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S E R V I C E S O L U T I O N S S U C C E S S

OPEN SPACE ADVISORY BOARD

Wednesday, April 27, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

AGENDA

1. **Meeting Called to Order**

2. **Call to the Public** (items not listed on the agenda)

3. **Discussion and Action**

   a. Approval of Minutes: April 13, 2011

   b. Changes to the Agenda

   c. Review and comment on current subdivision applications, as indicated below:

(1) **SUSU11-00025:** Cimarron Sage Unit Four - Being a portion of Tracts 1 and 1B4, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas

LOCATION: South of Northern Pass and East of Resler
PROPERTY OWNER: Cimarron Hunt Communities, LLC
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Minor
STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

(2) **SUSU11-00023:** Resler Ponding Area 4 - Being a portion of Tracts 1B5, 1B5B, 1B5C and 1F5, save and except 0.755 acre portion for Stonegate Properties I LTD, S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas

LOCATION: East of Resler Drive and North of Helen of Troy Drive
PROPERTY OWNER: Hunt Communities Holdings
REPRESENTATIVE: Conde Inc.
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

CITY CLERK DEPT.
2011 APR 21 AM 8:05

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

(3) **SUSU11-00028:** Planet Fitness Resler Estates – Being a replat of a portion of Lot 1, Block 4, West Hills Unit Two, City of El Paso, El Paso County, Texas

LOCATION: West of Resler Drive and North of Belvidere
PROPERTY OWNER: JB4 Properties, LLC
REPRESENTATIVE: Plaza Engineering
DISTRICT: 1
APPLICATION TYPE: Minor
STAFF CONTACT: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

4. **Discussion and Action:** Update on the Loop 276 and Transmountain East Project.
Contact: Chuck Berry, Texas Department of Transportation

5. **Discussion and Action:** Status of stormwater funding for Open Space acquisition and restoration.
Contact: Nicholas J. Costanzo, EPWU, njcostanzo@epwu.org

6. **Discussion and Action:** Presentation on the "Healthy Families Live Outside the Box" and the "El Paso County Conservation Cooperative" proposals.
Contact: Rick L. LoBello, (915) 217-4233, LobelloRL@elpasotexas.gov

7. **Discussion and Action** on subdivision code provisions concerning preservation of arroyos.
Contact: Lupe Cuellar, City Attorney's Office, CuellarLM@elpasotexas.gov

8. **Discussion and Information:** Presentation on the ASARCO West and ASARCO East Regulating Plans.
Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov

9. **Discussion and Action** on subcommittee recommendations regarding Chapter 18.46 (Landscape) of the El Paso City Code.
Contact: Fred Lopez, (915) 541-4322, LopezAR@elpasotexas.gov

10. **Discussion and Action:** Items for Future Agendas

11. **Adjournment**

CITY CLERK DEPT.
2011 APR 21 AM 8:05

EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Posted this 21st *day of April, 2011 at* 8:15 *A.M.,*
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Donna M. Martinez, Planning and Economic Development

CITY CLERK DEPT.
2011 APR 21 AM 8:05

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Planning & Economic Development
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Open Space
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ADVISORY BOARD MINUTES

Wednesday, April 13, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 6
Lois Balin, Terry Bilderback, Richard Thomas, James H. Tolbert, Kevin T. von Finger, and Charlie S. Wakeem

Members Absent: 3
Bill Addington, Robert Ardovino, and Luis Ruiz

Member Vacancies: 0

Planning and Economic Development Staff Present:
Mathew McElroy, Deputy Director, Planning; Fred Lopez, Comprehensive Plan Manager; David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Melissa Granado, Senior Planner; Linda Castle, Senior Planner; Esther Guerrero, Planner

Others Present:
Lupe Cuellar, Assistant City Attorney, Legal Department; Martha Macias, Accessibility Specialist; Kareem Dallo, Engineering & Construction Management; Rudy Valdez, EPWU-PSB; Richard Garcia, Land Operations Manager, Parks and Recreation; Gonzalo Cedillos, EPWU-PSB, StormWater; Jeff Huff, Design Alliance, LLC; Trish Tanner; George Halloul

1. **Meeting Called to Order**

   Chair Wakeem called the meeting to order at 1:32pm.

2. **Call to the Public** (items not listed on the agenda)

   None

3. **Discussion and Action**

   a. Approval of Minutes: March 30, 2011

   Chair Wakeem asked Board Members if there were any additions, corrections, or revisions. There being none.

   MOTION:
   Motion made by Mr. von Finger, seconded by Ms. Balin and ***UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MARCH 30, 2011.***

b. Changes to the Agenda

Staff requested the following:

1. Item 4 be postponed two weeks per Mr. Berry's request; and
2. Item 3.d.1 be deleted, it was posted incorrectly. It will be on the April 27th OSAB agenda for discussion and action.

Chair Wakeem requested item 7 be moved in front of item 3. c. (3).

No further requests from the Board.

MOTION:
Motion made by Mr. von Finger, seconded by Mr. Bilderback and ***UNANIMOUSLY CARRIED TO APPROVE THE AGENDA AS REVISED.***

c. Review and comment on current subdivision applications, as indicated below:

(1)	**PZDS11-00003:**	Lot 1, Block 42, Ridge View Estates Unit 16, City of El Paso, El Paso County, Texas
	LOCATION:	1451 Redd Road
	REQUEST:	Detailed Site Plan Review per Ordinance No. 9363 dated April 26, 1988
	ZONING:	C-1/sc (Commercial/special contract) and C-3/sc (Commercial/special contract)
	PROPOSED USE:	Private Recreation Facility
	PROPERTY OWNER:	EZAR Properties, L.P.
	APPLICANT:	Elsa Esther Carrillo
	REPRESENTATIVE:	Jeff Huff, Design Alliance, LLC
	DISTRICT:	1
	STAFF CONTACT:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Mr. Salloum gave a PowerPoint presentation, Ms. Martha Macias, Accessibility Specialist, provided translation for Mr. Salloum. The property is approximately 3.30 acres in size and located within the Hillside Development Area (HDA). The site plan requires 35 parking spaces; the applicant will provide the 35 parking spaces, in addition to, three (3) bicycle spaces. The special contract requires *that a ten (10) foot landscaped buffer with high-profile native trees of at least two (2) inch caliper and ten (1) feet in height shall be placed at least fifteen (15) feet on center along the southerly property line adjacent to any residential or apartment zoning district. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy. The existing slope shall be preserved within the ten (10) feet of the property line in order to accommodate the landscaped buffer.*

The Planning Division and the DCC recommend **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150., and all zoning conditions imposed on the property.

Chair Wakeem referred to the Engineering & Construction Management Service Department – Landscaping Staff comment *"This project does not meet the landscape ordinance as submitted."*

Mr. Salloum responded the representative will be submitting a revised landscaping plan; it will be taken care of.

Chair Wakeem asked if any members of the public wished to comment. There were none.

Per the PowerPoint presentation photos regarding the landscaping, Mr. Jeff Huff, Design Alliance, LLC, pointed out he had submitted revised schematic landscape plan.

No questions or comments from the Board.

MOTION:
Motion made by Mr. von Finger, seconded by Mr. Thomas and ***UNANIMOUSLY CARRIED TO APPROVE.***

(2)	**PZRZ11-00004:**	Lots 4 and 5, Block 1, El Paso West Unit Two, Replat A, City of El Paso, El Paso County, Texas; and a portion of Lot 3, Block 1, El Paso West Unit Two, City of El Paso, El Paso County, Texas
	LOCATION:	1345 New Harvest Place
	REQUEST:	From M-1 (Manufacturing) to C-2 (Commercial)
	PROPERTY OWNER:	Helen of Troy, L.P.
	REPRESENTATIVE:	Georges Halloul, SLI Engineering
	DISTRICT:	1
	STAFF CONTACT:	Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Ms. Guerrero gave a PowerPoint presentation and explained the property is vacant, approximately 7.635 acres and located within the Hillside Development Area (HDA). The request is to change the zoning to C-2 (Commercial) to allow an apartment complex. Apartments are not permitted in manufacturing zoning districts. The conceptual site plan shows seven (7) apartment buildings with approximately 156 units, playground with gazebo, and a club house with pool, access via New Harvest Place and Northwestern Drive. The Planning Division and the DCC recommend **APPROVAL** of the request.

Ms. Balin wondered what the height of the proposed buildings would be.

Ms. Guerrero responded the projection is for three-story buildings.

No further comments/questions from the Board.

MOTION:
Motion made by Mr. von Finger, seconded by Mr. Tolbert and ***UNANIMOUSLY CARRIED TO APPROVE.***

Per the Motion on page 2, item 7 was discussed prior to item 3. c. (3)

7. **Discussion and action** on an Ordinance amending Title 20 (Zoning), Chapter 20.06 (Zoning Districts and Maps), Section 20.06.10, (Districts Established and Enumerated), Section 20.06.020 (Purpose of Districts) and Chapter 20.10 (Supplemental Use Regulations) and Appendix A (Table of Permissible Uses) of the El Paso City Code to add a restricted growth district and establish standards for the district to include uses allowed in the district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Kimberly Forsyth, (915) 541-4668, forsythkl@elpasotexas.gov

Prior to the discussion, Ms. Forsyth distributed revised copies of the Ordinance language to Board Members. Ms. Forsyth gave a PowerPoint presentation and went over the revised ordinance language with Board Members.
Ms. Forsyth explained the ordinance language was presented to the DCC last week and the El Paso Water Utilities recommended changing the name of the District from "Restricted Growth" to "Urban Reserve".
Additionally, Ms. Forsyth noted, the revised ordinance language, with the recommendation by the El Paso Water Utilities, was presented to the LRC last Thursday. The LRC approved the ordinance language and requested the option to rezone to a Mixed Use District be deleted allowing only rezoning to SmartGrowth.
The revised ordinance language was also presented to the City Plan Commission last week, the City Plan Commission approved the ordinance language with the changes to the text; however, they preferred to leave the option of rezoning to either Mixed Use or Smart Growth. CPC also recommended this zone be considered as possible zones for future annexations.
In conclusion, Ms. Forsyth noted the following agenda item **3. d. (1) SUS11-00020** land, previously of the El Paso Water Utility Westside Master Plan, would be rezoned into this district.

Mr. Rudy Valdez, El Paso Water Utilities, explained "Restricted Growth" means restricting growth on the property, which is why the EPWU objected to it. The intent of the amendment is to reserve the property for future development.

Ms. Balin asked Staff if the LEED-ND Silver Standard includes Natural Open Space.

Mr. McElroy explained the LEED-ND Silver Standard requirements.

Chair Wakeem as if there were any comments/questions from the Board.

Chair Wakeem concurred with the LRC recommendations; restricting only SmartGrowth rezoning. He felt SmartGrowth was a better design for development; GMU does not have the layout that SmartGrowth has. He was not opposed to the Urban Reserve designation.

Mr. Bilberback concurred with the Staff and CPC recommendations.

Ms. Forsyth explained the revised language copies distributed today include the LRC recommendations; limiting rezoning to SmartGrowth.

Mr. Valdez stated the EPWU Staff recommendation provides flexibility with regard to what can be done on/to future properties.

Mr. McElroy commented on LEED-ND Silver Standard point(s) requirement(s) in comparison to/with the SmartGrowth Standards.

Mr. von Finger wondered if there could be third option; to zone Natural Open Space ("NOS").

Mr. McElroy responded yes.

Mr. Thomas asked if the objective was to get the most LEED-ND points.

Mr. McElroy responded Staff wanted to allow some flexibility.

MOTION:
Motion made by Mr. Thomas, seconded by Mr. von Finger and ***UNANIMOUSLY CARRIED TO ACCEPT THE STAFF RECOMMENDATION.***

3)	**PZRZ11-00013:**	S.J. Larkin Survey 267 and a portion of S.J. Larkin Survey 268, Abstract 10069, and portions of S.J. Larkin Survey 269, Abstract 10070, and portions of Nellie D. Mundy Survey 246, City of El Paso, El Paso County, Texas
	LOCATION:	North and South of Transmountain Drive and East of Franklin Mountains State Park
	ZONING:	R-3 (Residential) and PMD (Planned Mountain Development)
	REQUEST:	Rezone to RGD (Restricted Growth District)
	EXISTING USE:	Vacant
	PROPOSED USE:	Reserved for future development
	PROPERTY OWNER:	City of El Paso
	REPRESENTATIVE:	City of El Paso

DISTRICT: 1
STAFF CONTACT: Linda Castle (915) 541-4029, castlelj@elpasotexas.gov

Ms. Kim Forsyth gave a PowerPoint presentation and explained City Council initiated the request the rezone approximately 1,587 acres of EPWU property located in Northwest El Paso. The previous request was to rezone only the top half to NOS ("Natural Open Space"); however, Council has now requested the entire NW Master Plan property be RGD (Restricted Growth District). Staff has not received any adverse comments on the rezoning request and recommends **APPROVAL.**

Chair Wakeem asked if members of the public wished to comment. There were none.

Chair Wakeem asked if Board Members wished to comment.

Mr. von Finger commented on the amount and type of grading and a new grading ordinance.

No further comments/questions from the Board.

MOTION:
Motion made by Mr. von Finger, seconded by Mr. Thomas and ***UNANIMOUSLY CARRIED TO RECOMMEND APPROVAL.***

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d. Review and comment on current subdivision applications, as indicated below:

1) **SUSU11-00020:** Cimarron Sage Unit Four – Being a portion of Tracts 1 and 1B4, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas

LOCATION: South of Northern Pass and East of Resler
PROPERTY OWNER: Cimarron Hunt Communities, LLC
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Major Preliminary
STAFF CONTACT: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov

The above item was deleted. See page 2 for the motion.

4. **Discussion and Action:** Update on the Loop 276 and Transmountain East Project.
Contact: Chuck Berry, Texas Department of Transportation

The above item was postponed two weeks. See page 2 for the motion.

5. **Discussion and Action:** Presentation on criteria for wildlife corridors.
Contact: Kareem Dallo, (915) 541-4425, dallokx@elpasotexas.gov

Mr. Dallo explained his document "Preservation of Wild Life" was just a draft and requested Board Members add their revisions/suggestions to the proposed language.

Chair Wakeem explained Mr. Ardovino had sent him an email attachment and asked the Chair to distribute his information to the Board.

At this time, Mr. Dallo discussed the "Preservation of Wild Life" proposed language with Board Members and Staff.

Ms. Cuellar noted she had not reviewed the document language.

Mr. von Finger stated he liked the concept and thought it was similar to a *taking*. He thought some of the language was burdensome and wondered if the purpose was to encourage developers to adopt some preservation.

Ms. Cuellar commented on the City's responsibility regarding arroyos.

Mr. Dallo responded Staff can request developers must meet certain criteria before they can develop.

Mr. McElroy commented on Mr. Dallo's criteria being too excessive to the extent that it becomes a taking or that no mountain development occurs.

Ms. Cuellar responded Staff will sit down and review the document language.

Mr. Thomas asked what the purpose of this was.

Ms. Cuellar responded proposed changes to Title 19.

Mr. Valdez had the same concerns as Mr. Thomas and asked what properties are we discussing.

Chair Wakeem responded the discussion came from FEMA 38B. He and Richard Garcia noted there was water in FEMA 38B ponding area all the time and wildlife would drink from there. Chair Wakeem noted what do we do with ponding areas, we put fences around them.

Mr. Valdez added there are already restrictions and standards for properties located in the MDA (Mountain Development Area); furthermore, enforcing those standards has been difficult. He commented on the slope and grading on properties within the MDA.

Ms. Balin stated she was in favor of a preservation of natural open space and wild life plan. She felt connectivity, limiting fences, limiting high fences and limiting other things would help preserve natural open space and wild life. She stated she has never seen the arroyo preservation plan enforced. She asked Staff what it means to preserve the health, safety and welfare of the public.

Mr. Dallo responded to Ms. Balin's comments/questions and suggested establishing a new City Department *"Open Space and Wildlife Preservation"* for enforcement.

With the Chair's permission, Ms. Cuellar will place an item on the next OSAB Agenda; *Staff will review code provisions concerning the preservation of arroyos.*

Mr. Thomas commented on the first MDA development San Clemente and stated it was very restrictive as to what can/cannot be done. Mr. Thomas felt no one has ever checked on that.

Mr. Dallo commented on the San Clemente development and the rules and regulations to build there.

Mr. Tolbert stated he would encourage the dream and vision of Mr. Dallo's suggestions, and proceeded to make the motion.

Mr. von Finger requested a friendly amendment to Mr. Tolbert's motion, that we do it in increments. First focus on the access to the ponding areas; unless we've solved all the issues with that; then continue on. He later explained the reason for the friendly amendment.

Mr. Bilderback was unsure what the impact would be on Staff; secondly, should we move forward on this we have to bear in mind some things are/are not achievable. Finally, something like this would have to go through a fairly extensive public hearing process.

Ms. Cuellar explained the process for the Board. Staff will place a discussion and action item on the Council Agenda.

Mr. Coronado interjected City Council has already directed Staff to look into this issue. The issue is now Mr. Dallo has expanded the scope.

Ms. Cuellar responded this issue is completely different from that Council directive.

Ms. Balin referred to the following bullet "- To provide range enhancement: means to establish native plants such as weeds and wildflowers that provide food and cover for wildlife ...". She felt weeds had a very negative connotation and suggested substituting the word "forbs" for "weeds".

Mr. Tolbert would like to keep the motion language and rather than add the friendly amendment language add the following *" and beginning with the ponding issue"*. The Board wants this to be done but have Staff begin working on access to the ponds.

No further comments/questions from the Board.

MOTION:
Motion made by Mr. Tolbert, seconded by Mr. Thomas ***AND UNANIMOUSLY CARRIED THAT ASKS THAT MR. DALLO BEGIN WORKING WITH OTHER STAFF MEMBERS TO PUT THIS INTO A WORKABLE PRAGMATIC FRAMEWORK, BEGINNING WITH THE PONDING ISSUE.***

After the vote, Mr. Valdez asked if anything has been done regarding Council's directive with respect to the wildlife corridor issue.

Mr. Coronado explained Council has already approved accessing the wildlife corridors; Mr. Dallo has now expanded the scope. He wondered what Staff's course of action is next.

Ms. Cuellar responded Staff will go back to City Council with the expanded scope, leaving out the wildlife corridor.

6. **Discussion and Action:** Appointment of subcommittee to review and make recommendations on revisions to the landscape ordinance contained in Title 18 (Building and Construction) of the El Paso City Code. Contact: Charlie Wakeem, charliewak@sbcglobal.net

Chair Wakeem explained Mr. Fred Lopez initiated this request.

Mr. Fred Lopez explained Staff is currently in the process of revising several ordinances pertaining to Titles 18, 19, and 20, basically the development regulations. Regarding the OSAB Subcommittee's success revising the Grading Ordinance; it was suggested the same be done for the Landscape Ordinance. Mr. Lopez would like the Board's consent to allow the Chair to form a subcommittee for Staff to rewrite the Landscape Ordinance. He would like to start meeting with the subcommittee members sometime next week.

No further comments/questions from the Board.

MOTION:
Motion made by Mr. Thomas, seconded by Mr. Tolbert ***AND UNANIMOUSLY CARRIED TO APPROVE.***

Chair Wakeem named the following two ex-officio experts to the subcommittee:
1. Deborah Hradek; and
2. Don Michael Gaglio
3. Jennifer Ardovino

Additionally, Chair Wakeem volunteered Ms. Balin and Mr. Ardovino to the subcommittee.

7. **Discussion and action** on an Ordinance amending Title 20 (Zoning), Chapter 20.06 (Zoning Districts and Maps), Section 20.06.10, (Districts Established and Enumerated), Section 20.06.020 (Purpose of Districts) and Chapter 20.10 (Supplemental Use Regulations) and Appendix A (Table of Permissible Uses) of the El Paso City Code to add a restricted growth district and establish standards for the district to include uses allowed in the district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Kimberly Forsyth, (915) 541-4668, forsythkl@elpasotexas.gov

See page 4 for discussion.

8. **Discussion and Action** on an Ordinance amending Title 21, (SmartCode), Chapter 21.10 (General To All Plans), Chapter 21.30 (New Community Plans), Chapter 21.40 (Infill Community Scale Plans), Chapter 21.50 (Building Scale Plans), Chapter 21.70 (Definitions of Terms), and Chapter 21.80 (Tables) of the El Paso City Code to clarify the code and add standards for new zones. The penalty is as provided for in Chapter 21.60 of the El Paso City Code. Staff Contact: David A. Coronado, (915) 541-4632, coronadoda@elpasotexas.gov

Mr. Coronado distributed documents to Board Members. Chair Wakeem requested Staff brief the Board on the modifications to Title 21 that Staff is proposing. Mr. Coronado explained, per suggestions from Dover-Kohl & Associates, Placemakers and the City Plan Commission, Staff has made modifications to several chapters and the Tables. He then went over the proposed changes with Board Members.

No further comments/questions from the Board.

MOTION:
Motion made by Mr. von Finger, seconded by Mr. Thomas ***AND UNANIMOUSLY CARRIED TO APPROVE WITH THE CHANGES RECOMMENDED BY THE CITY PLAN COMMISSION.***

9. **Discussion and Action:** Items for Future Agendas

Chair Wakeem requested:
1. **Discussion and Action:** Presentation on the "Healthy Families Live Outside the Box" proposal. Contact: Rick L. LoBello, (915) 217-4233, LobelloRL@elpasotexas.gov
2. **Discussion and Action:** Update on the Loop 276 and Transmountain East Project. Contact: Chuck Berry, Texas Department of Transportation
3. **SUSU11-00020:** Cimarron Sage Unit Four

Mr. Tolbert requested:
1. PSB Staff give a report regarding the status of StormWater monies.

Mr. von Finger commented on Board Members touring ASARCO.

Mr. Coronado explained Staff would set up the dates and times for the tours; additionally, he suggested Board Members split themselves into two smaller groups. Ms. Cuellar asked to be included in one of the tour groups.

Staff:

1. Preservation Ordinance, Ms. Cuellar
2. Asarco Plan, Mr. Coronado

10. Adjournment

MOTION:
Motion made by Mr. von Finger, seconded by Ms. Balin and ***UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 3:09 P.M.***

Minutes prepared by Donna Martinez

City of El Paso – Open Space Advisory Board Staff Report

Case No:	SUSU11-00025 Cimarron Sage Unit Four
Application Type:	Minor
Staff Planner:	Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location:	South of Northern Pass and East of Resler
Legal Description Acreage:	23.298 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	A-O, C-1, C-3
Proposed Zoning:	N/A
Nearest Park:	South Dakota Park (0.93 miles)
Nearest School:	Kohlberg Elementary (1.40 miles)
Impact Fee Area:	Not in Impact Fee Area
Property Owner:	Cimarron Hunt Communities, LLC
Applicant:	CSA Design Group
Representative:	CSA Design Group

SURROUNDING ZONING AND LAND USE:

North: R-3A/c (Residential)/ Vacant, Single-family development
South: R-3A (Residential)/ Vacant
East: R-3A/c (Residential), C-3/c (Commercial)/ Vacant
West: R-3A (Residential), R-3A/c (Residential)/ Vacant, Single-family development

THE PLAN FOR EL PASO DESIGNATION: Mixed Use, Residential

APPLICATION DESCRIPTION

The subdivider is proposing to develop one lot for a proposed school site. The proposed subdivision is within Park Zone NW-10. The nearest existing park to the proposed subdivision is South Dakota Park, which is approximately 0.93 miles from the proposed subdivision. The nearest existing school is Kohlberg Elementary, which is approximately 1.40 miles from the subdivision.

The applicant is submitting Cimarron Sage Unit Four on a Major Preliminary basis.

This subdivision is located within the Hillside Development Area (HDA).

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CASE HISTORY

The Cimarron Sage Land Study was approved by City Plan Commission on March 10, 2011.

Planning Division Recommendation
Pending.

Engineering and Construction Management – Land Development
No comments received

El Paso DOT
No comments received.

El Paso Water Utilities
No comments received.

PSB - Stormwater
No comments received.

Parks and Recreation Department
No comments received

Texas Gas Service
No comments received.

Central Appraisal District
No comments received

El Paso Electric Company
No comments received.

911 District
No comments received.

Fire Department
No comments received.

Geographic Information Systems
No comments received.

El Paso Independent School District
No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)

DRAFT

b. Current proof of ownership
c. Release of access document, if applicable
d. Set of restrictive covenants, if applicable

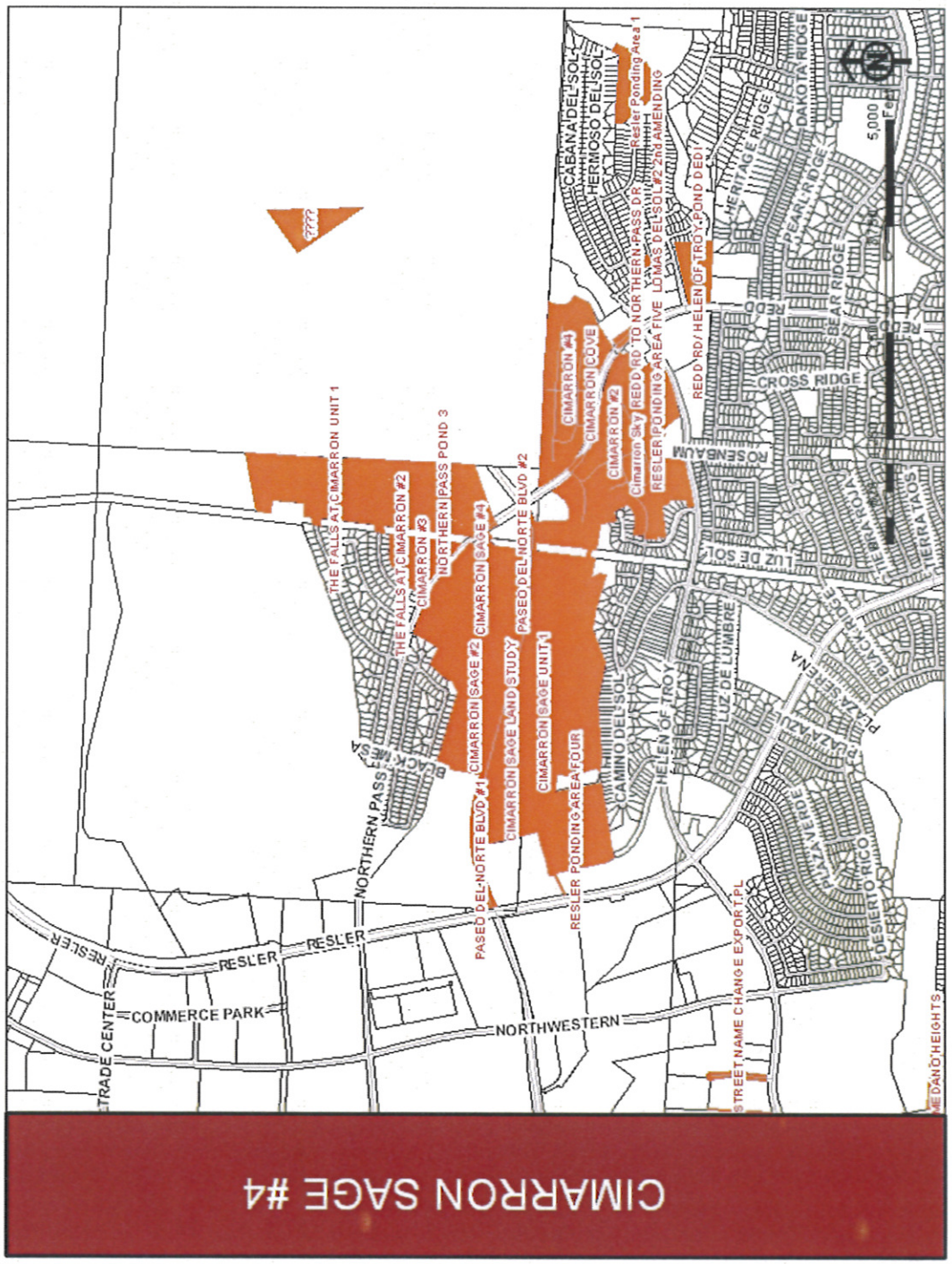
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

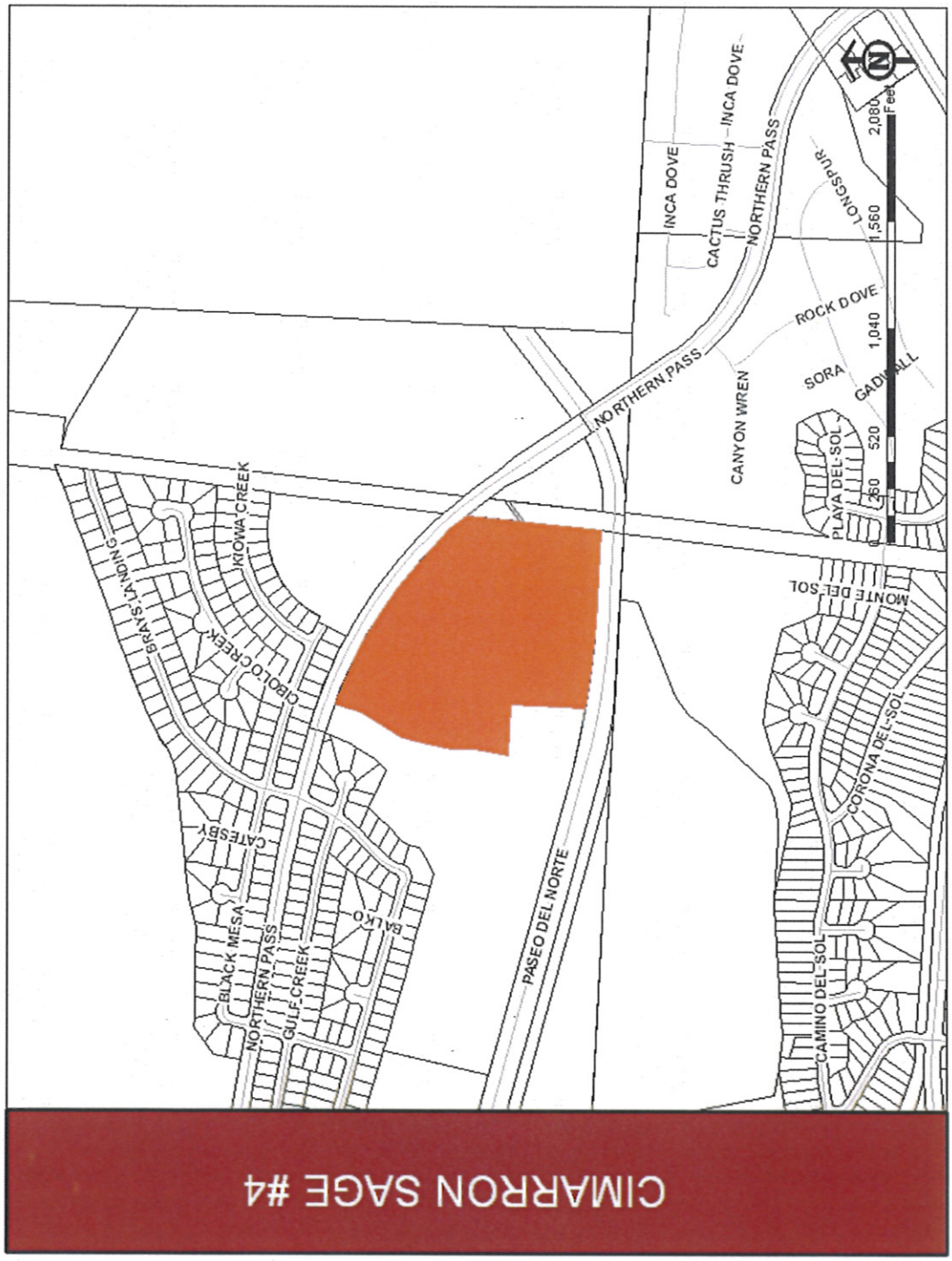
1. Location map zoomed out
2. Location map
3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
6. Arroyos map
7. Preliminary Plat
8. Final Plat
9. Application

DRAFT

ATTACHMENT 1



ATTACHMENT 2



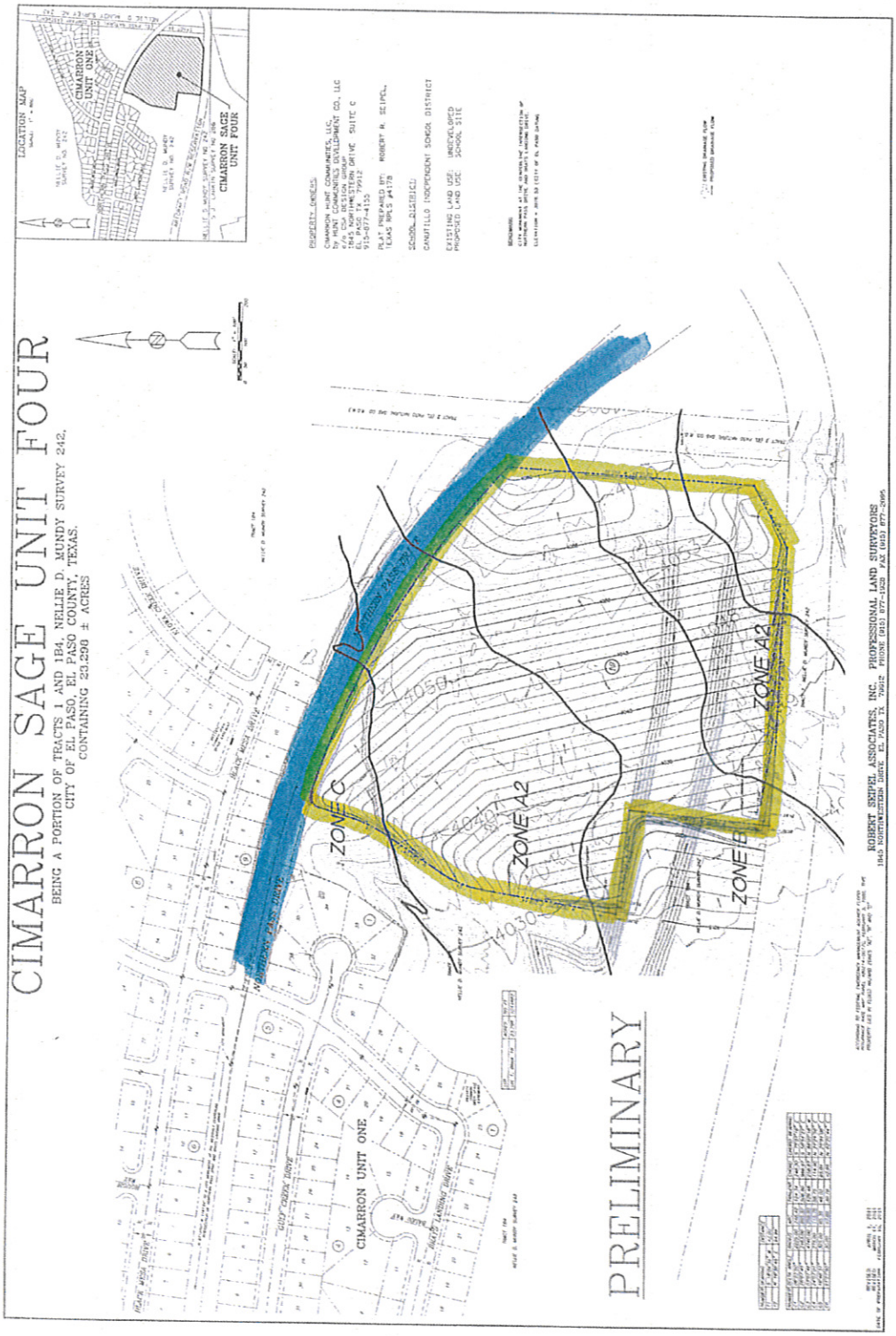
ATTACHMENT 3

ATTACHMENT 4

ATTACHMENT 5

ATTACHMENT 6

ATTACHMENT 7



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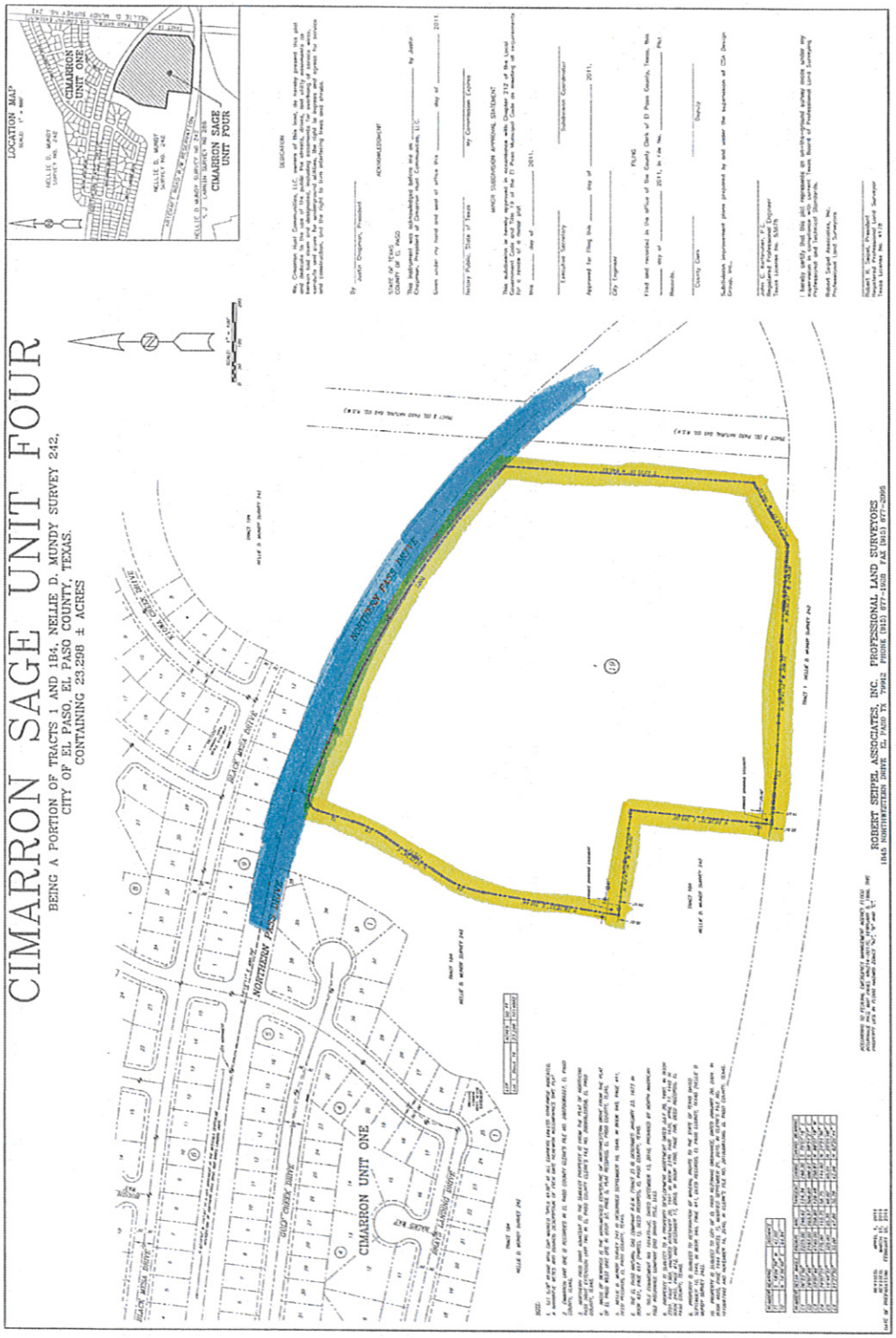


ATTACHMENT 9

CITY OF EL PASO PAID APR 11 2011 DEVELOPMENT SERVICES DEPT.

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: March 25, 2011 File No. SUSU11-00025.

SUBDIVISION NAME: RESLER PONDING AREA FOUR

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tracts 1B-5, 1B-5B, 1B-5C, and 1F-5, Save and Except 0.755 Acre Portion for Stonegate Properties I, LTD, S. J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage	20.862	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	1	
Industrial			Total Acres (Gross) & Sites	20.862	

3. What is existing zoning of the above described property? n/a Proposed zoning? n/a

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes____ No ____. n/a

5. What type of utility easements are proposed? Underground____ Overhead____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)

7. Are special public improvements proposed in connection with the development? Yes____ No X.

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes____ No X.
If answer to is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

10. **Improvement Plans submitted?** Yes X No____

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No____

If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record Hunt Communities Holdings, LLC 4401 N. Mesa, Suite 201 El Paso, TX 79902 915-533-7900
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Dr., Suite 100 79905 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $2,088.00

Hunt Communities Holdings, LLC
Its General Partner
Hunt Communities GP, LLC

OWNER SIGNATURE: _____
MICHAEL S. VILLAMONTES, VP

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

City of El Paso – Open Space Advisory Board Staff Report

Case No:	SUSU11-00023 Resler Ponding Area Four
Application Type:	Major Combination
Staff Planner:	Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location:	East of Resler Drive and North of Helen of Troy Drive
Legal Description Acreage:	20.862 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	R-3a
Proposed Zoning:	n/a
Nearest Park:	Cimarron Unit 1 park (0.62 mile)
Nearest School:	Hut Brown Middle School (0.67 mile)
Impact Fee Area:	Not in Impact Fee Area
Property Owner:	Hunt Communities Holdings, LLC
Applicant:	Conde Inc.
Representative:	Conde Inc.

SURROUNDING ZONING AND LAND USE:
North: R-3a and C-3 (Residential and Commercial)/ Vacant
South: R-3a (Residential)/ Residential Development
East: R-3a (Residential)/ Vacant
West: C-1 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential Unspecified Density

APPLICATION DESCRIPTION

The subdivider is proposing a development of one lot. The proposed subdivision is within Park Zone NW-10. The park nearest to the proposed subdivision is Cimarron Unit 1 park, which is approximately 0.62 miles from the proposed subdivision. The nearest school is Hut Brown Middle School, which is approximately 0.67 miles from the subdivision.

The applicant is submitting Resler Ponding Area Four on a Major Combination basis and is vested under the previous subdivision code.

This subdivision is located within the Hillside Development Area (HDA).

DRAFT

CASE HISTORY

On July 29, 2010, the City Plan Commission approved Resler Ponding Area Four on a Major Combination basis and is resubmitting to include additional property for the purpose of additional drainage facilities.

Development Coordinating Committee
The Development Coordinating Committee recommends ***approval*** of Resler Ponding Area Four on a Major Combination basis.

Planning Division Recommendation
Approval.

Engineering and Construction Management – Land Development
Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

This property is in the flood hazard Zone A and C; Panel # 480214 0017C, dated February 5, 1986.

El Paso DOT
Transportation does not object to the proposed subdivision.

El Paso Water Utilities
EPWU Planning & Development section does not object to this request.

PSB - Stormwater
Identify the lot on both the Preliminary Plat and Final Plat as a Detention Basin.

Parks and Recreation Department
We have reviewed **Resler Ponding Area Four** subdivision plat map and offer **no objections** to this application.
Please note that this Subdivision is being excluded from the calculation for parkland dedication ordinance Title 19, Subdivisions**, Chapter 19.20 Parks and Open Space** as noted below.
19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility. (Ord. 16882 § 2 (part), 2008)

Informative Comment:

1. Please note that the area east of this property is in the process of being dedicated as "Open Space" and developer shall insure that this remains undisturbed (natural state) otherwise, applicant/developer shall be required to re-vegetate the scarred areas & any other areas disturbed thru construction of the improvements and thru duration of this development.

DRAFT

Texas Gas Service
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

911 District
No comments received.

Fire Department
No comments received.

Geographic Information Systems
No comments received.

Canutillo School District
No comments received.

Additional Requirements and General Comments:

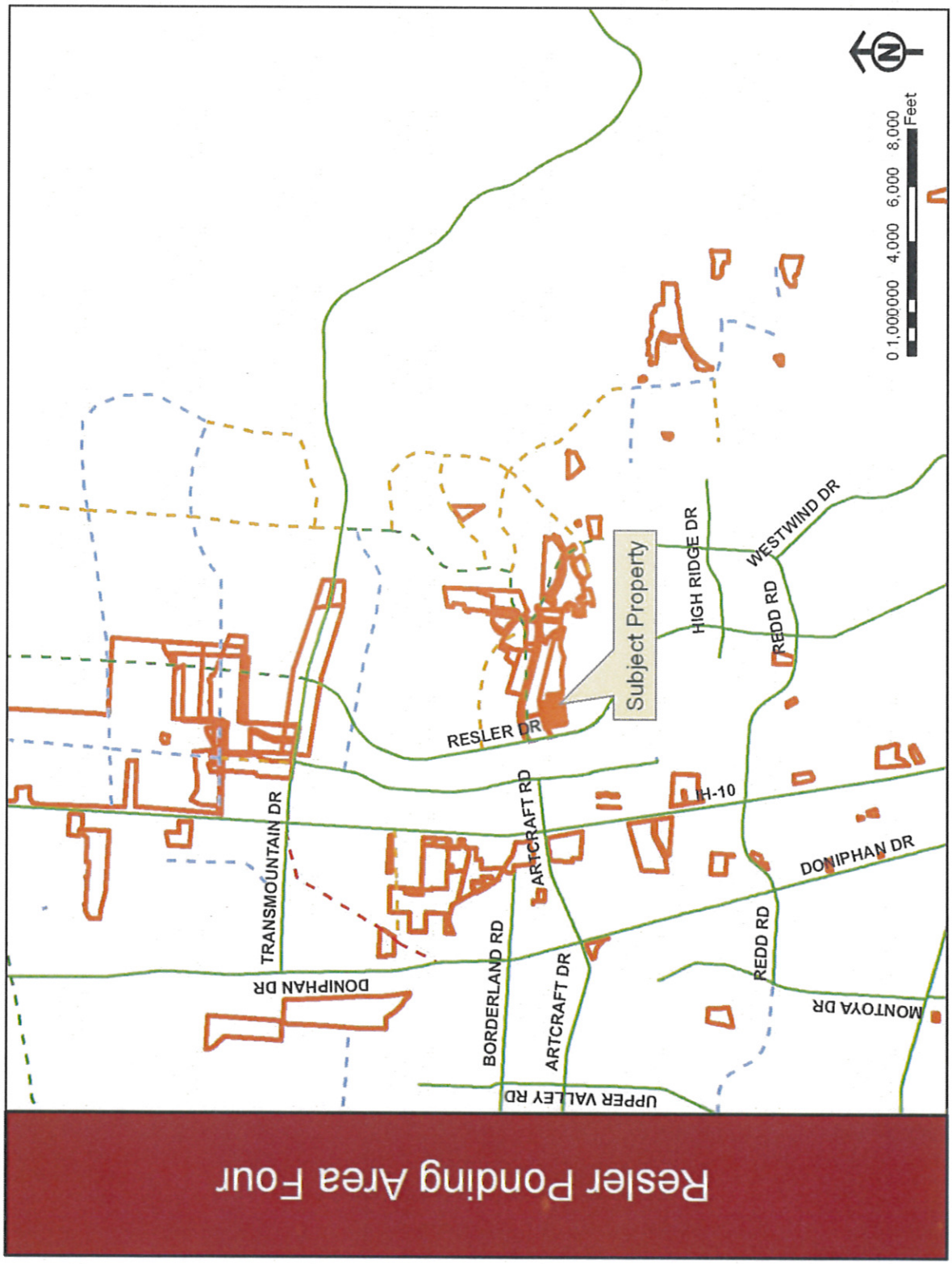
1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map zoomed out
2. Location map
3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
6. Arroyos map
7. Preliminary Plat
8. Final Plat
9. Application

DRAFT

ATTACHMENT 1



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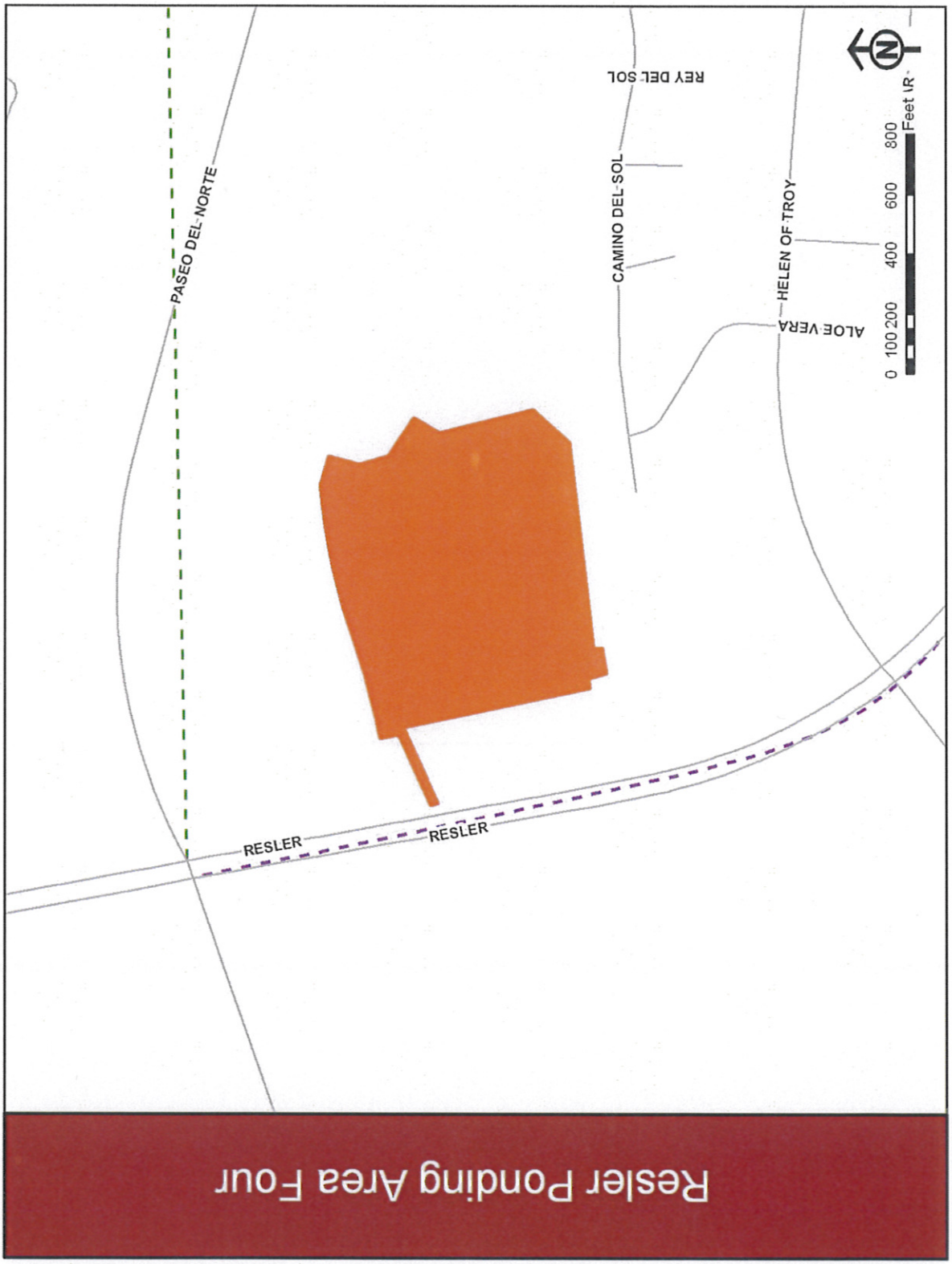

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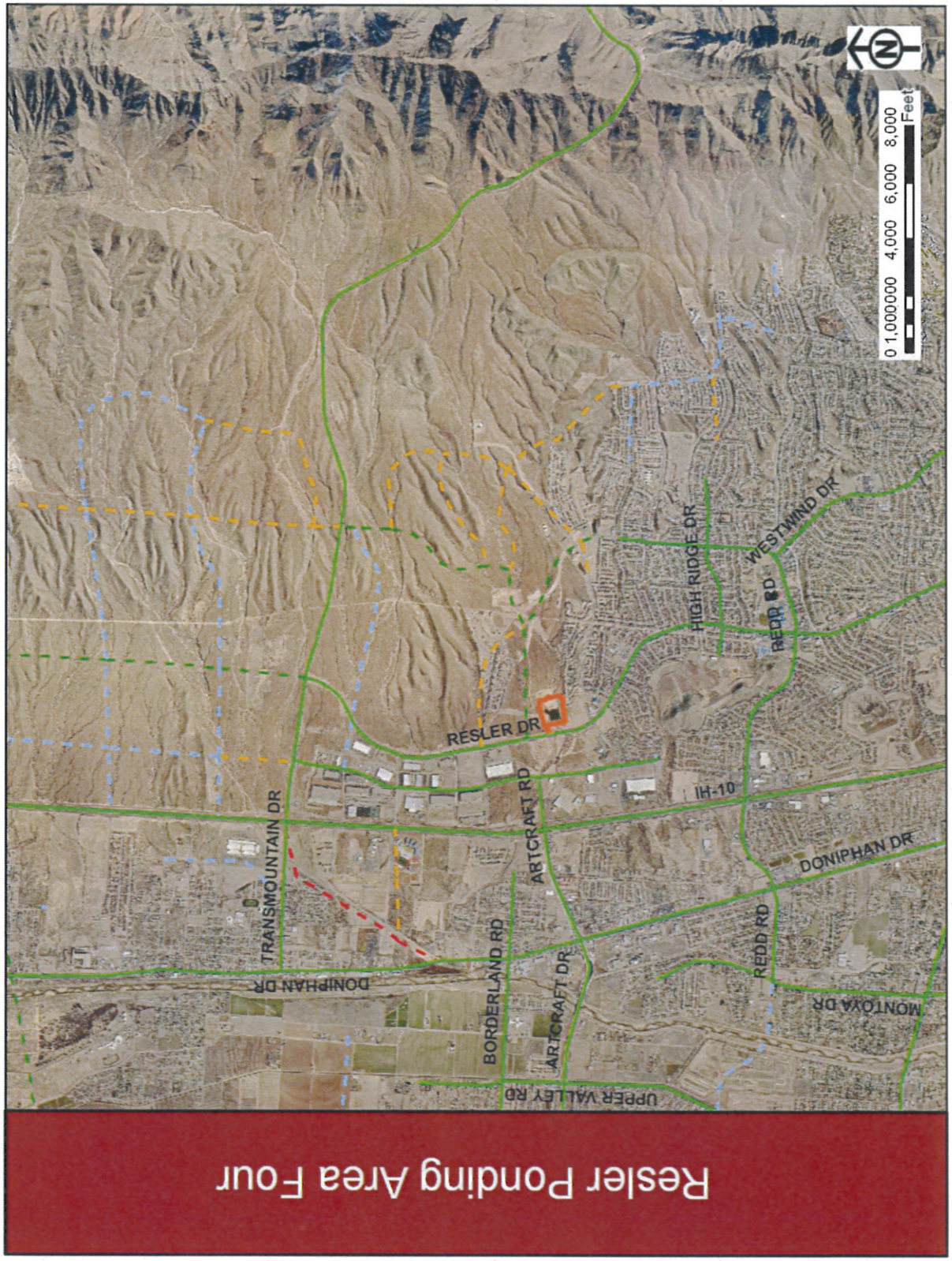
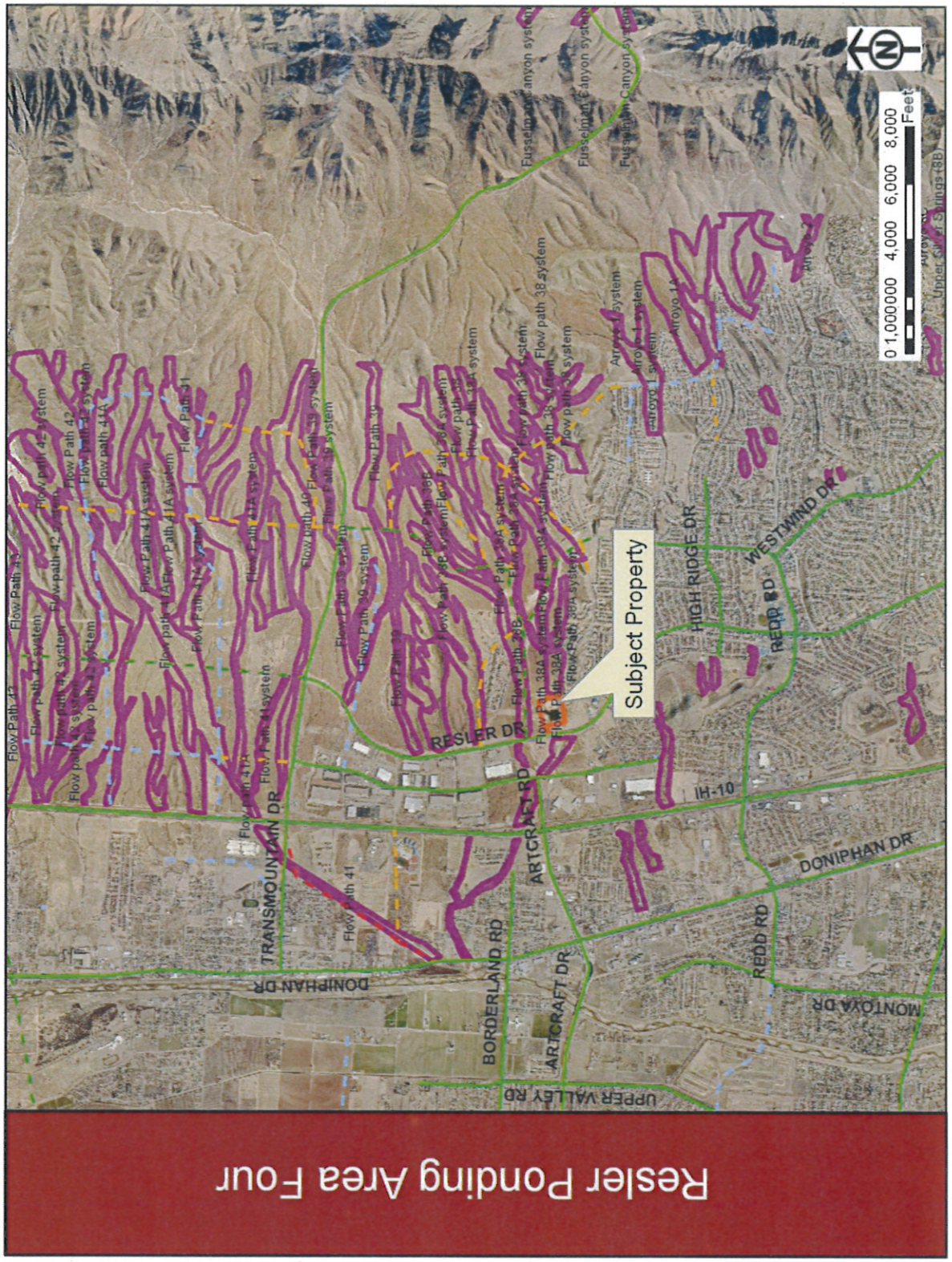


ATTACHMENT 4

Resler Ponding Area Four

ATTACHMENT 5



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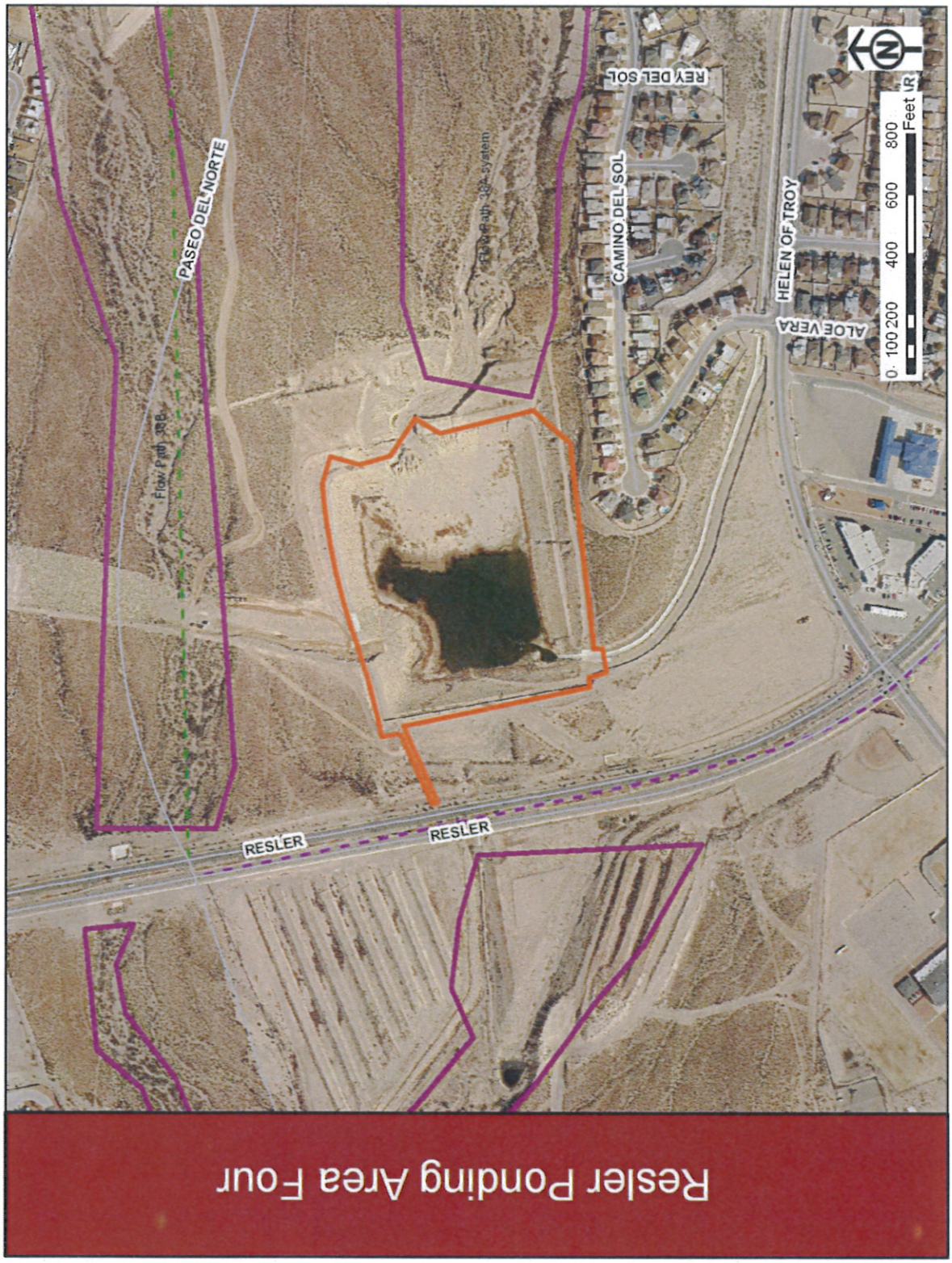

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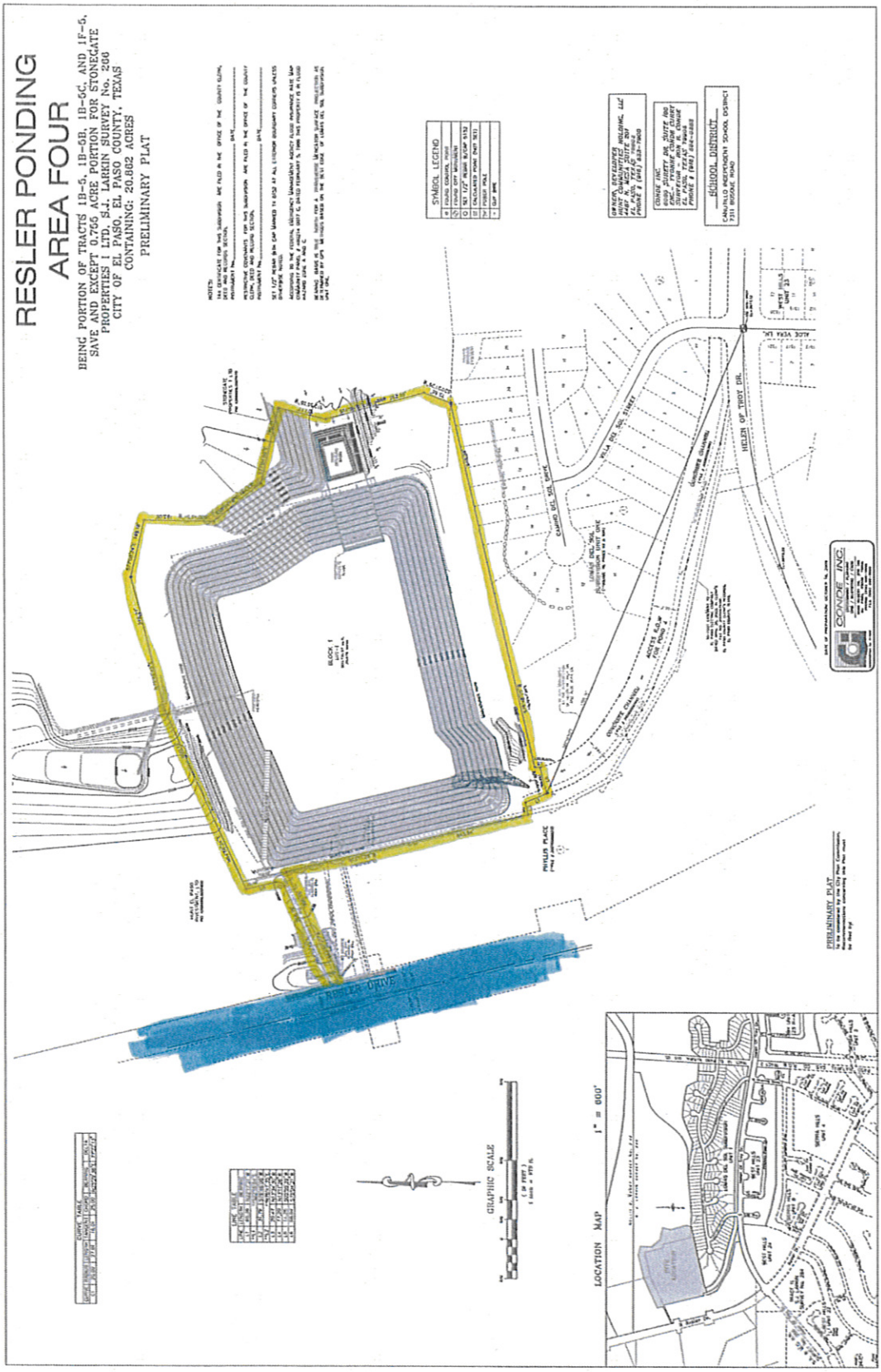

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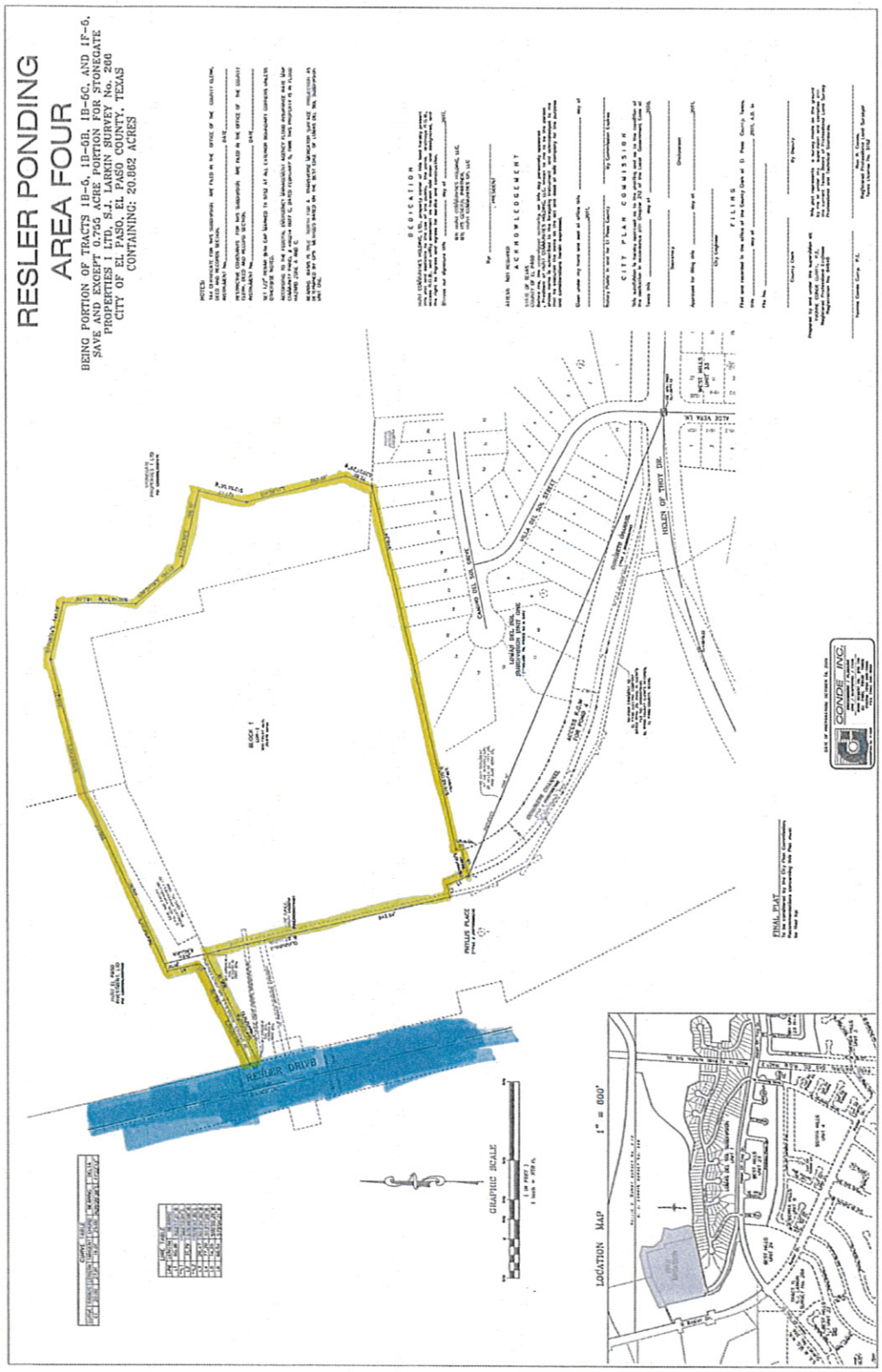

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ATTACHMENT 9

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

CITY OF EL PASO PAID APR 1 1 2011 DEVELOPMENT SERVICES DEPT.

DATE: March 25, 2011 File No. SUSU11-00023.

SUBDIVISION NAME: RESLER PONDING AREA FOUR.

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tracts 1B-5, 1B-5B, 1B-5C, and 1F-5, Save and Except 0.755 Acre Portion for Stonegate Properties I, LTD, S. J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage	20.862	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	1	
Industrial			Total Acres (Gross) & Sites	20.862	

3. What is existing zoning of the above described property? n/a Proposed zoning? n/a

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes____ No ____. n/a

5. What type of utility easements are proposed? Underground____ Overhead____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)

7. Are special public improvements proposed in connection with the development? Yes____ No X.

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes____ No X.
If answer to is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

10. **Improvement Plans submitted?** Yes X No____

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No____

If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record Hunt Communities Holdings, LLC 4401 N. Mesa, Suite 201 El Paso, TX 79902 915-533-7900
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Dr., Suite 100 79905 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $2,088.00

Hunt Communities Holdings, LLC
Its General Partner
Hunt Communities GP, LLC

OWNER SIGNATURE: _____
MICHAEL S. VILLAMONTES, VP

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

City of El Paso – City Plan Commission Staff Report

Case No:	SUSU11-00028 Planet Fitness Resler Estates
Application Type:	Minor
CPC Hearing Date:	N/A
Staff Planner:	Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov
Location:	West of Resler Drive and North of Belvidere Street
Legal Description Acreage:	2.2 acres
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	C-1 (Commercial)
Proposed Zoning:	C-1 (Commercial)
Nearest Park:	Three Hills Park (0.70 miles)
Nearest School:	Franklin High School (0.63 miles)
Park Fees:	N/A
Impact Fee:	The property is not located in an impact-fee area.
Property Owner:	JB4 Properties, LLC
Applicant:	JB4 Properties, LLC
Representative:	Plaza Engineering

SURROUNDING ZONING AND LAND USE
North: R-3A (Residential)/ Residential development
South: C-2 (Commercial)/ Commercial development
East: C-1 (Commercial) and A-2 (Apartment)/ Residential development
West: R-3A (Residential) and A-2 (Apartment)/ Residential development

THE PLAN FOR EL PASO DESIGNATION: Commercial

APPLICATION DESCRIPTION
The applicant is proposing commercial development on this 2.20-acre parcel and is proposing one lot.

PLANNING & ECONOMIC DEVELOPMENT RECOMMENDATION
Approval

OPEN SPACE ADVISORY BOARD RECOMMENDATION
Pending

LAND DEVELOPMENT—ENGINEERING & CONSTRUCTION MANAGEMENT COMMENTS AND REQUIREMENTS
No comments received.

ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT COMMENTS
No comments received.

PARKS & RECREATION DEPARTMENT COMMENTS
No comments received.

EL PASO WATER UTILITIES COMMENTS
No comments received.

FIRE DEPARTMENT COMMENTS
No comments received.

SUN METRO COMMENTS
No comments received.

DEPARTMENT OF TRANSPORTATION COMMENTS
This subdivision was reviewed utilizing the current version of Title 19. The Department of Transportation has no objections to the proposed subdivision The Department of Transportation provides the following note to the applicant: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with the City Design Standards for Construction and be ADA/TAS compliant.

911 DISTRICT COMMENTS
No comments received.

CENTRAL APPRAISAL DISTRICT COMMENTS
No comments received.

EL PASO ELECTRIC COMPANY COMMENTS
No comments received.

EL PASO INDEPENDENT SCHOOL DISTRICT COMMENTS
No comments received.

TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS
No comments received.

TEXAS GAS SERVICE COMMENTS
No comments received.

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development—Planning Division the following:
   a. tax certificates
   b. release of access document

c. set of restrictive covenants

2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

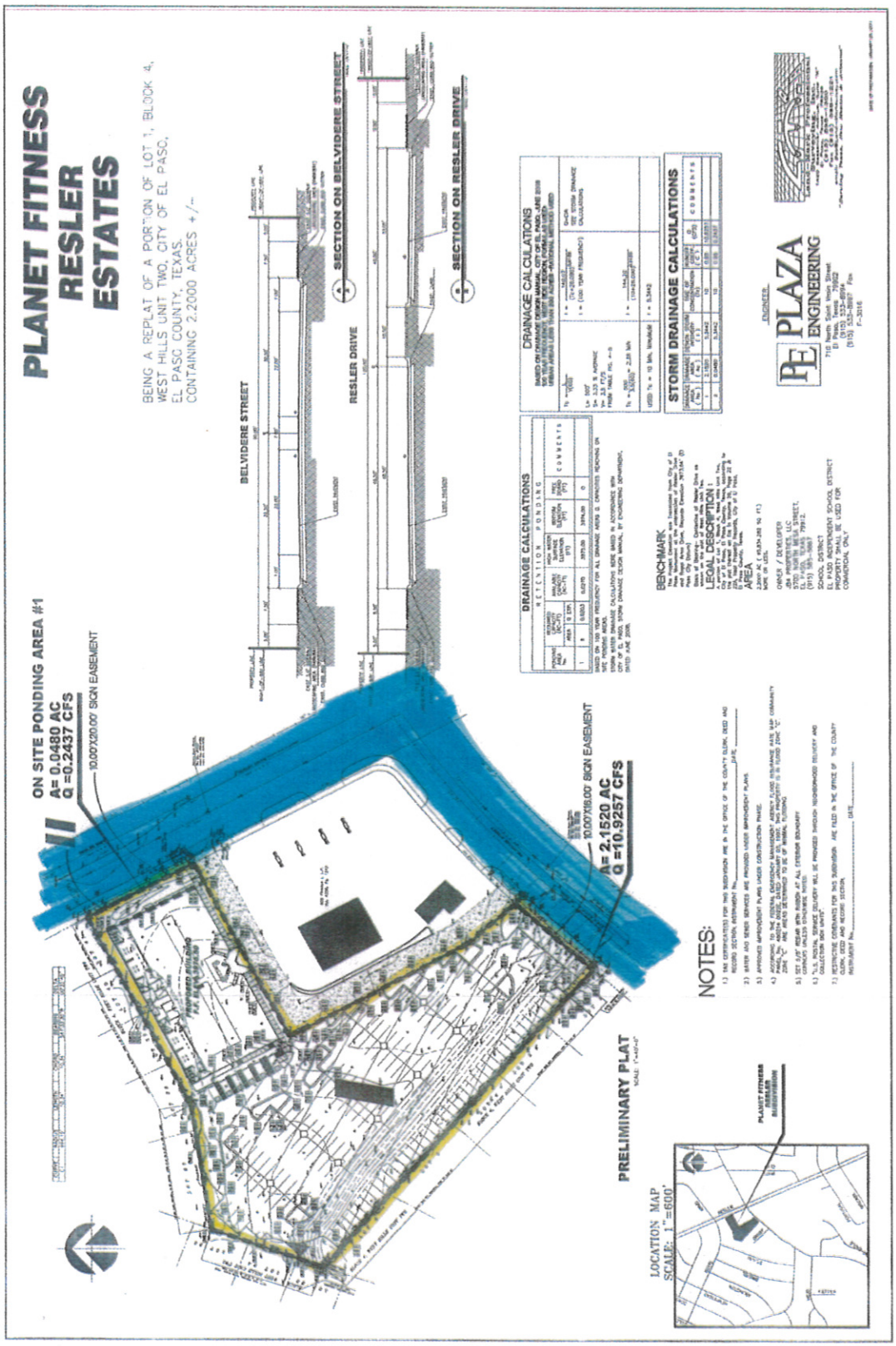
Attachments

1. Location Map
2. Aerial Map
3. Preliminary Plat
4. Final Plat
5. Application

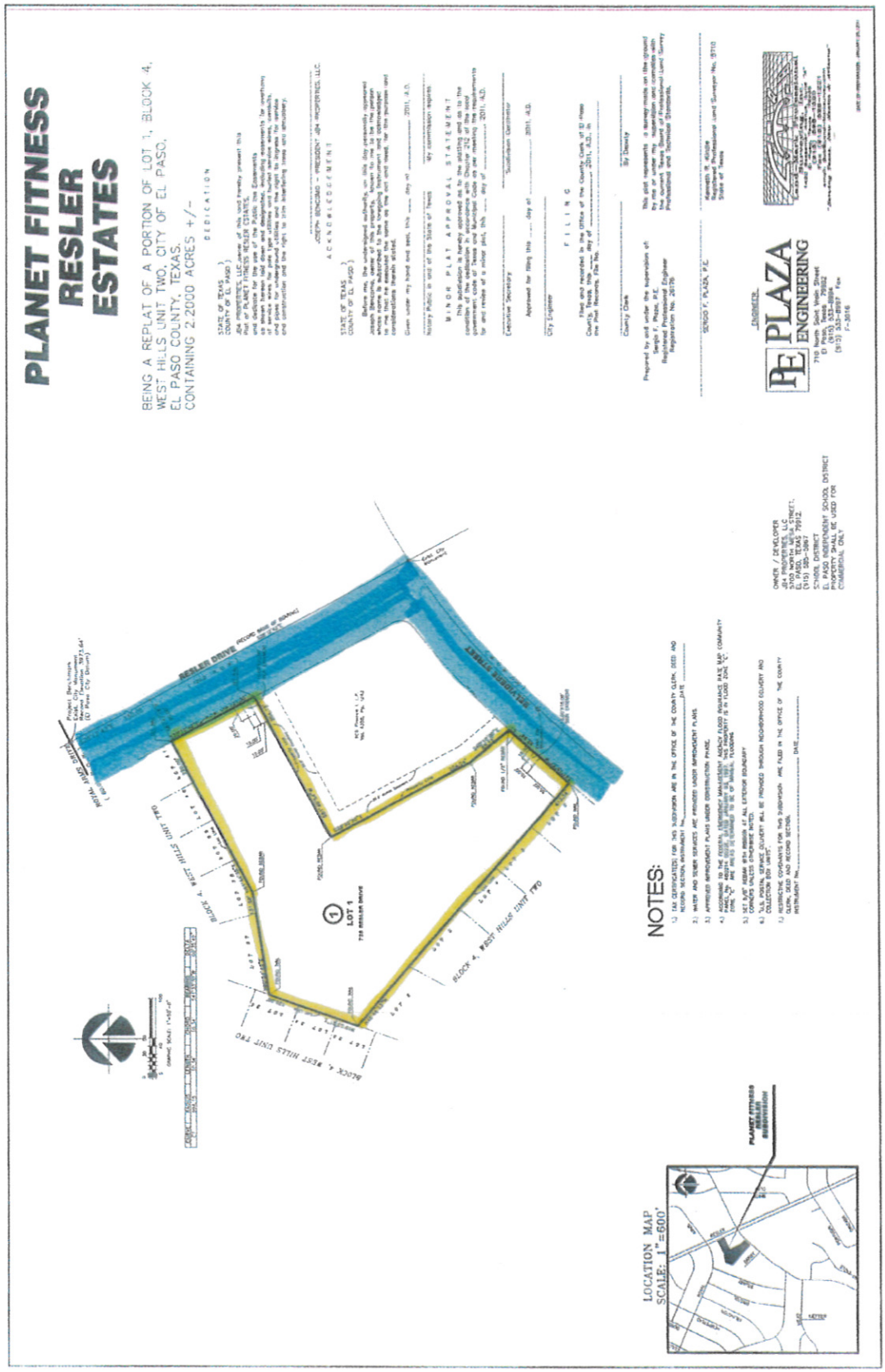
ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

CITY OF EL PASO PAID APR 18 2011 DEVELOPMENT SERVICES DEPT.

CITY PLAN COMMISSION APPLICATION FOR
MINOR SUBDIVISION APPROVAL

DATE: APRIL 18, 2011 FILE NO. SUSU11-00028

SUBDIVISION NAME: PLANET FITNESS BESLER ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 4, WEST HILLS UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial	2.2	1	Total No. Sites	1	
Industrial			Total (Gross) Acreage	2.2	

3. What is existing zoning of the above described property? "C-1/c" Proposed zoning? "C-1/c"

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes____ No____. NOT APPLICABLE

5. What type of utility easements are proposed: Underground____ Overhead____ Combination of Both X.

6. What type of drainage is proposed? (If applicable, list more than one)
STORM WATER DRAINGE SURFACE RUN-OFF AND DISCHARGE INTO BELVEDERE DR. PROJECT IS UNDER APPROVED CONSTRUCTION PLANS.

7. Are special public improvements proposed in connection with development? Yes ____ No X.

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ____ No X
If answer is "Yes", please explain the nature of the modification or exception____

9. Remarks and/or explanation of special circumstances:____

10. **Improvement Plans submitted?** Yes ____ No X PROJECT UNDER CONSTRUCTION

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ____ No X

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

JOSEPH BENCOMO

12. Owner of record JB4 PROPERTIES, LLC 5700 NORTH MESA STREET, EL PASO TX. 79912 915-585-5867
(Name & Address) (Zip) (Phone)

13. Developer (SAME AS ABOVE)
(Name & Address) (Zip) (Phone)

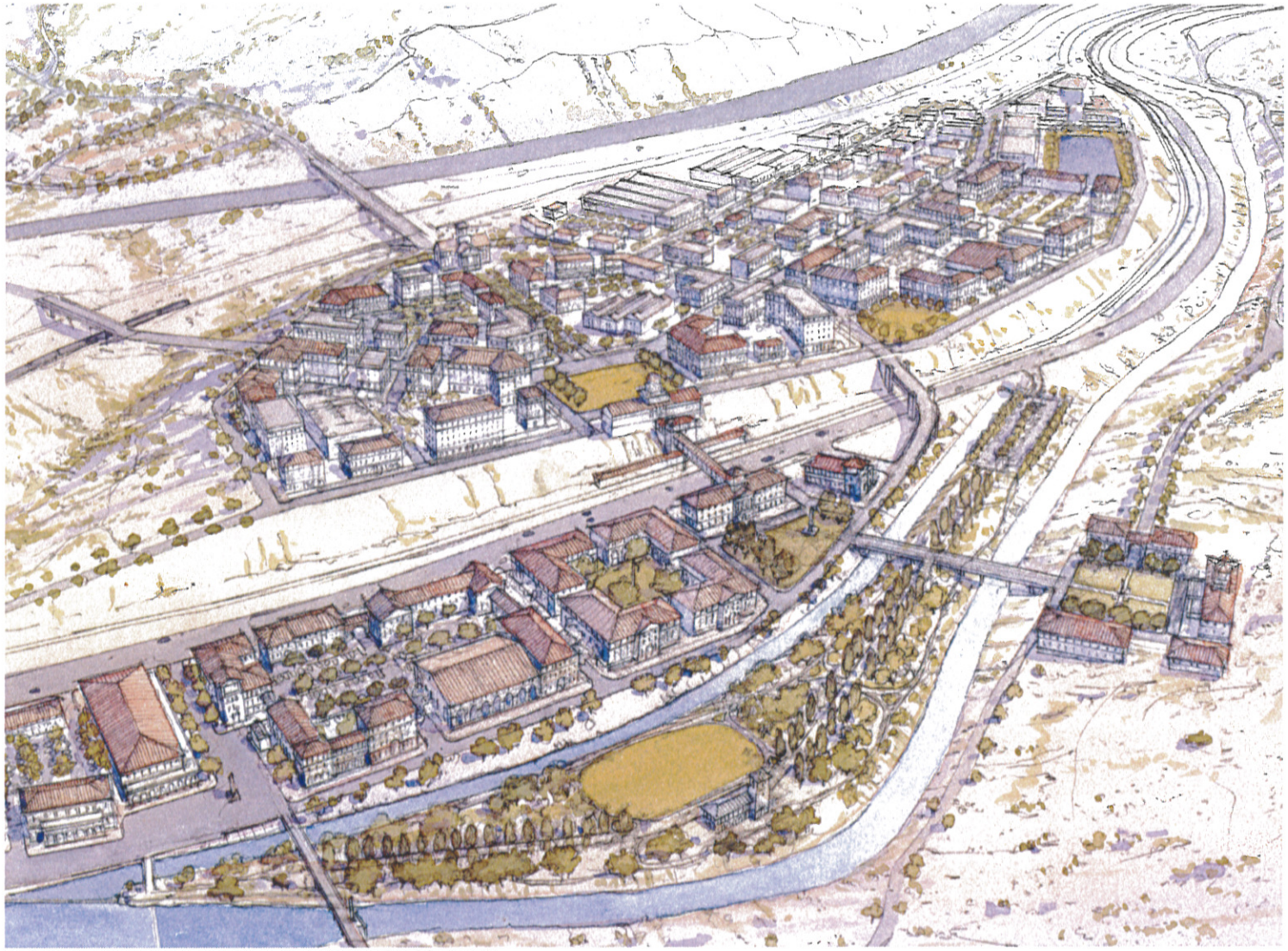
14. Engineer PLAZA ENGINEERING CONSULTANTS, LLC SERGIO F. PLAZA P.E. 710 NORTH SAINT VRAIN ST. EL PASO TX 79902 915-533-8994
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $651.00

OWNER SIGNATURE: J. Bencomo III

REPRESENTATIVE: [signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.



Illustrative rendering of one potential future for the former ASARCO plant site.

SMARTCODE APPLICATION

EL PASO, TEXAS CODE OF ORDINANCES
TITLE 21 APPLICATION

ASARCO WEST

TABLE OF CONTENTS

- ☐ Page 2 ILLUSTRATIVE PLAN
- ☐ Page 3 AERIAL
- ☐ Page 4 SMARTCODE ZONE APPLICATION
- ☐ Page 5 EXISTING ZONING
- ☐ Page 6 PROJECT SIZE AND BOUNDARY
- ☐ Page 7 TRANSECT ZONE ALLOCATION
- ☐ Page 8 MAXIMUM BLOCK SIZE
- ☐ Page 9 CIVIC SPACE AND BUILDINGS
- ☐ Page 10 SPECIAL REQUIREMENTS
- ☐ Page 11 THOROUGHFARE ASSIGNMENT
- ☐ Page 12 DENSITY CALCULATIONS
- ☐ Page 12 WARRANT REQUESTS
- ☐ Page 13 BLACK AND WHITE COPY FOR RECORDING
- ☐ Page 14 ADDITIONAL ASSEMBLIES

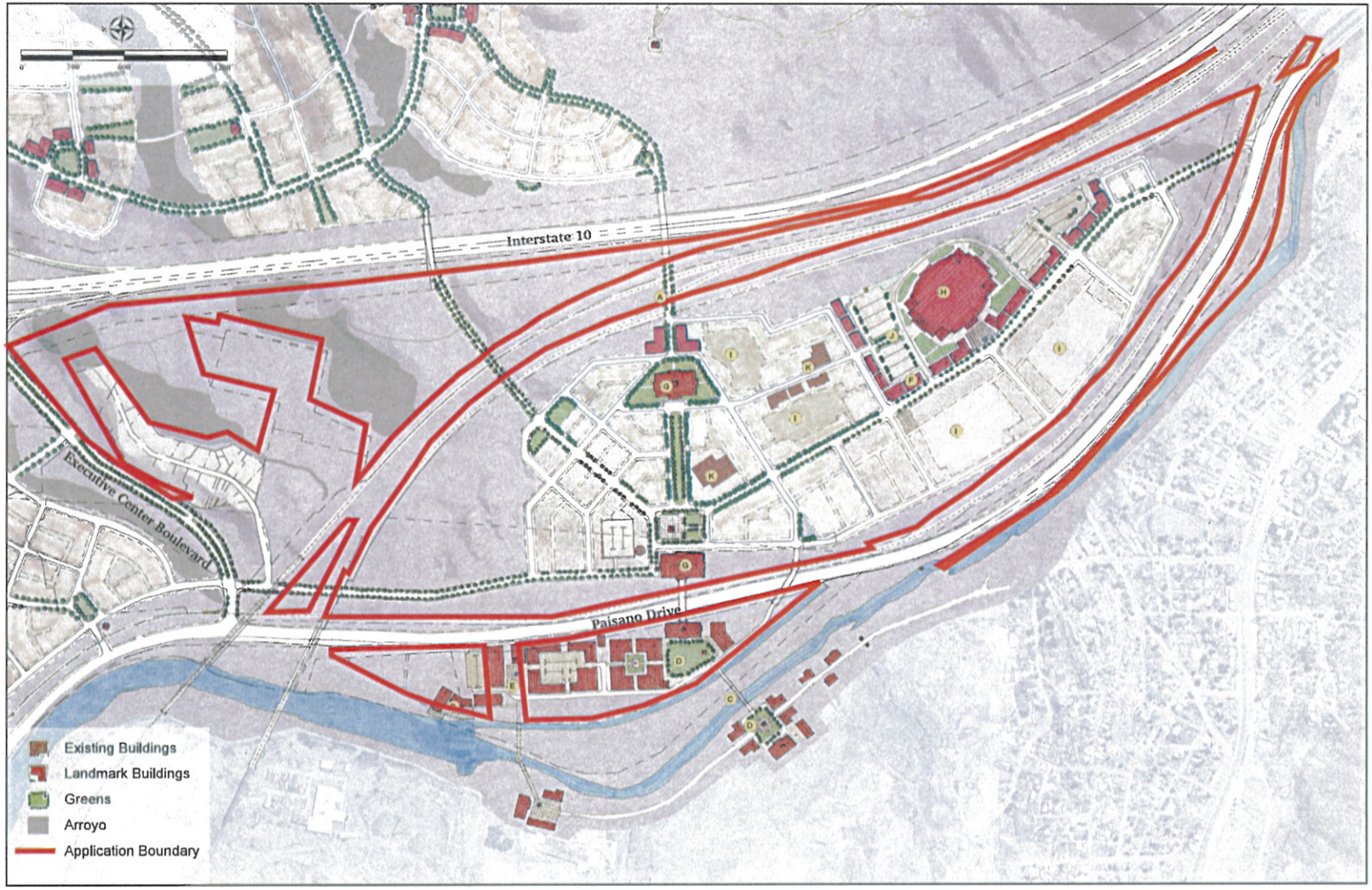
Illustrative Plan

While environmental constraints at the ASARCO West site prevent neighborhood development the area still provides many industrial and commercial opportunities for future growth. The site's proximity to Downtown and its sheer size make it an ideal location for large-scale projects.

The current environmental cleanup standard for the site is Commercial/Industrial. Although this does not preclude enhanced cleanup activities in the future this standard does not allow the following from being built on the site: schools, day-care facilities, extended care facilities, all residential uses and hospitals. The application details the warrant requested to prohibit these uses.

General Recommendations

- (A) Opportunities to better connect the ASARCO site with surrounding properties
- (B) A waterfront park provides passive recreational space along the river
- (C) A long term strategy could include a monumental, pedestrian bridge connecting El Paso and Juarez
- (D) Two parallel parks on either side of the bridge serve as future pedestrian gateways into the communities
- (E) An cross-border international area may one day be possible.
- (F) Building façades address the street
- (G) Civic buildings front greens and terminate vistas
- (H) Specialized uses such as a stadium, industrial building or regional recreational destination can be accommodated within a framework of interconnected streets and blocks
- (I) Containment cells are used as parking lots; parking is placed mid-block; and liner buildings define the street edge
- (J) A large block is designed to accommodate regional facilities
- (K) Historic buildings are preserved

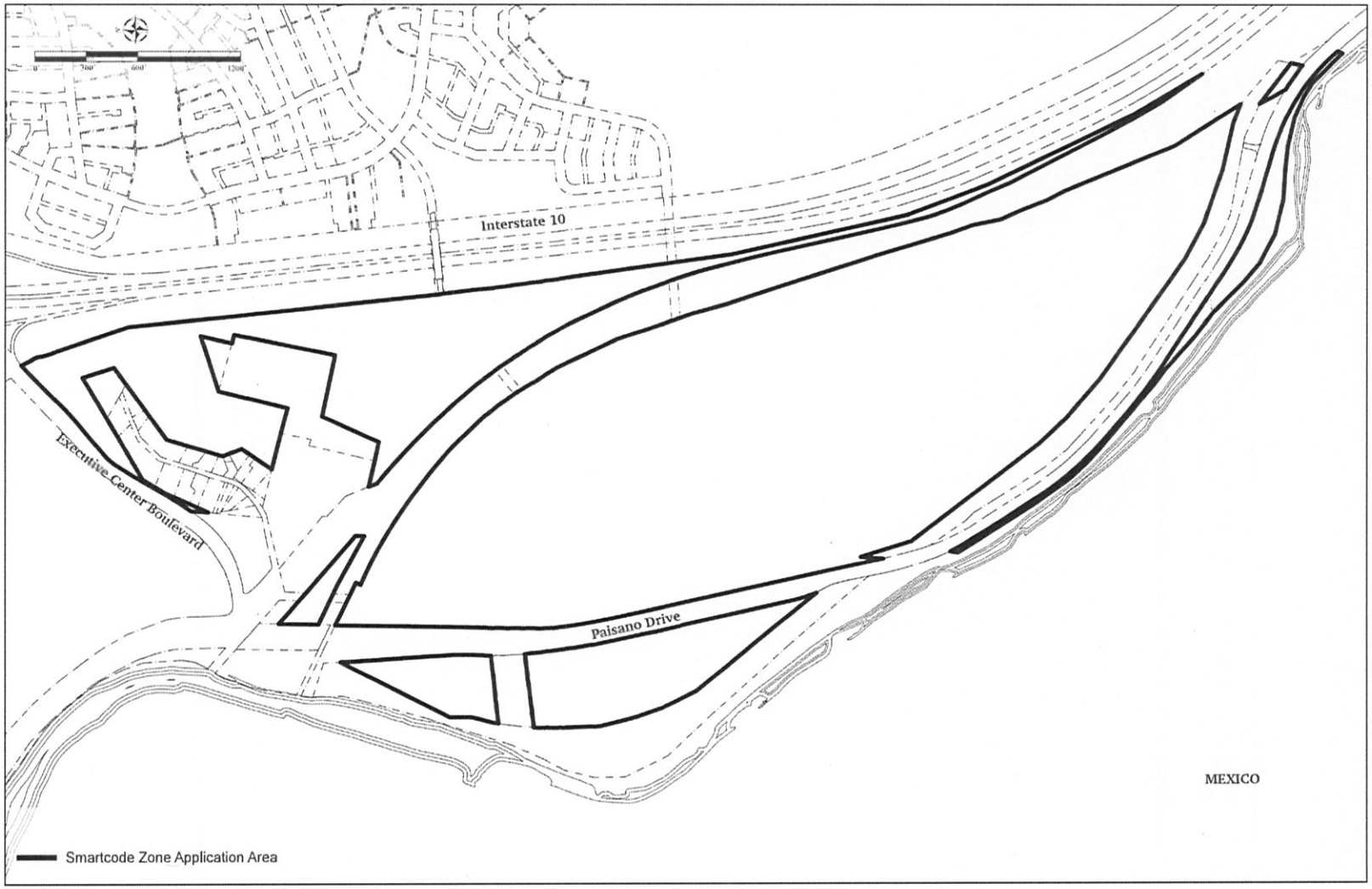


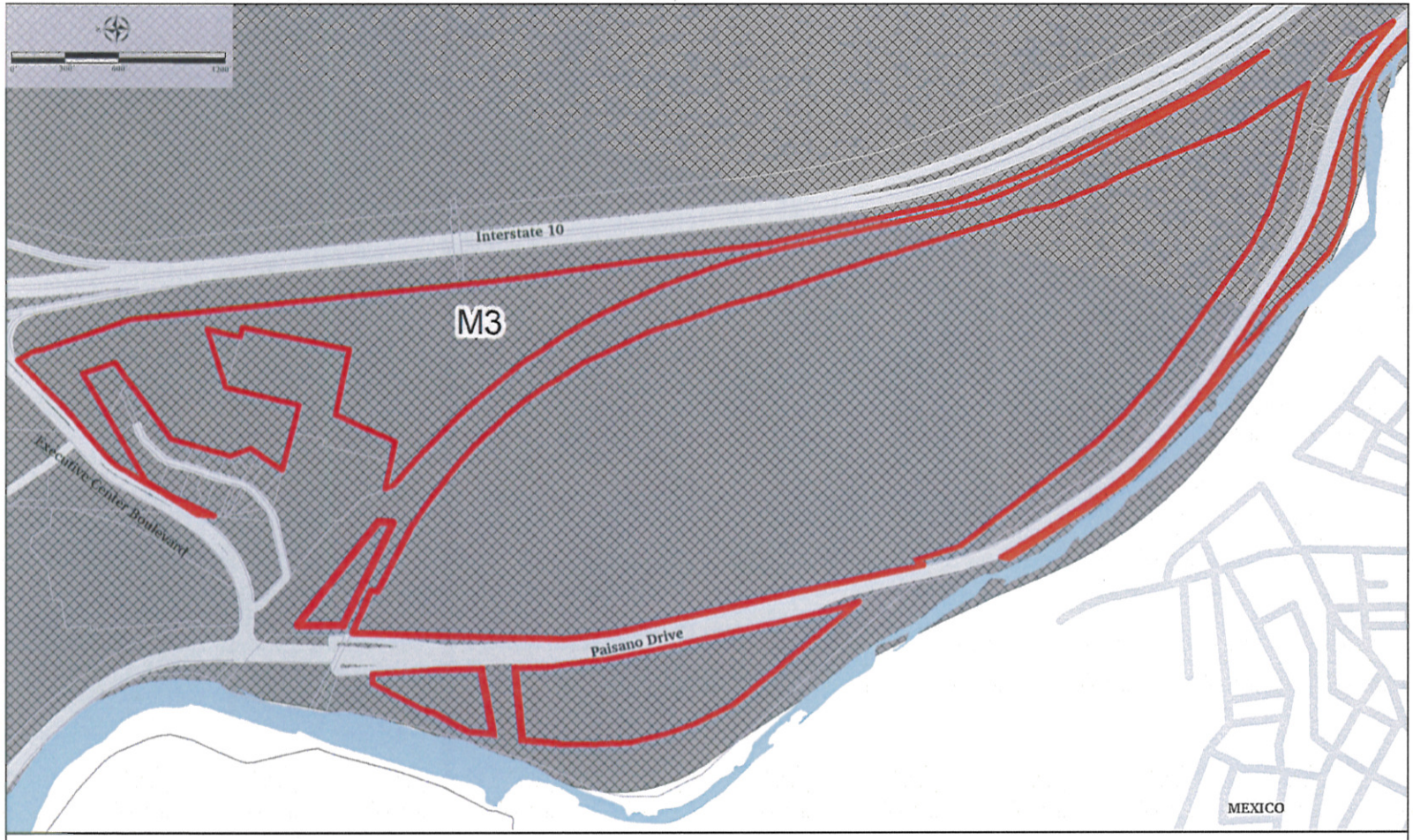
Aerial
An aerial of the site shows its current heavy industrial character and proximity to Mexico.

Site Plan

Per section 21.10.040 must include:

- [ ] (B)(1) Site plan (see page 6)
- [ ] (B)(2) Copy of zoning map (see page 5)
- [ ] (B)(3-5) Proposed locations of transect zones including the locations of special districts, proposed throughfare networks and block layout (see page 7)
- [ ] (B)(7) Proof of notice of proposed application to any recognized neighborhood association





M3

Application Boundary

Zoning Map

The zoning for the property is currently M3: Unrestricted Manufacturing District.

Per section 21.10.040 (B)(1), the legal description of the property should be on the site plan.

The legal description for ASARCO West is:

Barker Survey 10 Abstract #7, TR 2-A-2. PIDN: X01099900000250.

Barker Survey 10 Abstract #7 TR 2-C-1 PIDN: X01099900000220.

Barker Survey 10 Abstract #7 TR 2-A-1 PIDN: X01099900000230.

Barker Survey 10 Abstract #7, TR 24. PIDN: X01099900002400

Barker Survey 10 Abstract #7, TR 25 PIDN: X01099900002500

Harrison Survey 54, Abstract #2804. PIDN: X054999000E0700

Harrison Survey 54, Abstract #2804. PIDN: X054999000A5000

Harrison Survey 54, Abstract #2804. PIDN: X054999000A0100

Harrison Survey 54, Abstract #2804. PIDN: X054999000D0300

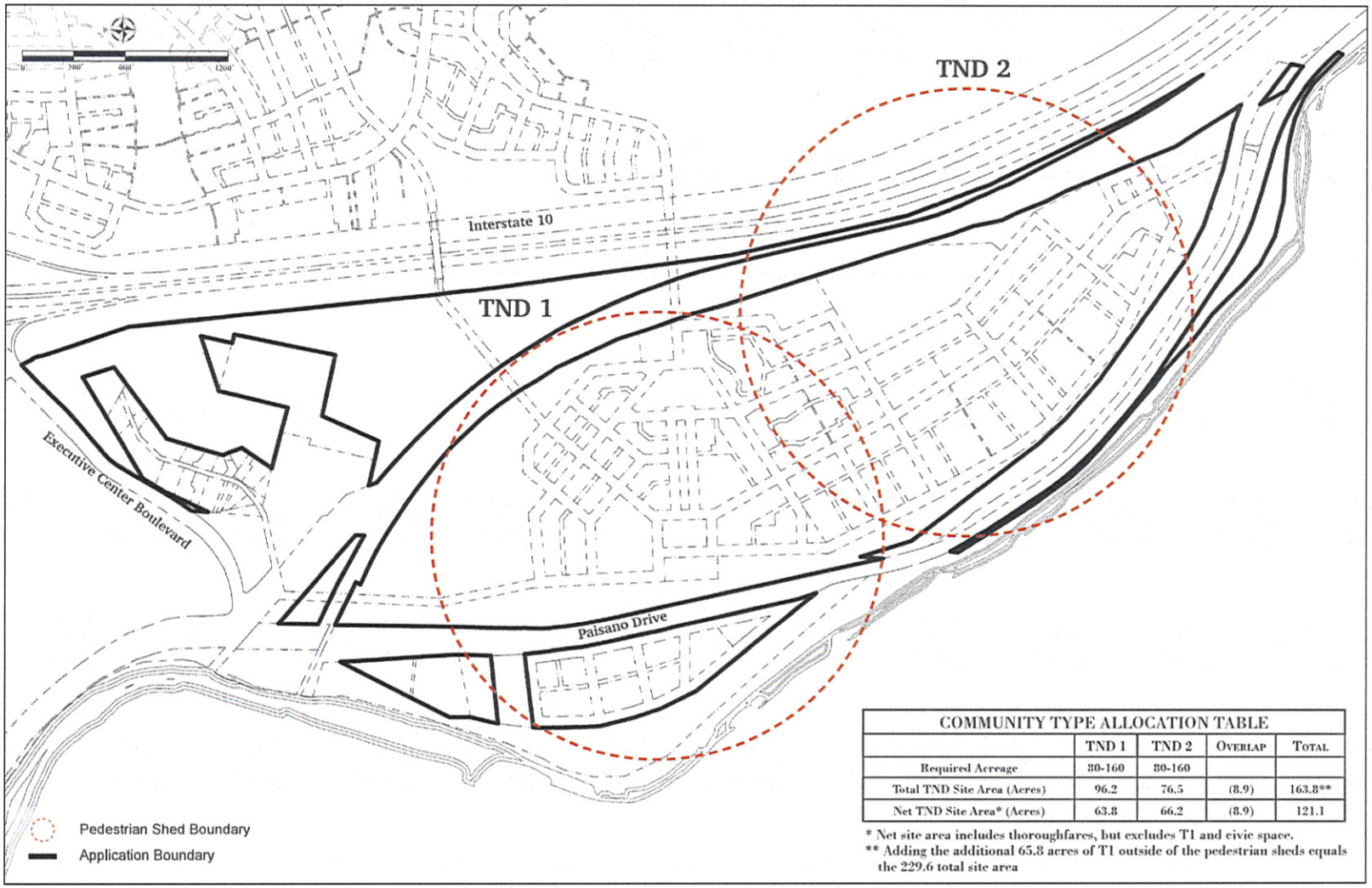
Located in Tract 14, Block 100.

Project Size & Boundary

- [ ] Identify application type (see below)
- [ ] Identify pedestrian shed(s)
  Pedestrian shed requirements for a TND are set forth in sections 21.30.030 (B)
- [ ] Identify community type (see below)
- [ ] Identify project boundaries based on pedestrian shed
- [ ] Compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40:
  For TNDs: "A Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred and sixty acres."
  *** Modification request for compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40. Per 21.30.100(B)(1)(a), by Warrant, a modification is requested to reduce continuous acreage requirements, attributable to environmental restrictions of a designated Brownfield site.**
- [ ] Compliance with allocation of land outside pedestrian sheds:
  For new communities, per section 21.30.020 (G) : "Any remnants of the site outside the pedestrian sheds shall be assigned to transect zones T1 through T3, civic space or special districts."

Project Data

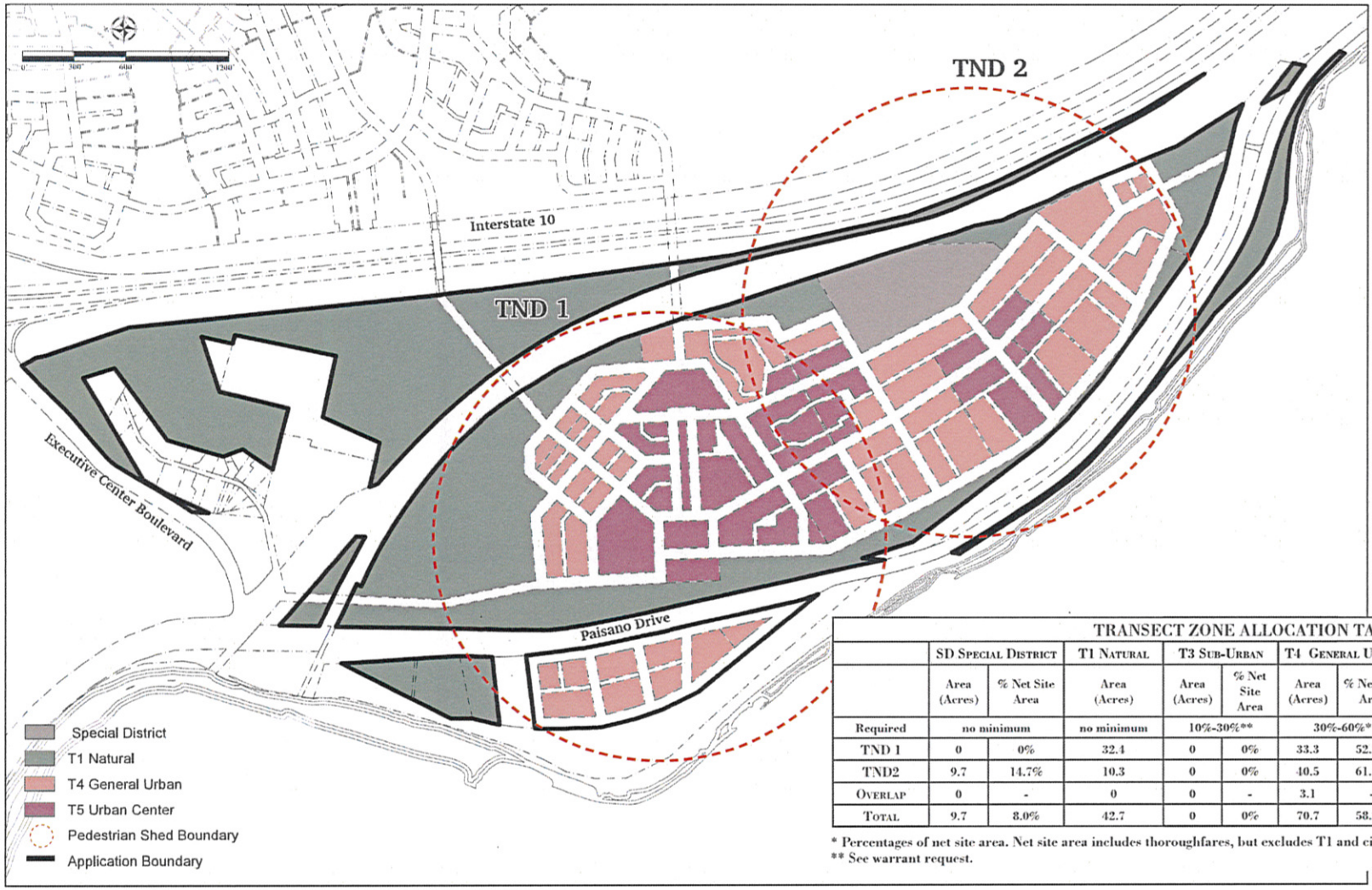
Project Name:	ASARCO West
Application Type:	New Community
Community Type:	Traditional Neighborhood Development with Residential Restrictions
Total Site Area:	229.6 acres
Net Site Area:	121.1 acres
Pedestrian Shed:	2 pedestrian sheds



COMMUNITY TYPE ALLOCATION TABLE

	TND 1	TND 2	Overlap	Total
Required Acreage	80-160	80-160		
Total TND Site Area (Acres)	96.2	76.5	(8.9)	163.8**
Net TND Site Area* (Acres)	63.8	66.2	(8.9)	121.1

* Net site area includes thoroughfares, but excludes T1 and civic space.
** Adding the additional 65.8 acres of T1 outside of the pedestrian sheds equals the 229.6 total site area



Transect Zone Allocation

☐ Compliance with transect zone allocation requirements as set forth in 21.30.170 Table 14: Summary Table, section A.

* Modification request for compliance with 21.30.150, Table 12: Specific function and use: No residential uses or lodging uses shall be allowed under this application. Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove residential uses, attributable to environmental restrictions of a designated Brownfield site.

* Modification request for compliance with transect zone allocation requirements as set forth in 21.30.170 Table 14: Summary Table, section A. Allocation of Zones for TND. Per 21.30.100(B)(1)(c), by Warrant, a modification is requested to reduce T3 allocation to zero percent and adjust other allocation requirements accordingly, attributable to environmental restrictions of a designated Brownfield site.

☐ Compliance with the requirement that areas outside the pedestrian sheds are T1, T2, T3, a special district or civic space per section *21.30.020 (G)*.

TRANSECT ZONE ALLOCATION TABLE

	SD Special District		T1 Natural	T3 Sub-Urban		T4 General Urban		T5 Urban Center		Total	
	Area (Acres)	% Net Site Area	Area (Acres)	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Net Site Area (Acres)	Total Site Area (Acres)
Required	no minimum		no minimum	10%-30%**		30%-60%*		10%-30%*			
TND 1	0	0%	32.4	0	0%	33.3	52.2%	30.5	47.8%	63.8	96.2
TND2	9.7	14.7%	10.3	0	0%	40.5	61.1%	16.0	24.2%	66.2	76.5
Overlap	0	-	0	0	-	3.1	-	5.7	-	8.9	8.9
Total	9.7	8.0%	42.7	0	0%	70.7	58.2%	40.8	33.6%	121.1	163.8

* Percentages of net site area. Net site area includes thoroughfares, but excludes T1 and civic space.
** See warrant request.

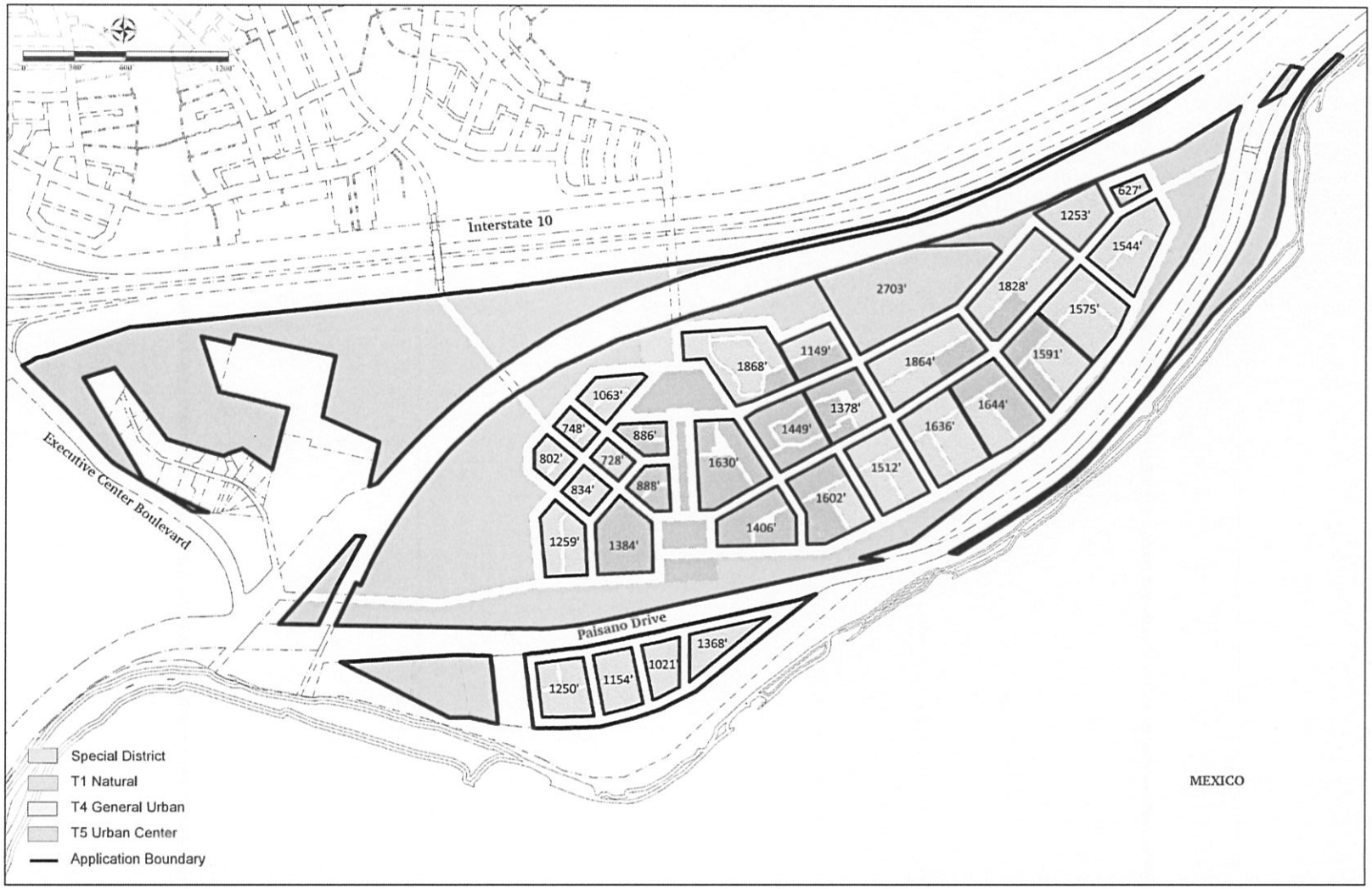
Maximum Block Size

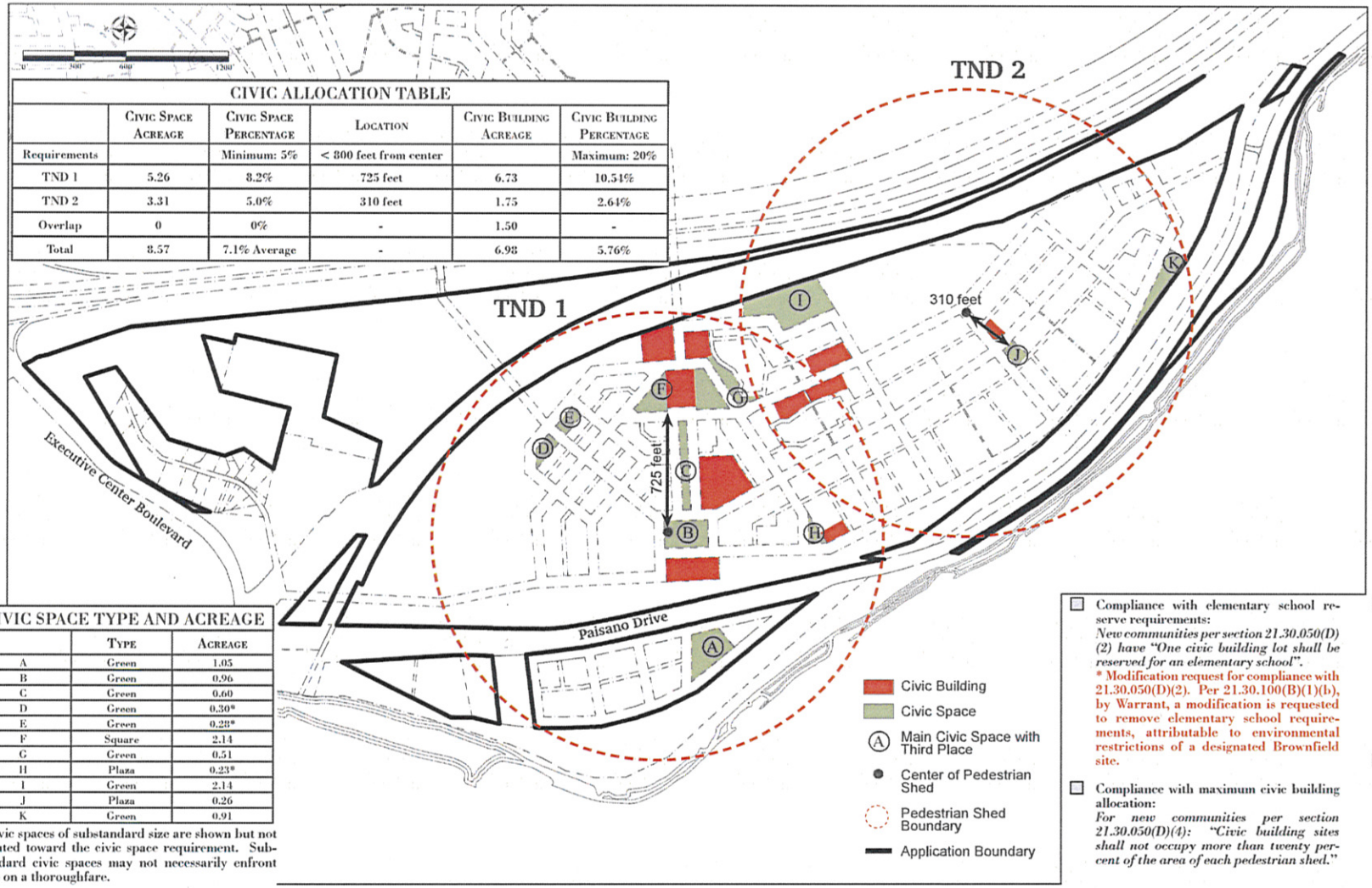
☐ Compliance with maximum block size requirements as set forth in 21.30.170 Table 14: Summary Table, section C:

Maximum allowable block perimeter:
Special District - no max
T2 - no max
T3 - 3000' max
T4 - 2400' max
T5 - 2000' max

Note that when a block carries more than one transect designation, it must comply with the more restrictive maximum block size requirement. For example, a block with T4 and T5 transect designations must comply with the T5 maximum block size requirement.

** Note: Containment cells shall be provided for with restrictive covenants placed on these areas as part of a separate process.*





CIVIC ALLOCATION TABLE

	Civic Space Acreage	Civic Space Percentage	Location	Civic Building Acreage	Civic Building Percentage
Requirements		Minimum: 5%	< 800 feet from center		Maximum: 20%
TND 1	5.26	8.2%	725 feet	6.73	10.54%
TND 2	3.31	5.0%	310 feet	1.75	2.64%
Overlap	0	0%	-	1.50	-
Total	8.57	7.1% Average	-	6.98	5.76%

CIVIC SPACE TYPE AND ACREAGE

	Type	Acreage
A	Green	1.05
B	Green	0.96
C	Green	0.60
D	Green	0.30*
E	Green	0.28*
F	Square	2.14
G	Green	0.51
H	Plaza	0.23*
I	Green	2.14
J	Plaza	0.26
K	Green	0.91

* Civic spaces of substandard size are shown but not counted toward the civic space requirement. Substandard civic spaces may not necessarily enfront 50% on a thoroughfare.

Civic Space & Buildings

☐ Compliance with civic space allocation:
For new communities, section 21.30.050(C)(1) states: "Each pedestrian shed shall assign at least five percent of its urbanized area to civic space."

☐ Compliance with main civic space requirement:
For new communities, section 21.30.050(C)(4) and 21.30.160 Table 13: Civic space, state: "Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed."

☐ Compliance with playground allocation requirements.
For new communities, per section 21.30.050(c)(5): "Within eight hundred feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."
* Modification request for compliance with 21.30.050(C)(5), Civic zones. Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove playground requirements, attributable to environmental restrictions of a designated Brownfield site.

☐ Compliance with civic space frontage requirements:
For new communities, per section 21.30.050(C)(6): "Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds."

☐ Compliance with elementary school reserve requirements:
New communities per section 21.30.050(D)(2) have "One civic building lot shall be reserved for an elementary school".
* Modification request for compliance with 21.30.050(D)(2). Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove elementary school requirements, attributable to environmental restrictions of a designated Brownfield site.

☐ Compliance with maximum civic building allocation:
For new communities per section 21.30.050(D)(4): "Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed."

☐ Compliance with civic space minimum size requirements:
Per section 21.30.160 Table 13 the minimum size of civic space is .5 acres except for plazas that have a minimum size of .25 acres and playgrounds that have no minimum size.
* Note that civic spaces of substandard size are shown but not counted toward the civic space requirement.

☐ Compliance with civic building requirements:
New communities per section 21.30.050(D)(1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."

Special Requirements

☐ **Compliance with special requirements for shopfronts:**

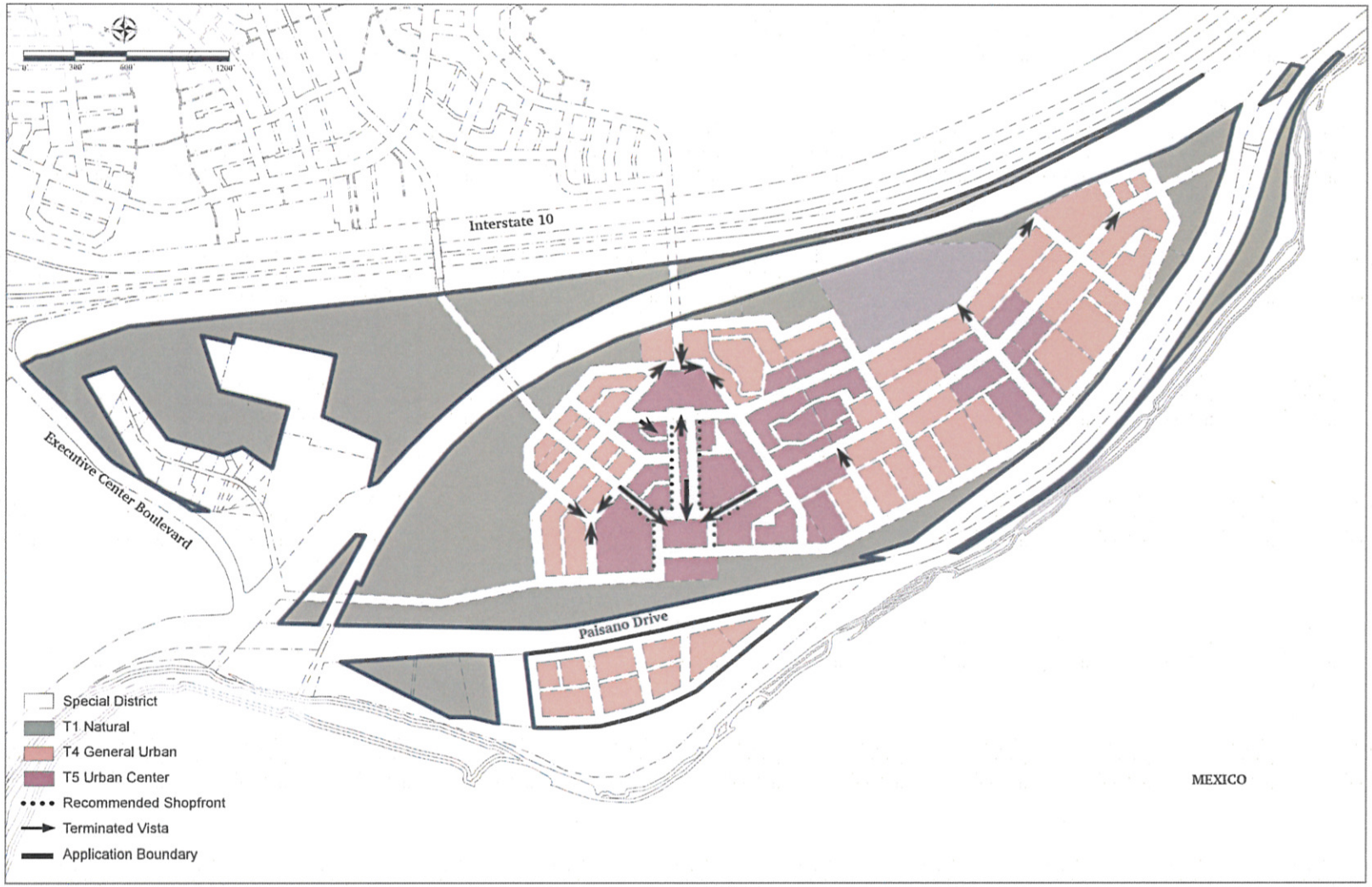
For new communities, per section 21.30.090 (A)(2): "*A designation for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of the frontage...*"

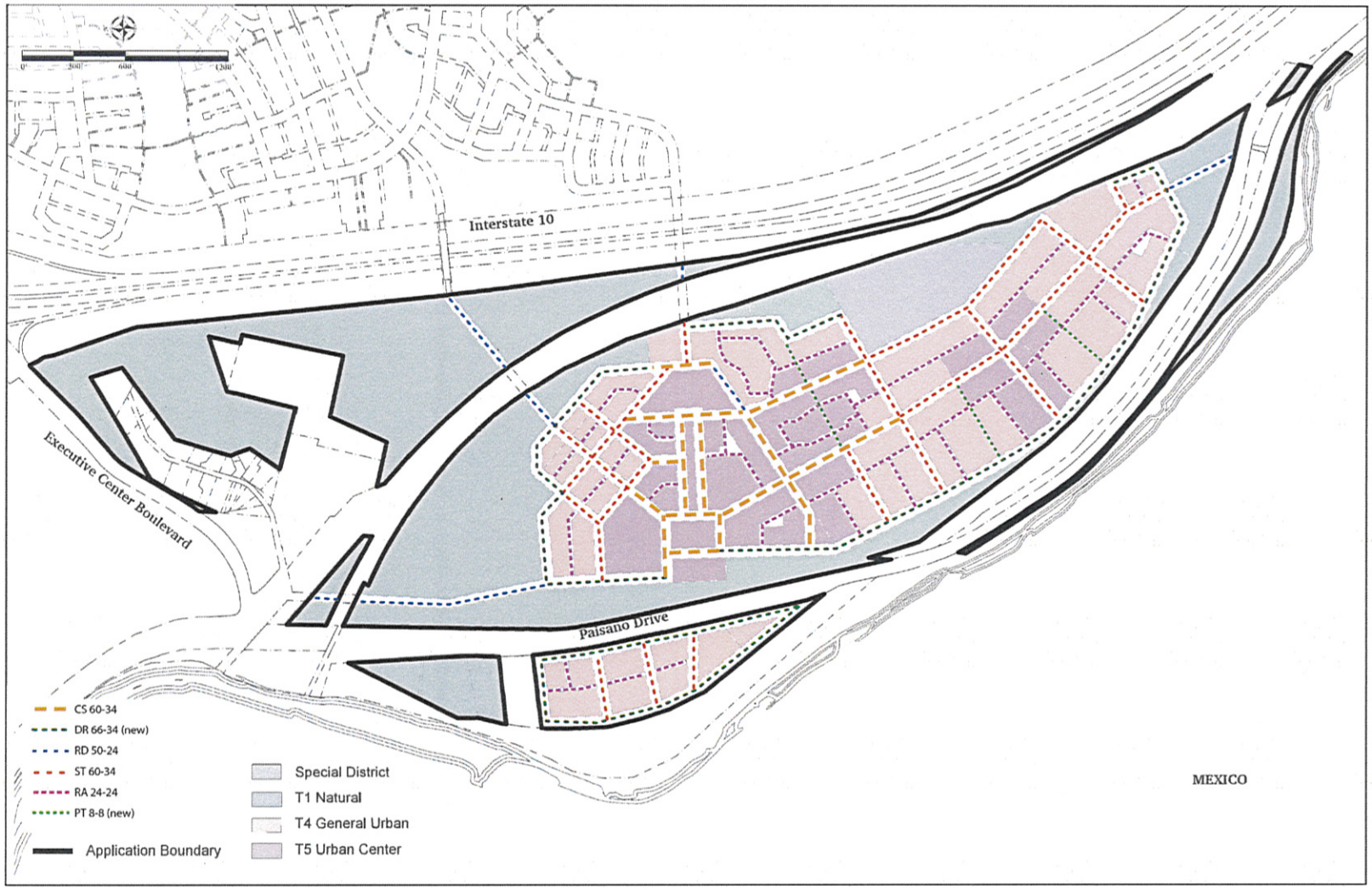
The locations indicated are a recommendation.

☐ **Compliance with special requirements for terminated vistas:**

For new communities, per section 21.30.090 (A)(6): "*Designation for mandatory and/or recomended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.*"

The locations indicated are a recommendation.





Thoroughfare Assignment

☐ Compliance with thoroughfare termination and cul-de-sac limitation as set forth in section 21.30.070(A)(6):

"All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval by warrant to accommodate specific site conditions only."

Number of Culs-de-sacs: None

☐ Compliance with required percentage of lots enfronting thoroughfares as set forth in section 21.30.070(A)(7):

"Each lot shall enfront a vehicular thoroughfare, except that twenty percent of the lots within each transect zone may enfront a passage."

Number of lots enfronting a passage: None

Density Calculations

☐ Compliance with 21.30.080(B)
"Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b."

Warrant Requests

The application is compliant with Chapter 21 pending the following warrants:

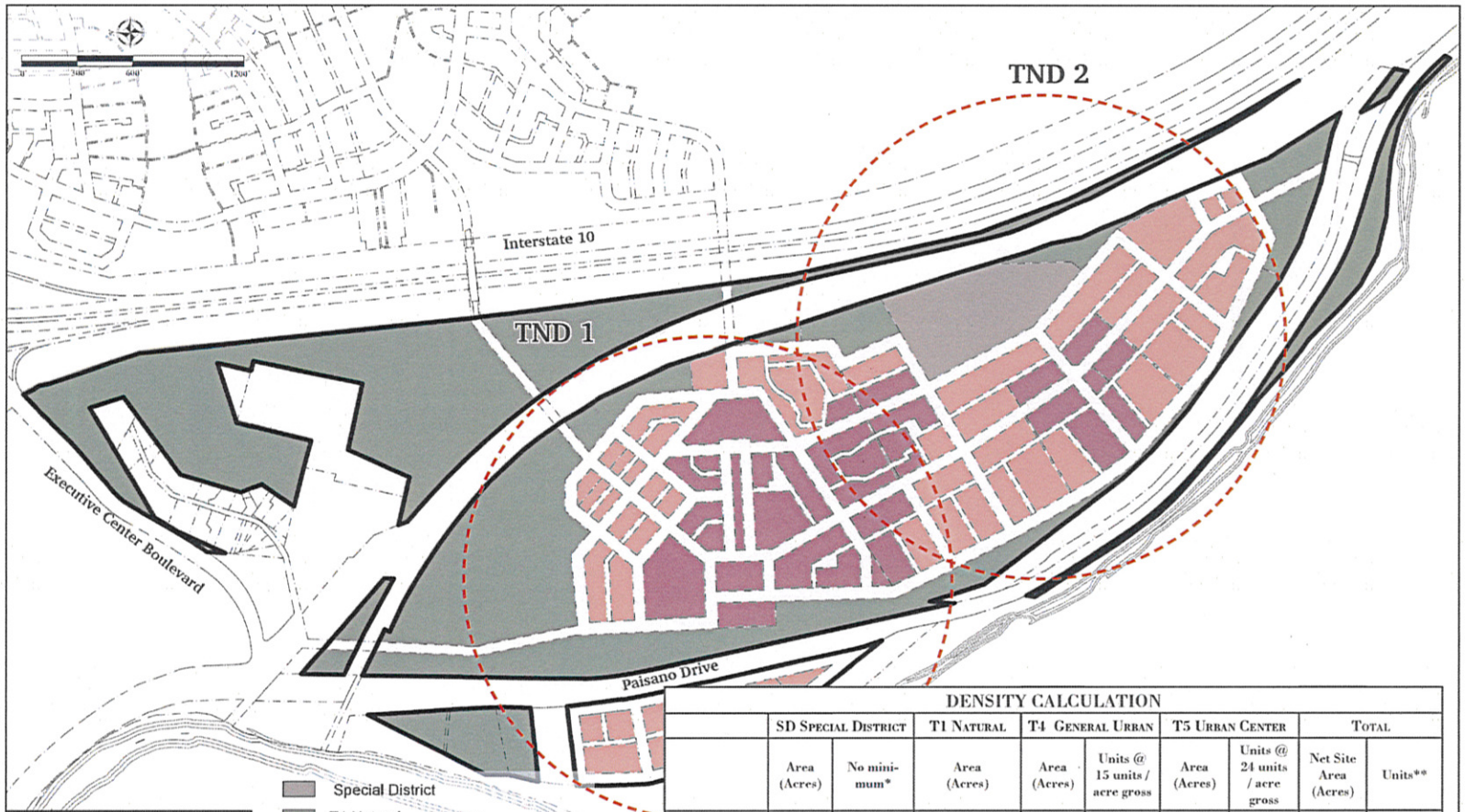
☐ Modification request for compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40. Per 21.30.100(B)(1)(a), by Warrant, a modification is requested to reduce continuous acreage requirements, attributable to environmental restrictions of a designated Brownfield site.

☐ Modification request for compliance with 21.30.150, Table 12: Specific function and use: No residential uses or lodging uses shall be allowed under this application. Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove residential uses, attributable to environmental restrictions of a designated Brownfield site.

☐ Modification request for compliance with transect zone allocation requirements as set forth in 21.30.170 Table 14: Summary Table, section A. Allocation of Zones for TND. Per 21.30.100(B)(1)(c), by Warrant, a modification is requested to reduce T3 allocation to zero percent and adjust other allocation requirements accordingly, attributable to environmental restrictions of a designated Brownfield site.

☐ Modification request for compliance with 21.30.050(C)(5), Civic zones. Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove playground requirements, attributable to environmental restrictions of a designated Brownfield site.

☐ Modification request for compliance with 21.30.050(D)(2). Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove elementary school requirements, attributable to environmental restrictions of a designated Brownfield site.



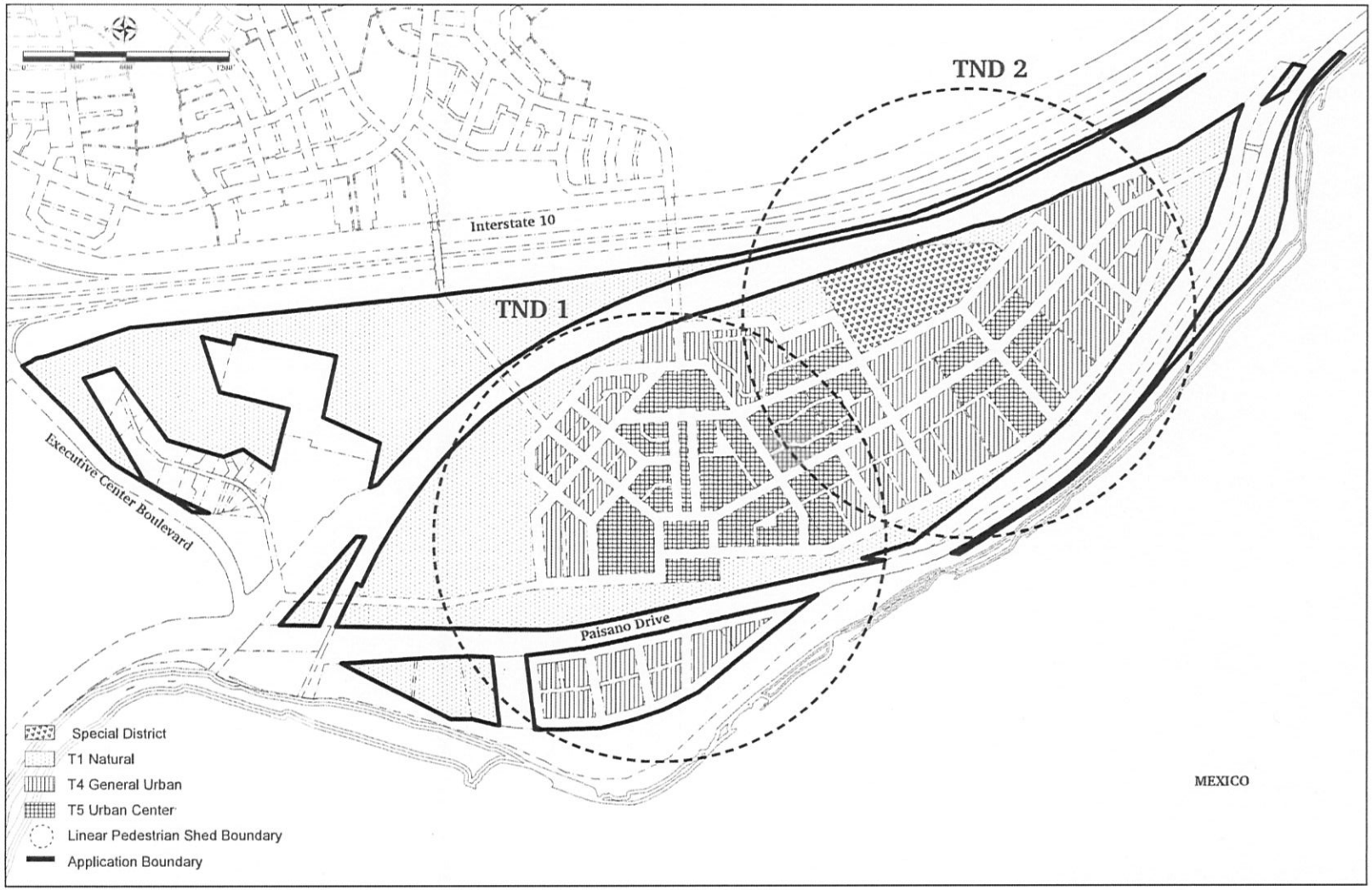
Provisions of special district shall be determined by Consolidated Review Committee (CRC) upon approval of application for development of this parcel. All provisions of the Smartcode apply to the future development of the special district.

- Special District
- T1 Natural
- T4 General Urban
- T5 Urban Center
- Pedestrian Shed Boundary
- Application Boundary

DENSITY CALCULATION

	SD Special District		T1 Natural	T4 General Urban		T5 Urban Center		Total	
	Area (Acres)	No minimum*	Area (Acres)	Area (Acres)	Units @ 15 units / acre gross	Area (Acres)	Units @ 24 units / acre gross	Net Site Area (Acres)	Units**
TND 1	0	-	32.4	33.3	-	30.5	-	63.8	
TND 2	9.7	-	10.3	40.5	-	16.0	-	66.2	
Overlap	0	-	0	3.1	-	5.7	-	8.9	
Total	9.7	-	42.7	70.7	1060	40.8	979	121.1	2039

* Not counted toward overall density at this time, a unit cap may be a part of the special district requirements
** For office or retail: one thousand square feet for each unit of net site area density



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Additional Assemblies

All additional thoroughfare assemblies comply with 21.80.030, Table 3A and Table 3B.

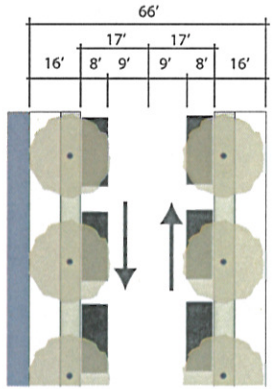
Notes:
Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.

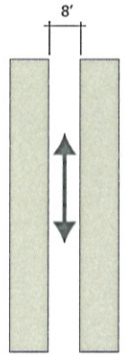
ST-57-20

- ST — *Streetscape Type*
- 57 — *Right of Way Width*
- 20 — *Pavement Width*

THOROUGHFARE TYPES

BV: Boulevard
AV: Avenue
CS: Commercial Street
DR: Drive
ST: Street
RD: Road
RA: Rear Alley
RL: Rear Lane
BT: Bicycle Trail
BL: Bicycle Lane
BR: Bicycle Route
PT: Path
TR: Transit Route





	DR 66-34	PT 8-8
Thoroughfare Type	Drive	Pedestrian
Transect Zone	T3, T4, T5, T6	T2, T3, T4, T5
Right-of-Way Width	66 feet	8 feet
Pavement Width	34 feet	8 feet
Movement	Slow Movement	Pedestrian Movement
Vehicular Design Speed	25 MPH	NA
Pedestrian Crossing Time	9.9 Seconds	NA
Traffic Lanes	2 lanes	NA
Parking Lanes	8 feet (both sides)	None
Curb Radius	15 feet	NA
Public Frontage Type	Varies by Transect	Varies by Transect
Walkway Type	8 foot sidewalk	8 foot sidewalk
Planter Type	8 foot Continuous Planter	None
Curb Type	Curb	None
Landscape Type	Trees at 30 feet o.c. Average	Varies
Transportation Provision	NA	NA

Illustrative rendering of one potential future for the ASARCO East property.

SMARTCODE APPLICATION

EL PASO, TEXAS CODE OF ORDINANCES
TITLE 21 APPLICATION

ASARCO EAST

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- ☐ Page 3 AERIAL
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- ☐ Page 5 EXISTING ZONING
- ☐ Page 6 PROJECT SIZE AND BOUNDARY
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- ☐ Page 13 WARRANT REQUESTS
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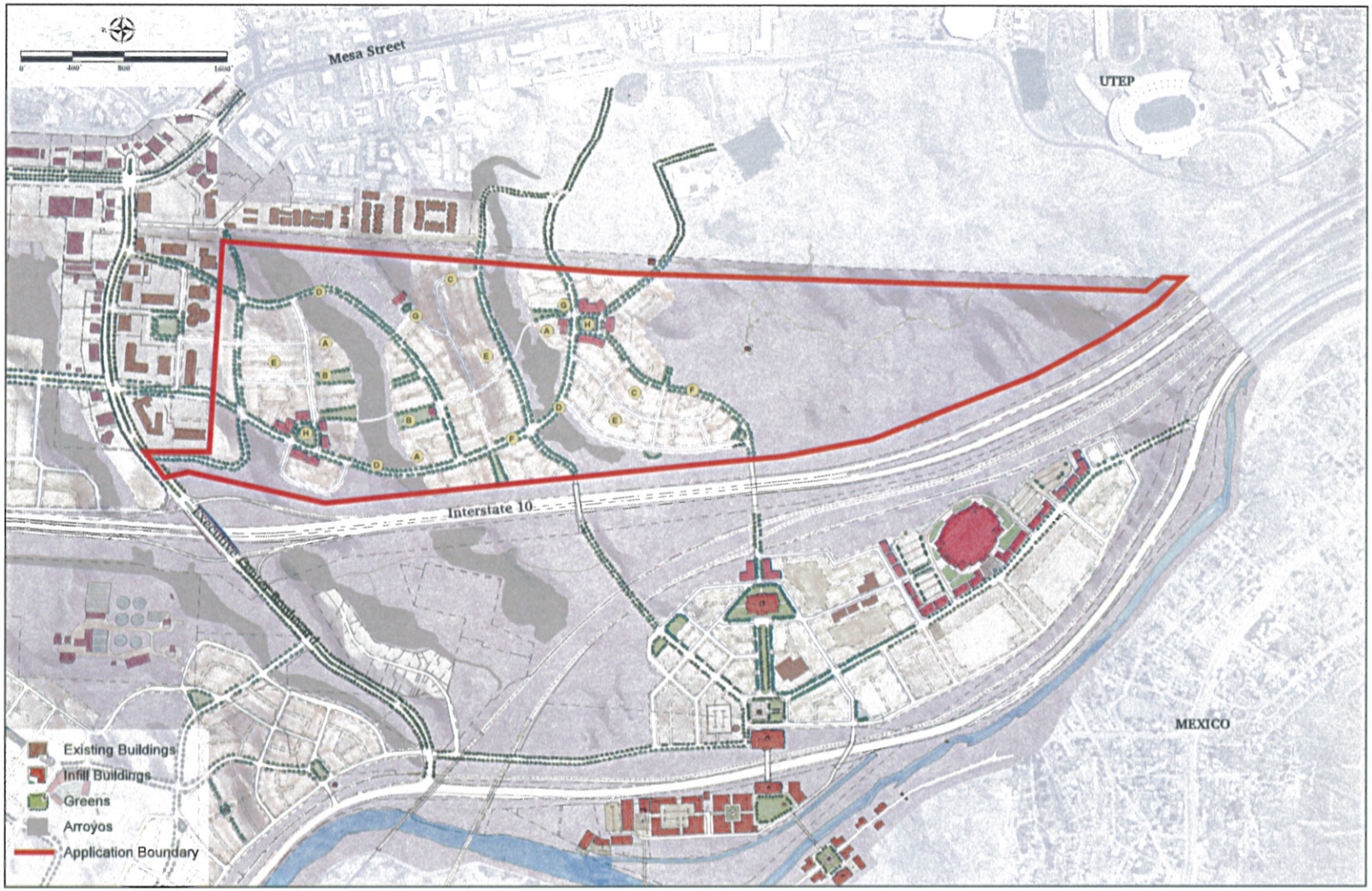
- ☐ Page 15 ADDITIONAL ASSEMBLIES

Illustrative Plan

ASARCO East is made up of two distinct geographic areas; rocky steep topography to the south and hilly arroyos to the north. The rocky southern portion could be preserved as open space and provide an amenity to the City by creating a place for short hikes and mountain biking without having to travel to the Franklin Mountains. Three neighborhoods oriented around the arroyos' natural flowways can provide connections between the University of Texas campus and Executive Center Boulevard. The neighborhoods can provide additional faculty and student housing. (Please note: Illustrative Plan is for illustrative purposes only.)

General Recommendations

- (A) Blocks are oriented to overlook the arroyos, which are preserved as natural amenities.
- (B) Special cottage courts are designed to take advantage of long views.
- (C) Neighborhoods and streets follow the natural topography.
- (D) Primary street connections link the neighborhoods.
- (E) Service alleys provide access to parking, utilities and trash pick up.
- (F) Street trees provide shade and enhance the pedestrian experience.
- (G) Memorable meeting places provide a sense of identity for the community.
- (H) Civic buildings front greens.



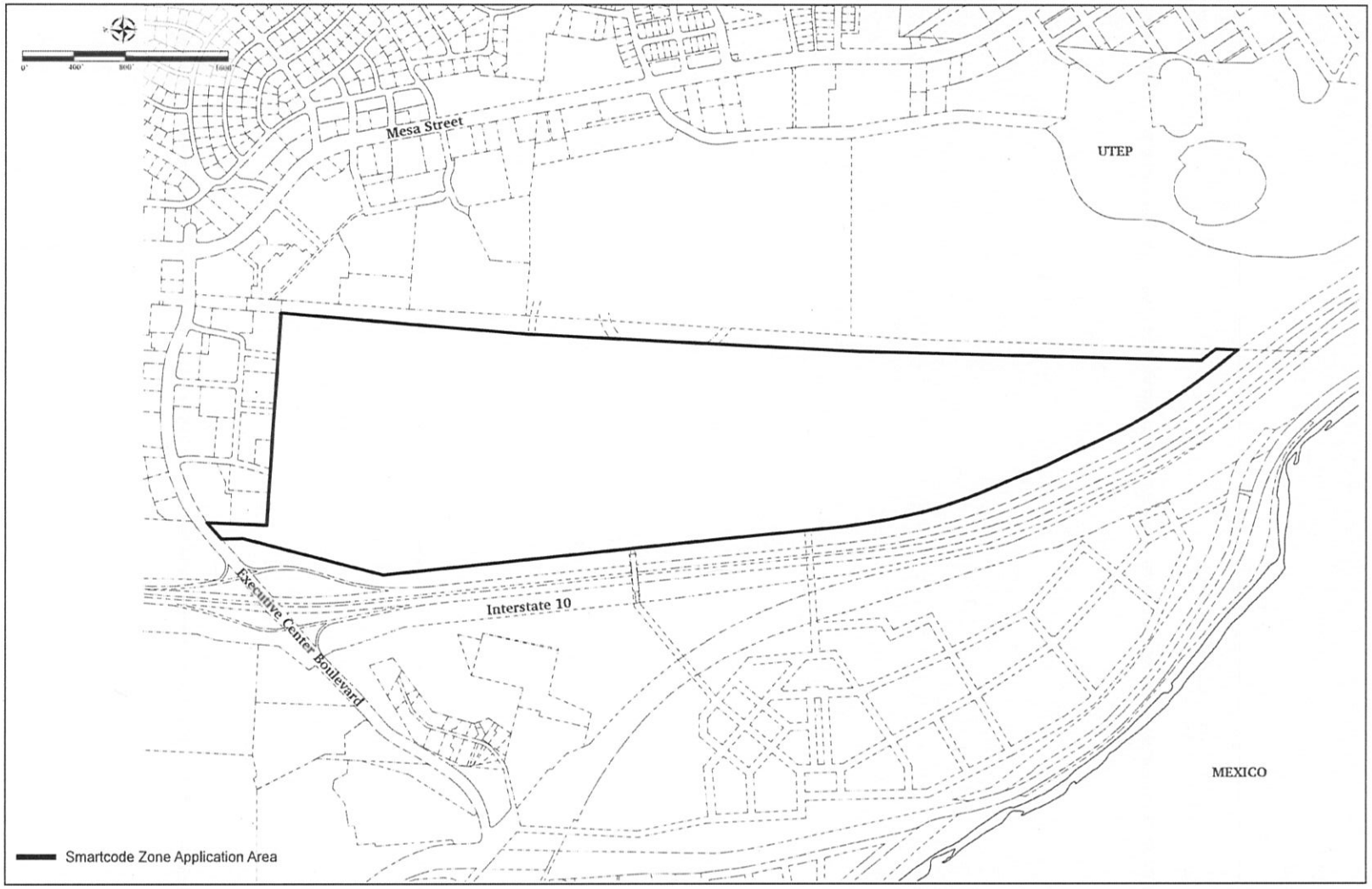
Aerial

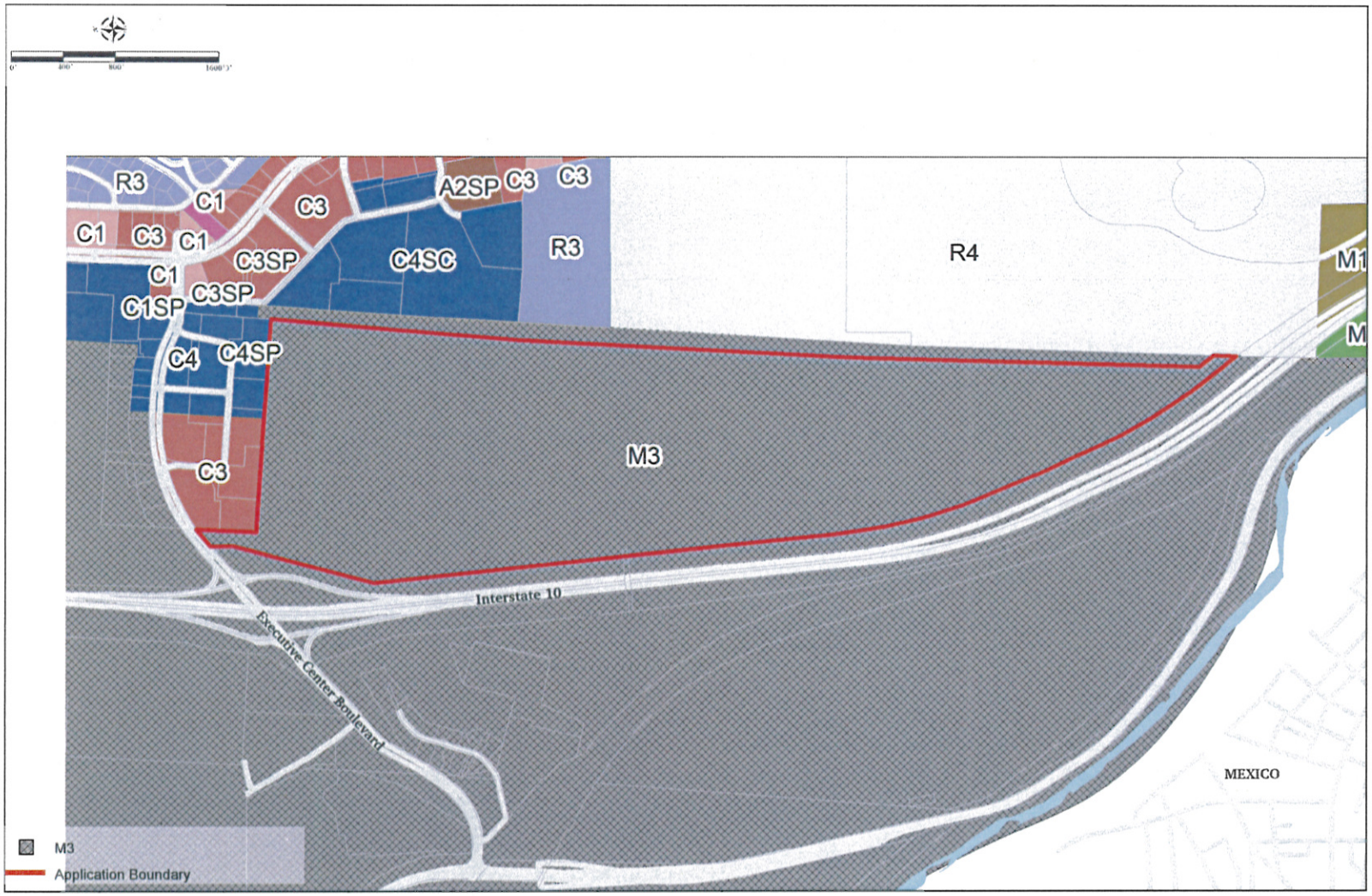
An aerial of ASARCO East shows the site's unique position as one of the only large undeveloped properties in central El Paso, adjacent to UTEP, commercial properties, and residential neighborhoods.

Site Plan

Per section 21.10.040 must include:

- [ ] (B)(1) Site plan (see page 6)
- [ ] (B)(2) Copy of zoning map (see page 5)
- [ ] (B)(3-5) Proposed locations of transect zones including the locations of special districts, proposed throughfare networks and block layout (see page 7)
- [ ] (B)(7) Proof of notice of proposed application to any recognized neighborhood association





Zoning Map

The zoning for the property is currently M3: Unrestricted Manufacturing District.

☐ Per section 21.10.040 (B)(1), the legal description of the property should be on the site plan.

The legal description for ASARCO East is:

Barker Survey 10 Abstract #7, Tract 2-A. PIDN: X01099900000200.

Located in Tract 14, Block 200.

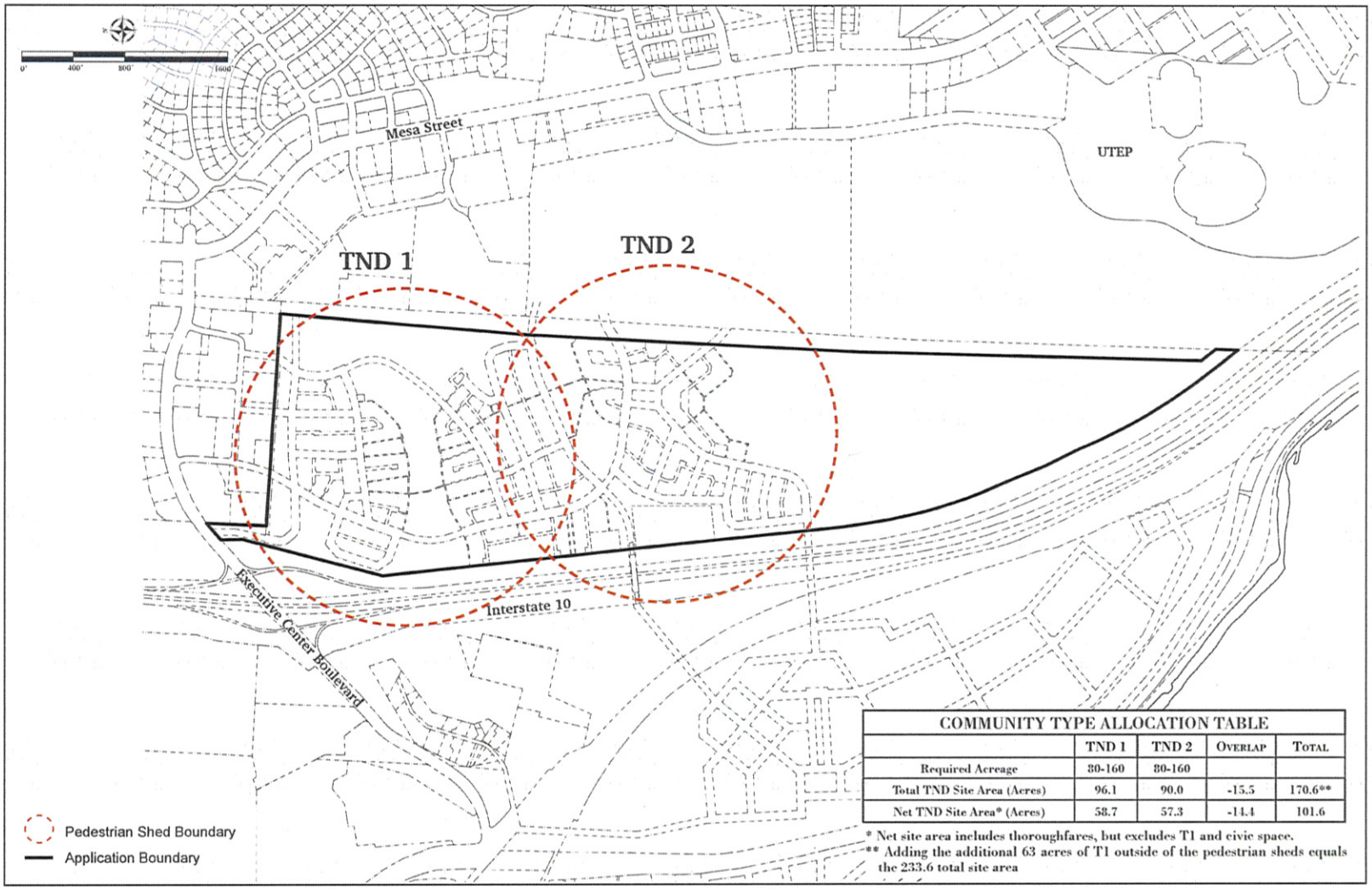
Project Size & Boundary

- [ ] Identify application type (see below)
- [ ] Identify pedestrian shed(s). *Pedestrian shed requirements for a TND are set forth in sections 21.30.030 (B)*
- [ ] Identify community type (see below)
- [ ] Identify project boundaries based on pedestrian shed.
- [ ] Compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40.

  For TNDs: "A Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred and sixty acres."
- [ ] Compliance with allocation of land outside pedestrian sheds. *For New Communities, per section 21.30.020 (G): "Any remnants of the site outside the pedestrian sheds shall be assigned to transect zones T1 through T3, civic space or special districts."*

Project Data

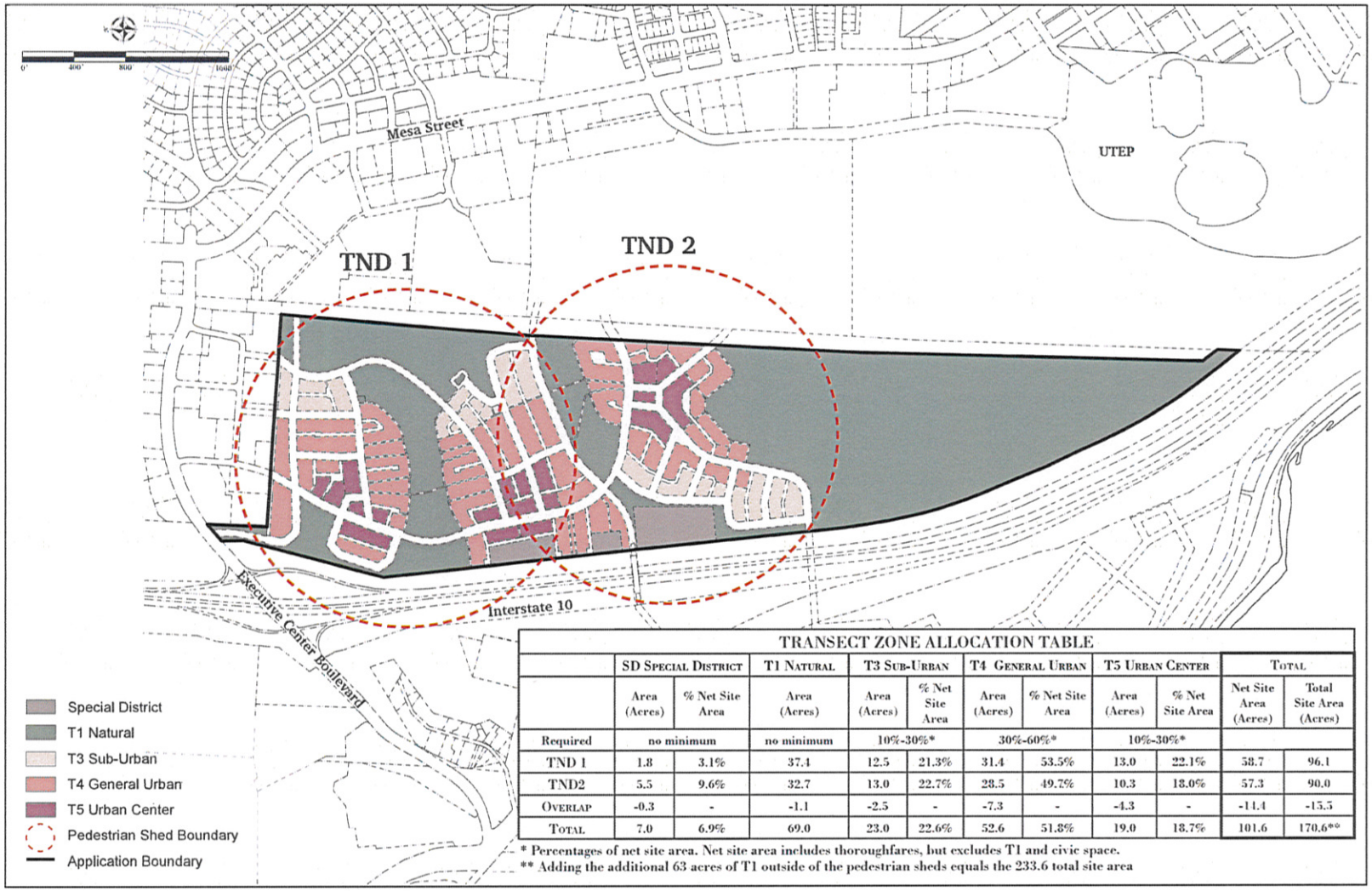
Project Name:	ASARCO East
Application Type:	New Community
Community Type:	Traditional Neighborhood Development
Total Site Area:	233.6 Acres
Net Site Area:	101.6 Acres
Pedestrian Shed:	2 pedestrian sheds



COMMUNITY TYPE ALLOCATION TABLE

	TND 1	TND 2	Overlap	Total
Required Acreage	80-160	80-160		
Total TND Site Area (Acres)	96.1	90.0	-15.5	170.6**
Net TND Site Area* (Acres)	58.7	57.3	-14.4	101.6

* Net site area includes thoroughfares, but excludes T1 and civic space.
** Adding the additional 63 acres of T1 outside of the pedestrian sheds equals the 233.6 total site area



TRANSECT ZONE ALLOCATION TABLE

	SD Special District		T1 Natural	T3 Sub-Urban		T4 General Urban		T5 Urban Center		Total	
	Area (Acres)	% Net Site Area	Area (Acres)	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Net Site Area (Acres)	Total Site Area (Acres)
Required	no minimum		no minimum	10%-30%*		30%-60%*		10%-30%*			
TND 1	1.8	3.1%	37.4	12.5	21.3%	31.4	53.5%	13.0	22.1%	58.7	96.1
TND2	5.5	9.6%	32.7	13.0	22.7%	28.5	49.7%	10.3	18.0%	57.3	90.0
Overlap	-0.3	-	-1.1	-2.5	-	-7.3	-	-4.3	-	-14.4	-15.5
Total	7.0	6.9%	69.0	23.0	22.6%	52.6	51.8%	19.0	18.7%	101.6	170.6**

* Percentages of net site area. Net site area includes thoroughfares, but excludes T1 and civic space.
** Adding the additional 63 acres of T1 outside of the pedestrian sheds equals the 233.6 total site area

Transect Zone Allocation

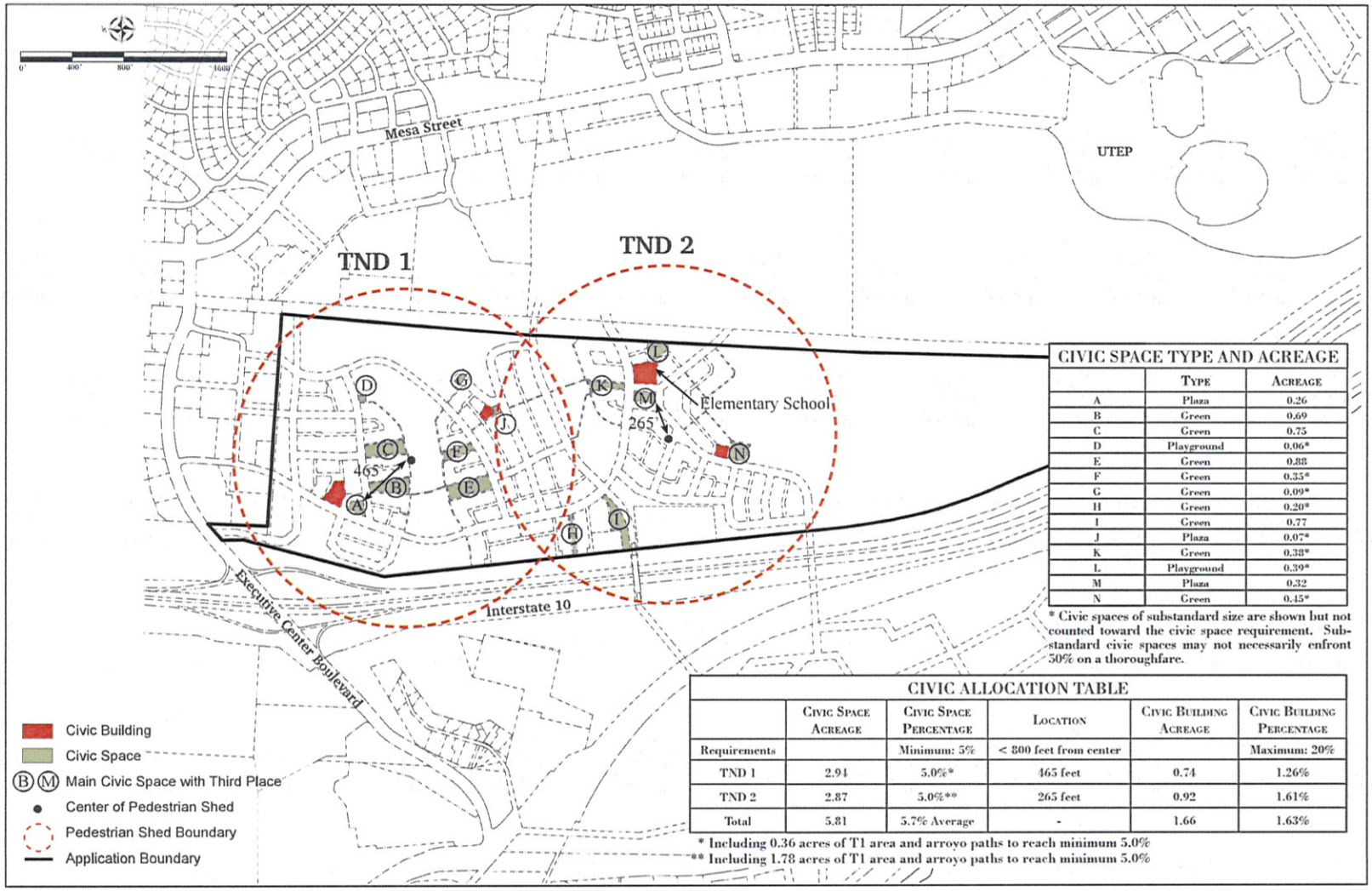
- ☐ Compliance with transect zone allocation requirements as set forth in 21.30.170 Table 14: Summary Table, section A.
- ☐ Compliance with the requirement that areas outside the pedestrian sheds are T1, T2, T3, a special district or civic space per section *21.30.020 (C)*.

Maximum Block Size

☐ Compliance with maximum block size requirements as set forth in 21.30.170 Table 14: Summary Table, Section C:

Maximum allowable block perimeter:
T2 - no max
T3 - 3000' max
T4 - 2400' max
T5 - 2000' max

Note that when a block carries more than one transect designation, it must comply with the more restrictive maximum block size requirement. For example, a block with T4 and T5 transect designations must comply with the T5 maximum block size requirement.



CIVIC SPACE TYPE AND ACREAGE

	Type	Acreage
A	Plaza	0.26
B	Green	0.69
C	Green	0.75
D	Playground	0.06*
E	Green	0.88
F	Green	0.35*
G	Green	0.09*
H	Green	0.20*
I	Green	0.77
J	Plaza	0.07*
K	Green	0.38*
L	Playground	0.39*
M	Plaza	0.32
N	Green	0.45*

* Civic spaces of substandard size are shown but not counted toward the civic space requirement. Substandard civic spaces may not necessarily enfront 50% on a thoroughfare.

CIVIC ALLOCATION TABLE

	Civic Space Acreage	Civic Space Percentage	Location	Civic Building Acreage	Civic Building Percentage
Requirements		Minimum: 5%	< 800 feet from center		Maximum: 20%
TND 1	2.94	5.0%*	465 feet	0.74	1.26%
TND 2	2.87	5.0%**	265 feet	0.92	1.61%
Total	5.81	5.7% Average	-	1.66	1.63%

* Including 0.36 acres of T1 area and arroyo paths to reach minimum 5.0%
** Including 1.78 acres of T1 area and arroyo paths to reach minimum 5.0%

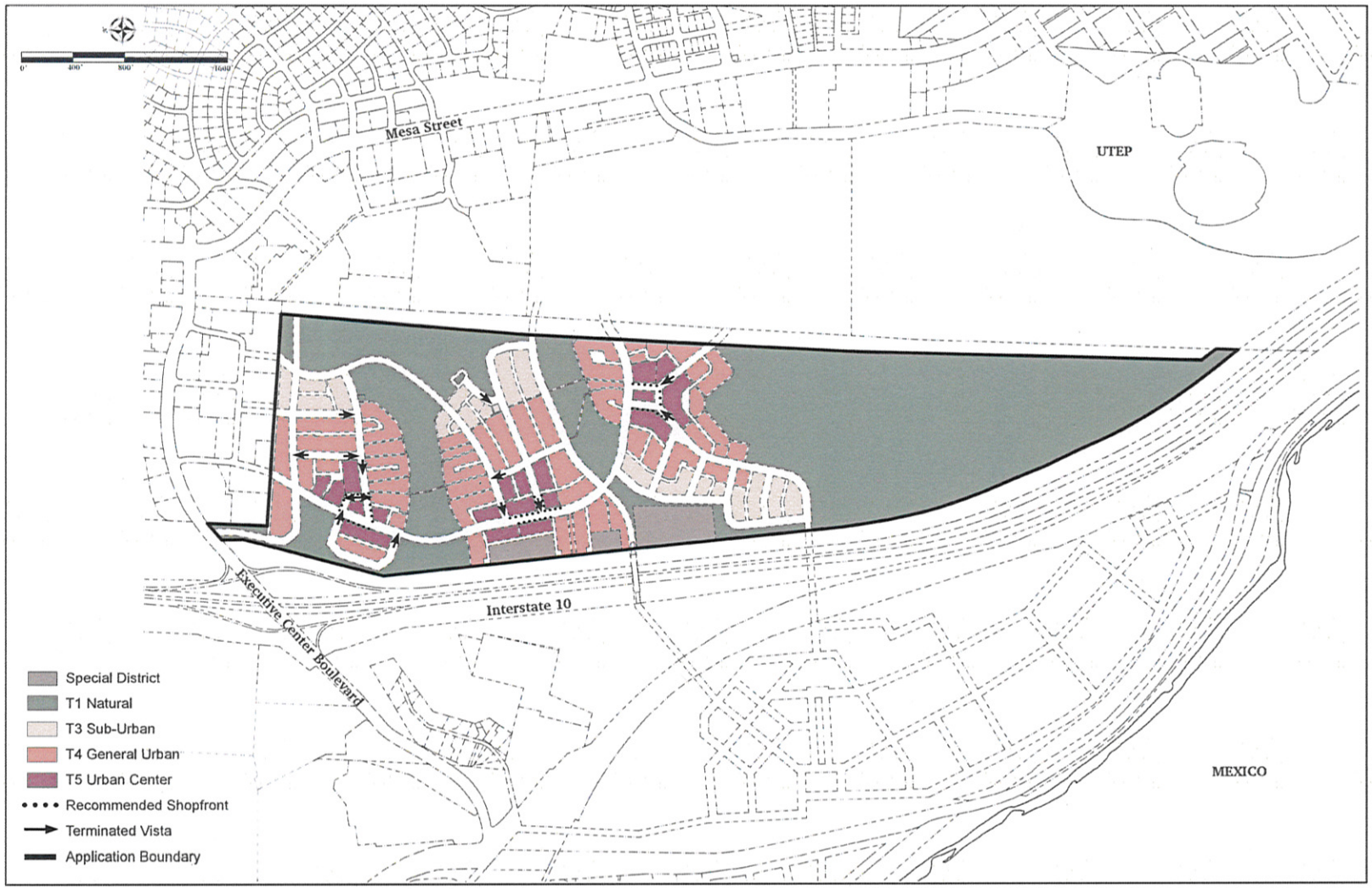
Civic Space & Buildings

- ☐ **Compliance with civic space allocation:** *For new communities, section 21.30.050(C)(1) states: "Each pedestrian shed shall assign at least five percent of its urbanized area to civic space."*
- ☐ **Compliance with main civic space requirement:** *For new communities, section 21.30.050(C)(4) and 21.80.160 Table 13: Civic space, state: "Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed."*
- ☐ **Compliance with civic space frontage requirements:** *For new communities, per section 21.30.050(C)(6): "Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds"*
- ☐ **Compliance with civic space minimum size requirements:** *Per section 21.80.160 Table 13 the minimum size of civic space is .5 acres except for plazas that have a minimum size of .25 acres and playgrounds that have no minimum size.* (Note that civic spaces of substandard size are shown but not counted toward the civic space requirement.)
- ☐ **Compliance with civic building requirements:** *New communities per section 21.30.050(D)(1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."*
- ☐ **Compliance with elementary school reserve requirements:** *New communities per section 21.30.050(D)(2) have "One civic building lot shall be reserved for an elementary school".*
- ☐ **Compliance with maximum civic building allocation:** *For new communities per section 21.30.050(D)(4): "Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed."*

Playgrounds

☐ **Compliance with playground allocation requirements.**
For new communities, per section 21.30.050(c)(5): "Within eight hundred feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."

Required number of playgrounds: 7



Special Requirements

☐ Compliance with special requirements for shopfronts:

For new communities, per section 21.30.090 (A)(2): "*A designation for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of the frontage...*"

The locations indicated are a recommendation.

☐ Compliance with special requirements for terminated vistas:

For new communities, per section 21.30.090 (A)(6): "*Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.*"

The locations indicated are a recommendation.

Thoroughfare Assignment

☐ Compliance with thoroughfare termination and cul-de-sac limitation as set forth in 21.30.070(A)(6):

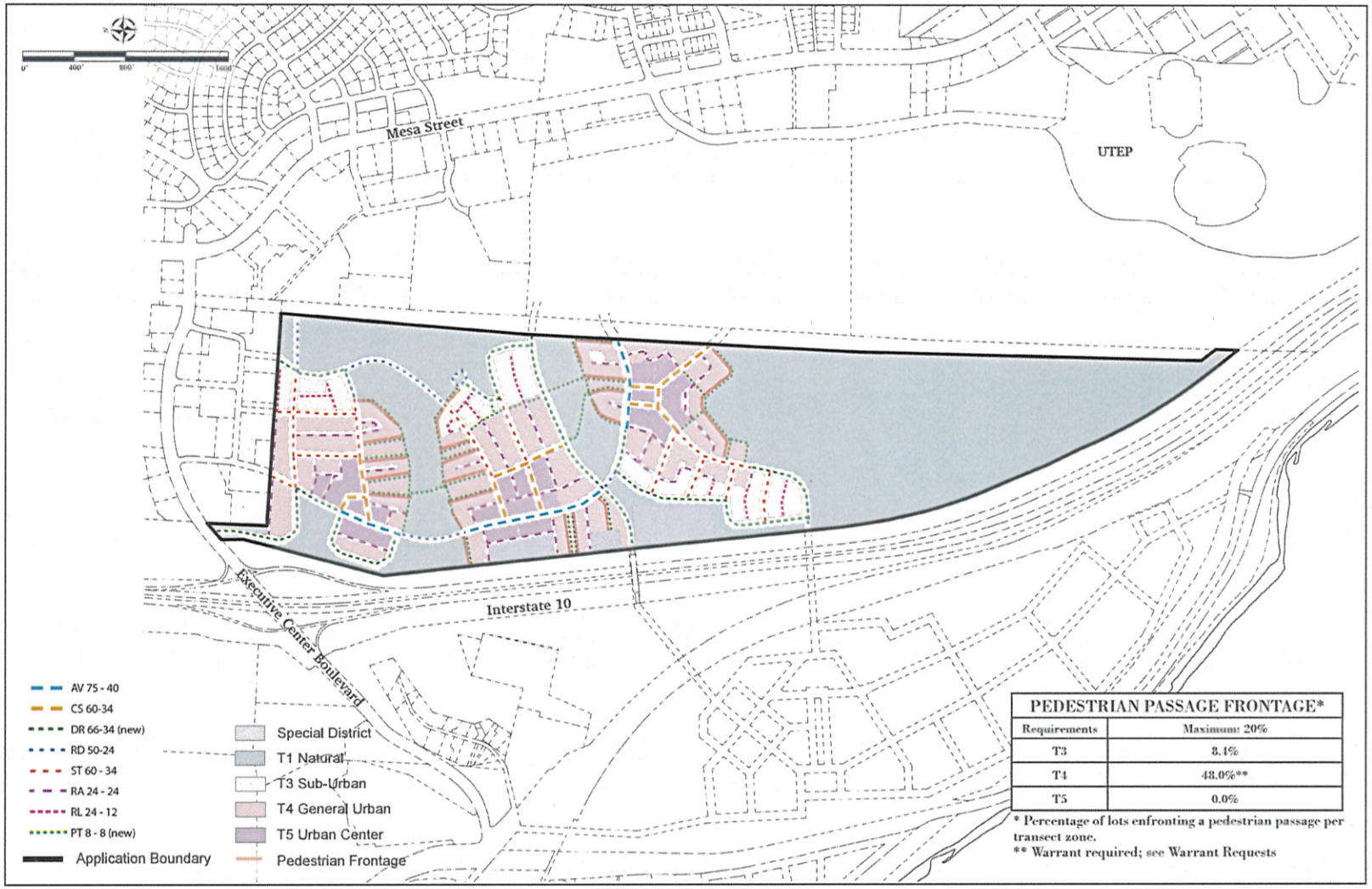
"All thoroughfares shall terminate at other thoroughfares, forming a network... culs-de-sac shall be permitted only when warranted by natural site conditions."

Number of Culs-de-sacs: None

☐ Compliance with required percentage of lots enfronting thoroughfares as set forth in Section 21.30.070(A)(7):

"Lots shall enfront a vehicular thoroughfare, except that 20% of the lots within each Transect Zone may enfront a pedestrian passage."

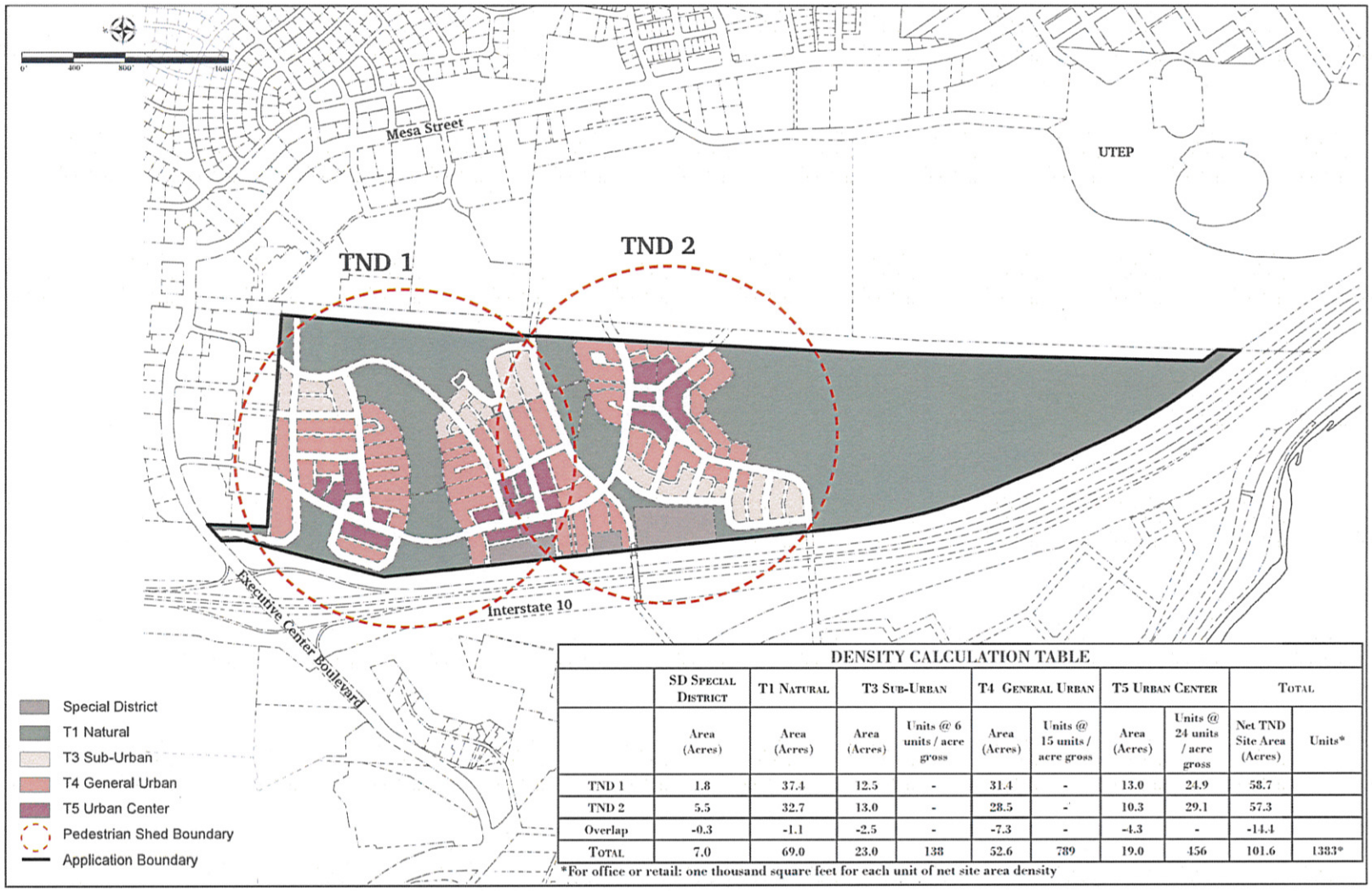
* Warrant request for required maximum percentage of lots enfronting a pedestrian passage as set forth in 21.30.070 (A)(7) for T4: By Warrant, lots within each transect zone that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum.



PEDESTRIAN PASSAGE FRONTAGE*

Requirements	Maximum: 20%
T3	8.4%
T4	48.0%**
T5	0.0%

* Percentage of lots enfronting a pedestrian passage per transect zone.
** Warrant required; see Warrant Requests



DENSITY CALCULATION TABLE

	SD Special District	T1 Natural	T3 Sub-Urban		T4 General Urban		T5 Urban Center		Total	
	Area (Acres)	Area (Acres)	Area (Acres)	Units @ 6 units / acre gross	Area (Acres)	Units @ 15 units / acre gross	Area (Acres)	Units @ 24 units / acre gross	Net TND Site Area (Acres)	Units*
TND 1	1.8	37.4	12.5	-	31.4	-	13.0	24.9	58.7	
TND 2	5.5	32.7	13.0	-	28.5	-	10.3	29.1	57.3	
Overlap	-0.3	-1.1	-2.5	-	-7.3	-	-4.3	-	-14.4	
Total	7.0	69.0	23.0	138	52.6	789	19.0	456	101.6	1383*

*For office or retail: one thousand square feet for each unit of net site area density

Density Calculations

☐ Compliance with 21.30.030(B): *"Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b."*

Warrant Requests

The application is compliant with Chapter 21 pending the following warrant:

☐ Warrant request for required maximum percentage of lots enfronting a pedestrian passage as set forth in 21.30.070 (A)(7) for T4: By Warrant, lots within each transect zone that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum.

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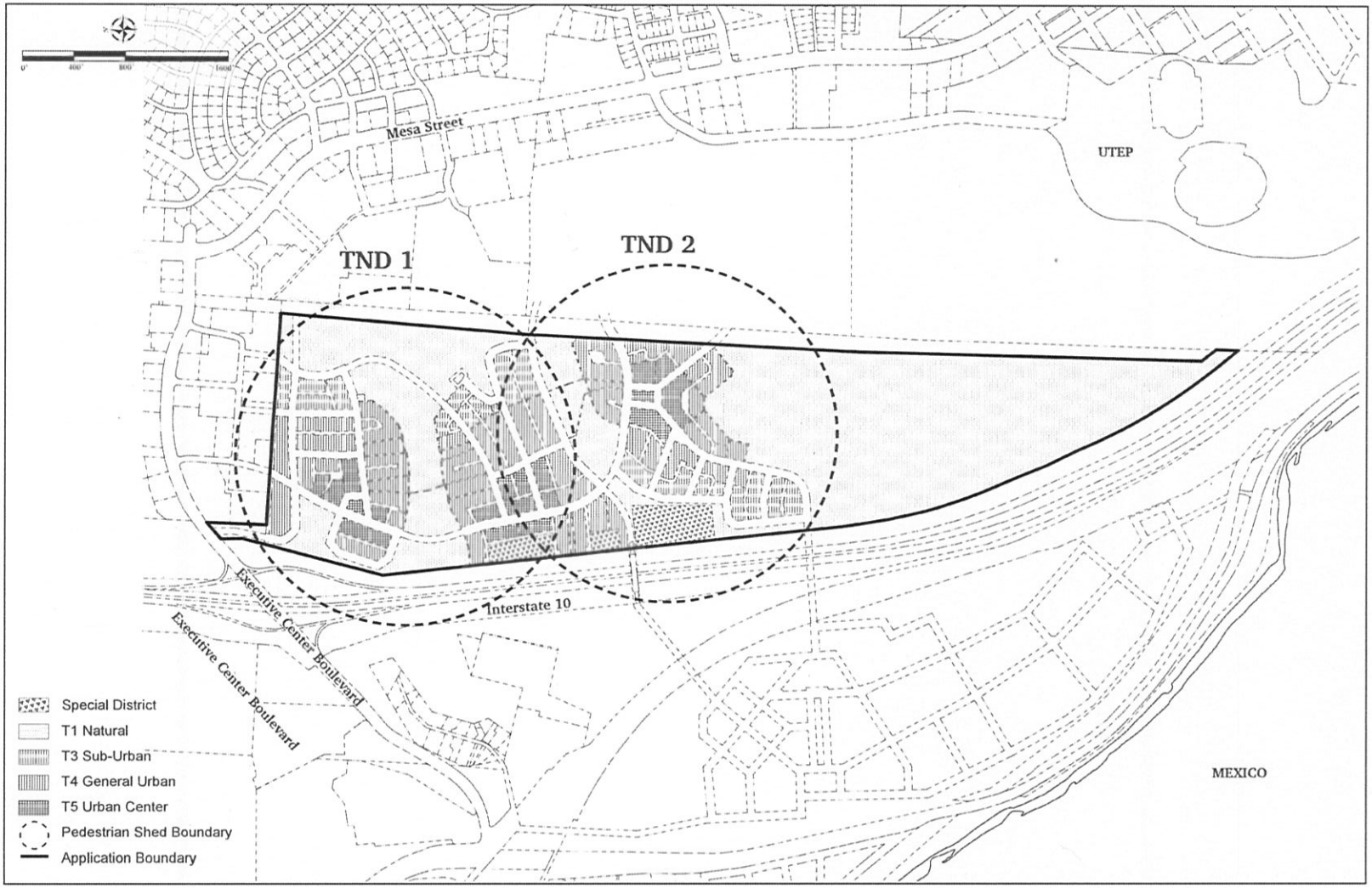
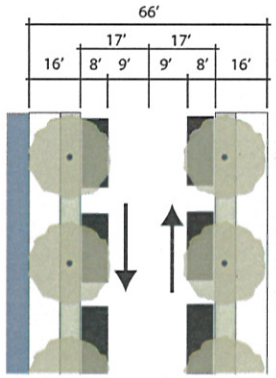


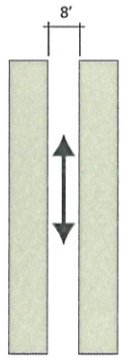
ST-57-20

- *Pavement Width*
- *Right of Way Width*
- *Streetscape Type*

THOROUGHFARE TYPES

BV: Boulevard
AV: Avenue
CS: Commercial Street
DR: Drive
ST: Street
RD: Road
RA: Rear Alley
RL: Rear Lane
BT: Bicycle Trail
BL: Bicycle Lane
BR: Bicycle Route
PT: Path
TR: Transit Route





	DR 66-34	PT 8-8
Thoroughfare Type	Drive	Pedestrian
Transect Zone	T3, T4, T5, T6	T2, T3, T4, T5
Right-of-Way Width	66 feet	8 feet
Pavement Width	34 feet	8 feet
Movement	Slow Movement	Pedestrian Movement
Vehicular Design Speed	25 MPH	NA
Pedestrian Crossing Time	9.9 Seconds	NA
Traffic Lanes	2 lanes	NA
Parking Lanes	8 feet (both sides)	None
Curb Radius	15 feet	NA
Public Frontage Type	Varies by Transect	Varies by Transect
Walkway Type	8 foot sidewalk	8 foot sidewalk
Planter Type	8 foot Continuous Planter	None
Curb Type	Curb	None
Landscape Type	Trees at 30 feet o.c. Average	Varies
Transportation Provision	NA	NA

Additional Assemblies

All additional thoroughfare assemblies comply with 21.80.030, Table 3A and Table 3B.

Notes:
Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.