

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

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

**AGENDA DATE:** Introduction: July 24, 2018  
Public Hearing: August 21, 2018

**CONTACT PERSON/PHONE:** Alex Hoffman, 212-1566, [HoffmanAP@elpasotexas.gov](mailto:HoffmanAP@elpasotexas.gov)  
Harrison Plourde, 212-1584, [PlourdeHT@elpasotexas.gov](mailto:PlourdeHT@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** District 4

**SUBJECT:**

An Ordinance changing the zoning of a portion of Lot 1A and all of Lot 7, Block 6, Northgate Replat 'C' and all of Lot 4, Block 6, Northgate Subdivision, City of El Paso, El Paso County, Texas from C-3 (Commercial) and R-4 (Residential) to SCZ (SmartCode Zone), the penalty is as provided for in Chapter 21.60 of the El Paso City Code.

**BACKGROUND / DISCUSSION:**

On June 28, 2018, the City Plan Commission reviewed and recommended approval of the rezoning request. This item is related to PLCP18-00001, which requests to change the Future Land Use Map designation for a portion of the subject property from O-1, Preserve to G-2, Traditional Neighborhood.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) - Approval Recommendation (5-0)

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

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Victor Morrison-Vega  
FOR Planning and Inspections Department



**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 1A AND ALL OF LOT 7, BLOCK 6, NORTHGATE REPLAT 'C' AND ALL OF LOT 4, BLOCK 6, NORTHGATE SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-3 (COMMERCIAL) AND R-4 (RESIDENTIAL) TO SCZ (SMARTCODE ZONE), THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE.

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

That the zoning of a portion of Lot 1A and all of Lot 7, Block 6, Northgate Replat 'C' and all of Lot 4, Block 6, Northgate Subdivision, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", as incorporated by reference, be changed from C-3 (Commercial) and R-4 (Residential) to SCZ (SmartCode Zone), within the meaning of Title 21, SmartCode; and,

That the zoning map of the City of El Paso be revised accordingly; and,

That the City Council approve the Regulating Plan attached as Exhibit "B" and incorporated herein for all purposes; and,

That the development of the property described above and land uses allowed on such property shall be in accordance with Title 21, SmartCode, the attached Regulating Plan, and the El Paso City Code.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

THE CITY OF EL PASO

ATTEST:

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

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

APPROVED AS TO FORM:

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

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Victor Morrison-Vega  
Planning & Inspections Department

(Exhibits on the following pages)

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

18-1007-2221 | 798776  
Metro 31 Rezoning  
D T A

## EXHIBIT "A"

Property description: 30.802 acres, being a portion of Lot 1A and all of Lot 7, Block 6, Northgate Replat "C" and all of Lot 4, Block 6, Northgate, El Paso, El Paso County, Texas

### METES AND BOUNDS DESCRIPTION

The parcel of land herein described is 30.802 acres, being a portion of Lot 1A and all of Lot 7, Block 6, Northgate Replat "C" (Book 62, Page 45, Plat Records, El Paso County, Texas) and all of Lot 4, Block 6, Northgate (Book 10, Pages 30 and 31, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

**COMMENCING** at the intersection of the common boundary between Lots 1A and 6, Block 6, Northgate Replat "C" and Lot 3, Block 6, Northgate, said point also being the **POINT OF BEGINNING** of this description;

**THENCE**, South 89° 02' 30" West, along the northerly boundary of Lot 3, Block 6, Northgate, a distance of 844.92 feet to the common boundary between Lots 3 and 4, Block 6, Northgate;

**THENCE**, 180.90 feet continuing along said northerly boundary and along the arc of a curve to the right, having a radius of 115.43 feet, a central angle of 89° 47' 30", and a chord which bears North 46° 03' 45" West, a distance of 162.95 feet to the easterly boundary of Lot 3, Block 6;

**THENCE**, North 1° 10' 00" West, along said boundary, a distance of 844.67 feet to the easterly right-of-way of Dyer Street (100-foot right-of-way, February 5, 1936, Book 608, Page 474, Deed Records, El Paso County, Texas);

**THENCE**, North 29° 25' 00" East, along said right-of-way, a distance of 2.15 feet to the southerly boundary of that certain parcel of land described July 28, 2003, in Book 4645, Page 1491, Deed Records, El Paso County, Texas;

**THENCE**, South 60° 35' 00" East, along said boundary, a distance of 244.61 feet;

**THENCE**, North 89° 59' 53" East, continuing along said boundary, a distance of 48.36 feet to the easterly boundary of said parcel;

**THENCE**, North 29° 08' 39" East, along said boundary, a distance of 101.30 feet to the southerly boundary of that certain parcel of land described August 23, 2002, in Book 4323, Page 748, Deed Records, El Paso County, Texas;

**THENCE**, along said boundary, the following courses:

South 60° 35' 00" East, a distance of 40.75 feet;

North 29° 25' 00" East, a distance of 161.84 feet;

South 60° 35' 00" East, a distance of 37.81 feet;

North 29° 25' 00" East, a distance of 62.38 feet to the southerly right-of-way of Wren Avenue (80-foot right-of-way, Northgate);

**THENCE**, along said right-of-way, the following courses:

147.78 feet along the arc of a curve to the left, having a radius of 461.09 feet, a central angle of 18° 21' 49", and a chord which bears South 81° 56' 35" East, a distance of 147.15 feet;

North 88° 52' 30" East, a distance of 466.69 feet;

262.19 feet along the arc of a curve to the right, having a radius of 448.98 feet, a central angle of 33° 27' 30", and a chord which bears South 74° 23' 45" East, a distance of 258.48 feet;

South 57° 40' 00" East, a distance of 40.66 feet;

65.78 feet along the arc of a curve to the left, having a radius of 522.72 feet, a central angle of 7° 12' 37", and a chord which bears South 61° 16' 18" East, a distance of 65.74 feet to the westerly boundary of Lot 6, Block 6, Northgate Replat "C";

**THENCE**, South 1° 10' 00" East, along said boundary, a distance of 720.11 feet to the northerly boundary of Lot 6;

**THENCE**, South 89° 02' 30" West, along said boundary, a distance of 467.50 feet;

## EXHIBIT "A"

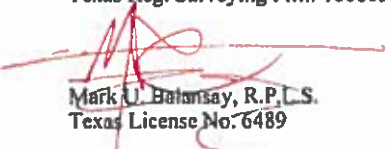
THENCE, 23.56 feet continuing along said boundary and along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears South  $44^{\circ} 02' 30''$  West, a distance of 21.21 feet to the westerly boundary of Lot 6;

THENCE, South  $0^{\circ} 57' 30''$  East, along said boundary, a distance of 193.02 feet to the POINT OF BEGINNING of this description.

Said parcel of land contains 30.802 acres (1,341,722 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.  
Professional Land Surveyors  
Texas Reg. Surveying Firm 10060500



Mark U. Balansay, R.P.L.S.  
Texas License No. 6489

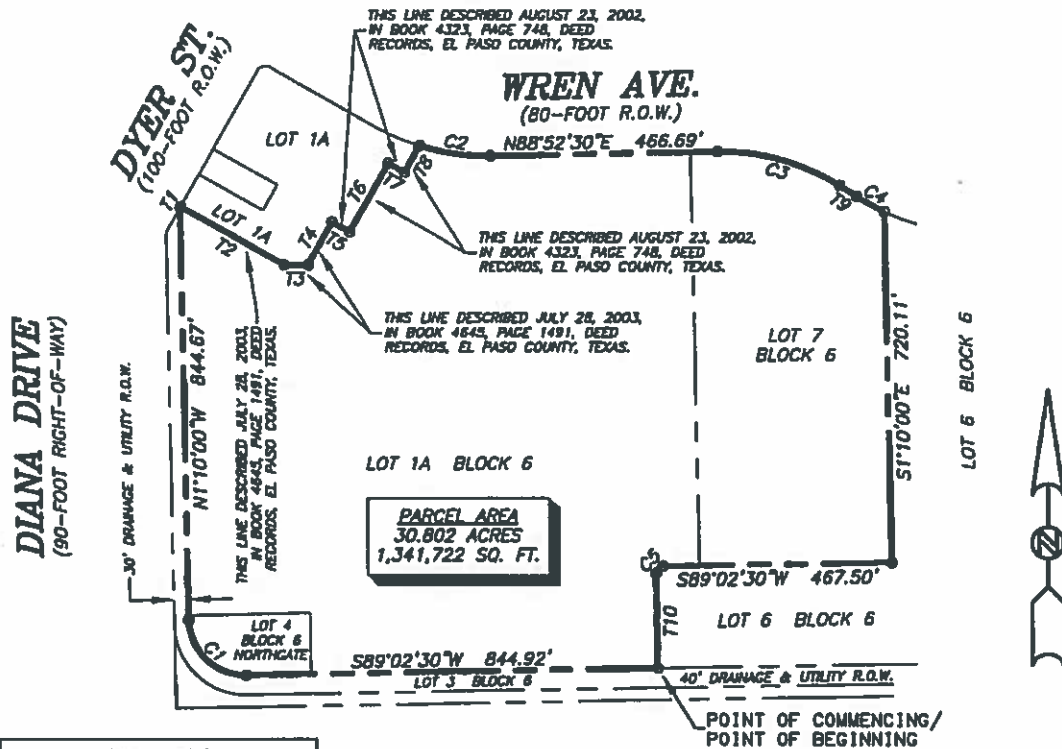
Job Number 14-0048A  
April 11, 2018



## NOTE:

## EXHIBIT "A"

1. NORTHGATE REPLAT "C" IS RECORDED IN BOOK 62, PAGE 45, PLAT RECORDS, EL PASO COUNTY, TEXAS.
2. THIS PLAT IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS PLAT.
3. THE WREN AVENUE RIGHT-OF-WAY IS FROM THE PLAT OF NORTHGATE IN BOOK 10, PAGES 30 AND 31, PLAT RECORDS, EL PASO COUNTY, TEXAS.
4. THE DYER STREET RIGHT-OF-WAY WAS DESCRIBED FEBRUARY 5, 1936, IN BOOK 608, PAGE 474, DEED RECORDS, EL PASO COUNTY, TEXAS.
5. BASIS-OF-BEARINGS IS THE MONUMENTED CENTERLINE OF MARIE TOBIN DRIVE AS SHOWN ON THE PLAT OF TOBIN PARK ADDITION IN BOOK 17, PAGE 7, PLAT RECORDS, EL PASO COUNTY, TEXAS.
6. NEITHER EXISTING IMPROVEMENTS NOR EXISTING EASEMENTS WERE ADDRESSED AS PART OF THIS PLAT.



LINE TABLE		
LINE #	BEARING	DISTANCE
T1	N29°25'00"E	2.15'
T2	S60°35'00"E	244.61'
T3	N89°59'53"E	48.36'
T4	N29°08'39"E	101.30'
T5	S60°35'00"E	40.75'
T6	N29°25'00"E	161.84'
T7	S60°35'00"E	37.81'
T8	N29°25'00"E	62.38'
T9	S57°40'00"E	40.66'
T10	S0°57'30"E	193.02'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°47'30"	115.43'	180.90'	N46°03'45"W	162.95'
C2	18°21'49"	461.09'	147.78'	S81°56'35"E	147.15'
C3	33°27'30"	448.98'	262.19'	S74°23'45"E	258.48'
C4	7°12'37"	522.72'	65.78'	S61°16'18"E	65.74'
C5	90°00'00"	15.00'	23.56'	S44°02'30"W	21.21'

SCALE: 1" = 300'

0 150 300 600



# ROBERT SEIPEL ASSOCIATES, INC.

## PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

*[Handwritten signature]*

30.802 ACRES, BEING A PORTION OF LOT 1A AND  
ALL OF LOT 7, BLOCK 6, NORTHGATE REPLAT "C"  
AND ALL OF LOT 4, BLOCK 6, NORTHGATE, EL PASO,  
EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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DATE: 04-11-18  
SCALE: 1" = 300'  
DRAWN BY: RRS  
CHK'D BY: RRS  
FB: ~  
FILE #: 14-0048A

## EXHIBIT "B"



SMARTCODE APPLICATION  
EL PASO, TEXAS

METRO 31  
DEVELOPMENT  
REGULATING PLAN

PREPARED FOR THE CITY OF EL PASO  
25 MAY 2018

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS

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18-1007-2221 | 798776| Metro 31

## EXHIBIT "B"

### Project Team

Lead Consultant  
Moule & Polyzoides  
Architects and  
Urbanists  
Stefanos Polyzoides  
Vinayak Bharné  
Juan Gomez-Novy  
Stephanie Escobar  
Laura Haymond



Site Location

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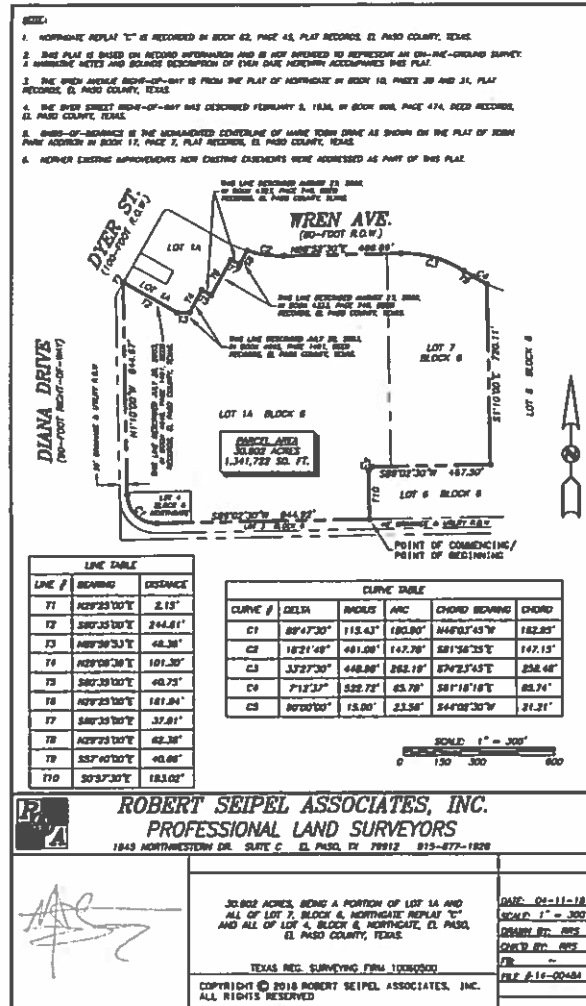
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## EXHIBIT "B"



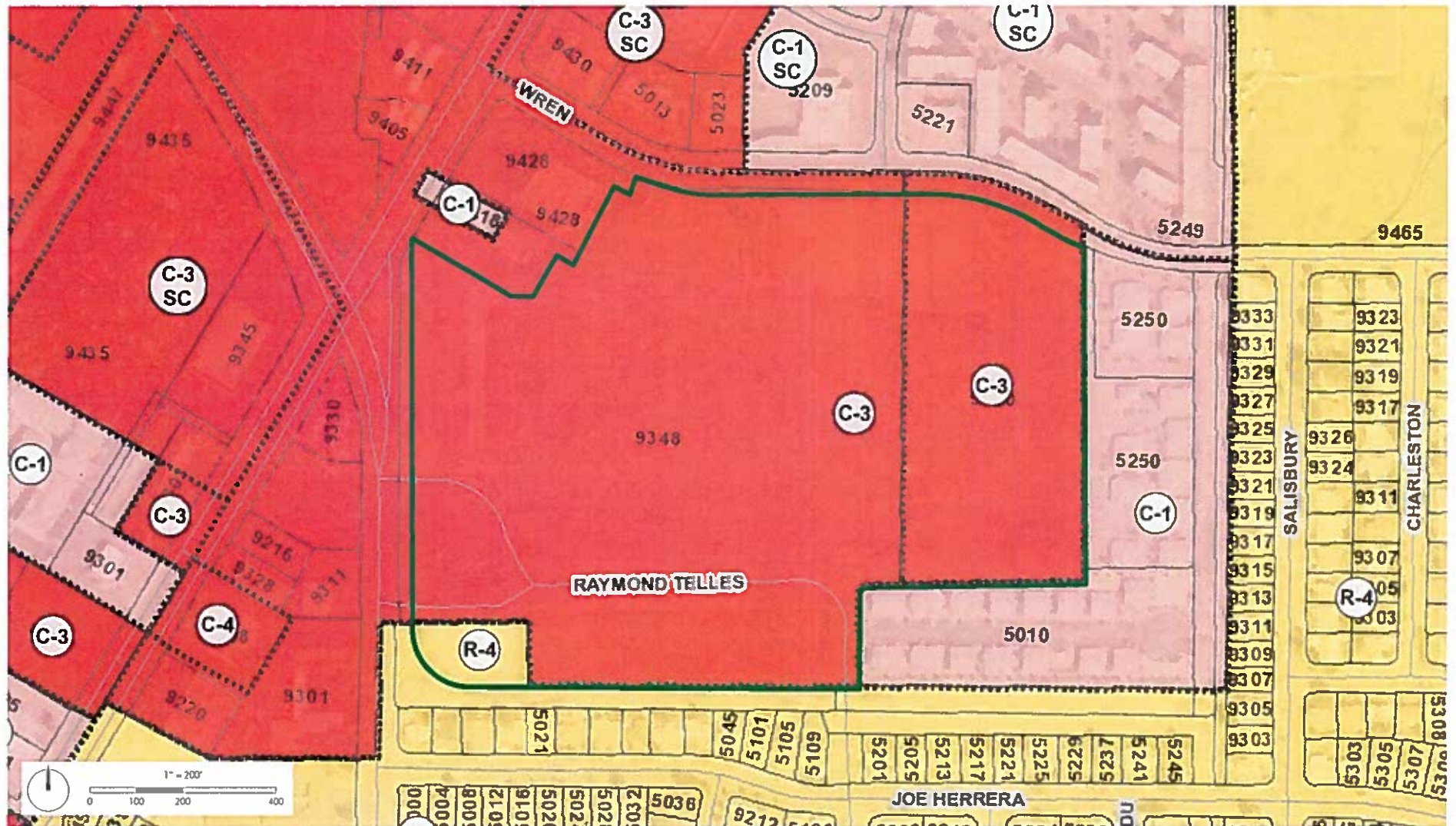
# EXHIBIT "B"



Legal	Acreage
A parcel of land being a portion of Lot 1A and all of Lot 7, Block 6, Northgate Replat "C" and all of Lot 4, Block 6, Northgate, El Paso, El Paso County, Texas.	30.802
<b>Total Acreage</b>	<b>30.802</b>



# EXHIBIT "B"



## EXISTING ZONING



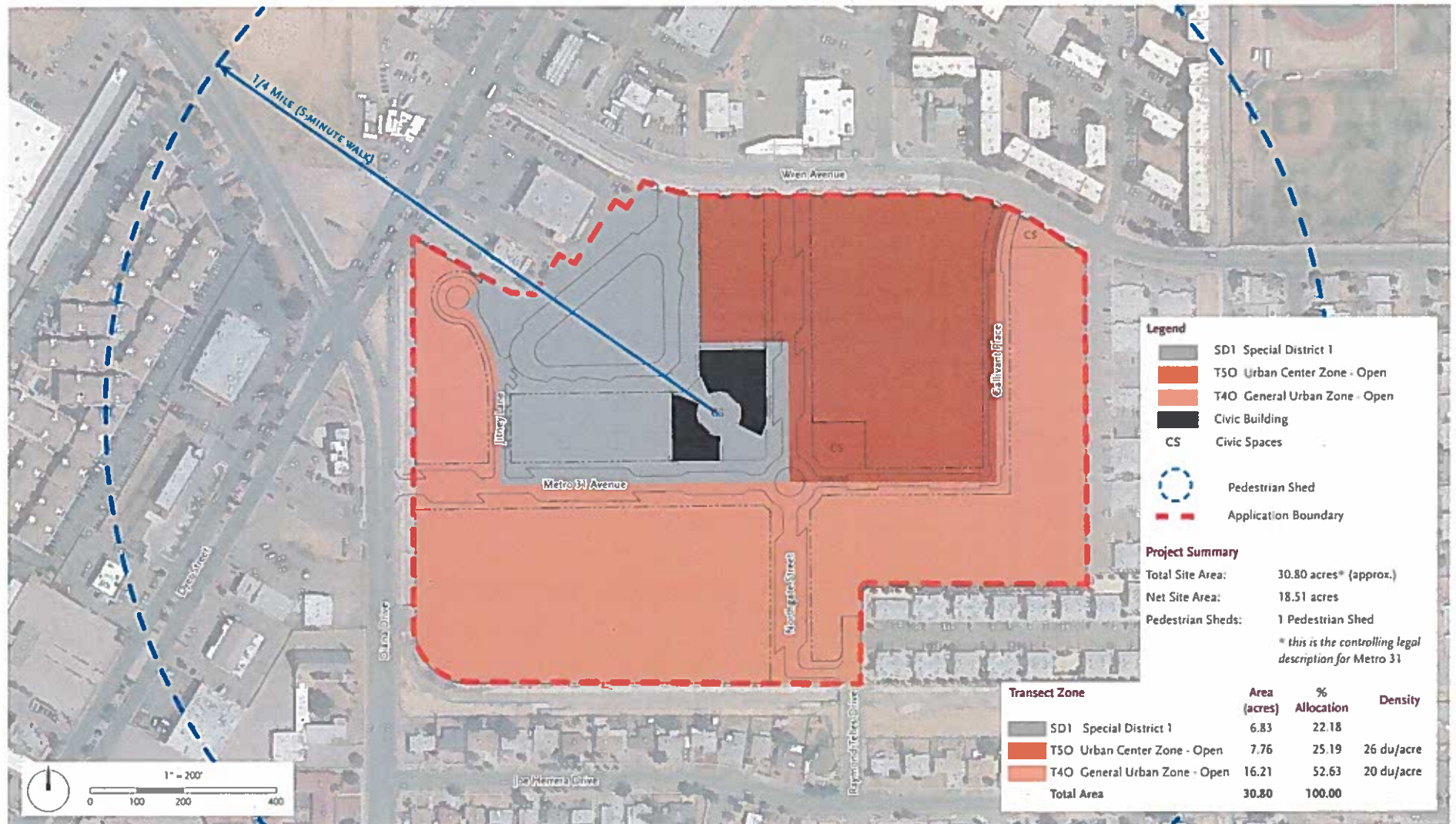
## EXHIBIT "B"



## SITE PLAN (INCLUDING PROJECT BOUNDARY & DEVELOPABLE AREA)



## EXHIBIT "B"



## TRANSECT ZONE ALLOCATION



## EXHIBIT "B"



## THOROUGHFARE ASSIGNMENT

Metro 31 Development Regulating Plan

25 May 2018

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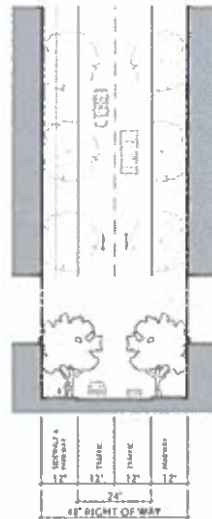
MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS

## EXHIBIT "B"

### Notes:

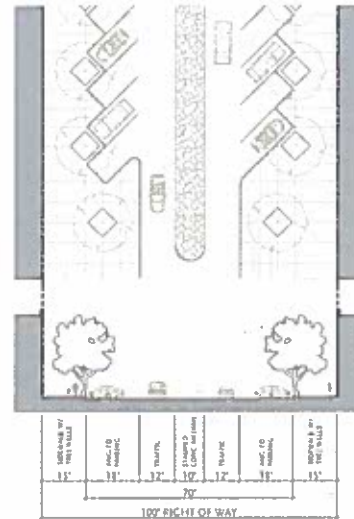
1. Pavement width includes gutter where present, and is measured from outside face of curb to outside face of curb.
2. For thoroughfares with multiple transect zones, public frontage types will be specific to the respective transect zone.
3. Proposed changes indicated in red text with original standard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



1. CS 48-24  
(Modification of CS 60-34)

**SD1 T40**

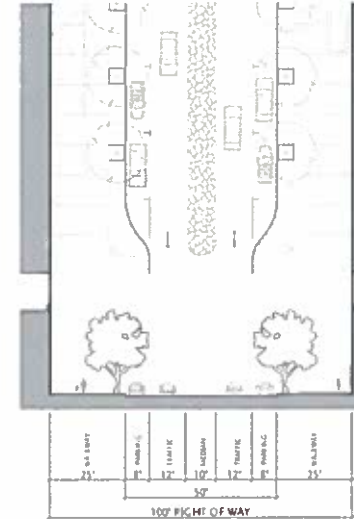
Thoroughfare Type	Commercial Street
Transect Zone Assignment	SD1, T40.
Right-of-Way	48 feet [60 feet]
Pavement Width	24 feet [34 feet]
Movement	Slow
Design Speed	20 mph
Pedestrian Crossing Time	6.8 seconds [9.7 seconds]
Traffic Lanes	2
Parking Lanes	None [Both sides at 7 feet marked]
Curb Radius	10 feet
Public Frontage Type	Arcade, Gallery, Shopfront
Walkway Type	12 foot conc. [13 foot conc.]
Planter Type	6x6 [4x4] foot tree well /continuous parkway
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a



2. CS 100-70  
(Modification of CS 100-64)

**SD1 T40**

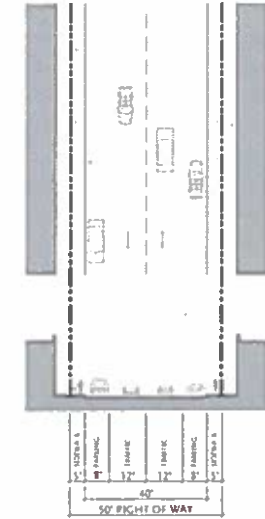
Thoroughfare Type	Commercial Street
Transect Zone Assignment	SD1, T40.
Right-of-Way	100 feet
Pavement Width	70 feet [64 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	9.3 seconds [8.5 seconds]
Traffic Lanes	2
Parking Lanes	Both sides angled at 18 feet [17 feet] marked
Curb Radius	10 feet
Public Frontage Type	Forecourt, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	15 foot [18 feet] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a



3. CS 100-50  
(Modification of CS 80-44)

**SD1 T40**

Thoroughfare Type	Commercial Street
Transect Zone Assignment	SD1, T40.
Right-of-Way	100 feet [80 feet]
Pavement Width	50 feet [44 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	9.1 seconds [8 seconds]
Traffic Lanes	2
Parking Lanes	Both sides parallel at 8 feet marked
Curb Radius	15 feet [10 feet]
Public Frontage Type	Forecourt, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	25 foot [18 feet] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a



4. ST 50-40  
(Modification of ST 60-34)

**T40**

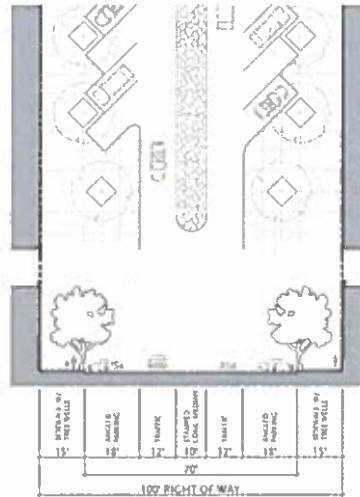
Thoroughfare Type	Street
Transect Zone Assignment	T40
Right-of-Way	50 feet [60 feet]
Pavement Width	40 feet [34 feet]
Movement	Slow
Design Speed	20 mph
Pedestrian Crossing Time	8.1 seconds [9.7 seconds]
Traffic Lanes	2
Parking Lanes	Both sides at 8 feet [7 feet] marked
Curb Radius	15 feet
Public Frontage Type	Arcade, Gallery, Shopfront, Stoop
Walkway Type	5 foot [6 foot] sidewalk
Planter Type	None [7 foot continuous parkway]
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

## THOROUGHFARE STANDARDS (EXISTING STREETS)

## EXHIBIT "B"

### Notes:

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 [ ].

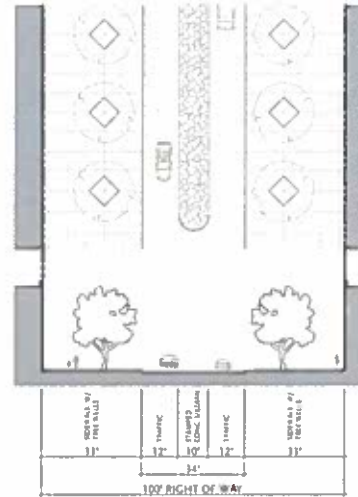


5a. CS 100-70  
(Modification of CS 100-64)

**SD1 T50**

Thoroughfare Type	Commercial Street
Transect Zone Assignment	SD1, T50
Right-of-Way	100 feet
Pavement Width	70 feet [64 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	9.3 seconds [8.5 seconds]
Traffic Lanes	2
Parking Lanes	Both sides angled at 18 feet [17 feet] marked
Curb Radius	10 feet
Public Frontage Type	Forecourt, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	15 foot [18 foot] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Thoroughfare Type 5a built to be consistent with existing Thoroughfare Type 2b design.



5b. CS 100-34  
(Modification of CS 100-64)

**T50**

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T50
Right-of-Way	100 feet
Pavement Width	34 feet [64 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	4.5 seconds [8.5 seconds]
Traffic Lanes	2
Parking Lanes	None [Both sides angled at 17 feet marked]
Curb Radius	10 feet
Public Frontage Type	Forecourt, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	33 foot [18 foot] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Thoroughfare Type 5b is the portion of Thoroughfare Type 5a near Wren Avenue



6. ST 82-58  
(Modification of CS 80-54)

**T40**

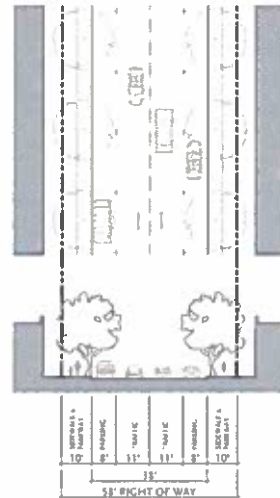
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T40, T50
Right-of-Way	82 feet [80 feet]
Pavement Width	58 feet [54 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	6.1 seconds [5.7 seconds]
Traffic Lanes	2
Parking Lanes	Both sides angled at 18 feet [17 feet] marked
Curb Radius	15 feet [10 feet]
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	12 foot [13 foot] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Modified to accommodate Sun Metro Buses

## EXHIBIT "B"

### Notes:

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 [ ].

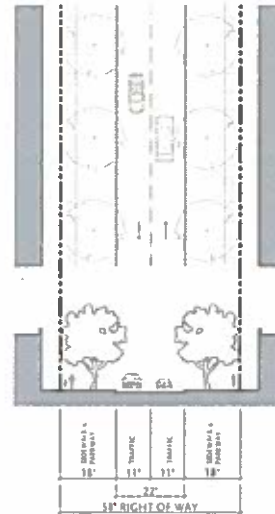


7a. ST 58-38  
(Modification of ST 60-34)

**T40 T50**

Thoroughfare Type	Street
Transect Zone Assignment	T40, T50
Right-of-Way	58 feet [60 feet]
Pavement Width	38 feet [34 feet]
Movement	Slow
Design Speed	20 mph
Pedestrian Crossing Time	10.8 seconds [9.7 seconds]
Traffic Lanes	2
Parking Lanes	Both sides at 8 feet [7 feet] marked
Curb Radius	15 feet
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	5 foot [6 foot] sidewalk
Planter Type	5 foot [7 foot] continuous parkway
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Modified to accommodate Sun Metro Buses



7b. ST 58-22  
(Modification of ST 60-34)

**T50**

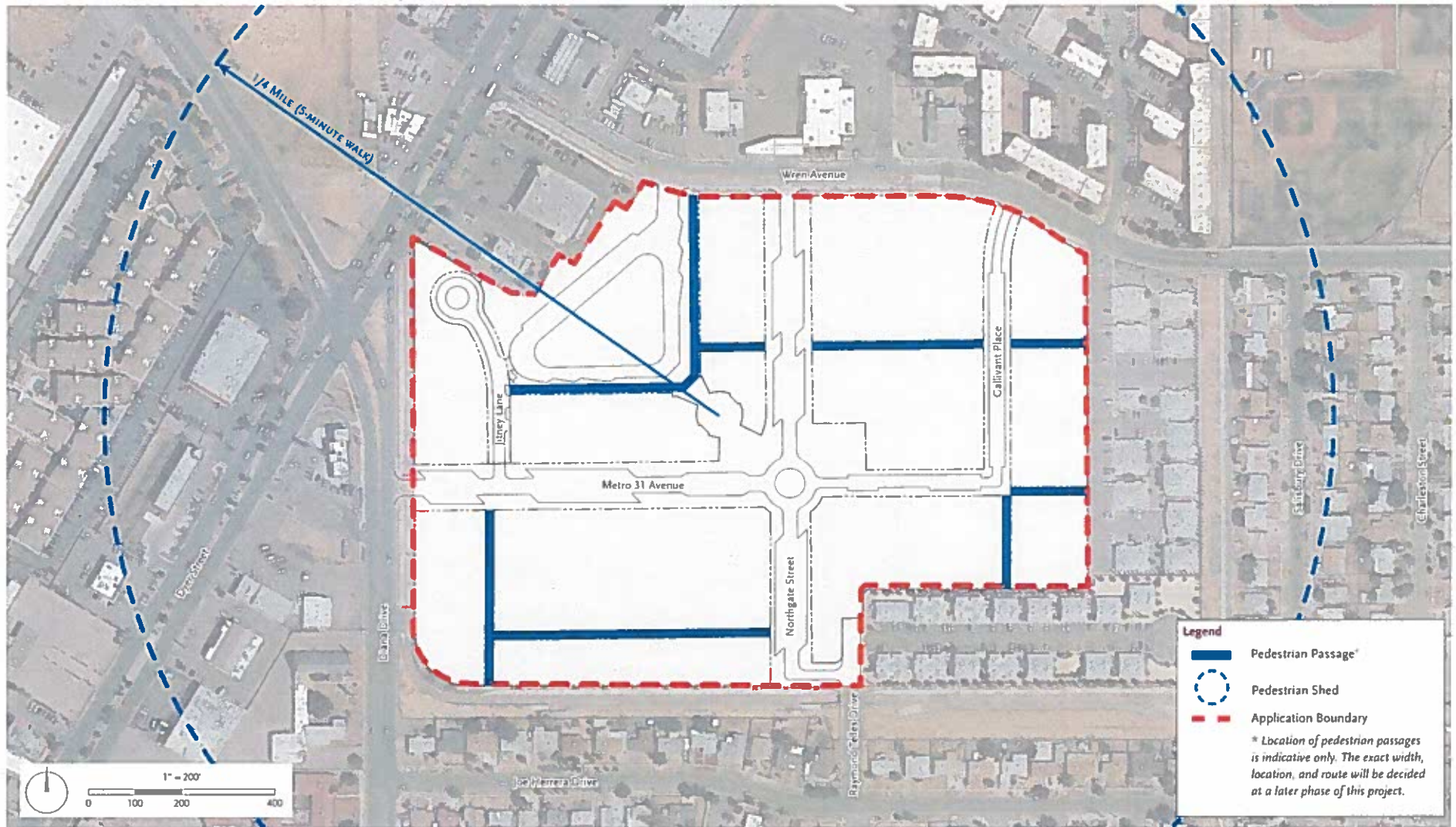
Street	Street
Transect Zone Assignment	T50
Right-of-Way	58 feet [60 feet]
Pavement Width	22 feet [34 feet]
Movement	Slow
Design Speed	20 mph
Pedestrian Crossing Time	6.3 seconds [9.7 seconds]
Traffic Lanes	2
Parking Lanes	None [Both sides at 7 feet marked]
Curb Radius	15 feet
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	5 foot [6 foot] sidewalk
Planter Type	13 foot [7 foot] continuous parkway
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Modified to accommodate Sun Metro Buses

## THOROUGHFARE STANDARDS (PROPOSED STREETS)



## EXHIBIT "B"



## PEDESTRIAN PASSAGES



**EXHIBIT "B"**



## MAXIMUM BLOCK SIZE



## EXHIBIT "B"



## CIVIC SPACE AND BUILDINGS

Metro 31 Development Regulating Plan  
25 May 2018

MOULE & POLYZOIDES, ARCHITECTS AND URBANISTS

18-1007-2221 | 798776 | Metro 31

MOULE & POLYZOIDES

## EXHIBIT "B"



## PLAYGROUNDS

Metro 31 Development Regulating Plan

25 May 2018

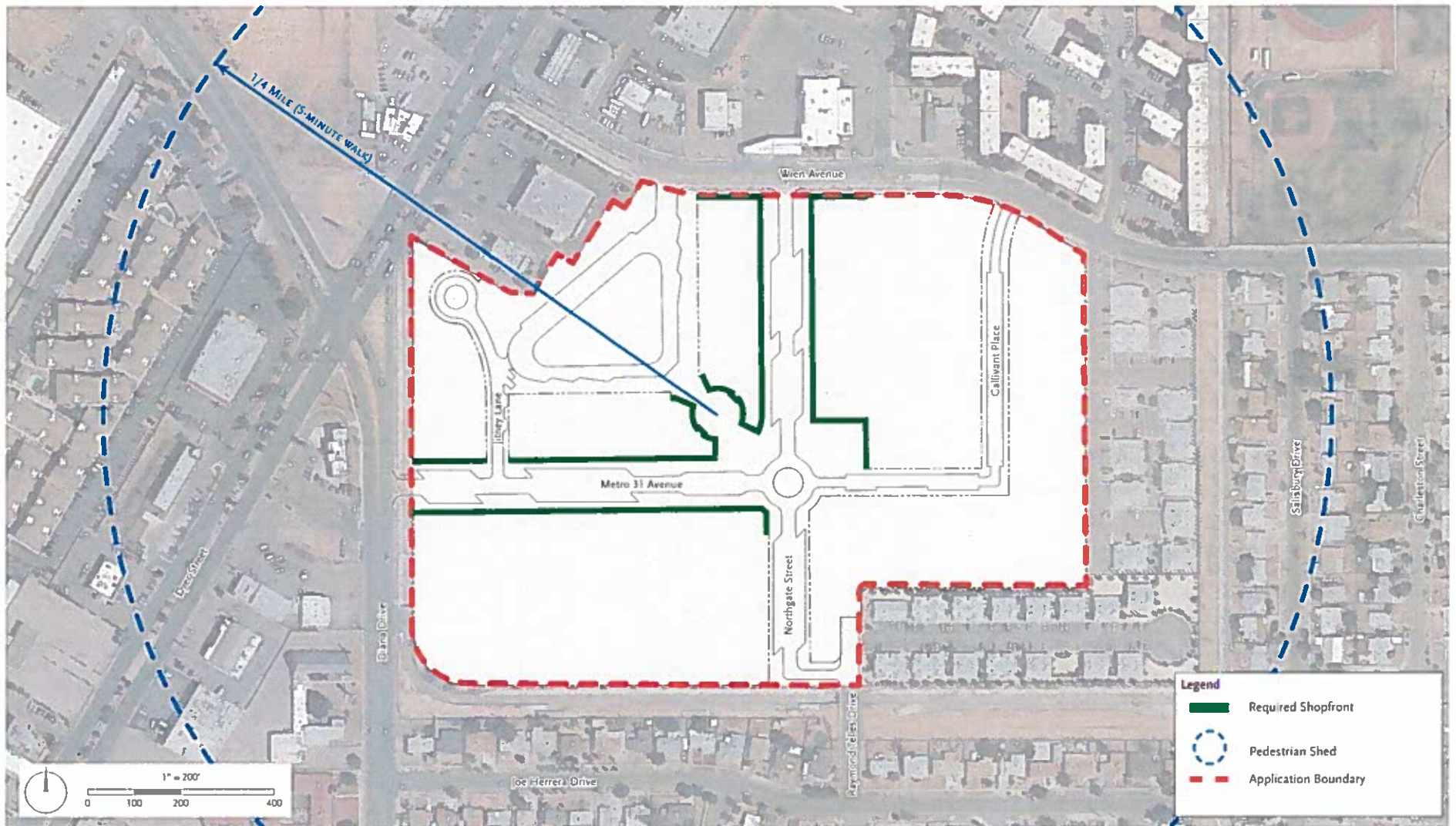
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MOULÉ & POLYZOÏDES



## EXHIBIT "B"



## SPECIAL REQUIREMENTS

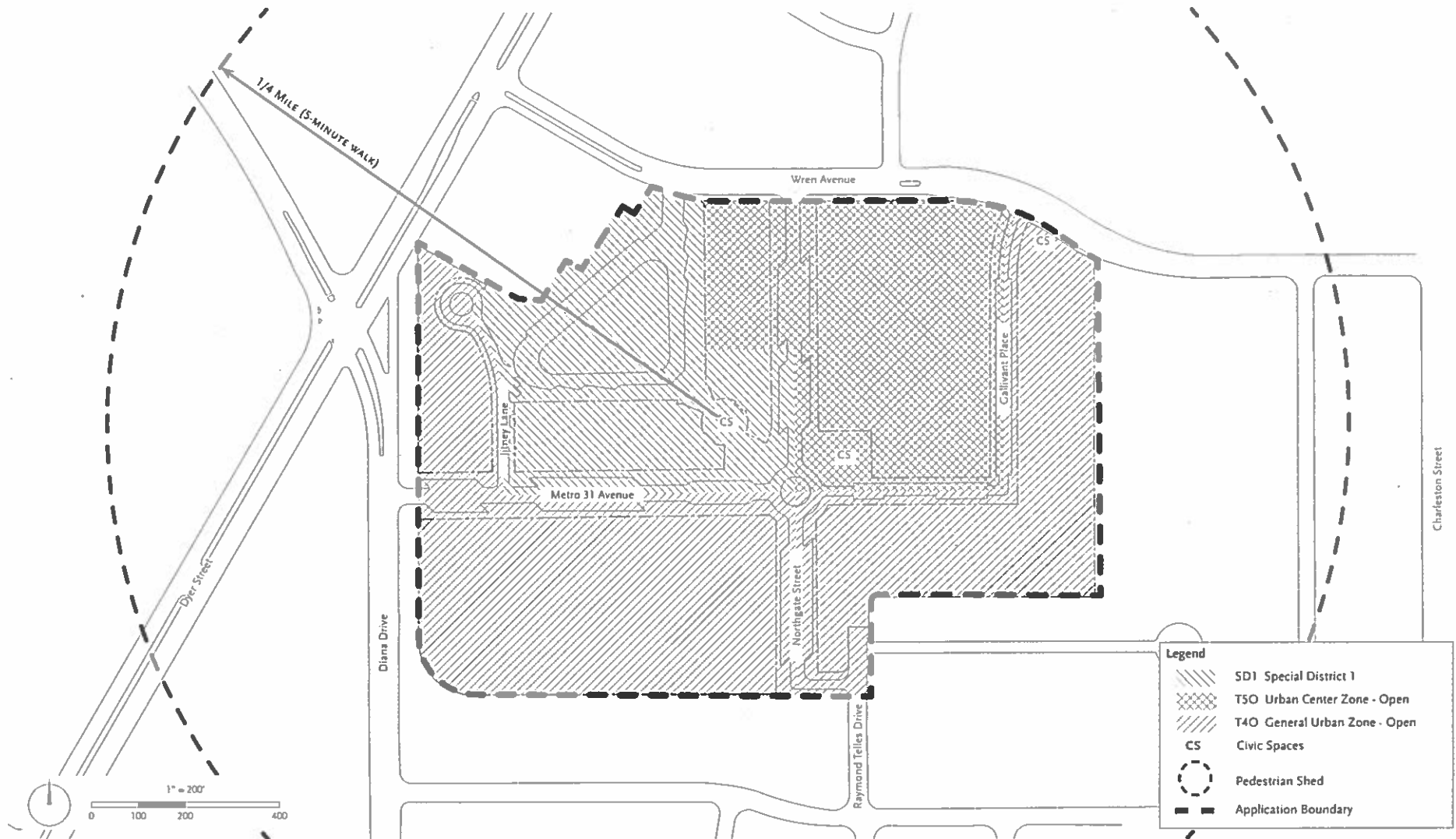
Metro 31 Development Regulating Plan  
25 May 2018

MOULE & POLYZOIDES ARCHITECTS AND URBANISTS

18-1007-2221 | 798776 | Metro 31

MOULE & POLYZOIDES  
Architects and Urbanists

## EXHIBIT "B"



## **MEMORANDUM**

**DATE:** July 17, 2018

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

**FROM:** Harrison Plourde, Senior Planner

**SUBJECT: PZRZ18-00025**

---

The City Plan Commission (CPC), on June 28, 2017, voted 5-0 to recommend **approval** of rezoning the subject property from C-3 (Commercial) and R-4 (Residential) to SCZ (SmartCode Zone).

There were no communications from the public for or against the amendment request.

**Attachment:**  
Staff Report

# Metro 31

City of El Paso — Plan Commission — 6/28/2018



**PZRZ18-00025**

## Rezoning

**STAFF CONTACT:** Harrison Plourde, 915-212-1584,  
[PlourdeHT@elpasotexas.gov](mailto:PlourdeHT@elpasotexas.gov)

**OWNER:** City of El Paso

**REPRESENTATIVE:** City of El Paso

**LOCATION:** East of Diana Drive and South of Wren Avenue

**LEGAL DESCRIPTION:** A Portion of Lot 1A and all of Lot 7, Block 6, Northgate Replat 'C' and all of Lot 4, Block 6, Northgate Subdivision, City of El Paso, El Paso County, Texas

**EXISTING ZONING:** C-3 (Commercial) / R-4 (Residential)

**REQUEST:** Rezone to SCZ (SmartCode Zone)

**RELATED APPLICATIONS:** PLCP18-00001

**PUBLIC INPUT** Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on June 13, 2018.

**STAFF RECOMMENDATION:** Approval (see pages 2—4 for basis for recommendation)

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from C-3 (Commercial) and R-4 (Residential) to SCZ (SmartCode Zone) to allow for a transit oriented mixed-use development to accompany the recently completed Sun Metro transfer station located on the property. The subject property is 30.802 acres in size.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of rezoning the property from C-3 (Commercial) and R-4 (Residential) to SCZ (SmartCode Zone) and approval of the SmartCode Regulating Plan. The request complies with the Future Land Use designation G-2, Traditional Neighborhood, and furthers several goals and policies stated in Plan El Paso.





## DESCRIPTION OF REQUEST

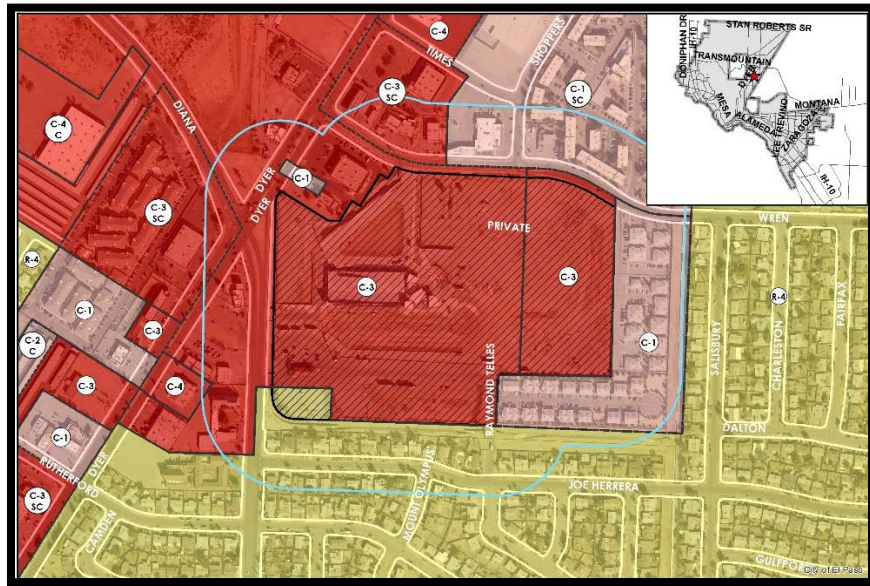
The City of El Paso is requesting to rezone its property located near the intersection of Dyer Street and Diana Drive to facilitate the creation of a mixed-use transit oriented development (TOD) on the site of the former Northgate Shopping Mall. The property is vacant excepting the recently completed Northeast Transfer Station, the terminus of the future Dyer Street Brio RTS line. The applicant is requesting rezoning of the property to SCZ (SmartCode Zone), in order to impose development regulations that are friendly to pedestrian activity and multi-modal transportation options. The Metro 31 SmartCode Regulating Plan classifies the development as an Infill Community-Traditional Neighborhood Development with a TOD overlay, and illustrates the proposed block layout, thoroughfares, and civic spaces, and assigns Transect Zones (T4-O, T5-O, and SD1 transects) throughout the property. Uses proposed for the property include multi-family housing, office space, and retail space. The development provides pedestrian connectivity throughout the site, and to surrounding neighborhoods. The SmartCode Regulating Plan is a regulatory document to which future development must conform, and is a required document that accompanies the rezoning request.

Access to the subject property is from Diana Drive, Wren Avenue, and Raymond Telles Drive. This case is related to the Comprehensive Plan Amendment application PLCP18-00001, which requests a change to the Future Land Use designation for a portion of the subject property.

## REZONING POLICY

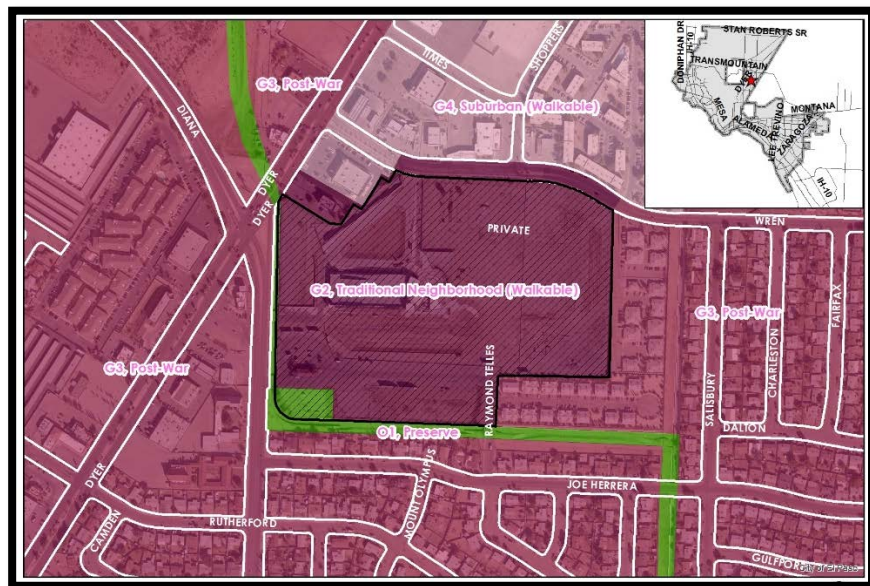
POLICY	DOES IT COMPLY?
<b><u>Compatibility</u></b> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes. The proposed uses for the subject property include multi-story mixed-use buildings, along with standalone multi-family and office and retail space. Proximate existing uses include multi-family residential, single-family residential, and commercial uses.
<b><u>Plan El Paso</u></b> The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes. The proposed development will constitute a "complete" community, with residences, workplaces, goods and services, and mass transit opportunities within a short walk of one another, while also providing additional amenities for surrounding existing development.

**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The subject property is flanked by multi-family housing to the east and north, and by retail development to the north and west. A single-family residential neighborhood lies to the south, with a drainage canal buffering the neighborhood from the subject property. The transect zone proposed for the blocks adjacent to the residential neighborhood is T4-O (General Urban-Open), which is less intense than the T5-O (Urban Center-Open) and SD1 (Special District) transects proposed on the northern portion of the property.



*Subject Property Current Zoning with 300 foot buffer*

**COMPLIANCE WITH PLAN EL PASO:** The redevelopment of the Northgate Mall property is called for in Plan El Paso, with specific emphasis on its potential as a TOD due to its location. Plan El Paso recommends the institution of SmartCode regulations on the property, as proposed in this application.



## RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<b><u>G-2 Traditional Neighborhood</u></b> This sector includes the remainder of central El Paso as it existing through World War II. Blocks are small and usually have rear alleys;	Yes. The proposed TOD reflects the design principles that are common to areas of the city designated G-2. The proposed rezoning to

buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	SmartCode Zone is specifically recommended for this growth sector.
<b>ZONING DISTRICT</b>	<b>DOES IT COMPLY?</b>
<p>The purpose of the SCZ (SmartCode Zone) is to encourage development and redevelopment in a way that results in “smart growth” development patterns that include walkable neighborhoods with a mix of densities and uses. To ensure an ordered and natural development pattern, SmartCode makes use of several transects (sub-zones) which range in character from natural landscapes to dense urban development.</p> <p>The T4O transect zone is characterized by a mix of houses, townhouses and small apartments buildings with scattered commercial activity.</p> <p>The T5O transect zone is characterized by shops mixed with townhouses, larger apartment houses, offices, workplaces, and civic buildings.</p>	Yes. The proposed development includes multi-story apartment uses in the T4O portion, and apartments, offices, commercial space, and civic uses in the T5O portion. The proposed transect zones are illustrated in the Metro 31 SmartCode Regulating Plan (attachment 5).
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<p><b><u>1.2.3:</u></b> Vacant and underutilized parcels in and around the City’s traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods.</p>	Yes. The proposed TOD will add amenities to a predominantly vacant property in a way that is complementary to the scale and character of the existing surrounding development.
<p><b><u>2.1.12:</u></b> Preferred locations for higher density development and redevelopment are sites in Compact Urban areas, which include the following land as identified on the Future Land Use Map:</p> <ul style="list-style-type: none"> <li>a. Existing walkable neighborhoods, identified as land in the G-1 “Downtown” and G-2 “Traditional Neighborhood” sectors.</li> </ul>	Yes. The subject property is located in a preferred location for higher density redevelopment (G-2, Traditional Neighborhood).

<p><b>4.1.5:</b> In Compact Urban areas, multimodal transportation design will become the norm to enhance neighborhood character, safety, and walkability. Character and function will be more important than capacity, and the street network will be sized to yield smaller blocks with greater “people moving” capacity.</p>	<p>Yes. The Northgate Shopping Mall previously occupied the subject property; the proposed redevelopment introduces several new thoroughfares that break up the parcel into more walkable blocks.</p>
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**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The majority of the subject property is zoned C-3, which is suitable for conventional commercial and multi-family development.

**SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING:** The subject property is proposed for development as a SmartCode Infill TOD, as recommended by Plan El Paso. The proposed transect zones are appropriate in character to the proposed development.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** Infrastructure was previously provided to the subject property to serve the Northgate Shopping Mall. Connections to water and sewerage are available (see comments from El Paso Water, Attachment 3).

**EFFECT UPON THE NATURAL ENVIRONMENT:** Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the Irvin View Pointe Neighborhood Association; notice was provided as required by section 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 13, 2018. Planning has not received any communication in support or opposition to the rezoning request.

**STAFF COMMENTS:** No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

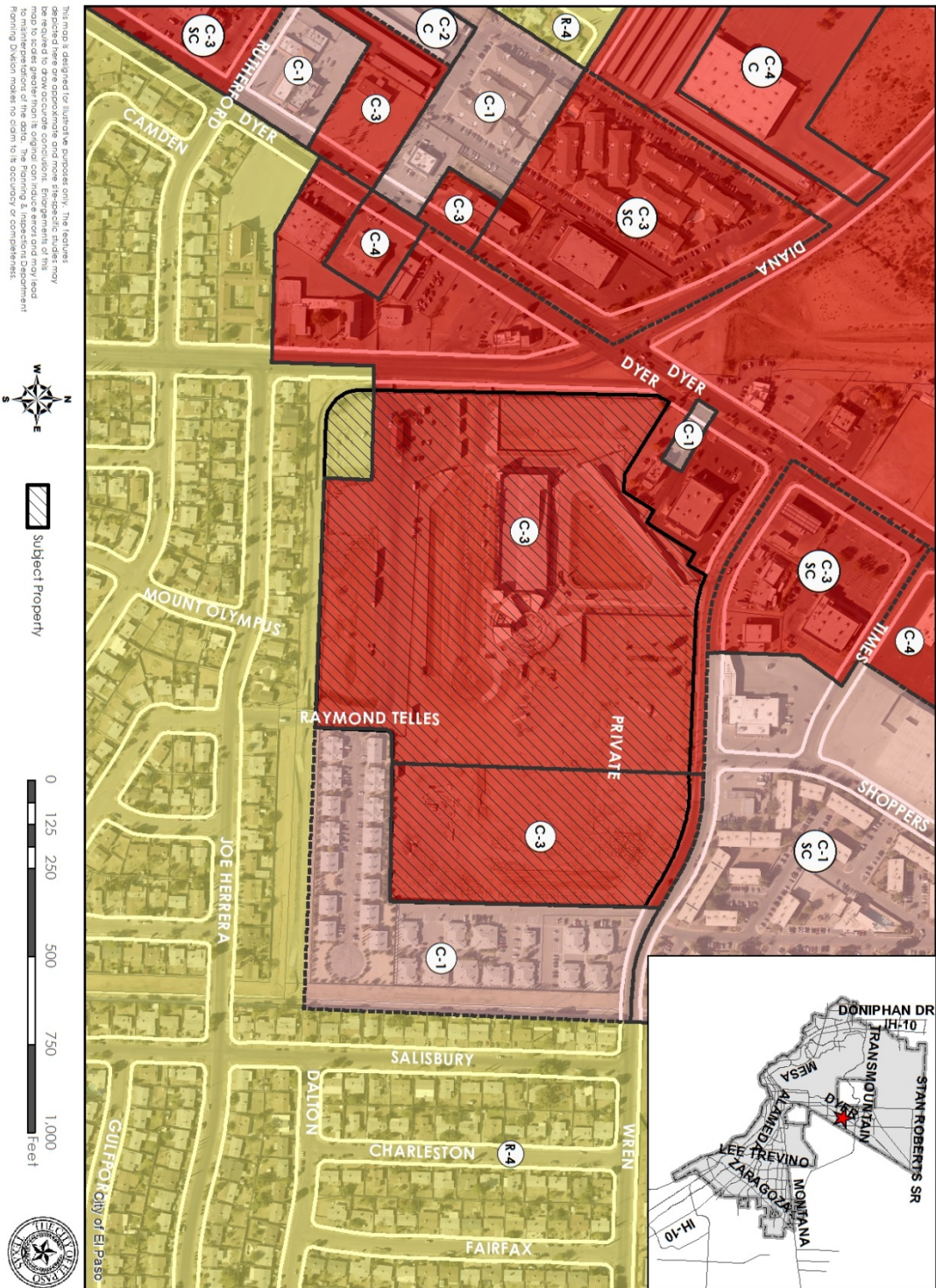
**ATTACHMENTS:**

1. Zoning Map
2. Future Land Use Map
3. Department Comments
4. Public Notification Boundary Map
5. Metro 31 SmartCode Regulating Plan



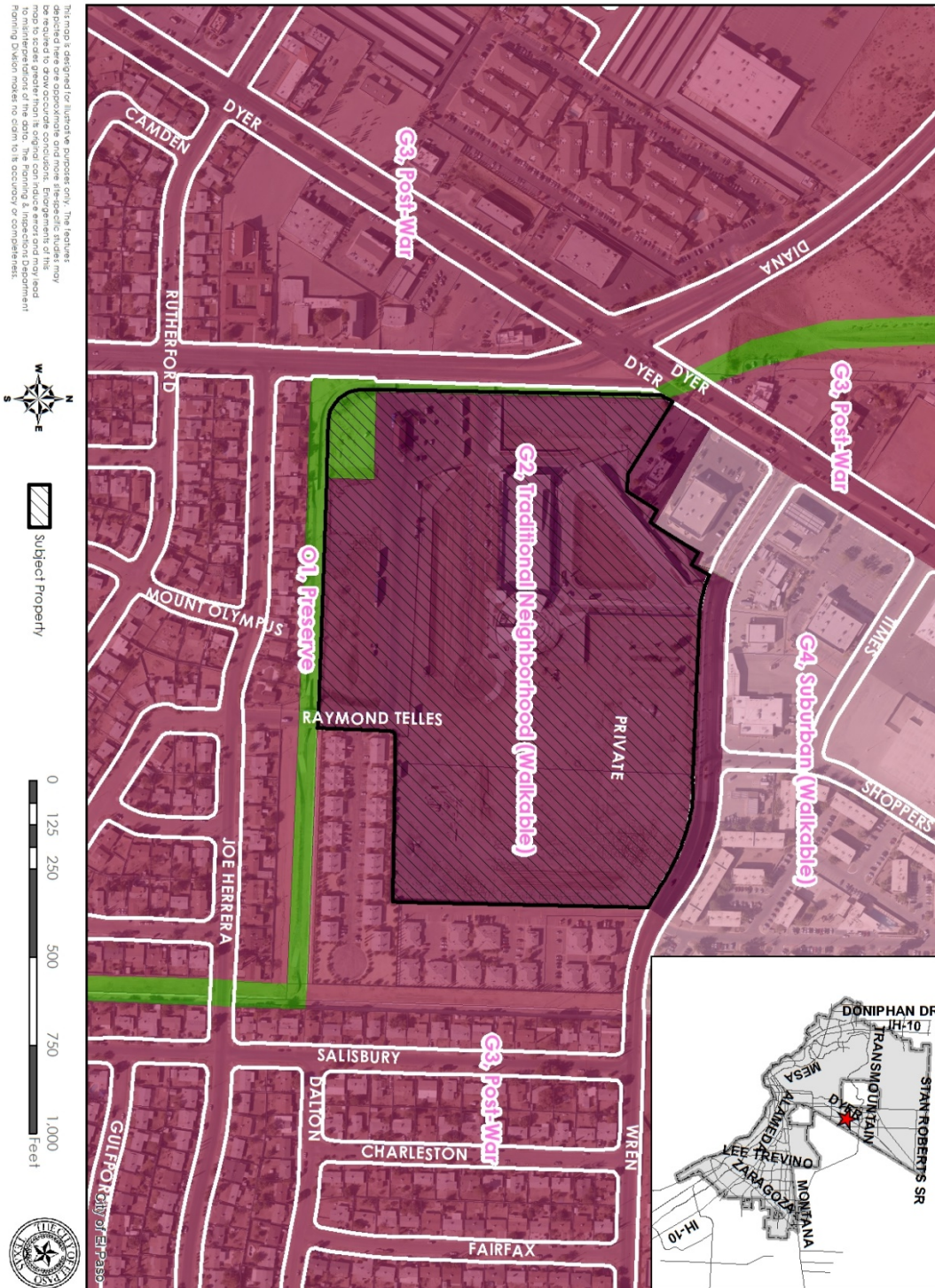
# ATTACHMENT 1

## Zoning Map





## Future Land Use Map



# **ATTACHMENT 3**

## Department Comments

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

No objections to rezoning.

### **Planning and Inspections Department - City Development & Permitting- Landscape**

Recommend approval.

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

We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. No objections to proposed rezoning.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

### **Capital Improvements Department – Parks Planning Division**

We have reviewed **Metro 31 Development Regulating Plan**, a Smart Code application plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

This Smart Code Zoning (SCZ) development application is not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 – Parks & Open Space**, however, applicant needs to comply/conform with Title 21 Smart Code Zoning requirements and the following comments need to be addressed:

1. On Civic Space and Buildings – Sheet 14, applicant is proposing a 0.25 acre “Green” civic space area; per Title 21 Smart Code Zoning requirements the minimum acreage for a “Green” civic space area shall be half (1/2) acre in size.
2. On Playgrounds – Sheet 15, Playground Shed area is not covering a large area along the west side of the development; clarify if no housing is being proposed in this area otherwise, another “Playground” needs to be provided to cover this area.

This development is located within Park Zone: **NE-2**

Nearest Park: **Student Memorial Park**

### **Fire Department**

No comments.

### **Police Department**

No objections or any police-related concerns to raise at this time.

### **El Paso Water**

We have reviewed the zoning change request described above and provide the following comments:

EPWater does not object to this request.

## Water

Along Catalina Way between Edgemere Boulevard and Cielo Vista Drive there is an existing six ( 6 ) inch diameter water main. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 472 located at the corner of Catalina Way and Edgemere Boulevard have yielded a static pressure of 65 pounds per square inch (psi), residual pressure of 55 psi, discharge of 949 gallons per minute (gpm).

## Sanitary Sewer

Along Catalina Way between Edgemere Boulevard and Cielo Vista Drive there is an existing eight ( 8 ) inch diameter sanitary sewer main. This main is available for service.

## General

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

## El Paso Water – Stormwater

We have reviewed the property described above and provide the following comments:

1. Provide an acceptable Drainage Plan in accordance with Section 19.01.050 of the current city ordinance.
2. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, non-point source pollution and maintain the integrity of natural and man-made channels, and encourage the use of nonstructural stormwater management such as the preservation of greenspace and other conservation areas, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, Subparagraph A-2 & A-5.

## El Paso Water – Planning & Development

We have reviewed the request described above and provide the following comments:

EPWater does not object to this request.

Water and sewer mains will be relocated or extended by project. Additional easements required shall be secure on a later date either by separate instrument or plat.

Easement need to be released will be done by separate instrumentation.

## Water

There is an existing 12-inch diameter water main extending along Diana Drive. This water main is available for service.

There is an existing 12-inch diameter water main extending along Wren Avenue and turn to the right on Shoppers Road. This main is available service with extension.

There is an existing 8-inch diameter water main extending along the north side of Metro 31 Avenue, approximately 10 feet north of and parallel to the centerline of Metro 31 Avenue,

approximately 100 feet from Northgate Road (future street) turns south to the existing 8-inch diameter water main. This water main is available for service with extension.

EPWater records indicate several meters.

Previous water pressure from fire hydrant #0745 located intersection of Diana Drive and 465 feet south of Dyer Street has yielded a static pressure of 132 psi, a residual pressure of 132 psi, and a discharge of 1,384 gallons per minute.

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

### **Sanitary Sewer**

There is an existing 15-inch diameter sanitary sewer main extending along Diana Drive. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along Wren Avenue and turn to the right on Shoppers Road. This main is available for service with extension.

There is an existing 12-inch diameter sanitary sewer main extending along the south side of Metro 31 Avenue, approximately 10 feet south of and parallel to the centerline of Metro 31 Avenue. This sanitary sewer main is available for service with extension.

### **General**

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate of compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

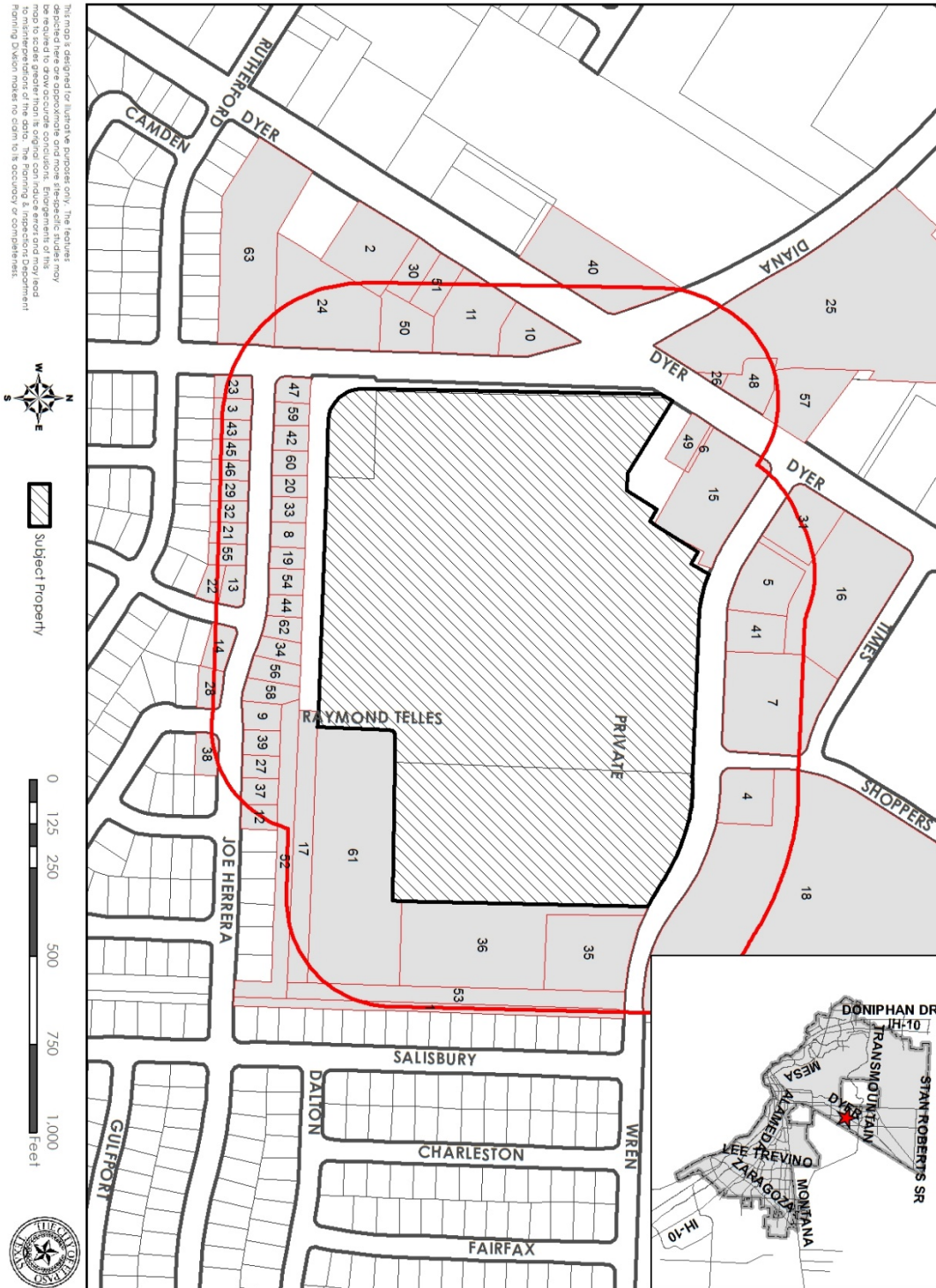
### **Texas Department of Transportation (TxDOT)**

TxDOT has no comments for the rezoning. TxDOT will need to see site layout and grading and drainage plan for review of what is being proposed to capture developed runoff.



# ATTACHMENT 4

## Notification Map







# SMARTCODE APPLICATION EL PASO, TEXAS

## METRO 31 DEVELOPMENT REGULATING PLAN

PREPARED FOR THE CITY OF EL PASO  
25 MAY 2018

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS



Project Team

Lead Consultant  
Moule & Polyzoides  
Architects and  
Urbanists  
Stefanos Polyzoides  
Vinayak Bharne  
Juan Gomez-Novy  
Stephanie Escobar  
Laura Haymond

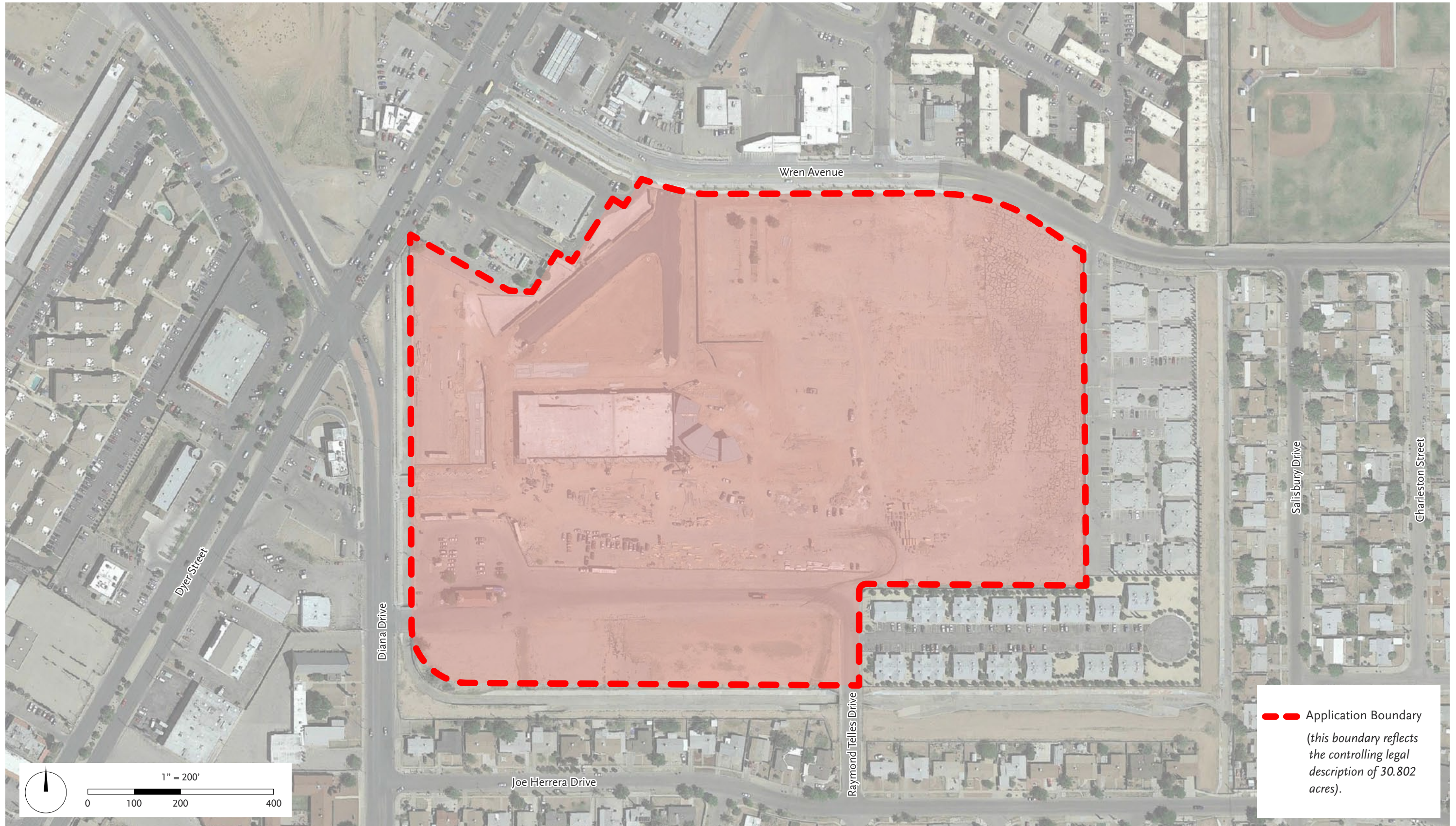


Site Location

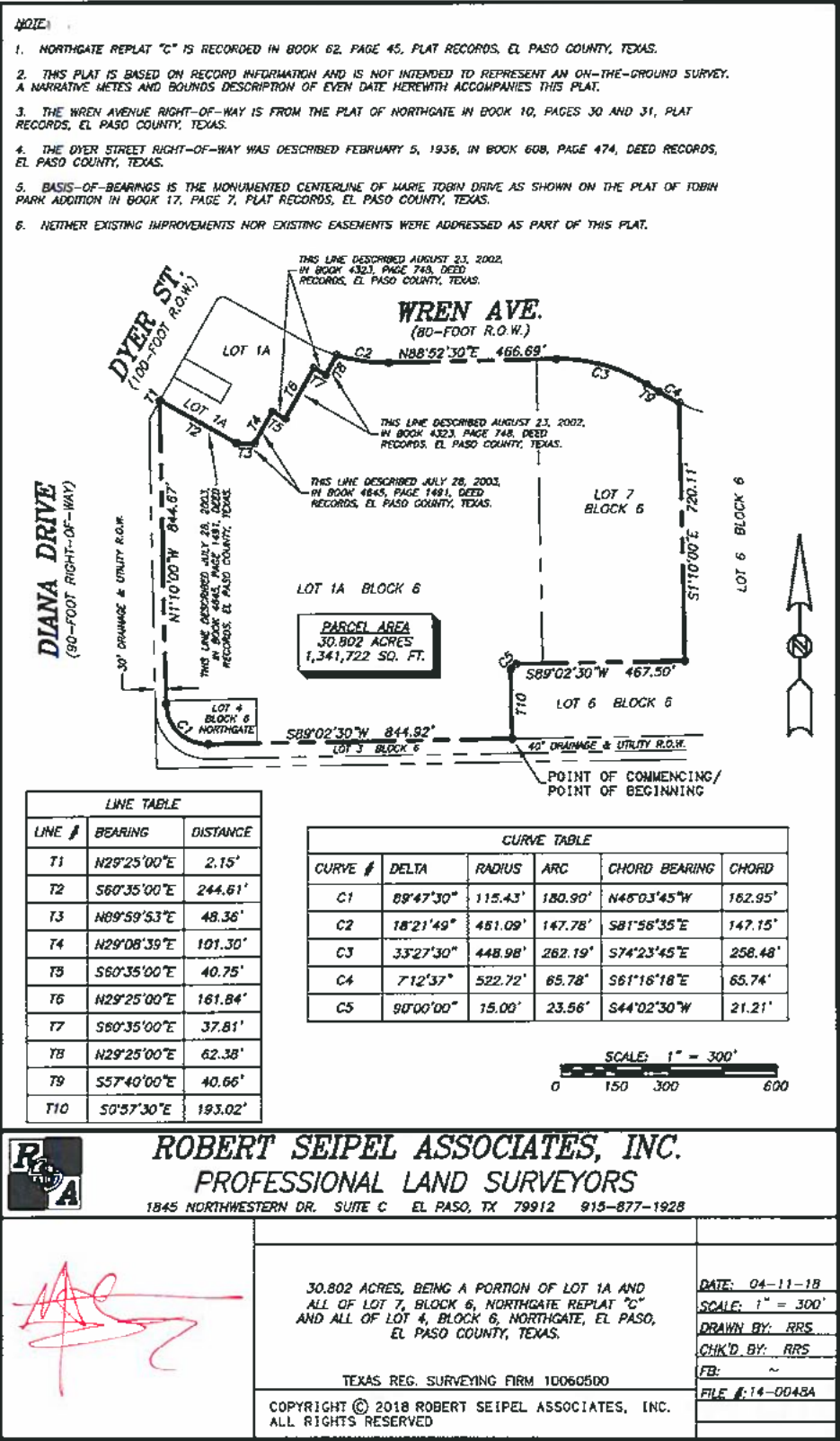
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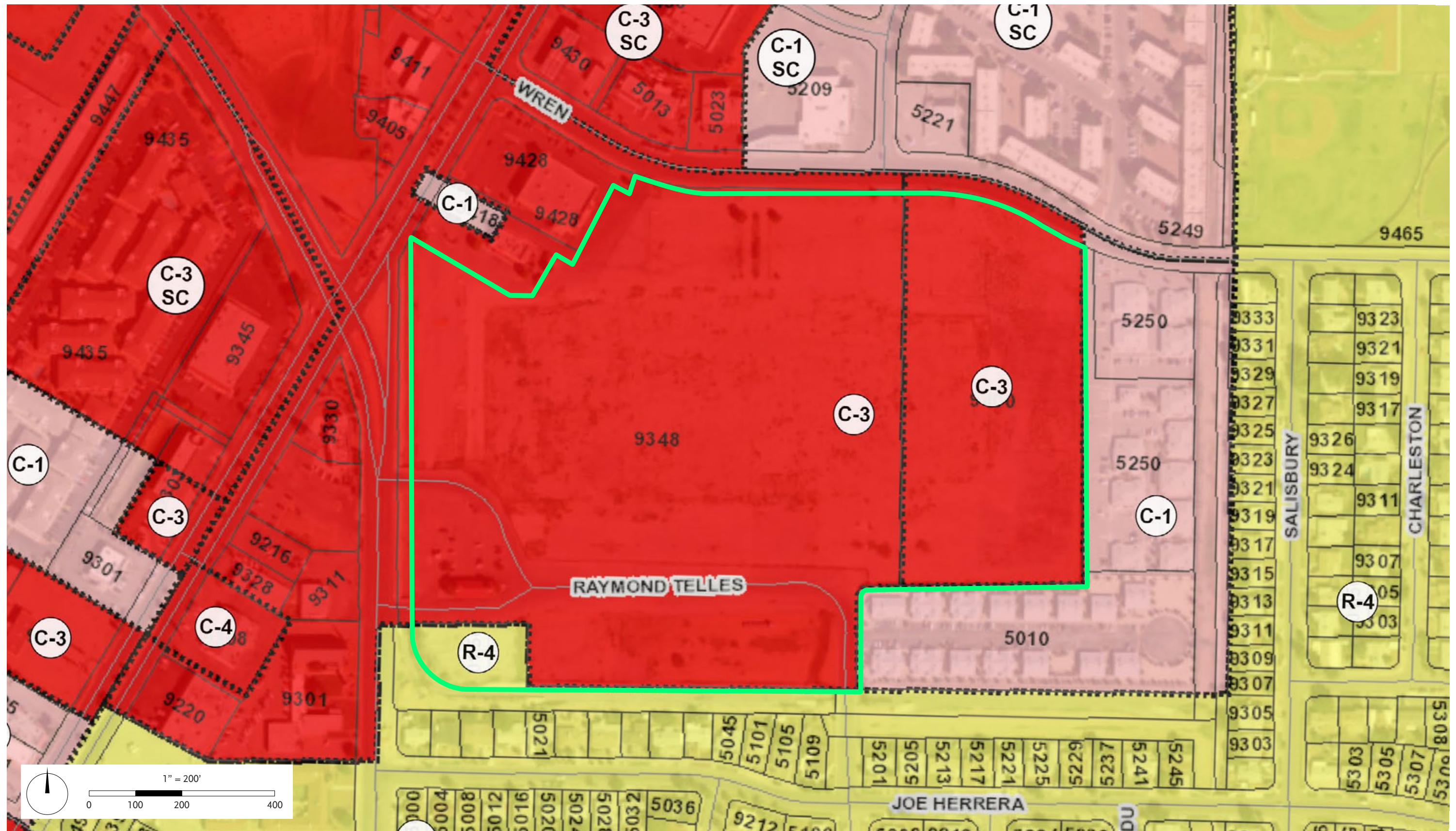




Legal	Acreage
A parcel of land being a portion of Lot 1A and all of Lot 7, Block 6, Northgate Replat "C" and all of Lot 4, Block 6, Northgate, El Paso, El Paso County, Texas.	30.802
Total Acreage	30.802

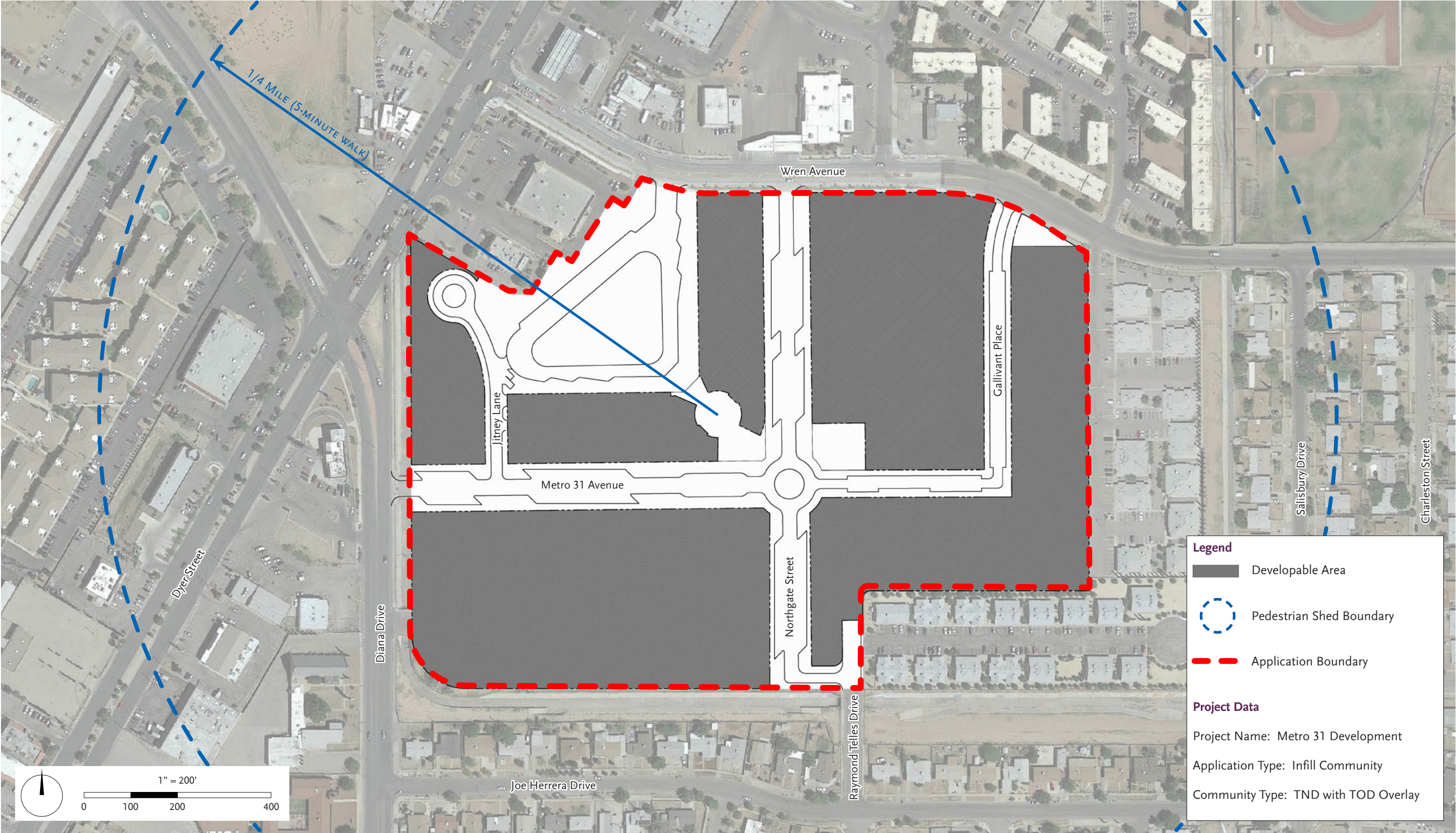
LEGAL DESCRIPTION





## EXISTING ZONING





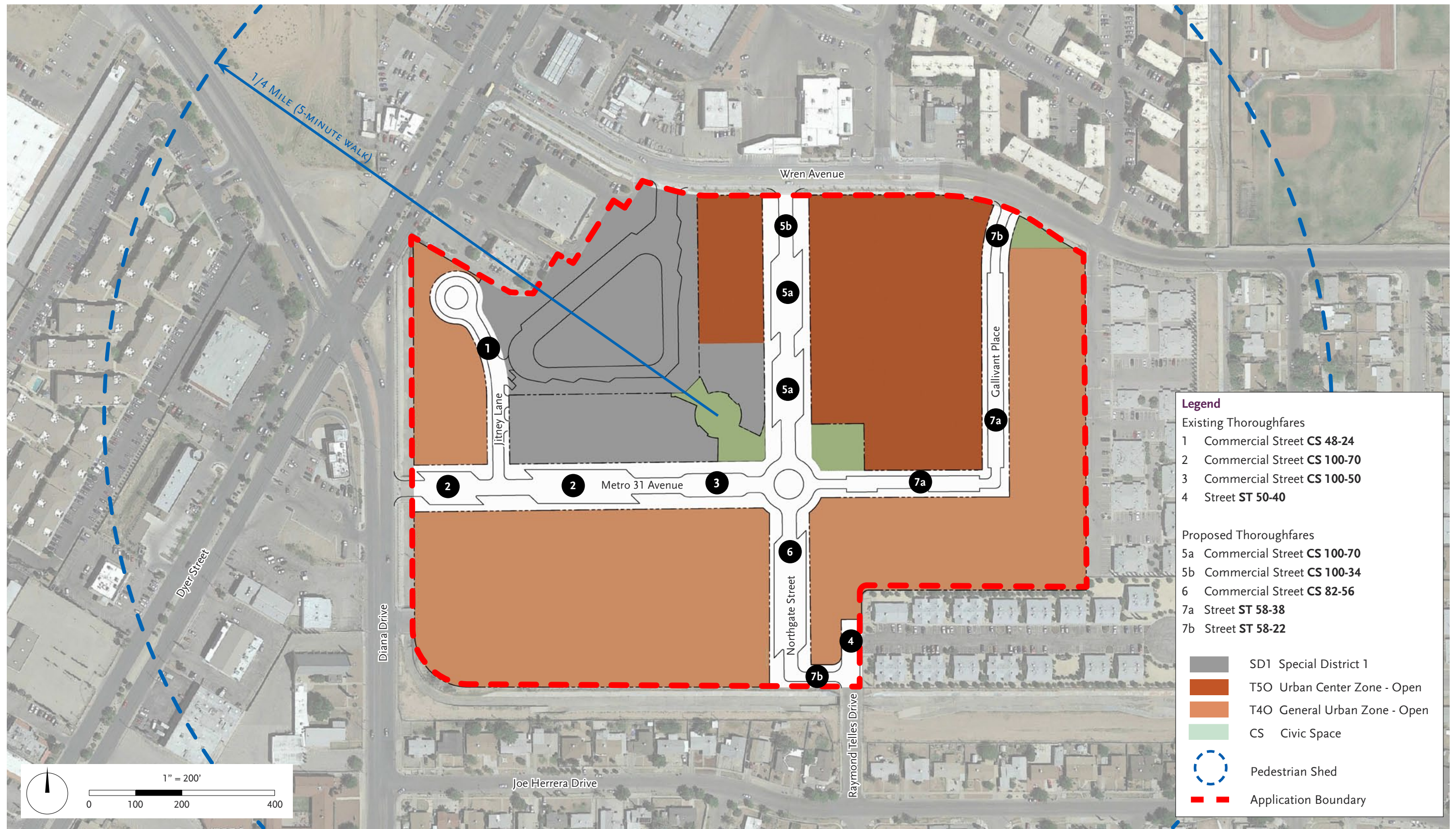
# SITE PLAN

(INCLUDING PROJECT BOUNDARY & DEVELOPABLE AREA)





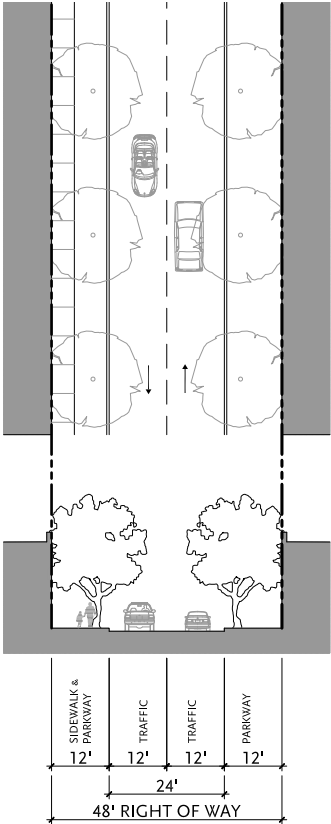




## THOROUGHFARE ASSIGNMENT

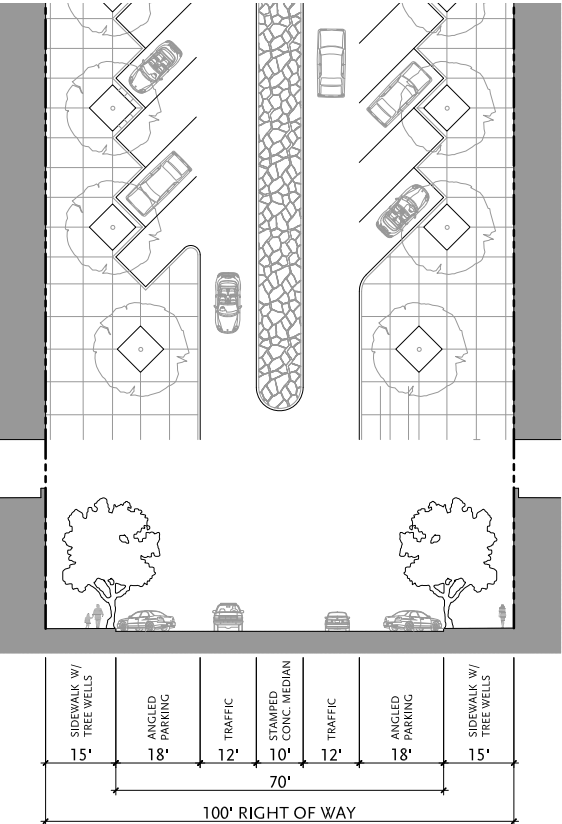


- Notes:
- 1. Pavement width includes gutter where present, and is measured from outside face of curb to outside face of curb.
  - 2. For thoroughfares with multiple transect zones, public frontage types will be specific to the respective transect zone.
  - 3. Proposed changes indicated in red text with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



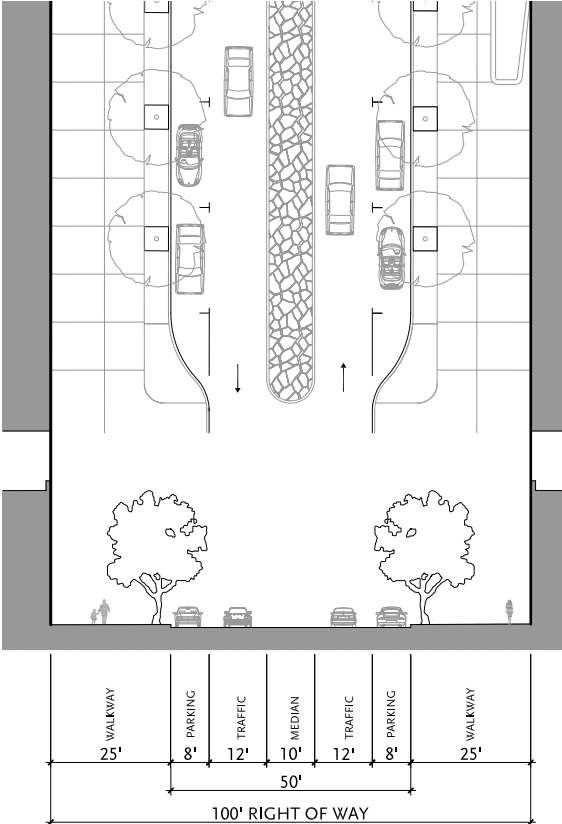
1. CS 48-24  
(Modification of CS 60-34)

SD1 T40



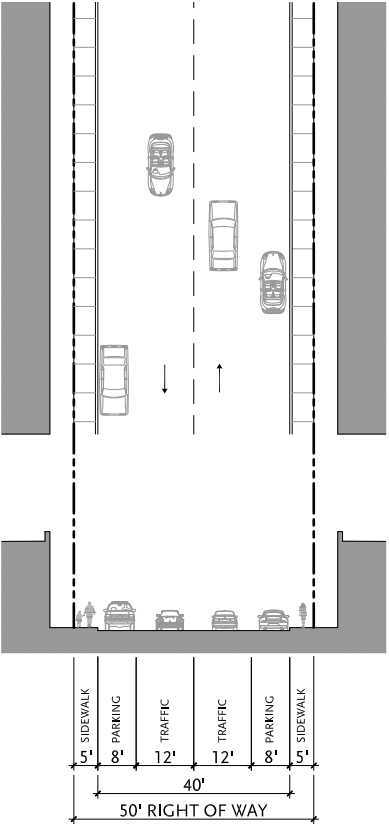
2. CS 100-70  
(Modification of CS 100-64)

SD1 T40



3. CS 100-50  
(Modification of CS 80-44)

SD1 T40



4. ST 50-40  
(Modification of ST 60-34)

T40

Thoroughfare Type
Transect Zone Assignment
Right-of-Way
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

Commercial Street
SD1, T40,
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, T40,
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

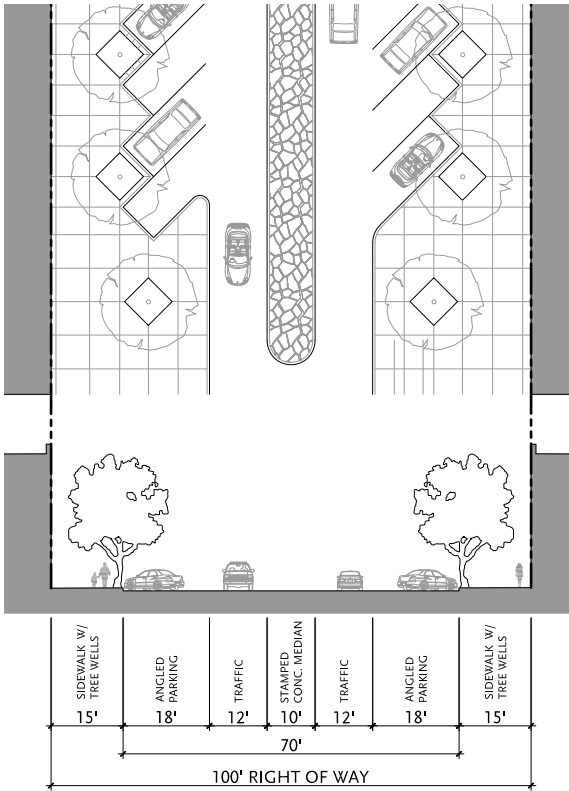
Commercial Street
SD1, T40,
100 feet [80 feet]
50 feet [44 feet]
Slow
25 mph
9.1 seconds [8 seconds]
2
Both sides parallel at 8 feet marked
15 feet [10 feet]
Forecourt, Shopfront, Gallery, Arcade, Common Entry
25 foot [18 feet] conc.
6x6 [4x4] foot tree well
Curb
Trees
n/a

Street
T40
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)

- Notes:
- 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 [ ].

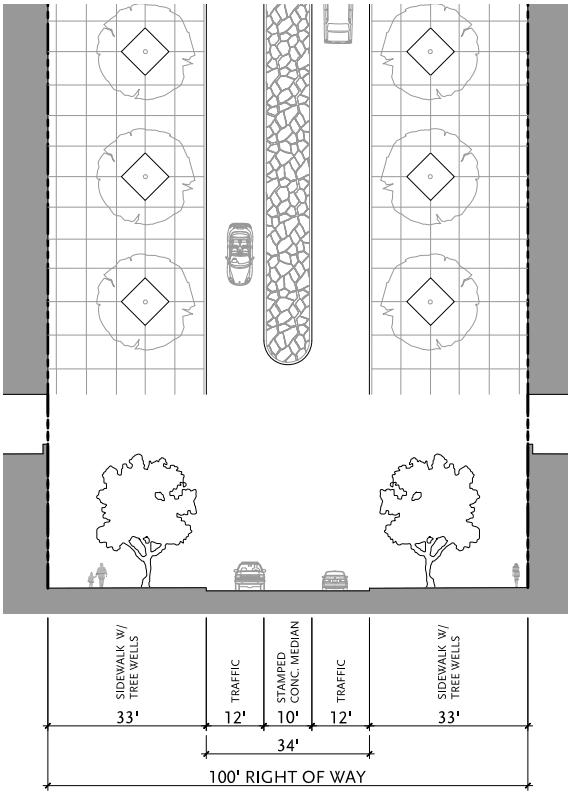


5a. CS 100-70  
(Modification of CS 100-64)

SD1 T50

Thoroughfare Type	Commercial Street
Transect Zone Assignment	SD1, T50
Right-of-Way	100 feet
Pavement Width	70 feet [64 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	9.3 seconds [8.5 seconds]
Traffic Lanes	2
Parking Lanes	Both sides angled at 18 feet [17 feet] marked
Curb Radius	10 feet
Public Frontage Type	Forecourt, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	15 foot [18 foot] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Thoroughfare Type 5a built to be consistent with existing Thoroughfare Type 2b design.

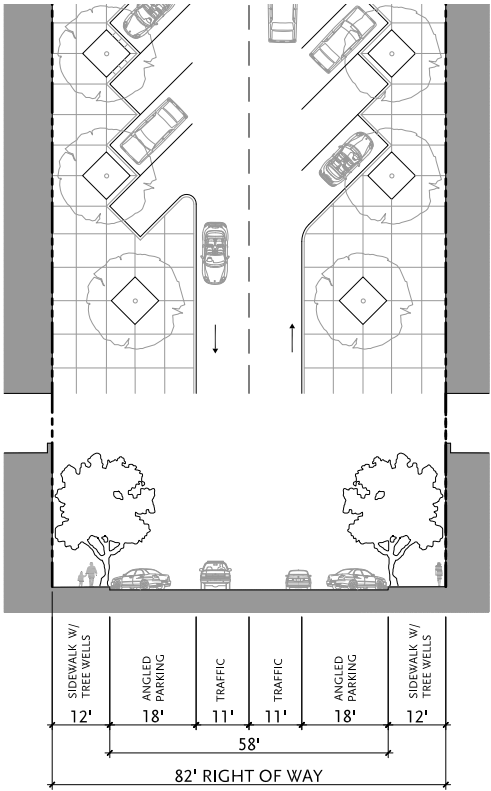


5b. CS 100-34  
(Modification of CS 100-64)

T50

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T50
Right-of-Way	100 feet
Pavement Width	34 feet [64 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	4.5 seconds [8.5 seconds]
Traffic Lanes	2
Parking Lanes	None [Both sides angled at 17 feet marked]
Curb Radius	10 feet
Public Frontage Type	Forecourt, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	33 foot [18 foot] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Thoroughfare Type 5b is the portion of Thoroughfare Type 5a near Wren Avenue



6. ST 82-58  
(Modification of CS 80-54)

T40

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T40, T50
Right-of-Way	82 feet [80 feet]
Pavement Width	58 feet [54 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	6.1 seconds [5.7 seconds]
Traffic Lanes	2
Parking Lanes	Both sides angled at 18 feet [17 feet] marked
Curb Radius	15 feet [10 feet]
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	12 foot [13 foot] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

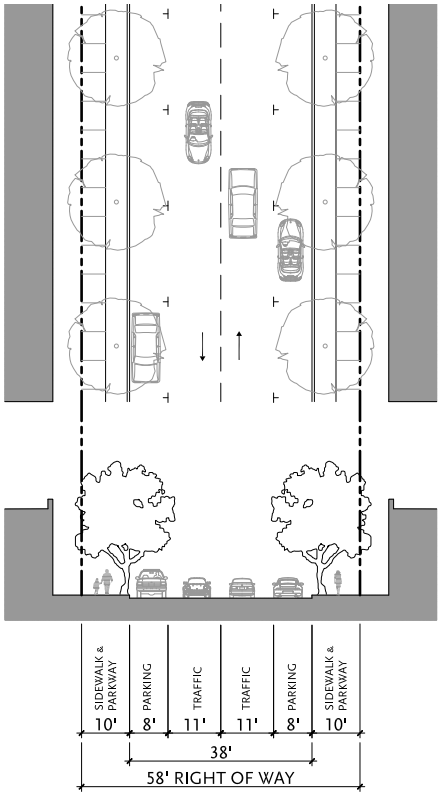
\* Modified to accommodate Sun Metro Buses

# THOROUGHFARE STANDARDS

(PROPOSED STREETS)



- Notes:
- 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 [ ].

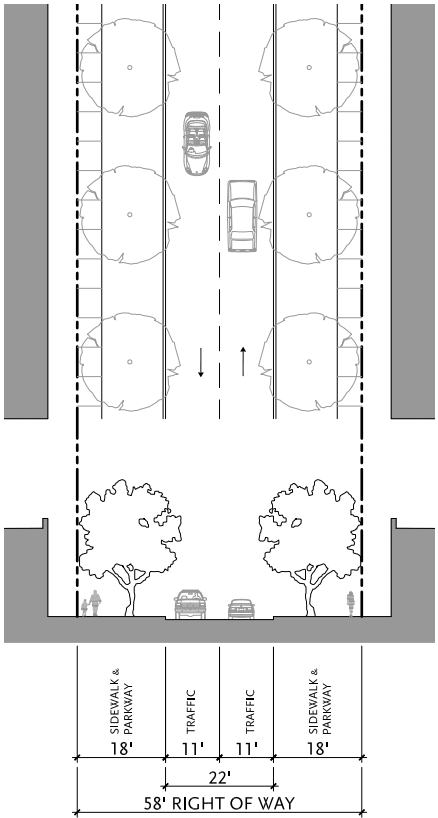


7a. ST 58-38  
(Modification of ST 60-34)

T4O T5O

Thoroughfare Type	Street
Transect Zone Assignment	T40, T5O
Right-of-Way	58 feet [60 feet]
Pavement Width	38 feet [34 feet]
Movement	Slow
Design Speed	20 mph
Pedestrian Crossing Time	10.8 seconds [9.7 seconds]
Traffic Lanes	2
Parking Lanes	Both sides at 8 feet [7 feet] marked
Curb Radius	15 feet
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	5 foot [6 foot] sidewalk
Planter Type	5 foot [7 foot] continuous parkway
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Modified to accommodate Sun Metro Buses



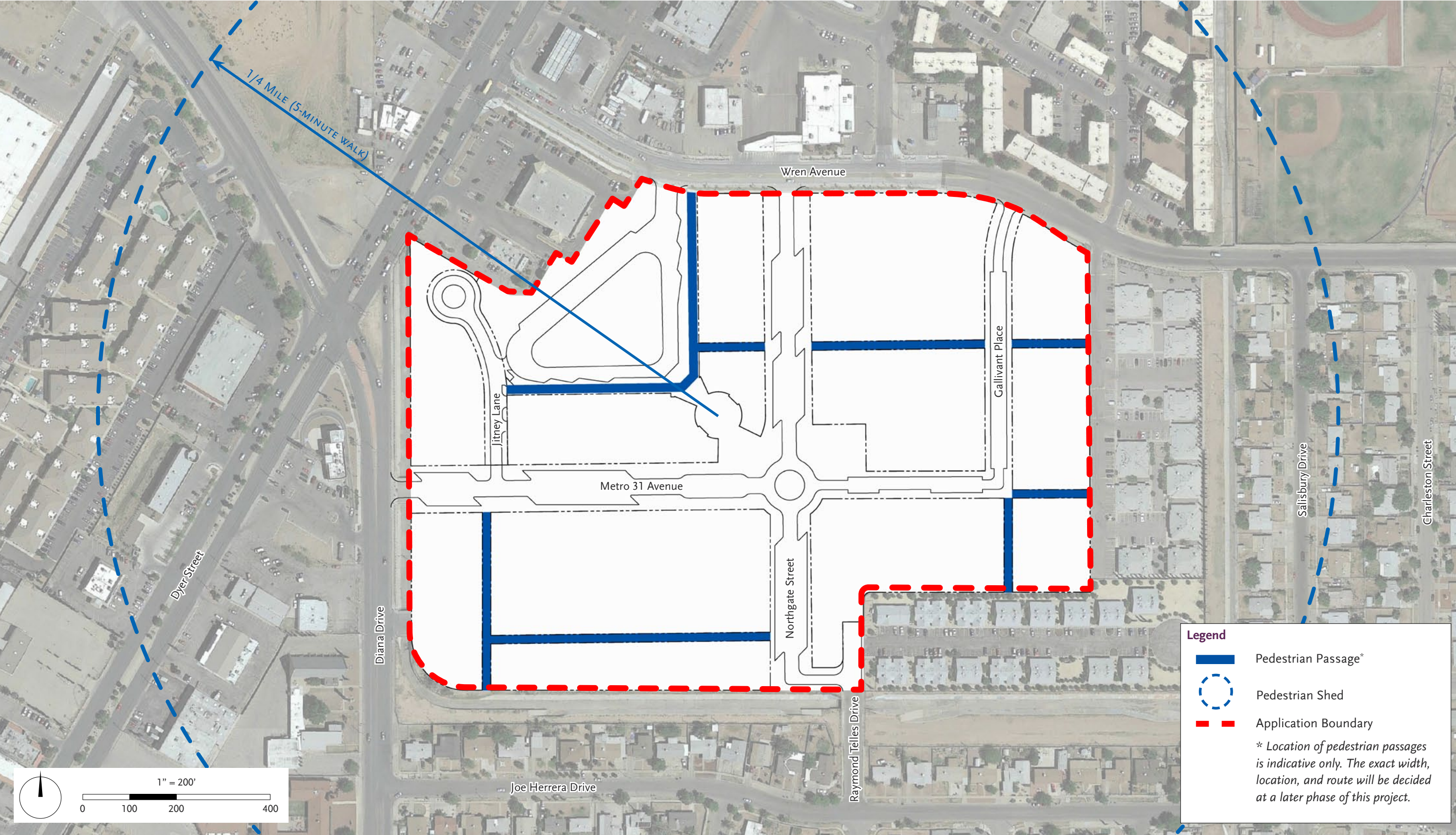
7b. ST 58-22  
(Modification of ST 60-34)

T5O

Street	Street
T5O	T5O
58 feet [60 feet]	58 feet [60 feet]
22 feet [34 feet]	22 feet [34 feet]
Slow	Slow
20 mph	20 mph
6.3 seconds [ 9.7 seconds]	6.3 seconds [ 9.7 seconds]
2	2
None [Both sides at 7 feet marked]	None [Both sides at 7 feet marked]
15 feet	15 feet
Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry	Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry
5 foot [6 foot] sidewalk	5 foot [6 foot] sidewalk
13 foot [7 foot] continuous parkway	13 foot [7 foot] continuous parkway
Curb	Curb
Trees	Trees
n/a	n/a

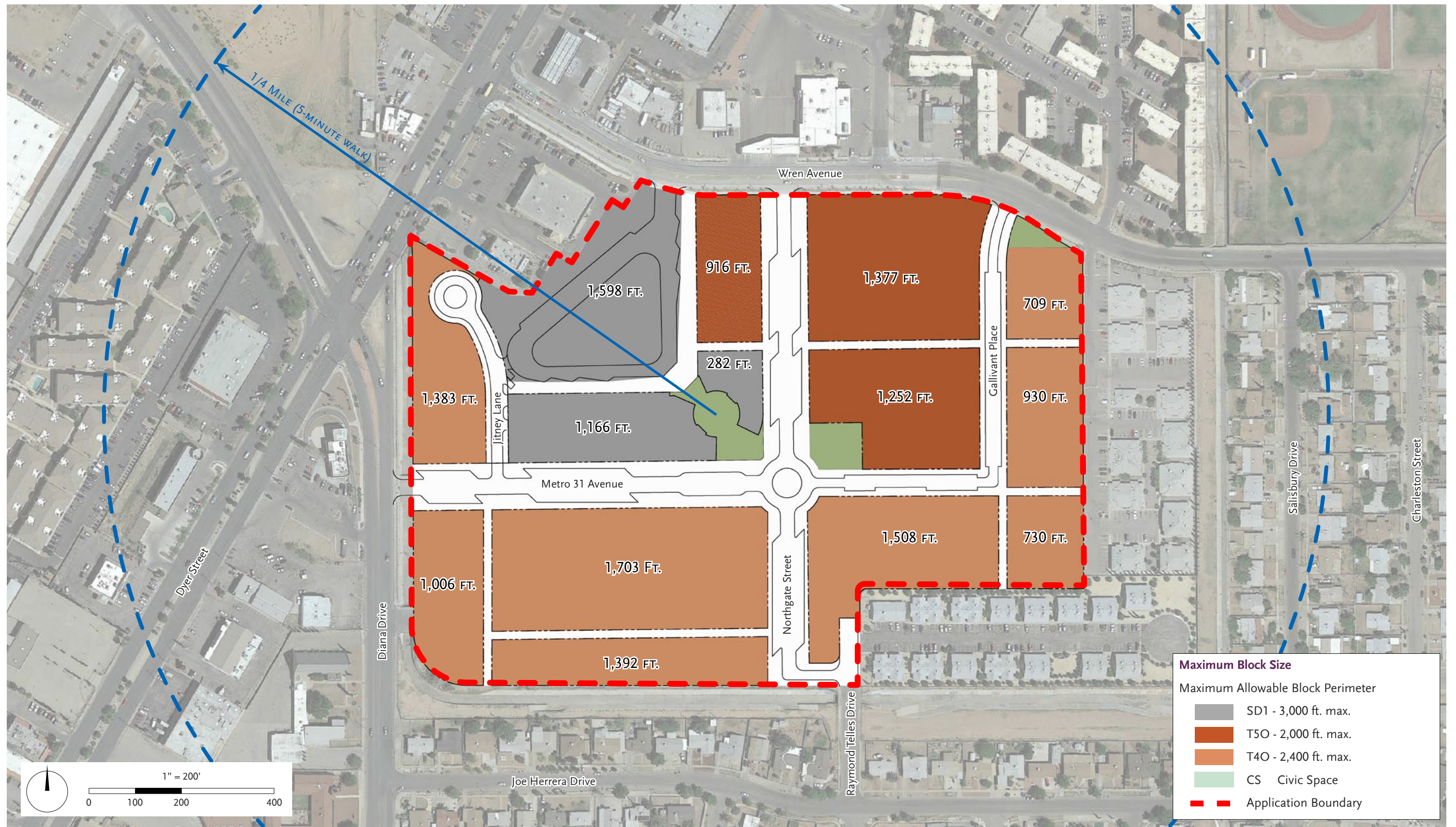
\* Modified to accommodate Sun Metro Buses





# PEDESTRIAN PASSAGES





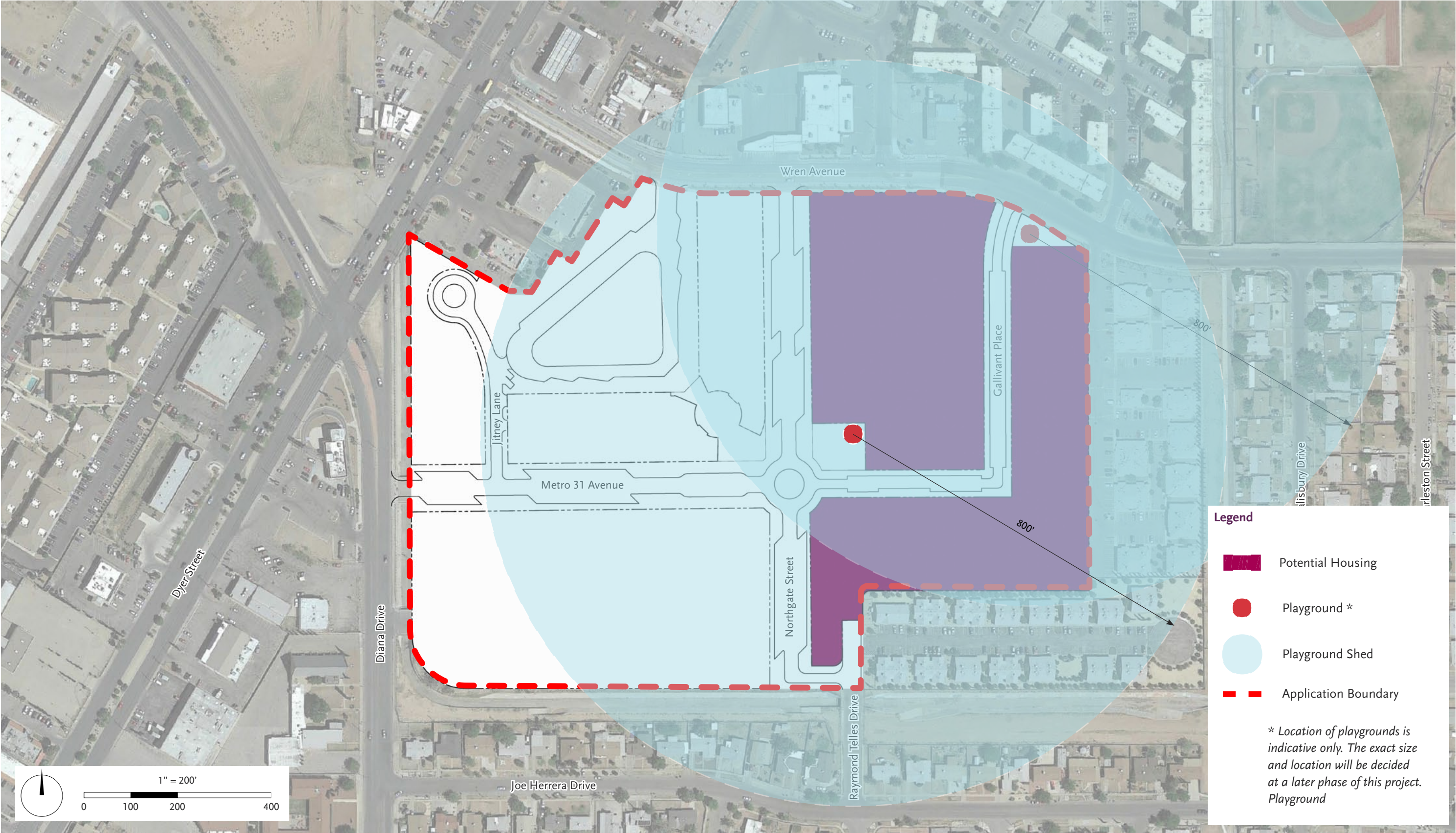
## MAXIMUM BLOCK SIZE





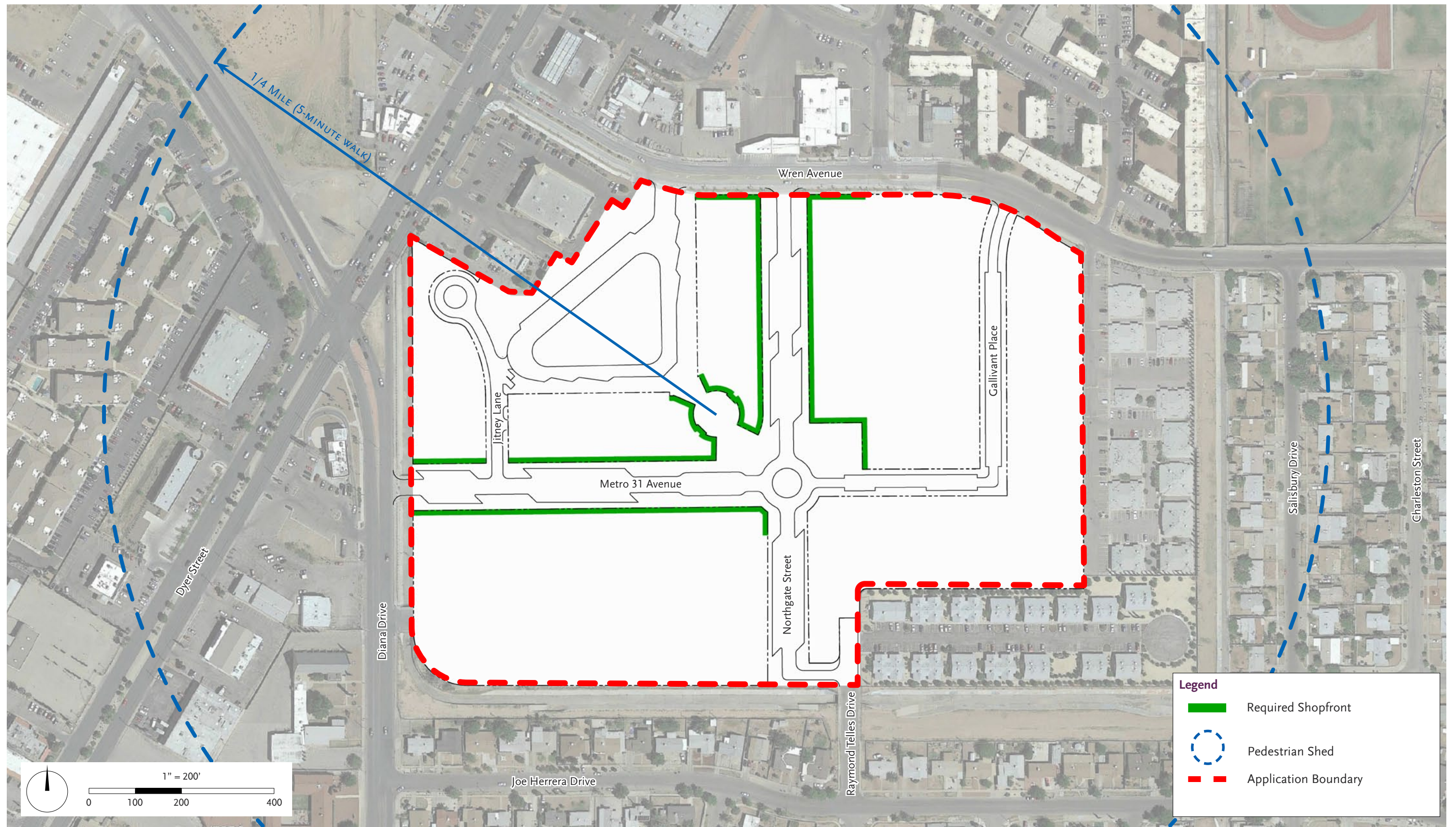
# CIVIC SPACE AND BUILDINGS





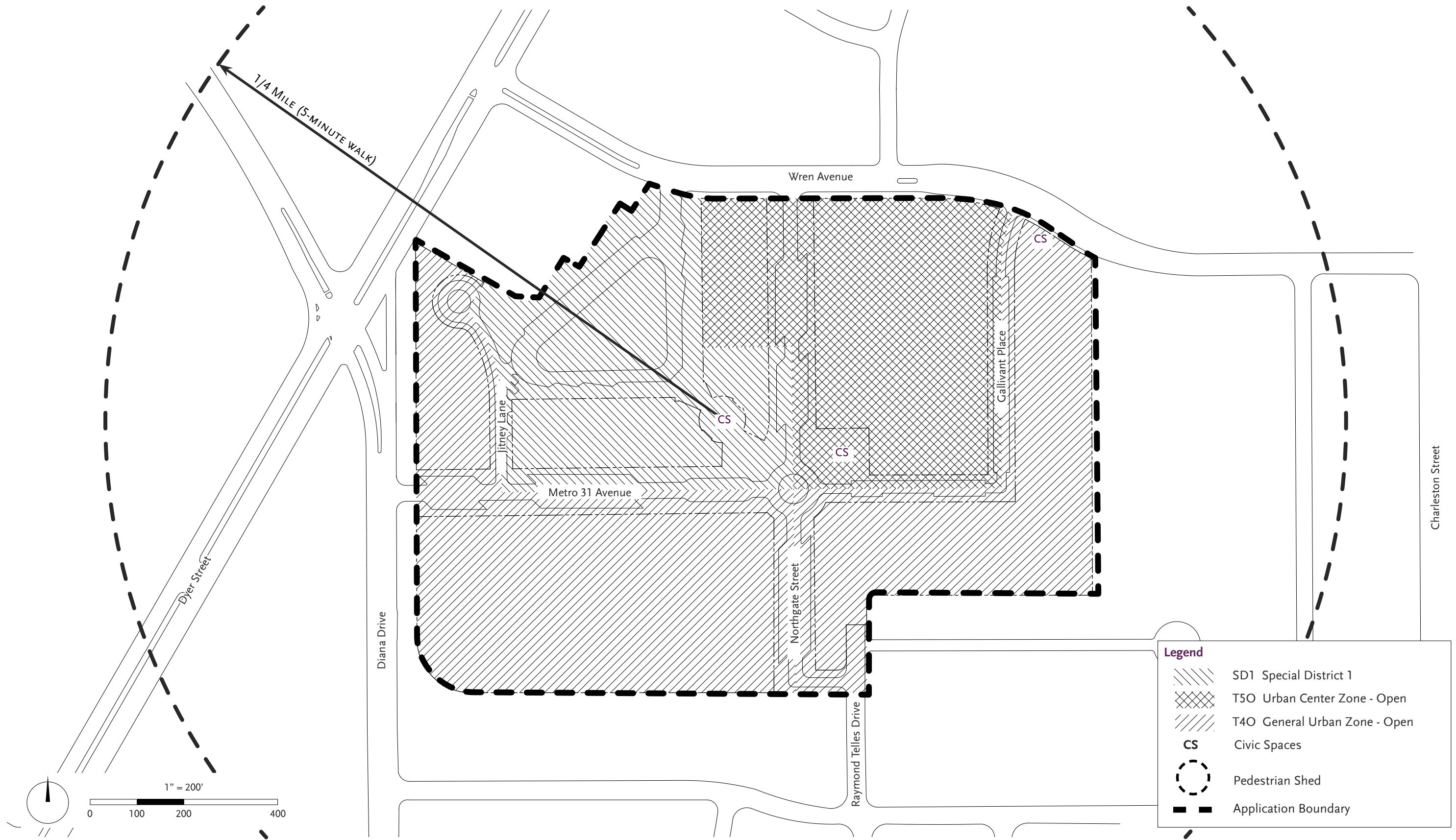
# PLAYGROUNDS





## SPECIAL REQUIREMENTS





**Legend**

- SD1 Special District 1
- T5O Urban Center Zone - Open
- T4O General Urban Zone - Open
- CS Civic Spaces
- Pedestrian Shed
- Application Boundary



# Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (5-0)
- **Public Input:** None Received

Strategic Goal #3 Promote the Visual Image of El Paso

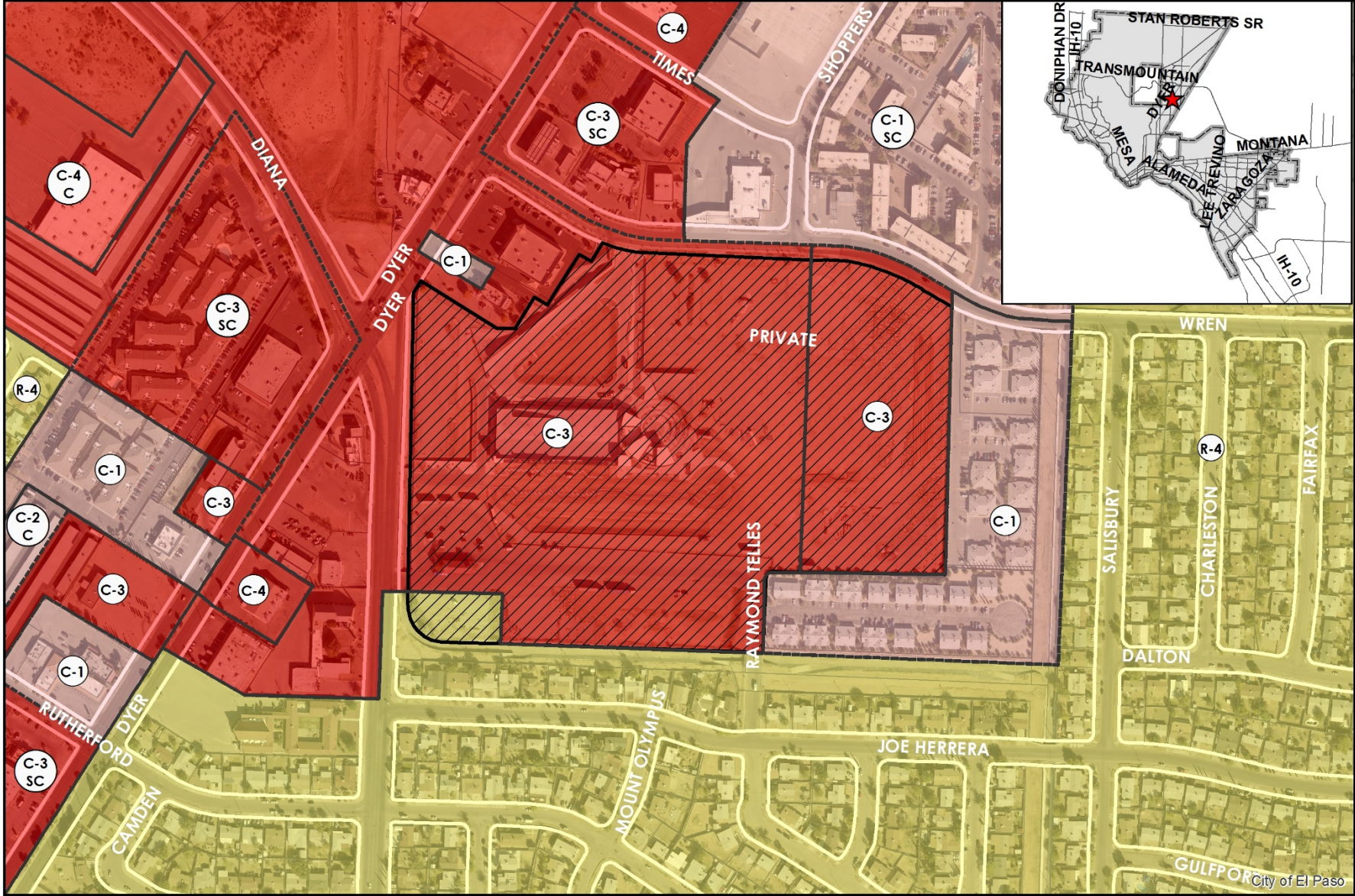
3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community





PZRZ18-00025



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 Subject Property

0 125 250 500 750 1,000 Feet








PZRZ18-00025



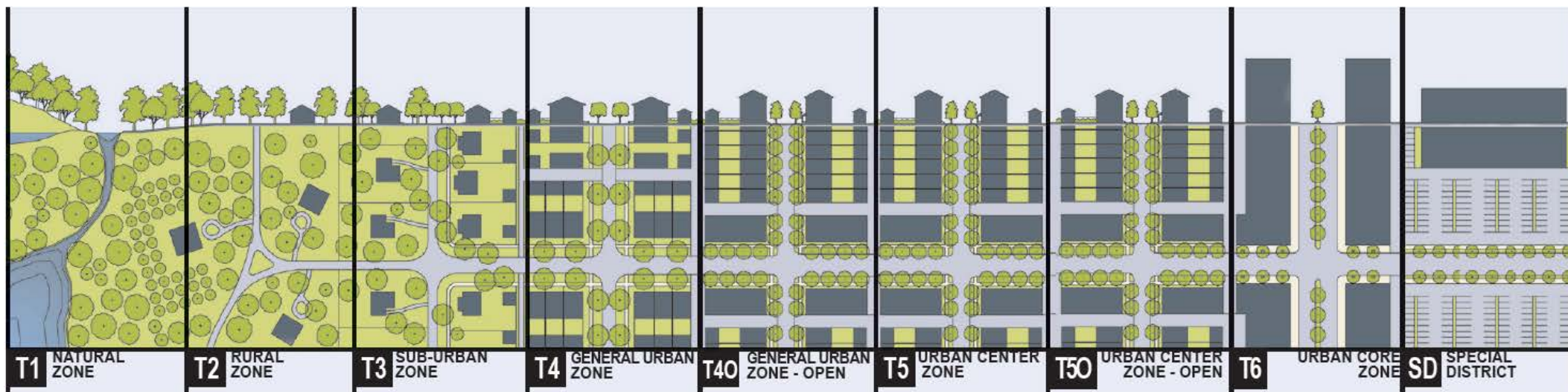
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



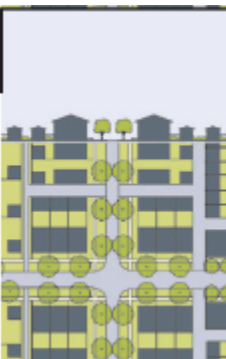
 Subject Property







**T40**



#### **T-40 GENERAL URBAN - OPEN**

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

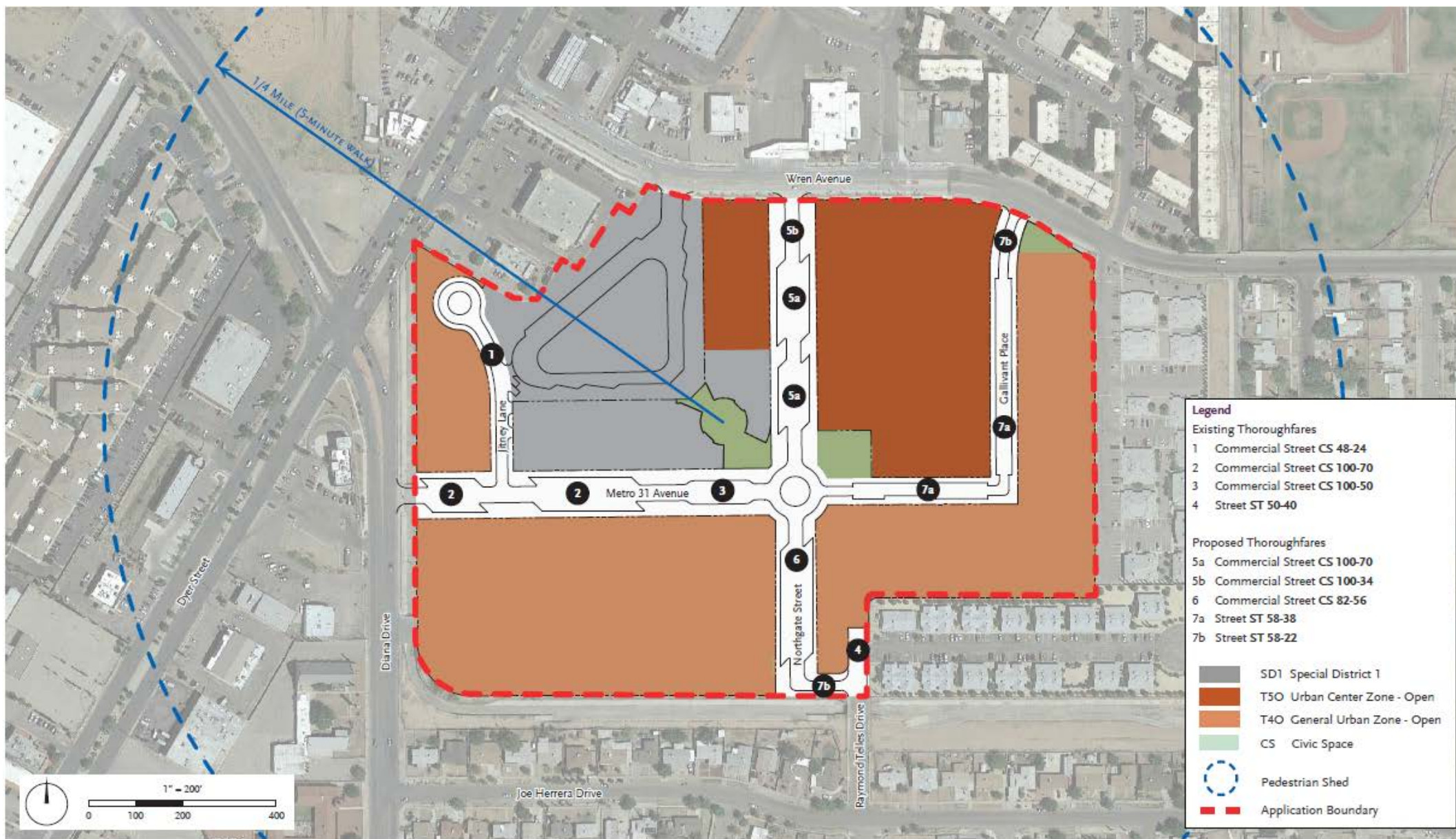
**T50**



#### **T-50 URBAN CENTER - OPEN**

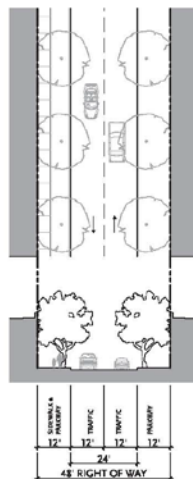
<b>General Character:</b>	Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic Buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity
<b>Building Placement:</b>	Shallow Setbacks or none; buildings oriented to street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





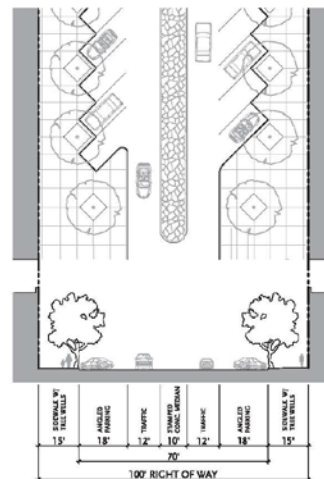


1. Pavement width includes gutter where present, and is measured from outside face of curb to outside face of curb.
2. For thoroughfares with multiple transect zones, public frontage types will be specific to the respective transect zone.
3. Proposed changes indicated in red text with original standard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



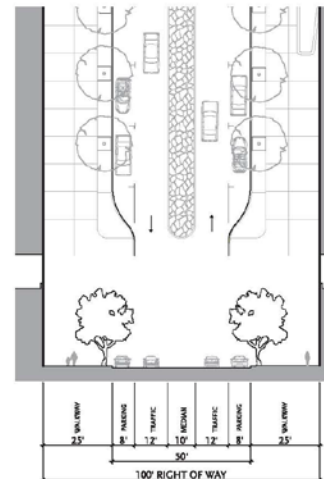
1. CS 48-24  
(Modification of CS 60-34)

SD1	T40
Commercial Street	
SD1, T40,	
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	



2. CS 100-70  
(Modification of CS 100-64)

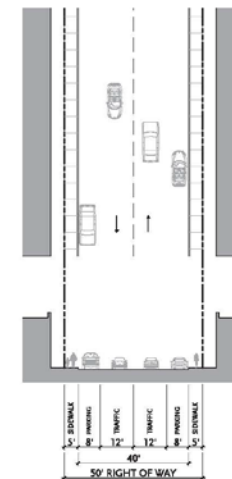
SD1	T4O
Commercial Street	
SD1, T4O,	
100 feet	
70 feet [64 feet]	
Slow	
25 mph	
9.3 seconds [8.5 seconds]	
2	
Both sides angled at 18 feet [17 feet] marked	
10 feet	
Forecourt, Shopfront, Gallery, Arcade, Common Entry	
15 foot [18 feet] conc.	
6x6 [4x4] foot tree well	
Curb	
Trees	
n/a	



### 3. CS 100-50

(Modification of CS 80-44)

SD1	T4O
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	



#### 4. ST 50-40

(Modification of ST 60-34)

T4Q
Street
T4Q
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

METRO 31 DEVELOPMENT REGULATING PLAN  
25 MAY 2018  
© MOULE & POLYZOIDES, ARCHITECTS AND URBANISTS

## THOROUGHFARE STANDARDS

MOULE &amp; POLYZOIDES



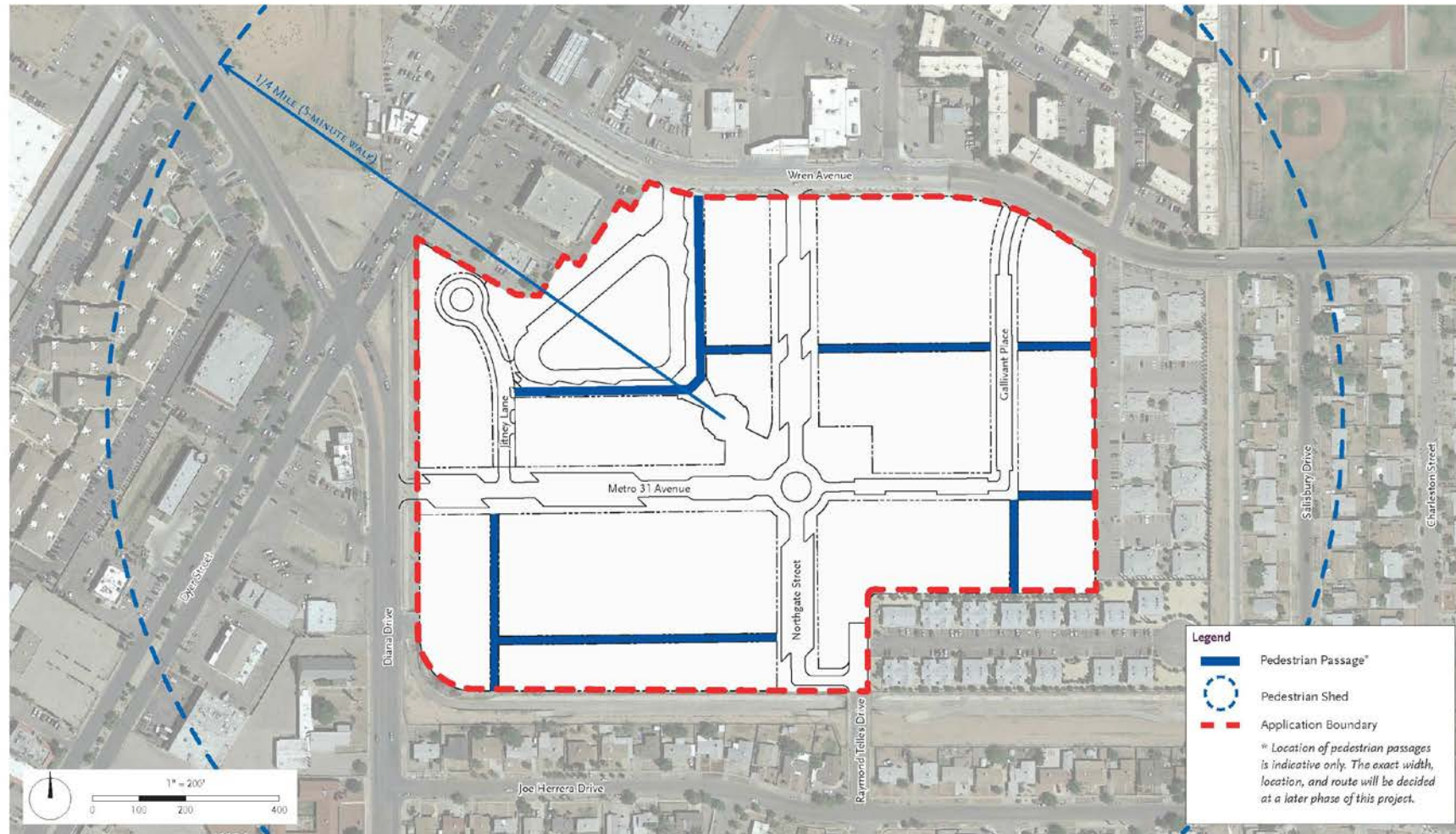


METRO 31 DEVELOPMENT REGULATING PLAN  
25 MAY 2018  
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## CIVIC SPACE AND BUILDINGS

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS

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METRO 31 DEVELOPMENT REGULATING PLAN  
25 MAY 2018  
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## PEDESTRIAN PASSAGES

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS

12





10

Subject Property





















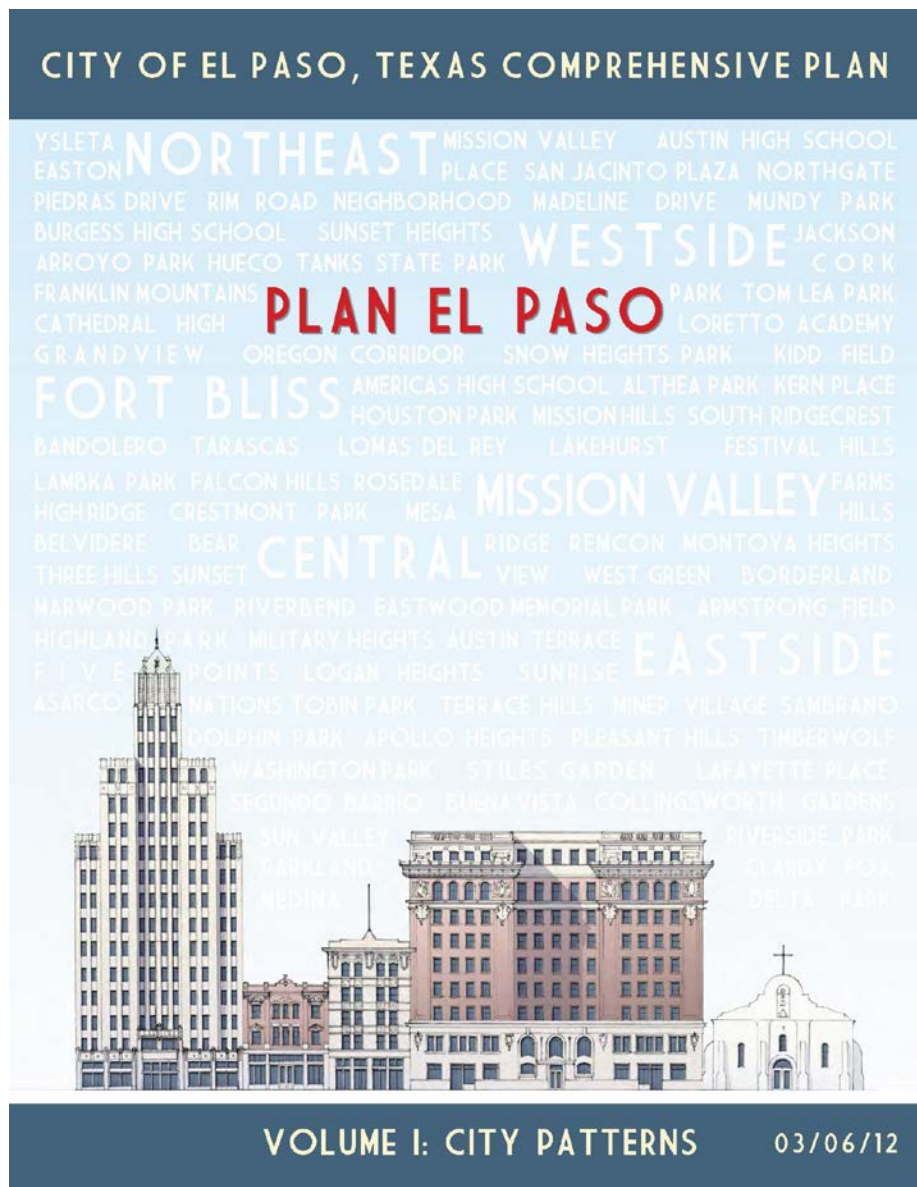




## Northgate Transit-Oriented Development

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

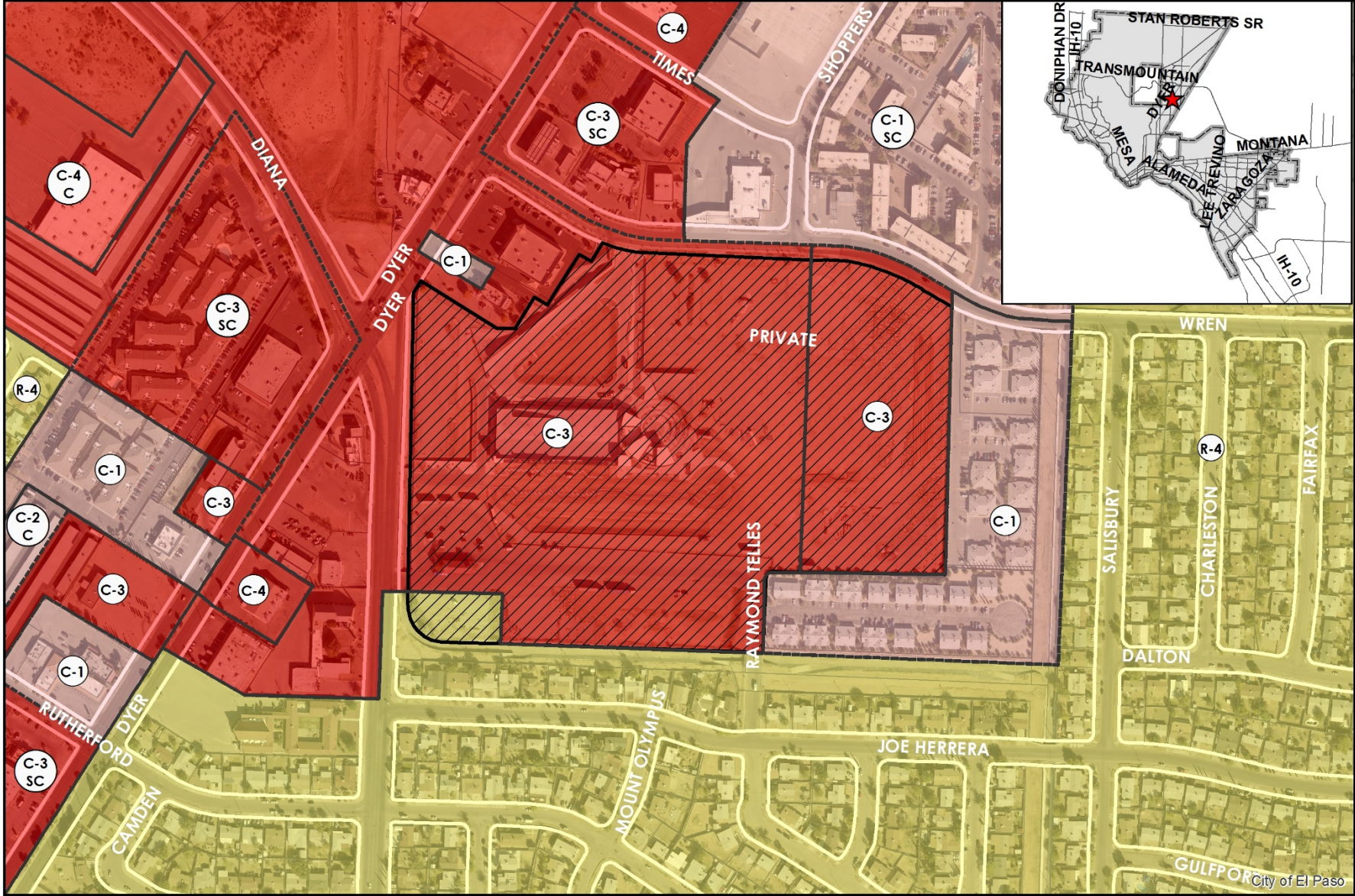
“A complete, walkable neighborhood with a variety of building types and spaces would form an important center for the surrounding community.”







PZRZ18-00025



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 Subject Property

0 125 250 500 750 1,000 Feet







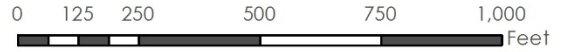
PLCP18-00001



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- Subject Property
- PLCP18-00001 Boundary







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Subject Property







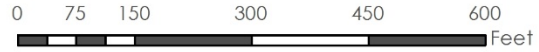
PLCP18-00001



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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

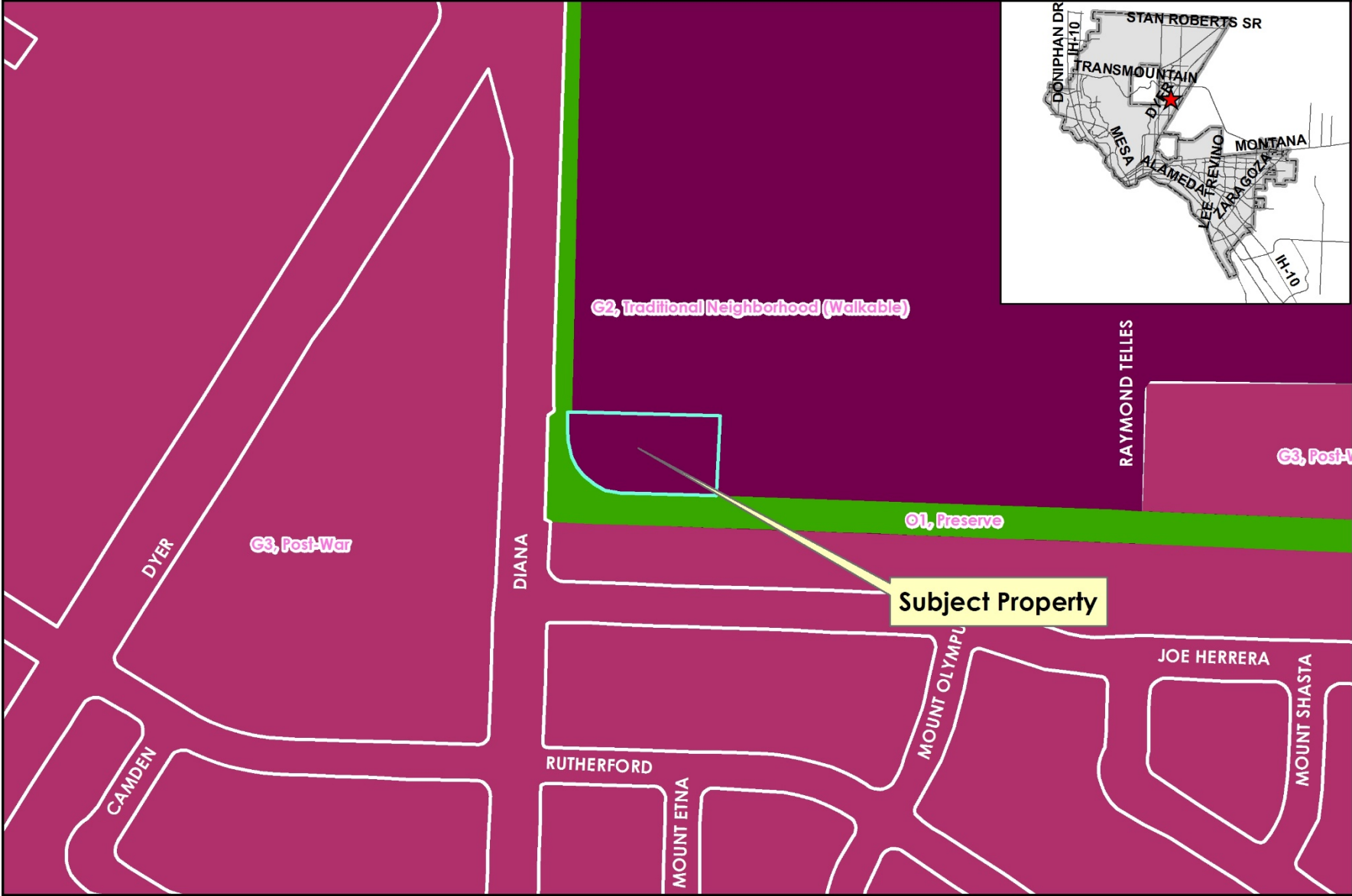
## **O-1, Preserve:**

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









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Subject Property







SCALE: 1" = 60'

# REVISED OVERALL CONCEPT PLAN ALT 01

LOT 1	1.000 AC
LOT 2	1.021 AC
LOT 3	4.837 AC
LOT 4	2.705 AC
LOT 4A	2.327 AC
LOT 5	6.619 AC
TOTAL	= 18.510 ACRES
LOT 1A	0.255 AC
LOT 3A	0.171 AC
LOT 4A	0.114 AC
PARKS	= 0.540 ACRES
HUNT R.O.W. CONT	= 5.433 ACRES
HUNT TOTAL	= 24.483 ACRES

## COEP ~ SUN METRO

SM LOT 1	1.414 AC
SM LOT 2	0.414 AC
R.O.W. CONT	3.093 AC
SM PARKS	1.372 AC
SUN METRO TOTAL	= 6.319 ACRES
GRAND TOTAL	= 30.802 ACRES
CHECKS PER RSA SURVEY	

