



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (5-0)
- **Public Input:** One phone call opposed

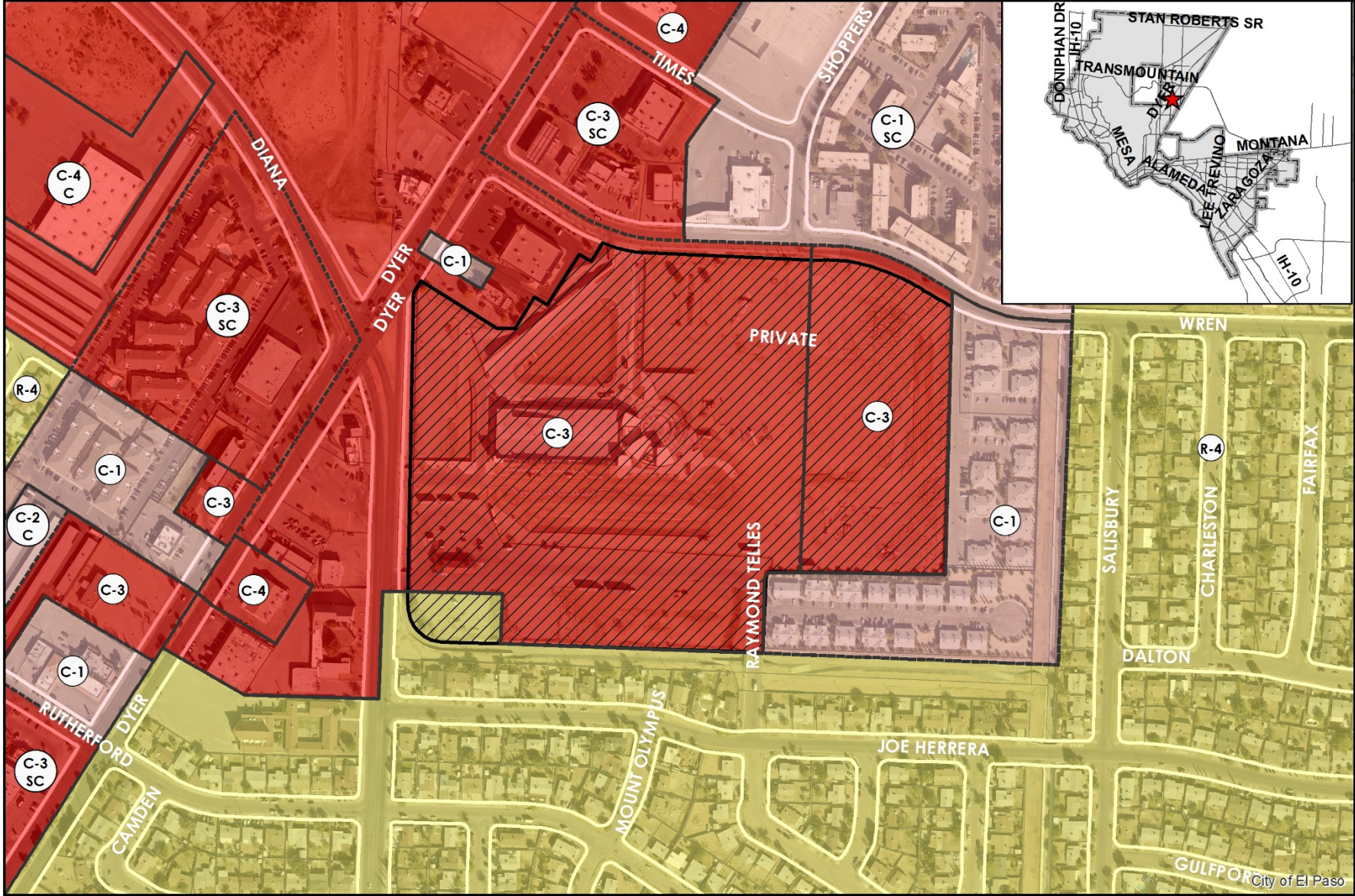
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



PZRZ18-00025



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



 Subject Property

0 125 250 500 750 1,000 Feet





PZRZ18-00025

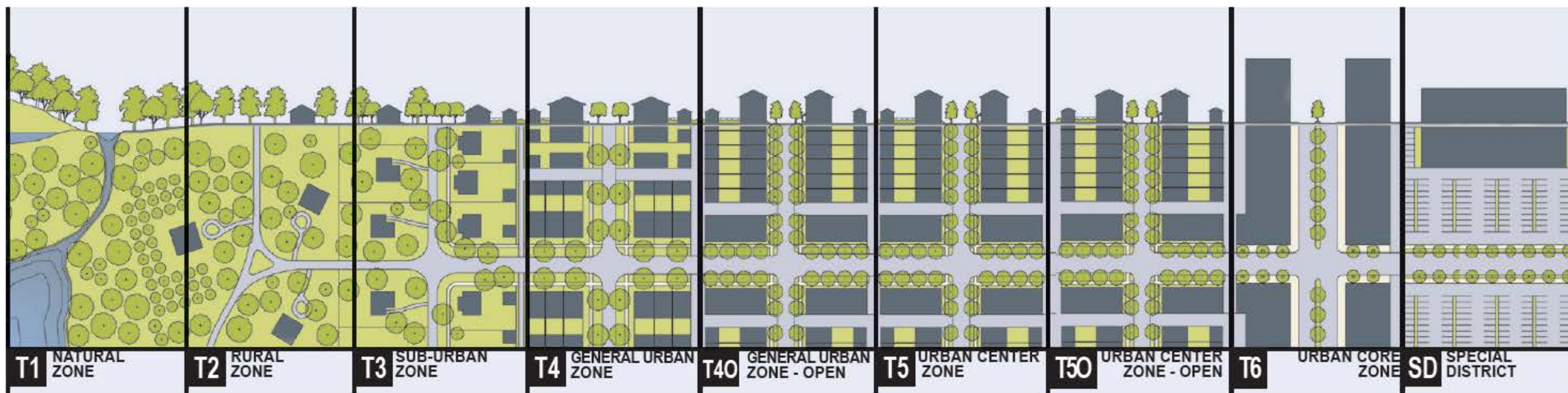


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 Subject Property





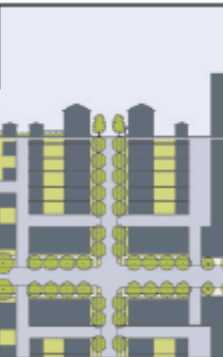
T40



T-40 GENERAL URBAN - OPEN

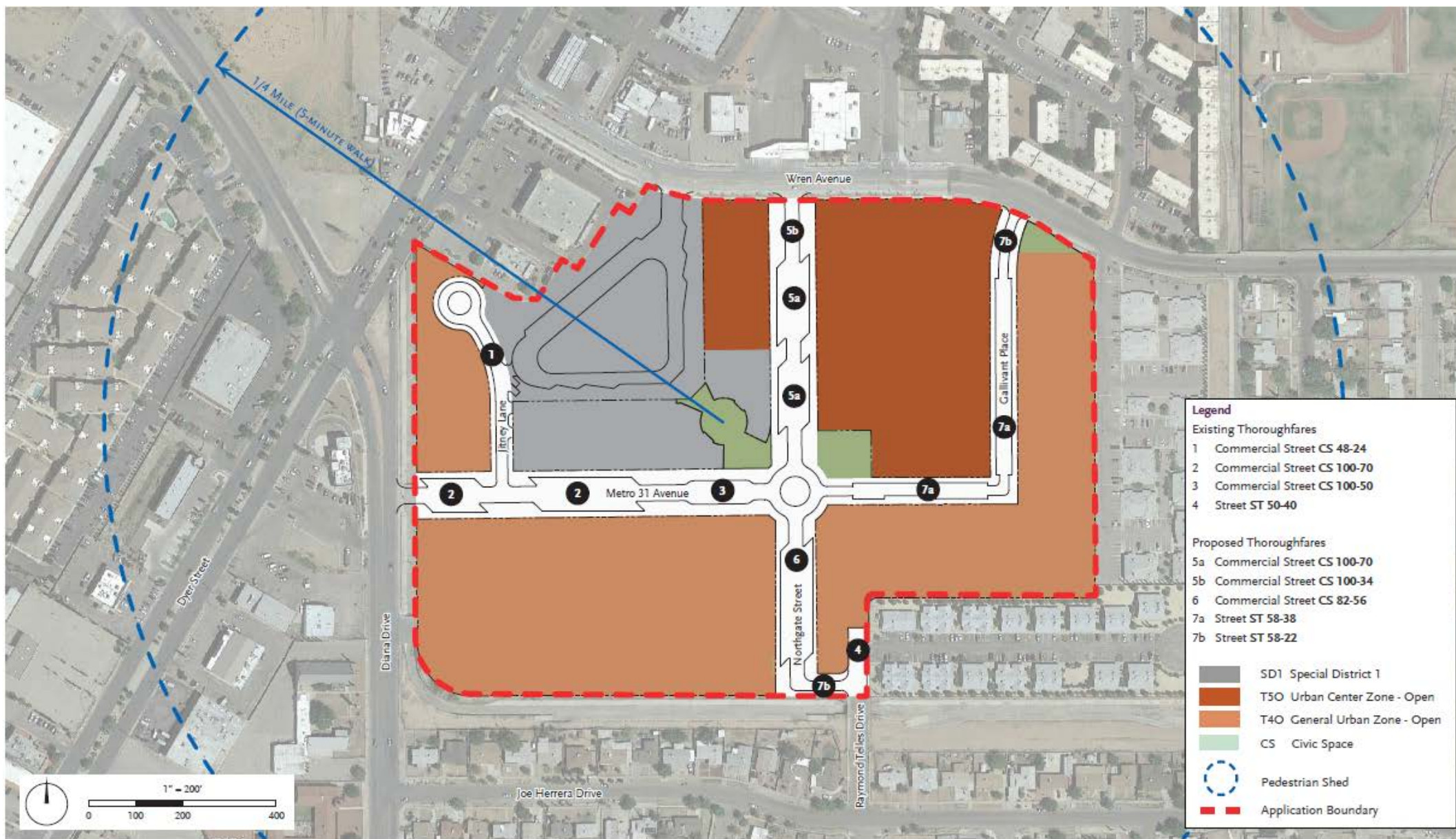
General Character:	Mix of Houses, Townhouses & small Apartment buildings, with open Commercial activity; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity
Building Placement:	Shallow Setbacks or none; buildings oriented to street defining a street wall
Frontage Types:	Shopfronts, Porches, fences, Stoops, Dooryards
Typical Building Height:	2- to 4-Story
Type of Civic Space:	Plazas, Squares, Greens, median landscaping

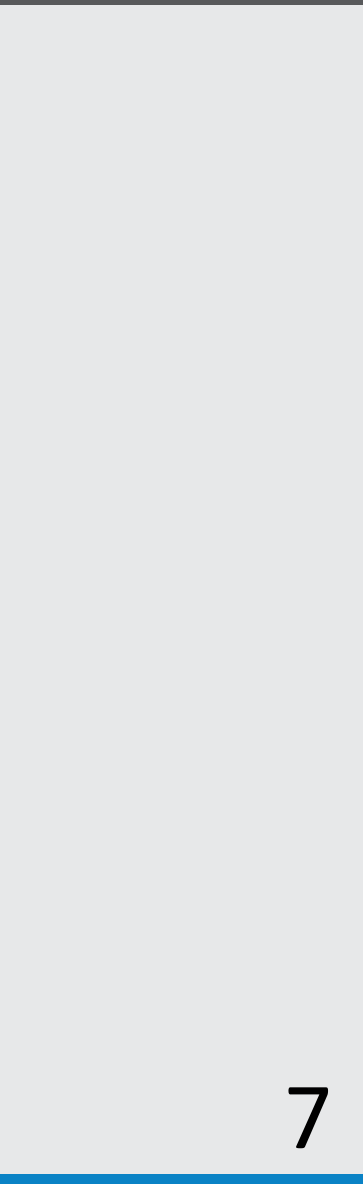
T50



T-50 URBAN CENTER - OPEN

General Character:	Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic Buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity
Building Placement:	Shallow Setbacks or none; buildings oriented to street defining a street wall
Frontage Types:	Stoops, Shopfronts, Galleries, and Arcades
Typical Building Height:	2- to 6-Story with some variation
Type of Civic Space:	Parks, Plazas and Squares, median landscaping





1. Pavement width includes gutter where present, and is measured from outside face of curb to outside face of curb.
2. For thoroughfares with multiple transect zones, public frontage types will be specific to the respective transect zone.
3. Proposed changes indicated in red text with original standard enclosed in brackets [].



Commercial Street
SD1, T4O,
48 feet [60 feet]
24 feet [34 feet]
Slow
20 mph
6.8 seconds [9.7 seconds]
2
None [Both sides at 7 feet marked]
10 feet
Arcade, Gallery, Shopfront
12 foot conc. [13 foot conc.]
6x6 [4x4] foot tree well /continuous parkway
Curb
Trees
n/a



Commercial Street
SD1, T4C,
100 feet
70 feet [64 feet]
Slow
25 mph
9.3 seconds [8.5 seconds]
2
Both sides angled at 18 feet [17 feet] marked
10 feet
Forecourt, Shopfront, Gallery, Arcade, Common Entry
15 foot [18 feet] conc.
6x6 [4x4] foot tree well
Curb
Trees
n/a



Commercial Street
SD1, T4O,
100 feet [80 feet]
50 feet [44 feet]
Slow
25 mph
9.1 seconds [8 seconds]
2
Both sides parallel at 8 feet marked
15 feet [10 feet]
Forecourt, Shopfront, Gallery, Arcade, Common Entry
25 foot [18 feet] conc.
6x6 [4x4] foot tree well
Curb
Trees
n/a



Street
T4O
50 feet [60 feet]
40 feet [34 feet]
Slow
20 mph
8.1 seconds [9.7 seconds]
2
Both sides at 8 feet [7 feet] marked
15 feet
Arcade, Gallery, Shopfront, Stoop
5 foot [6 foot] sidewalk
None [7 foot continuous parkway]
Curb
Trees
n/a

THOROUGHFARE STANDARDS

(EXISTING STREETS)

MOULE & POLYZOIDES

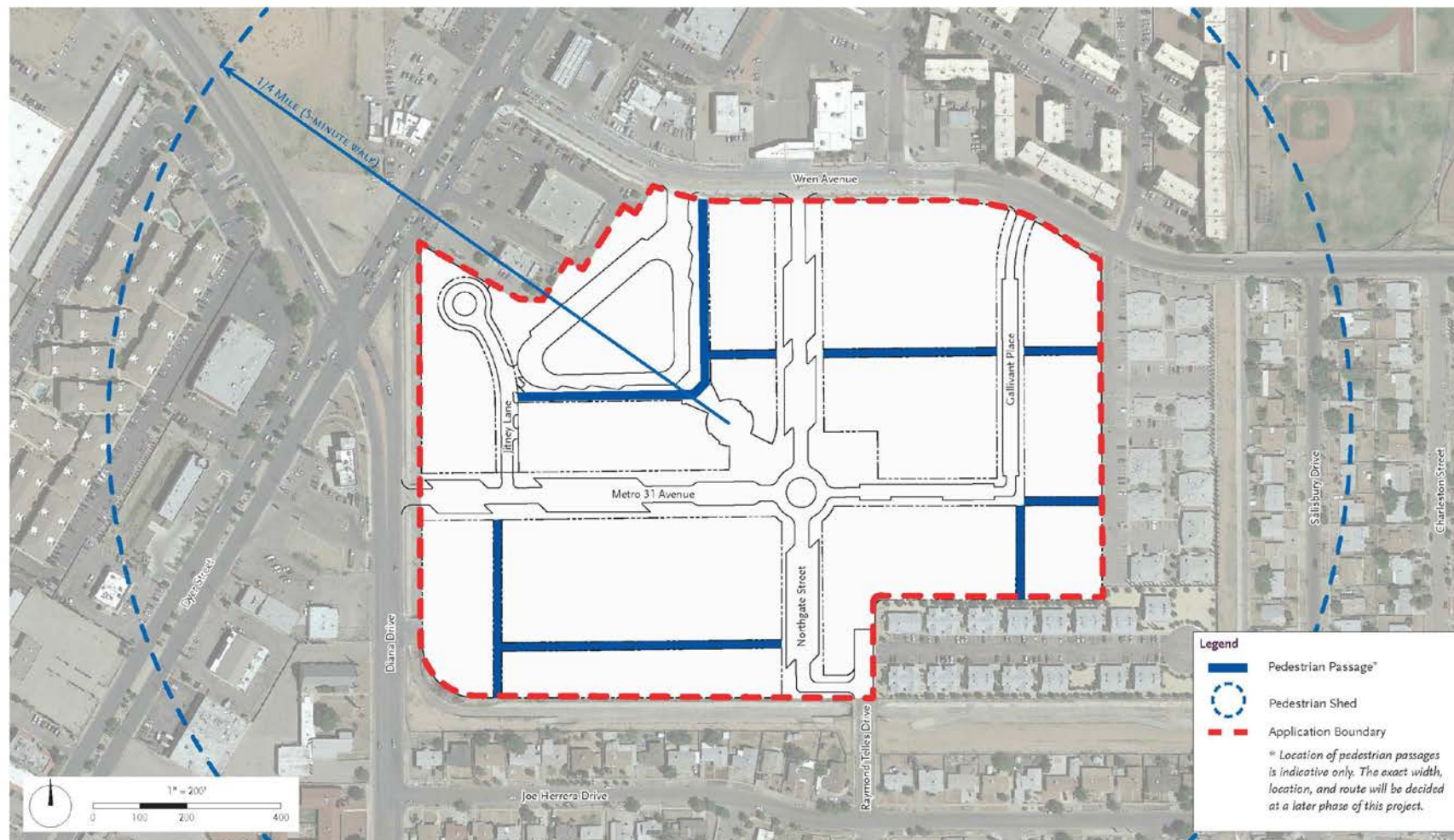


METRO 31 DEVELOPMENT REGULATING PLAN
25 MAY 2018
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CIVIC SPACE AND BUILDINGS

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METRO 31 DEVELOPMENT REGULATING PLAN
25 MAY 2018
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PEDESTRIAN PASSAGES

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Subject Property













Northgate Transit-Oriented Development

“The redevelopment of Northgate mall presents a unique opportunity to reshape this important node as transit-oriented development.”

“A complete, walkable neighborhood with a variety of building types and spaces would form an important center for the surrounding community.”

CITY OF EL PASO, TEXAS COMPREHENSIVE PLAN

YSLETA EASTON NORTHGATE PIEDRAS DRIVE RIM ROAD NEIGHBORHOOD BURGESS HIGH SCHOOL ARROYO PARK FRANKLIN MOUNTAINS CATHEDRAL HIGH GRAND VIEW FORT BLISS BANDOLERO LAMBKA PARK HIGHRIDGE BELVIDERE THREE HILLS MARWOOD PARK HIGHLAND PARK F.I.V.E. ASARCO YSLETA EASTON NORTHGATE PIEDRAS DRIVE RIM ROAD NEIGHBORHOOD BURGESS HIGH SCHOOL ARROYO PARK FRANKLIN MOUNTAINS CATHEDRAL HIGH GRAND VIEW FORT BLISS BANDOLERO LAMBKA PARK HIGHRIDGE BELVIDERE THREE HILLS MARWOOD PARK HIGHLAND PARK F.I.V.E. ASARCO

NORTHEAST MISSION VALLEY AUSTIN HIGH SCHOOL PLACE SAN JACINTO PLAZA NORTHGATE MADELINE DRIVE MUNDY PARK SUNSET HEIGHTS JACKSON CORK PARK TOM LEA PARK LORETTO ACADEMY SNOW HEIGHTS PARK KIDD FIELD AMERICAS HIGH SCHOOL ALTHEA PARK KERN PLACE HOUSTON PARK MISSION HILLS SOUTH RIDGECREST LOMAS DEL REY LAKEHURST FESTIVAL HILLS ROSEDALE MESA MISSION VALLEY HILLS RIDGE REMCON MONTOYA HEIGHTS WEST GREEN BORDERLAND EASTWOOD MEMORIAL PARK ARMSTRONG FIELD MILITARY HEIGHTS AUSTIN TERRACE LOGAN HEIGHTS SUNRISE EASTSIDE MINER VILLAGE SAMBRANO WASHINGTON PARK STILES GARDEN LAFAYETTE PLACE COLLINGSWORTH GARDENS SUN VALLEY PARKLAND MEDINA RIVERSIDE PARK CLAUDY PARK DELTA PARK

PLAN EL PASO

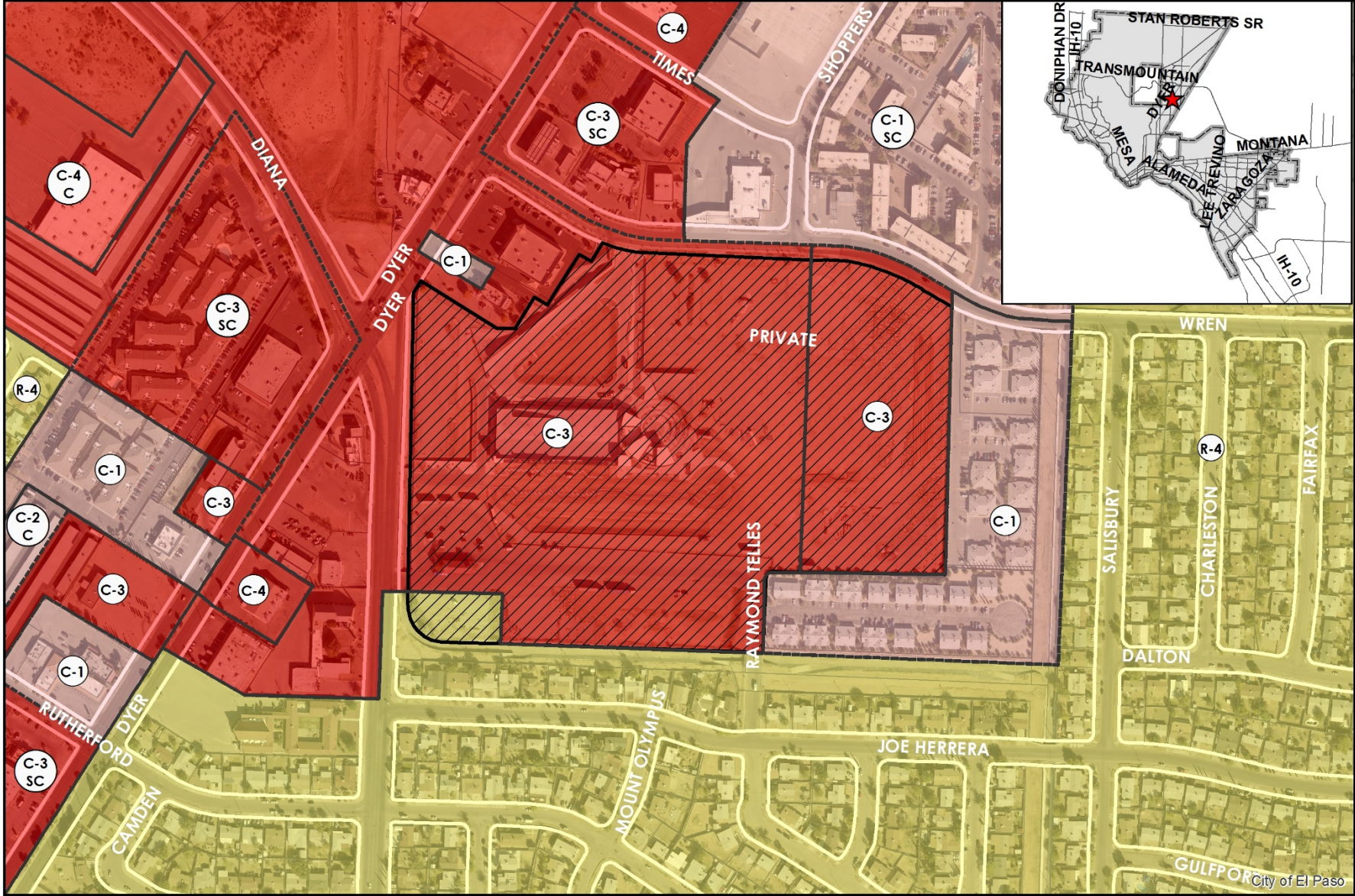


VOLUME I: CITY PATTERNS

03/06/12



PZRZ18-00025



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 Subject Property

0 125 250 500 750 1,000 Feet





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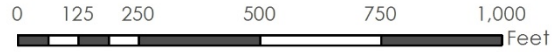
PLCP18-00001



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- Subject Property
- PLCP18-00001 Boundary





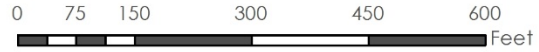
PLCP18-00001



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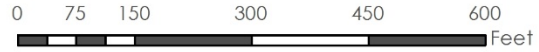
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Subject Property





G-2, Traditional Neighborhood:

This sector is well-suited for the use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan

O-1, Preserve:

Publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas, and cemeteries.





PLCP18-00001



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