CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: **Introduction:** May 14, 2013
Public Hearing: June 4, 2013

CONTACT PERSON/PHONE: Elizabeth Gibson, 915-541-4730 gibsonek@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:
An ordinance changing the zoning of a 7.645 acre parcel of land legally described as being all of Lot 2 and a portion of Lots 1 and 3, University Center as filed in Volume 23, Page 35, El Paso County Deed Records, El Paso County, Texas from C-1 (Commercial) and C-3 (Commercial) to SCZ (SmartCode Zone). The penalty is as provided for in Chapter 21.60 of the El Paso City Code. Property Owner: Board of Regents of the University of Texas. PZRZ13-00009 (**District 8**).

BACKGROUND / DISCUSSION:
See attached report.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
City Plan Commission (CPC) – Recommendation pending

**********REQUIRED AUTHORIZATION**********

LEGAL: (if required) N/A **FINANCE:** (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Director, City Development Department

FOR
DAVID A. CORONADO

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A 7.645 ACRE PARCEL OF LAND LEGALLY DESCRIBED AS BEING ALL OF LOT 2 AND A PORTION OF LOTS 1 AND 3, UNIVERSITY CENTER AS FILED IN VOLUME 23, PAGE 35, EL PASO COUNTY DEED RECORDS, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) AND C-3 (COMMERCIAL) TO SCZ (SMARTCODE ZONE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 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 7.645 acre parcel of land legally described as being all of Lot 2 and a portion of Lots 1 and 3, University Center as filed in Volume 23, Page 35, El Paso County Deed Records, El Paso County, Texas as further described in the site drawing at **Exhibit "A"**, incorporated herein for all purposes, and as more particularly described by metes and bounds on the attached **Exhibit "B"**, and survey map on attached **Exhibit "C"**, both incorporated herein for all purposes be changed from C-1 (Commercial) and C-3 (Commercial) to SCZ (SmartCode Zone), within the meaning of Title 21, SmartCode; and

That the City Council approve the Regulating Plan attached as **Exhibit "D"** and incorporated herein for all purposes; and

That the development of the property described above and land uses allowed on such property shall be in accordance with Title 21, SmartCode, the attached Regulating Plan, and the El Paso City Code.

PASSED AND APPROVED this _____ day of _____, 2013.

(SIGNATURES ON THE FOLLOWING PAGE)

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Karla Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

David A Corvado

FOR Mathew S.McElroy, Director
City Development Department

EXHIBIT A
PZRZ13-00009

EXHIBIT B

Zamora, L.L.C.
Professional Land Surveyors

METES & BOUNDS DESCRIPTION

Being all of Lot 2 and a portion of Lots 1 and 3, University Center as filed in Volume 23, Page 35, El Paso County Deed Records, El Paso County, Texas and more particularly described as follows:

COMMENCING for reference at a 60D Nail and Washer Found on the East Right of Way line of Sun Bowl Drive adjacent to Lot 3, University Center; **THENCE**, along said Right of Way line, South 01°23'24"East (South 05°13'56"East) 395.14 feet to a point from which a chiseled X bears South 69°57'11" West 0.18 feet, said point being the **POINT OF BEGINNING**;

THENCE, leaving said Right of Way line, South 89°41'48" East (North 86°27'40" East) 295.81 feet to a point;

THENCE, South 00°04'58" East (South 03°55'30" East) 53.58 feet to a point;

THENCE, South 89°41'48" East (North 86°27'40" East) 199.68 feet to a point on the West Right of Way line of Mesa Street (State Highway 20) and a curve to the right;

THENCE, along said Right of Way line 102.04 feet along the arc of said curve having a radius of 3759.83 feet, an interior angle of 01°33'18", and a chord bearing South 00°24'07" East 102.04 feet to a point;

THENCE, continuing along said Right of Way line, South 00°22'32" West (South 03°28'00 East) 385.17 feet to a point at the beginning of a curve to the left;

THENCE, continuing along said Right of Way line 90.67 feet along the arc of said curve having a radius of 1492.69 feet, an interior angle of 03°28'49", and a chord bearing South 01°21'53" East 90.66 feet to a point;

THENCE, leaving said Right of Way line North 89°21'28" West (South 86°48'00 West) 215.42 (215.60) feet to a point;

1510 Zaragosa Road • Suite B-8 • El Paso, Texas 79936
Telephone: 915-855-9009 • Fax: 915-855-9012

ZWA
Zamora, L.L.C.
Professional Land Surveyors

THENCE, South 00°31'07" West (South 03°19'25" East) 125.46 feet to a point;

THENCE, South 89°36'13" East (North 86°32'00" East) 8.23 feet to a point;

THENCE, South 12°03'53" East (South 15°54'25" East) 153.61 feet to a point;

THENCE, North 89°37'28" West (South 86°32'00" West) 196.19 feet to a point on the East Right of Way line of Sun Bowl Drive;

THENCE, along said Right of Way line North 08°51'48" West (North 12°42'20" West) 780.42 feet to a point;

THENCE, continuing along said Right of Way line, North 01°23'24"West (North 05°13'56"West) 135.00 feet to the **POINT OF BEGINNING** containing 333,013 square feet or 7.645 acres.

Bearings shown hereon are based on grid north of the Texas State Plane Coordinate System in the Texas Central Zone No. 4203. All distances are surface. Items in parentheses denote record information.

An Exhibit of even date accompanies this description.

BR Monroe

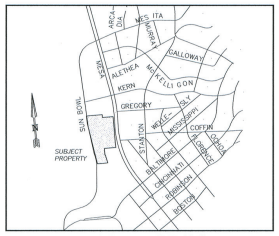
B. R. Monroe, R.P.L.S. TX. No. 5586
Date: February 28, 2013

1510 Zaragosa Road • Suite B-8 • El Paso, Texas 79936
Telephone: 915-855-9009 • Fax: 915-855-9012

EXHIBIT C

PLAT OF SURVEY

Based upon
Title Commitment GF. No. 1111006029
of FIDELITY NATIONAL TITLE INSURANCE COMPANY
bearing an effective date of AUGUST 28, 2011.



VICINITY MAP – NOT TO SCALE

PROPERTY DESCRIPTION

Being all of Lot 2 and a portion of Lots 1 and 3, University Center as filed in Volume 23, Page 35, El Paso County Deed Records, El Paso County, Texas and more particularly described as follows:
COMMENCING for reference at a 60D Nail and Washer Found on the East Right of Way line of Sun Bowl Drive adjacent to Lot 3, University Center; THENCE, along said Right of Way line, South 01°23'24"East (South 05°13'56"East) 395.14 feet to a point from which a chiseled X bears South 69°57'11" West 0.18 feet, said point being the POINT OF BEGINNING;
THENCE, leaving said Right of Way line, South 89°41'48" East (North 86°27'40" East) 295.81 feet to a Nail with Washer stamped TX 2027 found;
THENCE, South 00°04'58" East (South 03°55'30" East) 53.58 feet to a point from which a ½ inch rebar with cap stamped TX 2027 bears North 10°06'38" West 0.22 feet;
THENCE, South 89°41'48" East (North 86°27'40" East) 199.68 feet to a point on the West Right of Way line of Mesa Street (State Highway 20) and a curve to the right from which a ½ inch rebar with cap bears North 36°35'13" West 0.23 feet;
THENCE, along said Right of Way line 102.04 feet along the arc of said curve having a radius of 3759.83 feet, an interior angle of 01°33'18", and a chord bearing South 00°24'07" East 102.04 feet to a point from which a chiseled X bears North 21°41'55" West 0.30 feet;
THENCE, continuing along said Right of Way line, South 00°22'32" West (South 03°28'00 East) 385.17 feet to a point at the beginning of a curve to the left from which a chiseled X bears North 26°04'06" East 0.30 feet;
THENCE, continuing along said Right of Way line 90.67 feet along the arc of said curve having a radius of 1492.69 feet, an interior angle of 03°28'49", and a chord bearing South 01°21'53" East 90.66 feet to a point from which a chiseled X bears North 43°48'46" East 0.31 feet;
THENCE, leaving said Right of Way line North 89°21'28" West 215.42 feet to a point from which a Nail with Washer stamped TX 2027 found bears North 02°05'42" East 0.16 feet;
THENCE, South 00°31'07" West (South 03°19'25" East) 125.46 feet to a chiseled X set;
THENCE, South 89°36'13" East (North 86°32'00" East) 8.23 feet to a chiseled X set;
THENCE, South 12°03'53" East (South 15°54'25" East) 153.61 feet to a 5/8 inch rebar with cap stamped ZWA set;
THENCE, North 89°37'28" West (South 86°32'00" West) 196.19 feet to a 5/8 inch rebar with cap stamped ZWA set on the East Right of Way line of Sun Bowl Drive;
THENCE, along said Right of Way line North 08°51'48" West (North 12°42'20" West) 780.42 feet to a 1/2 inch rebar found;
THENCE, continuing along said Right of Way line, North 01°23'24"West (North 05°13'56"West) 135.00 feet to the POINT OF BEGINNING containing 333,013 square feet or 7.645 acres.

ZONING

SUBJECT PARCEL IS ZONED C1 AND C3 AS SHOWN ON CITY OF EL PASO GIS MAP AND DISPLAYED HEREON

SCHEDULE B ITEMS

1. ITEMS 1,3,4,5,6,7,8 AND 9 ARE NOT SHOWN.
2. ITEM 2 IS SHOWN.
3. ITEMS 10 h,i,j ARE SHOWN.
4. ITEMS 10 a,b,c,d,e,f,g ARE NOT SHOWN OR DO NOT AFFECT THIS PROPERTY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM IN THE TEXAS CENTRAL ZONE NO. 4203. ALL COORDINATES AND DISTANCES ARE SURFACE. GROUND BASIS OF BEARINGS AS SHOWN. ITEMS IN PARENTHESES DENOTE RECORD INFORMATION.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480214 0033 B DATED OCTOBER 15, 1982 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITIES

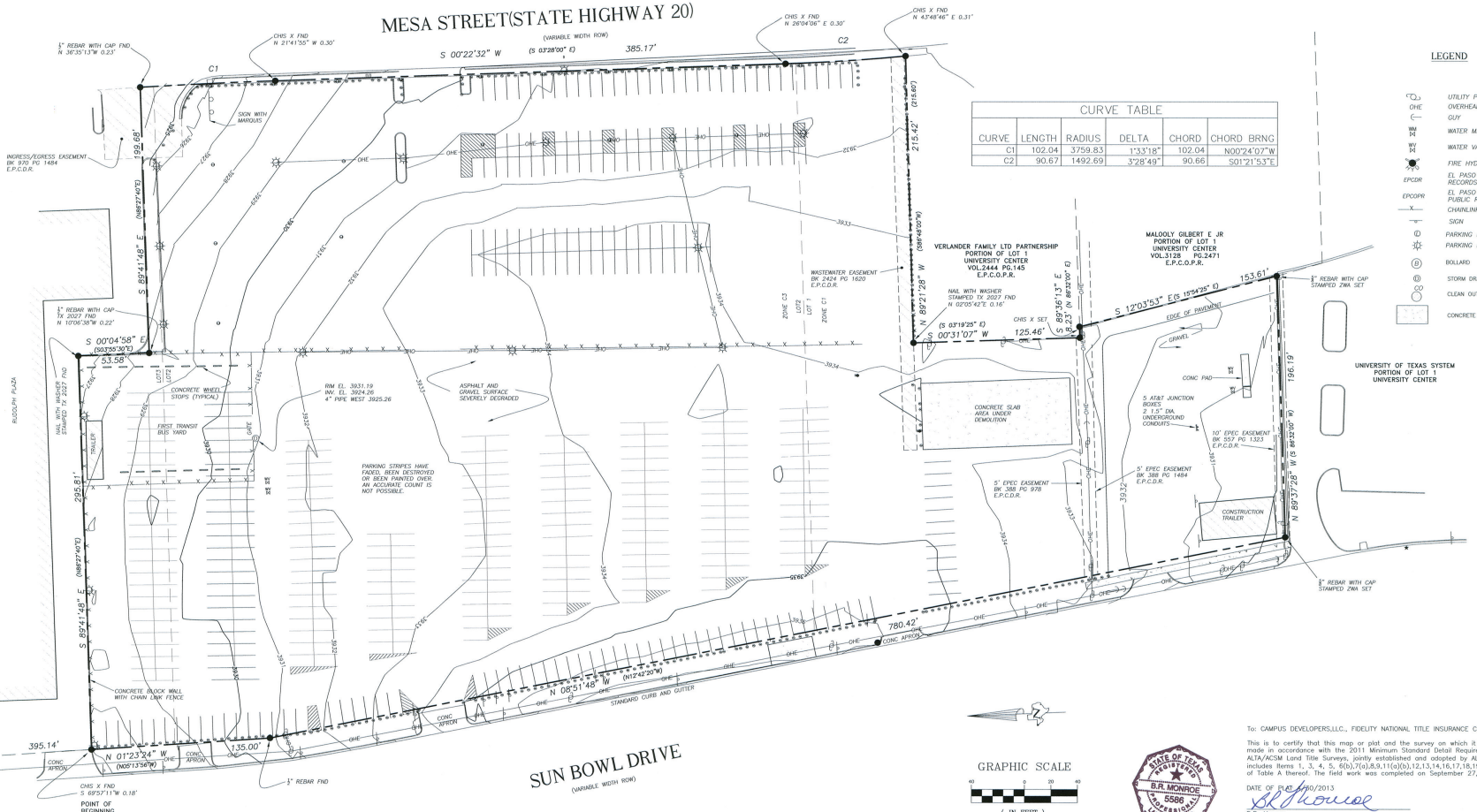
ALL UTILITY INFORMATION WAS COMPILED THROUGH ON THE GROUND OBSERVATIONS OF APPURTENANCES, PAINT MARKINGS AS FOUND AND THROUGH INVESTIGATION OF THE LOCAL UTILITY COMPANIES AS NOTED BELOW:

1. El Paso Electric Company 915–525–2379
2. El Paso Water Utilities 915–594–5539
3. Texas Gas Service 915–680–7238

BENCHMARK

VERTICAL DATUM IS BASED ON A COTTON SPINDLE SET AND HELD THROUGH MULTIPLE STATIC OCCUPATIONS AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY OPUS PROGRAM.

ELEVATION 3944.48 NAVD88
3934.35 CITY DATUM
CONTOURS ARE AT 1' INTERVALS



LEGEND

- UTILITY POLE
- OHE OVERHEAD ELECTRIC
- GUY
- WM WATER METER
- WV WATER VALVE
- FIRE HYDRANT
- EPCDR EL PASO COUNTY DEED RECORDS
- EPCOPR EL PASO COUNTY OFFICIAL PUBLIC RECORDS
- CHAINLINK FENCE
- SIGN
- PARKING LOT LIGHT POLE BASE
- PARKING LOT LIGHT POLE
- BOLLARD
- STORM DRAIN
- CLEAN OUT
- CONCRETE

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

STATE OF TEXAS REGISTERED B.R. MONROE 5586 PROFESSIONAL LAND SURVEYOR

To: CAMPUS DEVELOPERS,LLC., FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6(b),7(a),8,9,11(a)(b),12,13,14,16,17,18,19,20(a)(b) and 21 of Table A thereof. The field work was completed on September 27, 2011.

DATE OF PLAT OR MAP: 10/30/2013

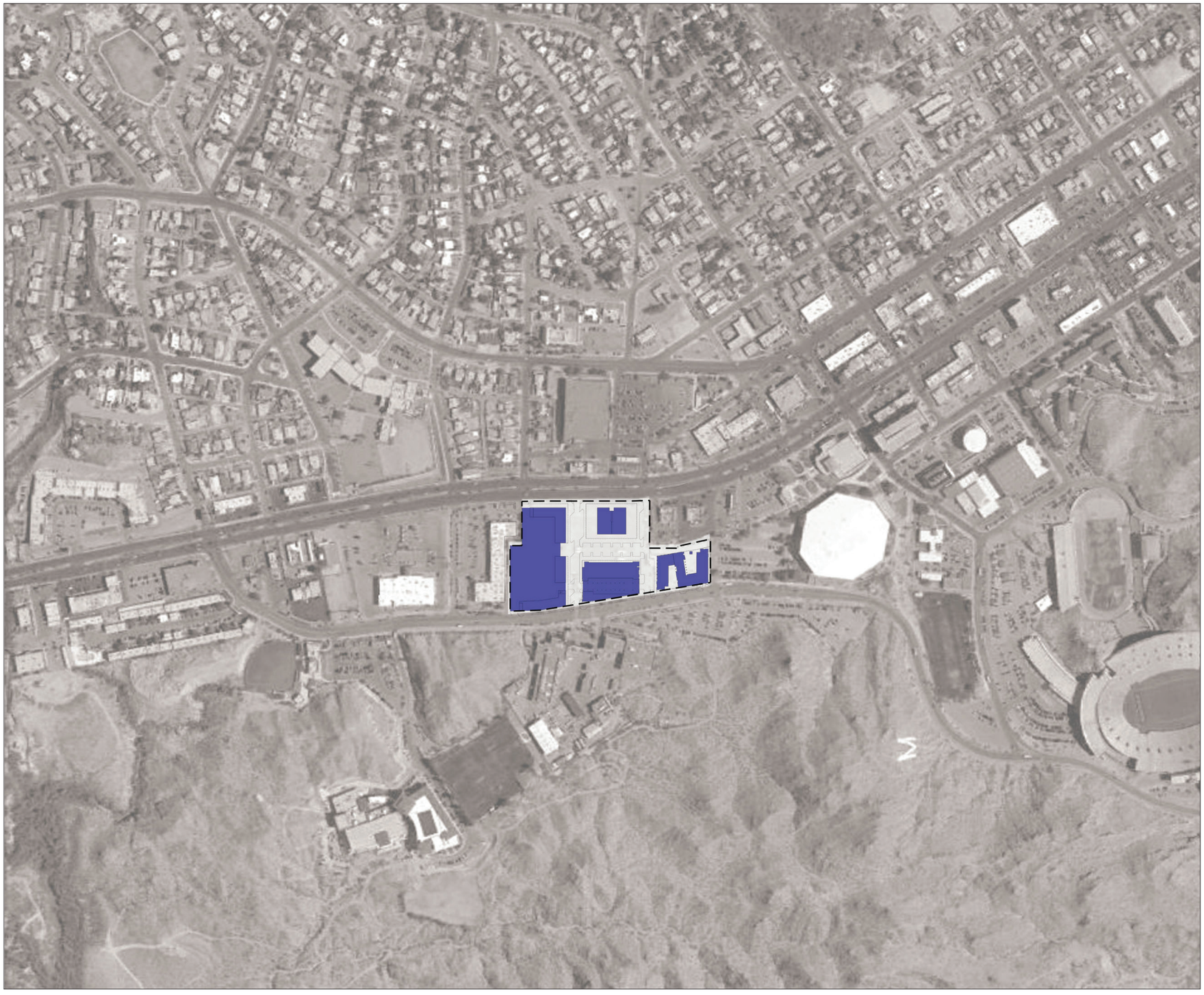
B.R. Monroe
Registered Professional Land Surveyor
Texas 5586

ZWA
Professional Land Surveyors
890 ZARAGOZA RD. SUITE 88, EL PASO, TEXAS
Tel (915) 855-4030 • Fax (915) 855-4072

PROJECT: 2013 ALTA UPDATE
JOB NUMBER: 12-20175-01
DATE: 4/30/13
SCALE: 1"=40'
DRAWN BY: MORRIS
TECHNICIAN: MORRIS
DRAWING: PHASE1(ALTA).DWG
FIELDNOTES: PG. 27-28
PARTYCHIEF: MORRIS
FIELDBOOK: 12

ALTA/ACSM LAND TITLE SURVEY
ALL OF LOT 2 AND
A PORTION OF LOTS 1 AND 3
UNIVERSITY CENTER
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

EXHIBIT D



SmartCode Application
El Paso, Texas

Infill - Regional Center Devlopment

Soleado Trail Mixed Use

PREPARED FOR THUNDERBIRD PARTNERS LLC
27 FEBRUARY 2013

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

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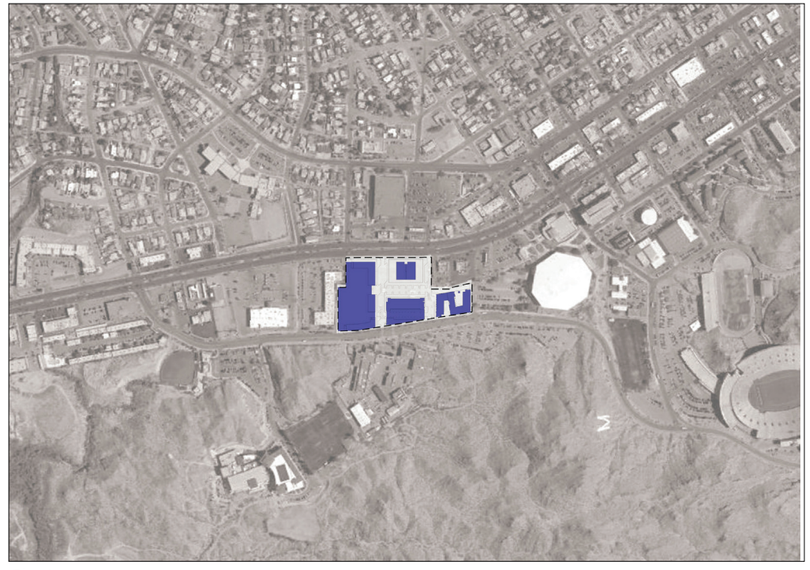
Project Team

Client : Chris Charron

Architect : Gensler
Rick Ferrara Jr.

Planning Consultant :
Moule & Polyzoides
Architects and Urbanists

Stefanos Polyzoides
Vinayak Bharne
Thiago Valente
Alexandria Hoevel



Site Location

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Soleado Trail Mixed Use
27 February 2013
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Site Aerial

50' 100' 200' 400'

Moule & Polyzoides
Architects and Urbanists

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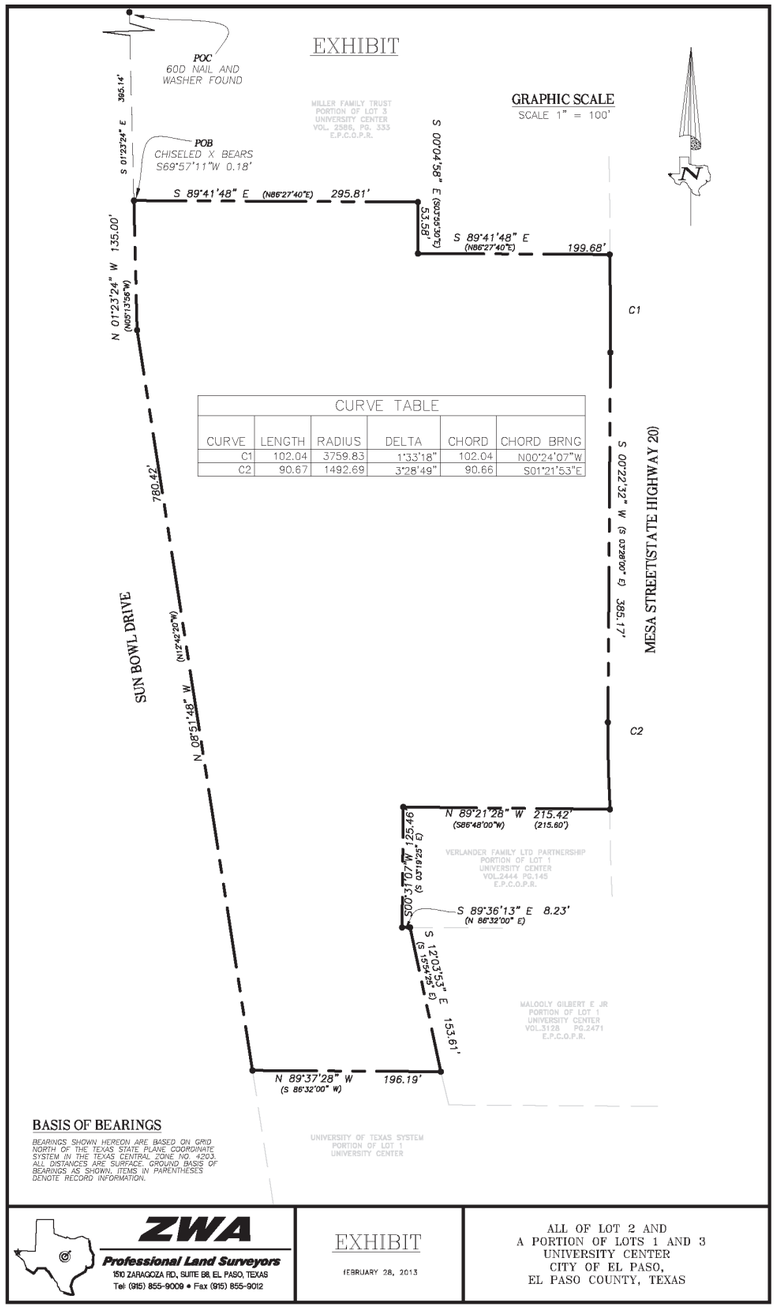

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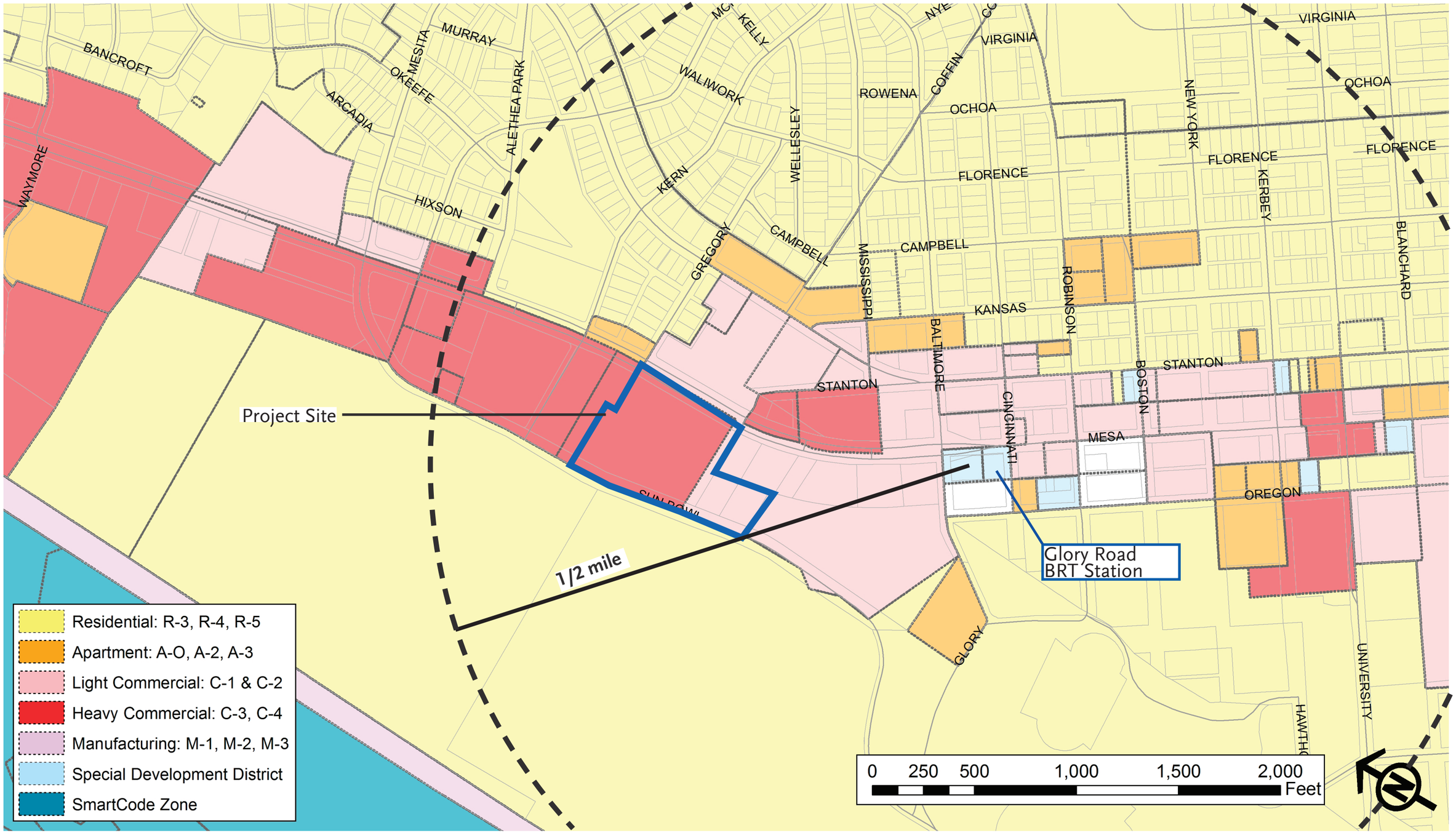

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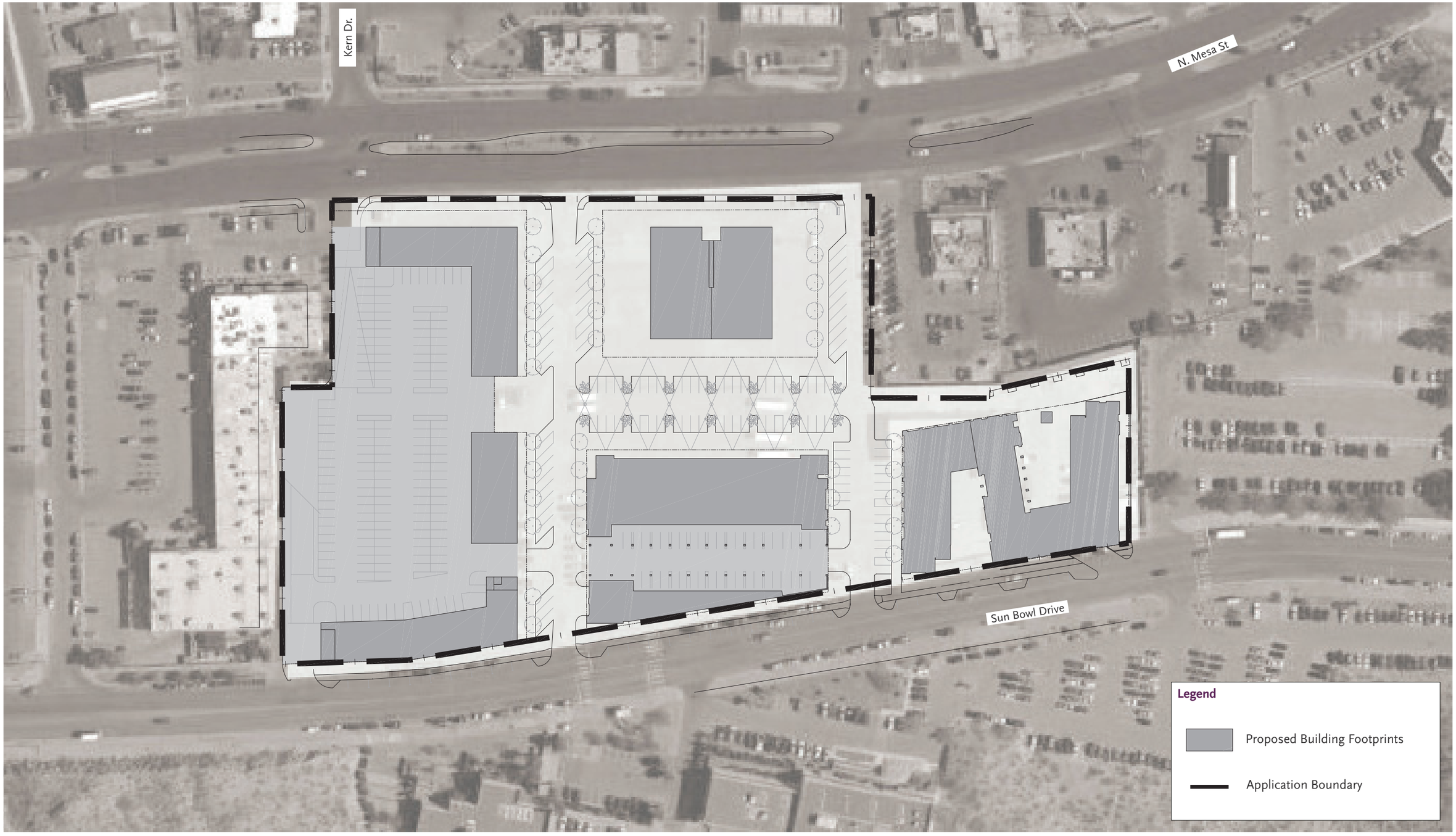
Existing Zoning

(Not To Scale)

EXHIBIT D



Soleado Trail Mixed Use
27 February 2013
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Illustrative Site Plan

25' 50' 100' 200'

Moule & Polyzoides
Architects and Urbanists

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SOLEADO TRAIL MIXED USE
27 FEBRUARY 2013
© MOULE & POLYZOIDES, ARCHITECTS AND URBANISTS

PROJECT BOUNDARY & DEVELOPABLE AREA

50' 100' 200' 400'

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

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Soleado Trail Mixed Use
27 February 2013
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Regulating Plan

25' 50' 100' 200'

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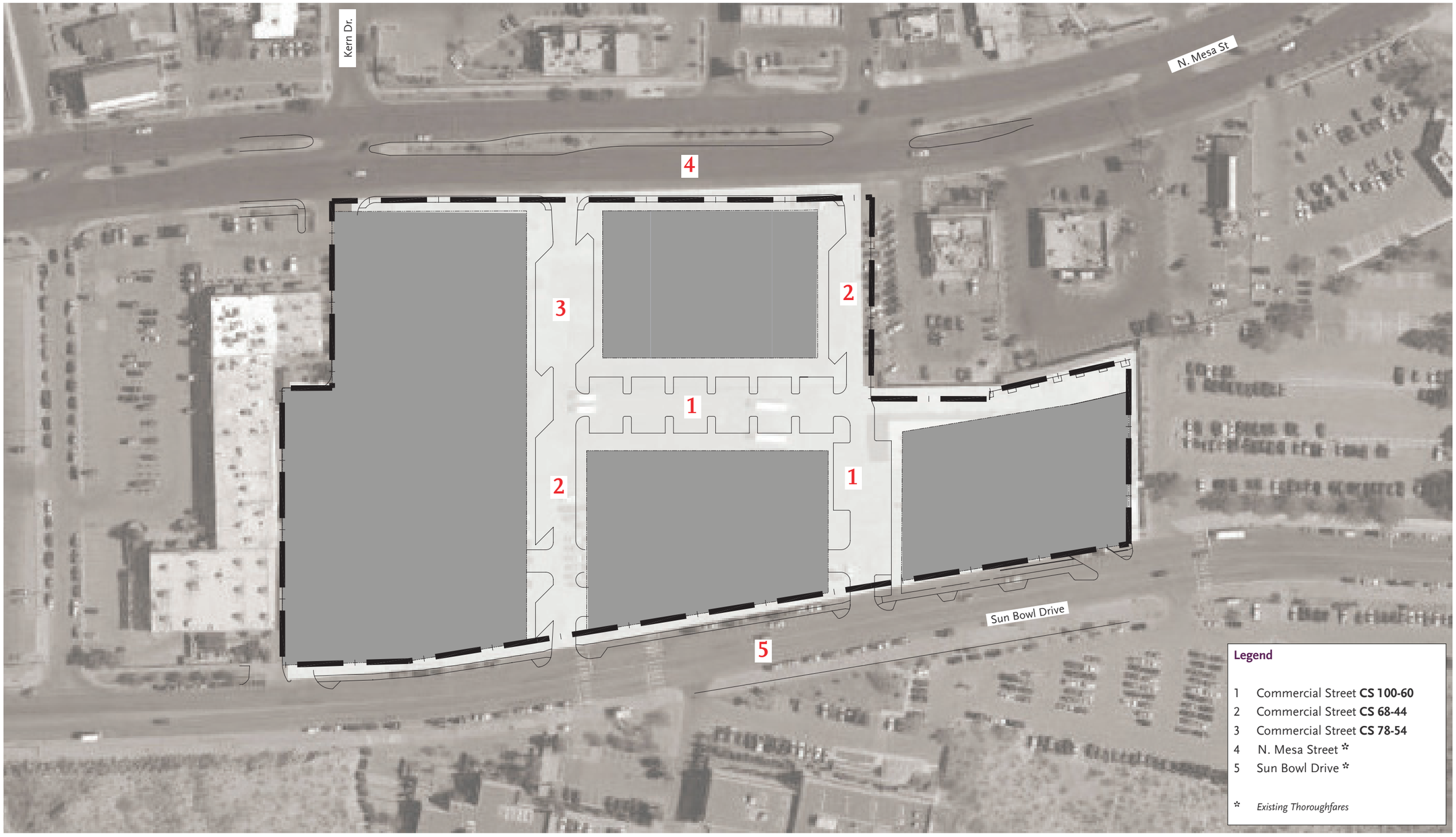
Architects and Urbanists

EXHIBIT D



Thoroughfare Assignment

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25' 50' 100' 200'

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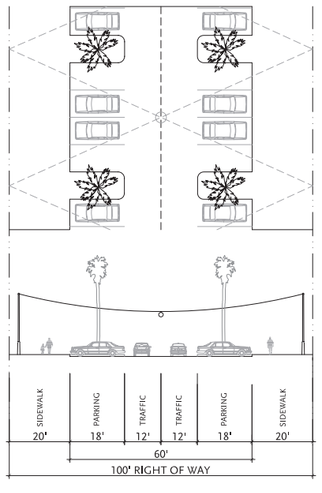
Notes:

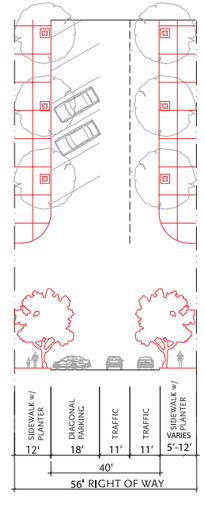
1. Pavement width includes gutter where present, and is measured from outside fsce of curb to outside face of curb.

2. Proposed modifications to Smartcode Thoroughfares shown in red.

** Curb radii are subject to fire lane requirements.*

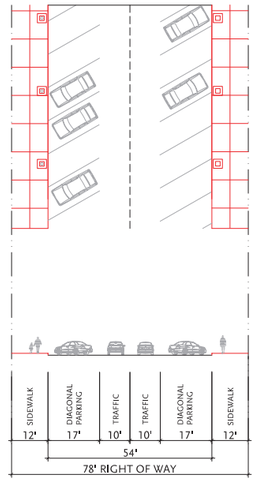


1. CS 100-60



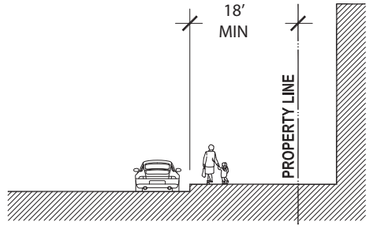
2. CS 68-44

(Modification of CS 74-44)

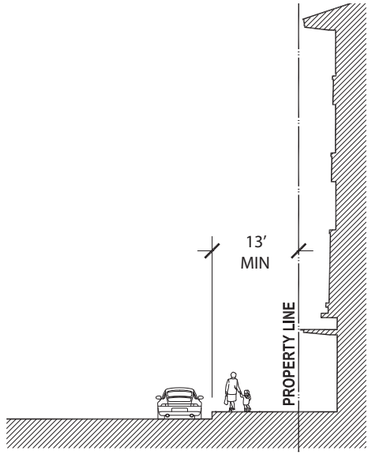


3. CS 78-54

(Modification of CS 80-54)



4. Existing Mesa Street



5. Existing Sun Bowl Drive

	T50	T50	T50	T50 T4	T50
Thoroughfare Type	Commercial Street	Commercial Street	Commercial Street	Existing Major Arterial	Existing Minor Arterial
Transect Zone Assignment	T50	T50	T50	T50	T50
Right-of-Way	100	65	73	N/A	N/A
Pavement Width	60	44	54	N/A	N/A
Movement	Slow	Slow	Slow	Free	Free
Design Speed	25	25	25	N/A	N/A
Pedestrian Crossing Time	17	12.2	5.7	N/A	N/A
Traffic Lanes	2	2	2	6	4
Parking Lanes	2 Perp.	1 Diag.	2 Diag.	N/A	N/A
Curb Radius	10 *	10*	10*	15*	15*
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade
Walkway Type	20' conc.	Conc.	Conc.	Conc.	Conc.
Planter Type	Bulb out/ tree well @ 30' O.C. avg.	4' x 4' tree well @ 30' O.C. avg.	4' x 4' tree well @ 30' O.C. avg.	4' x 4' tree well @ 30' O.C. avg.	4' x 4' tree well @ 30' O.C. avg.
Curb Type	Header Curb w/ Bollard & Landsape features	6" VC&G	6" VC&G	6" VC&G	6" VC&G
Landscape Type	Trees	Trees	Trees	Trees	Trees
Transportation Provision	N/A	N/A	N/A	N/A	N/A

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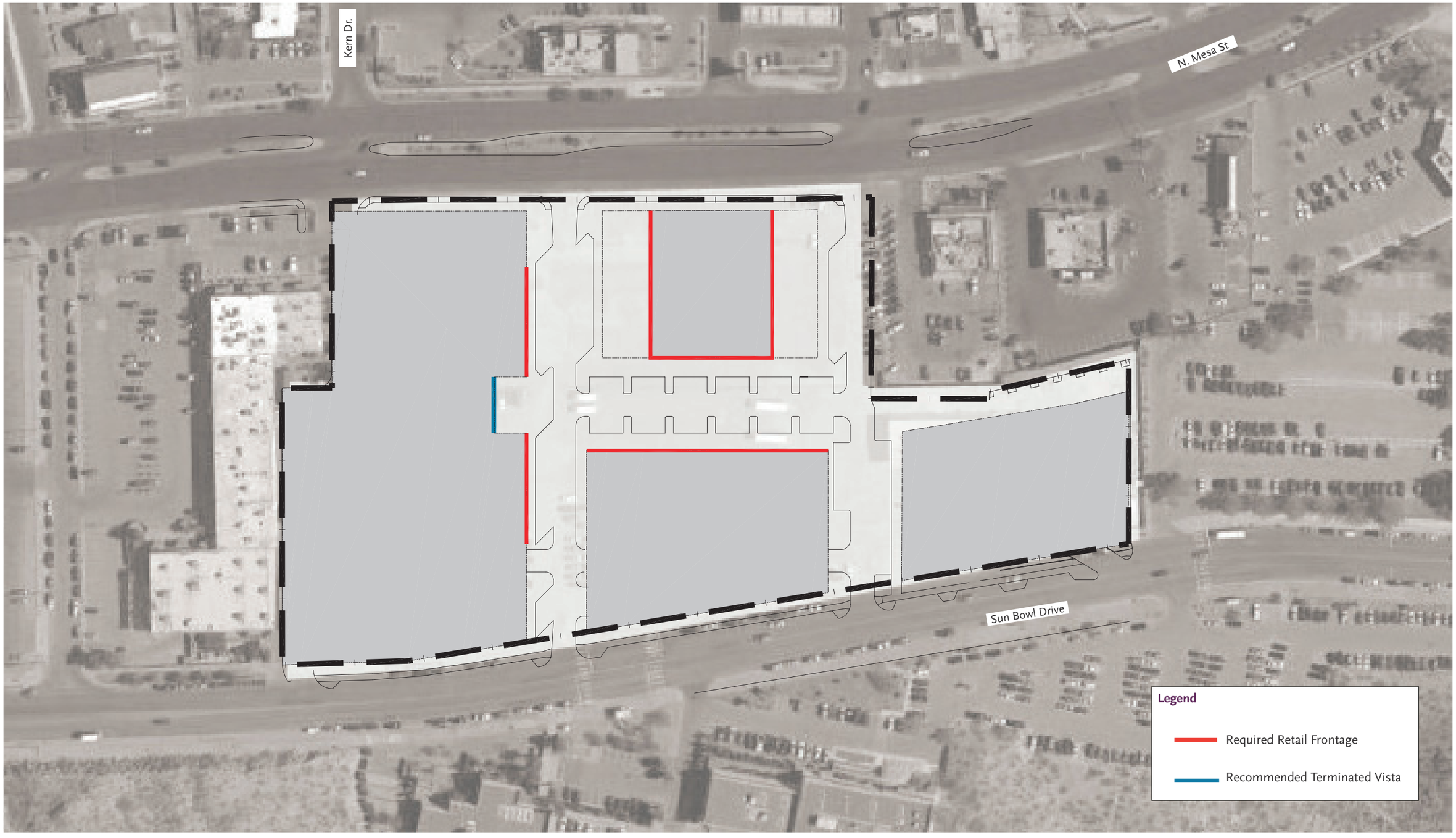
Thoroughfare Standards

EXHIBIT D



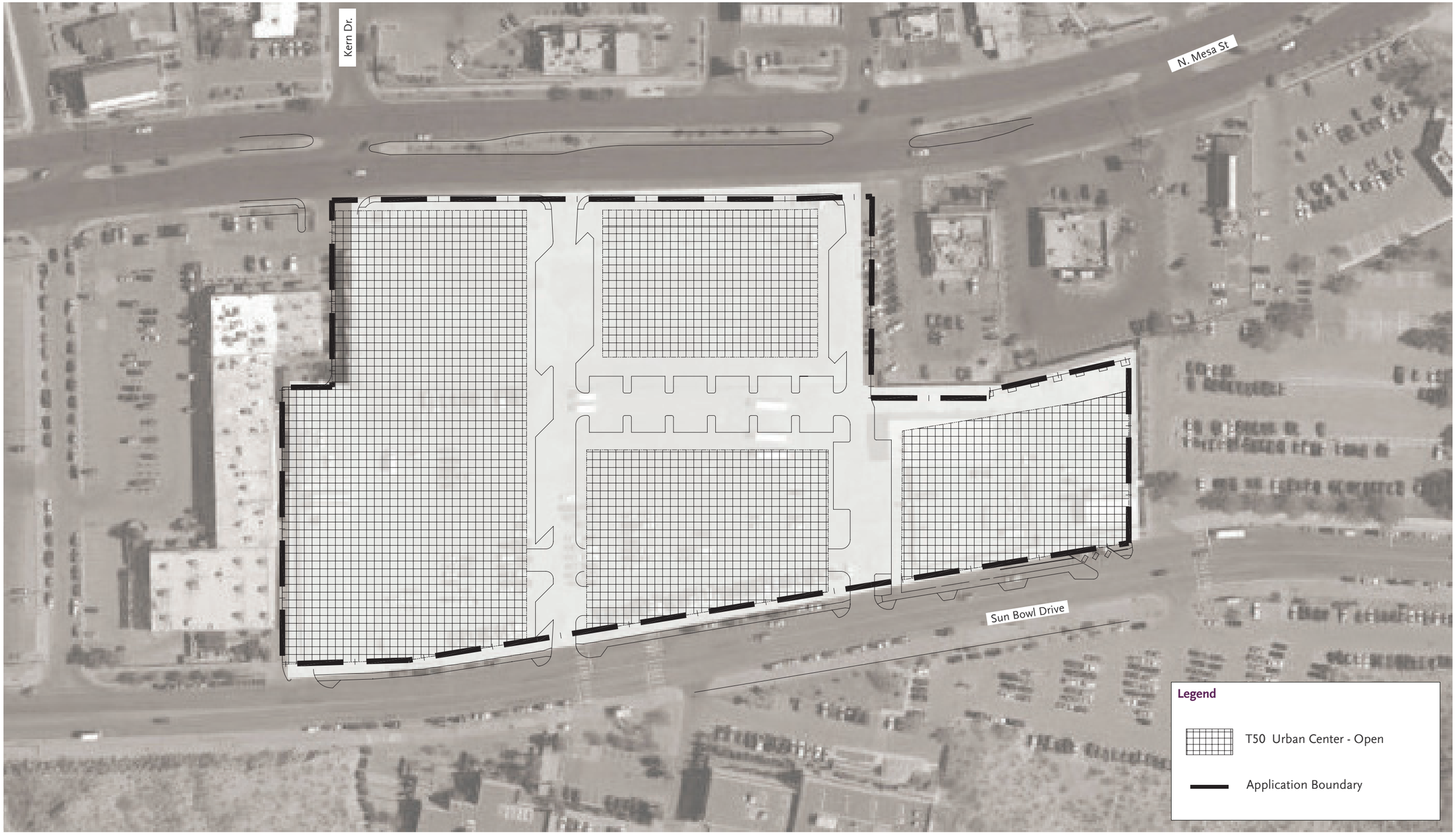
Soleado Trail Mixed Use
27 February 2013
© moule & polyzoides, architects and urbanists

Special Requirements

25' 50' 100' 200'

Moule & Polyzoides
Architects and Urbanists

EXHIBIT D



Soleado Trail Mixed Use
27 February 2013
© moule & polyzoides, architects and urbanists

Black and White Copy

For Recording

25' 50' 100' 200'

Moule & Polyzoides
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CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

M E M O R A N D U M

DATE: **May 7, 2013**

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager

FROM: Elizabeth Gibson, Senior Planner

SUBJECT: **REZONING PZRZ13-00009**

The City Plan Commission (CPC) hearing is scheduled for May 16, 2013. Recommendation is pending.

Attachment: Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ13-00009
Application Type:	SmartCode Rezoning Application
CPC Hearing Date:	May 16, 2013
Staff Planner:	Elizabeth Gibson, (915) 541-4730, gibsonek@elpasotexas.gov
Location:	North of the Don Haskins Center, south of Kern Drive, west of Mesa Street, and east of Sun Bowl Drive
Legal Description:	Being all of Lot 2 and a portion of Lots 1 and 3, University Center as filed in Volume 23, Page 35, El Paso County Deed Records, El Paso County, Texas.
Acreage:	7.645 acres
Rep District:	District 8
Zoning:	C-1 (Commercial) and C-3 (Commercial)
Existing Use:	Surface Parking Lot and Mobile Office/Storage Units related to construction operations
Request:	From C-1 (Commercial) and C-3 (Commercial) to SCZ (SmartCode Zone)
Proposed Use:	Infill Regional Center Development – Transit Oriented Development Overlay
Property Owner:	Board of Regents of the University of Texas System
Applicant:	Campus Developers, LLC
Representative(s):	TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial): retail, restaurant and bar
South: C-1 (Commercial): Don Haskins Center and Surface Parking Lot
East: C-1 (Commercial): restaurants, car wash and grocery store
West: R-4 (Residential): UTEP Campus and Surface Parking Lot

Plan El Paso Land Use Designation: G-2 (Traditional Neighborhood, Walkable)
Nearest Park: Arroyo Park (0.4 miles) and Madeline Park (0.4 miles)
Nearest School: Mesita Elementary (0.2 miles)

NEIGHBORHOOD ASSOCIATIONS

- El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the proposed rezoning area on May 2, 2013. Planning staff has not received calls or letters in support or opposition of the case.

CASE HISTORY

The subject property is currently owned by the Board of Regents of the University of Texas System and has been leased to the applicant, Campus Developers, LLC. The development is intended to provide additional student housing for the University of Texas at El Paso, as well as market value apartments with ground-floor retail space for stores and restaurants. The plan incorporates new urbanist and smart growth principles and will include a pedestrian pathway intended to connect the subject property to the Don Haskins Center. The

subject property is located within the one-half mile radius surrounding the Glory Road Transfer Station to the south, equating to about a 10 minute walk from the development to public transit opportunities. The regulating plan included in this application was developed by Moule & Polyzoides on behalf of the applicant.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the 7.645 acre subject property located between Mesa Street and Sun Bowl Drive from its current C-1 (Commercial) and C-3 (Commercial) zoning to SCZ (SmartCode Zone). The proposed rezone to SmartCode will allow for an Infill Regional Center Development with a Transit Oriented Development overlay designation. The RCD community type enables the subject property to be developed in a manner consistent with a higher density urban core that includes important retail uses; the entirety of the property has been allocated to the T5O transect, which is appropriate for Urban Centers and is generally characterized by shops mixed with apartments, substantial pedestrian activity, shallow setbacks, and buildings oriented to define a street wall; frontages within this transect include stoops, shopfronts, galleries and arcades and building height typically ranges from two to six stories in height. The subject property's proximity to the Glory Road transfer station and location along the planned Bus Rapid Transit route enables it to be designated with a TOD overlay; this designation allows for higher density development, thereby maximizing access to proximate public transit.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the request to rezone the subject property to SCZ (SmartCode Zone) based on the Regulating Plan's computability with the recommendations made in Plan El Paso. Additionally, the plan complies with Title 21 (SmartCode) of the El Paso City Code standards and regulations, and furthers the City Council directive to promote smart growth.

Plan El Paso: Goals and Policies for Regional Land Use Patterns

Goal 1.3: The City of El Paso wishes to diversify its post-war and suburban neighborhoods in strategic locations in order to increase the variety of housing options, including rowhouses, apartments, and condominiums, and to expand opportunities for employment and neighborhood shopping without requiring long car trips.

Policy 1.3.2: Sun Metro bus routes and rapid transit system stops and transfer centers offer independence to those who live in drivable neighborhoods but do not have access to a car. The land near transfer centers and RTS stops offers major redevelopment opportunities to take special advantage of those facilities.

Plan El Paso: Goals and Policies for Urban Design

Goal 2.1: The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.

Policy 2.1.4: Development is encouraged to integrate jobs into or near residential neighborhoods, or to re-balance existing communities by adding jobs within a ½-mile radius of residential neighborhoods or by adding residences within a ½-mile radius of concentration of jobs.

Policy 2.1.12: Preferred locations for higher density development and redevelopment are sites in Compact Urban areas, which include the following land as identified on the Future Land Use Map:

a. Existing walkable neighborhoods, identified as land in the G-1 "Downtown" and G-2 "Traditional Neighborhood" sectors.

c. Future redevelopment and infill neighborhoods, identified with these overlays: "Local Transfer Centers," "RTS Stops," and "Future Compact Neighborhoods."

COMMENTS:

City Development Department – Building Permits & Inspections

None received.

City Development Department – Land Development Division

None received.

City Development Department – Landscaping

None received.

City Development Department – Planning Division – Subdivisions

None received.

El Paso Fire Department

No objections to the SmartCode rezoning.

El Paso Water Utilities

EPWU has conducted a preliminary water and sewer capacity study for the subject property under a student housing and retail project. EPWU has determined that the existing system has the capacity to serve approximately 308 housing units and 60,000 sq. ft. of retail. Water and sewer capacity needs to be reassessed to determine required improvements/upgrades if the housing units or the commercial area significantly increase. All costs associated with the improvements will be the responsibility of the developer.

Sun Metro

Sun Metro does not oppose the request. Sun Metro staff recommends that coordinative efforts are made in order to possibly establish an area for a bus stop along Mesa St. Placement of a bus stop in this area would aide in filling the gap between two inbound bus stops (Mesa/Kern & Mesa/Don Haskins Center).

Transportation Planning

None received.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning 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 rezoning 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 rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

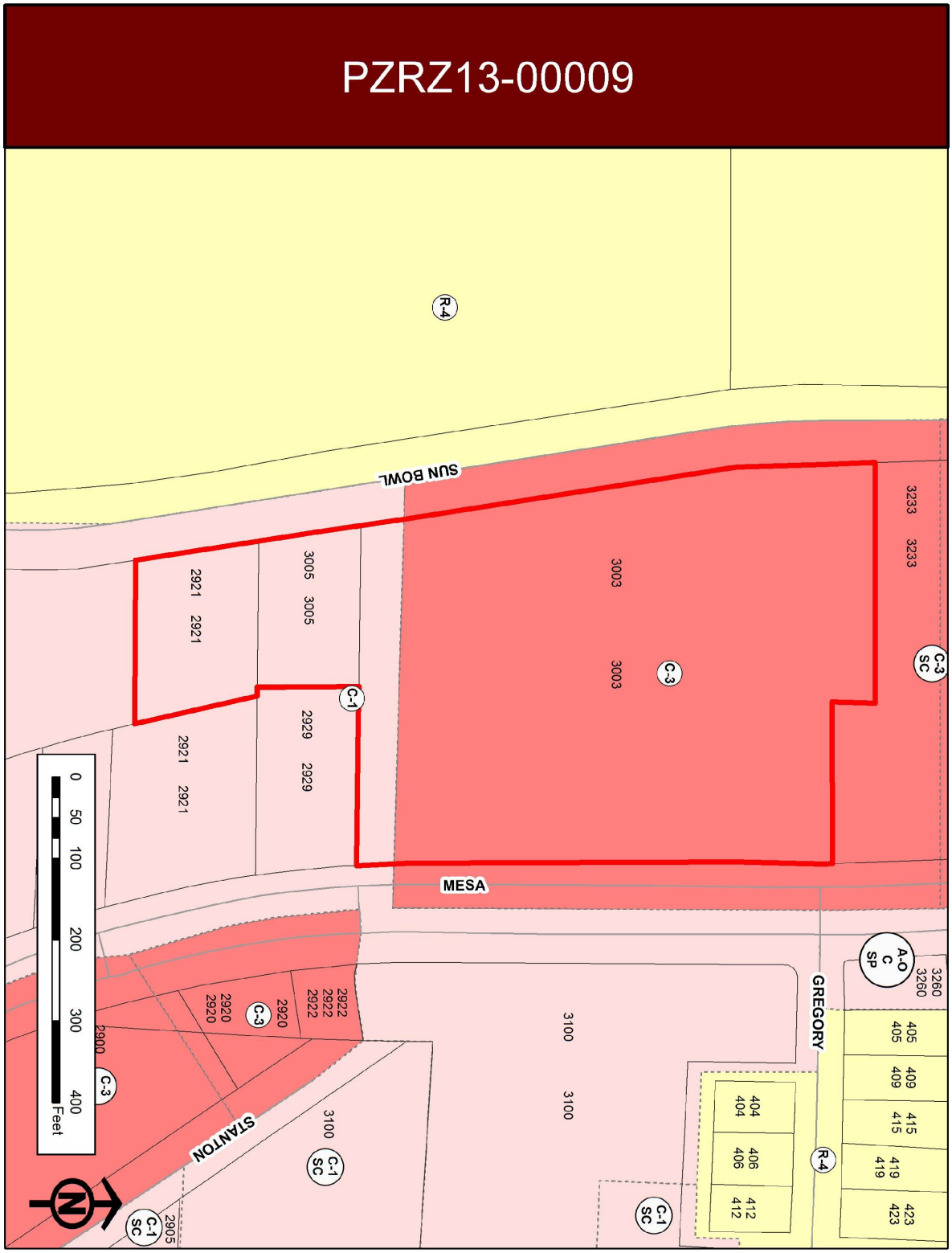
ATTACHMENTS:

Attachment 1: Zoning Map

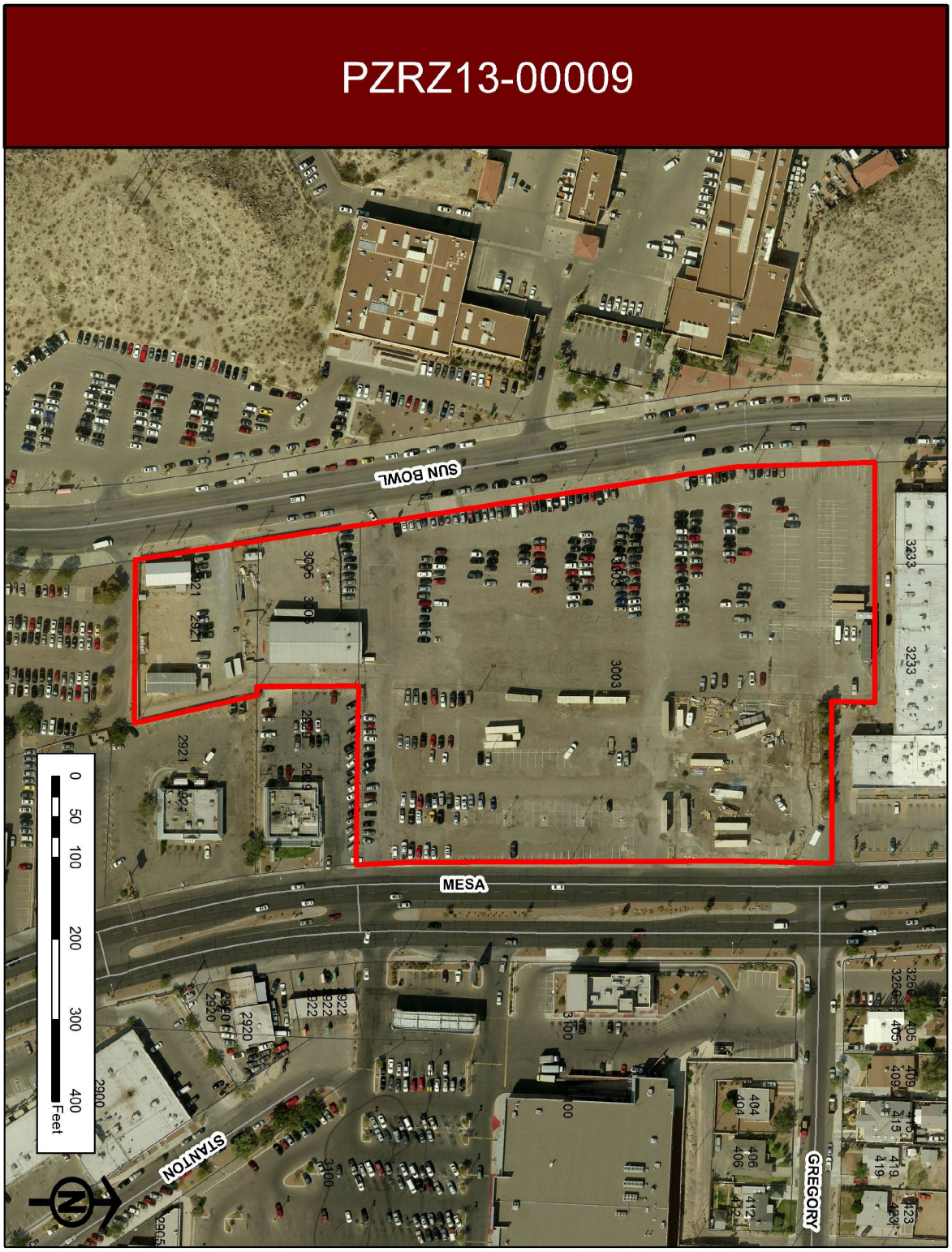
Attachment 2: Aerial Map

Attachment 3: Regulating Plan

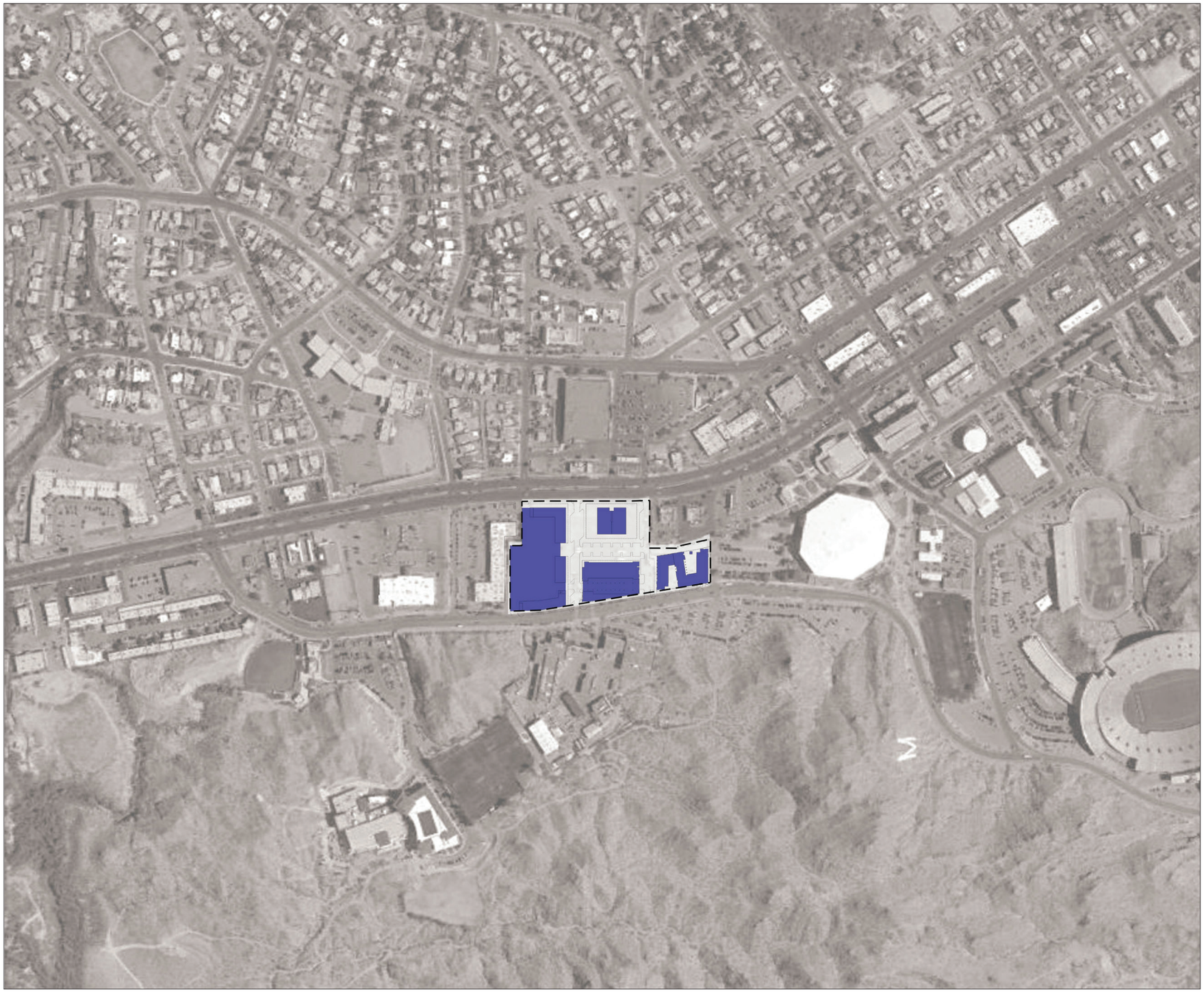
Attachment 1: Zoning Map



Attachment 2: Aerial Map



ATTACHMENT 3



SmartCode Application
El Paso, Texas

Infill - Regional Center Devlopment

Soleado Trail Mixed Use

PREPARED FOR THUNDERBIRD PARTNERS LLC
27 FEBRUARY 2013

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ARCHITECTS AND URBANISTS

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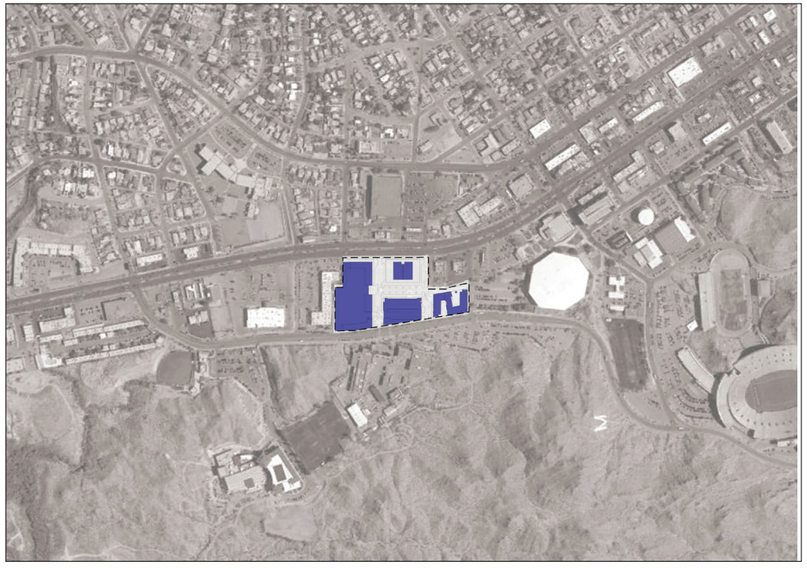
Project Team

Client : Chris Charron

Architect : Gensler
Rick Ferrara Jr.

Planning Consultant :
Moule & Polyzoides
Architects and Urbanists

Stefanos Polyzoides
Vinayak Bharne
Thiago Valente
Alexandria Hoevel



Site Location

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Soleado Trail Mixed Use
27 February 2013
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Site Aerial

50' 100' 200' 400'

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METES & BOUNDS DESCRIPTION

Being all of Lot 2 and a portion of Lots 1 and 3, University Center as filed in Volume 23, Page 35, El Paso County Deed Records, El Paso County, Texas and more particularly described as follows:

COMMENCING for reference at a 60D Nail and Waser Found on the East Right of Way line of Sun Bowl Drive adjacent to Lot 3, University Center; **THENCE**, along said Right of Way line, South 01°23'24"East (South 05°13'56"East) 395.14 feet to a point from which chiseled X bears South 69°57'11" West 0.18 feet, said point being the **POINT OF BEGINNING**;

THENCE, leaving said Right of Way line, South 89°41'48" East (North 86°27'40" East) 295.81 feet to a point;

THENCE, South 00°04'58" East (South 03°55'30" East) 53.58 feet to a point;

THENCE, South 89°41'48" East (North 86°27'40" East) 199.68 feet to a point on the West Right of Way line of Mesa Street (State Highway 20) and a curve to the right;

THENCE, along said Right of Way line 102.04 feet along the arc of said curve having a radius of 3759.83 feet, an interior angle of 01°33'18", and a chord bearing South 00°24'07" East 102.04 feet

THENCE, continuing along said Right of Way line 90.67 feet along the arc of said curve having a radius of 1492.69 feet, an interior angle of 03°28'49", and a chord bearing South 01°21'53" East 90.66 feet to a point;

THENCE, leaving said Right of Way line North 89°21'28" West (South 86°48'00" West) 215.42 (215.60) feet to a point;

THENCE, South 00°31'07" West (South 03°19'25" East) 125.46 feet to a point;

THENCE, South 89°36'13" East (North 86°32'00" East) 8.23 feet to a point;

THENCE, South 12°03'53" East (South 15°54'25" East) 153.61 feet to a point;

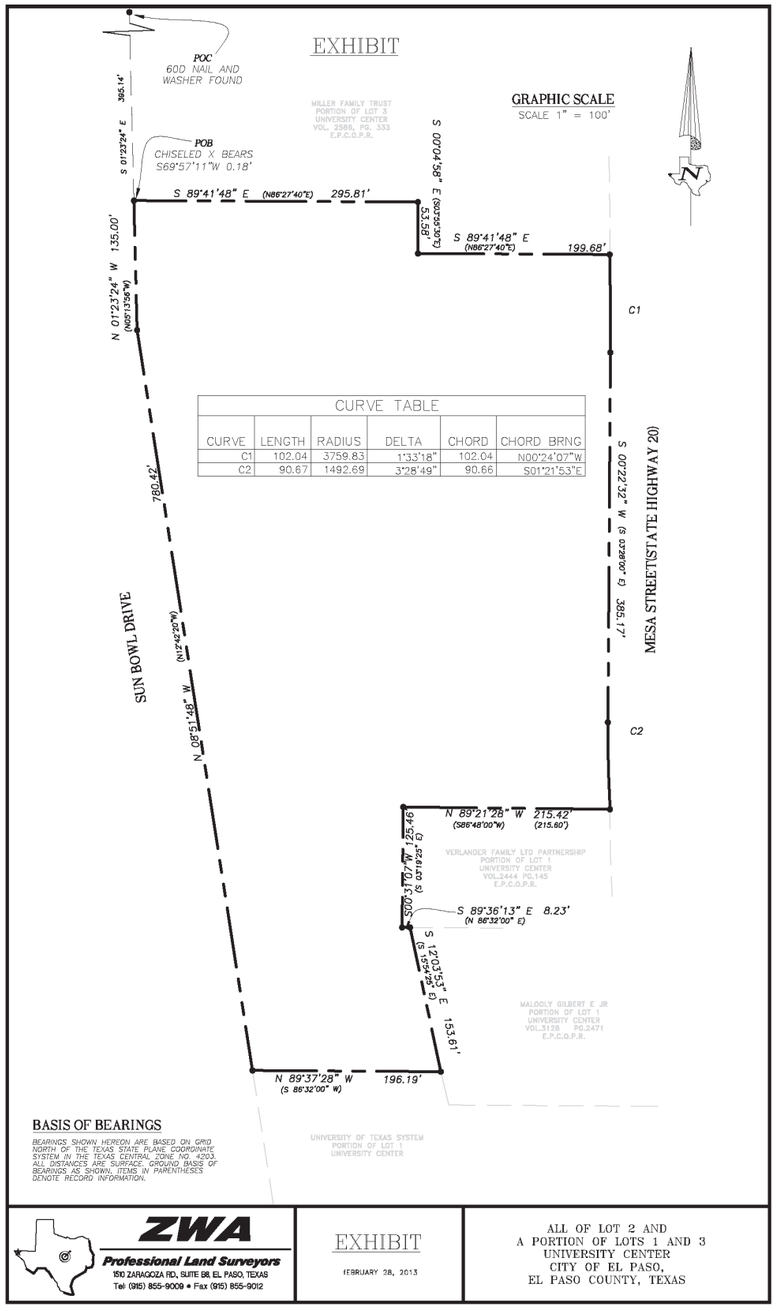
THENCE, North 89°37'28" West (South 86°32'00" West) 196.19 feet to a point on the East Right of Way line of Sun Bowl Drive;

THENCE, along said Right of Way line North 08°51'48" West (North 12°42'20" West) 780.42 feet to a point;

THENCE, continuing along said Right of Way line, North 01°23'24" West (North 05°13'56" West) 135.00 feet to the **POINT OF BEGINNING** containing 333,013 Square feet or 7.645 acres.

Bearings shown hereon are based on grid north of the Texas State Plane Coordinate System in the Texas Central Zone No. 4203. All distances are surface. Items in parentheses denote record information.

An Exhibit of even date accompanies this description.



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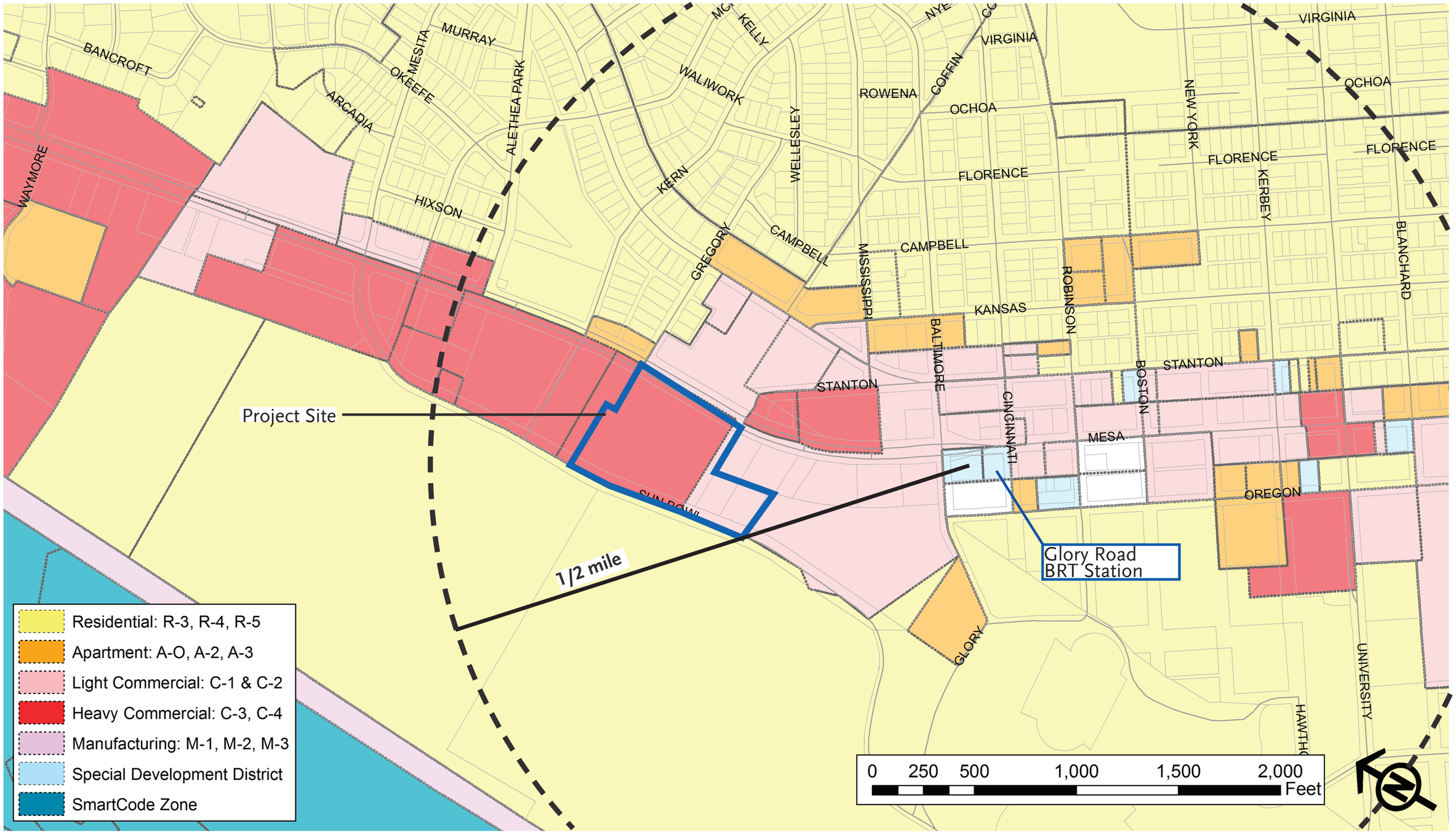

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Existing Zoning

(Not To Scale)

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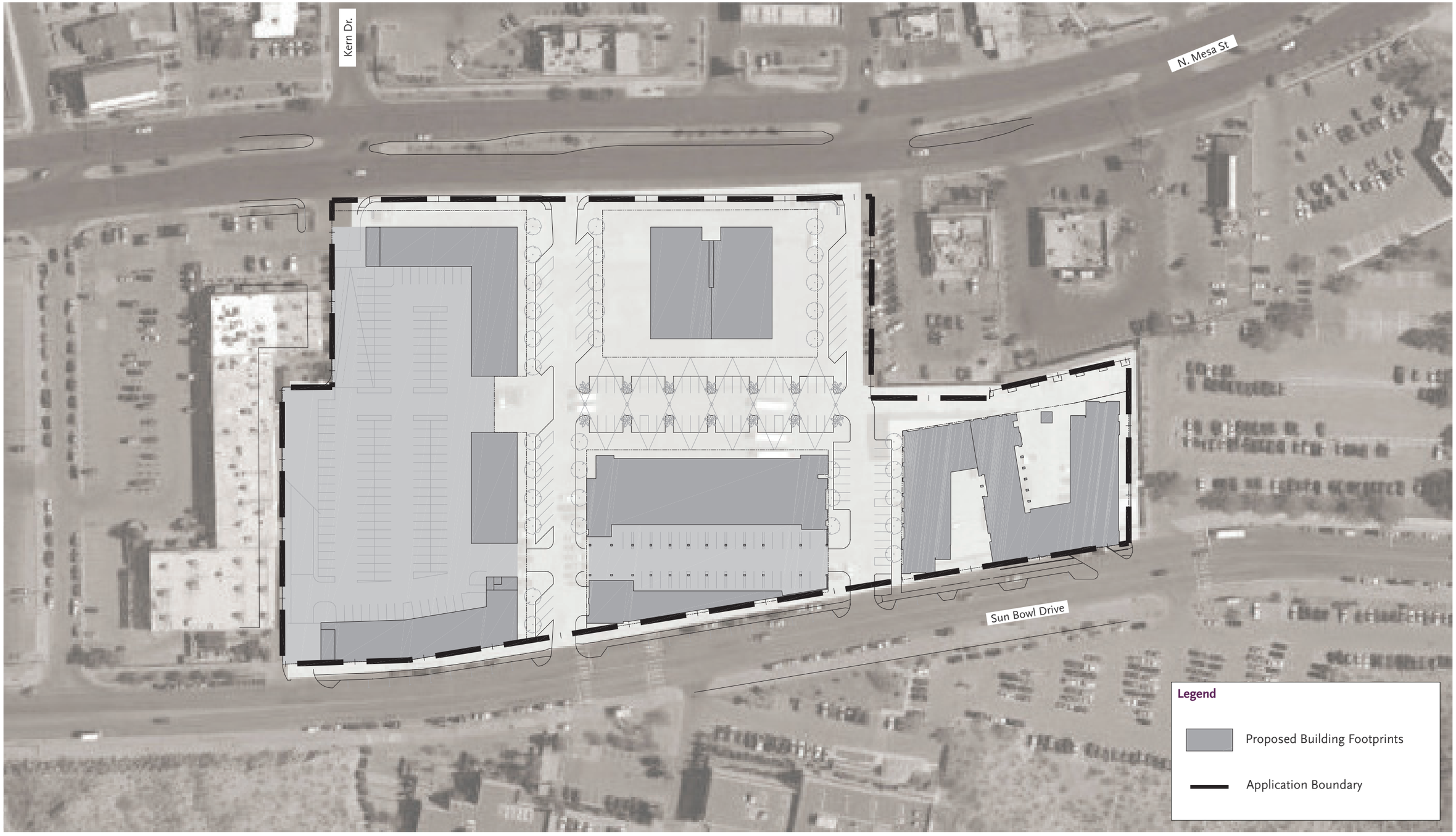

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Illustrative Site Plan

25' 50' 100' 200'

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PROJECT BOUNDARY & DEVELOPABLE AREA

50' 100' 200' 400'

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Regulating Plan

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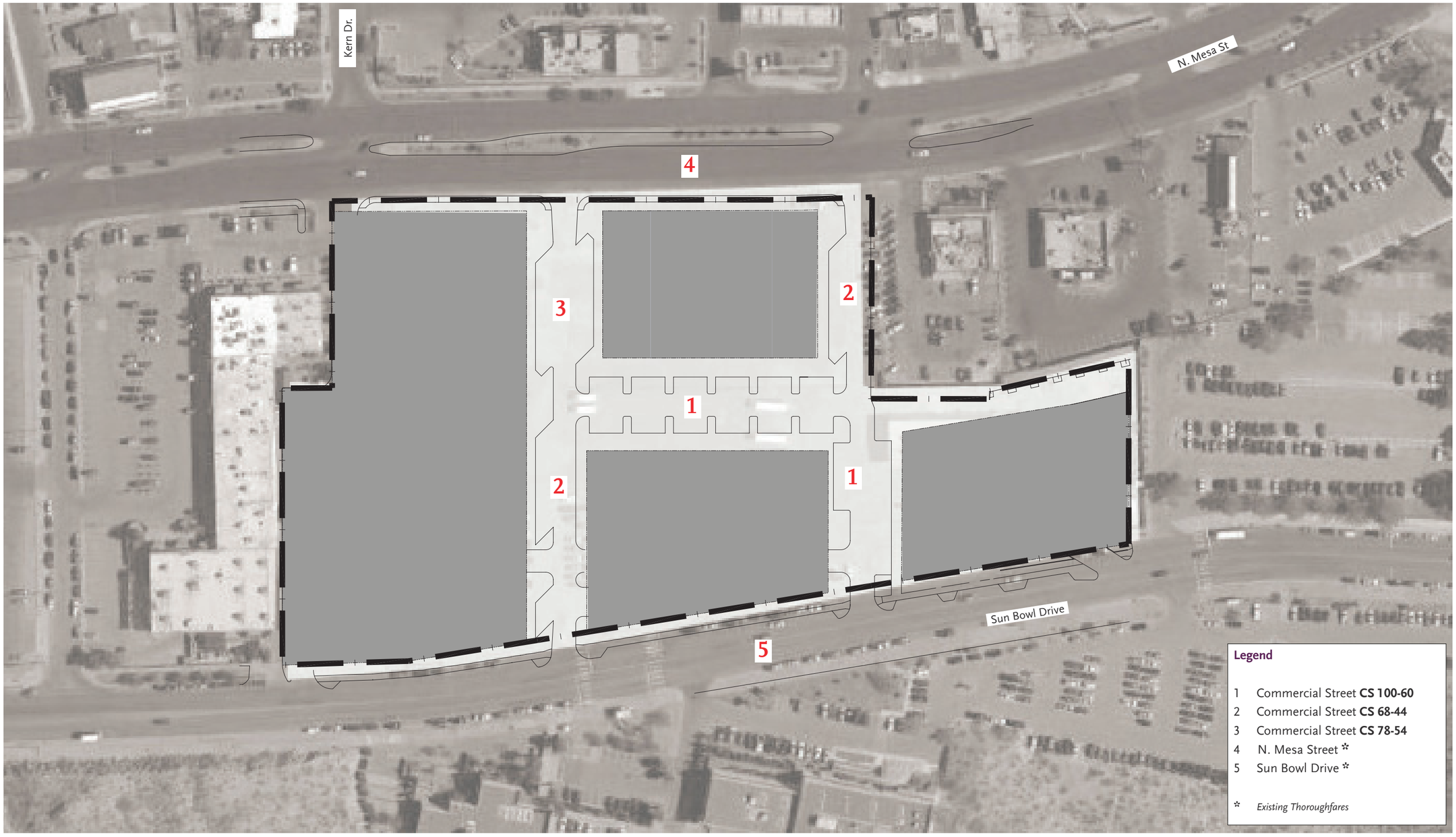

Thoroughfare Assignment

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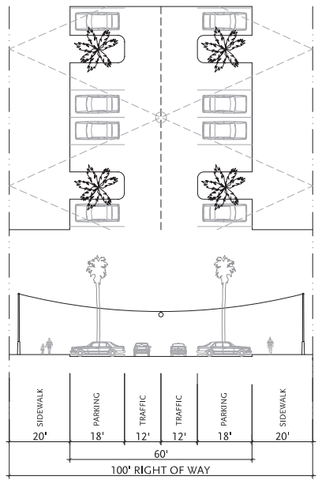
Notes:

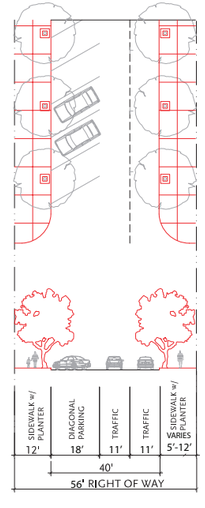
1. Pavement width includes gutter where present, and is measured from outside fsce of curb to outside face of curb.

2. Proposed modifications to Smartcode Thoroughfares shown in red.

** Curb radii are subject to fire lane requirements.*

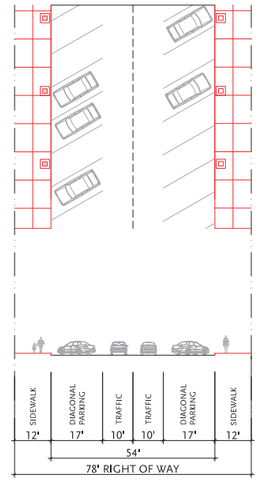


1. CS 100-60



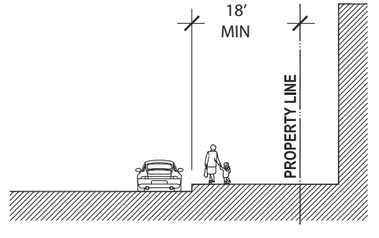
2. CS 68-44

(Modification of CS 74-44)

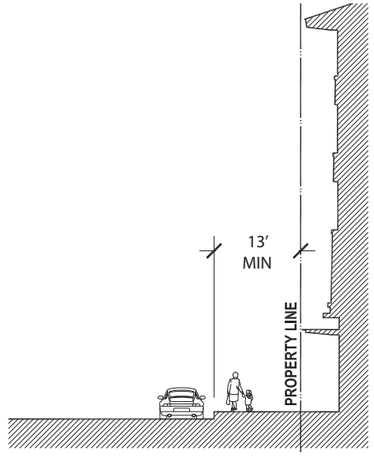


3. CS 78-54

(Modification of CS 80-54)



4. Existing Mesa Street



5. Existing Sun Bowl Drive

	T50	T50	T50	T50 T4	T50
Thoroughfare Type	Commercial Street	Commercial Street	Commercial Street	Existing Major Arterial	Existing Minor Arterial
Transect Zone Assignment	T50	T50	T50	T50	T50
Right-of-Way	100	65	73	N/A	N/A
Pavement Width	60	44	54	N/A	N/A
Movement	Slow	Slow	Slow	Free	Free
Design Speed	25	25	25	N/A	N/A
Pedestrian Crossing Time	17	12.2	5.7	N/A	N/A
Traffic Lanes	2	2	2	6	4
Parking Lanes	2 Perp.	1 Diag.	2 Diag.	N/A	N/A
Curb Radius	10 *	10*	10*	15*	15*
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade
Walkway Type	20' conc.	Conc.	Conc.	Conc.	Conc.
Planter Type	Bulb out/ tree well @ 30' O.C. avg.	4' x 4' tree well @ 30' O.C. avg.	4' x 4' tree well @ 30' O.C. avg.	4' x 4' tree well @ 30' O.C. avg.	4' x 4' tree well @ 30' O.C. avg.
Curb Type	Header Curb w/ Bollard & Landsape features	6" VC&G	6" VC&G	6" VC&G	6" VC&G
Landscape Type	Trees	Trees	Trees	Trees	Trees
Transportation Provision	N/A	N/A	N/A	N/A	N/A

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Thoroughfare Standards

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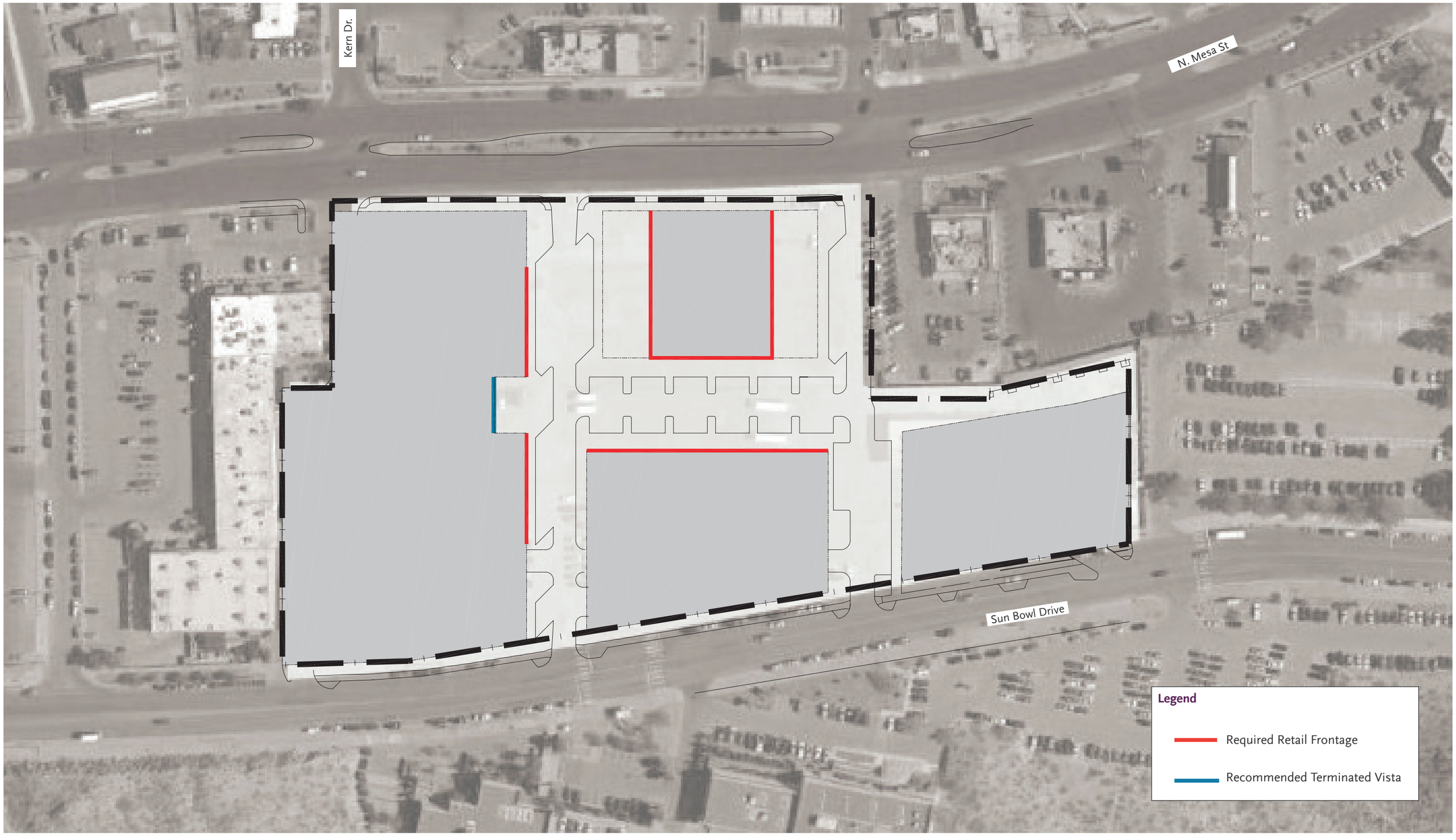

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Special Requirements

25' 50' 100' 200'

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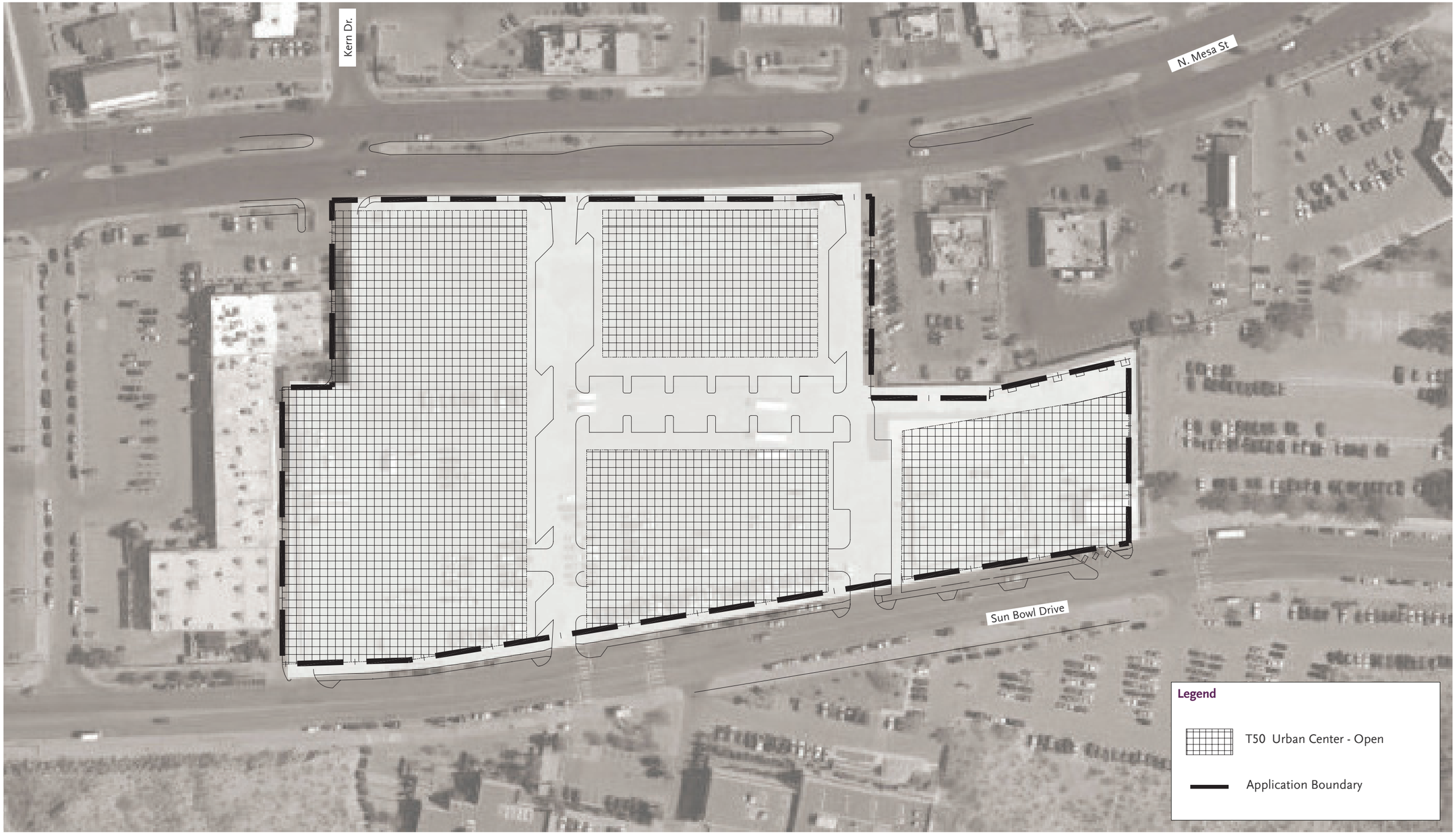

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Black and White Copy

For Recording

25' 50' 100' 200'

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