

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER



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BETO O'ROURKE, DISTRICT 8

MAYOR AND COUNCIL

MEMORANDUM

TO: Mayor and Council
FROM: Susie Byrd, City Representative, District #2
DATE: October 4, 2010
RE: Item 7 A, City Council Meeting of October 5, 2010

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Dear Mayor and Council:

I have posted the following agenda item on the City Council agenda for your consideration:

Discussion and action on extending the scenic corridor in the Transmountain Freeway project by:

1. Directing City Manager to initiate a zoning change on three tracts of land owned by City of El Paso and managed by the El Paso Water Utilities (Parcel #1: 637.5 Acres legally described as Nellie D Mundy Survey 246, Parcel #2: 125.3360 acres legally described as SJ Larkin Survey 269 Abstract 10070 Tract 1 and Parcel #3: 155.4651 Acres legally described as SJ Larkin Survey 269 Abstract 10070 Tract 1-A) from R-3, Residential District and PMD, Planned Mountain Development to Natural Open Space (See map for more information),
2. Directing City Manager to put this land into a conservation easement so that it be preserved in perpetuity as open space,
3. Directing City Manager to amend the Master Thoroughfare Plan to remove the Paseo del Norte arterial, and
4. Directing City Manager to work with TXDOT to remove the Paseo del Norte overpass from the Transmountain Freeway design.

I have placed this item on the agenda because during the public conversation about the Transmountain Freeway project, several members of the City Council and members of the public have suggested that another alternative to TXDOT's preferred alternative be considered. I wanted to make sure that the City put in place the necessary processes to have this alternative considered without negatively affecting TXDOT's timeline to put the project out for bid.

The overall impact of this alternative would be to increase the length of the scenic corridor by as much as  $\frac{3}{4}$  of a mile on the eastern end of the project closest to the State Park. This alternative would still be a freeway facility with overpasses but by removing the Paseo del Norte overpass and the frontage roads necessary to accommodate the overpass, it would remain at grade and would only require a minimal right of way until the Plexxar overpass. It would also reduce the number of required overpasses from four to three.

In order to extend the scenic corridor, the City would need to:

1. Remove the Paseo del Norte overpass from its Master Thoroughfare plan thus alleviating the need for TXDOT to build an overpass there.
2. Change the zoning of the PSB land that straddles that section of the Transmountain from R-4 to Natural Open Space and work with the PSB to ensure that section would not be developed. The City has the authority to re-zone with or without concurrence of the PSB but we do not have the authority to dispose of that property until such time as the PSB has deemed it inexpedient to the needs of the water system. The PSB has not done deemed this section inexpedient although they have masterplanned it with the intent to sell it eventually. The only way for us to ensure the long term conservation of this land as part of a scenic corridor would be to have the PSB agree to put the land into a conservation easement, to deed the land to the State park or to purchase it ourselves. Alan Shubert has indicated that taking this much land out of production would alleviate the need for the Paseo del Norte overpass. However, this would need further review and analysis by the Department of Transportation.

The PSB has master planned the referenced 900 acres. They have indicated that they have already deeded a portion on the eastern edge to the Texas State Park. They also have planned in this section to dedicate 387 acres to open space, 66 acres to drainage and trails and 12 acres of right of way to support the TXDOT Transmountain Freeway project. This would leave 415 acres that the PSB had planned to sell in the private market. The PSB roughly estimate that the value of this land might be worth \$17,675,000. Sales of PSB land go back to the system to offset future capital costs and rate increases as a result of those costs.

The density of the Northwest plan is very low at 4.6 dwelling units per acre. Per our current planning directives, we might want to revisit the Northwest Master Plan and add more density to the remaining land. This would increase the value of the remaining land and could potentially offset the some of the loss from dedicating the 415 acres of land for a scenic corridor.

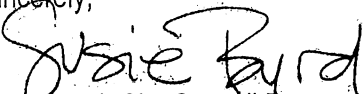
**OPEN SPACE ADVISORY BOARD RECOMMENDATION.** The Open Space Advisory Board met on Thursday, September 30 to hear this issue and recommended that the City Council proceed as directed in this agenda item with the following additional considerations:

- That the City Council review the rest of the Northwest Master Plan as it is outdated.
- That TXDOT run a roadway from the future Plexxar roadway to the State park.

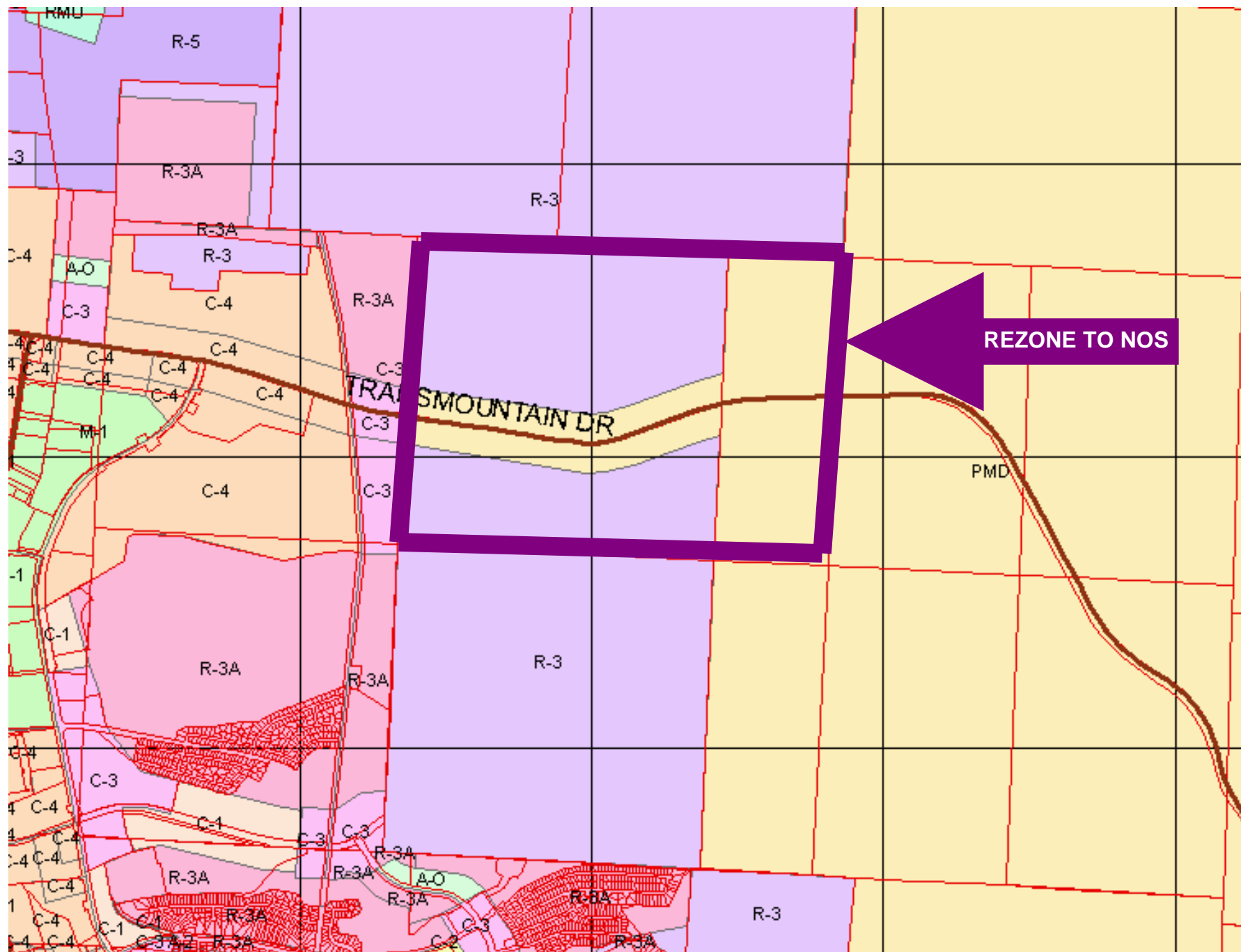
Please consider initiating this public process so that the City Plan Commission, the City, the PSB, TXDOT and the public can review this alternative.

For your consideration, I have included a powerpoint with maps highlighting the areas in question. I have also included a powerpoint from PSB. They have indicated to me that they do not want us to rezone the property NOS or to remove the Paseo del Norte from the Master Thouroughfare Plan. They are concerned about the loss of value for that asset.

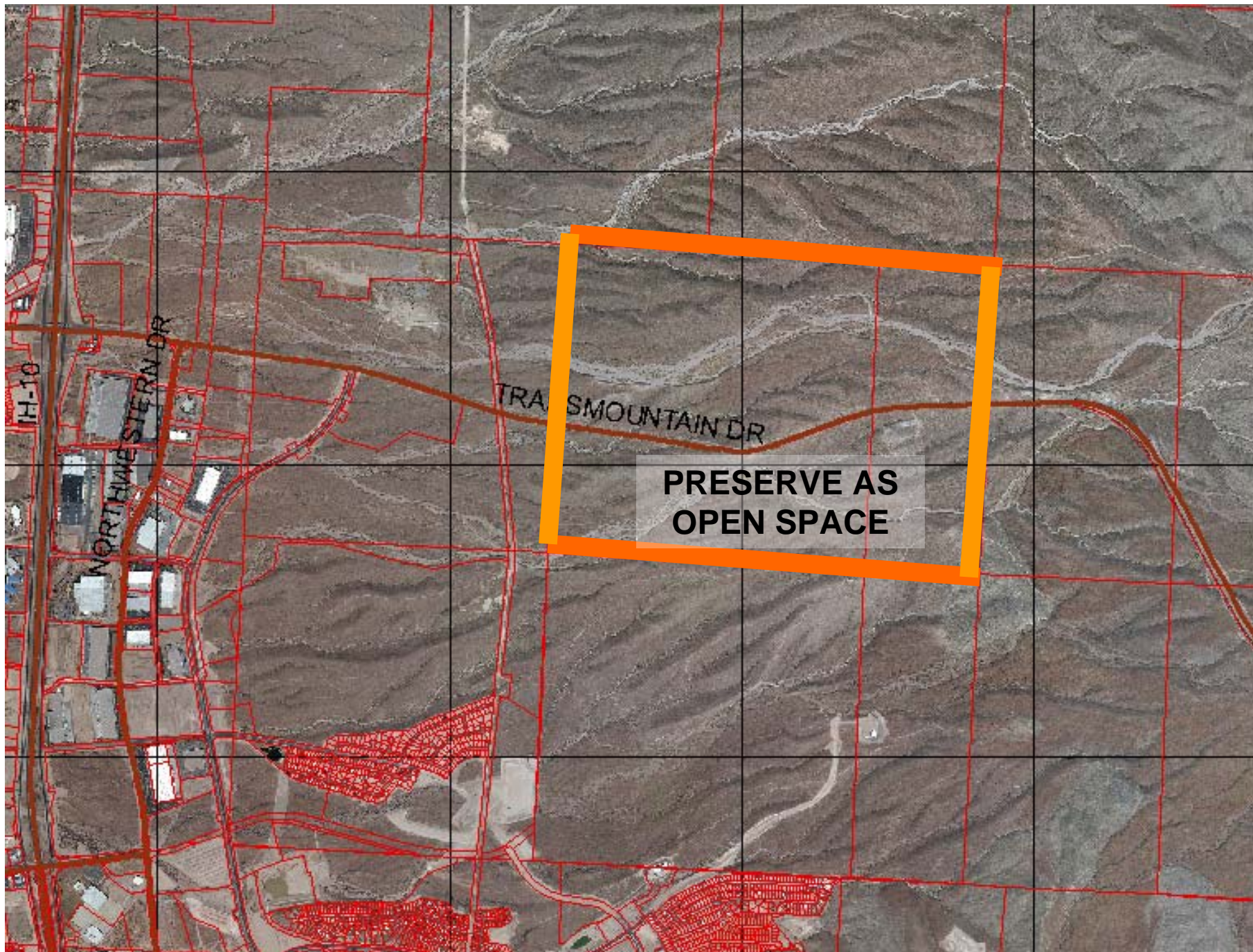
Sincerely,



Susie Byrd, City Council Representative, District 2







IH-10

NORTHWESTERN DR

TRANS MOUNTAIN DR

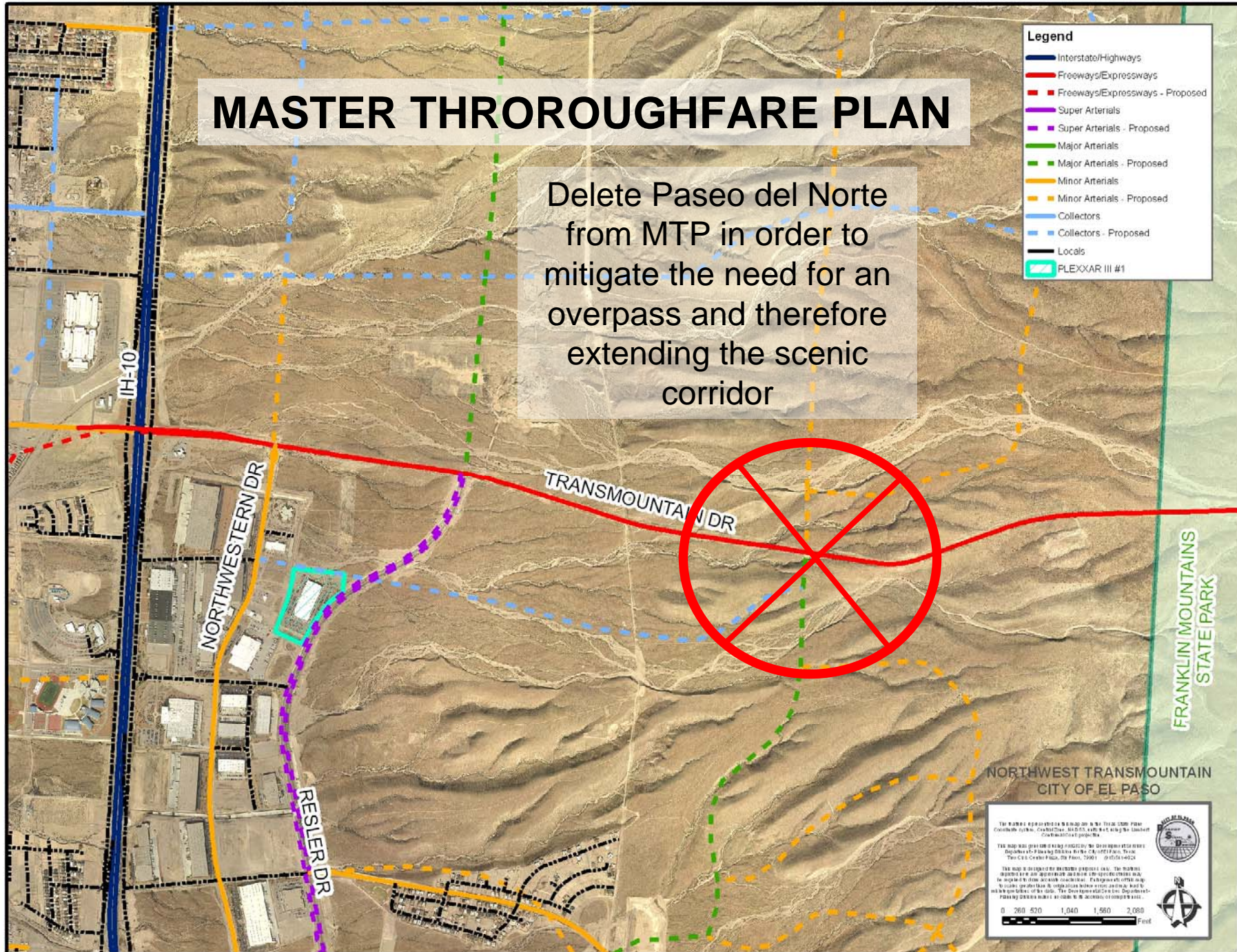
**PRESERVE AS  
OPEN SPACE**



# MASTER THOROUGHFARE PLAN

Delete Paseo del Norte  
from MTP in order to  
mitigate the need for an  
overpass and therefore  
extending the scenic  
corridor

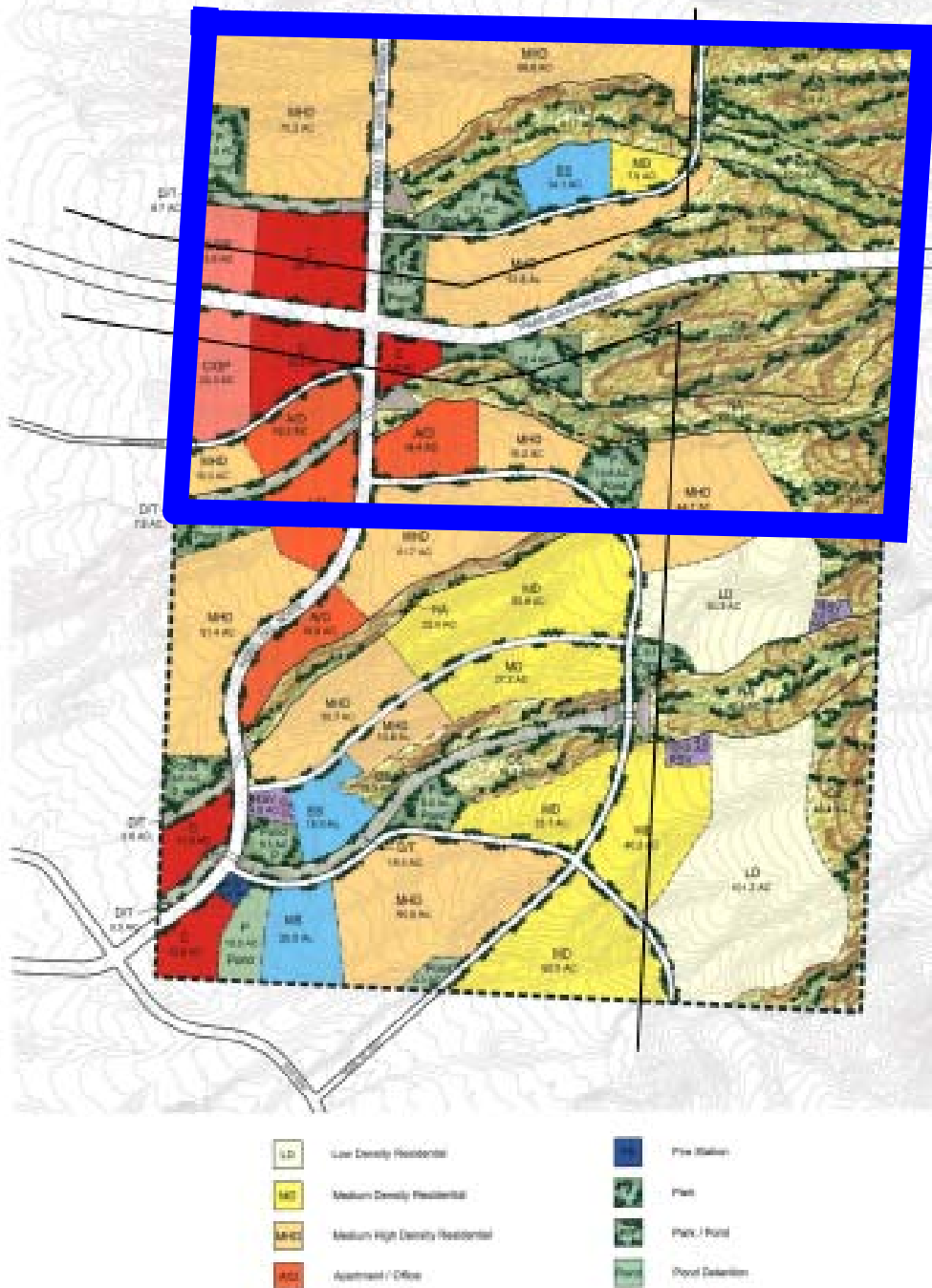
- Legend**
- Interstate/Highways
  - Freeways/Expressways
  - Freeways/Expressways - Proposed
  - Super Arterials
  - Super Arterials - Proposed
  - Major Arterials
  - Major Arterials - Proposed
  - Minor Arterials
  - Minor Arterials - Proposed
  - Collectors
  - Collectors - Proposed
  - Locals
  - PLEXAR III #1

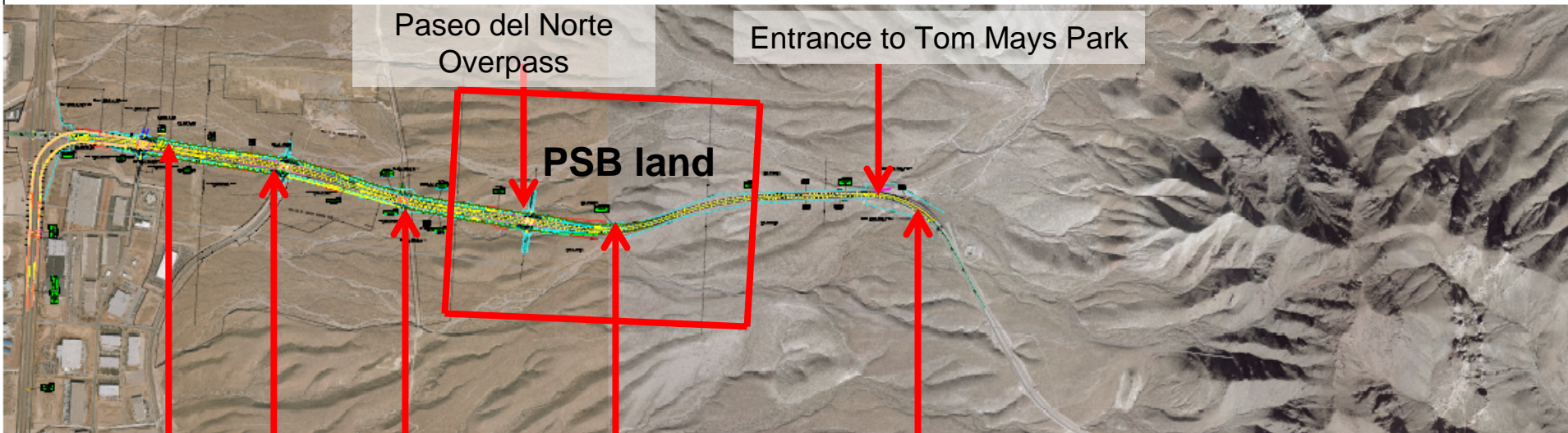
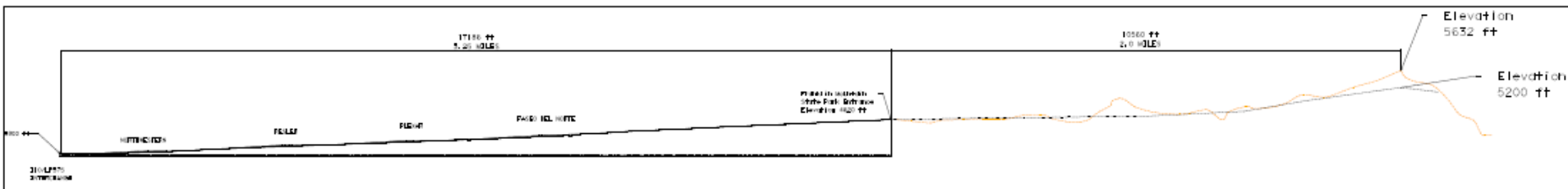




## NORTHWEST MASTER PLAN

- 1800 acres master planned and adopted into Comprehensive Master Plan in 2005
- Section in blue is the area proposed to be zoned NOS and preserved
  - 387 acres planned as open space
  - 66 acres planned as drainage and trails
  - 12 acres to be donated to TXDOT for freeway
  - Remaining 415 acres slated for sale and development
  - PSB roughly estimates the value of the developable land as \$17.7 million
- Some of the lost value could be made up by increasing density in the remaining planned area. For example going from a medium density zoning category to an apartment zoning doubles the price per acre (PSB estimates \$25,000/acre for medium density and \$50,000 for apartment)





Northwestern Overpass

Redd Road Overpass

Plexxar Overpass

Frontage lanes are added in anticipation of overpass

Project begins, widens from 1 to 2 lanes

Entrance to Tom Mays Park

Paseo del Norte Overpass

PSB land

City Council Item  
Proposed NOS Zoning of portions of  
PSB NW Masterplan



# Current developments

- Upcoming City Council item to eliminate the Paso Del Norte arterial and interchange and change certain PSB lands to NOS (Natural Open Space)

**PSB PROPERTY SOLD TO THE STATE FOR  
INCLUSION INTO THE  
FRANKLIN MOUNTAIN STATE PARK**

YEAR

ACRES

1989

6,834

2009

1,659

Total

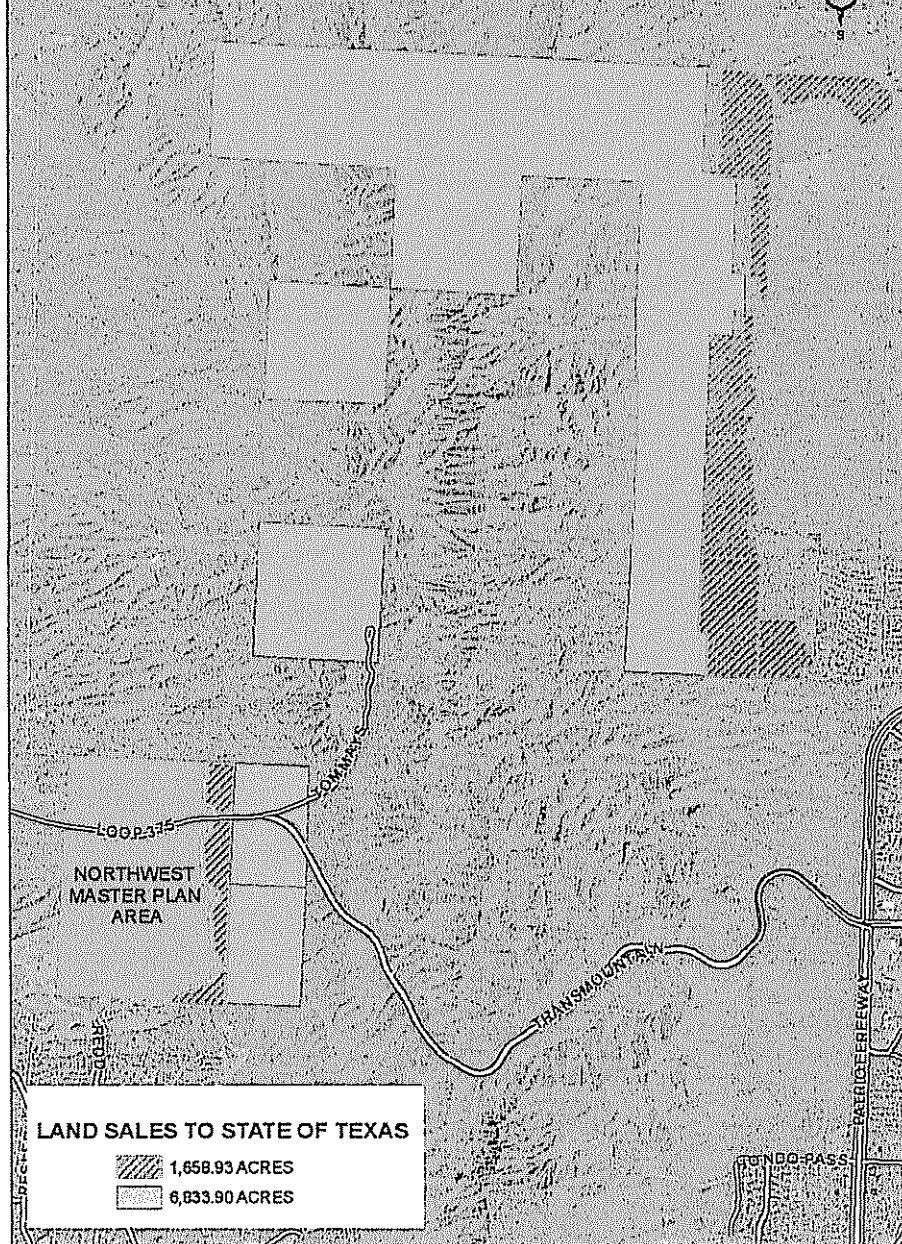
8,493

Value of Land

Over \$200 million

Sold to the State of Texas for \$360,792 and \$161,305

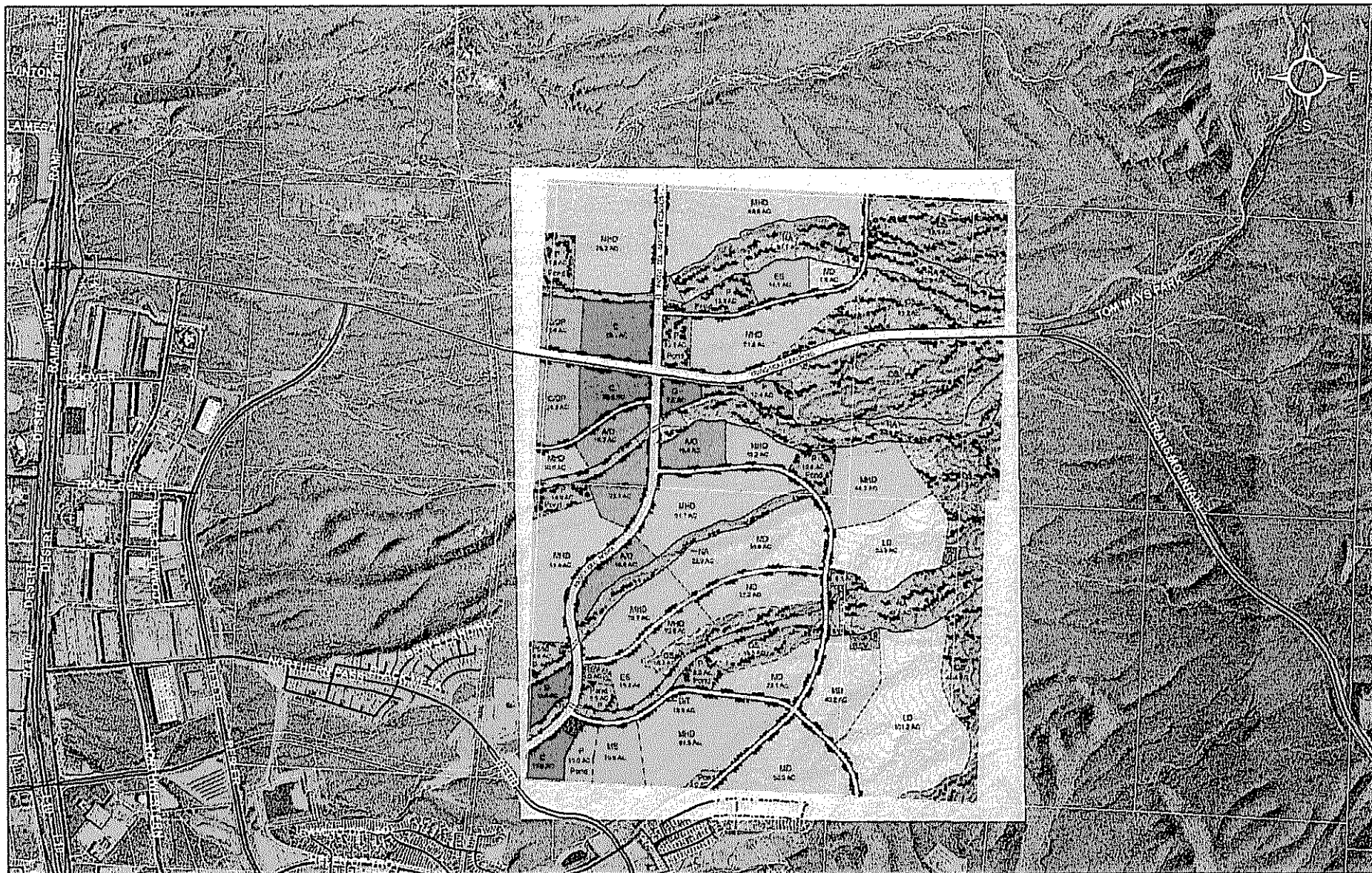
**LAND SOLD BY THE PSB TO STATE OF TEXAS  
FOR INCLUSION INTO  
THE FRANKLIN MOUNTAIN STATE PARK**





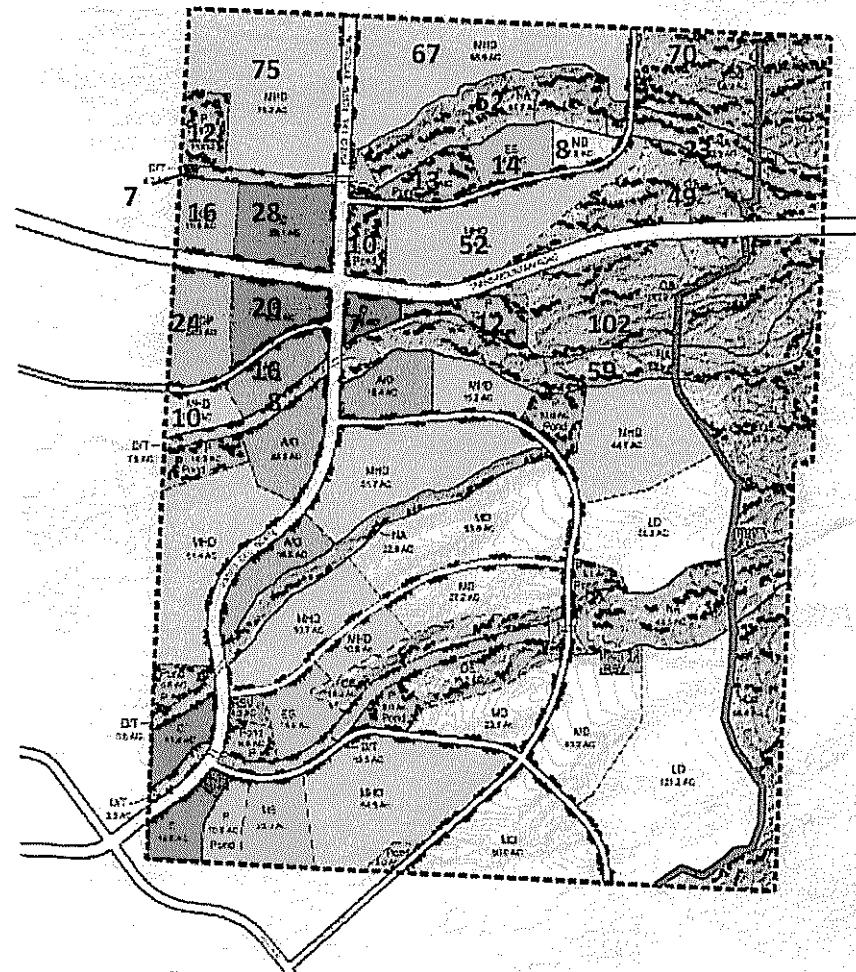
# Background

- PSB developed the Northwest Master Plan in 2005
- Includes substantial open space, parks, hike and bike trails and schools
- Worked with all interested stakeholders
- On April 5, 2005, City Council approved an ammendment to the 2025 Thoroughfare System to incorporate this Land Study for Westside PSB Properties
- On May, 24, 2005 City Council adopted this proposed land study and approved its incorporation into The Plan for El Paso including amending the Year 2025 Projected General Land Use Map.
- GMU and Smart Code was not available and was not approved by the City at this time









- |      |                                 |     |                           |
|------|---------------------------------|-----|---------------------------|
| LD   | Low Density Residential         | P&S | P&S Station               |
| MD   | Medium Density Residential      | P&S | P&S                       |
| MHU  | Medium/High Density Residential | P&S | P&S Pond                  |
| ADU  | Apartment/Office                | P&S | P&S Detention             |
| C    | Commercial                      | P&S | P&S Basin / Future Arroyo |
| C&O  | Commercial / Office Park        | P&S | P&S / 114                 |
| E&MS | Elementary / Middle School      | P&S | P&S                       |
|      |                                 | P&S | P&S                       |



FIGURE 3.1

LAND USE PLAN



# **NORTHWEST LAND STUDY LAND USE SUMMARY**

| <u>Land Use</u>                 | <u>Total Acreage</u> | <u>% Total Acreage</u> | <u>Est.Value/Acre</u> | <u>Total</u>        |
|---------------------------------|----------------------|------------------------|-----------------------|---------------------|
| Low Density Residential         | 151.5                | 8.19%                  | \$25,000              | \$3,787,500         |
| Medium Density Residential      | 204.2                | 11.04%                 | \$25,000              | \$5,105,000         |
| Medium High Density Residential | 474.6                | 25.65%                 | \$25,000              | \$11,865,000        |
| Apartment                       | 73.5                 | 3.97%                  | \$50,000              | \$3,675,000         |
| Commercial                      | 80.1                 | 4.33%                  | \$100,000             | \$8,010,000         |
| Commercial/Office               | 39.9                 | 2.16%                  | \$75,000              | \$2,992,500         |
| Middle School                   | 20.0                 | 1.08%                  | \$25,000              | \$500,000           |
| Elementary School               | 29.1                 | 1.57%                  | \$25,000              | \$727,500           |
| Fire Station                    | 2.0                  | .11%                   | \$0.00                |                     |
| Parks                           | 104.8                | 5.66%                  | \$0.00                |                     |
| Open Space                      | 562.6                | 30.41%                 | \$0.00                |                     |
| Drainage/Trails                 | 41.2                 | 2.23%                  | \$0.00                |                     |
| Right-of-Way                    | 55.5                 | 3.00%                  | \$0.00                |                     |
| Reservoir Sites                 | 11.0                 | .59%                   | \$0.00                |                     |
| <b>Totals</b>                   | <b>1,850</b>         | <b>100%</b>            |                       | <b>\$36,662,500</b> |

**Total Developable Acres – 1,023.8**

**Total Dwelling Units Proposed – 4,731**

**Total Open Space Proposed – 562.6**

**Gross Residential Density Units/Acre – 2.6**

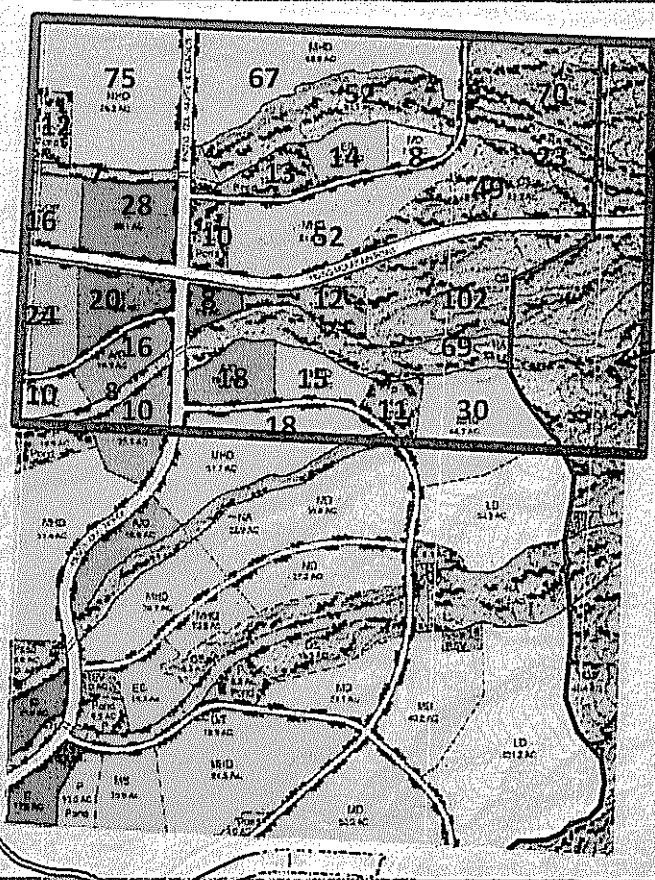
**Land Study Total Acres      1,850**

**Acres Sold To State In 2009    210**

**Acres Remaining              1,640**

**Note: Acres for TXDOT Right-of-Way = 12.08 – Valued at \$184,177**

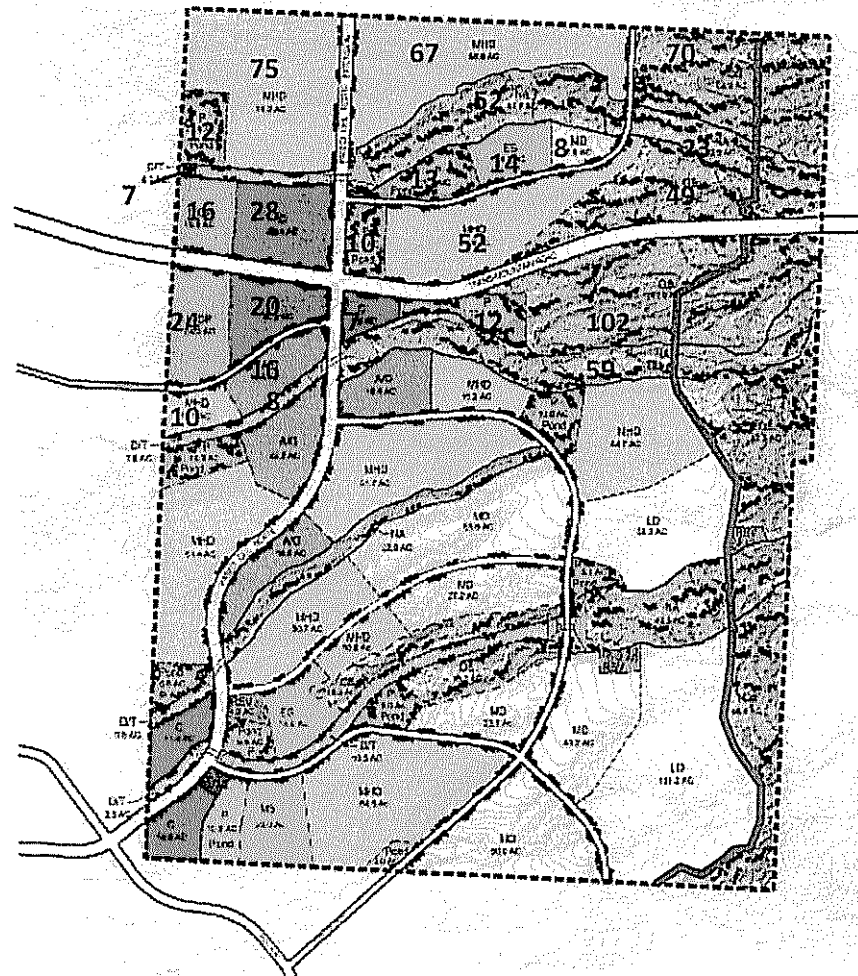
| <b>OTHER LAND USE VALUES</b> |              |                        |                     |
|------------------------------|--------------|------------------------|---------------------|
|                              | <u>Acres</u> | <u>Est. Value/Acre</u> | <u>Total</u>        |
| Fire Station                 | 2.0          | \$25,000               | \$50,000            |
| Parks                        | 104.8        | \$25,000               | \$2,620,000         |
| Open Space                   | 562.6        | \$10,000               | \$5,626,000         |
| Drainage/Trails              | 41.2         | \$10,000               | \$412,000           |
| Right-of-Way                 | 55.5         | \$50,000               | \$2,775,000         |
| <u>Reservoir Sites</u>       | <u>11.0</u>  | <u>\$0</u>             | <u>\$0</u>          |
| <b>Total</b>                 |              |                        | <b>\$11,483,380</b> |





# PROPOSED NOS NORTHWEST LAND STUDY LAND USE SUMMARY

| <u>Land Use</u>                 | <u>Total Acreage</u> | <u>Value/Acre</u> | <u>Total</u>        |
|---------------------------------|----------------------|-------------------|---------------------|
| Medium Density Residential      | 8                    | \$25,000          | \$200,000           |
| Medium High Density Residential | 267                  | \$25,000          | \$6,675,000         |
| Apartment                       | 44                   | \$50,000          | \$2,200,000         |
| Commercial                      | 56                   | \$100,000         | \$5,600,000         |
| Commercial/Office               | 40                   | \$75,000          | \$3,000,000         |
| Open Space                      | 387                  | \$10,000          | \$3,870,000         |
| Drainage/Trails                 | 66                   | \$10,000          | <u>\$6,600,000</u>  |
| <b>Totals</b>                   |                      |                   | <b>\$28,145,000</b> |



- |     |                                 |     |                                    |
|-----|---------------------------------|-----|------------------------------------|
| LD  | Low Density Residential         | FS  | Free Space                         |
| MD  | Medium Density Residential      | P   | Park                               |
| MHD | Medium High Density Residential | PF  | Park / Forest                      |
| AO  | Agriculture / Office            | PD  | Pond / Debris                      |
| C   | Commerce                        | OSA | Open Space / Industrial / Artesian |
| COP | Commercial / Office Park        | DT  | Drainage / Trunk                   |
| EHS | Elementary / High School        | PV  | Pasture                            |

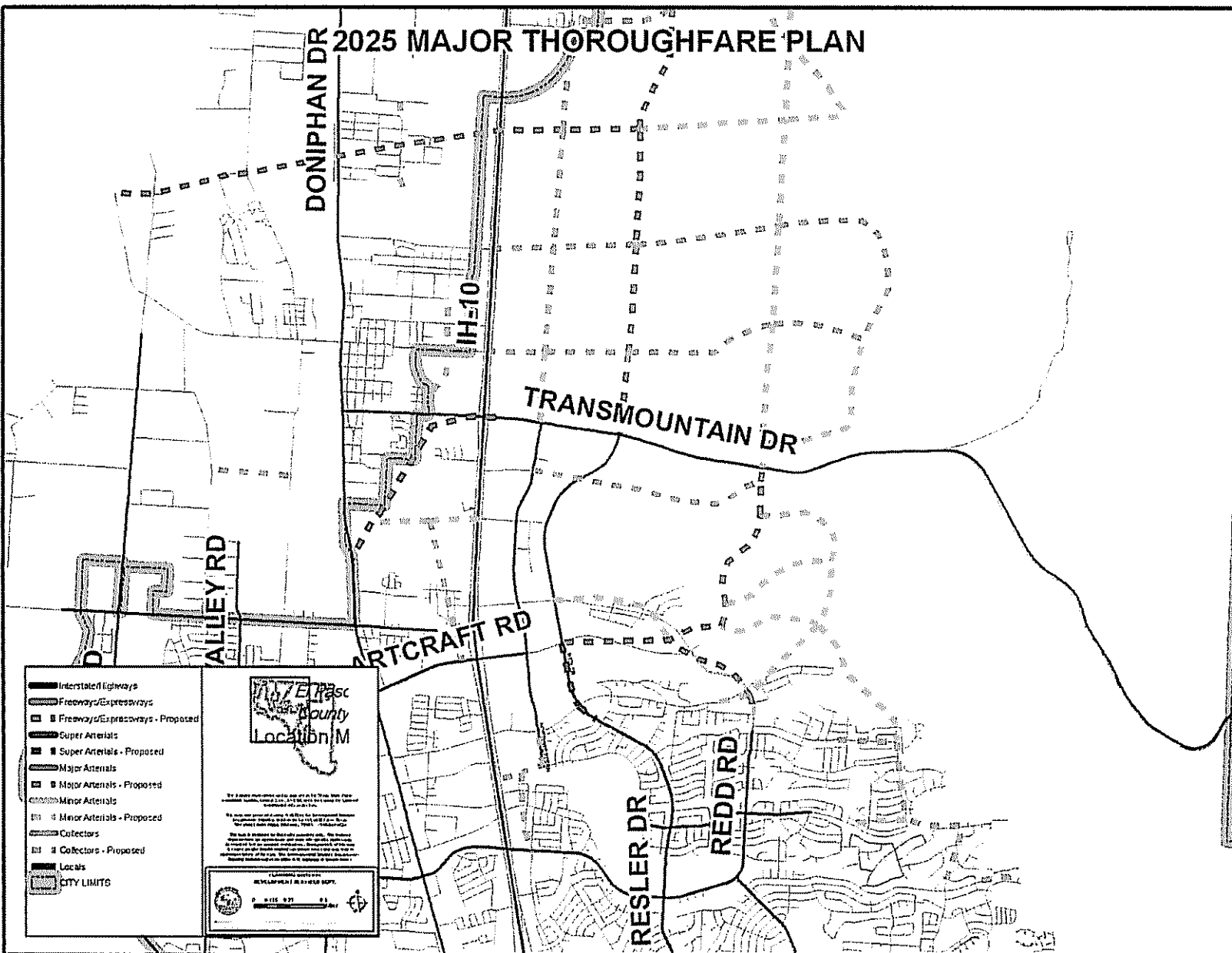


FIGURE 3.1

# LAND USE PLAN



# 2025 MAJOR THOROUGHFARE PLAN





# Summary

- The Northwest Masterplan was developed in cooperation with all stakeholders and approved by City Council
- The plan protects the mountain and preserves arroyos
- The plan preserves open space and hike and bike trails that lead into the state park
- The plan reserves land for city parks, public facilities and schools
- The PSB does not agree with rezoning this land NOS or eliminating the Paseo del Norte arterial and interchange