



OPEN SPACE ADVISORY BOARD
Wednesday, June 8, 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 Information:** Funding sources available for open space acquisition.
Contact: Carmen Arrieta-Candelaria, (915) 541-4293, ArrietaCX@elpasotexas.gov
4. **Discussion and Action**
 - a. Approval of Minutes: May 25, 2011
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SUSU11-00041:** Cimarron Sage Commercial Park – Being a portion of Tract 1A2, Nellie D. Mundy Survey 242, and Tract 1B5, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas
LOCATION: East of Resler Drive South of Northern Pass Drive
PROPERTY OWNER: Hunt El Paso Investment, LTD
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Minor
STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov
 - (2) **SUSU11-00042:** Cimarron Sage Unit Three – Being a portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242, and Tracts 1A, 1B4C, 1B5C and 1B5B2, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas
LOCATION: South of Artercraft Road and West of Northern Pass Drive
PROPERTY OWNER: Cimarron Hunt Communities, LLC
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Major Preliminary
STAFF CONTACT: Frank Delgado, (915) 541-4238, delgadofx@elpasotx.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



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

- (1) **PZDS11-00008:** A portion of Lot 2, Block 2, Medano Heights Subdivision
Replat "A", City of El Paso, El Paso County, Texas
LOCATION: 5700 North Desert Boulevard
ZONING: C-3/c (Commercial/condition)
REQUEST: Detailed Site Development Plan Review per Ordinance
No. 16499
PROPOSED USE: Restaurant
PROPERTY OWNER: E. P. Summit Investments
REPRESENTATIVE: SLI Engineering Inc.
DISTRICT: 1
STAFF CONTACT: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov
- (2) **PZDS11-00010:** Lot 1, Block 5, Los Cerritos Unit Three, City of El Paso, El
Paso County, Texas
LOCATION: 1551 Belvidere Street
ZONING: P-R II (Planned Residential II)
REQUEST: Detailed Site Plan Review for proposed use in P-R II
(Planned Residential II)
PROPOSED USE: Additional classrooms
PROPERTY OWNER: Queen of Peace Catholic Church
REPRESENTATIVE: Jorge Vergen and Jesus Jaime
DISTRICT: 1
STAFF CONTACT: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

5. **Discussion and Action:** Update on Resler and Interstate Highway 10 project.
Contact: Leo Betancourt, Texas Department of Transportation, Leo.Betancourt@txdot.gov
6. **Discussion and Information:** Report by El Paso Water Utilities on the stormwater function(s)
of properties to the north and south of Keystone Heritage Park.
Contact: Gonzalo Cedillos, El Paso Water Utilities, gcديلlos@epwu.org
7. **Discussion and Action** regarding the Open Space Master Plan to identify and prioritize sites
for acquisition that qualify for stormwater funding, to identify and prioritize sites that do not
qualify for stormwater funding, and to identify sites that should be removed from the Open
Space Master Plan.
Contact: Charlie Wakeem, charliewak@sbcglobal.net
8. **Discussion and Action:** Update on providing pedestrian access to designated state trailheads.
Contact: Richard Garcia, (915) 541-4087, garciaarg@elpasotexas.gov
9. **Discussion and Action:** Mitigation bank subcommittee.
Contact: Alan Shubert, (915) 541-4423, ShubertAR@elpasotexas.gov



10. **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 El Paso City Council in 1999, and as subsequently amended, to delete a proposed east-west collector arterial from Gem Street to Western Skies Drive, delete a portion of a proposed east-west minor arterial from Remcon Circle to the proposed extension of Belvidere Street, and to realign the east-west minor arterial and the proposed extension of Belvidere Street to connect from Mesa Street to Resler Drive.
Staff Contact: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov
11. **Discussion and Action:** Items for Future Agendas
12. **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 2ND day of June, 2011 at 8:00,

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



Open Space Open Space



ADVISORY BOARD MINUTES

Wednesday, May 25, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 5

Bill Addington, Richard L. Thomas, James H. Tolbert, Kevin von Finger, and Charlie S. Wakeem

Members Absent: 3

Robert Ardovino, Lois Balin and Luis Ruiz

Member Vacancies: 1

Terry Bilderback

Planning and Economic Development Staff Present:

David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Todd Taylor, Planner; Geena Maskey, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, Legal Department; Gonzalo Cedillos, EPWU-PSB; Rudy Valdez, EPWU-PSB; Trish Tanner, Jobe; Heather McMurray, citizen

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:36 p.m.

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

Ms. Trish Tanner commented on a mountain lion that killed a deer in Ruidoso, New Mexico.

Chair Wakeem and Mr. Thomas made remarks.

3. Discussion and Action

a. Approval of Minutes: May 11, 2011

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

PAGE 3 OF 6

Chair Wakeem referred to the motion language and stated the language was very confusing.

Mr. Coronado explained he had listened to the meeting recording and tried to make sense of it. He requested Board Members revise the language.

Mr. von Finger stated it was his understanding that stormwater acquisition was for open space; not all acquisitions. He assumed Board Members did not want to have purview over all acquisitions.

Mr. Tolbert concurred.

Ms. Cuellar referred to Chair Wakeem comments "*only as it relates to open space and the 10% stormwater dedicated funds*", and clarified that was what the Chair had asked to be removed from the Stormwater Advisory Committee.

PAGE 2 OF 6

Mr. von Finger referred to the sentence "*Board Members requested Staff prepare backup information of the entire Keystone Heritage Park property to include acreage, maps, and zoning.*" He clarified Board Members requested Staff prepare backup information **for the land surrounding Keystone Heritage Park** not the Park specifically.

No further revisions from the Board.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MAY 11, 2011, AS CORRECTED.

b. Changes to the Agenda

Chair Wakeem requested the following:

1. Postpone agenda item 4 for two weeks;
2. Postpone agenda item 5 for two weeks;
3. Postpone agenda item 7 for two weeks; and
4. Move agenda item 6 following agenda item 9

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO APPROVE CHANGING THE AGENDA.

4. **Discussion and Action:** Update on Resler and Interstate Highway 10 project.
Contact: Leo Betancourt, leo.betancourt@txdot.gov, Texas Department of Transportation

MOTION:

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

5. **Discussion and Action:** Mitigation bank subcommittee.
Contact: Alan Shubert, (915) 541-4423, shubertar@elpasotexas.gov

MOTION:

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

6. **Discussion and Action** regarding Arroyo 41-A development.
Contact: Jorge Azcarate, CEA Group; Doug Schwartz, Southwest Land Development Services

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger AND UNANIMOUSLY CARRIED TO MOVE AGENDA ITEM 6 FOLLOWING AGENDA ITEM 9.

Mr. Tolbert understood Arroyo 41-A was to be preserved from the mountain to the river; however, after Board Members reviewed plans for future developments, it appeared the arroyo is being narrowed. He asked Mr. Azcarate if indeed the arroyo is being preserved throughout the lands.

Mr. Azcarate, CEA Group, responded he is complying with the land study, presented to the Board over a year ago, which has not been modified. The developer has staked out the areas designated to preserve open space; the contractor was instructed to back away from/do not disturb the staked out areas. He noted one issue regarding 41-A is the pond. He explained after several aerations of the land study, 41-A was narrowed; however, after several revisions 41-A was widened. The wider arroyo land study was approved by OSAB, CPC and City Council. The answer to the question, "Are we complying with the land study and everything protected?" is yes. Mr. Azcarate has every intention of complying with the land study; to include hike/bike trails abutting the arroyo, provide mountain to river connectivity, etc.

Mr. Tolbert remembered certain areas of 41-A would be narrowed. He asked Mr. Azcarate, if in those certain areas, will the arroyo be kept natural or concaved.

Mr. Azcarate responded we're keeping it natural; however, regarding the hydrology, certain things may need to be modified. He commented on extending Resler and what affects that will have on the arroyo. He noted whether or not there will be a bridge structure or a box culvert depends on the hydrology. Regarding the pond, Mr. Azcarate stated, the bottom will be left in its natural state; the sides will be concrete.

Mr. Addington felt utilizing different designs, amenities, and leaving the arroyo in its most natural state possible may increase property values and the quality of life for the property owners.

7. **Discussion and Information:** Funding sources available for open space acquisition.
Contact: Richard Garcia, garciarg@elpasotexas.gov

MOTION:

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

8. **Discussion and Action** on recommending that City Council initiate action to purchase property identified in the Open Space Master Plan to include property at 4508 Osborne Drive. Contact: Charlie Wakeem, charliewak@sbcglobal.net

Prior to the PowerPoint presentation Mr. Coronado distributed copies of the zoning map and other information regarding parcels surrounding Keystone Heritage Park.

4508 OSBORNE

Chair Wakeem noted 4508 Osborne seemed fairly far away from the Park and did not look ecologically sensitive. He asked Staff if the property qualified as an acquisition under the Open Space Master Plan. Rather than acquiring the property, Chair Wakeem felt the property could be utilized as a buffer in the event the Park was rezoned NOS (Natural Open Space).

AMENDING THE OPEN SPACE MASTER PLAN

Mr. von Finger was unsure whether or not the graded parcel in the corner was included in the Open Space Master Plan. He stated parcels 44, 45, and 46 were critical areas because they are still in a fairly natural state; additionally, parcels 44 and 45 have previously flooded. He noted the Army Corps of Engineers had delineated a portion of parcel 44; however, he was unsure if that delineation included parcel 45. In conclusion, Mr. von Finger would like to amend the Open Space Master Plan to add the area south of the Park and parcels 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 43, 55, and 56 for future acquisition. *Mr. von Finger recommended postponing the item.*

Mr. Coronado referred to the Open Space Master Plan and explained, in addition to parcels 44, 45, and 46; parcels 49, 50, and 60 had been identified as future acquisitions in the Plan.

Chair Wakeem responded Board Members preferred acquiring parcels 44, 45, and 46, as part of the wetlands, as these parcels are ecologically sensitive and identified in the Open Space Master Plan. He stated the only way to amend the Open Space Master Plan is through City Council.

BOARD MEMBER LISTS

Ms. Cuellar concurred and noted the Open Space Master Plan is part of the Comprehensive Plan; the Comprehensive Plan was approved by Council via ordinance. She suggested Board Members prepare two lists:

1. parcels the Board would like to have moved to the top of the list for acquisition; and
2. parcels the Board would like to have removed from the list.

Additionally, Ms. Cuellar suggested Board Members prepare two other lists:

1. parcels acquired via stormwater funds, and
2. parcels that are worthy of preservation i.e., wetland, archaeological for acquisition via other funding sources as funding sources become available.

FUNDING

Ms. Cuellar clarified properties designated for future acquisition, per the priority list compiled by the Board, will be purchased via stormwater funds as these properties contain stormwater element(s) of some type. She explained City Council may not currently have funds; however, should funds become available Council would have adopted your lists already. Additionally, Ms. Cuellar recommended Board Members review the Open Space Master Plan to determine which properties should remain and which properties should be removed.

When the Board compiled their original priority list, Mr. Valdez wondered if the Board had considered land north of the Park.

Chair Wakeem responded the land to the north of the Park would qualify for acquisition because it is a wetland; however, the land to the south would not qualify and would necessitate some other type of funding.

Mr. von Finger responded parcels 44, 45, and 46 were listed and suggested those parcels be utilized as a stormwater overflow project. He made remarks regarding the storm of 2006, overflow, and the spillway to the dam. Additionally, he would like EPWU-PSB Stormwater Utility to consider purchasing the property at the base of the spillway. If possible, Mr. von Finger requested Stormwater Utility Staff review parcels 29 through 33 and 44, 45, and 46 for stormwater elements.

Mr. Valdez explained Stormwater Utility Staff will need to verify whether or not the parcels requested by Mr. von Finger contain stormwater elements.

Mr. Cedillos recalled parcel 30 having a drainage easement.

BOARD MEMBER LISTS

Ms. Cuellar noted Ms. Carmen Arrieta, CFO, Financial Services, will be present at the next OSAB meeting to discuss other funding sources. Staff will place an item on the next OSAB agenda regarding Board Member lists to be presented to City Council:

1. properties that would not qualify under stormwater funds; and
2. properties to removed from the Open Space Master Plan

NATURAL OPEN SPACE ORDINANCE

Mr. Addington commented on possibly rezoning Keystone Heritage Park to NOS:

Chair Wakeem asked Staff when the NOS will be presented to Council.

Mr. Coronado explained the ordinance was presented to Council; however, Council requested the ordinance come before the LRC (Legislative Review Committee). Mr. Coronado will meet with Mr. Etiwe, Development Review Manager, to discuss the Committee's requests of Staff.

NO ACTION WAS TAKEN.

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

Mr. Taylor gave a PowerPoint presentation and explained this is a city initiated request. In April 2005, Plexxar, as a collector arterial, was removed from the Major Thoroughfare Plan; however, March 29, 2011, City Council requested the City Manager add Plexxar back into the Major Thoroughfare Plan. Staff did not receive any adverse comments from the City of El Paso Department of Transportation, Metropolitan Planning Organization or TxDOT.

Chair Wakeem responded his position has always been to add Plexxar back on the Major Thoroughfare Plan on the condition that Paseo Del Norte is deleted and diverted to where Plexxar is.

Mr. Addington disagreed. It was his opinion that Plexxar would induce sprawl, impact arroyos detrimentally, and accelerate development to the top of the mountain.

IMPACT ANALYSIS

Mr. von Finger wondered if the City had conducted Staff analysis on sprawl inducement and the impact on arroyos.

Mr. Coronado responded approximately two months ago TxDOT gave a presentation on the area at a TAA meeting.

Mr. von Finger noted TxDOT has not necessarily done a good job in looking at impacts. He made comments regarding Smart Growth vs. Sprawl and whether or not these actions favor one or the other or if they are neutral.

Mr. Taylor explained City Council discussed providing more connectivity for future development(s).

No further comments or questions from the Board.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. Addington TO SAY NO, DON'T DO IT.

Mr. von Finger asked if the Board could eliminate Paseo; as a compromise.

Chair Wakeem concurred and suggested adding "*unless Paseo is eliminated*" as a friendly amendment.

Mr. Tolbert responded he could have said that "*unless Paseo is eliminated, then No on this*"; that's a difference there.

Chair Wakeem clarified Mr. Tolbert's motion language *to recommend denial unless Paseo is deleted.*

Mr. Addington accepted the amendment to the motion.

AMENDED MOTION:

Motion made by Mr. Tolbert, seconded by Mr. Addington AND UNANIMOUSLY CARRIED TO RECOMMEND DENIAL UNLESS PASEO DEL NORTE IS DELETED.

10. Discussion and Action: Items for Future Agendas

Chair Wakeem requested the following postponed items:

4. **Discussion and Action:** Update on Resler and Interstate Highway 10 project.
5. **Discussion and Action:** Mitigation bank subcommittee.
7. **Discussion and Information:** Funding sources available for open space acquisition.

Additionally, Chair Wakeem requested:

1. Report on parcels immediately north and immediately south of Keystone Heritage Park.
Contact: Gonzalo Cedillos
2. Update/Progress Report on Trailhead Issue

Staff requested:

Open Space Master Plan:

- a. Identification of and prioritization of sites for acquisition *that qualify* for stormwater funding;
- b. Identification of and prioritization of sites for acquisition *that do not qualify* for stormwater funding;
- c. Identification of sites in the Master Plan that should no longer be in the Master Plan

POINT OF INFORMATION

Mr. Valdez noted alternative funding sources are listed in the Open Space Plan.

PARK POLICY – KEYSTONE HERITAGE PARK – ALLOWING VARIOUS ACTIVITIES

Mr. von Finger would like to arrange a Subcommittee Meeting with Ms. Balin and Ms. Cuellar to discuss archaeological, research, excavation, etc.

11. Adjournment

MOTION:

Motion made by Mr. Thomas, seconded by Mr. von Finger AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING.

Minutes prepared by Donna Martinez



City of El Paso – Open Space Advisory Board Staff Report

Case No: SUSU11-00041 Cimarron Sage Commercial Park
Application Type: Minor
Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: East of Resler Drive and South of Northern Pass Drive
Legal Description Acreage: 13.535 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-3 with a condition
Proposed Zoning: N/A
Nearest Park: Cimarron Unit 1 park (0.45 mile)
Nearest School: Hut Brown Middle School (0.65 mile)
Impact Fee Area: Not in Impact Fee Area
Property Owner: Hunt El Paso Investments, LTD
Applicant: CSA Design Group
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE:

North: C-3/c (Commercial with a condition)/ Vacant
South: C-1 and R-3a (Residential)/ Vacant and a Pond
East: R-3a (Residential)/ Vacant
West: C-4/sc (Commercial with special contract)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Commercial, Mixed Use, Residential, and Industrial

APPLICATION DESCRIPTION

The applicant is proposing development approximately 13.5 acres of land for two commercial lots. Primary access will be via Resler Drive and Paseo Del Norte Road. The applicant has submitted Cimarron Sage Commercial Park on a Minor basis and is requesting vesting rights under the previous subdivision code.

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

CASE HISTORY

This subdivision is a part of the Ranchos Las Lomas Amended Land Study which was approved by the City Plan Commission on March 15, 2007.

Planning Division Recommendation

Pending.

Engineering and Construction Management – Land Development

1. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

The Subdivision is within Flood Zone C- “Areas of minimal flooding” (No shading), Zone A2-“Areas between limits of the 100-year flood and 500-year flood”. Panel No. 480214 0017 C, dated February 5, 1986.

El Paso DOT

Transportation has the following comments:

- Paseo Del Norte Unit One shall be recorded prior to Cimarron Sage Commercial Park in order to provide the secondary access to the two proposed commercial lots.
- Transportation recommends shared access driveways in order to minimize the curb cuts along Resler Drive and Paseo Del Norte Drive as both have dedicated hike/bike lanes.

Transportation has the following notes for the proposed subdivision plat:

- Developer shall be responsible for their proportionate share of traffic mitigation at the intersection of Resler Drive and Paseo Del Norte Drive as calculated by the TIA submitted in conjunction with the Ranchos Las Lomas Amended Land Study.
- All proposed/existing paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for Construction.

El Paso Water Utilities

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

1. EPWU requires the dedication of a 30' wide easement west of and parallel to the eastern boundary of the subdivision to accommodate the proposed sanitary sewer main that will serve Cimarron Sage Unit 1.

EPWU-PSB Comments

General

2. Water and sanitary sewer service for the subject subdivision requires connections to the proposed water and sewer main extensions along Paseo Del Norte Boulevard Unit 1 (15-inch diameter sewer and 12-inch diameter water main). Water and sewer service will be available after the proposed water mains along Paseo Del Norte Boulevard have been constructed and accepted.

3. There is an existing 36-inch diameter water transmission main along Resler Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

4. There is an existing 8-inch diameter sewer main along Resler Drive that is currently inactive (dry line). Service maybe available from this main at the time the main becomes active.

5. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

PSB - Stormwater

1. On the preliminary plat show all existing and proposed storm sewer and drainage structure locations.

2. The drainage plan for Paseo Del Norte Boulevard Unit 1 shows a 6'x 6' concrete box culvert proposed within the subject property just west of and parallel to the easterly property line. Show proposed culvert and provide a 30-foot wide drainage easement to accommodate the proposed concrete box culvert.

3. At the time of development, incorporate principles of low impact development and green infrastructure design (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at any common open spaces and landscaped areas.

4. The proposed development is located near a potential sediment debris source. (See the City of El Paso Stormwater Master Plan at epwu.org, Vol. 1 Section 4.0 and Vol. 2 Appendix C.) EPWU requires that the Engineer account for sediment volume in all calculations used to size stormwater drainage structures. Undersized culverts and culvert crossings in Northwest El Paso tend to clog easily and increase EPWU maintenance costs.

Parks and Recreation Department

We have reviewed **Cimarron Sage Commercial Park**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-3" thus meeting the requirements for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling, therefore, park fees will be assessed based on the following:

1. If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting any residential dwelling use, then applicant shall be required to pay "park fees" in the amount of **\$13,540.00**

Fees calculated as follows:

Subdivision acreage 13.54 (rounded to two decimals) @ \$1,000.00 per acre =
\$13,540.00

2. If subdivider fails to provide proof of gross density waiver with the filing of the final plat and/or gross density waiver **is not** granted by the Planning Department or designee, then applicant shall be required to pay "park fees" in the amount of **\$534,480.00** based on the following gross density rates:

Fees calculated as follows:

Subdivision acreage 13.535 @ the minimum lot area of 750 sq. ft. per dwelling = # of dwellings

13.535 ac. (x) 43560 sq. ft. / acre = 589,584.6 sq. ft.

589,584.6 sq. ft. divided by minimum lot area of 750 sq. ft. per dwelling = 786.11 dwellings

786 dwellings @ \$680.00 per dwelling = **\$534,480.00**

Please allocate funds under Park Zone: **NW - 10**

Nearest Park: **Cimarron Sage Unit One & South Dakota**

If density/acreage is increased/decreased or the property zoning changes, then fees will be re-assessed based on applicable conditions.

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.

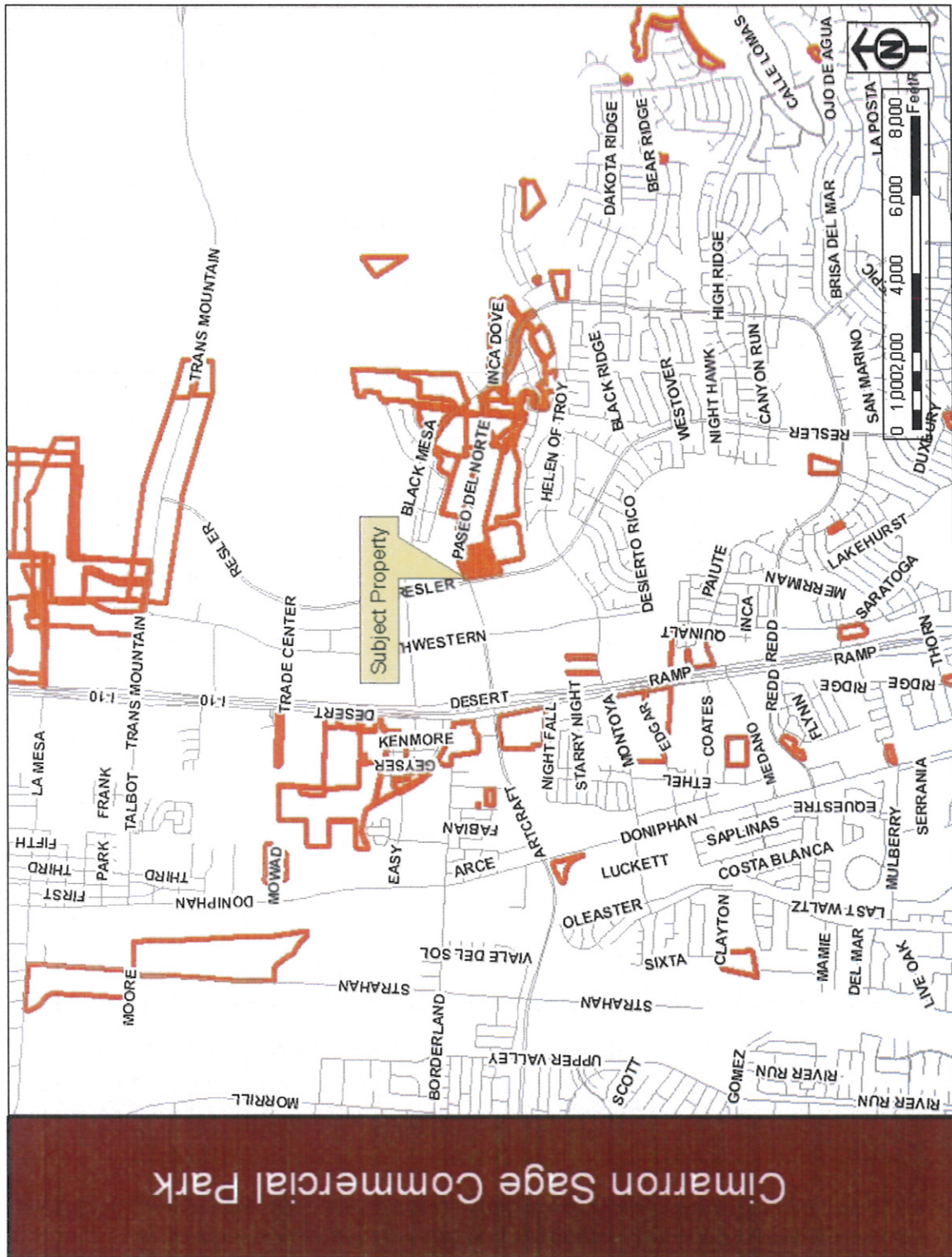
Additional Requirements and General Comments:

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.

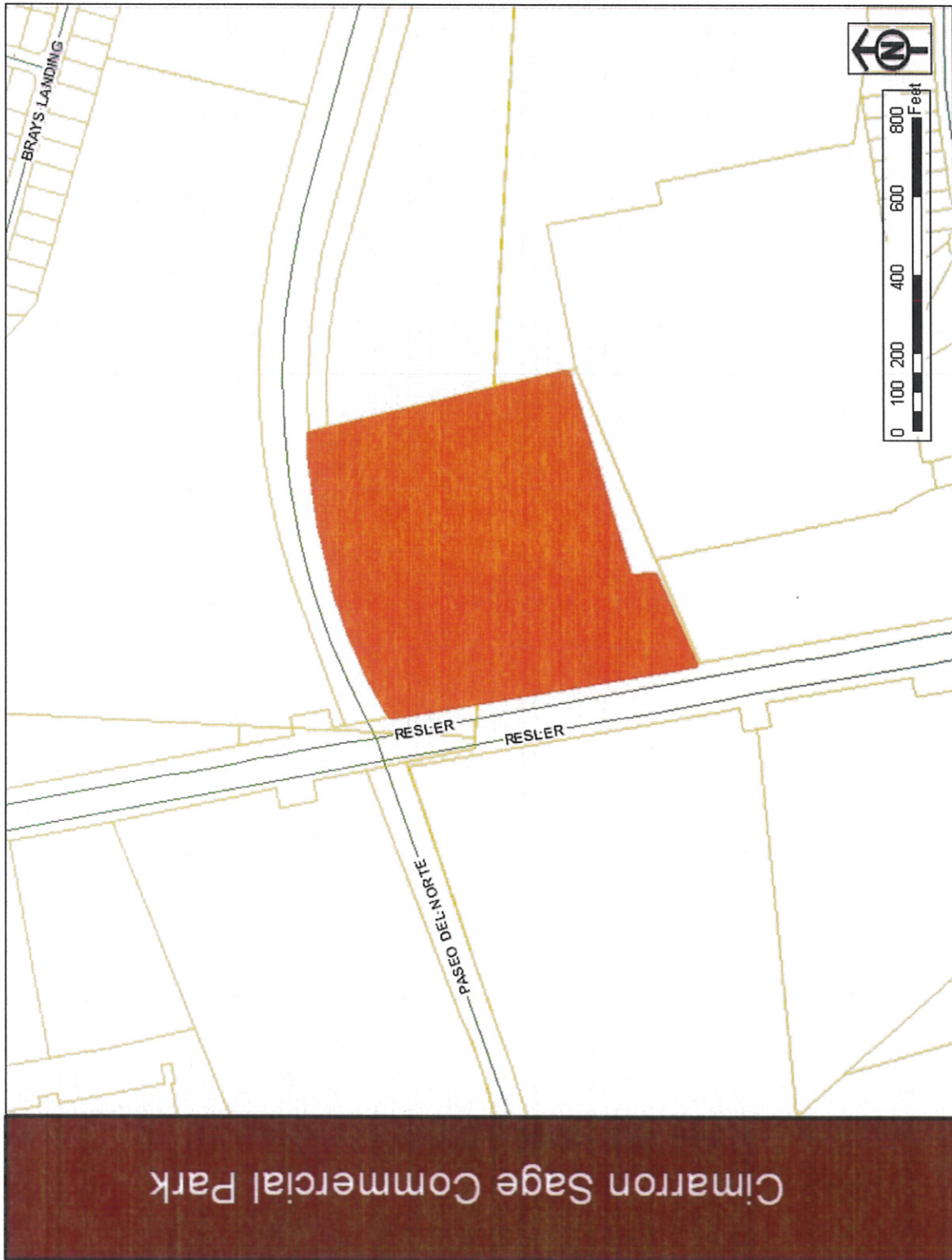
Attachments

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

ATTACHMENT 1



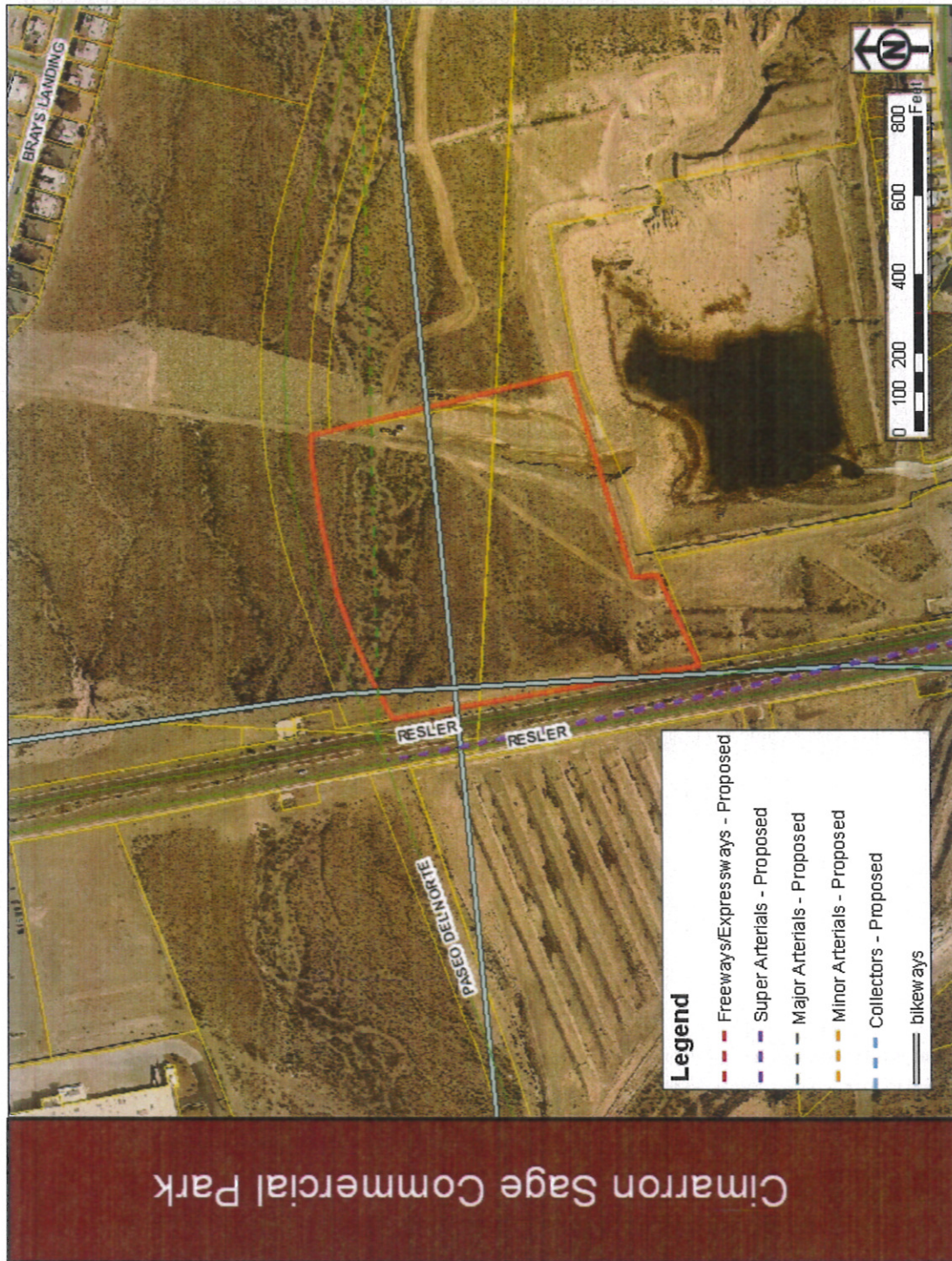
ATTACHMENT 2



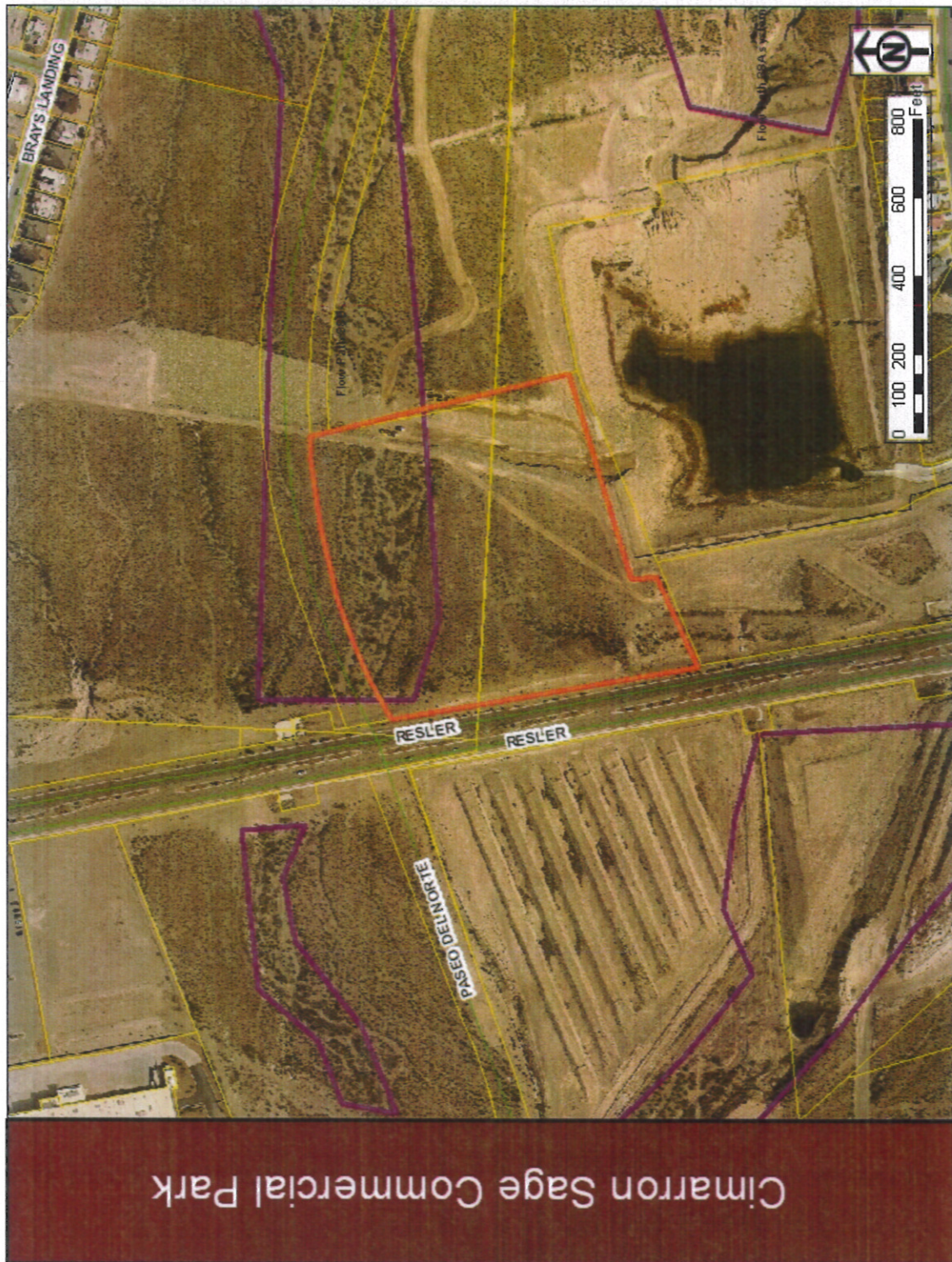
ATTACHMENT 3



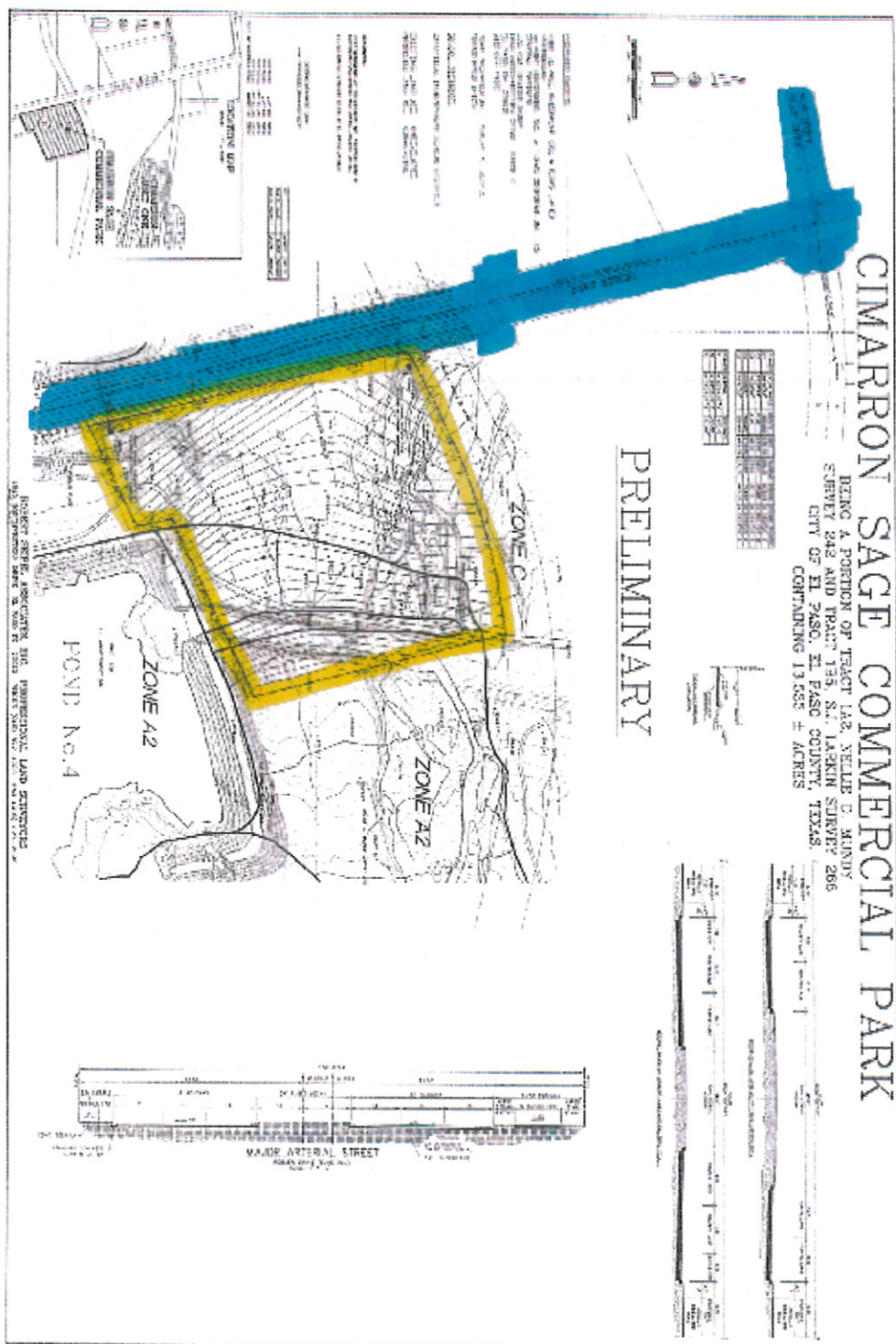
ATTACHMENT 4



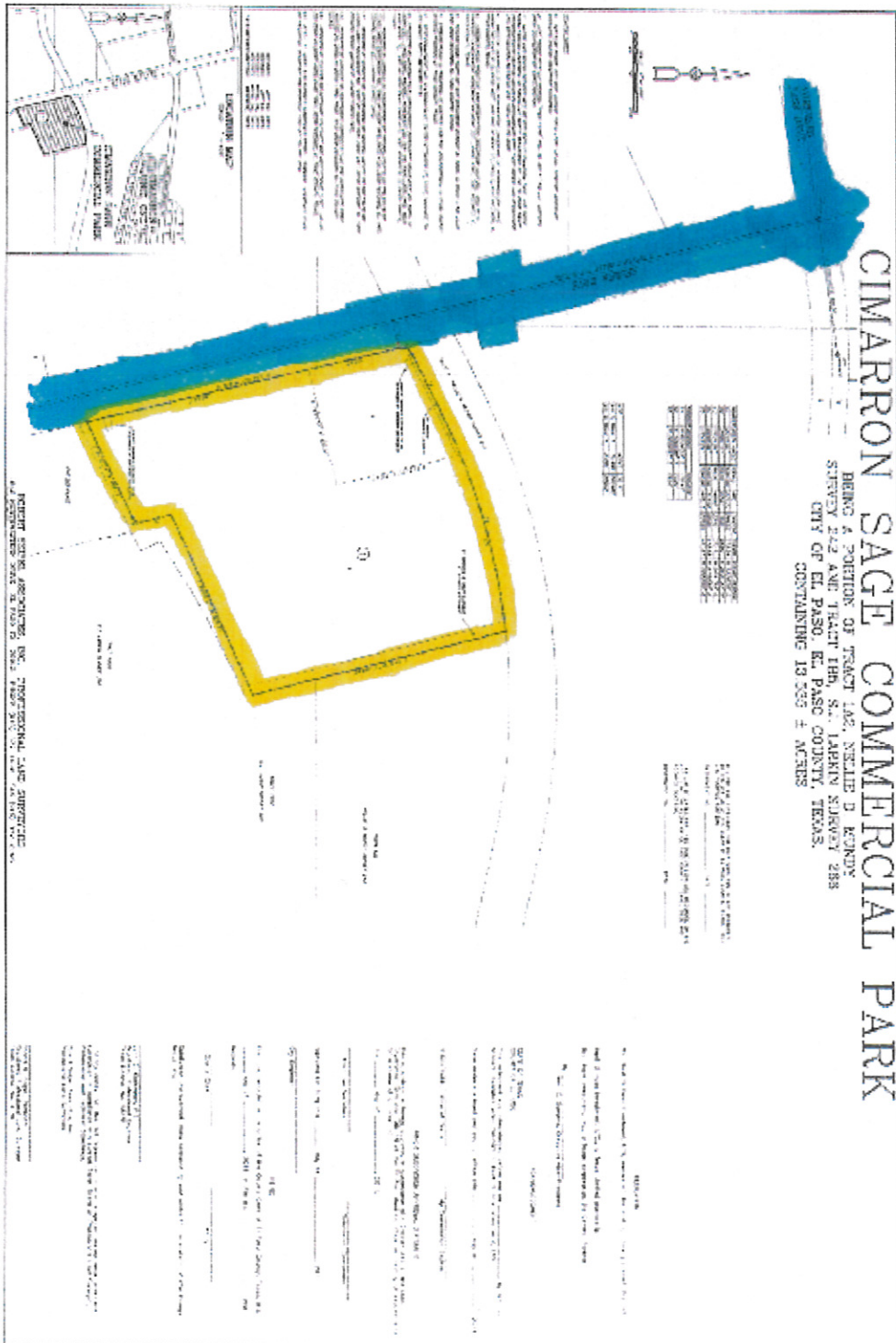
ATTACHMENT 6



ATTACHMENT 7



ATTACHMENT 8



ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION FOR MINOR SUBDIVISION APPROVAL

DATE: May 16, 2011

FILE NO. SUSU11-00041

SUBDIVISION NAME: Cimarron Sage Commercial Park

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 1A2, Nellie D. Mundy Survey 242
and Tract 1B5, S.J. Larkin Survey 286, 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	13.535	2	Total No. Sites		2
Industrial			Total (Gross) Acreage	13.535	



3. What is existing zoning of the above described property? C-3 Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, not more than one)
Sheet Flow Drainage Structure
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
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 15.47- Vested Rights (See Attached).
See Attached Letter

12. Owner of record Hunt El Paso Investment, LTD (C/14)
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, Inc. 1845 Northwestern Dr. Ste C 79912 877-4155
(Name & Address) salonzo@csaengineers.com (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$651.00

OWNER SIGNATURE: 

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: SUSU11-00042 Cimarron Sage Unit Three
Application Type: Major Preliminary
CPC Hearing Date: June 16, 2011
Staff Planner: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov
Location: South of Artcraft Road and West of Northern Pass Drive

Legal Description Acreage: 20.11 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential) and C-3c (Commercial)
Proposed Zoning: R-3A (Residential) and C-3c (Commercial)

Nearest Park: South Dakota Park (0.84 miles)
Nearest School: Olga Kohlberg Elementary School (1.23 miles)
Park Fees: N/A [To be satisfied by offsite parkland dedication in Cimarron Sage Unit One]
Impact Fee: The property is located in the Northeast impact-fee area and is subject to impact fees.

Property Owner: Cimarron Hunt Communities, LLC.
Applicant: Cimarron Hunt Communities, LLC.
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: C-3c (Commercial)/ Vacant
South: R-3A (Residential)/ Residential development
East: R-3 A (Residential) and A-O (Apartment-Office)/ Vacant
West: R-3A (Residential)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing residential development on this 20.11-acre parcel and is proposing 70 single-family lots and one commercial lot. The proposed subdivision is in compliance with the Cimarron Sage Land Study that was approved by the CPC on March 10, 2011. The commercial lot is subject to the following condition, imposed by Ordinance 15672, passed by Council on January 3, 2004: A ten-foot (10') wide landscape buffer to include, but not limited to evergreen trees placed at fifteen (15) feet on center shall be required along the property line where abutting residential or apartment zoning districts, This shall be in addition to the landscaping requirements of Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

Approval with conditions

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends approval of Cimarron Sage Unit Three, based on compliance with Title 19, and subject to the following conditions and requirements:

PLANNING & ECONOMIC DEVELOPMENT RECOMMENDATION

Approval with conditions:

1. That the applicant comply with the condition, imposed by Ordinance 15672, passed by Council on January 3, 2004 that *a ten-foot (10') wide landscape buffer to include, but not limited to evergreen trees placed at fifteen (15) feet on center shall be required along the property line where abutting residential or apartment zoning districts, This shall be in addition to the landscaping requirements of Section 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.*
2. That the instrument dedicating the offsite park, adjacent to the east of the proposed subdivision, be recorded prior to or concurrently with this subdivision in order to satisfy parkland dedication requirements.
3. That Cimarron Sage Unit One be recorded prior to or concurrently with Cimarron Sage Unit Three in order to provide connectivity to Canyon Wren Drive at its western end.
4. That the applicant complies with **Section 19.23.040.H.3.B** by providing a reservation or easement at least ten feet wide where any double frontage lots have frontage along an arterial or freeway, across which there shall be no right of access.
5. The applicant comply with **Section 19.23.040(h)3.b** of the current subdivision code by providing a reservation or easement at least ten feet wide where any double frontage lots have frontage along an arterial or freeway, across which there shall be no right of access.
6. Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on the proposed Paseo Del Norte Blvd, as stipulated under **Section 19.23.040.H** *the city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right-of-way appropriate from the city's plant and tree list, to be placed 30-feet on-centers.

OPEN SPACE ADVISORY BOARD RECOMMENDATION

PENDING

LAND DEVELOPMENT—ENGINEERING & CONSTRUCTION MANAGEMENT
COMMENTS AND REQUIREMENTS

We have reviewed subject plan recommend **Approval**, however; developer/engineer needs to address the following comments: Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

PARKS & RECREATION DEPARTMENT COMMENTS

We have reviewed **Cimarron Sage #3**, a major preliminary plat map and offer Applicant / Developer no objections to this subdivision application.

Please note that this subdivision is composed of 70 Single-family dwelling lots and does not include a park site, however, this is part of the "Cimarron Sage" land study and with-in Cimarron Sage #2 subdivision developer dedicated 1.37-acres in excess of "parkland" to off-set the requirements for this subdivision.

Based on the following calculations, applicant meets & exceeds the minimum parkland requirements by 0.67 acres of parkland for this subdivision & for Cimarron Sage #2.

Cimarron Sage #2 Dedicated	2.61-acres of "Parkland"
Cimarron Sage #2 = 124 Lots	Required to dedicate <u>1.24-acres</u> of "Parkland"
	Parkland credits = 1.37 acres
Cimarron Sage #3 = 70 Lots	Require to dedicate <u>0.70-acres</u> of "Parkland"
	Excess Parkland Credits = 0.67 acres

Also, please note that parcel of land located at the southwest corner of Paseo Del Norte Blvd. & Northern Pass Dr. is zoned "C-3" thus meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, therefore, park fees will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then applicant shall be required to pay "park fees" in the amount of **\$4,300.00**

2.

Fees calculated as follows:

Commercial acreage 4.30 (rounded to two decimals) @ \$1,000.00 per acre = **\$4,300.00**

3. Failure of the subdivider to provide proof of gross density waiver with the filing of the final plat shall result in the following gross density rates hereby calculated being applied to this subdivision application, then, applicant shall be required to pay "park fees" in the amount of **\$84,320.00**

Fees calculated as follows:

Subdivision acreage 4.3 @ maximum 29 units per acre = 124.7 dwellings

124 dwellings @ \$680.00 per dwelling = **\$84,320.00**

Please allocate funds under Park Zone: **NW-10**
Nearest Park(s): **Cimarron #1** & **South Dakota**

If density/acreage is increased/decreased or the property zoning/use changes, then fees will be re-assessed based on applicable conditions.

EL PASO WATER UTILITIES COMMENTS

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

1. EPWU requires for a 25-foot wide PSB and Drainage ROW between Lots 20 and Lot 21, Block 6 to accommodate a sewer main extension.

EPWU-PSB Comments

General

2. Water service for the subject subdivision requires on-site main extensions that will connect to the water main extensions within Cimarron Sky and Cimarron Sage Unit 1. Water service will be available after the proposed water mains along Paseo Del Norte Boulevard and Cimarron Sage 1 have been constructed and accepted.
3. Sewer service for the subject subdivision requires on-site main extensions that will connect to the sewer main extensions within Paseo Del Norte Boulevard and Cimarron Sage Unit 1. The Owner's Engineer is to coordinate with the Engineer of Paseo Del Norte Boulevard Unit 2 to assure that the stub-outs on Paseo Del Norte are aligned with the proposed sewer outlet along the PSB and Drainage ROW. Sewer service will be available after the proposed sewer mains along Paseo Del Norte Boulevard and Cimarron Sage 1 have been constructed and accepted.
4. Portions of the subject subdivision east of the EPNG ROW will be located within an intermediate pressure zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.
5. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

STORMWATER DIVISION—EL PASO WATER UTILITIES COMMENTS

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

1. The proposed development is located near a potential sediment debris source. (See the City of El Paso Stormwater Master Plan at epwu.org, Vol. 1 Section 4.0 and Vol. 2 Appendix C.) EPWU requires that the Engineer account for sediment volume in all calculations used to size stormwater drainage structures. Undersized drop inlets and conduits in Northwest El Paso tend to clog easily and increase EPWU maintenance costs.
2. Label the width of the proposed Drainage R.O.W. between Lots 20 and 21 of Block 6.
3. Provide an adequately sized de-silting basin just upstream of the proposed off street drop inlet within Lot 30 of Block 6.
4. Surface drainage flow along the proposed streets must travel a long distance to enter the underground storm drain systems. EPWU may require extension of the underground storm drain systems upon review of the subdivision improvement plans.
5. Provide protection against local flooding within the EPNG R.O.W. on both the north and south side of Canyon Rim Ave.
6. An existing trench drain and an existing off street inlet are shown at the western terminus of Canyon Rim Ave. Confirm that these are future improvements and label appropriately.
7. Incorporate principles of low impact development and green infrastructure design (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at any common open spaces and landscaped areas.

FIRE DEPARTMENT COMMENTS

No comments received.

SUN METRO COMMENTS

No comments received.

DEPARTMENT OF TRANSPORTATION COMMENTS

- Cimarron Sage Unit One shall be dedicated prior to Cimarron Sage Unit Three in order to provide additional connectivity and complete the Dead-End Street (Canyon Wren).
- Double-frontage lots adjacent to Paseo Del Norte shall comply with Section 19.23.040 H (Double Frontage Lots).
- The proposed landscaped medians located within the cul-de-sacs of Russian Sage Lane shall comply with the previously approved median landscaping approved in conjunction with the Cimarron Sage Land Study.
- Provide the median maintenance agreement to Transportation for review prior to submittal of subdivision improvement plans.
- Provide the right-of-way access agreement for the crossing of the El Paso Natural Gas right-of-way.

Transportation has the following notes for the proposed subdivision plat:

- § All existing and proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall comply 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.

CANUTILLO 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.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Impact Fee Assessment Schedules

Westside Service Area Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659	\$927
1 inch	1.67	\$1,101	\$1,548
1 1/2 inch	3.33	\$2,195	\$3,087
2 inch	5.33	\$3,514	\$4,941
3 inch	10.00	\$6,593	\$9,270

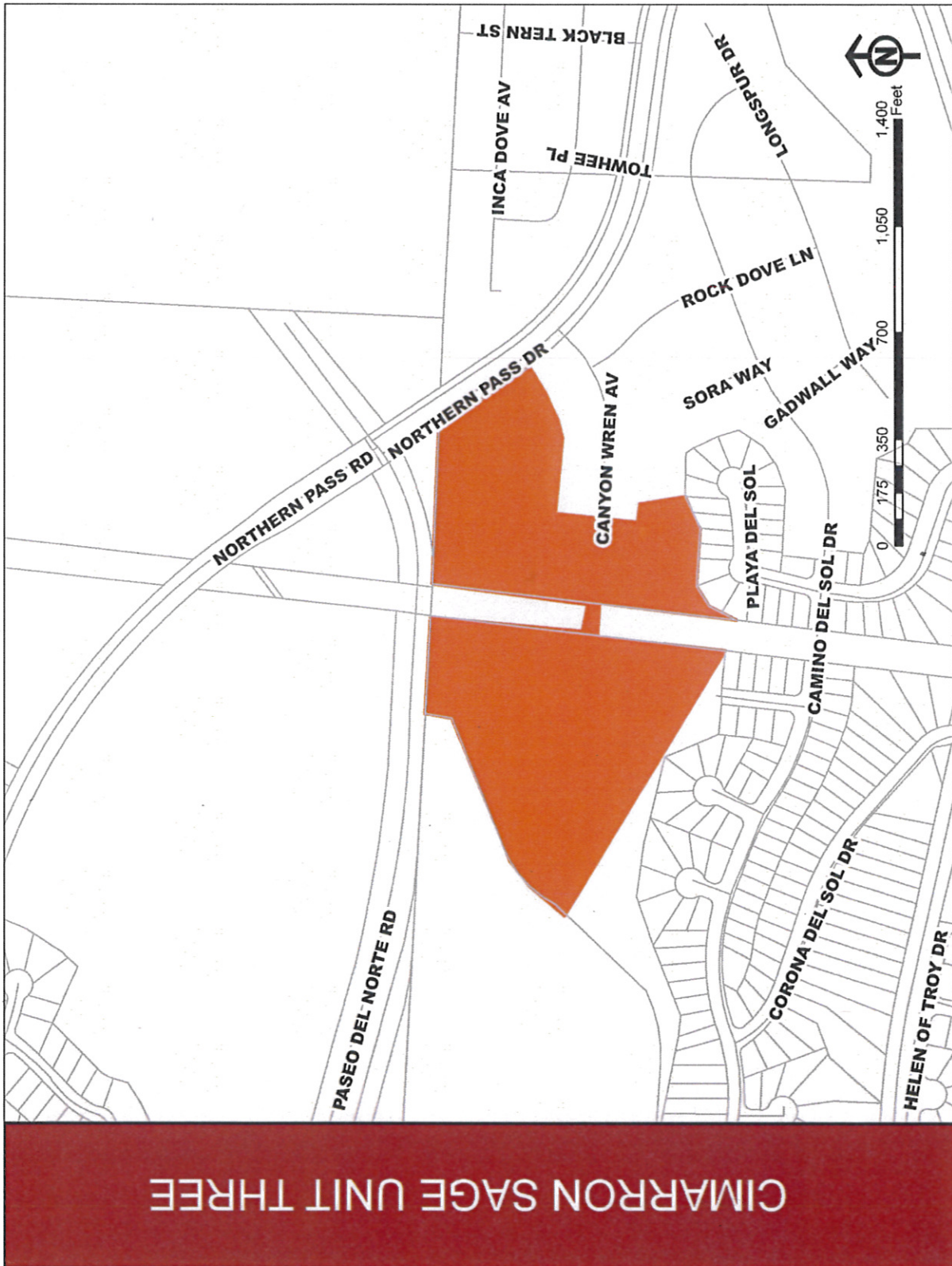
4 inch	16.67	\$10,990	\$15,453
6 inch	33.33	\$21,973	\$30,897
8 inch	53.33	\$35,158	\$49,437
10 inch	76.67	\$50,545	\$71,073
12 inch	143.33	\$94,490	\$132,867

***Fees do not apply to water meter or connections made for standby fire protection service**

Attachments

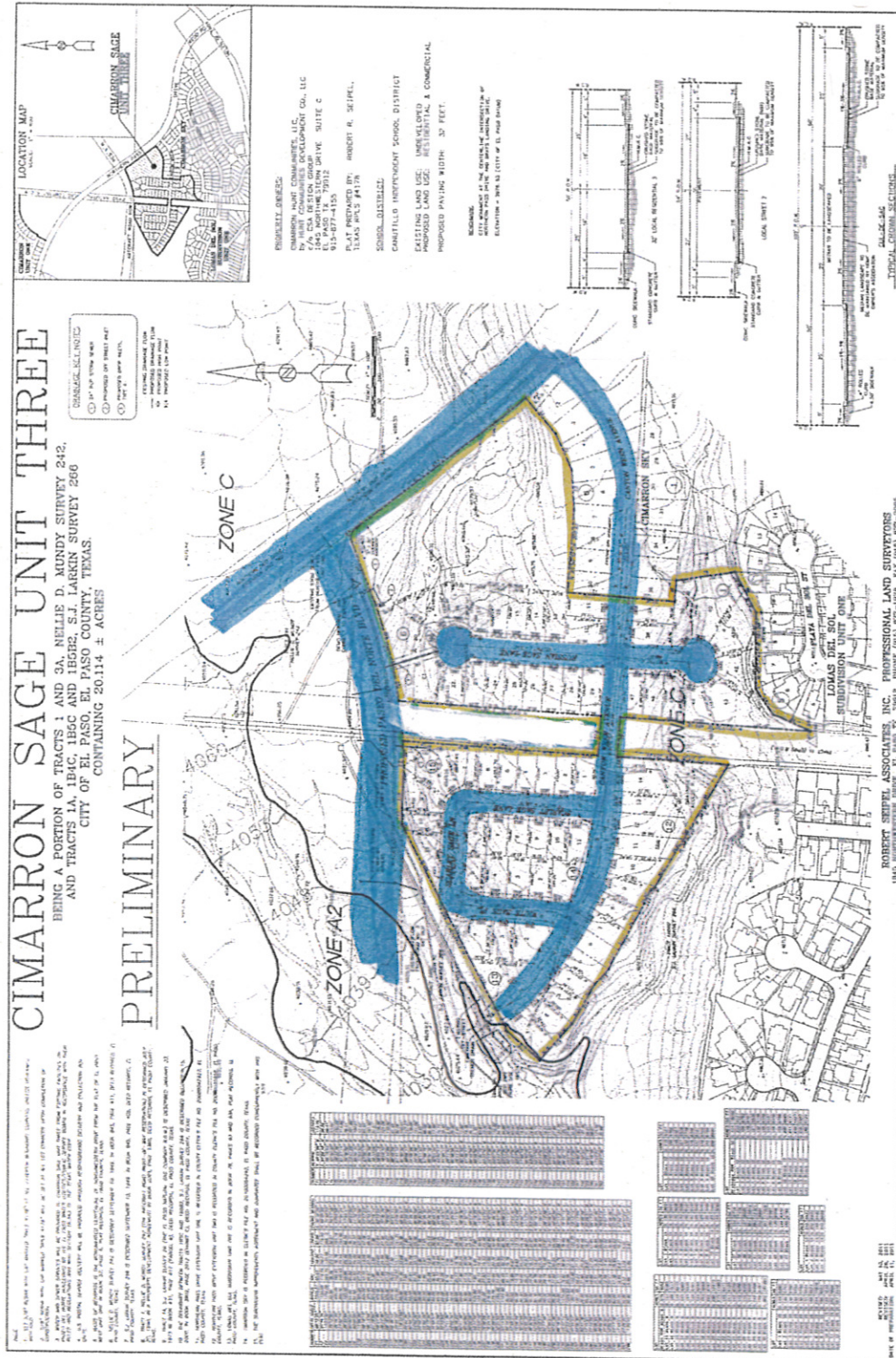
1. Location Map
2. Aerial Map
3. Preliminary Plat
4. Land Study
5. Application

ATTACHMENT 1

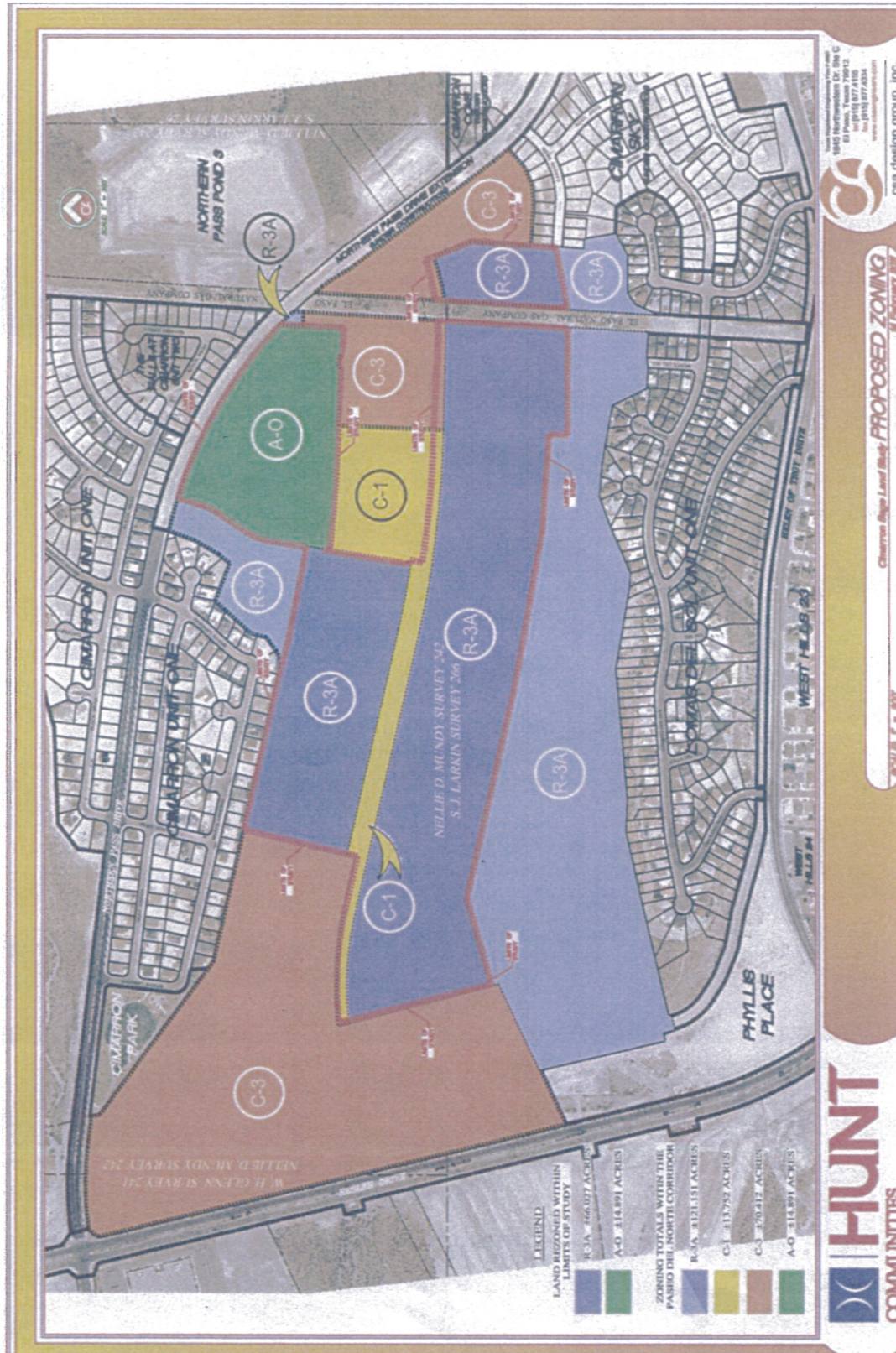


ATTACHMENT 2





ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: May 18, 2011

FILE NO. SUSU11-00042

SUBDIVISION NAME: Cimarron Sage Unit Three

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242, and Tracts 1A, 1B4C, 1B5C and 1B5B2, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>11.961</u>	<u>70</u>	Office		
Duplex			Street & Alley	<u>3.3</u>	<u>4</u>
Apartment			Ponding & Drainage R.O.W.	<u>0.484</u>	<u>2</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>Access R.O.W. for</u>	<u>0.067</u>	<u>1</u>
School			<u>PSB & EPNG</u>		
Commercial	<u>4.302</u>	<u>1</u>	Total No. Sites		
Industrial			Total (Gross) Acreage	<u>20.114</u>	
3. What is existing zoning of the above described property? R3A / C-3 (c) Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
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)
Sheet flow, drainage structures
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
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).

12. Owner of record Cimarron Hunt Communities, LLC. (c/o 14)
(Name & Address) (Zip) (Phone)

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

14. Engineer CSA Design Group, 1845 Northwestern Dr. Ste C 79912 915-877-4155
(Name & Address) salonzo@csaengineers.com (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

[Handwritten Signature]
Cimarron Hunt Communities LLC

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

Case No: PZDS11-00008
Application Type Detailed Site Development Plan
CPC Hearing Date June 16, 2011
Staff Planner Andrew Salloum 915-541-4029, salloumam@elpasotexas.gov

Location 5700 Desert North Boulevard
Legal Description A portion of Lot 2, Block 2, Medano Heights Subdivision Replat "A", City of El Paso, El Paso County, Texas
Acreage 2.6 acres
Rep District 1
Existing Use Vacant
Existing Zoning C-3/c (Commercial/conditions)
Request Detailed Site Development Plan review per Ordinance No. 14596 and No. 16499
Proposed Use Restaurant

Property Owners EP Summit Investments, L.P.
Applicant Downstream Partners, L.P.
Representative SLI Engineering Inc.

SURROUNDING ZONING AND LAND USE

North: C-3/c (Commercial/conditions) / retail
South: C-3/sc (Commercial/special contract) / retail
East: R-5/c (Residential/conditions) / Single-Family Residential
West: M-1 (Manufacturing) / Automobile Dealership Lot / Interstate 10

Plan for El Paso Designation: Commercial (Northwest Planning Area)

Nearest Park: Three Hills Park (5,461 feet)

Nearest School: Rosa Guerrero Elementary (6,697 feet)

NEIGHBORHOOD ASSOCIATIONS

Coronado Neighborhood Association
Mountain Arroyos Neighborhood Association
Save the Valley
Upper Mesa Hills Neighborhood Association
Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of the public hearing not required on detailed site development plan per El Paso City Code.

APPLICATION DESCRIPTION

The applicant is requesting a Detailed Site Development Plan Review as required by Ordinance No. 14596, Condition No. 1, dated August 22, 2000, (see Attachment 4, page 8-9). The following additional condition was imposed by Ordinance No. 16499, Condition No. 7, dated November 14, 2006, for a landscaped buffer on the easterly portion of the subject property abutting the residential district when it was rezoned from R-5/c (Residential/conditions) to C-3/c (Commercial/conditions) (see Attachment 5, page 10-11).

The site plan proposes a new 12,000 square-foot restaurant. The development requires 120 parking spaces; and the applicant is providing 128 parking spaces and 6 bicycle parking spaces. Access to the subject property is proposed from Medano Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan and complies with the zoning conditions.

The Plan for El Paso –City-wide Land Use Goals

All applications for detailed site development plan review shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for detailed site development plan review and offered no objections to Planning Staff's recommendation for approval.

Engineering & Construction Management Services Department – Plan Review

Plan Review has no objections.

Engineering & Construction Management Services Department – Landscaping

This project will meet code as submitted.

Engineering & Construction Management Services Department – Land Development

General Comments:

- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- Grading plan and permit shall be required.*
- Storm Water Pollution Prevention Plan and/or permit required.*
- Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.*
- Coordination with TXDOT (For new driveway). *
- The Subdivision is within Flood Zone C– “Areas determined to be outside the 0.2% annual chance floodplain.” – Panel # 480214 0021D, dated January 3, 1997.

* This requirement will be applied at the time of development.

Department of Transportation

Notes:

1. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction Access to North Desert and any modifications along.
2. North Desert shall be coordinated with TXDoT.

Fire Department

El Paso Fire Department has no objections.

Sun Metro

Sun Metro recommends the construction of sidewalks to provide pedestrian access to mass transit.

EPWU

We have reviewed the site plan referenced above and provide the following comments:

1. EPWU received the revised site plan on May 24, 2011. EPWU does not object to this site plan.
2. EPWU request grading plans and details on the retaining walls prior to construction to ascertain that the proposed grading/walls will not adversely affect the existing mains (16-inch diameter water main along North Desert Boulevard and the 8-inch sewer main) and that EPWU-PSB standards for pipeline cover are met. Changes in grade shall be minimized above or near the vicinity of the existing PSB facilities and the Owner/Developer is responsible for the cost of setting appurtenant structures to final grade.
3. During the site improvement work, the Owner/Developer shall safeguard the existing water mains, sanitary sewer mains, and appurtenant structures. If the PSB facilities are damaged during the site improvement work, the Owner/Developer is responsible for the repair costs.

EPWU-PSB Comments

Water:

4. There is an existing 24-inch diameter water transmission main that extends along Medano Drive. Also, there is an existing 16-inch diameter water main that extends along North Desert Boulevard. This main then extends east along Medano Drive. No direct service connections are allowed to the mains mentioned above as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
5. There is an existing 6-inch diameter water main along North Desert Boulevard. This main begins approximately 135 feet north of the southwest corner of the subject property and extends north for approximately 100 feet.
6. There is an existing 8-inch diameter water main stub out within the subject property located approximately 30-feet east of the southwest corner of the property.
7. Previous water pressure tests from fire hydrant #8131 located on Medano Drive approximately 320-feet west of Quinault Drive have yielded a static pressure of 130 (psi) pounds per square inch, a residual pressure of 122 (psi) and a discharge of 3559 gallons per minute (gpm).
8. The Owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

9. There is an existing 8-inch diameter sanitary sewer main within the existing 20-foot wide PSB easement located east of and parallel to the existing 10-foot wide private drainage easement.

General:

10. Desert North Boulevard is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Desert North Boulevard right-of-way requires written permission from TxDOT.
11. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.
12. EPWU requires a new service application to provide services. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6-8 weeks in advance. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The

owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

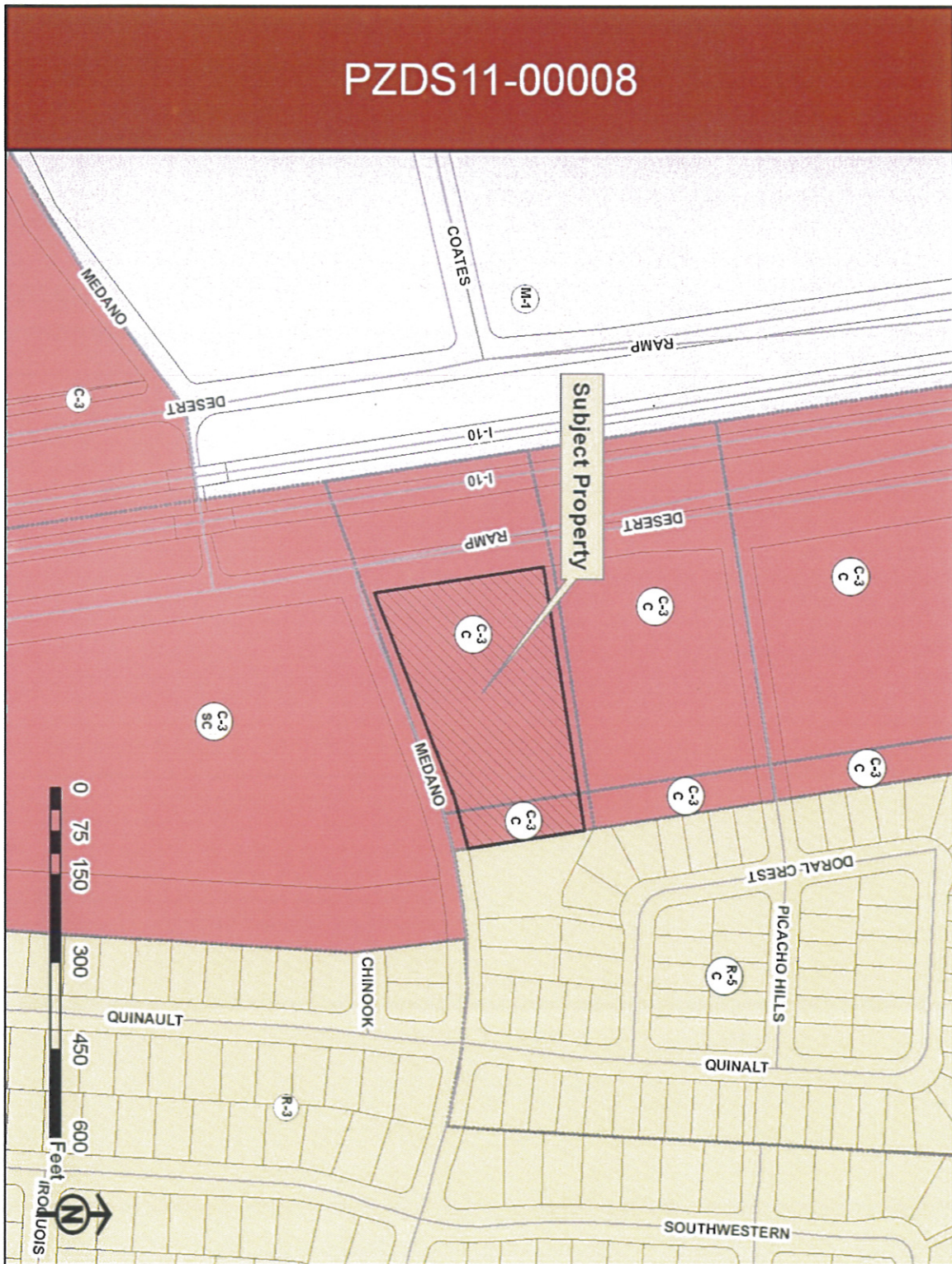
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan review application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan and Elevations
4. Zoning Condition Ordinance No. 14596
5. Zoning Condition Ordinance No. 16499

ATTACHMENT 1: ZONING MAP

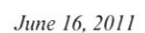


ATTACHMENT 2: AERIAL MAP

PZDS11-00008



F:\PROJECTS\PETER PIPER\FINALS\PP-SITE-REVIEW(no driveway).dwg 5/24/2011 8:29:34 AM MDT



ATTACHMENT 4: ZONING CONDITIONS ORDINANCE NO. 14596

ORDINANCE NO. 14596

AN ORDINANCE CHANGING THE ZONING OF TRACT 13A, S.A. & M.G. SURVEY NO. 266, CITY OF EL PASO, EL PASO COUNTY, TEXAS (5900 BLOCK OF NORTH DESERT BOULEVARD) FROM R-3 (RESIDENTIAL) TO C-3/C (COMMERCIAL/CONDITIONS), AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Tract 13A, S. A. & M. G. SURVEY NO. 266, City of El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-3 (Residential) to C-3/c (Commercial/conditions) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to C-3/c (Commercial/conditions), in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

1. Submittal of a detailed site development plan for approval by the City Plan Commission and City Council prior to the issuance of a building permit or certificate of occupancy.
2. Construction of an eight-foot (8') high masonry screening wall along the easterly property line of *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY NO. 266*, shall be required prior to the issuance of certificates of occupancy; the vertical surface of the screening wall, above six feet (6'), must not be less than 75% open.
3. A minimum of twenty-foot (20') building setback along the easterly property line of *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY NO. 266*, shall be required prior to the issuance of a building permit or certificate of occupancy.
4. Landscaping within the entire length and width of a minimum ten-foot (10') wide buffer strip along the easterly property line of *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY NO. 266*, shall be required prior to the issuance of certificates of occupancy and shall be in addition to landscaping required per El Paso Municipal Code Chapter 20.65. The landscaping shall be included within the required twenty-foot (20') building setback along that property line.
5. The maximum height of any building or structure within the subject property shall not exceed one (1) story.
6. Access to *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY NO. 266*, from and onto Tuscarora Avenue, shall be prohibited.
7. Construction of a six-foot (6') high masonry screening wall along the southerly property line of *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY*

CJC:pmc/71144

ORDINANCE NO. 14596

014596

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08/15/00

Zoning Case No. ZC-00024

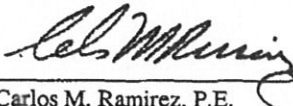
NO. 266 along that portion of Medano Drive immediately to the north of the R-3 (Residential) zoned portion of *THREE HILLS ADDITION*, shall be required prior to the issuance of certificates of occupancy.

8. The use of the subject property for: Automobile, light truck, bus, motorcycle and boat, sales, storage, rental and service, billiard halls, bowling alleys, amusement game complex or park, garages, parking or community, parking lot, miniature golf courses, private club, lodge or meeting hall, transportation terminal, theaters, trailer, mobile home, travel trailer and recreational vehicle sales, display and repair, skating rink, outdoor flea market, dance hall, heliport, helistop or airpad, massage parlor, or bar, tavern or cocktail lounge shall be prohibited. Provided, however, that the sale of alcoholic beverages shall be permitted within the subject property in conjunction with the operation of a restaurant, or retail sales for off-premise consumption.

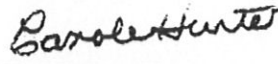
These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

PASSED AND APPROVED this 22nd day of August, 2000.

THE CITY OF EL PASO

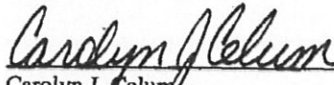

Carlos M. Ramirez, P.E.
Mayor

ATTEST:



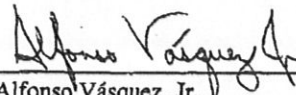
City Clerk

APPROVED AS TO FORM:



Carolyn J. Celum
Assistant City Attorney

APPROVED AS TO CONTENT:



Alfonso Vázquez, Jr.
Dept. of Planning, Research & Development

(Acknowledgment on following page)

CJC:pmc/71144

2

08/15/00

ORDINANCE NO. 14506

Zoning Case No. ZC-00024

ATTACHMENT 5: ZONING CONDITIONS ORDINANCE 16499

8F

ORDINANCE NO. 016499

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 13A, S.A. AND M.G. RAILROAD COMPANY SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-5/C (RESIDENTIAL/CONDITIONS) TO C-3/C (COMMERCIAL/CONDITIONS) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

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

That the zoning of a *portion of Tract 13A, S.A. and M.G. Railroad Company Survey No. 266, El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-5/c (Residential/conditions) to C-3/c (Commercial/conditions), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

Further, that the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning, in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

1. Submittal of a detailed site development plan for approval by the City Plan Commission and City Council prior to the issuance of a building permit or certificate of occupancy.
2. Construction of an eight-foot (8') high masonry screening wall along the easterly property line abutting any residential zone shall be required prior to the issuance of certificates of occupancy; the vertical surface of the screening wall, above six feet (6'), must not be less than 75% open.
3. A minimum of twenty-foot (20') building setback along the easterly property line abutting any residential zone shall be required prior to the issuance of a building permit or certificate of occupancy.
4. Landscaping within the entire length and width of a minimum ten-foot (10') wide buffer strip along the easterly property line abutting any residential zone shall be required prior to the issuance of certificates of occupancy and shall be in addition to landscaping required per El Paso Municipal Code Chapter 20.65. The landscaping shall be included within the required twenty-foot (20') building setback along that property line.
5. The maximum height of any building or structure within the subject property shall not exceed one (1) story.
6. Access to *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY NO. 266*, from and onto Tuscarora Avenue, shall be prohibited.

CITY CLERK DEPT.
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Doc#25596/Planning/ORD/Rezoning/Zon06-00108/HMCG

ORDINANCE NO. 016499

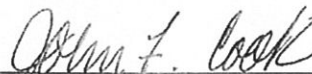
Zoning Case No: ZON06-00108

7. That a twenty foot (20') landscape buffer with high profile native trees placed at ten feet (10') on center be installed along the easterly property line abutting any residential zone, prior to the issuance of a certificate of occupancy.

8. The use of the subject property for: Automobile, light truck, bus, motorcycle and boat, sales, storage, rental and service, billiard halls, bowling alleys, amusement game complex or park, garages, parking or community, parking lot, miniature golf courses, private club, lodge or meeting hall, transportation terminal, theaters, trailer, mobile home, travel trailer and recreational vehicle sales, display and repair, skating rink, outdoor flea market, dance hall, heliport, helistop or airpad, massage parlor, or bar, tavern or cocktail lounge shall be prohibited. Provided, however, that the sale of alcoholic beverages shall be permitted within the subject property in conjunction with the operation of a restaurant, or retail sales for off-premise consumption.

PASSED AND APPROVED this 14 day of NOVEMBER, 2006.

THE CITY OF EL PASO



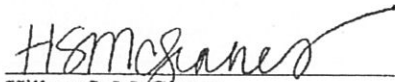
John F. Cook
Mayor

ATTEST:



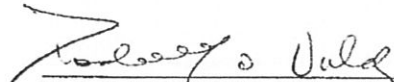
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

06 OCT 12 PM 4:51

Doc#25596/Planning/ORD/Rezoning/Zon06-00108/HMCG

CITY CLERK DEPT.

ORDINANCE NO. 016499

Zoning Case No: ZON06-00108



City of El Paso – Open Space Advisory Board

Case No: PZDS11-00010
Application Type Detailed Site Development Plan Review
CPC Hearing Date June 16, 2011
Staff Planner Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location 1551 Belvidere Street
Legal Description Lot 1, Block 5, Los Cerritos Unit Three, City of El Paso, El Paso County, Texas
Acreage 5.05 acres
Rep District 1
Existing Use Church
Existing Zoning P-R II (Planned Residential II)
Request Detailed Site Plan Review for proposed use in P-R II (Planned Residential II)
Proposed Use Classroom Addition

Property Owner Queen of Peace Catholic Church
Applicant Jorge Vergen
Representative Jorge Vergen and Jesus Jaime

SURROUNDING ZONING AND LAND USE

North: P-R II/sp (Planned Residential/special permit) / Multi-family dwellings
South: P-R I (Planned Residential) / Single-family dwellings
East: P-R II/sp (Planned Residential/special permit) / Multi-family dwellings
West: R-4 (Residential) / Single-family dwellings

THE PLAN FOR EL PASO DESIGNATION: Residential (Northwest Planning Area)

Nearest Park: Park Hills Park (6,009 feet)

Nearest School: Polk Elementary (6,138 feet)

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION DESCRIPTION

The applicant is requesting a detailed site development plan approval to allow for a classroom addition within an existing church as required by P-R II (Planned Residential II) zoning district. The detailed site development plan shows a 13,900 sq. ft. classroom addition to an existing parish hall and classroom building and includes 14 additional parking spaces. There is an existing 17,500 sq. ft. parish hall and classroom building, a 12,100 sq. ft. sanctuary building, and a 3,300 sq. ft. rectory. The development requires 171 parking spaces and the applicant is proposing 196 parking spaces with 9 bicycle spaces. Access to the subject property is from Belvidere Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

The Plan for El Paso-City-Wide Land Use Goals

All applications for detailed site development plan shall demonstrate compliance with the following

criteria:

- a. Goal: establish a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities and outlets for social and cultural expression.
- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

The purpose of the P-R II (Planned Residential II) District is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at higher residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; to offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for detailed site development plan review and offered no objections to Planning Staff's recommendation for **approval**.

Engineering & Construction Management Services Department – Plan Review

Plan Review has no objections.

Engineering & Construction Management Services Department – Landscaping

No comments received.

Engineering & Construction Management Services Department – Land Development

General Comments:

1. Grading plan and permit shall be required.*
2. Storm Water Pollution Prevention Plan and/or permit required.*
3. Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.*
4. The Subdivision is within Flood Zone C– “Areas determined to be outside the 0.2% annual chance floodplain.” – Panel # 480214 0022D, dated January 3, 1997.

* This requirement will be applied at the time of development.

Department of Transportation

Department of Transportation requires that following comments be addressed in order to provide an affirmative recommendation:

1. Existing driveway does not meet city standards (13.12.140).
2. Show width of existing sidewalk on plan.
3. Show detail of sidewalk as it crosses over driveway.
4. Compact Parking spaces shall be marked accordingly (20.14.040 B).

(Pending revisions)

Note:

All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Fire Department

El Paso Fire Department has no objections.

El Paso Water Utilities

No comments received.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

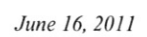
Attachments

1. Zoning Map
2. Aerial Map
3. Proposed Detailed Site Development Plan
4. Elevations

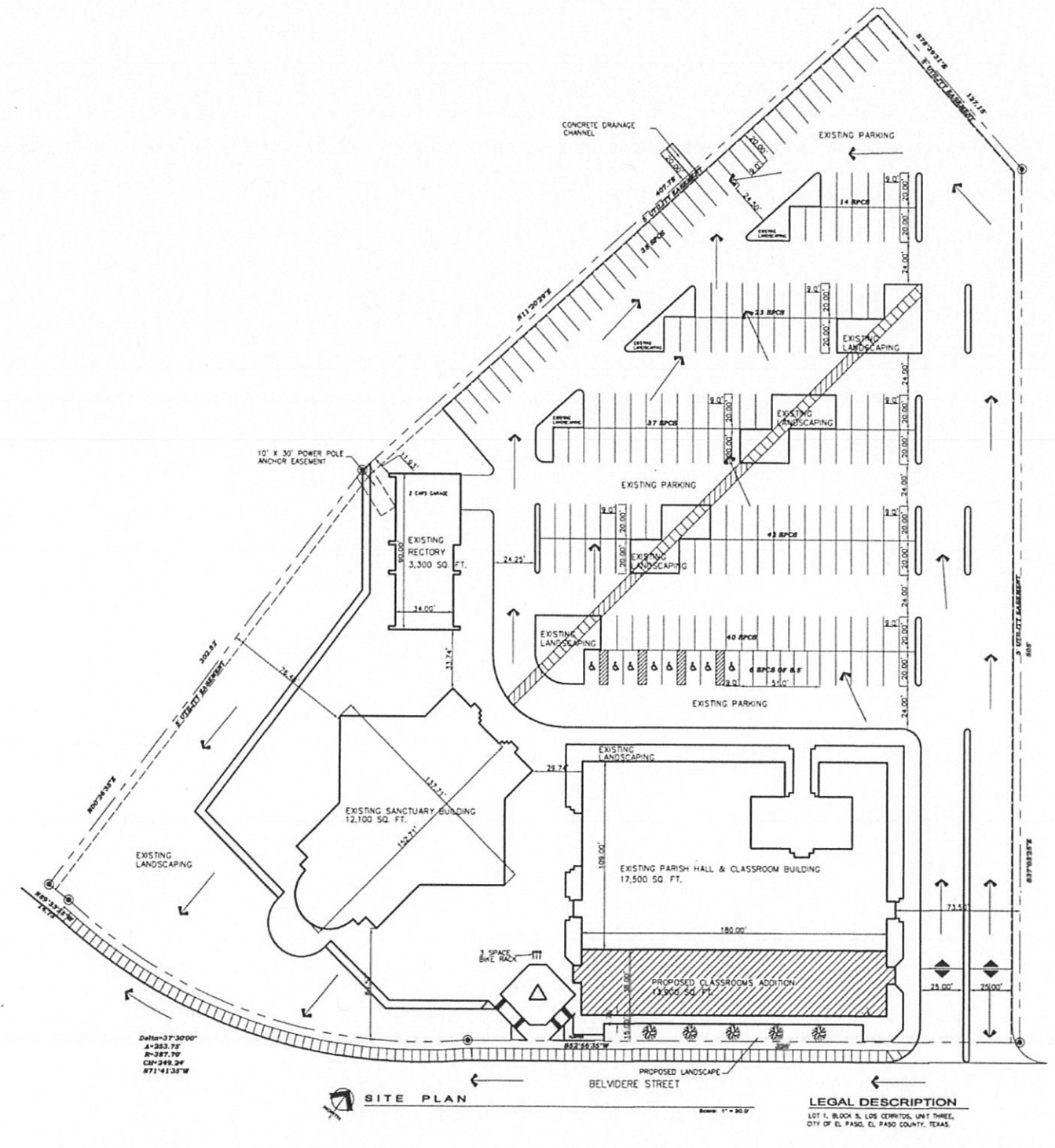
PZDS11-00010



PZDS11-00010

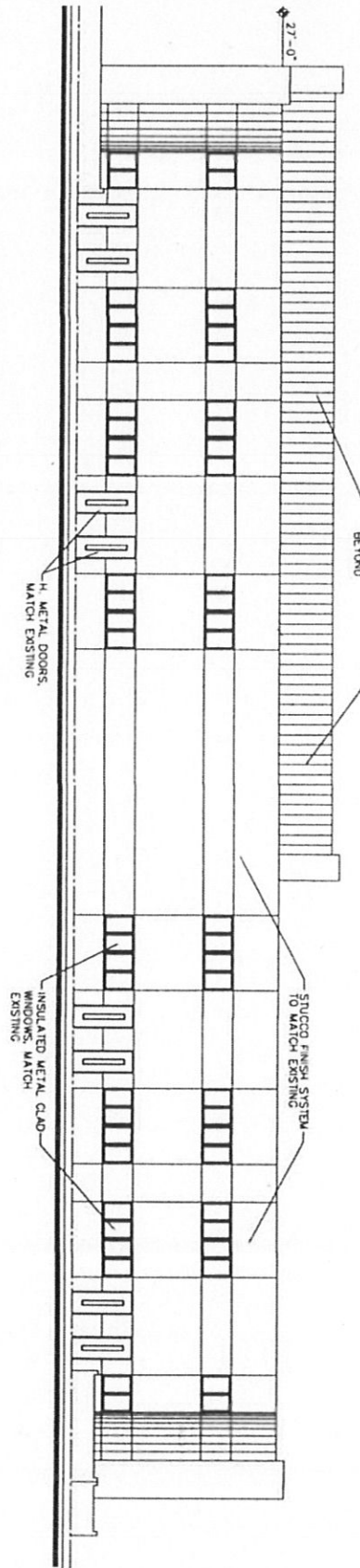


June 16, 2011



ATTACHMENT 4: ELEVATIONS

SOUTH ELEVATION



SCALE: 3/32" = 1'-0"

TRAILHEAD	OWNER
NORTHERN PASS	CITY OF EL PASO
VINTON AT STATE PARK	CITY OF EL PASO
ARROYO 41 AT PIPELINE	EP TRANSMOUNTAIN RESIDENTIAL LLC
REDD ROAD	CITY OF EL PASO
LOMAS DEL SOL	SPORTSPARK EL PASO
FRANKLIN BLUFF	SUN 262 PARTNERS LTD
PSB/OJO DE AGUA	EP PARK HILLS II LTD
OJO DE AGUA	STATE PARK
SINGING HILLS THUNDERBIRD	STATE PARK
CASTELLANO AT CUMBRES STATES	MONTANA DEL REY LP
THOUSAND STEP STANTON	TX PARKS & WILDLIFE DEPT
KENYON JOYCE	SYVERTSEN DON TR
PALISADES AT ROBINSON	COLES HELEN S & OTIS C III (TR)
STONEY HILLS	STATE PARK
FAA ROAD	STATE PARK
HONDO PASS	NORTHEAST ROTARY FOUNDATION
CHUCK HEINRICH	CITY OF EL PASO

Chuck Heinrich

State Trailheads			
Trailheads	Required Action	Partner Agency	Status
High Priority			
1 North Stanton @ 1000 Steps	MOU	PSB	Proposed
2 Pallasades	MOU	PSB	Proposed
3 Redd Road & Helen of Troy (Temp)	MOU	Developers/PSB	Proposed
4 Kenyon Joyce		City of El Paso/State Park	Proposed
5 Ojo de Agua		City of El Paso/State Park	Proposed
6 Singing Hills		PSB	Proposed
7 Chuck Heinrich	MOU	City of El Paso/State Park	Proposed
8 Lomas Del Sol	Allow Future Access		Proposed
9 Castellano at Cumbre Estates	Allow Future Access		Proposed
Medium Priority			
1 Stoney Hills	Allow Future Access	Private Property	Proposed
2 Franklin Bluff	Allow Future Access	Developers/PSB	Proposed
3 Redd at State Park	Allow Future Access	Developers/PSB	Proposed
4 Redd at State Park 2	Allow Future Access	Developers/PSB	Proposed
5 Hondo Pass	Allow Future Access	Private Property	Proposed
6 FAA Road		PSB/FAA	Proposed
Low Priority			
1 Arroyo 41A Mountain-to-river trail	Allow Future Access		Proposed
2 Vinton at State Park	Allow Future Access	PSB	Proposed
3 Northern Pass Entrance	Allow Future Access	PSB	Proposed

GEOGRAPHIC INFORMATION SYSTEMS

The features represented on this map are in the Texas State Plane Coordinate System, Central Zone, NAD 83, units feet, using the Lambert Conformal Conic projection.

The map was generated using ArcGIS by the GIS Division for the City of El Paso, Texas.

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



SERVICE SOLUTIONS SUCCESS

MTP Amendment Request

East-west collector arterial

East-west minor arterial

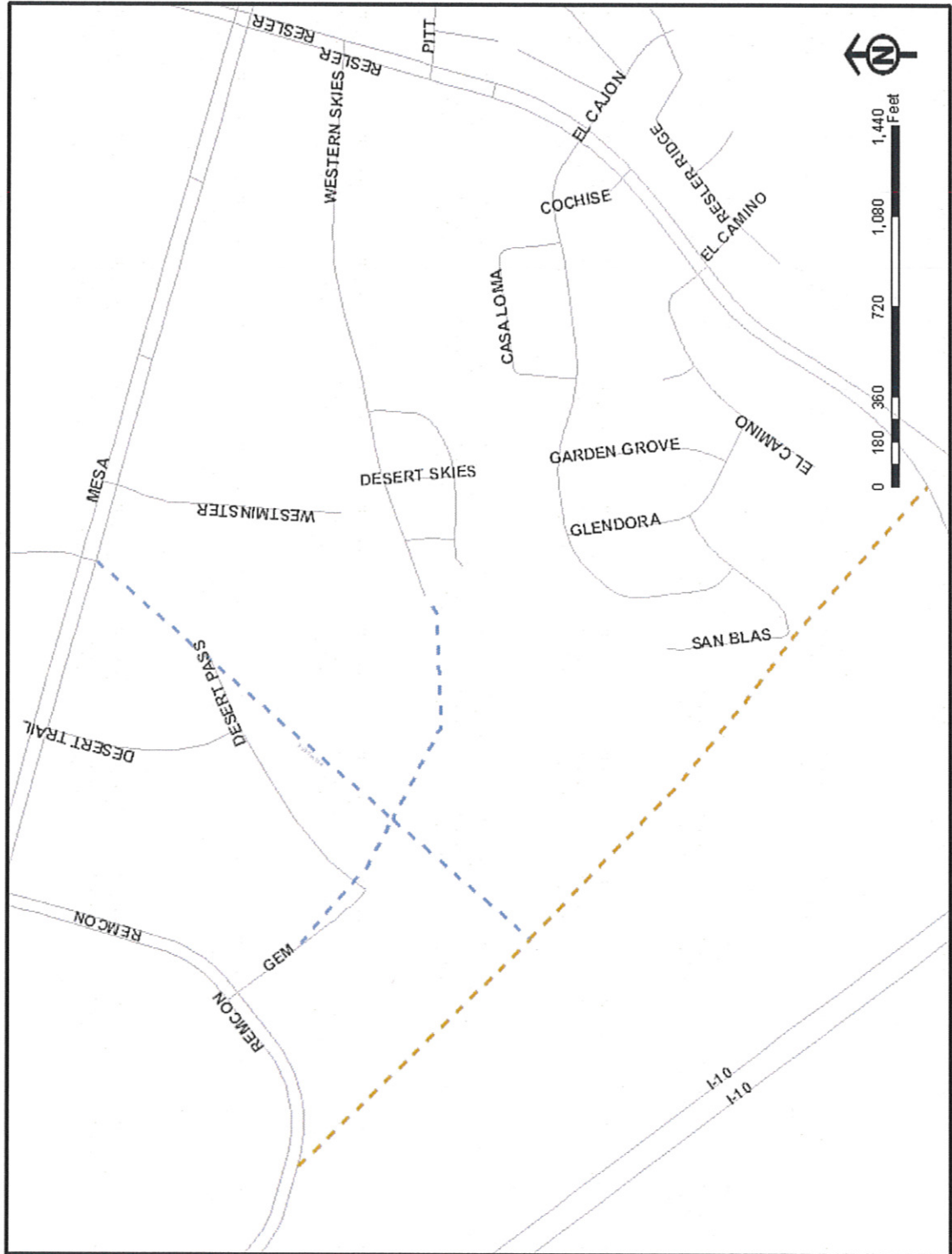
Belvidere Street extension

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





SERVICE SOLUTIONS SUCCESS





SERVICE SOLUTIONS SUCCESS





SERVICE SOLUTIONS SUCCESS

Arterials	ROW Width	Roadway	Lanes	Median	Prkg Ln.	Parkway	Sidewalk	Speed (mph)
Collector Arterial	64'	44'	4x11'	none	none	2x10'	2x5'	35
Collector Arterial w /Bike Ln.	72'	52'	2x11' + 2x10'	none	2x5' bike	2x10'	2x5'	35
Minor Arterial	76'	56'	4x11'	1x12' stripe	none	2x10'	2x5'	40
Minor Arterial w /Bike Ln.	84'	64'	2x11' + 2x10'	1x12' stripe	2x5' bike	2x10'	2x5'	40
Major Arterial	110'	66'	6x11'	1x24' raised	none	2x10'	2x5'	45
Major Arterial w /Bike Ln.	120'	76'	4x11' + 2x10'	1x24' raised	2x6' bike	2x10'	2x5'	45
Super Arterial	136'	88'	8x11'	1x24' raised	none	2x10'	2x5'	50
Super Arterial w / Bike Ln.	146'	98'	6x11' + 2x10'	1x28' raised	2x6' bike	2x10'	2x5'	50



SERVICE SOLUTIONS SUCCESS

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.

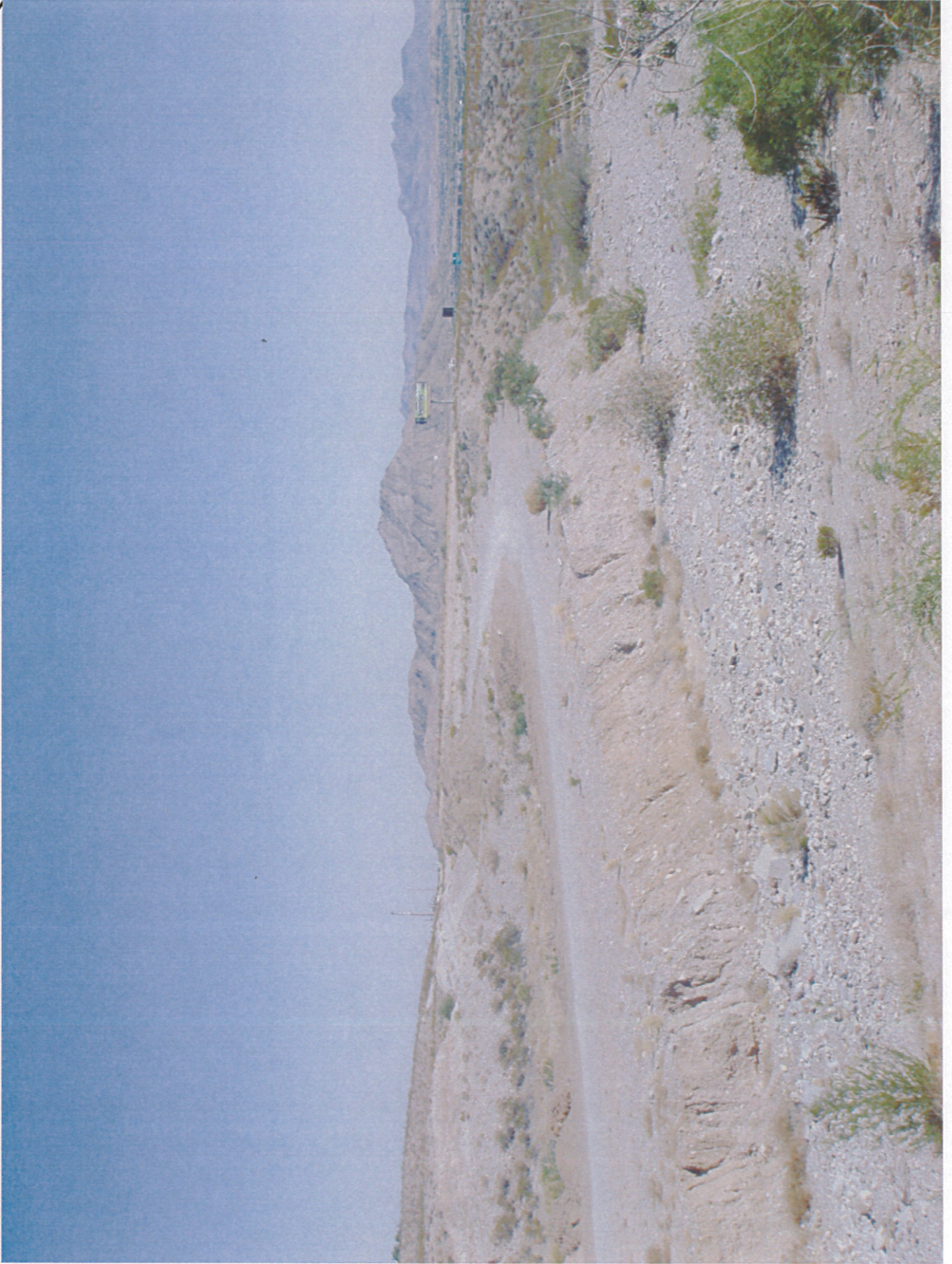


SERVICE SOLUTIONS SUCCESS

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
Arterial	Minor	76'/86'		9'/14'	44'+14' turn lane	14'	The minimum centerline radius shall be sufficient to accommodate a design speed of 45 miles per hour. All arterials shall have an improved median unless an exception is granted due to existing conditions or traffic issues
	Major	98'/108'		9'/14'	66'+14' turn lanes	14'	Yes, 5 ft. on property line or 10' hike/bike 5' walk on boulevard
	Boulevard	96'		9'	62'	8'/8'	Roadways designated on city or MPO Bike Plan shall comply with DSC cross section including bike facilities.



SERVICE SOLUTIONS SUCCESS





SERVICE SOLUTIONS SUCCESS



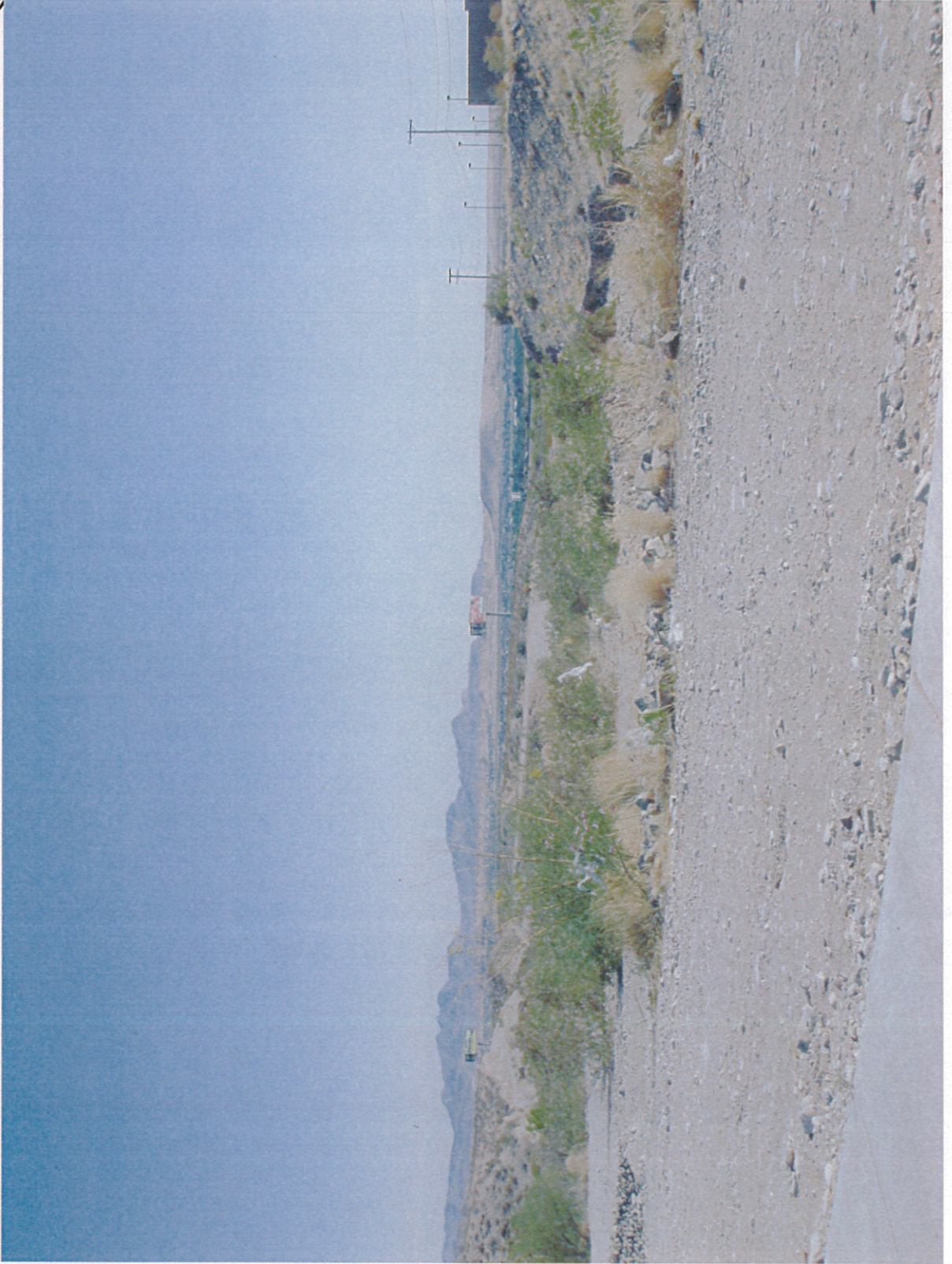


SERVICE SOLUTIONS SUCCESS



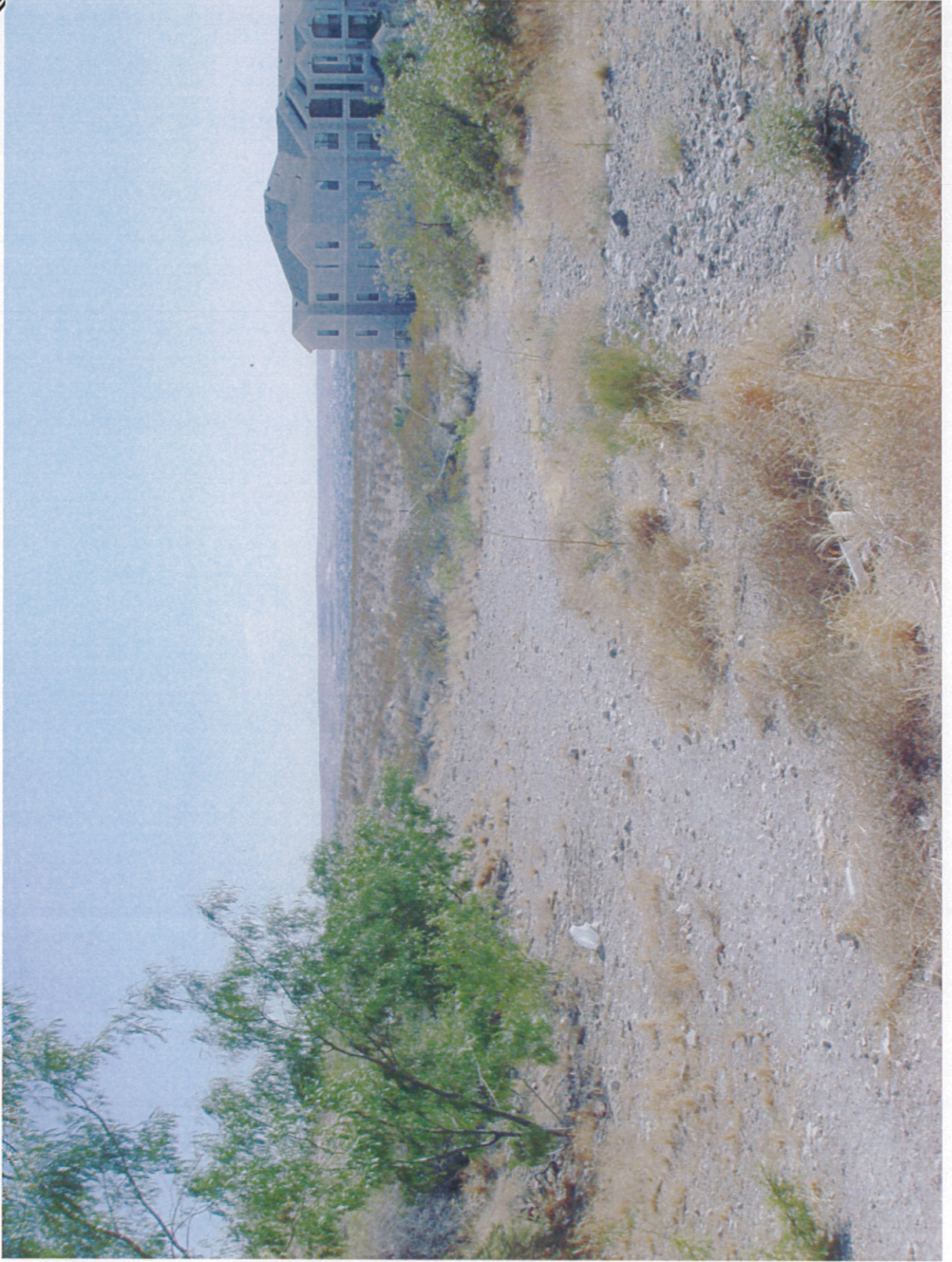


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