

**OPEN SPACE ADVISORY BOARD**  
Wednesday, May 25, 2011, 1:30 P.M.  
8<sup>th</sup> 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: May 11, 2011
  - b. Changes to the Agenda
4. **Discussion and Action:** Update on Resler and Interstate Highway 10 project.  
Contact: Leo Betancourt, [Leo.Betancourt@txdot.gov](mailto:Leo.Betancourt@txdot.gov), Texas Department of Transportation
5. **Discussion and Action:** Mitigation bank subcommittee.  
Contact: Alan Shubert, (915) 541-4423, [ShubertAR@elpasotexas.gov](mailto:ShubertAR@elpasotexas.gov)
6. **Discussion and Action** regarding Arroyo 41-A development.  
Contact: Jorge Azcarate, CEA Group; Doug Schwartz, Southwest Land Development Services
7. **Discussion and Information:** Funding sources available for open space acquisition.  
Contact: Richard Garcia, [garciaarg@elpasotexas.gov](mailto:garciaarg@elpasotexas.gov)
8. **Discussion and Action** on recommending that City Council initiate action to purchase property identified in the Open Space Master Plan to include property located at 4508 Osborne Drive.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)
9. **Discussion and Action** on an ordinance amending the 2025 Proposed Thoroughfare System as detailed in the Map Atlas of the Plan for El Paso and its related documents as originally approved by the El Paso City Council in 1999, and as subsequently amended, to add Plexxar as a north-south Collector Arterial with Bike Lanes, connecting the extensions of La Mesa Avenue and Hoover Avenue, across Trans Mountain Road, east of Resler Drive and west of the extension of Paseo del Norte Road.  
Staff Contact: Todd Taylor, (915) 541-4114, [taylortc@elpasotexas.gov](mailto:taylortc@elpasotexas.gov)

**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



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

11. **Adjournment**

**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 19<sup>th</sup> day of May, 2011 at 10:30,

Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development





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## ADVISORY BOARD MINUTES

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Wednesday, May 11, 2011, 1:30 P.M.  
8<sup>th</sup> Floor Conference Room  
City Hall Building, 2 Civic Center Plaza

**Members Present: 7**

Bill Addington, Robert Ardovino (1:41pm), Lois Balin, Terry Bilderback, James H. Tolbert, Kevin von Finger, and Charlie S. Wakeem

**Members Absent: 2**

Richard Thomas and Luis Ruiz

**Member Vacancies: 0**

**Planning and Economic Development Staff Present:**

David Coronado, Lead Planner and Melissa Granado, Senior Planner

**Others Present:**

Lupe Cuellar, Assistant City Attorney, Legal Department; Kareem Dallo, Engineering & Construction Management; Rudy Valdez, EPWU-PSB; Jim Shelton, EPWU-PSB, Richard Garcia, Land Operations Manager, Parks and Recreation; Trish Tanner, Jobe, Kevin Lovell, citizen

**1. Meeting Called to Order**

Chair Wakeem called the meeting to order at 1:34pm.

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

None

**3. Discussion and Action**

**a. Approval of Minutes: April 27, 2011**

Chair Wakeem asked Board Members if there were any additions, corrections, or revisions.

Ms. Balin questioned the "ND" behind LEED. ND means neighborhood development.

Chair Wakeem explained the recommendation by the Landscape Subcommittee was to allow the credit exception for palm trees only, not just non-native plants in general. It was his belief that the OSAB followed that recommendation. He requested Staff change "non-native plants" to "palm trees".



Mr. Coronado responded he listened to the recording and verified that Mr. Thomas did state "non-native plants" in his motion.

**MOTION:**

*Motion made by Mr. Bilderback, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR APRIL 27, 2011.***

b. Changes to the Agenda

*None*

4. **Discussion and Action:** Update on Resler and Interstate Highway 10 project.  
Contact: Antonio Uribe, Jr., Texas Department of Transportation

**MOTION:**

*Motion made by Mr. Tolbert, seconded by Mr. von Finger **AND UNANIMOUSLY CARRIED TO POSTPONE FOR TWO WEEKS.***

5. **Discussion and Action** on recommending that City Council initiate action to purchase property identified in the Open Space Master Plan.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.com](mailto:charliewak@sbcglobal.com)

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Bilderback **AND UNANIMOUSLY CARRIED TO POSTPONE TWO WEEKS.***

Board Members requested Staff prepare backup information of the entire Keystone Heritage Park property to include acreage, maps, and zoning.

6. **Discussion and Action** on the Public Service Board's Stormwater Advisory Committee.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)

Chair Wakeem explained the OSAB priority list goes to the Stormwater Advisory Committee before going to the PSB. He explained the Committee meets very, very sporadically and, as far as the acquisition of open space, the Committee should be bypassed. It was his opinion that Board Members make that recommendation.

Mr. Tolbert asked why the Stormwater Advisory Committee shouldn't be dissolved if the OSAB was going to bypass. He added Board Members could make a recommendation to dissolve the Committee.

Chair Wakeem noted that it is not within the purview of the OSAB to dissolve the Committee.



Mr. Valdez explained the Stormwater Advisory Committee evaluates other stormwater projects and the related CIP (Capital Improvement Projects); he advised the Board not to dissolve the Committee. Additionally, Mr. Archuleta would like the Stormwater Advisory Committee to remain intact.

Mr. Ardovino moved to approve and explained, regarding items related to open space; we are the Open Space Advisory Committee we should handle our own recommendations and therefore bypass the Stormwater Advisory Committee for items identified for acquisition.

#### **FOR CLARIFICATION**

Ms. Cuellar clarified Board Members are making a recommendation to City Council to remove that function from this Board.

#### **MOTION**

Motion made by Mr. Ardovino, in terms of the Stormwater Advisory Committee, that the Stormwater Advisory Committee be separated from any decisions on open space land.

Ms. Cuellar suggested " ... *remove the function of recommending stormwater acquisition.*"

Chair Wakeem asked there were any further decision from the Board.

Mr. Bilderback requested the motion be restated.

Ms. Cuellar reiterated the Board is making a recommendation to Council removing from the Stormwater Acquisition Committee the function of stormwater property acquisition.

Mr. Valdez explained the PSB and City Council jointly created the Stormwater Advisory Committee.

Ms. Cuellar responded should City Council approve this recommendation; Council Members may request Staff coordinate with the PSB.

Mr. von Finger noted the recommendation is to remove all stormwater property acquisition; however, not all stormwater property acquisition relates to open space.

Ms. Cuellar asked if the request was only as it relates to open space.

Chair Wakeem added "*only as it relates to open space and the 10% stormwater dedicated funds*". He asked if Mr. Ardovino would accept the amendment to his motion. Mr. Ardovino agreed.

#### **MOTION:**

*Motion made by Mr. Ardovino, seconded by Mr. Tolbert THAT THE OPEN SPACE ADVISORY BOARD RECOMMEND TO CITY COUNCIL THAT THE FUNCTION OF RECOMMENDING STORMWATER ACQUISITION BE REMOVED FROM THE*

**STORMWATER ADVISORY COMMITTEE.**

**AMENDED MOTION:**

*Motion made by Mr. Ardivino, seconded by Mr. Tolbert AND UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD RECOMMEND TO CITY COUNCIL THAT THE FUNCTION OF RECOMMENDING STORMWATER ACQUISITION BE REMOVED FROM THE STORMWATER ADVISORY COMMITTEE.*

**7. Discussion and Action** regarding Arroyo 41-A development.

Contact: Jorge Azcarate, CEA Group; Doug Schwartz, Southwest Land Development Services

Chair Wakeem explained Mr. Azcarate is out of town; however, he requested the item be postponed two weeks.

**MOTION:**

*Motion made by Mr. Ardivino, seconded by Mr. von Finger AND UNANIMOUSLY CARRIED TO POSTPONE TWO WEEKS.*

**8. Discussion and Action:** Update on providing pedestrian access to designated state trailheads. Contact: Richard Garcia, [garciarg@elpasotexas.gov](mailto:garciarg@elpasotexas.gov)

Mr. Garcia distributed to the Board Members a list of State Trailheads that lead to existing well-formed hike/bike/jeep trails within the State Park. He explained the OSAB recommended to City Council that Staff research other potential entrances to the State Park; due to Ocotillo Estates Subdivision preventing pedestrian access to the Franklin Mountain State Park. Representative O'Rourke wanted to ensure that access to the State Park be available from every subdivision adjacent to the State Park. However, not every subdivision adjacent to the State Park has access to a legitimate trail. Furthermore, Park Rangers want to control access to the State Park via the Iron Rangers (collecting a fee).

Mr. Tolbert noted there is a city park, near the Shrine Temple, with an existing trail leading into the State Park over to McKelligon Canyon. He would like this to be added to the list of State Trailheads.

Mr. Etiwe responded he would place Mr. Tolbert's request under the "Low Priority" heading.

Ms. Balin referred to a large area of PSB land, northeast of Chuck Heinrich, leased by Bowen Ranch, with many holes and areas that are great access points to the State Park. She wondered if anyone had discussed this area.

Mr. Valdez responded the PSB Northeast Master Plan designated various trailheads; not shown on the map.

Mr. Tolbert explained Ms. Balin was referring to trailheads not existing but ready designated on the Northeast Master Plan.

Regarding the Northeast Master Plan trailheads, Mr. Garcia responded, the trailhead next to the roundhouse is an existing trailhead and therefore not designated on the listed. He then explained the compilation of the State Trailhead list.

Due to the developer's willingness to give the city the trail that accesses the State Park, Ms. Cuellar suggested, moving the Cumbre Estates trailhead to High Priority list.

Mr. Etiwe clarified the listed trailheads have been designated future locations for the Iron Rangers.

Mr. Dallo commented on a possible Cumbre Estates trailhead connection at Sky Island.

Chair Wakeem asked Staff which was the better trailhead, Ojo de Agua or Los Pueblos.

Mr. Lovell, Staff and Board Members discussed issues regarding the trailhead at Ojo de Agua Park on Los Pueblos. Additionally, via another street, Mr. Lovell explained there is a PSB gate and rock wall blocking access to the State Park. In the future, Mr. Garcia responded, the City and the PSB will sign a Memorandum of Understanding allowing access to the State Park.

Chair Wakeem suggested the trailhead at Ojo de Agua Park at Los Pueblos be listed as number five (5) under "High Priority".

Staff will meet with Legal Staff to discuss the prioritized list, MOUs and all other legal matters.

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

No further comments or questions from the Board.

**1<sup>st</sup> MOTION:**

*Motion made by Mr. Tolbert, seconded by Mr. Ardovino AND UNANIMOUSLY CARRIED TO LIST OJO DE AGUA PARK AT LOS PUEBLOS NUMBER FIVE UNDER HIGH PRIORITY.*

**2<sup>nd</sup> MOTION:**

*Motion made by Mr. Tolbert, seconded by Mr. Ardovino AND UNANIMOUSLY CARRIED TO MOVE MEDIUM PRIORITY, ITEM 7 - CASTELLANO AT CUMBRE ESTATES, TO HIGH PRIORITY.*

**3<sup>RD</sup> MOTION:**

*Motion made by Mr. Tolbert, seconded by Mr. von Finger AND UNANIMOUSLY CARRIED TO ADD THE SECOND TIER TO THE HIGH PRIORITY LIST, WITH THE STIPULATION*



**THAT IT BE IDENTIFIED AS THE PARK AREA DISCUSSED BY THE BOARD.**

After the vote, Mr. Ardovino asked North Stanton should be renamed Lower North Stanton at 1000 Steps.

**4<sup>TH</sup> MOTION:**

*Motion made by Mr. Ardovino, seconded by Mr. von Finger AND UNANIMOUSLY CARRIED TO RENAME NORTH STANTON AS "NORTH STANTON AT 1000 STEPS.*

Mr. Garcia explained Staff will redo the maps and email to Board Members and Staff.

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

Chair Wakeem requested the three postponed agenda items 4, 5, and 7 be noted on the next OSAB agenda.

4. **Discussion and Action:** Update on Resler and Interstate Highway 10 project.
5. **Discussion and Action** on recommending that City Council initiate action to purchase property identified in the Open Space Master Plan, more specifically north of Keystone to Osborne.
7. **Discussion and Action** regarding Arroyo 41-A development.

Ms. Balin requested a list other funding mechanisms in the Open Space Master Plan.

**10. Adjournment**

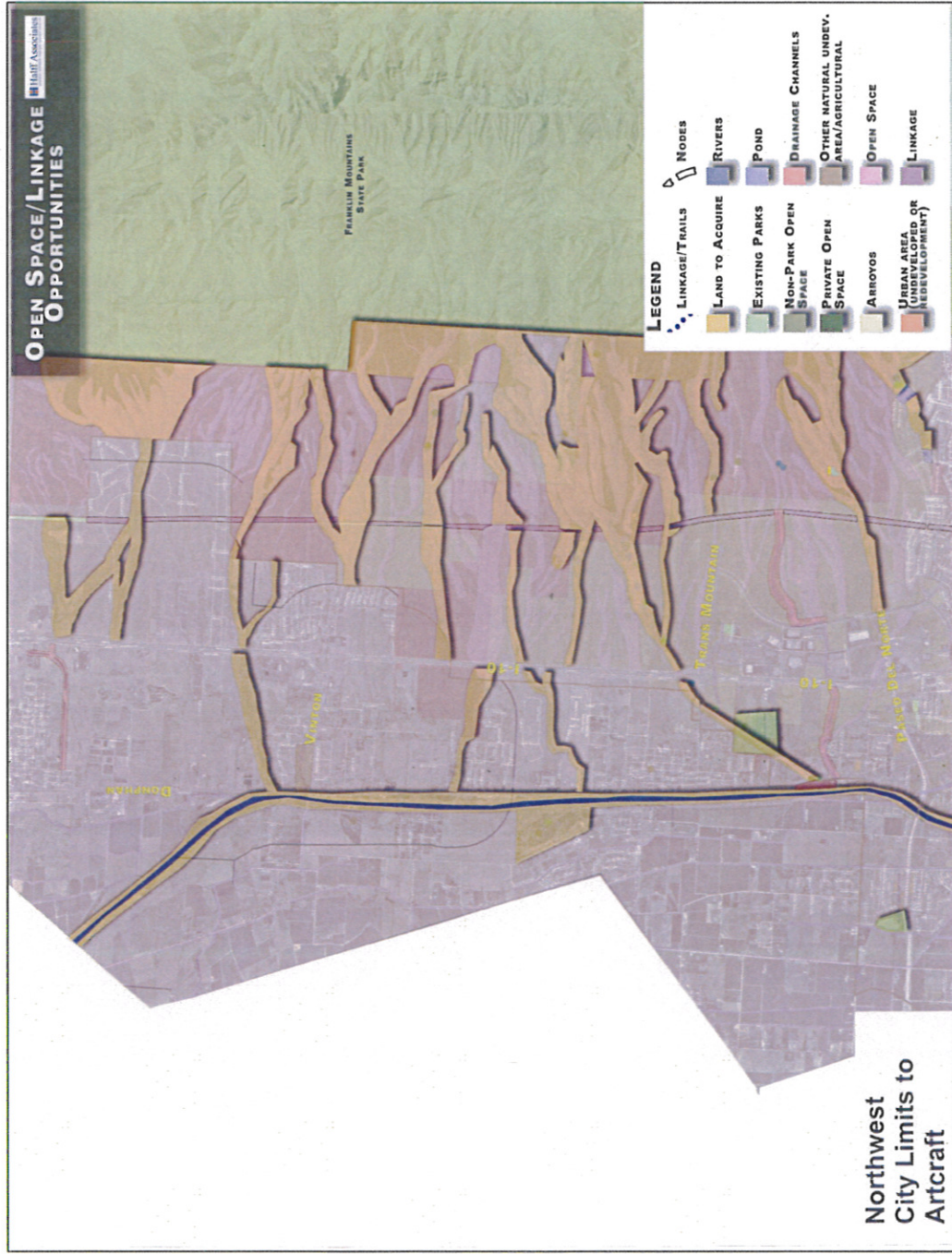
**MOTION:**

*Motion made by Mr. Tolbert, seconded by Mr. Ardovino AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 2:37PM.*

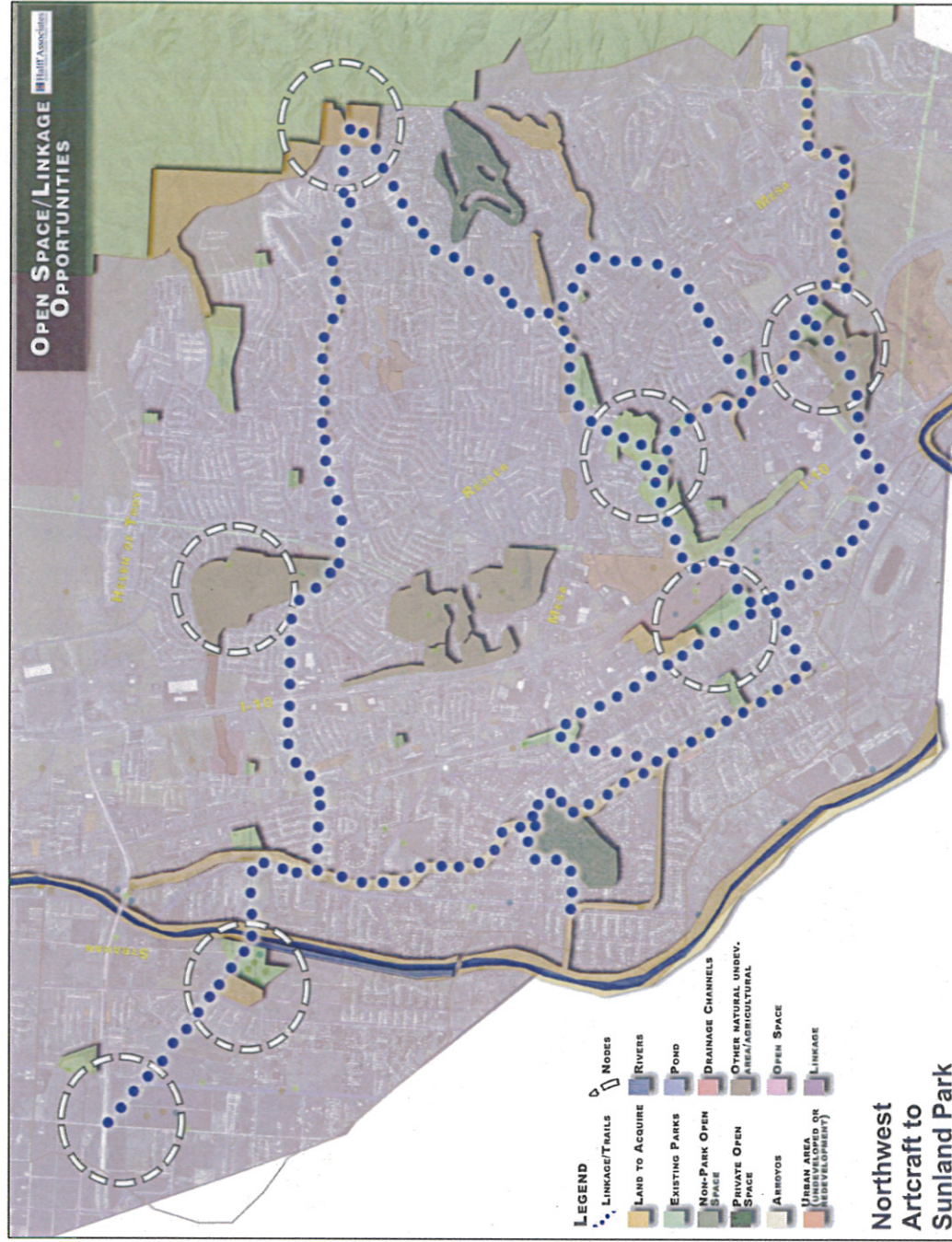
Minutes prepared by Donna Martinez



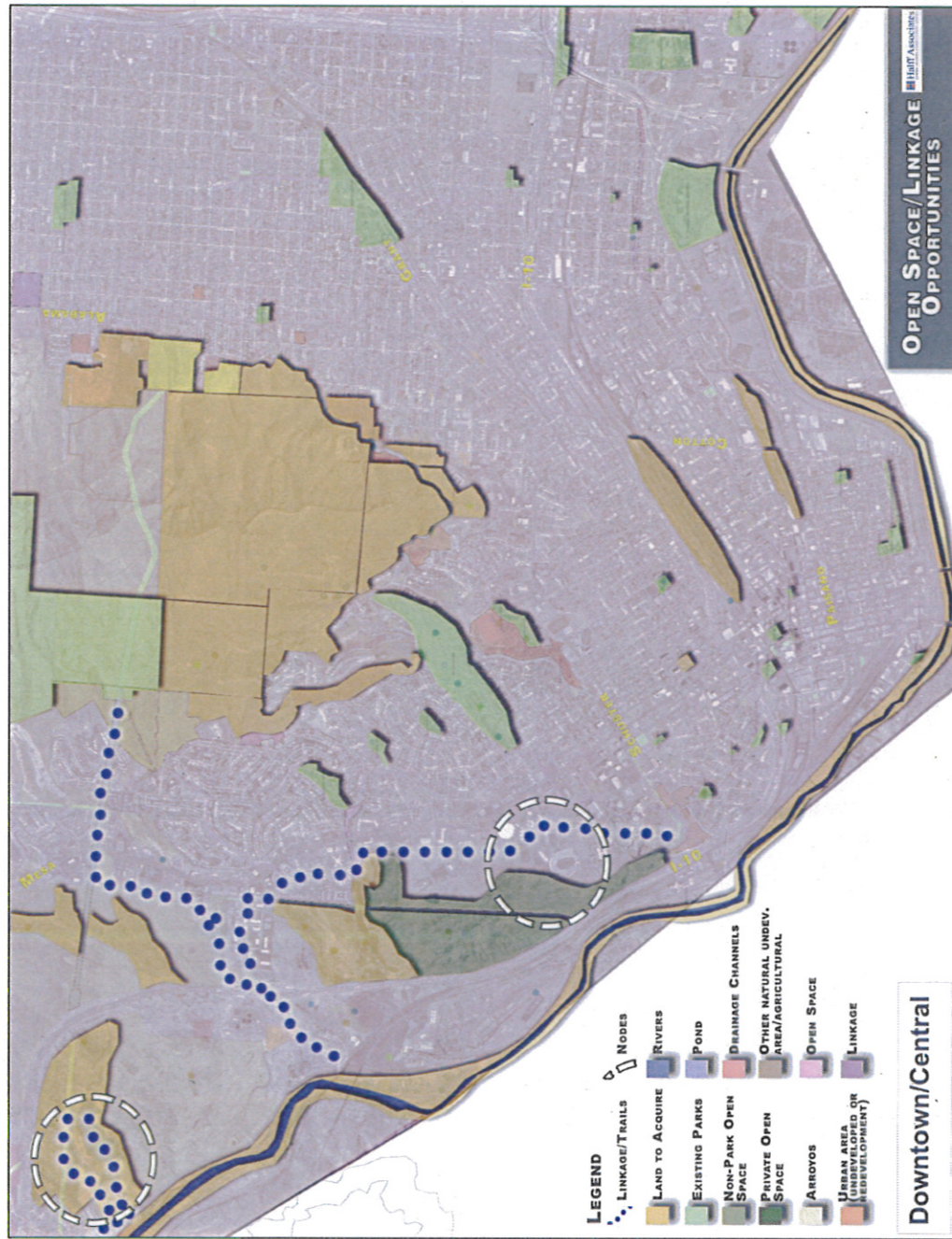




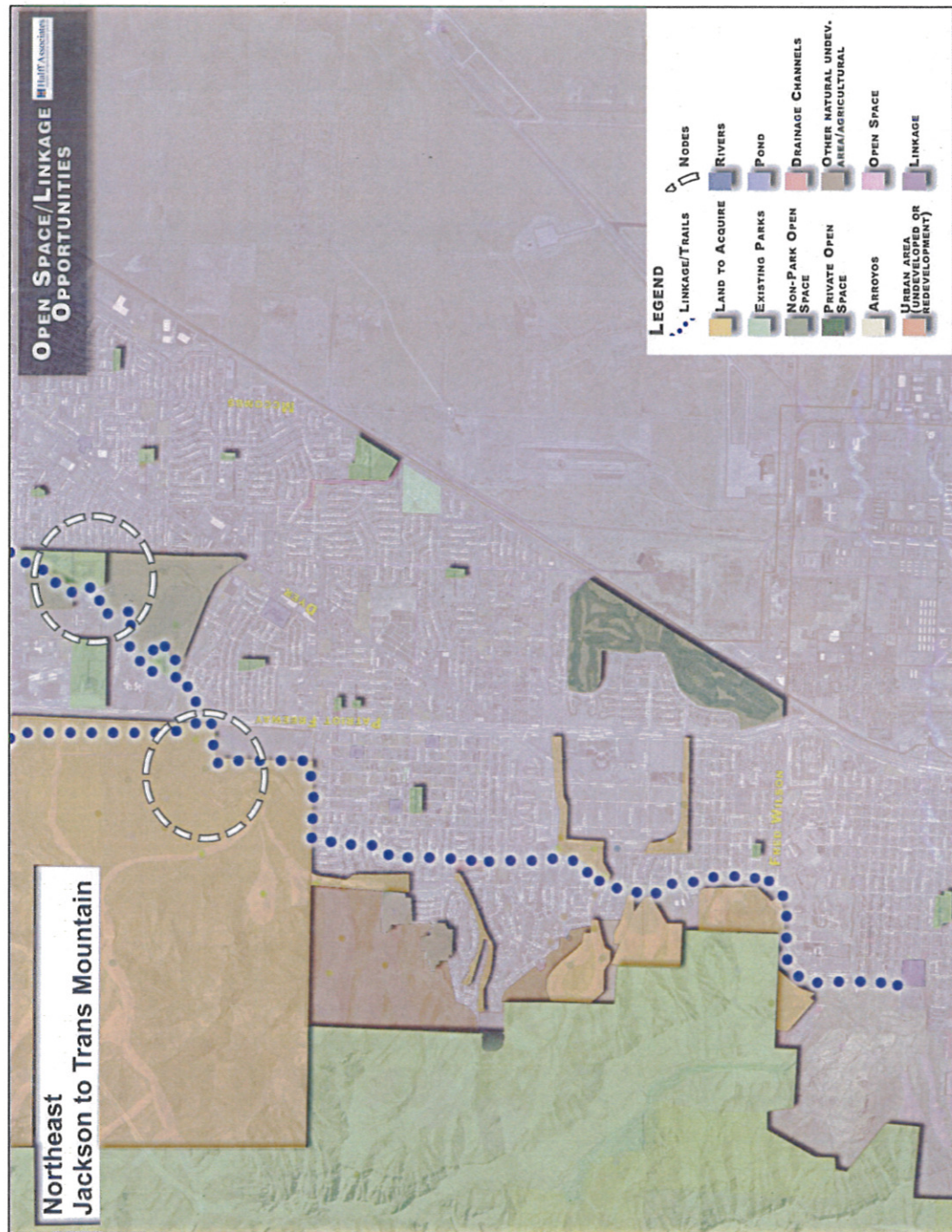




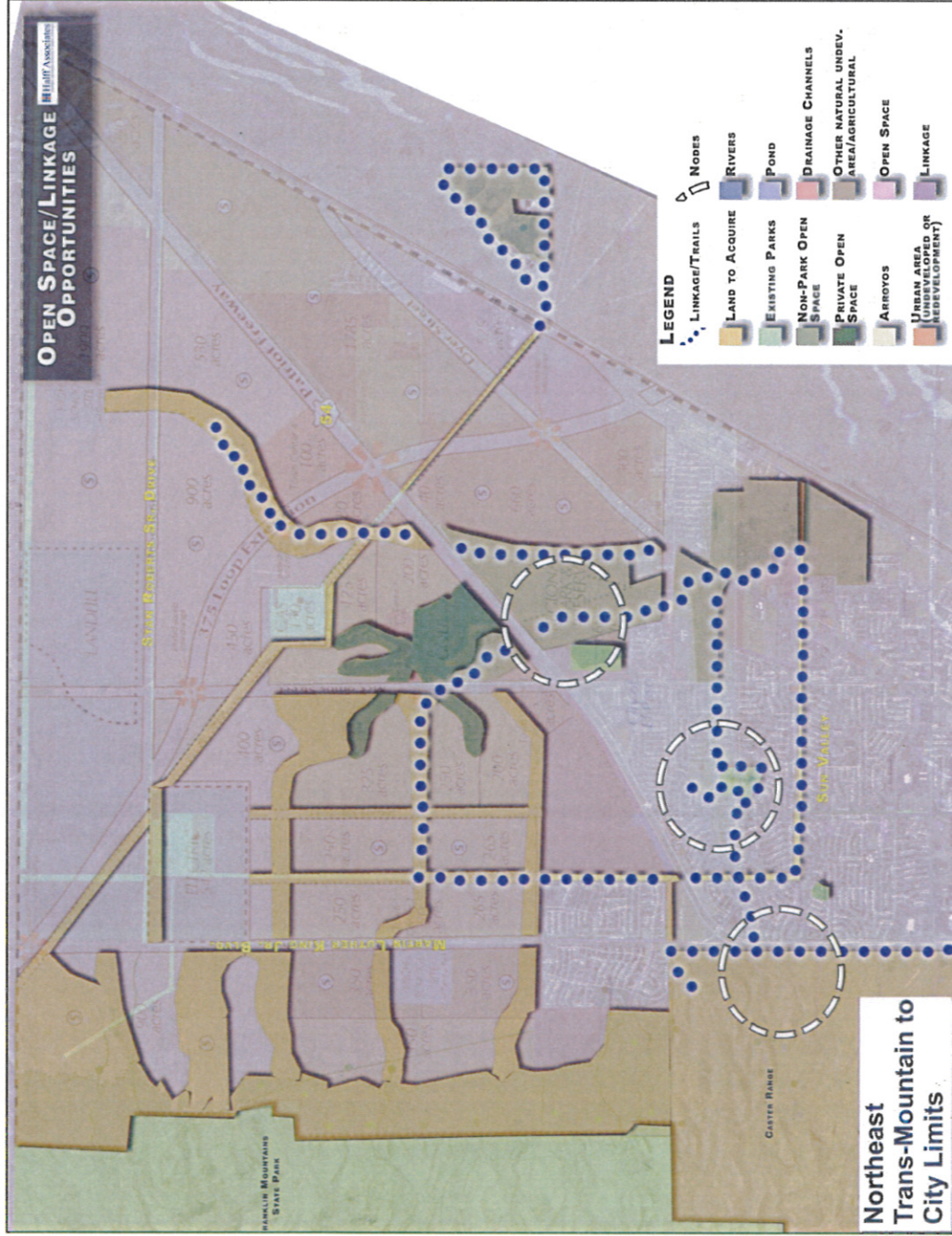




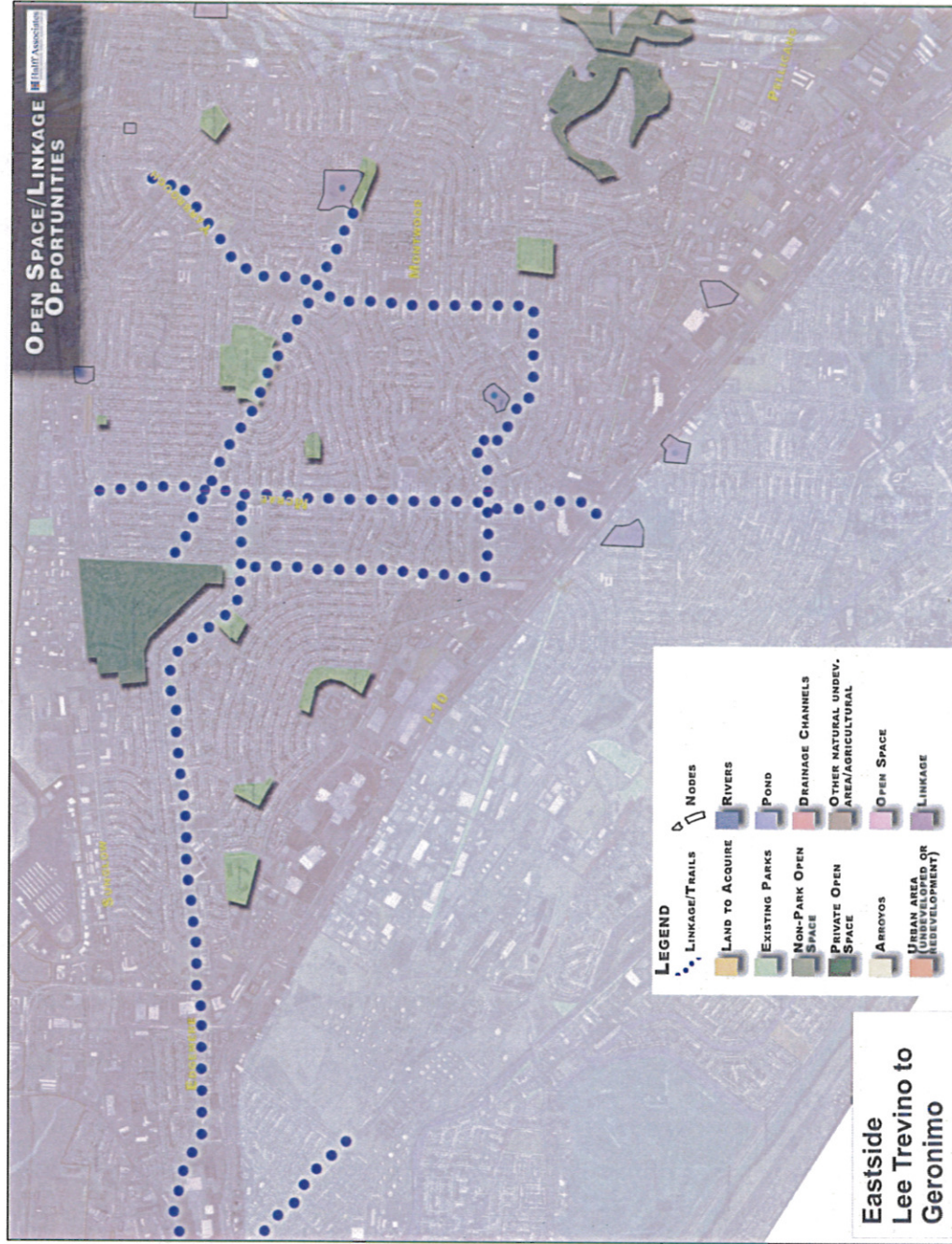




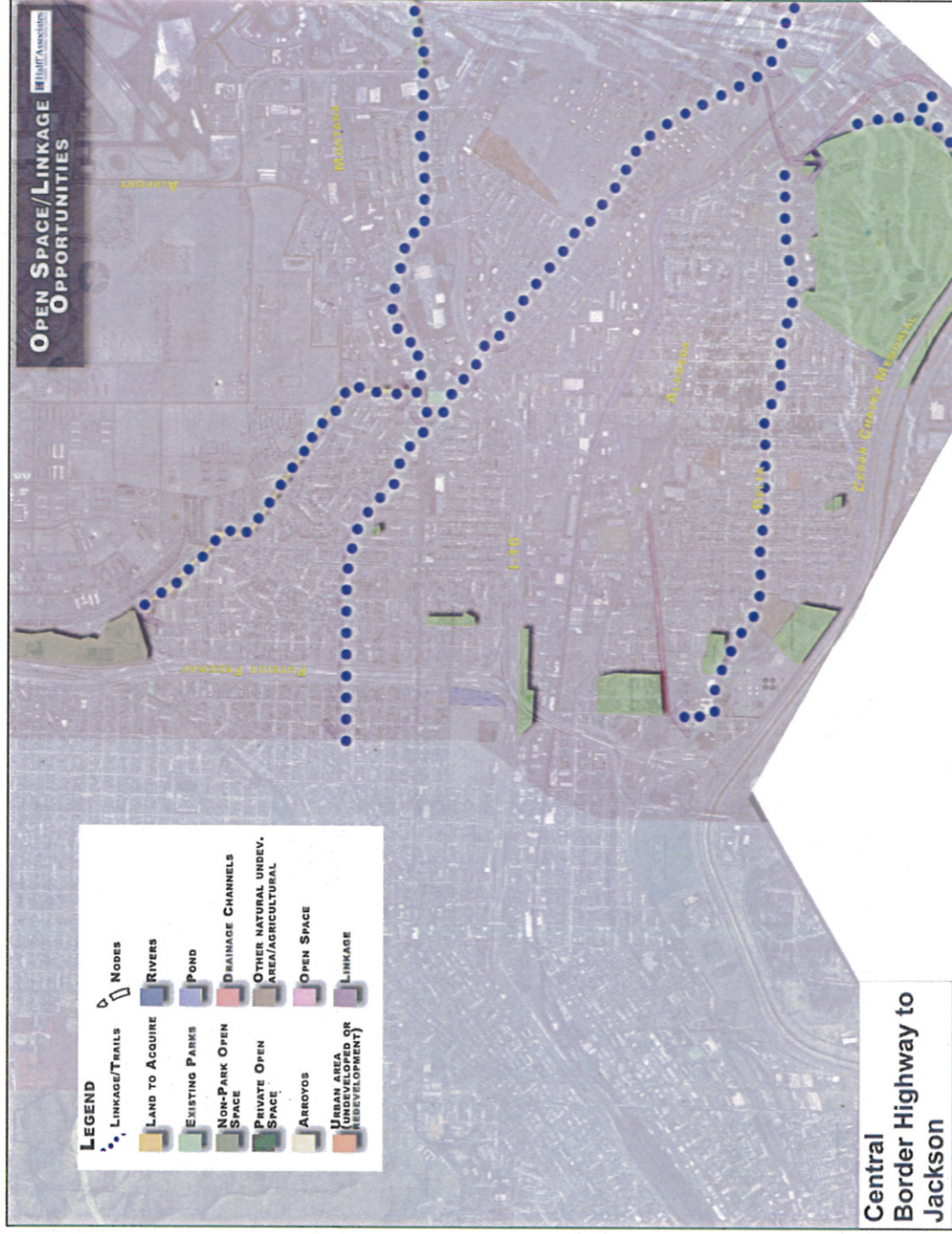




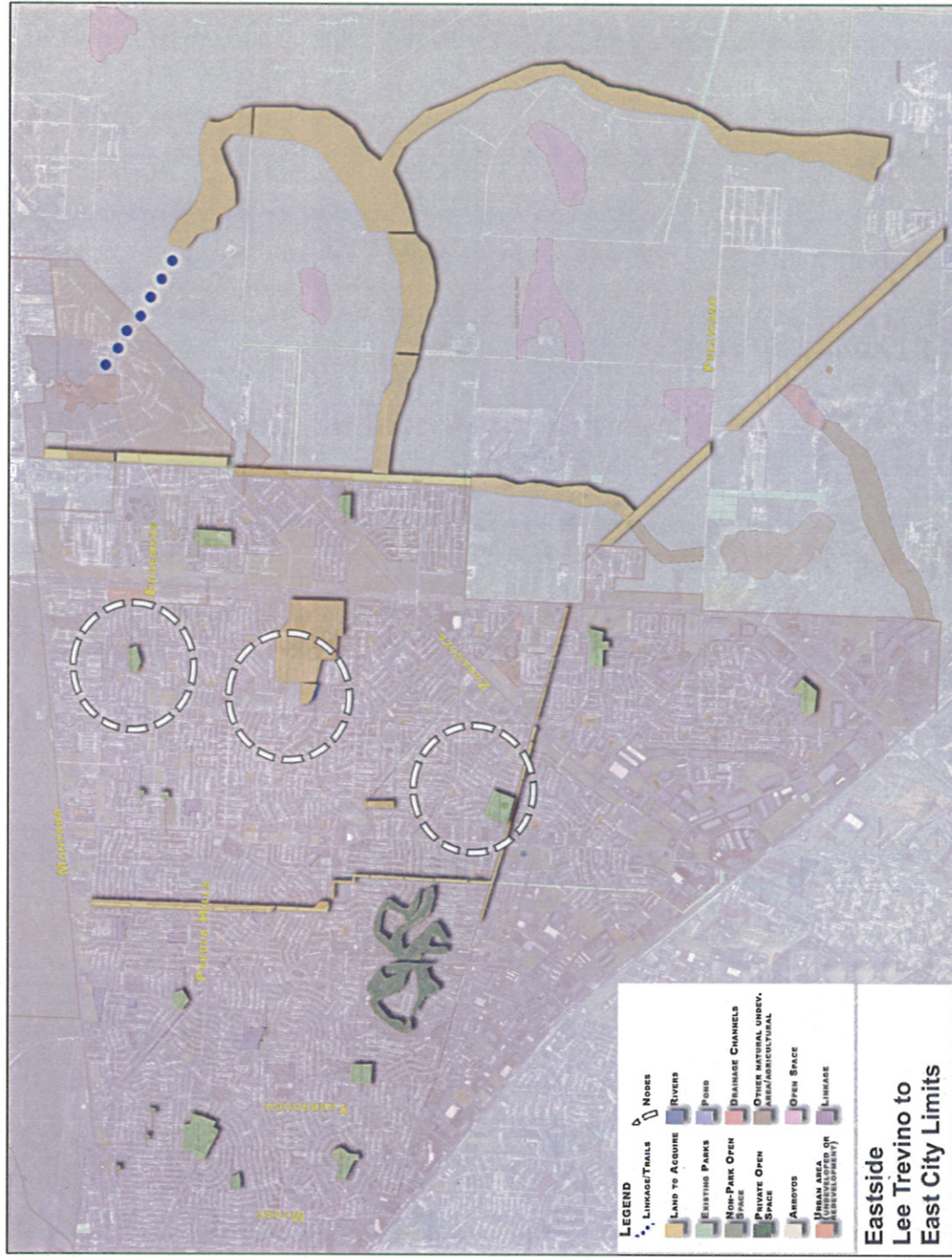




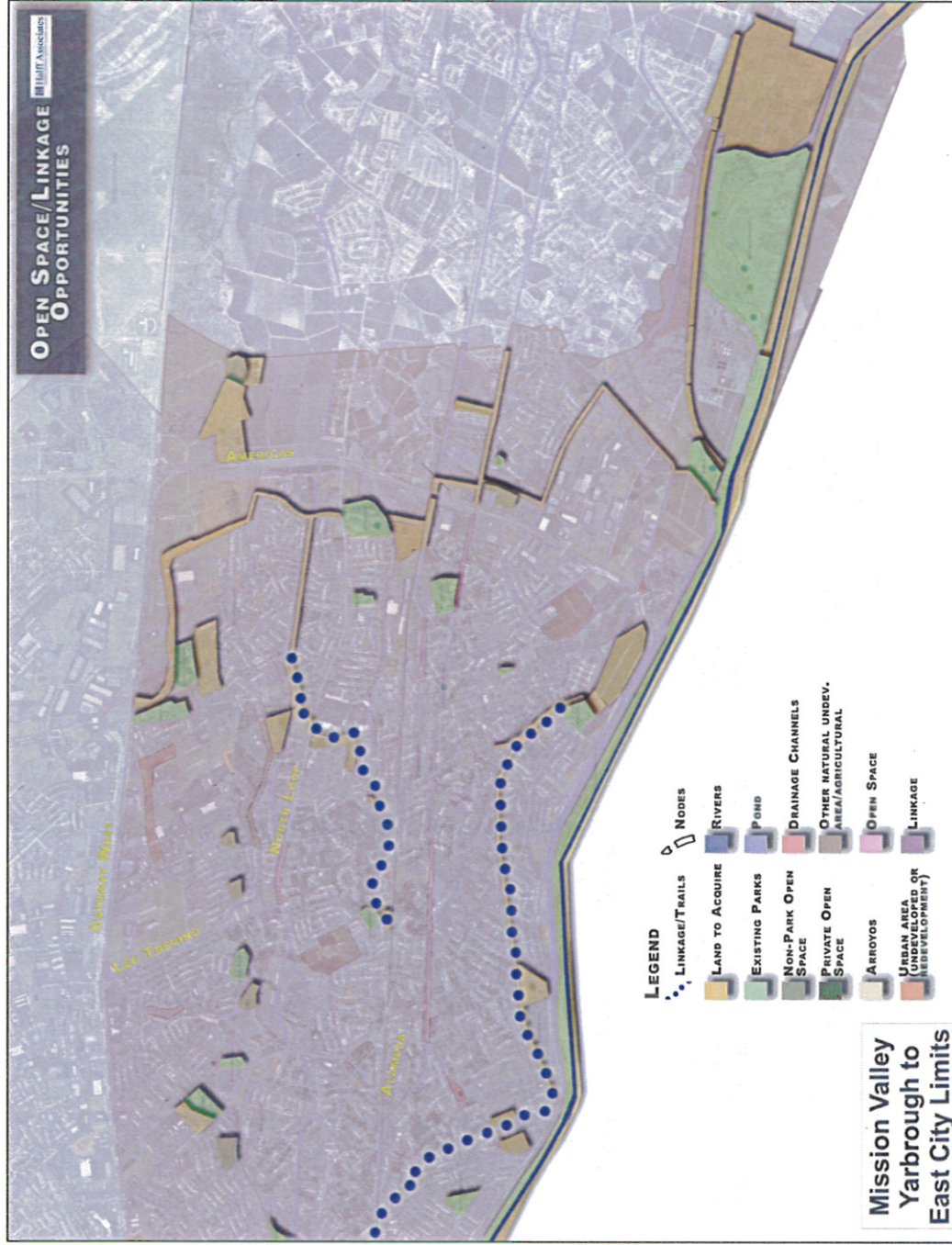




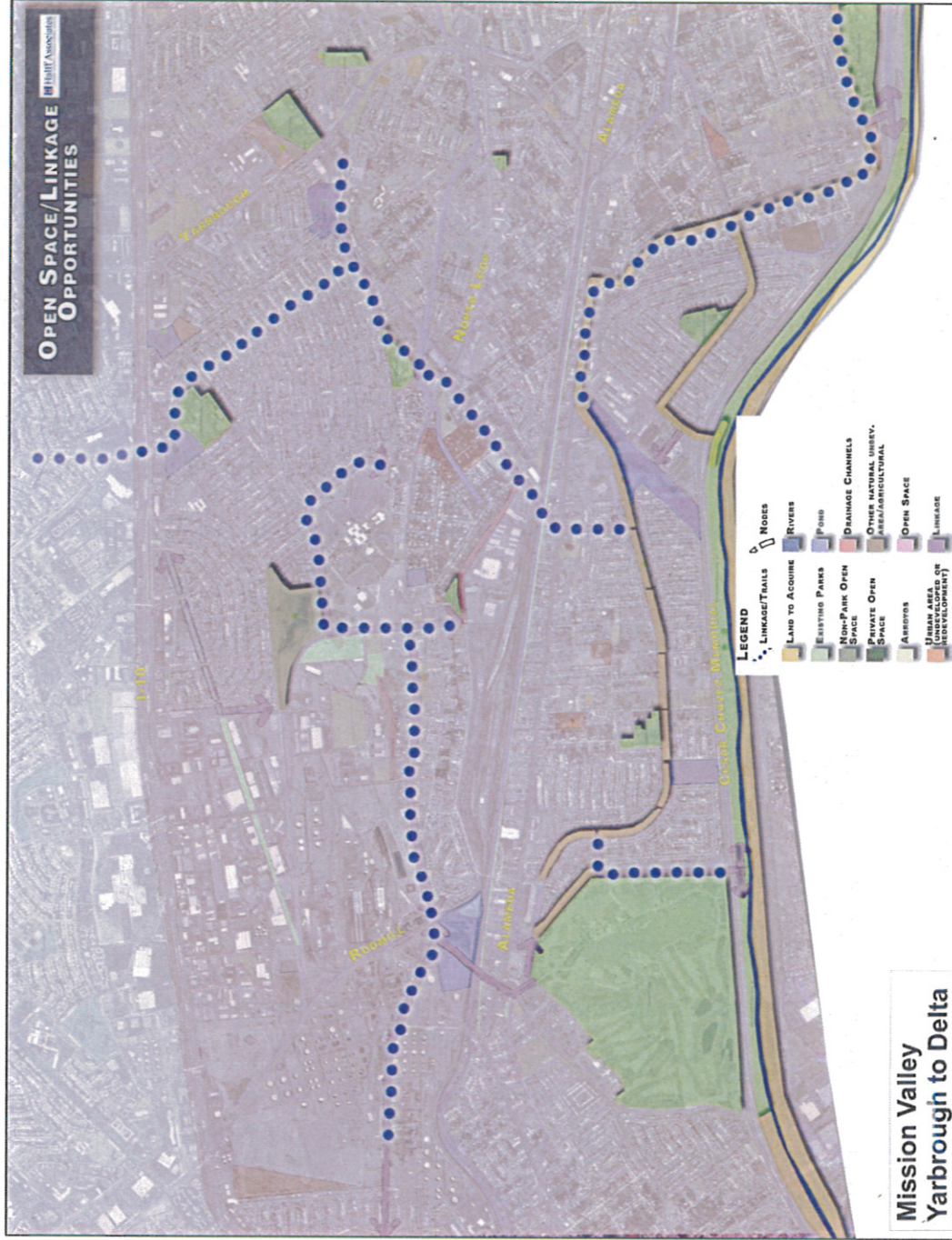
















- City Owned Properties
- Parks
- 4508 Osborne

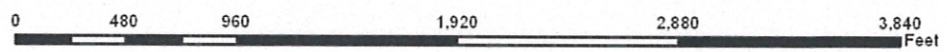
0 480 960 1,920 2,880 3,840 Feet







Keystone Abutting Properties  
4508 Osborne





| NUMBER | ACRES  | PROP ID | ZONING | LEGAL DESCRIPTION                                  | OWNER                                     | OWNER ADDRESS          | ST | ZIPCODE    | STRNUM | STRNAME  |
|--------|--------|---------|--------|----------------------------------------------------|-------------------------------------------|------------------------|----|------------|--------|----------|
| 1      | 25.060 | 0       | R4     | STATE OF TEXAS                                     |                                           |                        |    |            |        |          |
| 2      | 1.890  | 27130   | P1     | 4 ZACH WHITE INDUSTRIAL DISTRICT 1 TO 5            | USMEX INTERNATIONAL BUSINESS SERVICES LLC | 4673 OSBORNE           | TX | 79922      | 4673   | OSBORNE  |
| 3      | 3.715  | 291804  | M1     | 4 ZACH WHITE INDUSTRIAL DISTRICT 49 TO 59          | CSC SUGAR LLC                             | 36 GROVE ST            | CT | 06840-5329 | 4656   | RIPLEY   |
| 4      | 2.463  | 66770   | P1     | 2 ZACH WHITE INDUSTRIAL DISTRICT 1 TO 7            | ALPHA SELF STORAGE LP                     | 1032 LOS JARDINES CIR  | TX | 79912-1941 | 4681   | RIPLEY   |
| 5      | 1.149  | 362425  | C4S    | 2 BOYKIN COMMERCIAL DISTRICT #2 LOT 1 (50393 SQ    | RIVERA EUGENIO P                          | 4309 DONNYBROOK LN     | TX | 79902-1312 | NULL   | DONIPHAN |
| 6      | 0.801  | 125410  | P1     | 5 ZACH WHITE INDUSTRIAL DISTRICT WLY PTS OF 28 TO  | CIC LIMITED                               | 6006 N MESA STE 105    | TX | 79912      |        | OSBORNE  |
| 7      | 4.794  | 341701  | P1     | 4 ZACH WHITE INDUSTRIAL DISTRICT 6 TO 19 (206757.  | EDMONSTON FRED L & KAREN                  | PO BOX 681             | NM | 88021-0681 | 4605   | OSBORNE  |
| 8      | 1.498  | 348373  | C4     | 2 ZACH WHITE INDUSTRIAL DISTRICT 48 TO 53          | UNIFIED LOANS INC                         | PO BOX 305             | TX | 79838-0305 | 4640   | DONIPHAN |
| 9      | 1.178  | 246640  | P1     | 2 ZACH WHITE INDUSTRIAL DISTRICT 8 & 9 & N 10 FT O | WILKO PARTNERSHIP LTD                     | 5411 N MESA ST         | TX | 79912-5443 | 4621   | RIPLEY   |
| 10     | 2.641  | 14019   | P1     | 4 ZACH WHITE INDUSTRIAL DISTRICT 20 TO 26          | DEL NORTE MASONRY PRODUCTS INC            | 4560 RIPLEY DR         | TX | 79922-1014 | NULL   | OSBORNE  |
| 11     | 0.841  | 123406  | P1     | 2 ZACH WHITE INDUSTRIAL DISTRICT 12 TO 14          | PROPIADES AGUIRRE INC                     | 6328 FRANKLIN CREST DR | TX | 79912-8152 | 4617   | RIPLEY   |
| 12     | 1.737  | 143355  | P1     | 4 ZACH WHITE INDUSTRIAL DISTRICT 42 TO 48          | SMITH REX B                               | 3350 DONIPHAN DR       | TX | 79922-1648 | 4600   | RIPLEY   |
| 13     | 1.900  | 261512  | P1     | 2 ZACH WHITE INDUSTRIAL DISTRICT 40 TO 47          | REALITY PROPERTIES LLC                    | 47 KINGERY DR          | TX | 79902-2224 | NULL   | DONIPHAN |
| 14     | 1.883  | 44855   | C4C    | 4 ZACH WHITE INDUSTRIAL DISTRICT 35 TO 41          | EP SIMANA LP                              | 6500 MONTANA AVE       | TX | 79925-2129 | 4584   | RIPLEY   |
| 15     | 0.782  | 384018  | P1     | 2 ZACH WHITE INDUSTRIAL DISTRICT 15 TO 17 (35625 S | VAN PELT CHRISTOPHER & DEBORAH            | 4605 RIPLEY            | TX | 79922-1015 | 4601   | RIPLEY   |
| 16     | 1.664  | 405308  | P1     | 4 ZACH WHITE INDUSTRIAL DISTRICT 27 TO 30          | PASO DEL NORTE BRICK CO                   | 4560 RIPLEY DR         | TX | 79922-1014 | 4560   | RIPLEY   |
| 17     | 0.839  | 67811   | P1S    | 5 ZACH WHITE INDUSTRIAL DIST #2 WLY PT OF 39 TO    | CIC LIMITED                               | 6006 N MESA STE 105    | TX | 79912      | NULL   | OSBORNE  |
| 18     | 3.996  | 33293   | P1     | 2 ZACH WHITE INDUSTRIAL DISTRICT 18 TO 28 & 54 &   | EP SIMANA LP                              | 6500 MONTANA AVE       | TX | 79925-2129 | 4585   | RIPLEY   |
| 19     | 0.924  | 381714  | P1S    | 4 ZACH WHITE INDUSTRIAL DISTRICT WLY PT OF 60 (50  | DEL NORTE MASONRY PRODUCTS INC            | 4560 RIPLEY DR         | TX | 79922-1014 | NULL   | OSBORNE  |
| 20     | 1.179  | 397246  | P1     | 4 ZACH WHITE INDUSTRIAL DISTRICT 31 TO 34          | PASO DEL NORTE BRICK CO                   | 4560 RIPLEY DR         | TX | 79922-1014 | 4560   | RIPLEY   |
| 21     | 0.880  | 327494  | C4     | 2 ZACH WHITE INDUSTRIAL DISTRICT 36 TO 39 & N 33.3 | RIVERA EUGENIO P                          | 4309 DONNYBROOK LN     | TX | 79902-1312 | 4584   | DONIPHAN |
| 22     | 1.075  | 88446   | P1S    | 5 ZACH WHITE INDUSTRIAL DISTRICT WLY PT OF 42 TO   | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 |        | OSBORNE  |
| 23     | 0.285  | 246521  | P1S    | 4 ZACH WHITE INDUSTRIAL DISTRICT WLY 1/2 OF 69 (1  | DEL NORTE MASONRY PRODUCTS INC            | 4560 RIPLEY DR         | TX | 79922-1014 | NULL   | RIPLEY   |
| 24     | 2.507  | 106236  | P1     | 2 ZACH WHITE INDUSTRIAL DISTRICT 29 TO 34 & S 16.  | MAST PARTNERS L P                         | 6500 MONTANA AVE       | TX | 79925-2129 | 4564   | DONIPHAN |
| 25     | 1.555  | 307479  | P1S    | 4 ZACH WHITE INDUSTRIAL DISTRICT 67 & 68 & SLY 1/  | DEL NORTE MASONRY PRODUCTS INC            | 4560 RIPLEY DR         | TX | 79922-1014 | NULL   | RIPLEY   |
| 26     | 1.329  | 368045  | P1S    | 2 KEYSTONE BUSINESS PARK RPL A LOT 1 (59000.00     | CITY OF EL PASO                           | 2 CIVIC CENTER PLAZA   | TX | 79901-1153 | 4525   | RIPLEY   |
| 27     | 1.333  | 349213  | P1S    | 2 KEYSTONE BUSINESS PARK LOT 5 (55650.44           | CITY OF EL PASO                           | 2 CIVIC CENTER PLAZA   | TX | 79901-1153 | NULL   | NULL     |
| 28     | 2.968  | 205118  | C4S    | 3 KEYSTONE BUSINESS PARK 2 (EXC WLY PT) (          | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4440   | DONIPHAN |
| 29     | 3.755  | 89800   | C4S    | 3 KEYSTONE BUSINESS PARK LOT 16 (141752.3          | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 141    | KAPPA    |
| 30     | 4.314  | 167449  | C4S    | 3 KEYSTONE BUSINESS PARK LOT 19 (173132.6          | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 221    | KAPPA    |
| 31     | 3.921  | 109307  | C4S    | 3 KEYSTONE BUSINESS PARK LOT 18 (163559.9          | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 201    | KAPPA    |
| 32     | 0.259  | 33209   | R4     | J H EWING 372 ABST 9552 TR 2 (0.3115 AC)           | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | NULL   | L-10     |
| 33     | 3.180  | 398323  | C4S    | 3 KEYSTONE BUSINESS PARK LOT 17 (123576.5          | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 161    | KAPPA    |
| 34     | 1.133  | 413144  | R4     | A F MILLER SURV 213 ABST 3597 TR 16-M 5103 AC      | EL PASO NATURAL GAS CO                    | PO BOX 4372            | TX | 77210-4372 | NULL   | L-10     |
| 35     | 2.515  | 43026   | C4S    | 3 KEYSTONE BUSINESS PARK LOT 20 (117420.1          | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 240    | KAPPA    |
| 36     | 1.716  | 99588   | C4S    | 3 KEYSTONE BUSINESS PARK LOT 24 (79866.70          | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 140    | KAPPA    |
| 37     | 1.443  | 87412   | C4S    | 3 KEYSTONE BUSINESS PARK LOT 25 (64950.80          | CITY OF EL PASO                           | 2 CIVIC CENTER PLAZA   | TX | 79901-1153 |        | KAPPA    |
| 38     | 0.864  | 131965  | C4S    | 3 KEYSTONE BUSINESS PARK 22 (EXC SLY PT)           | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 200    | KAPPA    |
| 39     | 1.565  | 31776   | C4S    | 3 KEYSTONE BUSINESS PARK 21 (EXC SLY PT)           | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 220    | KAPPA    |
| 40     | 1.890  | 35556   | C4S    | 3 KEYSTONE BUSINESS PARK LOT 26 (83325.40          | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 4160   | DONIPHAN |
| 41     | 2.898  | 13387   | P1     | 5 ZACH WHITE INDUSTRIAL DISTRICT ELY PTS OF 11 TO  | AMSTATTER RICHARD J (TR)                  | 725 S MESA HILLS DR    | TX | 79912      | NULL   | OSBORNE  |
| 42     | 2.171  | 224086  | P1     | 5 ZACH WHITE INDUSTRIAL DISTRICT WLY PTS OF 13 TO  | CIC LIMITED                               | 6006 N MESA STE 105    | TX | 79912      |        | OSBORNE  |
| 43     | 3.040  | 375177  | C4S    | GEORGE L WILSON SURV 91 TR 25-C-1 (1.930           | EL PASO WATER UTILITIES PSB               | PO BOX 511             | TX | 79961-0001 | 4134   | DONIPHAN |
| 44     | 2.142  | 116945  | C4S    | 3 KEYSTONE BUSINESS PARK LOT 5 (93090.30           | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4360   | DONIPHAN |
| 45     | 2.703  | 57150   | C4S    | 3 KEYSTONE BUSINESS PARK LOT 4 (116783.00          | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4400   | DONIPHAN |
| 46     | 2.996  | 260574  | C4S    | 3 KEYSTONE BUSINESS PARK LOT 3 (130121.80          | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4420   | DONIPHAN |
| 47     | 2.215  | 276656  | P1S    | 4 ZACH WHITE INDUSTRIAL DISTRICT 61 & 62 & S 1/2   | DEL NORTE MASONRY PRODUCTS INC            | 4560 RIPLEY DR         | TX | 79922-1014 |        | OSBORNE  |
| 48     | 1.722  | 171164  | P1S    | 2 KEYSTONE BUSINESS PARK RPL A LOT 2 (88611.90     | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4501   | OSBORNE  |
| 49     | 0.508  | 166439  | P1S    | 3 KEYSTONE BUSINESS PARK RPL A LOT 1A (26836.10    | KASAG LLC                                 | P O BOX 13700          | TX | 79913-3700 | 4508   | OSBORNE  |
| 50     | 0.443  | 36289   | P1S    | 3 KEYSTONE BUSINESS PARK RPL A LOT 1B (27829.90    | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4528   | OSBORNE  |
| 51     | 1.065  | 206949  | P1S    | 1 KEYSTONE BUSINESS PARK RPL A LOT 1 (46725.30     | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4539   | OSBORNE  |
| 52     | 1.126  | 240466  | P1S    | 1 KEYSTONE BUSINESS PARK RPL A LOT 2 (50946.00     | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4529   | OSBORNE  |
| 53     | 1.033  | 29545   | P1S    | 1 KEYSTONE BUSINESS PARK RPL A LOT 3 (46260.40     | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4519   | OSBORNE  |
| 54     | 5.877  | 114124  | C4     | 3 KEYSTONE BUSINESS PARK RPL A LOT 1 (5.4369 AC    | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4500   | OSBORNE  |
| 55     | 3.223  | 0       |        |                                                    |                                           |                        |    |            |        |          |
| 56     | 1.411  | 408188  | C4S    | 3 KEYSTONE BUSINESS PARK 23 (EXC SLY PT)           | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 | 160    | KAPPA    |
| 57     | 0.973  | 0       |        |                                                    |                                           |                        |    |            |        |          |
| 58     | 0.523  | 21653   | P1     | 2 ZACH WHITE INDUSTRIAL DISTRICT 11 & S 40 FT OF 1 | HOWARD SALES CO INC                       | 4625 RIPLEY DR         | TX | 79922-1015 | 4625   | RIPLEY   |
| 59     | 0.976  | 339224  | P1S    | 1 KEYSTONE BUSINESS PARK RPL A LOT 4 (45964.10     | EP DIRTMEN ENTERPRISES LLC                | 1014 CEDAR ST          | TX | 79903-2405 | 4509   | OSBORNE  |
| 60     | 0.024  | 186587  | NULL   | A F MILLER SURV 210 ABST 3594 TR 3-J-1-A (0.01     | KEYSTONE DAM LTD                          | 6006 N MESA ST STE 105 | TX | 79912-4611 |        |          |



[illegible]



SERVICE SOLUTIONS SUCCESS

# MTP Amendment Request

Plexxar Road

Planning & Economic Development Department  
"To improve the quality of life in El Paso by facilitating the  
enhancement of the physical and economic environment"





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

## MTP Amendment Request

On April 5, 2005, Plexxar was removed from the Major Thoroughfare Plan (MTP) by Ordinance 16027.

On March 29, 2011, the City Council voted to direct the City Manager to add Plexxar to the MTP.

Planning & Economic Development Department

"To improve the quality of life in El Paso by facilitating the enhancement of the physical and economic environment"



SERVICE SOLUTIONS SUCCESS



Existing and proposed thoroughfares



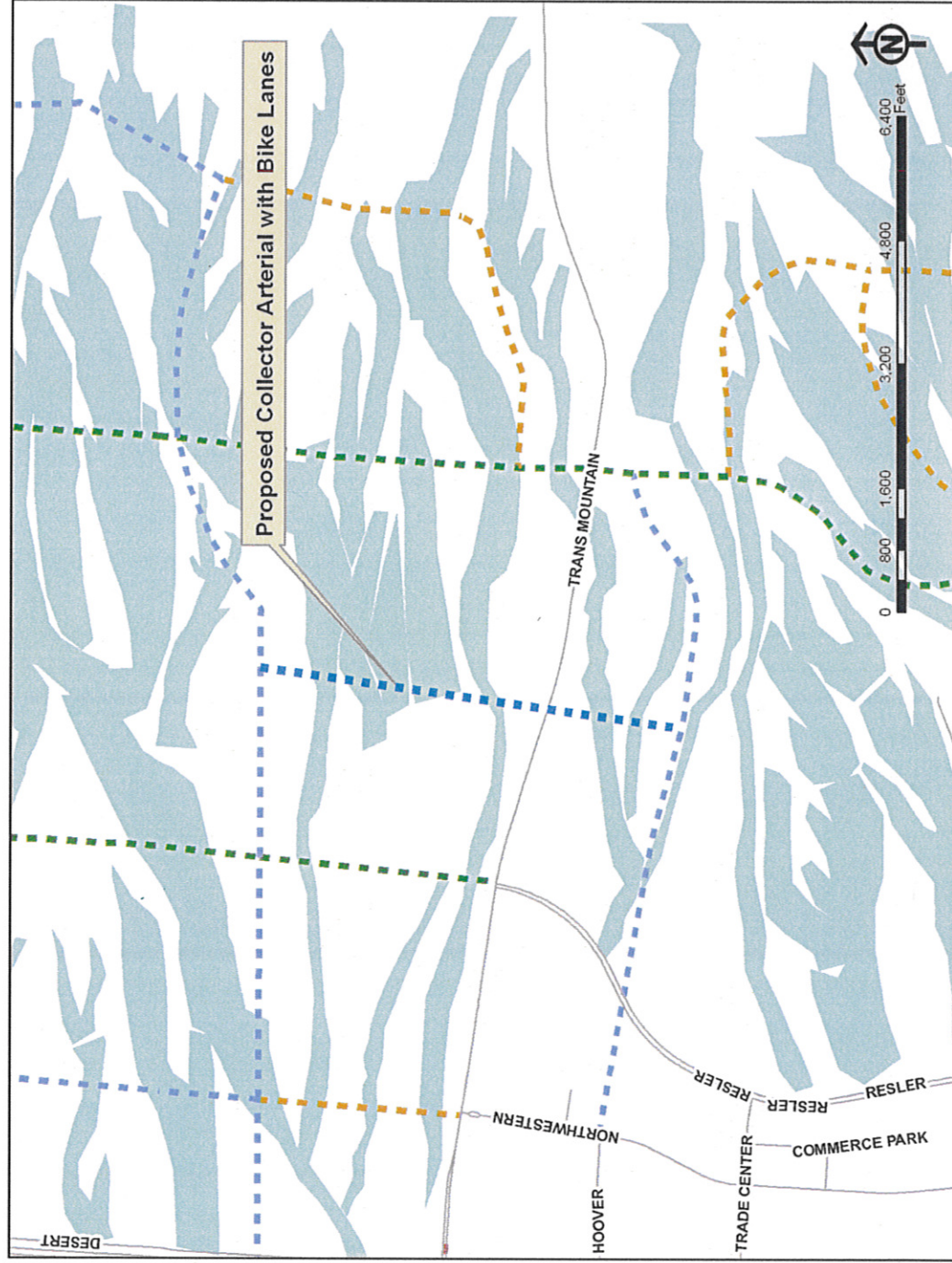


SERVICE SOLUTIONS SUCCESS



Existing and proposed thoroughfares with aerial





Existing and proposed thoroughfares and arroyos





SERVICE SOLUTIONS SUCCESS



Existing and proposed thoroughfares and arroyos with aerial





# SERVICE SOLUTIONS SUCCESS

## Section 19.15.110—Street width and design.

| Street Type | Minimum Right-of-Way Width*         | Minimum Utility Right-of-Way Width* | Minimum Paving Width* | Median Width | Design Requirements | Sidewalk Required (See Section 19.21)                                                                                                                                                              | Additional Requirements                                                                                     |
|-------------|-------------------------------------|-------------------------------------|-----------------------|--------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Collector   | Residential                         | 54'                                 | 9'                    | 36'          | 14' Option          | Additional right-of-way and paving width may be required on approaches to collectors, arterial streets and freeways. The minimum centerline radius shall have a design speed of 35 miles per hour. | Roadways designated on city or MPO Bike Plan shall comply with DSC cross section including bike facilities. |
|             | Nonresidential 4 lanes              | 68' / 80'                           | 9'                    | 50' / 62'    | 12'                 |                                                                                                                                                                                                    | Roadways designated on city or MPO Bike Plan shall comply with DSC cross section including bike facilities. |
|             | Multifamily, Commercial, Industrial | 54' / 62'                           | 9'                    | 36' / 44'    | NA                  |                                                                                                                                                                                                    | Roadways designated on city or MPO Bike Plan shall comply with DSC cross section including bike facilities. |





## SERVICE SOLUTIONS SUCCESS

### **Department of Transportation**

The Department of Transportation recommends that Plexxar be designated on the City's Major Thoroughfare Plan as a collector arterial with bike lanes.

### **El Paso Metropolitan Planning Organization (MPO)**

The MPO has no objections to this change in the City's MTP.

### **Planning and Economic Development Department**

Recommends approval of the request to add Plexxar Road as a north-south collector arterial with bike lanes.

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

TXDOT has no objections to this change in the City's MTP.

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

**AN ORDINANCE AMENDING THE 2025 PROPOSED THOROUGHFARE SYSTEM AS DETAILED IN THE MAP ATLAS OF THE PLAN FOR EL PASO AND ITS RELATED DOCUMENTS AS ORIGINALLY APPROVED BY THE EL PASO CITY COUNCIL IN 1999, AND AS SUBSEQUENTLY AMENDED, TO ADD PLEXXAR AS A NORTH-SOUTH COLLECTOR ARTERIAL WITH BIKE LANES, CONNECTING THE EXTENSIONS OF LA MESA AVENUE AND HOOVER AVENUE, ACROSS TRANS MOUNTAIN ROAD, EAST OF RESLER DRIVE AND WEST OF THE EXTENSION OF PASEO DEL NORTE ROAD.**

**WHEREAS,** *The Plan for El Paso* was formally adopted by the City Council on April 27, 1999, pursuant to the provisions of Section 213.002 of the Texas Local Government Code as the Comprehensive Plan for the City; and

**WHEREAS,** the Comprehensive Plan serves as a general guide for the future growth and development of the City to promote public health, safety and welfare; and

**WHEREAS,** the 2025 Proposed Thoroughfare System map is contained within The Comprehensive Plan and contemplates all proposed arterials; and

**WHEREAS,** a well planned transportation system, including any and all proposed arterials, is a key element for improving the quality of life, by balancing neighborhood concerns with provision of access for commerce and mobility for personal travel; and

**WHEREAS,** the adoption of the Comprehensive Plan was based on the recommendations of the Comprehensive Plan Advisory Committee following numerous public meetings and working sessions; and

**WHEREAS,** the Development Coordinating Committee ("DCC") has recommended a change to the 2025 Proposed Thoroughfare System map contained within *The Plan for El Paso* to provide the most beneficial relationship between the uses of land and circulation of traffic throughout the City in consideration of current municipal growth patterns, and

**WHEREAS,** the recommendation of the DCC was submitted to the City Plan Commission for its review, and the City Plan Commission has recommended the adoption of the change to the Year 2025 Proposed Thoroughfare System map as herein enumerated; and

**WHEREAS,** the City Council finds that the adoption of *The Plan for El Paso* and its changes to the thoroughfare alignments as herein enumerated will have no negative impact upon the public health, safety, and general welfare of the City,

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

That the 2025 Proposed Thoroughfare System, as detailed in the Map Atlas of *The Plan for El Paso*, is herein amended as described below and as more particularly shown in the attached and incorporated Exhibit "A".



**Northwest Planning Area**

- Add Plexxar Road as a collector arterial with bike lanes, connecting the extensions of La Mesa Avenue and Hoover Avenue, across Trans Mountain Road, east of Resler Drive and west of the extension of Paseo del Norte Road.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**THE CITY OF EL PASO**

\_\_\_\_\_  
John Cook  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

**APPROVED AS TO FORM:**

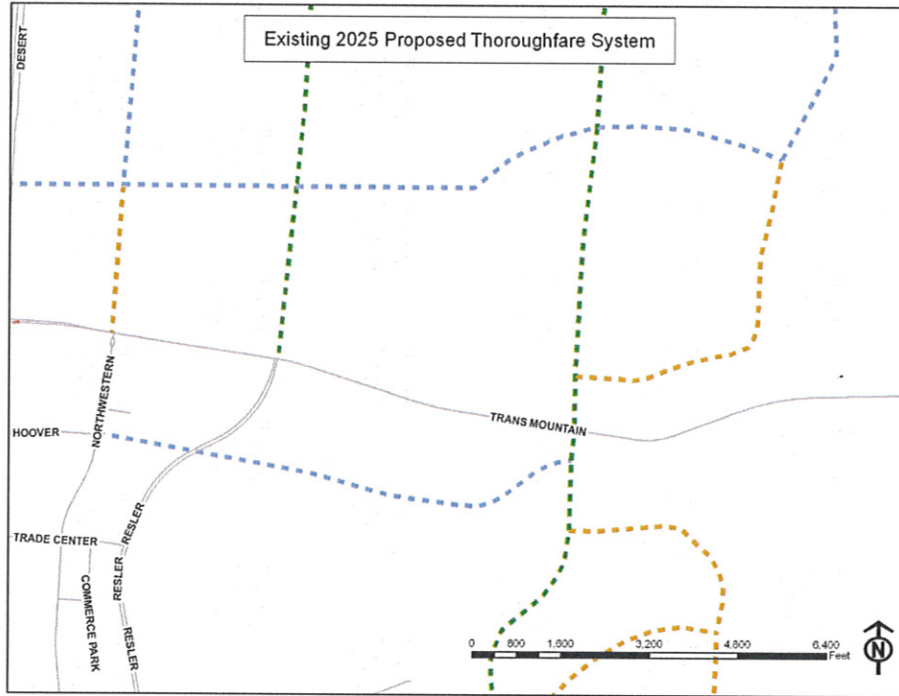
\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew McElroy  
Deputy Director of Planning  
Planning & Economic Development Department

## Exhibit "A"

### Current Major Thoroughfare Plan



### Proposed Amendment

