%)

**Setbacks:** Residential required front setbacks range from twenty feet (20') minimum to twelve feet (12') maximum, depending on the development area, known in the Amendment as Context Zones. Nonresidential uses require twelve feet (12') maximum front setback outside of the Context Zone 3 area. These setbacks are generally consistent with residential and commercial zoning districts, other than the imposition of a maximum setback in Context Zones 4 and 5. No setbacks are shown for areas labeled as Special District.

**Uses:** Context Zone 3 permits single-family attached and detached, duplex, and quadruplex uses. It allows for bed and breakfast establishments and limited civic uses to include bus shelters, public art, and surface parking lots. Context Zone 4 permitted uses are identical, other than the inclusion of apartments, live-work flex buildings, inn uses defined as up to twelve rooms, and swimming pools. Context Zone 5 allows all but the more intense commercial uses allowed within a General Mixed Use District. The Context Zone referred to as Special District allows all uses permitted in the General mixed use district with the exception of low-density residential uses, banks and credit unions, neighborhood commercial uses such as drug stores and delicatessens, lodging uses, and medical uses. No industrial uses or heavy commercial uses are allowed.



**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** Properties to the immediate south of the subject property, along Loma Real, are developed as single-family residential uses. To the west and north of the subject property is vacant land that is part of the 2008 G-MU-zoned area. TO the immediate west of the 2008 are vacant parcels of land zoned Planned Mountain Development (PMD), owned by the City of El Paso. To the east of the subject property is a City-owned golf course and US Highway 54.

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>O-7, Urban Expansion:</b> Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.</p>	<p>The subject property and current proposal both meet the definition and intent of the O-7, Urban Expansion District. The subject property is currently owned by the City of El Paso and managed by El Paso Water, and the Master Zoning Plan as adopted is consistent with Smart Growth principles.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>G-MU (General Mixed Use) District:</b> The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.</p>	<p>The proposed amendment to the adopted Master Zoning Plan is consistent with the standards of the Mixed Use District. The subject property is surrounded by land that was a part of and is still subject to the original Master Zoning Plan adopted at the time of its 2008 rezoning. The proposed amendments to the Master Zoning Plan for the subject property are compatible with those regulations and no negative impacts are anticipated on surrounding properties.</p>
<p><b>Preferred Development Locations:</b> Is the subject property in the G-1, G-2, or O-7 FLUM designations?</p>	<p>The subject property is in the O-7 (Urban Expansion) Future Land Use Map Designation.</p>
<b>THE PROPOSED ZONING DISTRICT'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>The subject property is within the boundaries of the 2008 Northeast Master Zoning Plan, which the applicant requests to amend for the subject property, and covers the area of the 2012 Northeast Retirement Community Master Plan, which it seeks to replace.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested amendment.</p>	<p>The Amended Master Zoning Plan, if approved, would be anticipated to have similar effects to the current Master Zoning Plans governing the subject property.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>The Amended Master Zoning Plan, if approved, would be anticipated to have similar effects to the current Master Zoning Plans governing the subject property.</p>

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
<b>Stability:</b> Whether the area is stable or in transition.	The current Master Zoning Plan was adopted in 2008 and the amendment was adopted in 2012.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The western half of the neighborhood of Loma Real was fully developed in 2007, and the eastern portion of the neighborhood was fully built out in 2015, according to aerial photos.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property abuts Loma Real, a collector street, to the South, US 54, a freeway, to the east, and is bounded in part by McCombs to the east and Martin Luther Kind to the west. Both are major arterials. As the property is subdivided, additional streets and other infrastructure improvements will be necessary to support the proposed development.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** Future review and coordination will be necessary at the appropriate stages to ensure adequate infrastructure is provided to the subject property and its anticipated users. Additional opportunity for review and comment will occur during the Master Thoroughfare Amendment, Land Study, and subdivision review phases.

**PUBLIC COMMENT:** The subject property is not within the boundaries of any registered neighborhood associations. Notice was provided to all property owners within 300 feet of subject property on February 20, 2020. Planning & Inspections has received 15 phone calls in inquiry.

**RELATED APPLICATIONS:** None

#### **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:

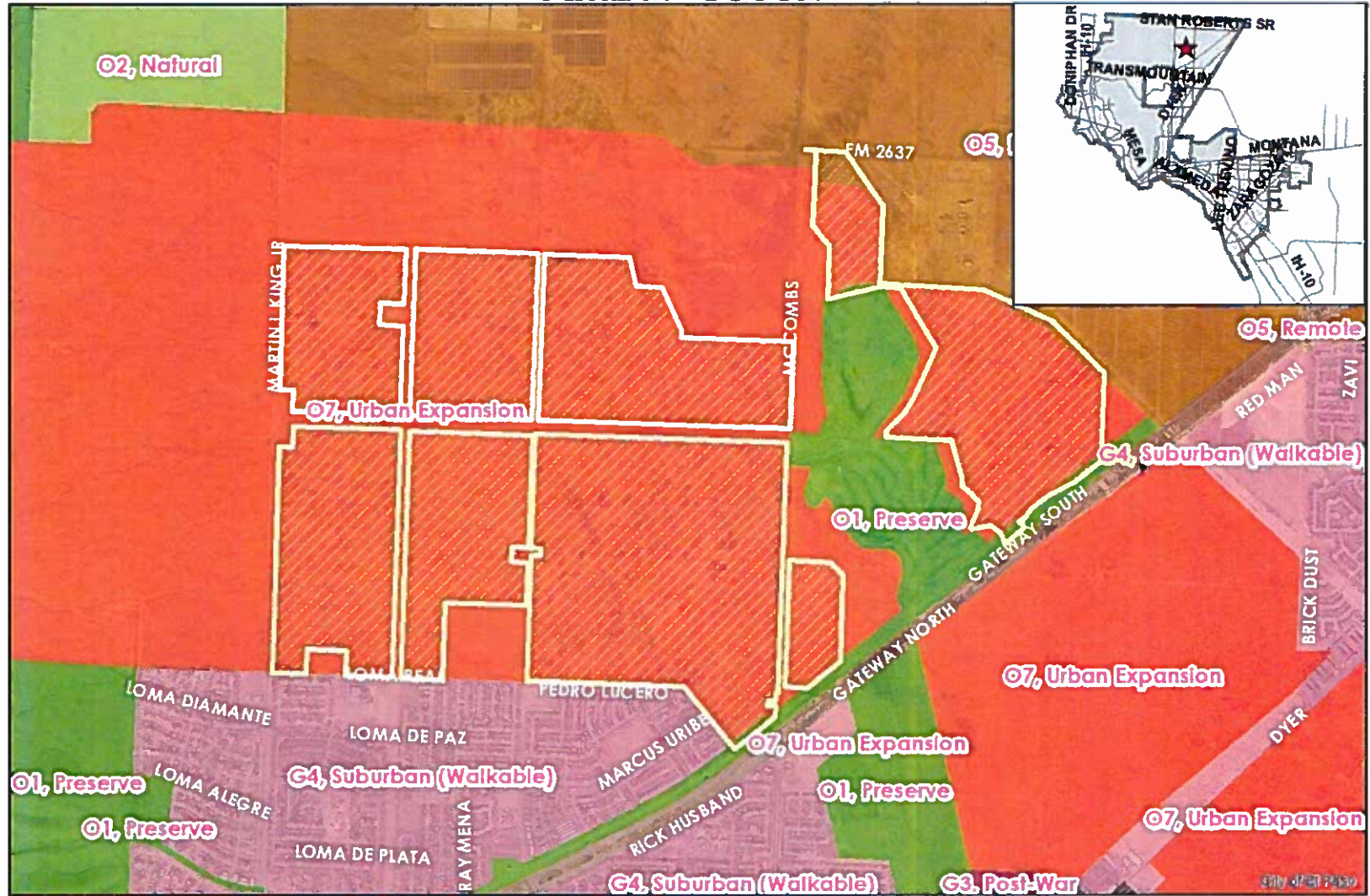
1. **Recommend Approval** of the amendment request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
2. **Recommend Approval of the amendment 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 amendment 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. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Master Zoning Plan
5. Master Zoning Plan Report

# ATTACHMENT 1

PZRZ19-00032



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 error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or to map fitness.



Subject Property

0 800 1,600 3,200 4,800 6,400 Feet



March 5, 2020

8

PZRZ19-00032

# **ATTACHMENT 2**

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

1. Comments addressed

## **Capital Improvement**

1. Capital improvement comments will be addressed at the land study or subdivision phases of development

## **Fire Department**

2. Fire Department comments will be addressed at the land study or subdivision phases of development

## **Sun Metro**

1. Sun Metro comments will be addressed at the land study or subdivision phases of development

## **Streets & Maintenance**

1. Streets & Maintenance comments will be addressed at the land study or subdivision phases of development

## **Environmental Services**

1. Environmental Services comments will be addressed at the land study or subdivision phases of development

## **Community Development**

1. Community Development comments will be addressed at the land study or subdivision phases of development

## **Parks & Recreation**

1. Parks & Recreation comments will be addressed at the land study or subdivision phases of development



**PZRZ19-00032**



## **ATTACHMENT 4**

**(See following page)**





**Attachment 5**  
**(See following**  
**pages)**



THE CITY OF EL PASO, TEXAS  
**NORTHEAST 2,313 ACRES**  
**MASTER ZONING PLAN**

FEBRUARY 2020

Prepared by:

**Kimley»Horn**



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## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### List of Attachments:

ATTACHMENT “A” - DISTRICT BOUNDARY

ATTACHMENT “B” - MASTER LAND USE PLAN

ATTACHMENT “C” - PHASING PLAN

ATTACHMENT “D” - ALLOWABLE LAND USES

ATTACHMENT “E” – ROADWAY SECTIONS

ATTACHMENT “F” – EXISTING MASTER THOROUGHFARE PLAN



# Introduction

This Master Zoning Plan (“Plan”) is a required component of the documentation necessary for developing land in El Paso that is zoned a Mixed-Use District. The provisions for the preparation of this Plan are found under Title 20, Chapter 20.04, Section IV, which states: “For any use authorized in a Mixed-Use District (RMU, GMU and IMU), a master zoning plan shall be required.” This Plan is being submitted for the subject property that is currently zoned GMU (General Mixed-Use District) and will be subject to the requirements established herein.

## 1.1 Scope

The scope of this Plan sets forth revisions affecting the District consisting of approximately 2,313 acres as further described in Attachment A (“District”). This Plan replaces the Master Zoning Plan approved on August 12, 2008 by Ordinance No. 016959 and the Major Amendment – Master Zoning Plan approved on July 17 2012 by Ordinance No. 017825 for the District (collectively the “Prior Plan”). No changes are proposed for the remaining 2,630 acres that were included in the Prior Plan at this time. This document provides guidance for the distribution, placement and appearance of forms, spaces and linkages within the District. The District contemplated under this Plan is intended to develop into a unified, planned community that conforms with the City’s land development objectives.

## 1.2 Purpose and Intent

The purpose of the Plan is to create planned, residential, mixed use, commercial, and industrial development in an area that has been blighted due to needed public infrastructure that will yield additional tax revenue to all taxing jurisdictions.

The regulations governing this District provide opportunities for the developer to utilize alternative design criteria in order to accomplish the following objectives:

- Provide for appropriate land uses within the property;
- Coordinate appropriate transportation corridors;
- Provide for a mix of uses within the development;
- Provide for a range of parks and open space;
- Allow for the use of drainage facilities for open space amenities;
- Provide for multimodal transportation options within the development, such as hike and bike trails and other amenities.

## 1.3 General Guidelines

The following guidelines together suggest the desired development form for this District. The components of this development form are land use, streets, and spaces as governed by this Plan. Together, these documents provide guidance for the distribution, placement and appearance of land use, linkages, and spaces within the District.



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

It is not the intent of these guidelines to mandate or imply that a design reference to each item be included in each submittal; rather, when there is a practical opportunity for an item to be included as part of the development plan, such item shall be considered.

The intent of the design and function of the District as a whole is as follows:

- The District will contain a variety of residential land uses, including but not limited to single-family and multi-family uses.
- The District will be organized as a community incorporating mixed-use, commercial, and industrial areas serving adjacent neighborhoods.
- The District will contain an arterial system serving the district and neighboring regional areas.
- Civic and institutional uses may be integrated with residential areas.
- A range of open space types, such as trails, amenity centers and parks, will be distributed within and throughout the District as deemed appropriate by a developer.
- The District will include school sites based on coordination with the El Paso Independent School District.

## Master Land Use Plan

The Plan is described herein and is depicted on the Master Land Use Plan, a copy of which is attached hereto as Attachment B. Key components of the Master Land Use Plan are described below.

### 2.1 Development Context

The District is bounded by Martin Luther King Jr. Boulevard to the west, US Highway 54 to the south. The District is currently zoned GMU (General Mixed-Use). The District is further defined in Appendix “A” attached hereto (“District”).

### 2.2 Topography

The land comprising the District slopes gently downhill at an approximate 2% gradient eastward from Martin Luther King Jr. Blvd.

### 2.3 Proposed Land Use Types

Each of the following proposed land use types are shown distributed throughout the Master Land Use Plan and are described in Section 3. The following designated areas will promote a mix of uses which will be integrated appropriately within the development.

To promote a mix of uses for the District, the following development standards will apply:

- Residential units are estimated to not exceed 9,500 units, of which up to 2,500 units are targeted to be multi-family and/or senior housing dependent on market demands.





## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

- Commercial land uses are estimated to not exceed 300 acres; however, actual acreage will be dependent on market demands and the needs of the District and surrounding area.
- Large business employers will be targeted to provide additional employment opportunities for residents of the community.
- Manufacturing and industrial uses providing for employment opportunities within the District shall be added based on market demands.

### 2.3.1 Neighborhood Development Area

- This designated area may contain single-family, multi-family, senior living, civic, and institutional uses based on appropriate densities.
- Neighborhood commercial uses may also be located within this area that support adjacent neighborhoods.
- Community uses, such schools, public safety uses, and government buildings may also be located in this area.
- Commercial, manufacturing and offices uses of varying sizes creating employment opportunities for residents in the District and surrounding communities may be integrated within this area to facilitate urban design and a live/work environment if desired.

### 2.3.2 Regional Mixed Use

- This designated area may contain neighborhood commercial, regional commercial, and super regional commercial land uses.
- Single-family, multi-family, civic, and institutional uses may also be located within this area as appropriate.
- Community uses, such schools, offices, public safety uses, and government buildings may also be located in this area.
- Manufacturing and industrial uses providing for employment opportunities for residents may located on the property as deemed appropriate.

## 2.4 Specific Land Use Provisions

### 2.4.1 Access

Residential neighborhoods will be located to have access to commercial and open space areas, provide for a variety of dwelling types, and call for densities appropriate to the needs of the neighborhood and community retail that serve them. A hike and bike trail system will be constructed within the District to connect various uses and neighborhoods throughout the community.

### 2.4.2 Parks and Open Space

Parks and open space will be distributed throughout the District and will be a focal point of the development.





## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### 2.4.3 Schools

School sites will be permitted within the District. Final location of school sites will be coordinated with the El Paso Independent School District at the appropriate time during the development process, based on the school district's demand analysis and feasibility for site location.

### 2.4.4 Coordination

The roadway network shall be as reflected in the current Master Thoroughfare Plan adopted on August 12, 2008 under Ordinance No. 016961, a copy of which is attached hereto as Attachment F ("Master Thoroughfare Plan"). Coordination with the school district as referenced above will occur as well as coordination with the City on multiple areas including median landscaping as well as trail connections with abutting property to facilitate future trails located outside the District.

## 2.5 Arterial Roadways

Arterial roadways vary depending on the proposed function, anticipated land uses, and anticipated traffic load. The area contains a variety of arterial roadway types in anticipation of demand for a number of housing units, mixed use commercial, and industrial development, and other needs. Details and explanatory text for the arterial roadway network will be defined in a future Land Study or plat submittal. The Master Thoroughfare Plan was revised to be consistent with this Plan and to achieve the Policy and Goals set forth in this Plan.

## 2.6 Phasing

Attachment "C", attached hereto, depicts a conceptual phasing plan and is subject to change. Such plan will be developed based on market demand, utilities and other infrastructure availability. Each phase will be developed in smaller sub-phases considering the variables before mentioned. A change of the conceptual phasing plan shall not require a minor or major amendment to this Plan.

## 2.7 Relation to Plan El Paso

In the section, "Northeast: Community Concerns," Plan El Paso states that development should occur on vacant, former City-owned lands as master planned growth. In 2008 and 2012, the City of El Paso determined that Smart Code Zoning was not appropriate for the property located in the District and rezoned the property to General Mixed-Use ("GMU") zoning. In conformance with Plan El Paso, GMU zoning encourages smart growth principles such as mixed-use development and varied housing types. The proposed District will be developed in conformance with the Master Land Use Plan attached as Attachment B which anticipates the use of a series of neighborhoods and regional developments that provide for a mix of uses and a range of parks and open space. The District shall utilize Policies and Goals contained in Plan El Paso as developer deems appropriate and feasible.



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

# Development Regulations

## 3.1 General

The District may be developed in conformance with this Master Zoning Plan and El Paso City Code provision contrary to the Master Zoning Plan are superseded by the Master Zoning Plan as set forth in 20.10.360 of the El Paso City Code. Title 20 of the El Paso City Code shall apply only to issues not covered by this Master Zoning Plan and only to the extent set forth in the Master Zoning Plan.

## 3.2 Purpose and Intent

The purpose of the development regulations for the District is to provide for the housing, educational, recreational, employment, shopping and business needs of the population and to promote compatible uses that are appropriate in area, location, and form. The proposed mix of land uses supports this purpose by offering a broad range of development possibilities to meet the needs of a variety of market sectors, including but not limited to the military which has a large presence at Fort Bliss and to better adapt to the market conditions at the time of development.

## 3.3 Land use Types, Densities, and Dimensional Standards

The intent of the design and function of the District shall be regulated by the requirements of this Section. The distribution of these land use types is shown on the Master Land Use Plan in Attachment “B”.

### General Data Required for the District

Total Acreage	2,313 acres
Proposed Total Number of Dwelling Units for All Residential Land Uses Combined	9,500 Units
Proposed Nonresidential Land Uses Combined	300 acres/maximum proposed total floor area of 8,805,000 Sq Ft
Proposed Density	9,500 units for residential development, 300 acres for commercial development

### Proposed Acreage for Applicable Land Uses

<u>Acreage by Land Use</u>	<u>Approximate Acreage</u>
Residential	1,841 acres
Mixed-Use, Commercial	300 acres
Civic Uses	22 acres
Parks and Open Space	135 acres
Schools	15 acres



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### Proposed Maximum Density Land Use

Residential Dwelling	6 units per acre
High Density Residential Dwelling	10 units per acre
Multifamily Dwelling	26 units per acre

### 3.3.1 Neighborhood Development Areas

The purpose of the Residential Area is to provide for a wide range of housing types integrated within neighborhoods. The Residential Area will also integrate unique features of the District, including established roadways, desert topography, and views of the Franklin Mountains. The characteristics of residential land uses include primarily single-family dwellings, along with townhomes, condominiums, duplexes, triplexes, quadruplexes, and other similar dwelling units. Multi-family uses, such as apartment buildings, will also be integrated into the development. The Residential Area also includes mixed-uses and non-residential uses, which includes commercial and industrial uses and shall include all the permitted uses in Attachment “D”.

Uses within the Neighborhood Development Area are defined in Attachment “D” – Allowable Land Uses. The following property development regulations apply for these uses:

#### Residential Setbacks/Residential Standards

##### Detached Single Family, Attached Single Family, Duplexes, Triplexes, and Quadruplexes

Minimum Front Setback for Detached Primary Structure	20'
Minimum Front Setback for Attached Primary Structure	10'
Minimum Front Setback for Attached Porches	10'
Minimum Front Setback for Attached Garages and Carports	20'
Minimum Rear Setback for Primary Structure and Attached Covered Patios	10'
Minimum Cumulative Front and Rear Setback	30'
Minimum Side Setback, Attached Single-Family	0', Note that when less than 5', two-hour fire rating is required
Minimum Side Setback, Other Residential Uses	5'
Minimum Side Street Setback	15'
Detached and Attached Single-Family Minimum Lot Depth	75'
Other Residential Minimum Lot Depth	100'
Minimum Lot Width, Detached Single-Family	30'
Minimum Lot Width, Attached Single-Family	20'
Minimum Lot Width, Duplex	60'
Minimum Lot Width, Triplex or Quadruplex	80'
Maximum Lot Depth	300'
Maximum Lot Width	100'
Maximum Lot Coverage	60%



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Maximum Primary structure height	35'
Maximum Accessory Structure Height	15'
Minimum Area Detached	1,200 square feet
Minimum Area Attached	1,000 square feet

### Apartment

Minimum Lot Area	1,500 square feet
Minimum Lot Width	0'
Minimum Lot Depth	0'
Minimum Front Setback	0'
Minimum Rear Setback	25'
Cumulative Front and Rear Setback	25'
Minimum Side Setback	5'
Minimum Side Street Setback	10'
Maximum Building Height for Multi-Family Residential	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yard lines for each foot of height in excess of 35.
Maximum Floor Area Ratio*	4
Maximum Dwelling Units Per Acre	26

\*By way of example: a 2,000 Sq ft lot would have 8,000 Sq ft of allowable building space.

### Mixed-Use/Live-Work/Non-Residential Uses (commercial and industrial uses)

Minimum Front Setback	0'
Minimum Rear Setback	10'
Minimum Side Setback	5'
Minimum Side Street Setback	10'
Minimum Lot Width	0'
Minimum Lot Depth	0'
Maximum Building Height	none
Maximum Floor Area Ratio*	4.0

\*By way of example: a 2,000 Sq ft lot would have 8,000 Sq ft of allowable building space.

### 3.3.2 Regional Mixed-Use Area

The purpose of the Regional Mixed-Use Area is to provide for a range of retail, commercial, and industrial uses. The Regional Mixed-Use Area consists of community-serving retail, commercial, and industrial uses that serve the District. The Regional Mixed-Use Area also consists of residential uses that will be integrated in the District. Regional Mixed-Use Area shall include all the permitted uses in Attachment "D".



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Regional Mixed-Use and Non-Residential Uses within the Regional Mixed-Use Area are defined in Appendix “D” – Allowable Land Uses. The following property development regulations apply for these uses:

### Mixed-Use/Non-Residential Setbacks & Mixed-Use/Non-Residential Standards (commercial and industrial uses)

Minimum Front Setback	0'
Minimum Rear Setback	10'
Minimum Side Setback	5'
Minimum Side Street Setback	10'
Minimum Lot Width	0'
Minimum Lot Depth	0'
Maximum Building Height	none
Maximum Floor Area Ratio*	4
Maximum Dwelling Units Per Acre	26

\* By way of example: a 2,000 Sq ft lot would have 8,000 Sq ft of allowable building space.

### Residential Uses, including single-family attached, single-family detached, duplexes, triplexes, and quadruplexes setbacks and standards

Minimum Required Front Setback for Primary Structure and Attached Porches	10'
Minimum Front Setback for Attached Garages and Carports	20'
Minimum Required Rear Setback for Primary Structure and Attached Covered Patios	10'
Cumulative Front and Rear Setback	20'
Minimum Side Setback, Single-Family Attached	0' Note: If less than 5' feet, minimum two-hour fire rating is required
Minimum Side Setbacks, other residential uses	5'
Minimum Side Street Setback	15'
Minimum Lot Depth	100'
Minimum Lot Width, Single-Family Detached	40'
Minimum Lot Width, Single-Family Attached	20'
Minimum Lot Width, Duplex	40'
Minimum Lot Width, Triplex or Quadruplex	60'
Maximum Lot Depth	300'
Maximum Lot Width	100'
Maximum Lot Coverage	60%
Maximum primary structure height	35'
Maximum accessory structure height	15'



### 3.4 Landscaping

Uses within the District shall conform to the standards of Chapter 18.46 Landscape of the El Paso City Code and more specifically 18.46 Article 4 (Street Tree) of the City Code. For arterials, the District will coordinate with the City to establish themes for landscaping of medians. Landscaping will include trees and shrubs that are native or adapted for the Chihuahuan Desert and are drought tolerant. The District will also create gateway features on high visibility arterials and corridors, such as unique landscape and wall features and integrated signage and decorative lighting.

### 3.5 Parking

Parking for uses within the area shall conform to the standards of Title 20 (Zoning) of the El Paso City Code.

## Roadway and Trail Network

Within the District, the roadway network will promote connectivity between neighborhoods and linkages to mixed uses, park and open space, and District amenities. The District will request alternative designs for cross sections to promote traffic calming, walking, bicycling, transit, and safe driving.

Sidewalks will be provided as required by City Code, and protected bicycle lanes are encouraged. The design of major and minor arterial roadways should allow for lane widths that accommodate bus service. Care should be taken where possible



Illustration 1

to coordinate transit stops with trailheads, hike and bike trails, and commercial nodes serving multiple neighborhoods. A hike and bike trail system will be constructed within the district to connect various uses and neighborhoods throughout the community. Reference Attachment “E” for roadway section standards.

### 4.1 Roadway Design Principles

The intent of the design and function of the circulation systems based on the following principles:

- The street network will be designed to connect neighborhoods and provide multiple connections and direct routes.
- Arterials and local streets will provide networks for pedestrians and bicyclists in conformance with applicable requirements.
- Arterials, collectors, and local streets will be designed to promote traffic calming.



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### 4.2 Alternative Design Standards

Arterials and roadways in the District may be designed using Alternative Subdivision Improvement Design Standards contained in Title 19 in a future land study or plat submittal.



Illustration 2

### 4.3 Trail System

The project will include a trail system within the District that is intended to be a unifying element. The trail system is intended to connect the various uses and neighborhoods through walkable access to amenity centers, schools, open space, parks and mixed-use areas, as well as facilitate access to Martin Luther King Jr. Blvd to connect to future Franklin Mountain trail. If a hike and bike trail system is proposed outside of arterials, it shall comply with applicable provisions of the City Code. Hike and Bike trails within the arterials shall conform with the arterial cross section herein. Paths of concrete, asphalt, decomposed granite or similar material shall be used with trail heads, benches, trees, water fountains and pet waste stations incorporated within the design.

*Illustrations 1 and 2 depict the use of well-planned hike and bike trails enhancing a sense of community and connectivity within and between neighborhoods and mixed-use areas.*

## Parks and Open Space

Parks and open space will be distributed throughout the District and shall achieve a connection to adjacent residential neighborhoods. Parks and Open Space will also be accessible from gathering places (e.g., schools, parks, retail/office) including, the proposed hike and bike network within the District in accordance with the El Paso City Code. The District will include a minimum of 135 acres of collective Parks and Open Space with amenities that enhance the quality of life for residents, or the minimum parkland dedication requirements as per Title 19, whichever is greater. The District will coordinate with the City of El Paso, as an abutting landowner with the development of its ASR project, to serve as an added amenity and open space for the benefit of the residents of the District and abutting communities.



Illustration 3

*{Remainder of page intentionally left blank}*





## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### 5.1 Parks and Open Space and Amenity Centers

Parks and open space within the District shall conform to the standards of Title 19 (Subdivision) of the El Paso City Code except as provided for herein. Amenity Centers that will be privately maintained for the benefit of the residents in the District will be located within the open space. These may include varying features such as splash parks, sports practice fields, pools, playground equipment, covered pavilions, restrooms, frisbee golf courses, dog parks, or other recreational spaces. The amenities shall be determined based on market demands and demographics of future residents of the community. In this case, the District may utilize Alternative Subdivision Design Standards of Title 19 (Subdivisions).



Illustration 4



Illustration 5

*Illustrations 3, 4 and 5 depict examples of well-configured open space areas with appropriate amenities for El Paso creating signature neighborhoods and communities that could be included in the District.*

### Schools

El Paso Independent School District owns a 50-acre site within the property for future schools. The development of the site will be coordinated with the El Paso Independent School District. Future elementary and middle school sites shall be coordinated with the El Paso Independent School District to accommodate the needs of the District.

### Buildings

#### 6.1 General Design Principles

1. Buildings express architectural compatibility, with coordinated architectural features that contribute to community identity.
2. Buildings are compact, designed at human scale and are sited in a manner that supports pedestrian activity.
3. Architectural and landscape design are appropriate to physical, historical and economic conditions.
4. Landmark buildings, entry statements, public spaces and art establish focal points at appropriate locations within and throughout the development.
5. The design and function of buildings and open spaces respects and is influenced by local climate, topography, history, and building practice.
6. Buildings and other improvements are compatible in their arrangement, bulk, form, character, and landscaping.



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

### **ATTACHMENT "A" – DISTRICT BOUNDARY**

#### **LEGAL DESCRIPTION**

##### **TRACT 1**

BEING a tract of land situated in Section 14, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5418, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in to deed to The City of El Paso recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west line of a called 146.69 acre tract of land described in deed to El Paso Electric Company recorded in Volume 1338, Page 471 of said Deed Records; from said point the common line of Sections 14 and 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South 2°04'26" West, a distance of 137.96 feet;

THENCE departing the said west line of 146.69 acre tract, North 87°58'18" West, a distance of 2201.94 feet to a point for corner; from said point the common corner of Sections 14, 15, 18 and 19, Block 81, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South 69°44'39" West, a distance of 365.73 feet;

THENCE North 1°35'39" East, a distance of 440.01 feet to a point for corner;

THENCE North 88°24'21" West, a distance of 276.20 feet to a point for corner in the east right-of-way line of Martin Luther King Jr. Boulevard – Farm to Market Road No. 3255 (160-foot wide right-of-way);

THENCE North 1°35'05" East, along the said east right-of-way line of Martin Luther King Jr. Boulevard, a distance of 2954.50 feet to a point for corner;

THENCE departing the said east right-of-way line of Martin Luther King Jr. Boulevard, South 88°24'55" East, a distance of 2507.14 feet to a point for corner in the said west line of 146.69 acre tract;

THENCE South 2°04'26" West, along the said west line of 146.69 acre tract, a distance of 1119.40 feet to a point for the northeast corner of a called 5.0103 acre tract of land described in Special Warranty Deed to El Paso Electric Company recorded in Instrument No. 20130023452 of the Official Public Records of El Paso County, Texas;

THENCE North 87°55'24" West, along the north line of the said 5.0103 acre tract, a distance of 484.99 feet to a point for the northwest corner of the said 5.0103 acre tract;

THENCE South 2°04'36" West, along the west line of the said 5.0103 acre tract, a distance of 450.00 feet to a point for the southwest corner of the said 5.0103 acre tract;



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE South 87°55'24" East, along the west line of the said 5.0103 acre tract, a distance of 485.01 feet to a point for corner the said west line of 146.69 acre tract, and being the southeast corner of the said 5.0103 acre tract;

THENCE South 2°04'26" West, a distance of 1842.32 feet to the POINT OF BEGINNING and containing 186.8783 acres or 8,140,420 square feet of land, more or less.

### **LEGAL DESCRIPTION**

#### **TRACT 2**

BEING a tract of land situated in Section 14, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5148, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in to deed to The City of El Paso recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east line of a called 146.69 acre tract of land described in deed to El Paso Electric Company recorded in Volume 1338, Page 471 of said Deed Records; from said point the common line of Sections 14 and 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South 2°04'26" West, a distance of 137.98 feet;

THENCE North 2°04'26" East, along the said east line of 146.69 acre tract, a distance of 3369.02 feet to a point for corner;

THENCE departing the said east line of 146.69 acre tract, South 87°56'56" East, a distance of 2514.22 feet to a point for corner;

THENCE South 2°04'29" West, a distance of 3368.02 feet to a point for corner; from said point the common corner of Sections 13, 14, 19 and 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South 8°28'55" East, a distance of 139.59 feet;

THENCE North 87°58'18" West, a distance of 2514.18 feet to the POINT OF BEGINNING and containing 194.4248 acres or 8,469,145 square feet of land, more or less.

### **LEGAL DESCRIPTION**

#### **TRACT 3**

BEING a tract of land situated in Section 13, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2158, City of El Paso, El Paso County, Texas, and being part of a called 640 acre tract of land described in to deed to The City of El Paso recorded in Volume 1242, Page 231 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of McCombs Street – Farm to Market Road No. 2529 (150-foot wide right-of-way); from said point the common corner of Sections 13 and 20, Block 81, and



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

Sections 18 and 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys bears South 26°56'37" East, a distance of 155.31 feet;

THENCE departing the said west right-of-way line of McCombs Street, North 87°59'37" West, a distance of 5154.24 feet to a point for corner;

THENCE North 2°04'29" East, a distance of 3398.84 feet to a point for corner;

THENCE South 87°55'31" East, a distance of 1741.93 feet to a point for corner;

THENCE South 13°02'28" East, a distance of 591.61 feet to a point for corner;

THENCE South 88°02'28" East, a distance of 535.96 feet to a point for corner;

THENCE South 24°32'23" East, a distance of 986.11 feet to a point for corner;

THENCE South 2°03'41" West, a distance of 150.00 feet to a point for corner;

THENCE South 87°55'42" East, a distance of 2280.20 feet to a point for corner in the said west right-of-way line of McCombs Street;

THENCE South 2°04'20" West, along the said west right-of-way line of McCombs Street, a distance of 1791.13 feet to the POINT OF BEGINNING and containing 299.6758 acres or 13,053,876 square feet of land, more or less.

### **LEGAL DESCRIPTION**

#### **TRACT 4**

BEING a tract of land situated in Sections 7, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2405, Sections 17, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 2399, Sections 18, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 9866, 9940, 10055 and 10009, Sections 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 2400, and Sections 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 5423, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in Deed to The City of El Paso recorded in Volume 1186, Page 178 of the Deed Records of El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of said Deed Records, and being part of a called 44.65 acre tract of land described in Deed to The City of El Paso recorded in Volume 1360, Page 610 of said Deed Records, and being part of the tract of land described as "PARCELL III" in Warranty Deed to El Paso Water Utilities Public Service Board recorded in Volume 4352, Page 569 of said Deed Records, and being more particularly described as follows:



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

BEGINNING at the intersection of the east right-of-way line of McCombs Street – Farm to Market Road No. 2529 (150-foot wide right-of-way) and the south right-of-way line of Farm to Market Road No. 2637 (120-foot wide right-of-way);

THENCE South  $86^{\circ}54'21''$  East, along the said south right-of-way line of Farm to Market Road No. 2637, a distance of 820.11 feet to a point for corner;

THENCE departing the said south right-of-way line of Farm to Market Road No. 2637, South  $34^{\circ}17'57''$  East, a distance of 1341.86 feet to a point for corner;

THENCE South  $2^{\circ}03'01''$  West, a distance of 1613.02 feet to a point for corner;

THENCE South  $86^{\circ}50'58''$  East, a distance of 2113.44 feet to a point for corner;

THENCE South  $65^{\circ}17'59''$  East, a distance of 1534.95 feet to a point for corner;

THENCE South  $45^{\circ}17'46''$  East, a distance of 1522.29 feet to a point for corner;

THENCE South  $2^{\circ}03'04''$  West, a distance of 1823.28 feet to a point for corner;

THENCE South  $51^{\circ}37'57''$  West, a distance of 702.01 feet to a point for corner;

THENCE South  $62^{\circ}56'51''$  West, a distance of 601.41 feet to a point for corner;

THENCE South  $51^{\circ}38'12''$  West, a distance of 399.99 feet to a point for corner;

THENCE South  $39^{\circ}06'30''$  West, a distance of 406.05 feet to a point for corner;

THENCE North  $38^{\circ}22'10''$  West, a distance of 165.86 feet to a point for corner;

THENCE South  $51^{\circ}37'57''$  West, a distance of 150.00 feet to a point for corner;

THENCE South  $38^{\circ}22'09''$  East, a distance of 177.76 feet to a point for corner;

THENCE South  $51^{\circ}24'40''$  West, a distance of 528.96 feet to a point for corner;

THENCE North  $19^{\circ}51'19''$  West, a distance of 228.58 feet to a point for corner;

THENCE North  $49^{\circ}57'49''$  West, a distance of 187.08 feet to a point for corner;

THENCE North  $61^{\circ}00'26''$  West, a distance of 98.11 feet to a point for corner;

THENCE South  $77^{\circ}27'42''$  West, a distance of 372.48 feet to a point for corner;



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE North 39°27'18" West, a distance of 42.89 feet to a point for corner;

THENCE North 21°52'53" East, a distance of 369.06 feet to a point for corner;

THENCE North 10°26'38" East, a distance of 200.14 feet to a point for corner;

THENCE North 44°44'37" West, a distance of 230.83 feet to a point for corner;

THENCE North 50°18'32" West, a distance of 240.54 feet to a point for corner;

THENCE North 1°32'35" East, a distance of 154.23 feet to a point for corner;

THENCE North 15°31'35" West, a distance of 468.37 feet to a point for corner;

THENCE North 17°05'22" West, a distance of 309.38 feet to a point for corner;

THENCE North 3°06'59" East, a distance of 30.00 feet to a point for corner;

THENCE North 86°53'01" West, a distance of 1343.70 feet to a point for corner;

THENCE North 3°30'18" East, a distance of 128.26 feet to a point for corner;

THENCE North 43°48'14" East, a distance of 549.99 feet to a point for corner;

THENCE North 29°35'20" East, a distance of 363.20 feet to a point for corner;

THENCE North 24°14'58" East, a distance of 1095.82 feet to a point for corner;

THENCE North 30°31'31" West, a distance of 1429.85 feet to a point for corner;

THENCE North 86°50'58" West, a distance of 394.49 feet to a point for corner;

THENCE South 77°18'43" West, a distance of 1117.19 feet to a point for corner;

THENCE North 2°04'02" East, a distance of 1088.78 feet to a point for corner;

THENCE North 38°50'53" West, a distance of 541.69 feet to a point for corner in the said east right-of-way line of McCombs Street;

THENCE North 2°04'20" East, along the said east right-of-way line of McCombs Street, a distance of 1028.37 feet to a point for corner;





## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE continuing along the said east right-of-way line of McCombs Street, North 2°04'50" East, a distance of 538.87 feet to the POINT OF BEGINNING and containing 435.7197 acres or 18,979,952 square feet of land, save and except a 0.6141 acre (26,750 square feet) tract, leaving a net area of 18,953,202 square feet or 435.1056 acres, more or less.

### **LEGAL DESCRIPTION**

#### **SAVE & EXCEPT 1**

BEING a tract of land situated in Sections 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys, Abstract Nos. 2400, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of said Deed Records, and being part of a called 44.65 acre tract of land described in Deed to The City of El Paso recorded in Volume 1360, Page 610 of said Deed Records, and being part of the tract of land described as "PARCELL III" in Warranty Deed to El Paso Water Utilities Public Service Board recorded in Volume 4352, Page 569 of said Deed Records, and being more particularly described as follows:

COMMENCING at the south corner of TRACT4;

THENCE North 25°41'37" East, a distance of 1945.28 feet to the POINT OF BEGINNING;

THENCE North 3°06'59" East, a distance of 150.00 feet to a point for corner;

THENCE South 86°53'01" East, a distance of 25.00 feet to a point for corner;

THENCE North 3°06'59" East, a distance of 85.00 feet to a point for corner;

THENCE South 86°53'01" East, a distance of 50.00 feet to a point for corner; from said point the easternmost southeast corner of said TRACT 4 bears South 77°25'18" East, a distance of 1279.10 feet;

THENCE South 3°06'59" West, a distance of 85.00 feet to a point for corner;

THENCE South 86°53'01" East, a distance of 75.00 feet to a point for corner;

THENCE South 3°06'59" West, a distance of 150.00 feet to a point for corner;

THENCE North 86°53'01" West, a distance of 150.00 feet to the POINT OF BEGINNING and containing 26,750 square feet or 0.6141 acres of land.

### **LEGAL DESCRIPTION**

#### **TRACT 5**

BEING a tract of land situated in Section 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2161, City of El Paso, El Paso County, Texas, and being part of the tracts of land



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west line of a called 146.69 acre tract of land described in deed to El Paso Electric Company recorded in Volume 1338, Page 471 of said Deed Records; from said the northeast corner of North Hills Unit Thirteen Correction Plat, an addition to the City of El Paso, Texas according to the plat recorded in Volume 3004, Page 418 of the Official Public Records of El Paso County, Texas bears South  $1^{\circ}58'56''$  West, a distance of 38.00 feet;

THENCE departing the said west line of 146.69 acre tract, North  $87^{\circ}56'56''$  West, a distance of 951.08 feet to a point for corner;

THENCE North  $2^{\circ}02'47''$  East, a distance of 512.27 feet to a point for corner;

THENCE North  $87^{\circ}57'13''$  West, a distance of 800.00 feet to a point for corner;

THENCE South  $2^{\circ}02'47''$  West, a distance of 512.21 feet to a point for corner;

THENCE North  $87^{\circ}56'56''$  West, a distance of 669.36 feet to a point for corner in the east right-of-way line of Martin Luther King Jr. Boulevard – Farm to Market Road No. 3255 (160-foot wide right-of-way); from said point the common corner of Section 18 and 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys bears South  $70^{\circ}09'33''$  West, a distance of 134.52 feet;

THENCE North  $2^{\circ}08'35''$  East, along the said east right-of-way line of Martin Luther King Jr. Boulevard, a distance of 822.11 feet to a point for corner;

THENCE departing the said east right-of-way line of Martin Luther King Jr. Boulevard, North  $1^{\circ}35'39''$  East, a distance of 3852.89 feet to a point for corner;

THENCE South  $88^{\circ}24'21''$  East, a distance of 276.01 feet to a point for corner;

THENCE North  $1^{\circ}35'39''$  East, a distance of 440.01 feet to a point for corner;

THENCE South  $87^{\circ}58'18''$  East, a distance of 2199.86 feet to a point for corner in the said west line of 146.69 acre tract;

THENCE South  $1^{\circ}58'56''$  West, along the said west line of 146.69 acre tract, a distance of 5118.48 feet to the POINT OF BEGINNING and containing 276.6926 acres or 12,052,732 square feet of land, more or less.



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

### **LEGAL DESCRIPTION**

#### **TRACT 6**

BEING a tract of land situated in Section 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2161, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east line of a called 146.69 acre tract of land described in deed to El Paso Electric Company recorded in Volume 1338, Page 471 of said Deed Records; northeast corner of Sandstone Ranch Unit Ten, an addition to the City of El Paso, Texas according to the plat recorded in Volume 2014, Page 32 of the Official Public Records of El Paso County, Texas bears South 82°30'39" East, a distance of 400.95 feet;

THENCE North 1°58'56" East, along the said east line of 146.69 acre tract, a distance of 5118.55 feet to a point for corner;

THENCE departing the said east line of 146.69 acre tract, South 87°58'18" East, a distance of 2514.18 feet to a point for corner;

THENCE South 1°58'59" West, a distance of 2315.30 feet to a point for corner;

THENCE North 88°01'01" West, a distance of 337.30 feet to a point for corner;

THENCE South 1°58'59" West, a distance of 310.00 feet to a point for corner;

THENCE South 88°01'01" East, a distance of 337.30 feet to a point for corner;

THENCE South 1°58'59" West, a distance of 896.47 feet to a point for corner;

THENCE North 88°01'01" West, a distance of 1664.69 feet to a point for corner;

THENCE South 1°59'01" West, a distance of 1595.80 feet to a point for corner;

THENCE North 87°56'56" West, a distance of 849.40 feet to the POINT OF BEGINNING and containing 232.0318 acres or 10,107,304 square feet of land, more or less.

### **LEGAL DESCRIPTION**

#### **TRACT 7**

BEING a tract of land situated in Section 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5419 and Section 21, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 2162, City of El Paso, El Paso County, Texas, and being part of the tracts of land



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of McCombs Street – Farm to Market Road No. 2529 (150-foot wide right-of-way); from said point the common corner of Sections 13 and 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys and Sections 18 and 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys bears North 30°24'25" East, a distance of 158.13 feet;

THENCE South 1°57'20" West, along the said west right-of-way line of McCombs Street, a distance of 5159.68 feet to a point for corner;

THENCE departing the said west right-of-way line of McCombs Street, North 86°03'11" West, a distance of 49.28 feet to a point for corner;

THENCE South 2°00'27" West, a distance of 167.34 feet to a point for corner;

THENCE North 87°58'54" West, a distance of 149.97 feet to a point for corner;

THENCE South 2°01'06" West, a distance of 120.00 feet to a point for corner;

THENCE South 87°58'54" East, a distance of 149.99 feet to a point for corner;

THENCE South 2°00'27" West, a distance of 240.58 feet to a point for corner;

THENCE South 51°37'58" West, a distance of 1087.50 feet to a point for corner; from said point the southeast corner of Sandstone Ranch Estates Unit One, an addition to the City of El Paso, Texas according to the plat recorded in Volume 2006, Page 111 of the Official Public Records of El Paso County, Texas bears South 38°19'30" East, a distance of 31.05 feet;

THENCE North 38°19'30" West, along the east line of said Sandstone Ranch Estates Unit One and the east line of Sandstone Ranch Estates Unit Five Replat "A", an addition to the City of El Paso, Texas according to the plat recorded in Volume 2010, Page 135 of said Official Public Records, passing at a distance of 1617.05 the northeast corner of said Sandstone Ranch Estates Unit Five Replat "A", in all a total distance of 1666.28 feet to a point for corner;

THENCE North 87°56'56" West, a distance of 3200.60 feet to a point for corner;

THENCE North 1°58'59" East, a distance of 2607.50 feet to a point for corner;

THENCE South 87°54'57" East, a distance of 189.99 feet to a point for corner;

THENCE North 2°05'03" East, a distance of 150.00 feet to a point for corner;



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE North 87°54'57" West, a distance of 190.26 feet to a point for corner;

THENCE North 1°58'58" East, a distance of 2360.16 feet to a point for corner;

THENCE South 87°59'37" East, a distance of 5154.31 feet to the POINT OF BEGINNING and containing 638.0627 acres or 27,794,012 square feet of land, save and except a 2.0661 acre (90,000 square feet) tract and a 14.4628 acre (630,000 square feet) tract, leaving a net area of 27,074,012 square feet or 621.5338 acres, more or less.

### **LEGAL DESCRIPTION**

#### **SAVE & EXCEPT 2**

BEING a tract of land situated in Section 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5419, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of TRACT 7;

THENCE South 63°10'09" West, a distance of 4582.93 feet to the POINT OF BEGINNING;

THENCE South 2°00'31" West, a distance of 300.00 feet to a point for corner;

THENCE North 87°59'29" West, a distance of 300.00 feet to point for corner;

THENCE North 2°00'31" East, a distance of 300.00 feet to a point for corner; from said point the northwest corner of said TRACT 7 bears North 18°47'40" West, a distance of 2364.55 feet;

THENCE South 87°59'29" East, a distance of 300.00 feet to the POINT OF BEGINNING and containing 2.0661 acres or 90,000 square feet of land.

### **LEGAL DESCRIPTION**

#### **SAVE & EXCEPT 3**

BEING a tract of land situated in Section 20, Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No. 5419, City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of TRACT 7;

THENCE South 30°25'57" West, a distance of 2326.97 feet to the POINT OF BEGINNING;



## **NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT**

THENCE South  $1^{\circ}58'59''$  West, a distance of 700.00 feet to a point for corner;

THENCE North  $88^{\circ}01'01''$  West, a distance of 900.00 feet to a point for corner;

THENCE North  $1^{\circ}58'59''$  East, a distance of 700.00 feet to a point for corner; from said point the northwest corner of said TRACT 7 bears North  $54^{\circ}57'03''$  West, a distance of 3753.73 feet;

THENCE South  $88^{\circ}01'01''$  East, a distance of 900.00 feet to the POINT OF BEGINNING and containing 14.4628 acres or 630,000 square feet of land.

### **LEGAL DESCRIPTION**

#### **TRACT 8**

BEING a tract of land situated in Section 19, Block 80, Texas & Pacific Railway Company Surveys, Abstract No., City of El Paso, El Paso County, Texas, and being part of the tracts of land described in deed to The City of El Paso recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east right-of-way line of McCombs Street – Farm to Market Road No. 2529 (150-foot wide right-of-way); from said point the common corner of Sections 20 and 21, Block 81, Texas & Pacific Railway Company Surveys and Sections 19 and 30, Block 80, Texas & Pacific Railway Company Surveys bears North  $89^{\circ}30'24''$  West, a distance of 79.97 feet;

THENCE North  $1^{\circ}57'20''$  East, along the said east right-of-way line of McCombs Street, a distance of 2639.32 feet to a point for corner;

THENCE departing the said east right-of-way line of McCombs Street, South  $86^{\circ}53'44''$  East, a distance of 828.90 feet to a point for corner;

THENCE South  $42^{\circ}28'22''$  East, a distance of 399.96 feet to a point for corner;

THENCE South  $1^{\circ}56'56''$  West, a distance of 1794.65 feet to a point for corner;

THENCE South  $51^{\circ}38'17''$  West, a distance of 851.83 feet to a point for corner;

THENCE North  $86^{\circ}57'26''$  West, a distance of 459.51 feet to the POINT OF BEGINNING and containing 62.0686 acres or 2,703,709 square feet of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

NOTES: Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).



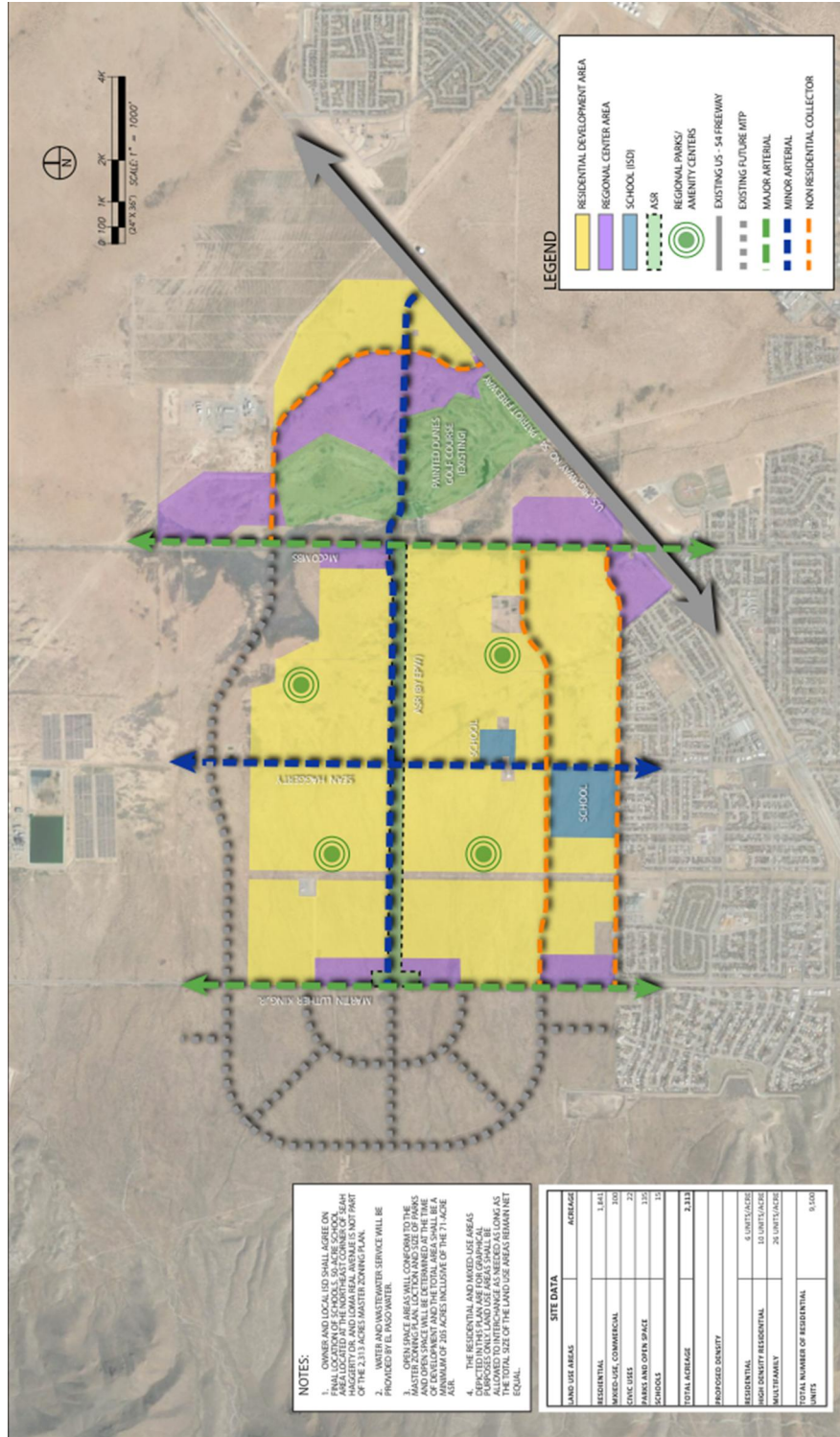




## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT “B” – MASTER LAND USE PLAN

(A large Land Use Plan exhibit is attached with this MZP)

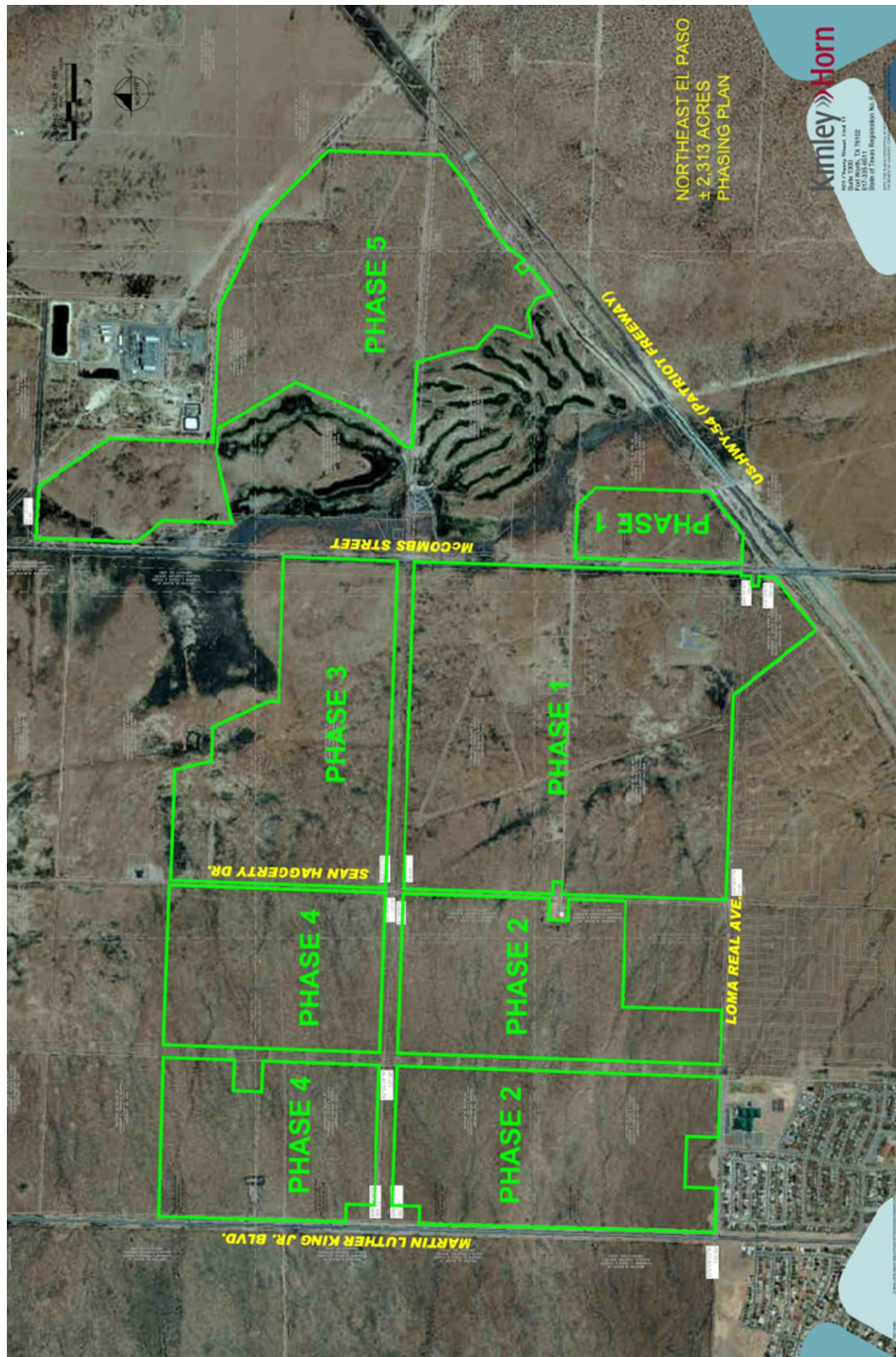






## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT “C” – PHASING PLAN



Development phasing and timeline will be based on market demand, utilities and other infrastructure availability and is subject to change. Phasing areas will break down in subphases of different shape and sizes determined by the variables beforementioned.



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT “D” – ALLOWABLE LAND USES

Commercial Storage and Processing
Contractor yard (greater than one acre)
Contractor yard (less than one acre)
Warehouse
Office warehouse
Self-storage warehouse

Educational, Institutional, and Social
Adult day care center
Art gallery
Child care facility, Type 3
Child care facility, Type 4
Child care facility, Type 5
Church/Mosque
Community center
Convent
Library
Lodge
Monastery
Museum
Orphanage, shelter
School, public, & private or parochial
School, public, private or parochial (Pre-K through 8)
School, Trade
School, vocational
Social, fraternal club
Synagogue
Temple
Union hall
University, college
Youth organization (with/without living facility)



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Office and Research Services
Automated Teller Machine (ATM)
Bank
Courier & message service
Credit union
Data processing center
Employment agency
Financial institution
Office, administrative/manager's
Office, business
Office, medical
Office, professional
Radio broadcasting studio
Research Laboratory
School, arts & crafts
Studio, dance
Studio, music
Studio, photography
Telemarketing agency
Television broadcasting studio

Manufacturing, Processing and Assembling
Apparel manufacturing
Bread & bakery product manufacturing
Brewery
Commercial & service industry manufacturing
Computer product manufacturing
Grain & oil seed milling
Reverse vending machines

Medical and Related Uses
Clinic
Drug store



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Hospital
Medical laboratory
Medical treatment facility
Optical dispensary
Pharmacy
Sanitarium

Motor Vehicle Sale and Service
Ambulance service
Automobile (sales, service, storage & rental)
Automobile part sales
Automotive repair garage
Automotive service station
Boat, boat-trailer (sales, service, storage & rental)
Bus (sales, service, storage & rental)
Carwash, full-service
Carwash, self-service
Commercial fueling station
Light truck (sales, service, storage & rental)
Light truck part sales
Manufactured home (sales, display & repair)
Mobile home (sales, display & repair)
Motor vehicle repair (Major)
Motor vehicle repair (minor, vehicle inspections station)
Motorcycle (sales, service, storage & rental)
Recreation vehicle park
Trailer, 18-wheeler (sales, display & repair)

Parking and Loading
Garage, parking (commercial)
Garage, parking (community)
Garage, parking (private)
Loading spaces (serving another property)





## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

On-site loading spaces
On-site parking spaces
Parking spaces (serving another property)

Personal Services
Barber shop
Beauty salon
Cemetery
Dry-cleaners, shop/commercial
Extermination Services
Funeral home
Laundromat, laundry
Laundry (commercial)
Locksmith
Mortuary
Photofinishing lab
Shoe repair shop
Tattoo parlor

Recreation, Amusement and Entertainment
Amusement game complex (indoor)
Amusement park (indoor & outdoor)
Athletic facility (indoor)
Athletic facility (outdoor)
Ballroom
Billiard and pool hall
Bingo hall
Coliseum
Community recreational building
Dancehall
Exercise facility (indoor)
Golf course (with/without restaurant & bar)
Golf driving range



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Ice skating facility
Laser games franklin
Miniature golf course
Movie theatre (indoor)
Movie theatre, drive-in (outdoor)
Nightclub, bar, cocktail lounge
Paint ball center (indoor)
Paint ball center (outdoor)
Park
Racquetball club (indoor) (with/without restaurant & bar)
Racquetball club (outdoor) with/without restaurant & bar)
Roller skating facility
Shooting range, archery, gun (indoor)
Shooting range archery or gun (outdoor)
Skateboarding facility (indoor)
Skateboarding facility (outdoor)
Sports arena/Stadium
Swimming pool (commercial)
Tennis club (indoor) (with/without restaurant & bar)
Tennis club (outdoor) (with/without restaurant & bar)
Theatre, performing

Repair and Service
Commercial equipment repair
Electronic equipment repair
Household goods repair
Industrial equipment repair
Personal goods repair
Precision equipment repair

Residential
Animals, keeping for enjoyment purposes, non-commercial
Apartments (5 or more units)



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Bed and breakfast (residence)
Domestic garden house, tool house, playhouse
Domestic storage
Duplex (two-family dwelling)
Dwelling, resident watchman or property caretaker
Family home
Home occupation uses (City licensed)
Home occupation uses (non-City licensed)
Hotel
Laundry room
Live-work flex unit
Motel
Quadrplex
Ranch (Greater than 5 acres)
Ranchette (>1 acre & <5 acres)
Single-family attached dwelling (atrium, patio, townhouse, or other attached dwelling)
Single-family detached dwelling
Swimming pool, game court (non-commercial)
Triplex

Sales, Retail, and Warehouse
Bakery
Book store
Boutique
Cafeteria
Coin-operated vending machines (indoor)
Convenience store
Convenience store with gas pumps
Delicatessen
Flea market (indoor)
Flea market (outdoor)
Flower shop
Grocery



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Hobby store
Home improvement center
Ice cream parlor
Material sales (building & construction)
Music store
Newspaper printing facility
Nursery, greenhouse
Package liquor store
Pawn shop
Pet shop (including grooming)
Print & copy shop
Produce stand
Restaurant (drive-in or walk-up)
Restaurant (sit down)
Shopping center, community
Shopping center (regional)
Snow cone, shaved ice stand or trailer
Specialty shop
Sporting goods store
Supermarket
Superstore
Warehouse club

Signs
On-premise advertising
Off-premise advertising

Temporary Uses
Amusement rides, park
Carnival
Christmas tree stand
Circus
Firewood sales



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

Mobile office/storage unit (related to const operations)
Mobile office/storage unit (related to sales or rental)
Model dwelling
Carnival
Outdoor Sporting Events
Pumpkin stand/other temporary sales
Sales stands (ranch & farm products)
Tents (special events)

Towers and Related Structures
Cellular telecommunication antenna, facility-mounted
Cellular telecommunication antenna, ground-mounted
Cellular telecommunication antenna, roof-mounted
Radio broadcasting antenna
Radio receiving station (residential-type)
Satellite receiving dish, antenna
Solar conversion systems
Television broadcasting antenna
Television receiving station (residential-type)
Wind-driven electrical generator, pump

Transportation Related Uses
Airpad
Helistop

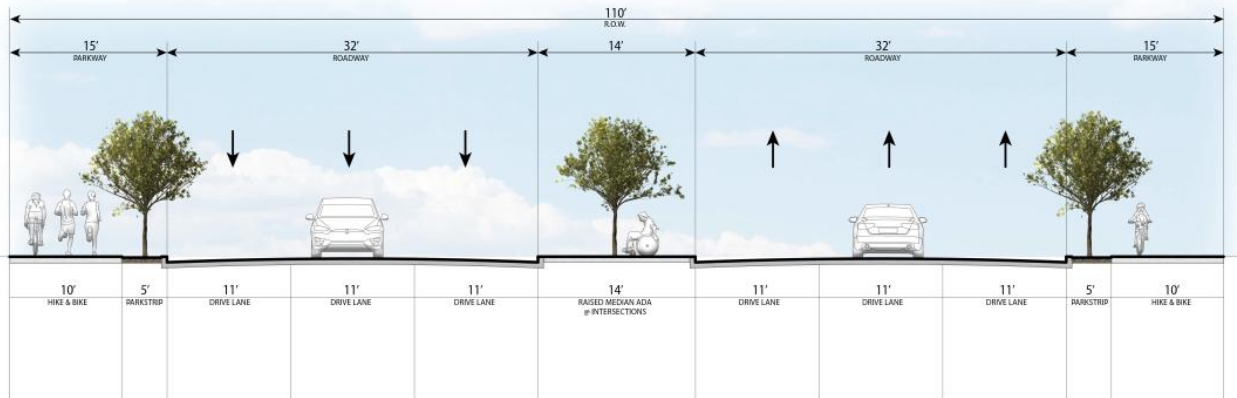
Utility and Miscellaneous Governmental Facilities
Communication utility facility
Governmental use, building
Major utility facility
Minor utility facility
Stormwater retention basin (public/private)
Utility storage yard
Water & wastewater utility facility



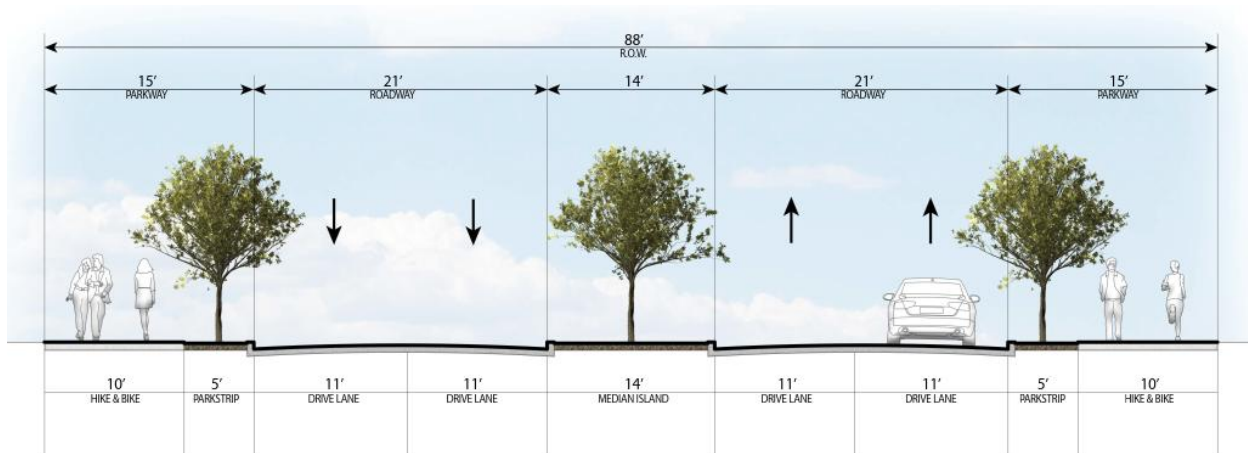
## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT “E” – ROADWAY SECTIONS

(illustrations are included as an example of varying street sections that may be implemented in the district depending on traffic needs and type of community buildout)



MAJOR ARTERIAL STREET WITH HIKE/BIKE  
SIX (6) LANES DIVIDED

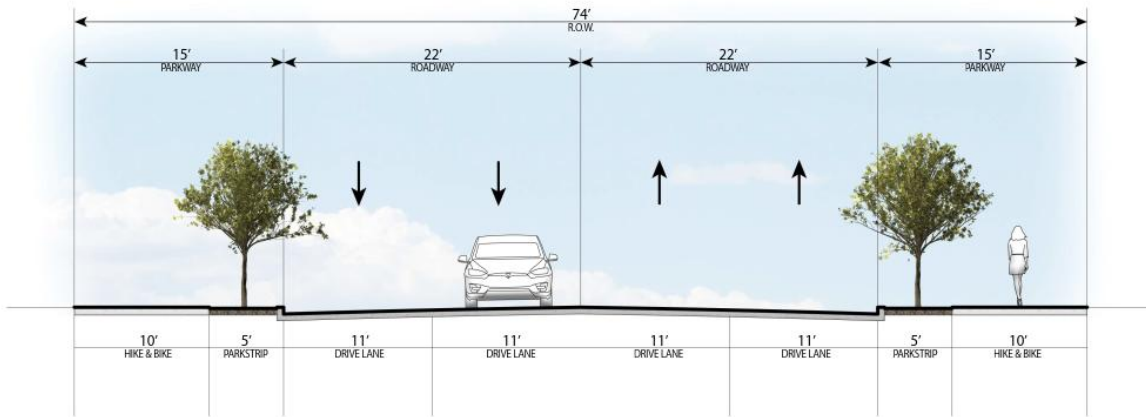


MINOR ARTERIAL STREET WITH HIKE/BIKE  
FOUR (4) LANES DIVIDED

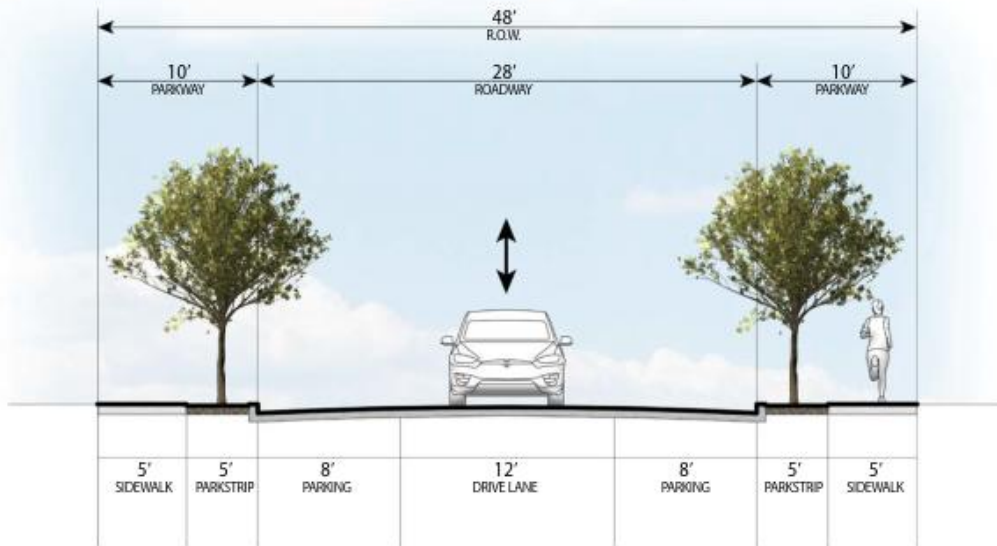




## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT



NON-RESIDENTIAL COLLECTOR WITH HIKE/BIKE  
FOUR (4) LANES UNDIVIDED



LOCAL RESIDENTIAL  
28-FT PAVING SECTION



## NORTHEAST 2,313 ACRES – MASTER ZONING PLAN AMENDMENT

### ATTACHMENT "F" – MASTER THOROUGHFARE PLAN

