



OPEN SPACE ADVISORY BOARD

Wednesday, October 26, 2011, 1:30 P.M.

8th Floor Conference Room

City Hall Building, 2 Civic Center Plaza

AGENDA

1. **Meeting Called to Order**
2. **Call to the Public** (items not listed on the agenda)
3. **Discussion and Action**
 - a. Approval of Minutes: October 12, 2011
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SUSU11-00102:** The Shops at Cimarron – Being a portion of Tract 1B1, Nellie D. Mundy Survey 242, and Tracts 61D and 62E, W. H. Glenn Survey 241, City of El Paso, El Paso County, Texas
LOCATION: South of Northern Pass Drive and East of Resler Drive
PROPERTY OWNER: Hunt Communities Holding, L.P.
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Frank Delgado, (915) 541-4238, DelgadoFX@elpasotexas.gov
4. **Discussion and Action:** Report from TxDOT on the plant selection used in the landscaping plan for Transmountain.
Contact: Tony Uribe, Tony.Uribe@txdot.gov
5. **Discussion and Action:** Report from UTEP and EPWU regarding issues involved in providing water to Rio Bosque.
 - a. John Sproul, UTEP-CERM, jsproul@utep.edu;
 - b. Rudy Valdez, EPWU, rvaldez@EPWU.org; John Balliew, EPWU, jeballiew@epwu.org;
 - c. Judy Ackerman, Rio Bosque Volunteer;
 - d. Robert Hood, Roberto R. Bustamante Wastewater Treatment;
 - e. Jay Ornelas, El Paso County Water Improvement District #1;
6. **Discussion and Action** on providing access to the Ojo de Agua trailhead.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



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7. **Discussion and Action:** Cement Lake acquisition status report by El Paso Water Utilities.
Contact: Rudy Valdez, rvaldez@EPWU.org
8. **Discussion and Information:** Presentation on the ASARCO West and ASARCO East Regulating Plans.
Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov
9. **Discussion and Action:** Items for Future Agendas
10. **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 20 day of October, 2011 at 11:15
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development

Mayor
John F. Cook

City Council

District 1
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District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson





ADVISORY BOARD MINUTES

Wednesday, October 12, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 5

Joanne Burt; James H. Tolbert; Richard L. Thomas; Lois A. Balin; Charlie Wakeem, Chair;

Members Absent: 4

Katrina M. Martich, Andres Quintana, Bill G. Addington, Kevin von Finger

Planning and Economic Development Staff:

David Coronado, Lead Planner; Eddie Garcia, Lead Planner; Art Rubio, Senior Planner; Melissa Granado, Senior Planner; Kevin Smith, Planner; Andrew Salloum, Planner;

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Martha Macias, Accessibility Specialist; Trish Tanner, Jobe

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:33 p.m.

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

None.

3. Discussion and Action

a. Approval of Minutes: September 28, 2011

Chair Wakeem asked Board Members if they had any additions/corrections/revisions. There being none.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Burt and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR SEPTEMBER 28, 2011.

b. Changes to the Agenda

None.

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

- (1) SUSU11-00097 West Ten Development Replat A – Being a portion of Lot 1, West Ten Development, City of El Paso, El Paso County, Texas
- LOCATION: South of Mesa Street and West of Remcon Circle
- PROPERTY OWNER: CGGM, LLC
- REPRESENTATIVE: SLI Engineering
- DISTRICT: 1
- APPLICATION TYPE: Major Combination
- STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

Staff gave a PowerPoint presentation and noted the subdivision is located within the Hillside Development Area (HDA).

Chair Wakeem asked if Board Members had any further comments or discussions. There being none.

MOTION:

Motion made by Mr. Thomas, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE.

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

- (1) PZDS11-00019: Lot 1, Block 42, Ridge View Estates Unit 16, City of El Paso, El Paso County, Texas
- LOCATION: 1452 Redd Road
- REQUEST: Detailed Site Development Plan Review per Ordinance No. 9363
- ZONING: C-1/sc (Commercial/special contract) and C-3/sc (Commercial/special contract)
- PROPERTY USE: Private Recreational Facility
- PROPERTY OWNER: EZAR Properties, L.P.
- REPRESENTATIVE: Design Alliance L.L.C.
- DISTRICT: 1
- APPLICATION TYPE: Major Combination
- STAFF CONTACT: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Staff gave a PowerPoint presentation on the details of this case.

Chair Wakeem asked if Board Members had any further comments or discussions. There being none.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE.

4. **Discussion and Action** on providing access to the Ojo de Agua trailhead.
Contact: Charlie Wakeem, charliewak@sbcglobal.net; Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a PowerPoint presentation and responded to comments and questions from the Board.

Chair Wakeem requested Staff place the item on the next OSAB agenda.

NO ACTION WAS TAKEN.

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

Chair Wakeem requested the following postponed items for the next OSAB agenda:

1. *Rio Bosque*
 - a. Mr. Valdez stated a Representative from the EPWU-PSB would be present;
 - b. Ms. Balin requested a Representative from the El Paso Water Improvement District #1 also be present; and
 - c. Chair Wakeem requested a Representative from the EPWU-PSB, Roberto R. Bustamante Wastewater Treatment Plant, also be present
 - d. Presentation on Water Issue at Rio Bosque, Ms. Judy Ackerman, Rio Bosque volunteer
2. *TxDOT I-10 landscape plan*
TxDOT report on type(s) of plants proposed
3. *Ojo de Agua Trailhead Access*
4. *Cement Lake update*
5. *ASARCO West and East Regulating Plans*

Chair Wakeem asked if Board Members had any further comments or discussions. There being none.

6. **Adjournment**

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Burt and UNANIMOUSLY CARRIED TO ADJOURN AT 1:56PM.



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00102 The Shops at Cimarron
Application Type: Major Combination
CPC Hearing Date: November 3, 2011
Staff Planner: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov
Location: South of Northern Pass Drive and East of Resler Drive
Legal Description Acreage: 28.24 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-3c (Commercial/condition)
Proposed Zoning: C-3c (Commercial/condition)

Nearest Park: Unnamed Park (adjacent to northeast)
Nearest School: Brown Middle School (0.43 miles)
Park Fees: \$28,240
Impact Fee: The property is not located in an impact-fee area.

Property Owner: Hunt Communities Holding, L.P.
Applicant: Hunt Communities Holding, L.P.
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: C-3c (Commercial/condition)/ Vacant
South: C-3c (Commercial/condition)/ Vacant
East: R-3A & R-3A/c (Residential)/ Pond & Vacant
West: C-4 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed Use

APPLICATION DESCRIPTION

The applicant is proposing commercial development on this 28.24-acre parcel and is proposing 12 lots. Applicant requested and received vesting under the previous subdivision code in whole/in part with the exception of using Section 19.04.050 Revisions to Final Plat in the current subdivision code. The applicant is seeking the following modifications: To allow the use of the Multi-Family and Commercial/Industrial Local Street #2 with a 56-foot right-of-way from the current code and to include a 10-foot hike & bike trail, raised medians, angled parking, and a larger landscaped parkway.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

Approval with modifications

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends approval of The Shops at Cimarron on a major combination basis and with the modifications, based on compliance with Title 19 and with reason #3 [Section 19.04.170.A.3 Modifications of conditions-General states that (t)he subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.], and subject to the following conditions and requirements:

PLANNING & ECONOMIC DEVELOPMENT RECOMMENDATION

Approval with modifications

OPEN SPACE ADVISORY BOARD RECOMMENDATION

Pending

LAND DEVELOPMENT—ENGINEERING & CONSTRUCTION MANAGEMENT COMMENTS AND REQUIREMENTS

No objections.

The Subdivision is within Flood Zone A1–Panel # 480214 0016 C, dated February 5, 1986

PARKS & RECREATION DEPARTMENT COMMENTS

Please note that Engineer has requested "Park credits" for the construction of a 10'X1,060' Hike & Bike trail within this development; Parks Department hereby respectfully denies request for credits.

Also please note that this subdivision is zoned "C-3/c" thus meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted covenants restricting all parcels to commercial use only therefore, "Park fees" are required in the amount of **\$28,240.00** based on the following:

Fees calculated as follows:

Commercial acreage 28.24 (rounded to two decimals) @ \$1,000.00 per acre = **\$28,240.00**

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

1. EPWU does not object to this request
2. The EPWU has entered into a development Agreement with the developers of the future Paseo del Norte Boulevard to construct a 12-inch diameter water main, a 15-inch diameter

sanitary sewer main, and a 20-inch diameter reclaim water main along Paseo Del Norte Blvd. Said mains will be available for service after EPWU issued final acceptance.

Water:

3. There is an existing 12-inch diameter water main that extends along Northern Pass Drive that is available for service. The alignment of the water main varies between the northeast and northwest property lines.
4. There is an existing 30-inch diameter transmission water main extending along Northern Pass Drive, the water main is located approximately 15-ft south from the center right-of-way line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
5. There is an existing 24-inch diameter transmission water main extending along Resler Drive, the water main is located approximately 16-ft east from the western right-of-way line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
6. Previous water pressure reading from fire hydrant # 8225 located at the northwest intersection of Northern Pass and Resler Drive, have yielded a static pressure of 108 (psi) pounds per square inch, a residual pressure of 100 (psi) pounds per square inch and a discharge of 1404 (gpm) gallons per minute
7. Water service to the subject property will require the extension of a water main(s) thru the property from Paseo del Norte to Resler. Two bored crossings across Resler will be required.
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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

9. There is an existing 12-inch diameter sanitary sewer main that extends along Northern Pass Drive that is available for service. The sewer main is located approximately 15-ft north from the center right-of-way line.
10. There is an existing 12-inch diameter sanitary sewer main extending along Resler Drive that is available for service, the sanitary sewer main is located approximately 52-ft west from the eastern right-of-way property line. This main dead-ends at approximately 1290-feet south of Northern Pass Drive. A 40-ft, 12-inch diameter stub-out that extends east from a manhole located north of the Paseo del Norte & Resler intersection is available for service. Extensions from this stub-out maybe necessary to provide service.

Reclaim:

11. There is an existing 16-inch diameter reclaim water main extending along Resler Drive, the reclaim water main is located about 35-ft west from the eastern right-of-way property line.

General:

12. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan,

grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

STORMWATER DIVISION— EL PASO WATER UTILITIES COMMENTS

1. Design of the ponding area shall meet all subdivision ordinance requirements for a retention pond. Provide any preliminary geotechnical test results, especially any boring test results in the vicinity of the proposed ponding area.
2. Increase the width of the off-site drainage easement (extending from the Cimarron Unit One subdivision to Cimarron Market Drive) to 20 feet.
3. Provide 15-foot wide public drainage easements along Resler Drive (within Lots 3 and 4, Block 3) to accommodate existing and proposed storm drain pipes.
4. Provide private drainage easements to accommodate all proposed private stormwater infrastructure located outside public right-of-way within Lot 1, Block 1; Lot 2, Block 4; and Block 2.
5. 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.
6. EPWU strongly recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at common open spaces and landscaped areas.

FIRE DEPARTMENT COMMENTS

No comments received.

SUN METRO COMMENTS

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian connectivity to mass transit services.

DEPARTMENT OF TRANSPORTATION COMMENTS

1. Cimarron Market shall comply with Section 19.15.010 (Dead End Streets).
2. Developer shall be responsible for their proportionate share of the traffic signals proposed for the following intersections:
 - a. Northern Pass Drive at Resler Drive
 - b. Paseo Del Este Drive at Resler Drive
 - c. Helen of Troy Drive at Resler Drive
3. Provide a copy of the maintenance agreement for the proposed landscaped medians and hike/bike trails proposed within the subdivision development.

NOTE:

All proposed and/or existing paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

911 DISTRICT COMMENTS

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.

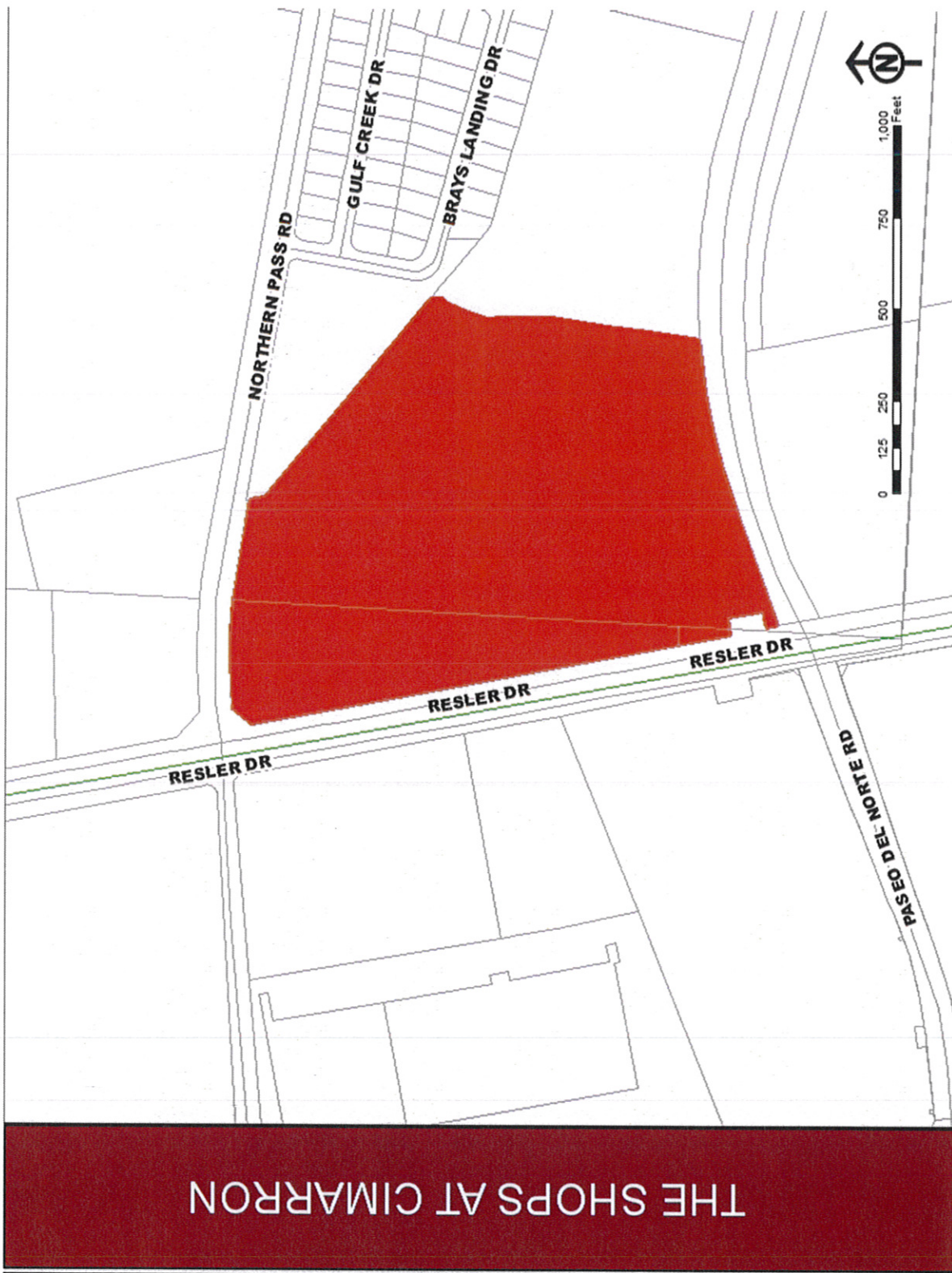
ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

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.

Attachments

1. Location Map
2. Aerial Map
3. Preliminary Plat
4. Final Plat
5. Modification Request
6. Vesting Rights Petition
7. Application

ATTACHMENT 1



ATTACHMENT 2



[illegible]

[illegible]

ATTACHMENT 5

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

October 11, 2011

Honorable City Plan Commission
City of El Paso
2 Civic Center Plaza
El Paso, TX 79999

Dear Chair R. Brooks Vandivort and Commissioners:

Subject: The Shops at Cimarron – Major Combination –

Request for Modification

This proposed site of +/- 28.241 acres includes commercial lots and private common open spaces.

We hereby request modification to the Subdivision Ordinance as follows:

We would like to request to use the Multi-Family and Commercial /Industrial Local Street 2 (56' R.O.W) under the new Subdivision Ordinance and with some modifications to this cross-section to include; raised medians, 10' hike/bike trail, angled parking and larger landscape parkway. Please refer to the cross-section key map and cross-sections for illustration purposes.

Thank you for your attention and consideration.

Sincerely,

Sal Alonzo
Project Engineer

ATTACHMENT 6

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

October 11, 2011

Mr. Eduardo Garcia
Subdivision Coordinator
City of El Paso
2 Civic Center Plaza
El Paso, TX 79901

Vested Rights Letter

Dear Mr. Garcia:

Subject: The Shops at Cimarron

This letter is the vested rights petition for the subject subdivision in accordance with Title 1.04.070- Vested Rights. This subdivision is subject to the standards in effect in 2003 during the approval of the Rancho Las Lomas Land Study (Approved by CPC on September 18, 2003).

We also would respectfully request that Section 19.4.5- Revisions to Final Plat of the new subdivision ordinance be applied to this subdivision submittal.

Should you have any questions, please contact me at 915-877-4155, ext. 103.

Thank you.

Sincerely,

Sal Alonzo
Project Engineer

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 6-11-11 FILE NO. SUSU11-00109
SUBDIVISION NAME: The Shops @ Cimarron

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tract 181 Nellie D. Mundy Survey 242, and Tracts 61D and 62E, N.H. Glenn Survey 241, City of El Paso, El Paso County, Texas
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.855</u>	<u>3</u>
Apartment	_____	_____	Ponding & Drainage	<u>1.384</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	<u>PT. C.O.S</u>	<u>0.169</u>
Park	_____	_____		_____	<u>9</u>
School	_____	_____	Total No. Sites	_____	_____
Commercial	<u>22.833</u>	<u>12</u>	Total (Gross) Acreage	<u>28.241</u>	_____
Industrial	_____	_____		_____	_____
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, list more than one)
Sheet flow, drainage structures, paved
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 X No _____
If answer is "Yes", please explain the nature of the modification or exception
Refer to attached letter
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 19.47- Vested Rights (See Attached).

Rancho Las Lomas Land Study (Approved by CPC on September 18, 2003)
- Refer to attached letter

12. Owner of record Hunt Communities Holding, L.P. (C/O 14)
(Name & Address) (Zip) (Phone)

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

14. Engineer CSA Design Group 1845 Montgomerie Dr. 77412 (905) 877-4155
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: Hunt Communities Holding, L.P.
REPRESENTATIVE: [Signature]

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

SMARTCODE APPLICATION

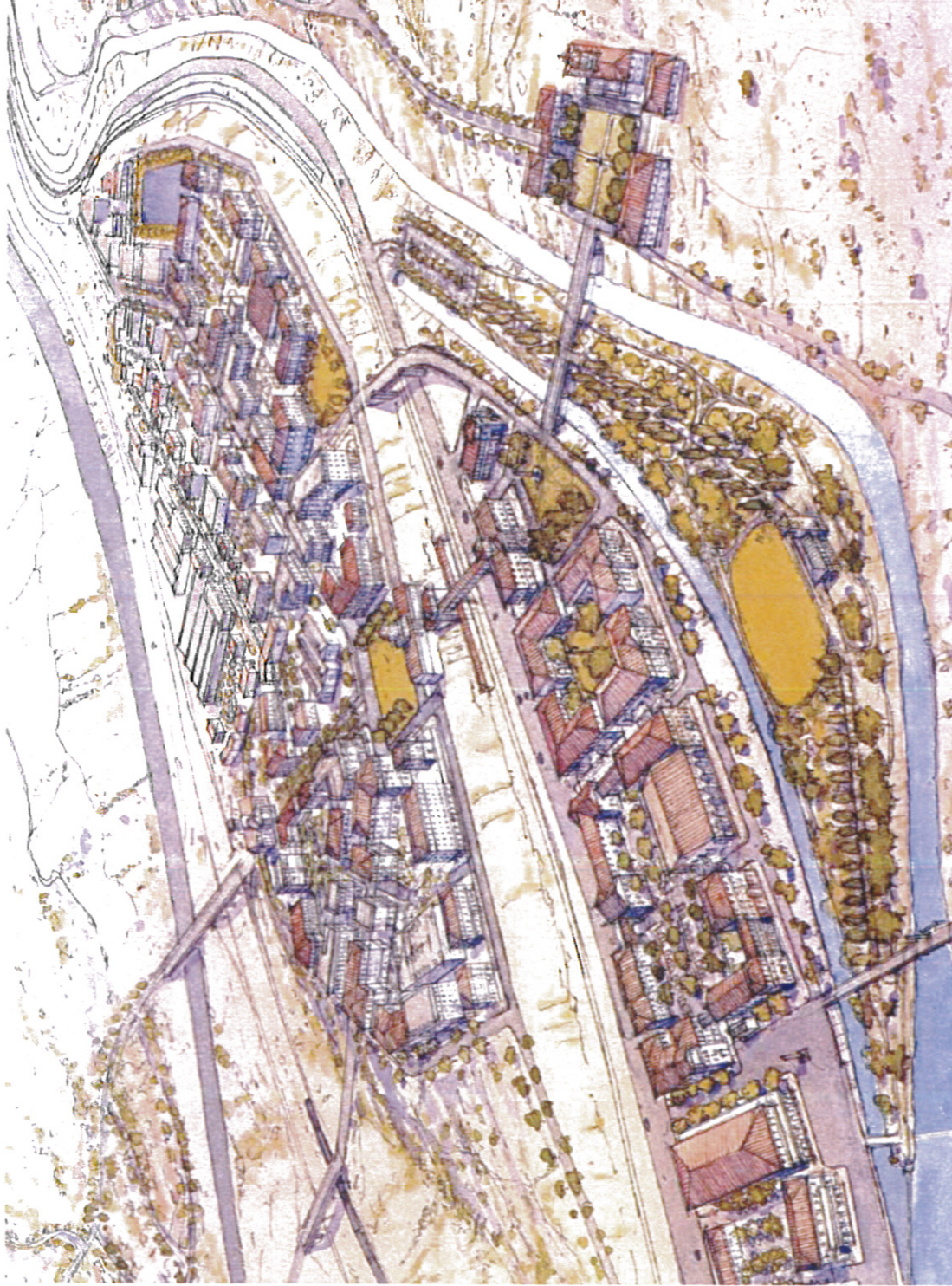
EL PASO, TEXAS CODE OF ORDINANCES

TITLE 21 APPLICATION

ASARCO WEST

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☐	Page 6	PROJECT SIZE AND BOUNDARY
☐	Page 7	TRANSECT ZONE ALLOCATION
☐	Page 8	MAXIMUM BLOCK SIZE
☐	Page 9	CIVIC SPACE AND BUILDINGS
☐	Page 10	SPECIAL REQUIREMENTS
☐	Page 11	THOROUGHFARE ASSIGNMENT
☐	Page 12	DENSITY CALCULATIONS
☐	Page 12	WARRANT REQUESTS
☐	Page 13	BLACK AND WHITE COPY FOR RECORDING
☐	Page 14	ADDITIONAL ASSEMBLIES



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

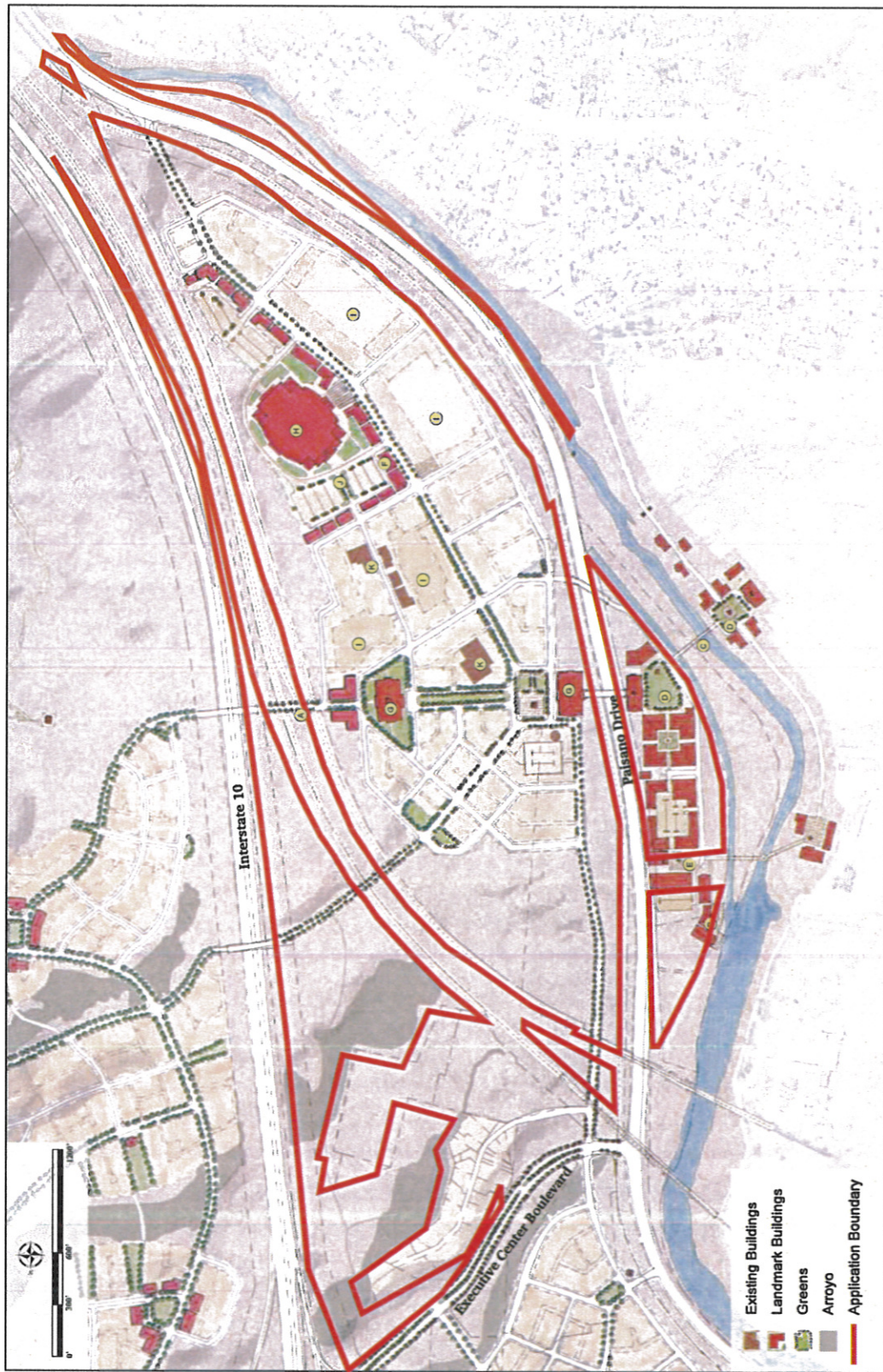
ILLUSTRATIVE PLAN

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

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

General Recommendations

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





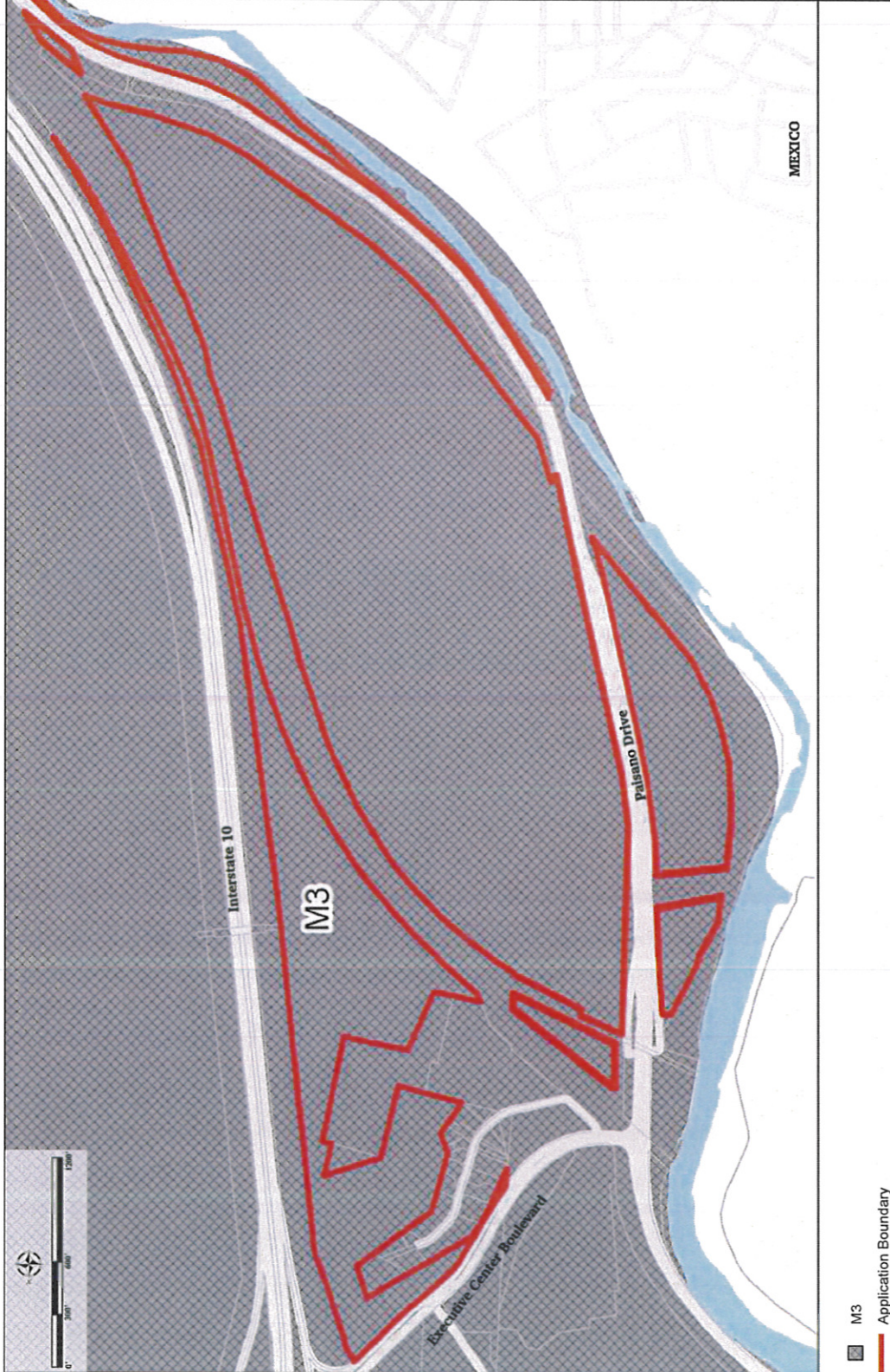
AERIAL
An aerial of the site shows its current heavy industrial character and proximity to Mexico.

SITE PLAN

Per section 21.10.010 must include:

- ☐ (B)(1) Site plan (see page 6)
- ☐ (B)(2) Copy of zoning map (see page 5)
- ☐ (B)(3-5) Proposed locations of transect zones including the locations of special districts, proposed throughfare, net-works and block layout (see page 7)
- ☐ (B)(7) Proof of notice of proposed ap-plication to any recognized neighor-hood association





ZONING MAP

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

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

The legal description for ASARCO West is:

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

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

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

Barker Survey 10 Abstract #7, TR 24, PIDN: X010999000002400

Barker Survey 10 Abstract #7, TR 25 PIDN: X010999000002500

Harrison Survey 54, Abstract #2804, PIDN: X05499900000700

Harrison Survey 54, Abstract #2804, PIDN: X054999000005000

Harrison Survey 54, Abstract #2804, PIDN: X0549990000010100

Harrison Survey 54, Abstract #2804, PIDN: X054999000000300

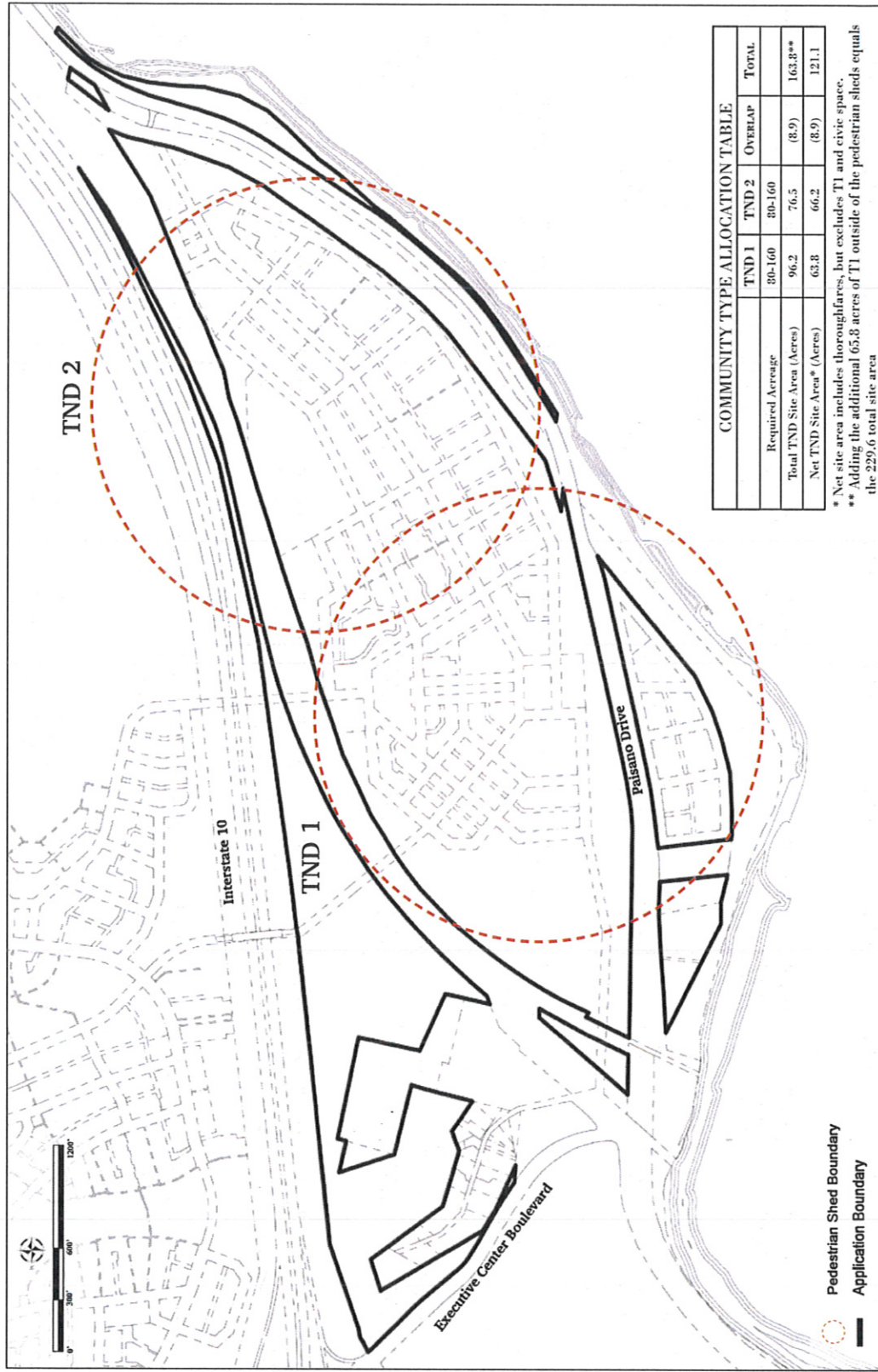
Located in Tract 14, Block 100.

M3

Application Boundary

PROJECT SIZE & BOUNDARY

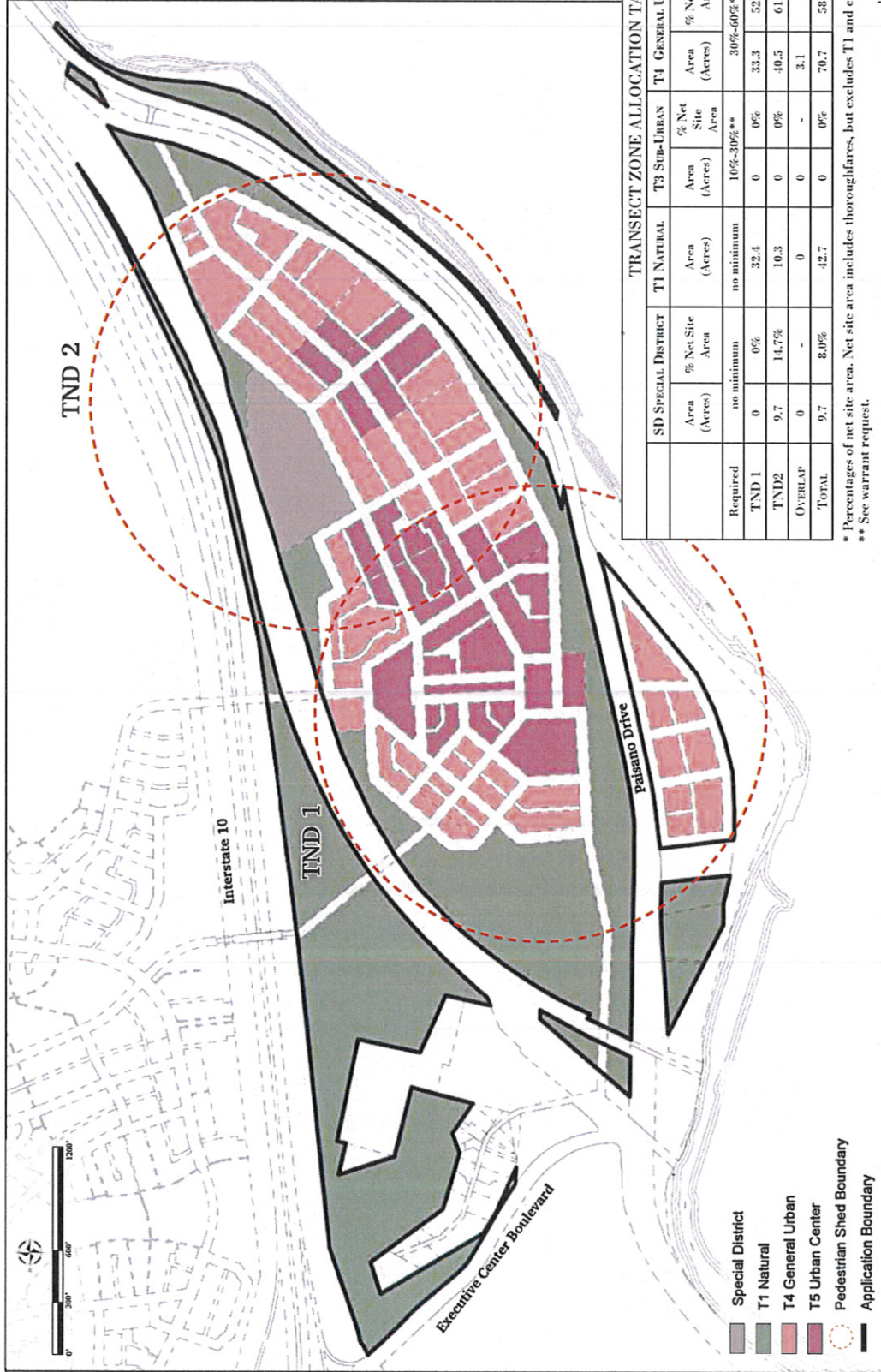
- ☐ Identify application type (see below)
- ☐ Identify pedestrian shed(s)
Pedestrian shed requirements for a TND are set forth in sections 21.30.030 (B)
- ☐ Identify community type (see below)
- ☐ Identify project boundaries based on pedestrian shed
- ☐ Compliance with minimum continuous acreage requirements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



PROJECT DATA	
PROJECT NAME:	ASARCO West
APPLICATION TYPE:	New Community
COMMUNITY TYPE:	Traditional Neighborhood Development with Residential Restrictions
TOTAL SITE AREA:	229.6 acres
NET SITE AREA:	121.1 acres
PEDESTRIAN SHED:	2 pedestrian sheds

COMMUNITY TYPE ALLOCATION TABLE				
	TND 1	TND 2	OVERLAP	TOTAL
Required Acreage	80-160	80-160		
Total TND Site Area (Acres)	96.2	76.5	(8.9)	163.3**
Net TND Site Area* (Acres)	63.8	66.2	(8.9)	121.1

* Net site area includes thoroughfares, but excludes T1 and civic space.
 ** Adding the additional 65.3 acres of T1 outside of the pedestrian sheds equals the 229.6 total site area



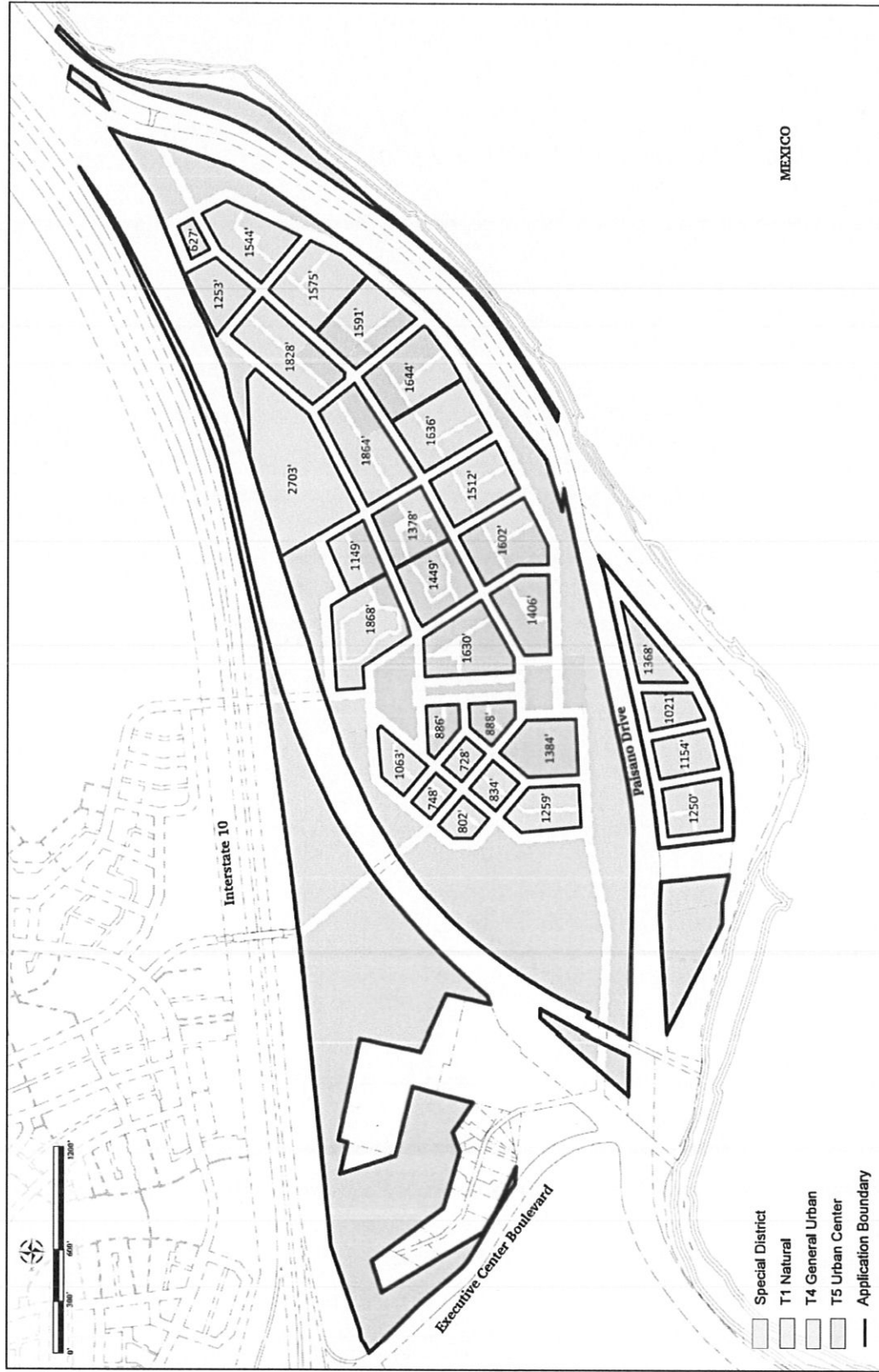
MAXIMUM BLOCK SIZE

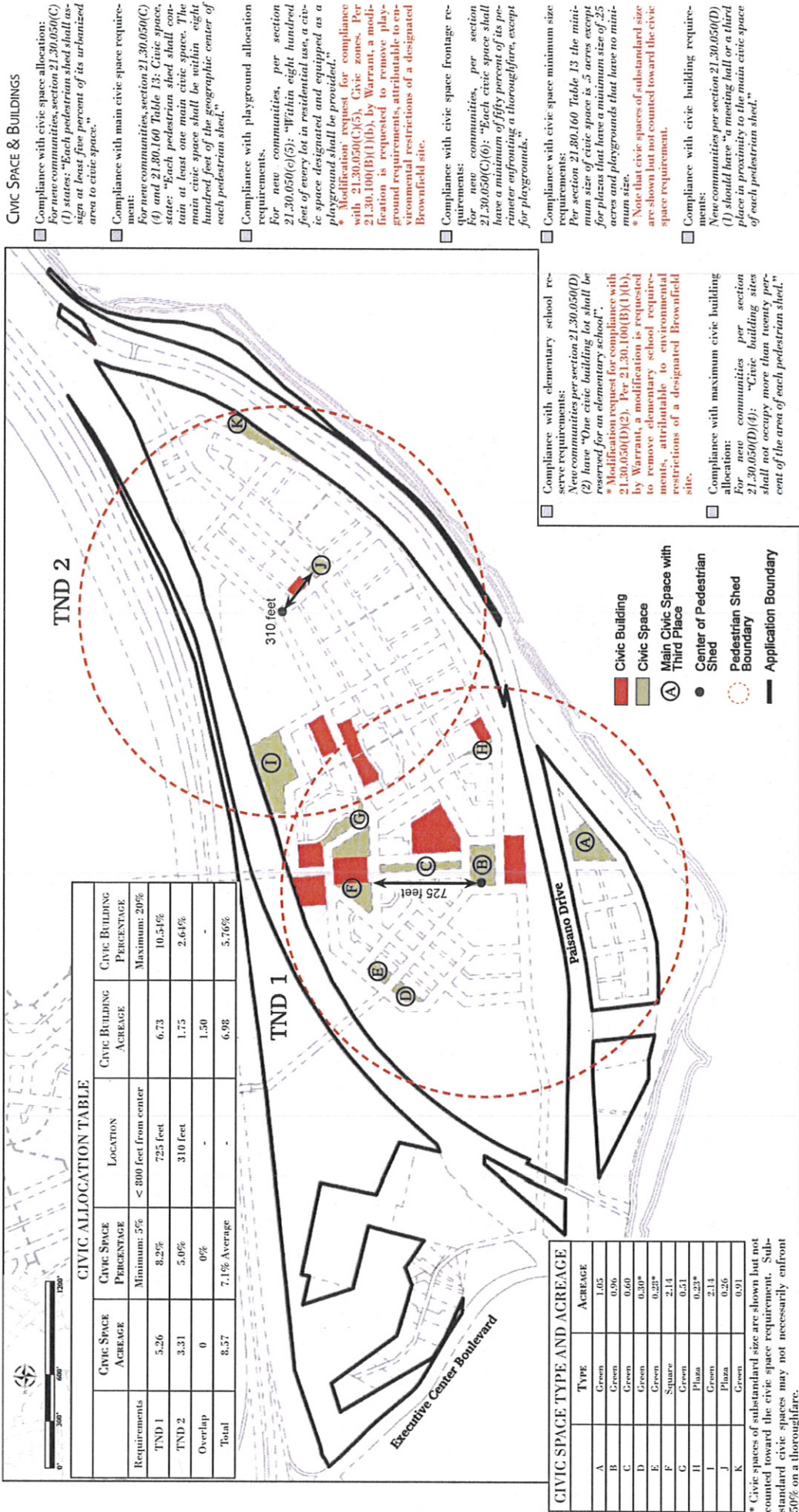
- Compliance with maximum block size requirements as set forth in 21.80.170 Table 14; Summary Table, section C;

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

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

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





SPECIAL REQUIREMENTS

- Compliance with special requirements for shopfronts:

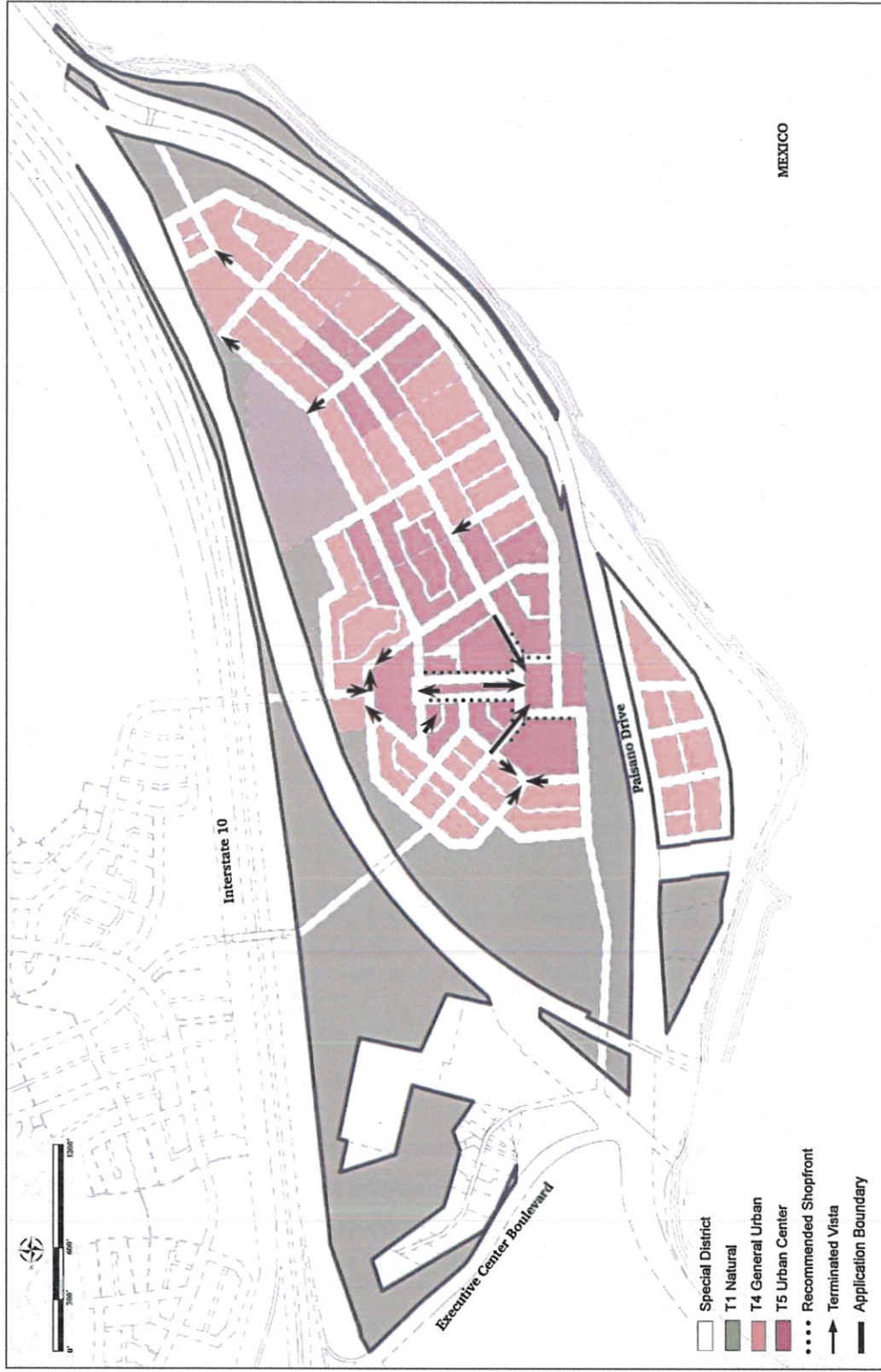
For new communities, per section 21.30.090 (A)(2): "A designation for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of the frontage..."

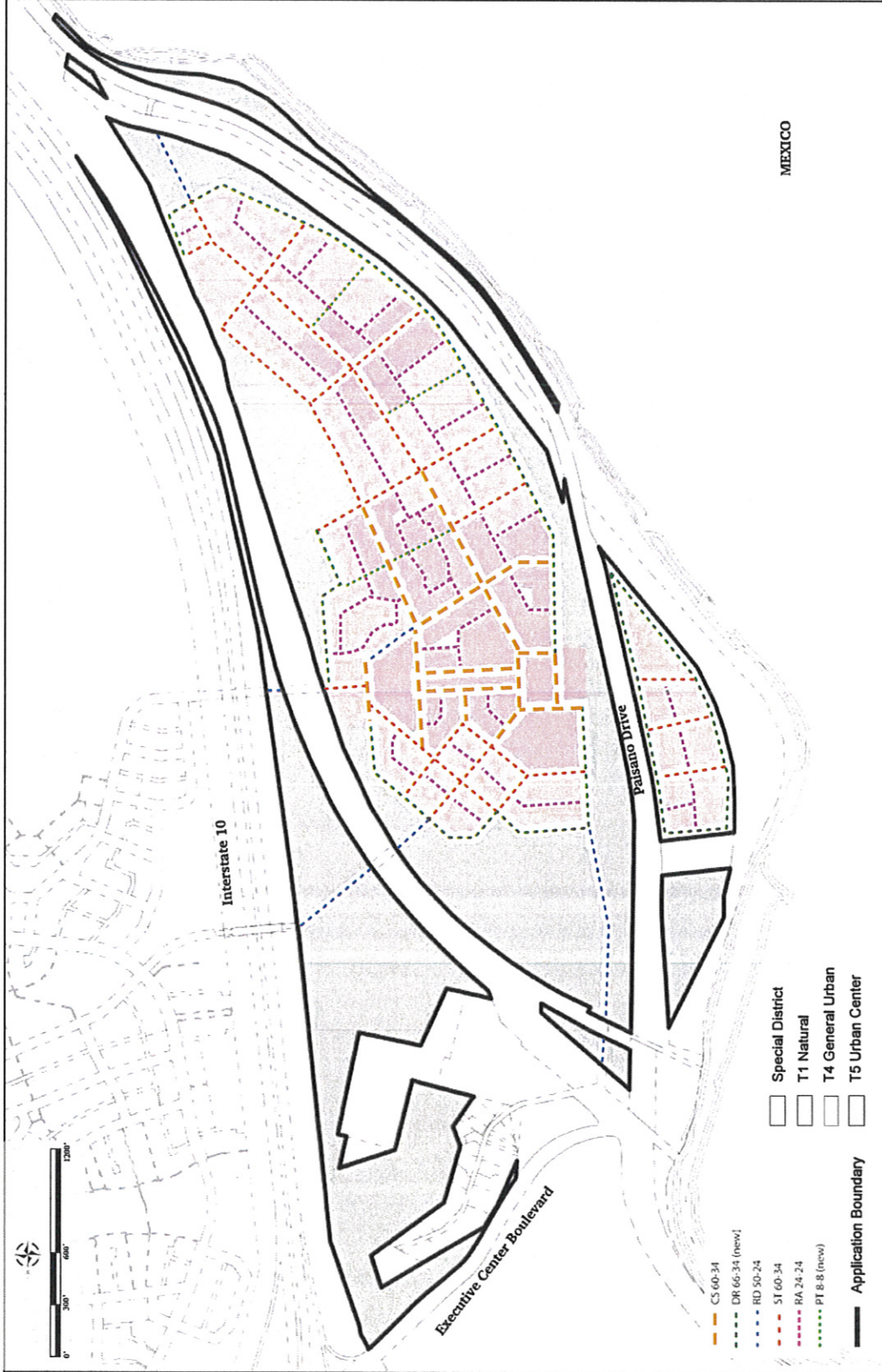
The locations indicated are a recommendation.

- Compliance with special requirements for terminated vistas:

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

The locations indicated are a recommendation.





THOROUGHFARE ASSIGNMENT

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

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

Number of Cul-de-sacs: None

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

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

Number of lots fronting a passage: None

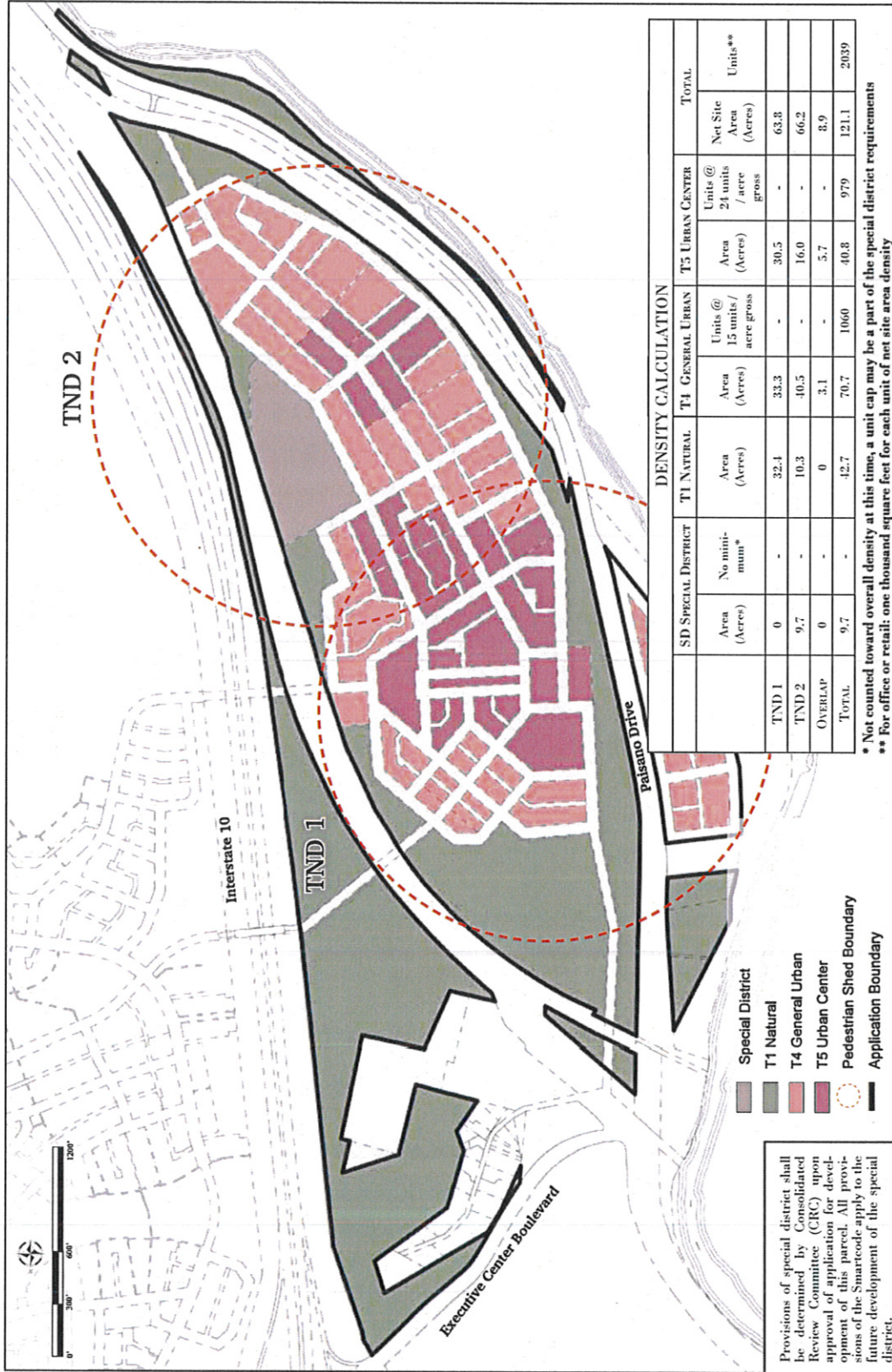
DENSITY CALCULATIONS

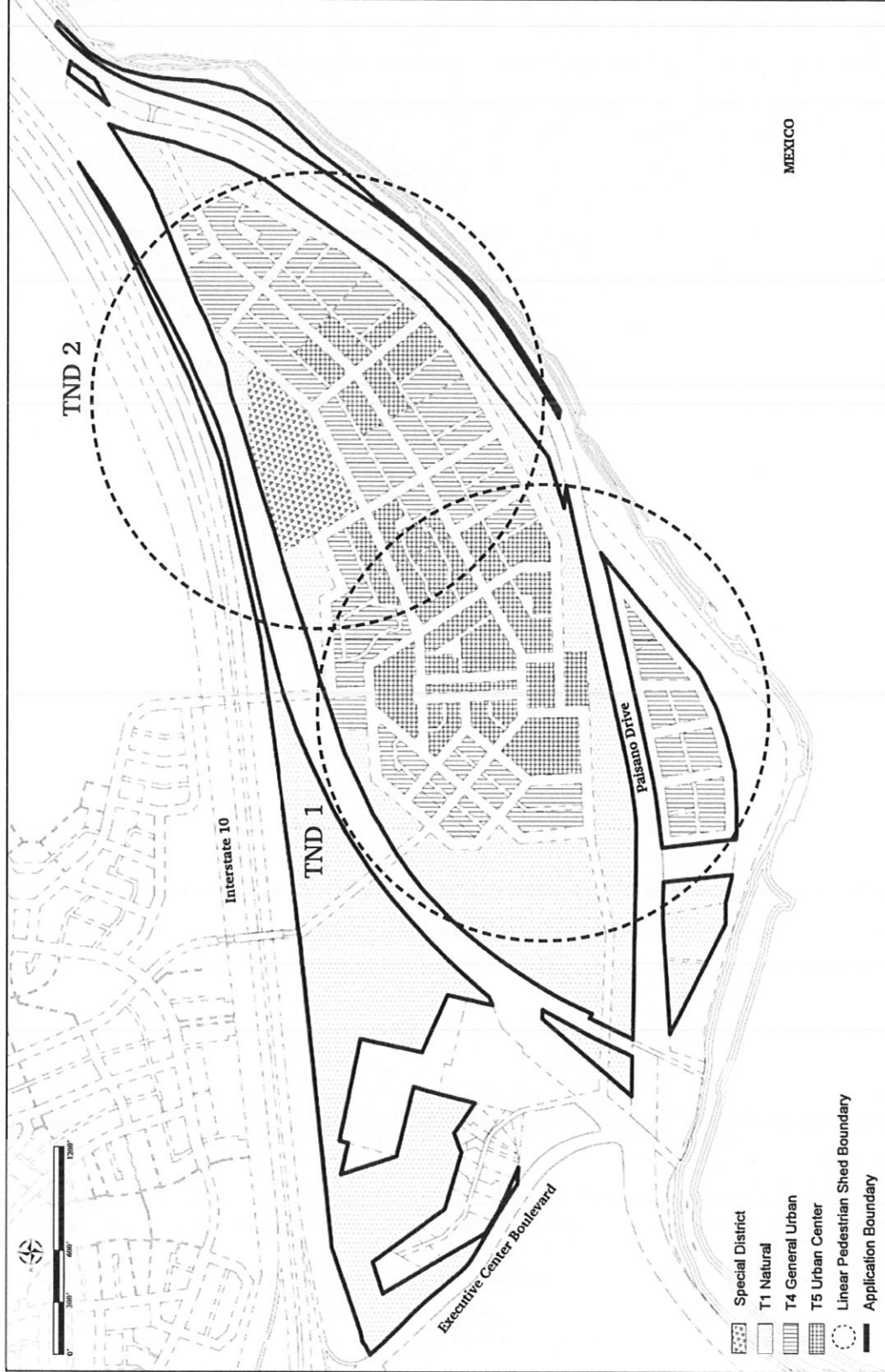
- Compliance with 21.30.030(B) "Density shall be expressed in terms of housing units per acre as specified for the area of each Transit Zone by Table 14b."

WARRANT REQUESTS

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

- Modification request for compliance with minimum continuous acreage requirements for selected community types per sections 21.30.030 and 21.40. Per 21.30.100(B)(1)(a), by Warrant, a modification is requested to reduce continuous acreage requirements, attributable to environmental restrictions of a designated Brownfield site.
- Modification request for compliance with 21.30.130, Table 12: Specific function and use; No residential uses or lodging uses shall be allowed under this application. Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove residential uses, attributable to environmental restrictions of a designated Brownfield site.
- Modification request for compliance with transit zone allocation requirements as set forth in 21.30.170 Table 14: Summary Table, section A. Allocation of Zones for TND. Per 21.30.100(B)(1)(c), by Warrant, a modification is requested to reduce T3 allocation to zero percent and adjust other allocation requirements accordingly, attributable to environmental restrictions of a designated Brownfield site.
- Modification request for compliance with 21.30.050(C)(5), Civic zones. Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove elementary school requirements, attributable to environmental restrictions of a designated Brownfield site.
- Modification request for compliance with 21.30.050(D)(2). Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove elementary school requirements, attributable to environmental restrictions of a designated Brownfield site.





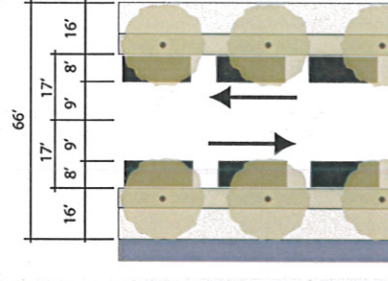
ADDITIONAL ASSEMBLIES

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

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

ST-57-20

Pavement Width
Right-of-Way Width
Streetscape Type



THOROUGHFARE TYPES

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

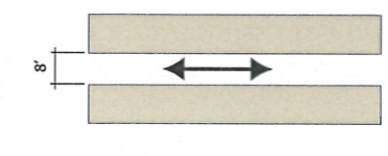
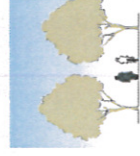
DR 66-34

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

Drive
T3, T4, T5, T6
66 feet
34 feet
Slow Movement
25 MPH
9.9 Seconds
2 lanes
8 feet (both sides)
15 feet
Varies by Transect
8 foot sidewalk
8 foot Continuous Planter
Curb
Trees at 30 feet o.c. Average
NA

PT 8-8

Pedestrian
T2, T3, T4, T5
8 feet
8 feet
Pedestrian Movement
NA
NA
NA
None
NA
Varies by Transect
8 foot sidewalk
None
None
Varies
NA

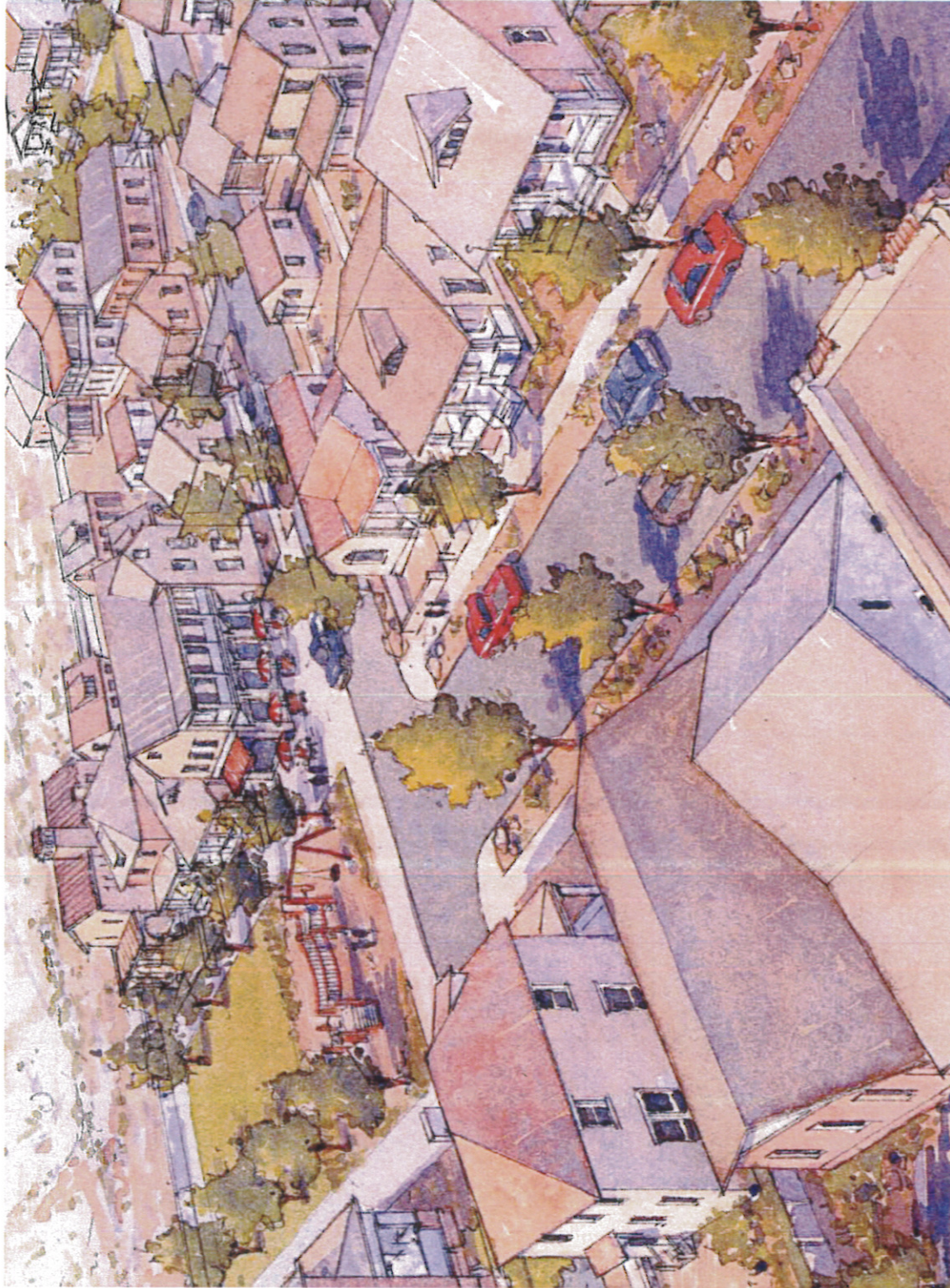


SMARTCODE APPLICATION
EL PASO, TEXAS CODE OF ORDINANCES
TITLE 21 APPLICATION

ASARCO EAST

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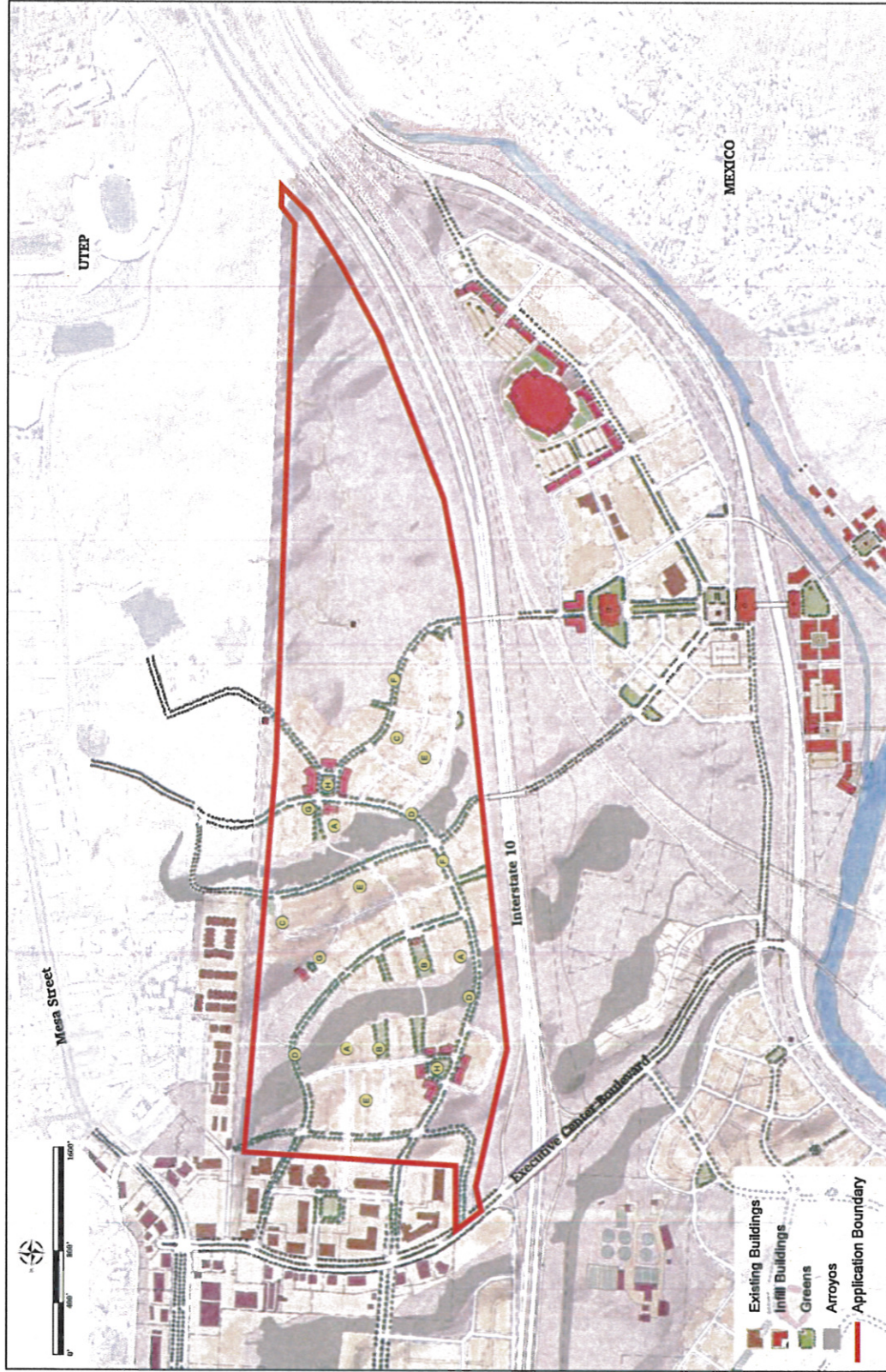
☐ Page 2	ILLUSTRATIVE PLAN
☐ Page 3	AERIAL
☐ Page 4	SMARTCODE ZONE APPLICATION
☐ Page 5	EXISTING ZONING
☐ Page 6	PROJECT SIZE AND BOUNDARY
☐ Page 7	TRANSECT ZONE ALLOCATION
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☐ Page 9	CIVIC SPACE AND BUILDINGS
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☐ Page 14	BLACK AND WHITE COPY FOR RECORDING
☐ Page 15	ADDITIONAL ASSEMBLIES



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

ILLUSTRATIVE PLAN

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



General Recommendations

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

AERIAL

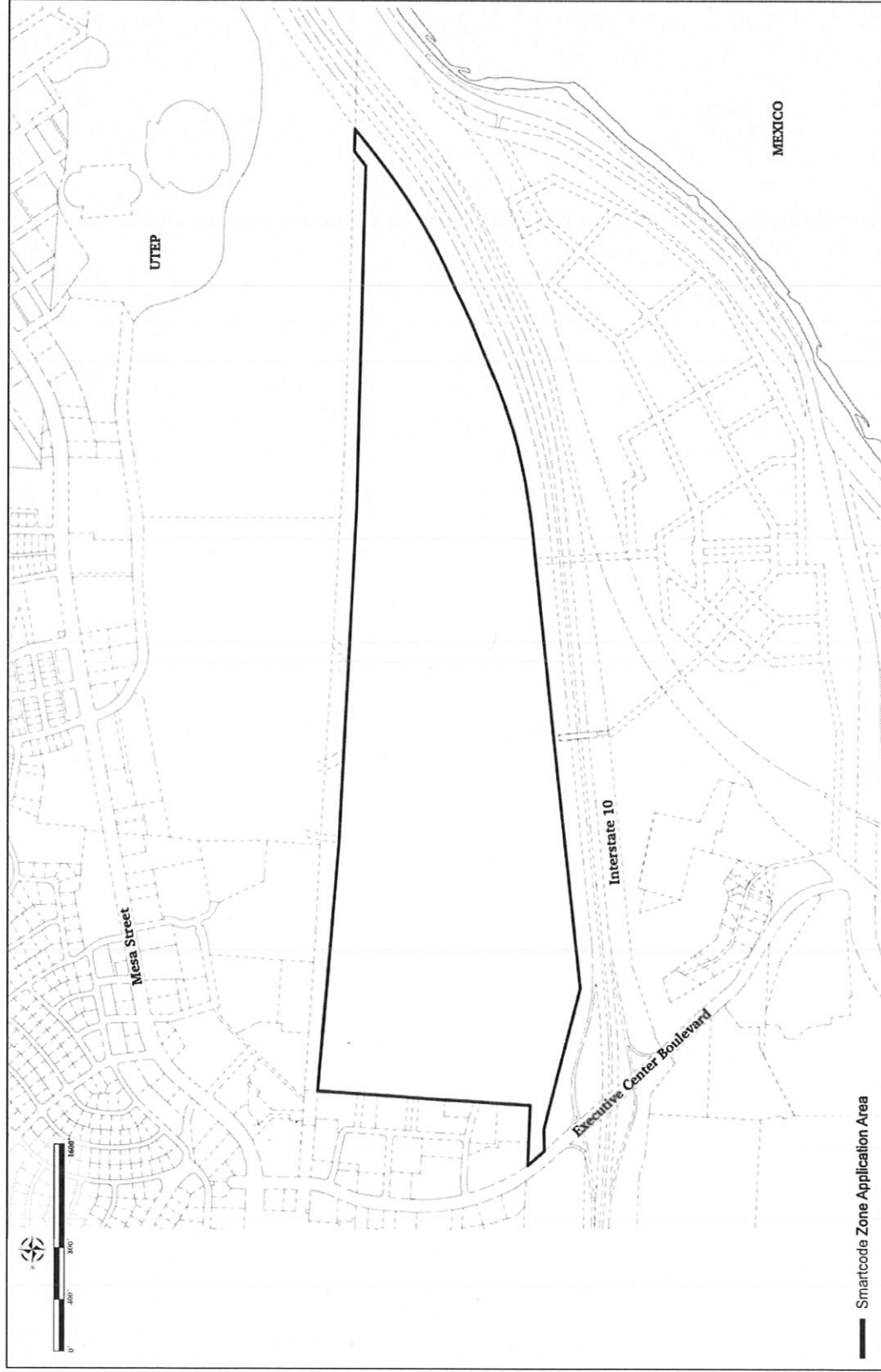
An aerial of ASARCO East shows the site's unique position as one of the only large undeveloped properties in central El Paso, adjacent to UTER commercial properties, and residential neighborhoods.



SITE PLAN

Per section 21.10.040 must include:

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





ZONING MAP

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

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

The legal description for ASARCO East is:

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

Located in Tract 14, Block 200.

PROJECT SIZE & BOUNDARY

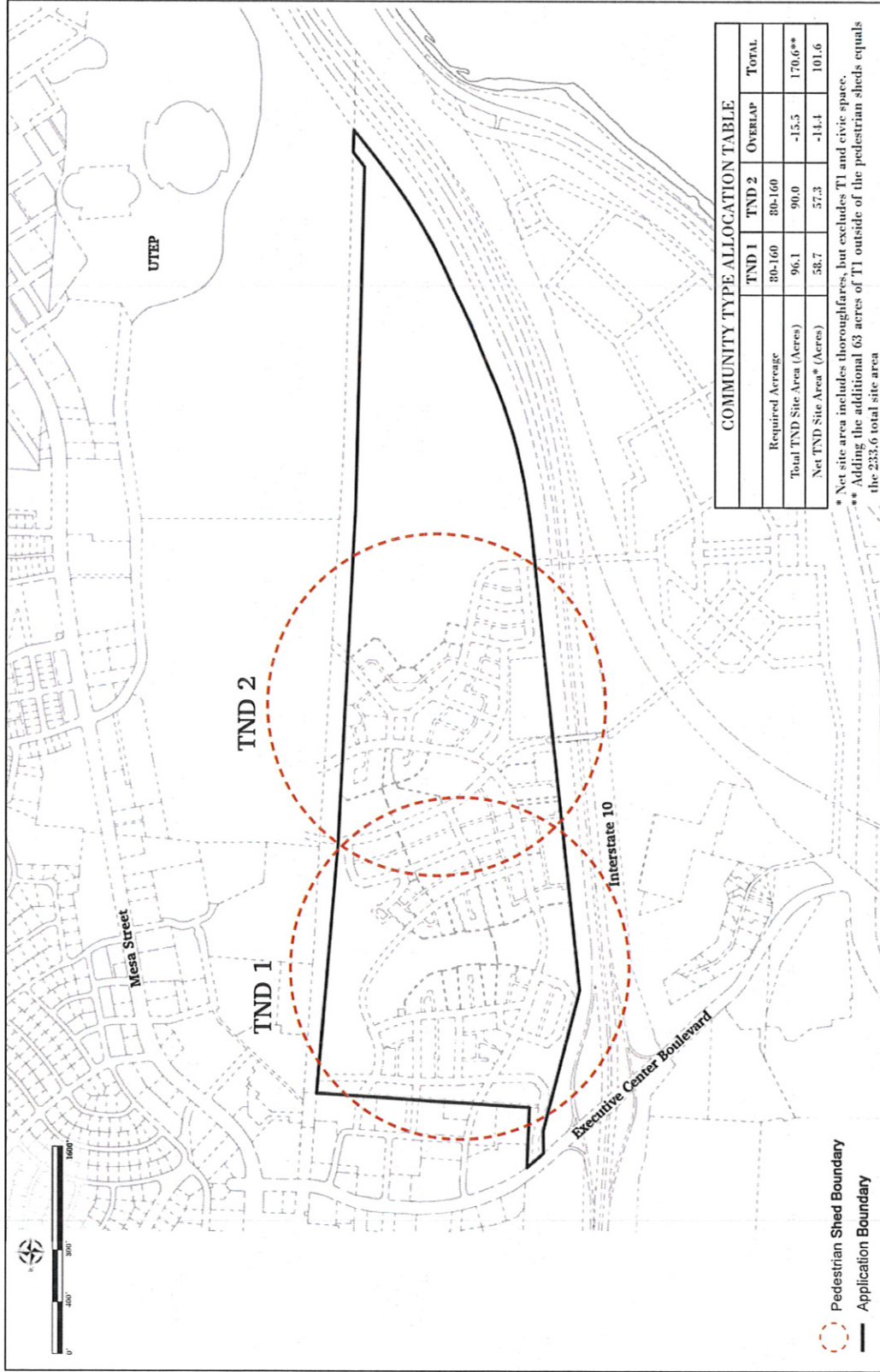
- ☐ Identify application type (see below)
- ☐ Identify pedestrian shed(s).
- ☐ Pedestrian shed requirements for a TND are set forth in sections 21.30.030 (B)
- ☐ Identify community type (see below)
- ☐ Identify project boundaries based on pedestrian shed.
- ☐ Compliance with minimum continuous acreage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

For TNDs: "A Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred and sixty acres."

- ☐ Compliance with allocation of land outside pedestrian sheds.
- For New Communities, per section 21.30.020 (C): "Any remnants of the site outside the pedestrian sheds shall be assigned to transit zones T1 through T3, civic space or special districts."

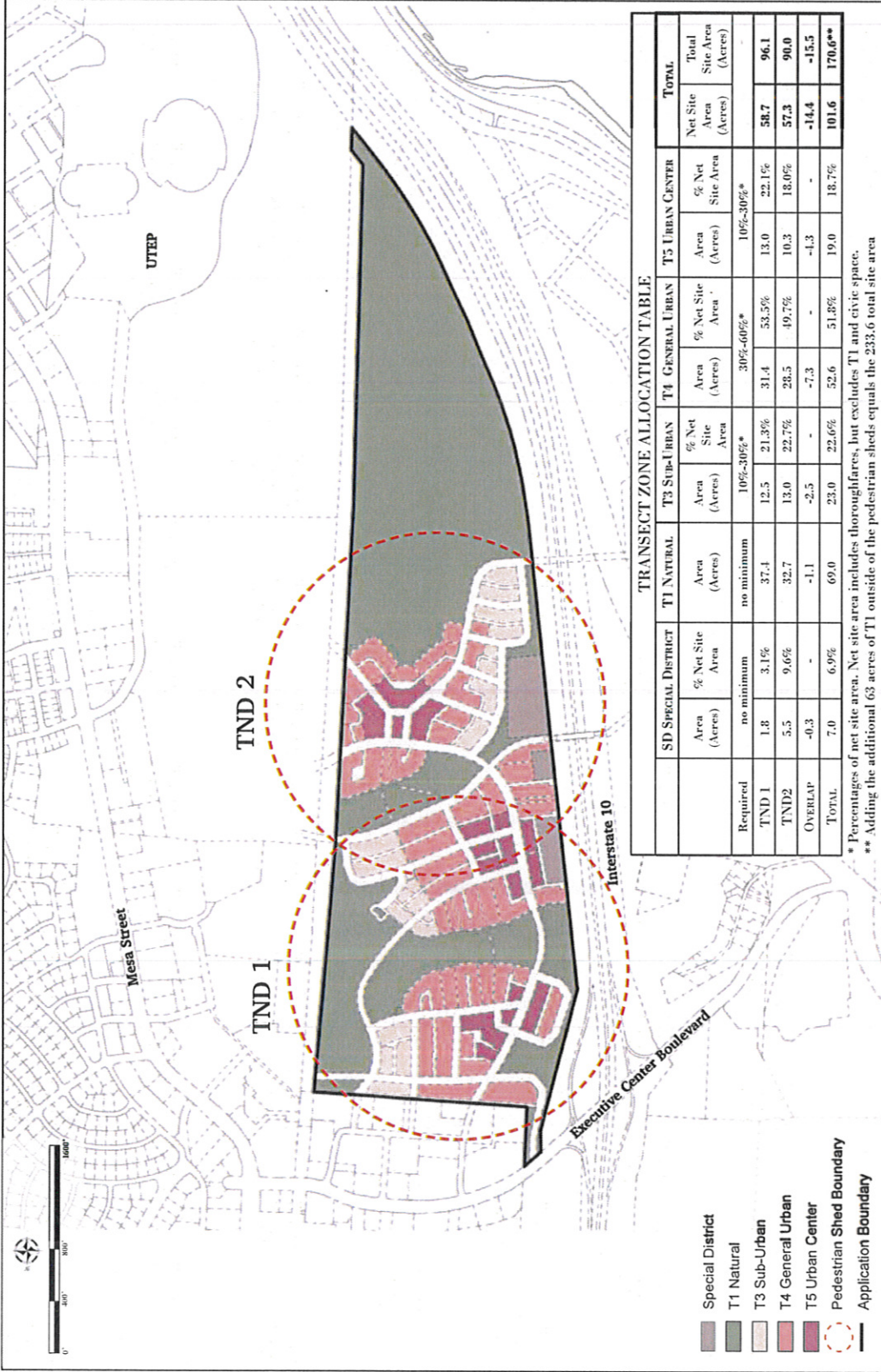
PROJECT DATA

PROJECT NAME:	ASARCO East
APPLICATION TYPE:	New Community
COMMUNITY TYPE:	Traditional Neighborhood Development
TOTAL SITE AREA:	233.6 Acres
NET SITE AREA:	101.6 Acres
PEDESTRIAN SHED:	2 pedestrian sheds



COMMUNITY TYPE ALLOCATION TABLE				
	TND 1	TND 2	OVERLAP	TOTAL
Required Acreage	80-160	80-160		
Total TND Site Area (Acres)	96.1	90.0	-15.5	170.6**
Net TND Site Area* (Acres)	58.7	57.3	-14.4	101.6

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



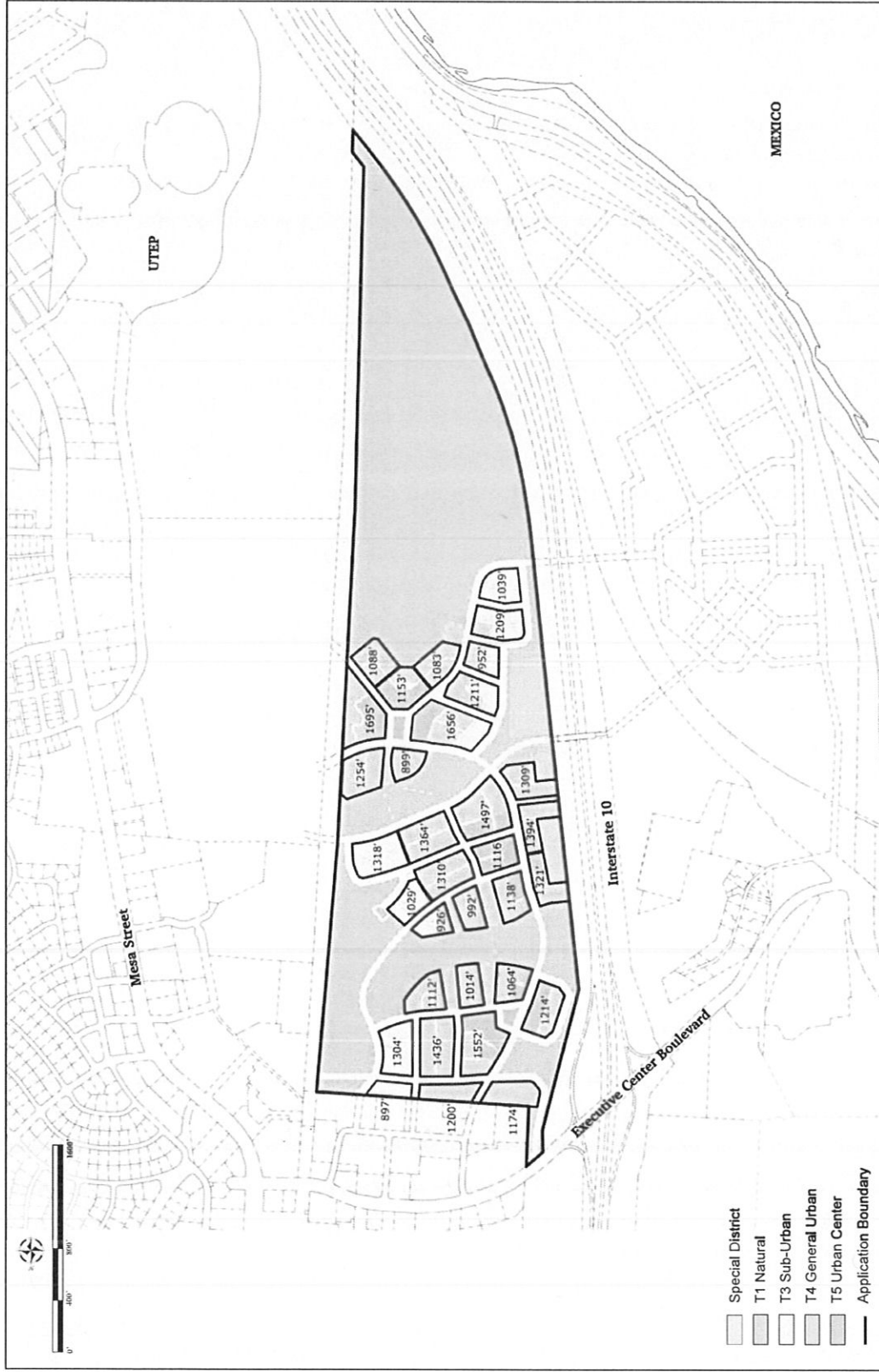
MAXIMUM BLOCK SIZE

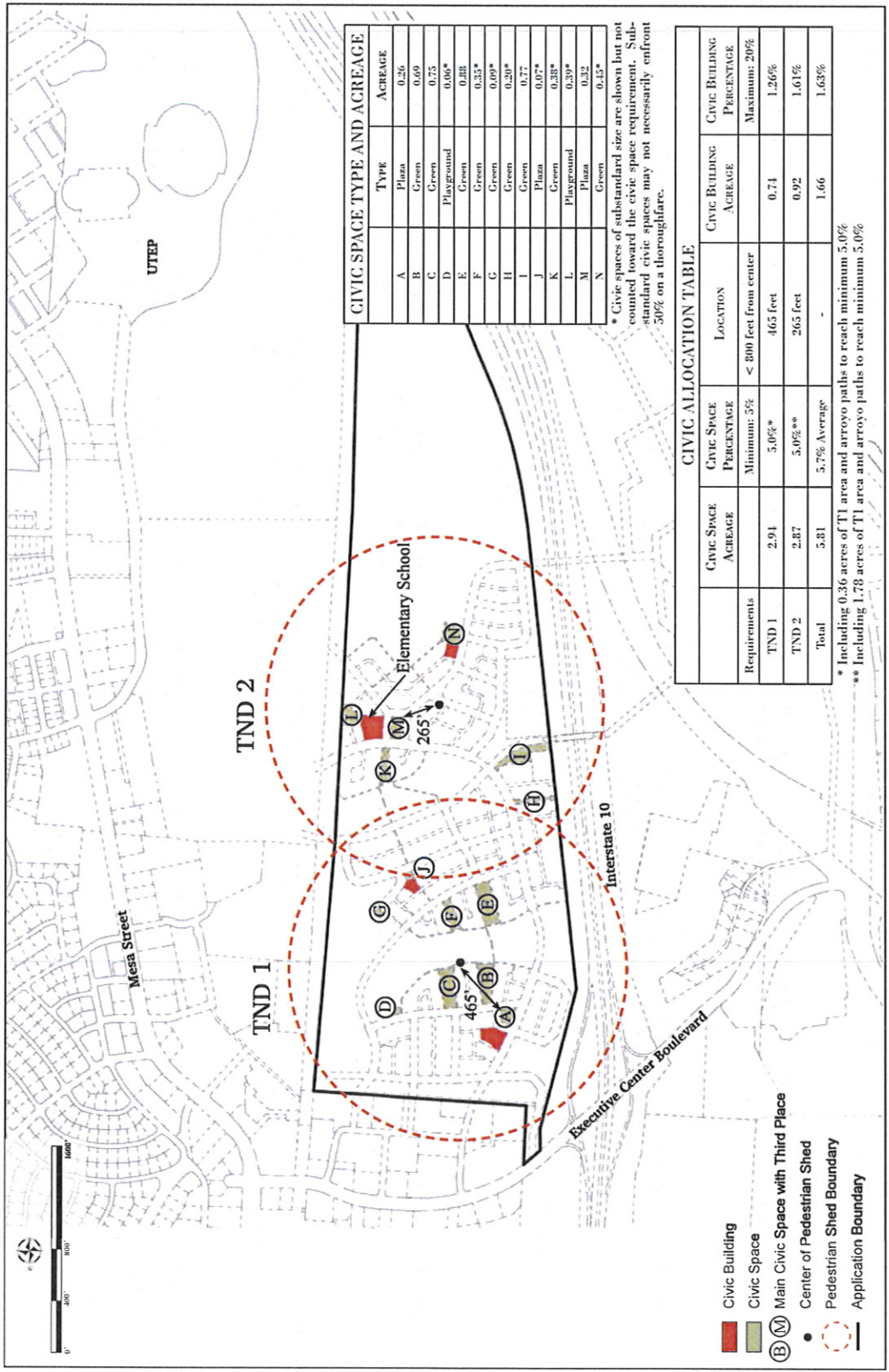
- Compliance with maximum block size requirements as set forth in 21.80.170 Table 14: Summary Table, Section C;

Maximum allowable block perimeter:

- T2 - no max
- T3 - 3000' max
- T4 - 2400' max
- T5 - 2000' max

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





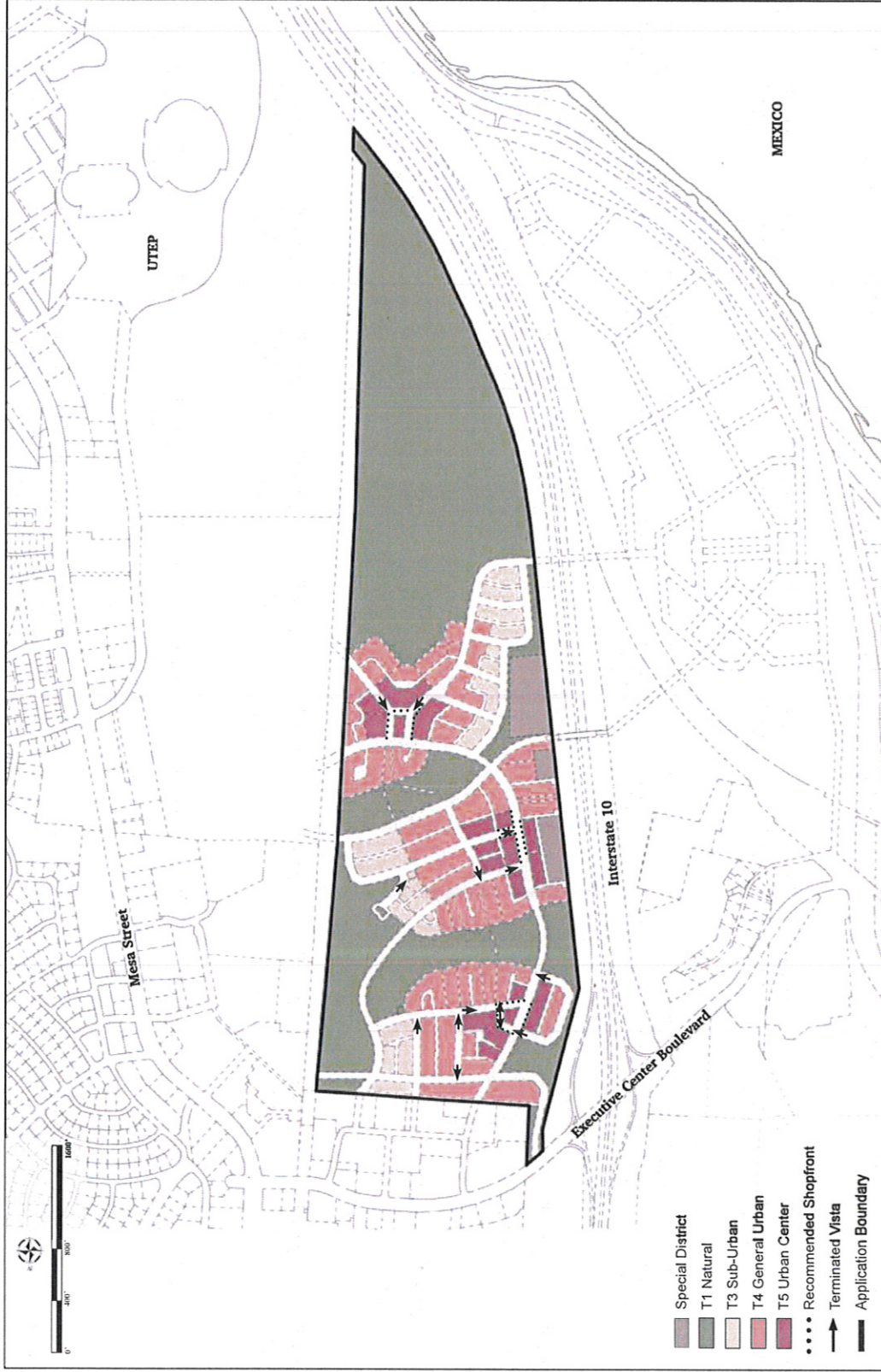
- CIVIC SPACE & BUILDINGS**
- Compliance with civic space allocation: For new communities, per section 21.30.050(C)(1) and 21.30.160 Table 13: Civic space, state: "Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed."
 - Compliance with main civic space requirement: For new communities, per section 21.30.050(C)(4) and 21.30.160 Table 13: Civic space, state: "Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed."
 - Compliance with civic space frontage requirements: For new communities, per section 21.30.050(C)(6): "Each civic space shall have a minimum of fifty percent of its perimeter adjoining a thoroughfare, except for playgrounds."
 - Compliance with civic space minimum size requirements: For section 21.30.160 Table 13 the minimum size of civic space is .5 acres except for plazas that have a minimum size of .25 acres and playgrounds that have no minimum size. (Note that civic spaces of substandard size are shown but not counted toward the civic space requirement.)
 - Compliance with civic building requirements: For new communities, per section 21.30.050(D)(1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."
 - Compliance with elementary school reserve requirements: New communities per section 21.30.050(D)(2) have "One civic building lot shall be reserved for an elementary school."
 - Compliance with maximum civic building allocation: For new communities per section 21.30.050(D)(4): "Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed."

PLAYGROUNDS

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

Required number of playgrounds: 7





SPECIAL REQUIREMENTS

- ☐ Compliance with special requirements for shopfronts:

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

The locations indicated are a recommendation.

- ☐ Compliance with special requirements for terminated vistas:

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

The locations indicated are a recommendation.

THOROUGHFARE ASSIGNMENT

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

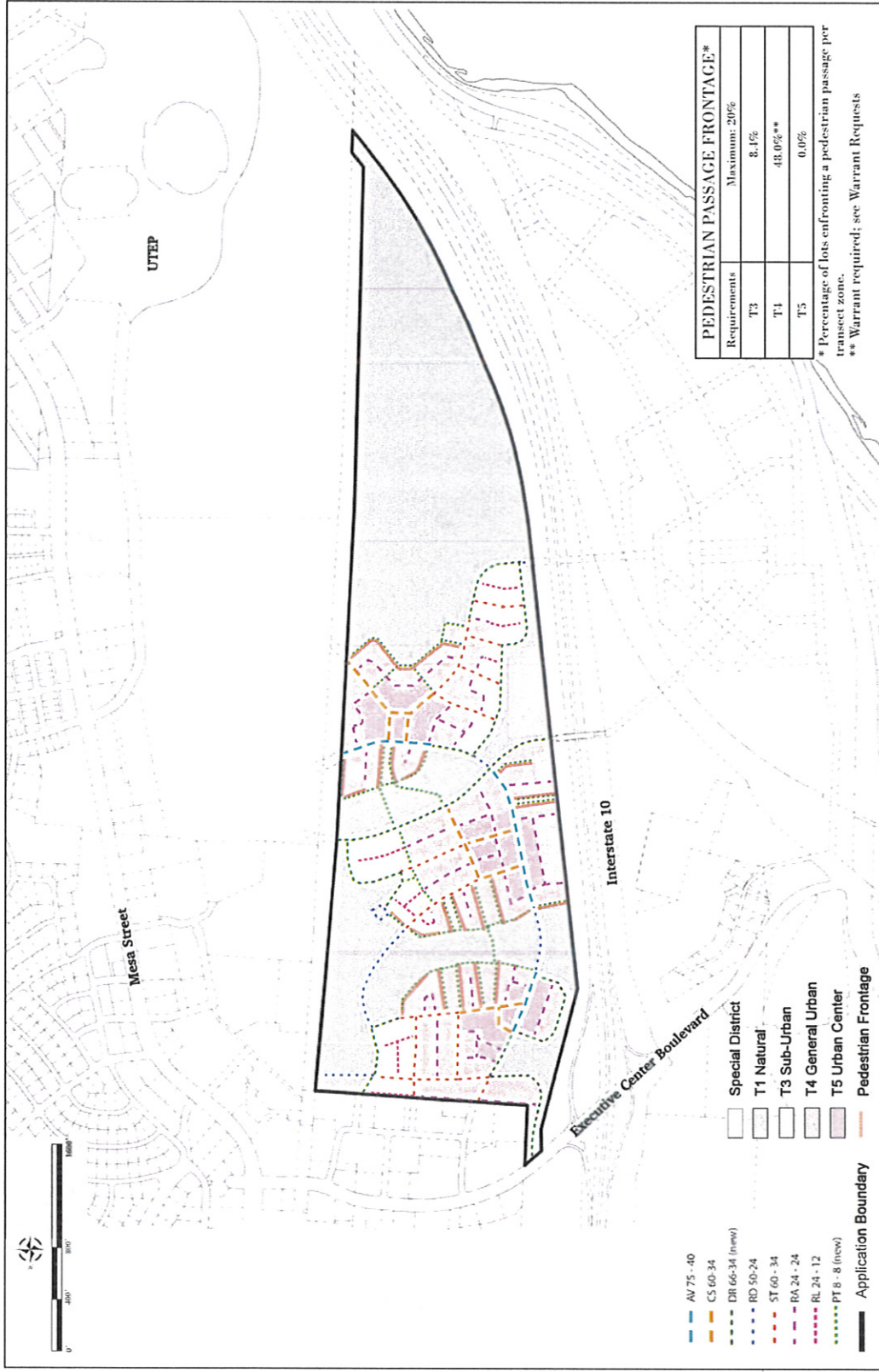
"All thoroughfares shall terminate at other thoroughfares, forming a network... cul-de-sacs shall be permitted only when warranted by natural site conditions."

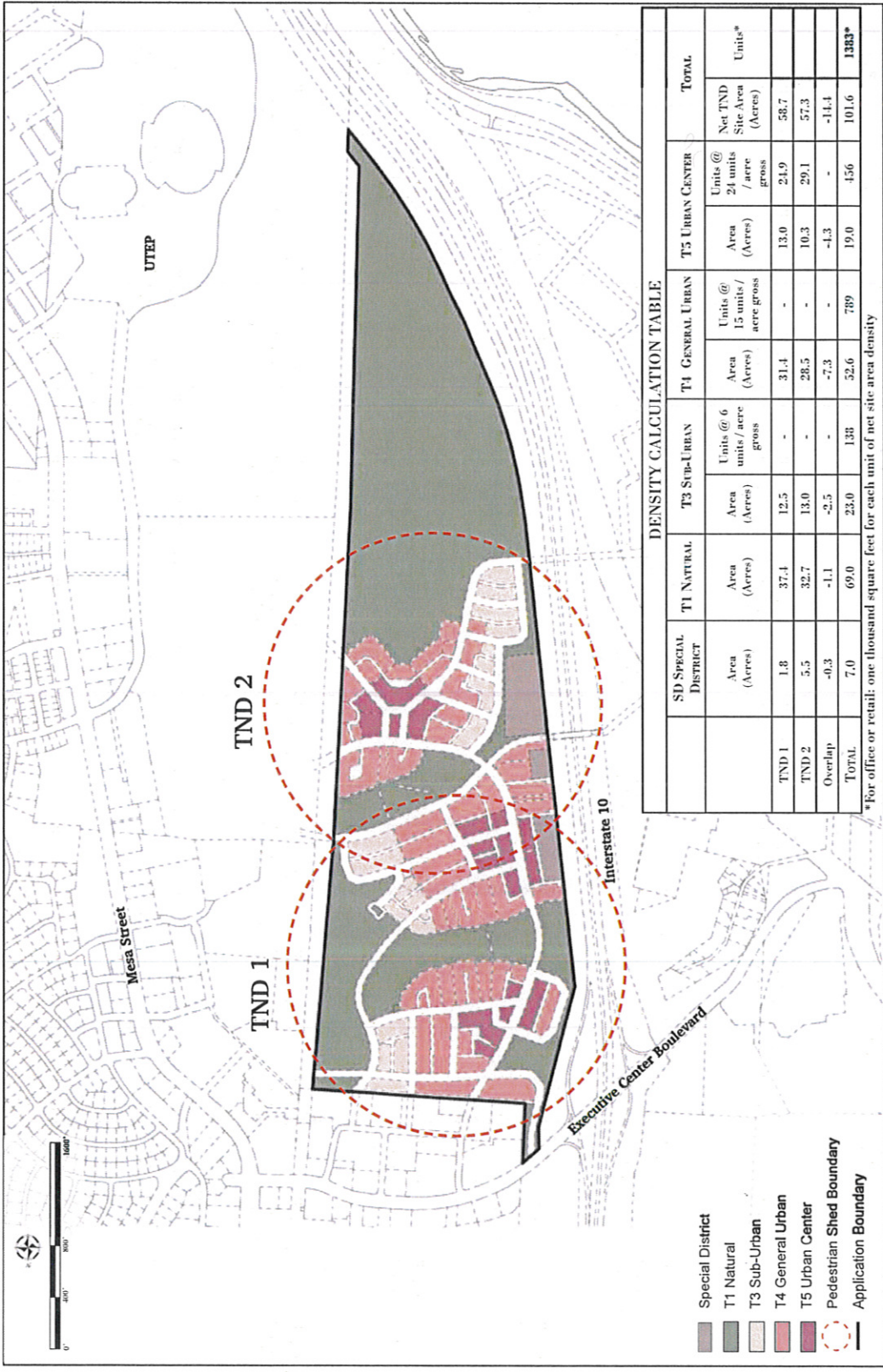
Number of Cul-de-sacs: None

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

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

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





DENSITY CALCULATIONS

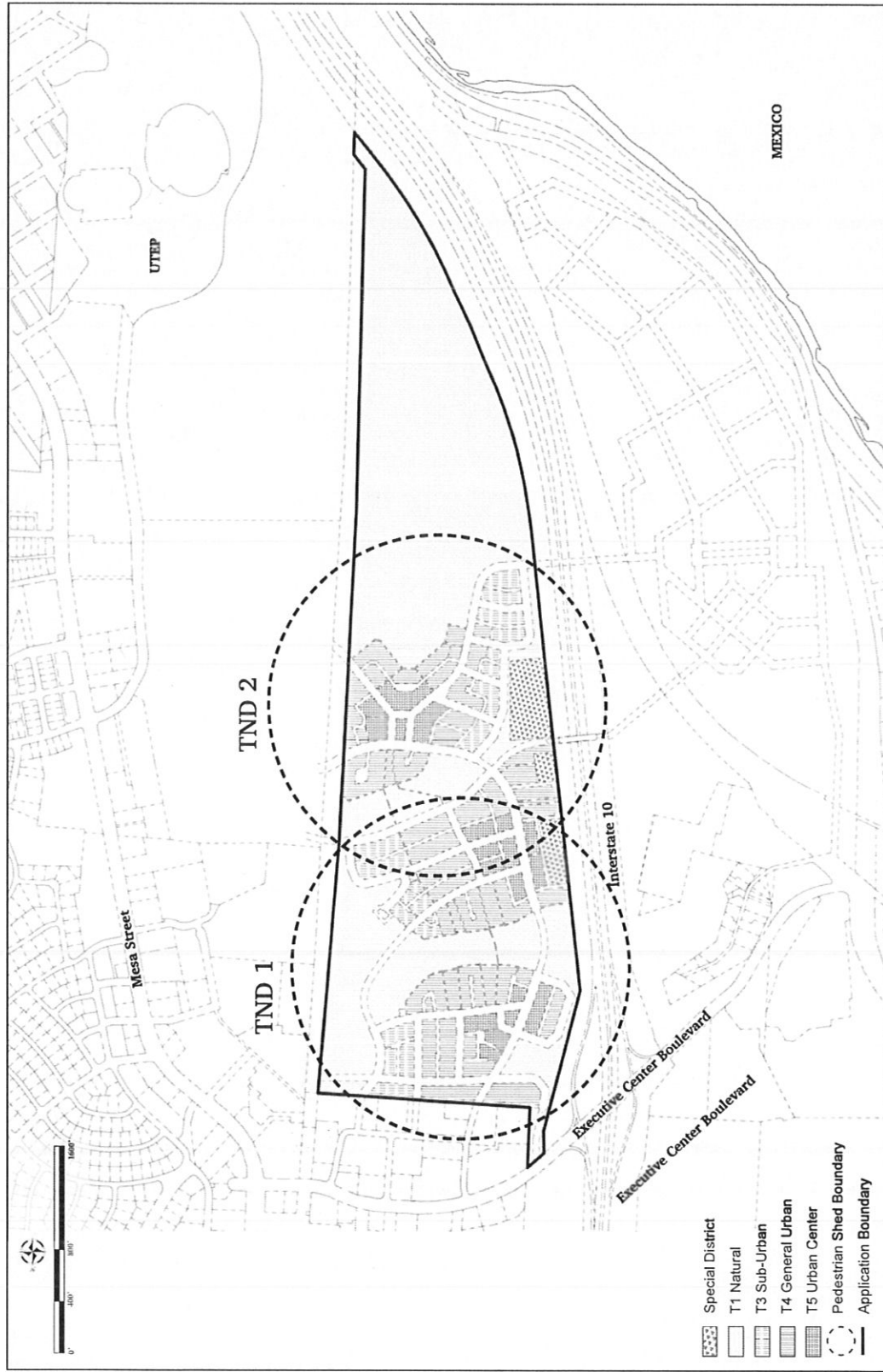
Compliance with 21.30.080(B): "Density shall be expressed in terms of housing units per acre as specified for the area of each Tract or Zone by Table 14b."

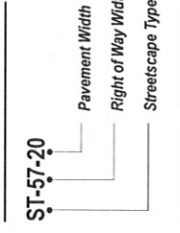
WARRANT REQUESTS

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

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

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FOR RECORDING





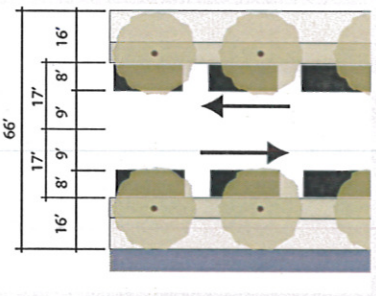
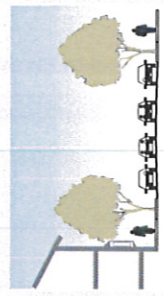
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ADDITIONAL ASSEMBLIES

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

Notes:

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



THOROUGHFARE TYPES

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

DR 66-34

Thoroughfare Type	Drive
Transect Zone	13, 14, 15, 16
Right-of-Way Width	66 feet
Pavement Width	34 feet
Movement	Slow Movement
Vehicular Design Speed	25 MPH
Pedestrian Crossing Time	9.9 Seconds
Traffic Lanes	2 lanes
Parking Lanes	8 feet (both sides)
Curb Radius	15 feet
Public Frontage Type	Varies by Transect
Walkway Type	8 foot sidewalk
Planter Type	8 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	NA

PT 8-8

Thoroughfare Type	Pedestrian
Transect Zone	12, 13, 14, 15
Right-of-Way Width	8 feet
Pavement Width	8 feet
Movement	Pedestrian Movement
Vehicular Design Speed	NA
Pedestrian Crossing Time	NA
Traffic Lanes	NA
Parking Lanes	None
Curb Radius	NA
Public Frontage Type	Varies by Transect
Walkway Type	8 foot sidewalk
Planter Type	None
Curb Type	None
Landscape Type	Varies
Transportation Provision	NA

