



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

AN ORDINANCE AMENDING THE 2025 PROPOSED THOROUGHFARE SYSTEM AS DETAILED IN THE MAP ATLAS OF THE PLAN FOR EL PASO AND ITS RELATED DOCUMENTS AS ORIGINALLY APPROVED BY THE EL PASO CITY COUNCIL IN 1999, AND AS SUBSEQUENTLY AMENDED, TO DOWNGRADE THE PROPOSED EXPRESSWAY/FREEWAY ARTERIAL 1 BETWEEN MESA STREET AND INTERSTATE 10 TO A MAJOR ARTERIAL AND COLLECTOR, REALIGN IT AND ELIMINATE CONNECTION TO IH-10. ALSO, TO RELOCATE THE ALIGNMENT OF THE NORTH-SOUTH COLLECTOR BETWEEN THE SOUTHERN TERMINATION OF SUNCREST DRIVE AND APPROXIMATELY 1,000 FEET SOUTH OF ARTERIAL 1.

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

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

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

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

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

WHEREAS, the City Plan Commission, after conducting a public hearing, has recommended the adoption of the changes to the Year 2025 Proposed Thoroughfare System map as herein presented; and,

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

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

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

- Downgrade the proposed freeway/expressway Arterial 1 between IH-10 and Mesa Street to a major arterial and collector, realign it and eliminate connection to IH-10. Also, to relocate the alignment of the north-south collector between the southern termination of Suncrest drive and approximately 1,000 feet south of Arterial 1 in the current *Major Thoroughfare Plan*. All details are shown in the map included in Exhibit "A."

**SIGNATURES ON FOLLOWING PAGE**

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

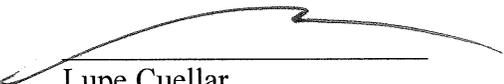
**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook  
Mayor

**ATTEST:**

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

APPROVED AS TO FORM:

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

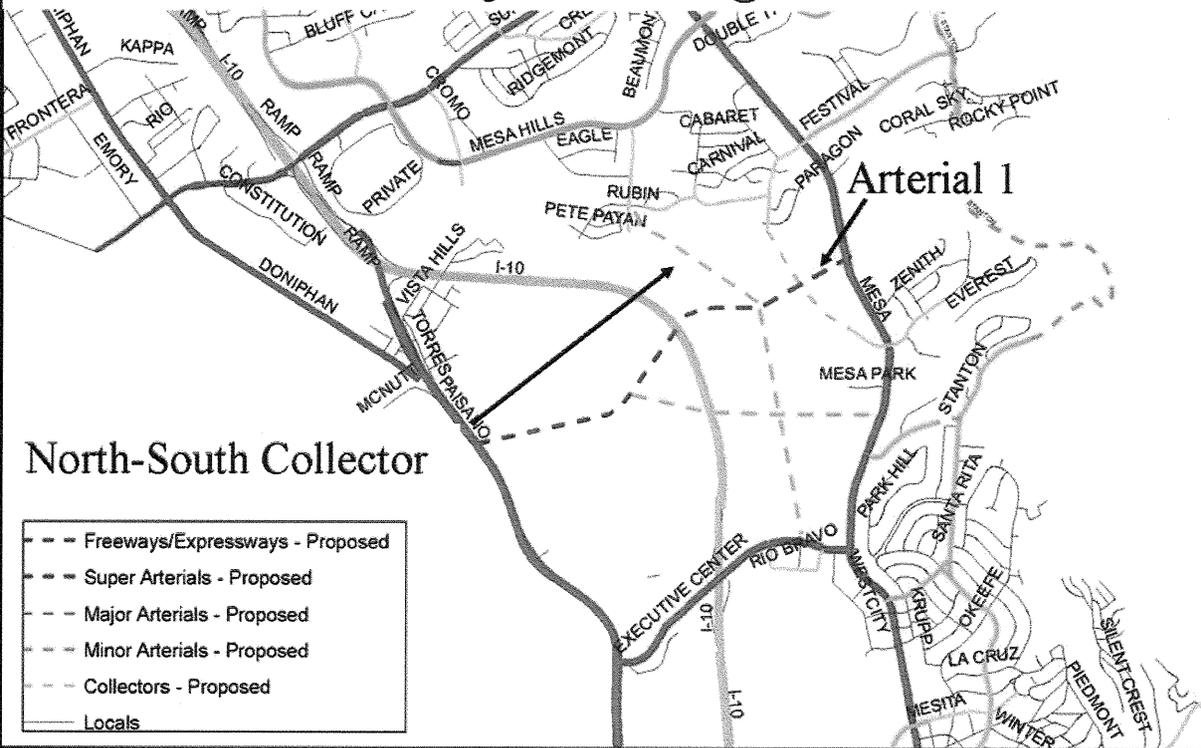
APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Patricia D. Adauto, Deputy City Manager  
Development and Infrastructure Services

06 MAY 12 PM 4:53  
CITY CLERK DEPT.

# Exhibit "A"

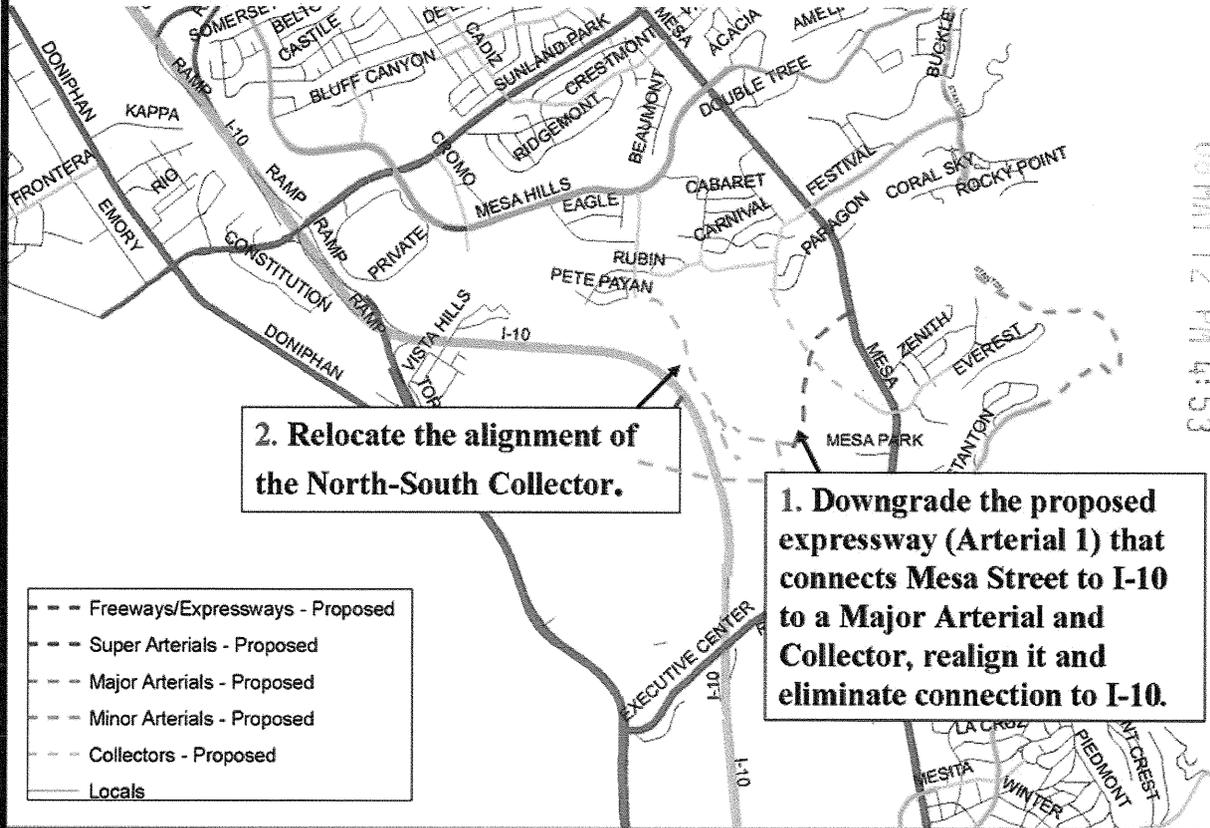
## Current Major Thoroughfare Plan



North-South Collector

- Freeways/Expressways - Proposed
- Super Arterials - Proposed
- Major Arterials - Proposed
- Minor Arterials - Proposed
- Collectors - Proposed
- Locals

## Proposed Major Thoroughfare Plan



COUNTY CLERK DEPT.  
 JAN 12 PM 4:53

**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**VICTOR TORRES**  
DIRECTOR, DEVELOPMENT SERVICES



**CITY COUNCIL**  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
VACANT, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
RACHEL QUINTANA, DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**

**MEMORANDUM**

**DATE:** May 9, 2008

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

**FROM:** Chuck Kooshian, Lead Planner

**SUBJECT:** Proposed Thoroughfare amendment for Arterial 1 and North-South collector located in the Montecillo Area.

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The City Plan Commission (CPC), on May 8, 2008, voted **(3-2)** to recommend approval to downgrade the proposed expressway/freeway Arterial 1 between Mesa Street and Interstate 10 to a major arterial and collector, realign it and eliminate connection to IH-10. Also, to relocate the alignment of the north-south collector between the southern termination of Suncrest Drive and approximately 1,000 feet south of Arterial 1 from the 2025 Master Thoroughfare Plan.

The CPC determined that this Master Thoroughfare Plan amendment is in conformance with The Plan for El Paso; and the proposed amendment protects the best interest, health, safety and welfare of the public in general.

**Attachments:** CPC Staff Report.

## MEMORANDUM

To: City Council  
From: City Plan Commission  
Date: May 14, 2008  
Subject: Amendment of City's Master Thoroughfare Plan – City Council Item 8B

On May 8, 2008, the City Plan Commission voted (3-2) to recommend approving an amendment to the City's Master Thoroughfare Plan by downgrading the designated expressway/freeway Arterial 1 between Mesa Street and Interstate 10 to a major arterial and collector, realigning it and eliminating the connection to Interstate 10. Additionally, the City Plan Commission approved relocating the alignment of the north-south collector between the southern termination of Suncrest Drive and approximately 1,000 feet south of Arterial 1.

Although the City Plan Commission recommended approval, the Commission had serious concerns about the traffic related issues along this area of Mesa and the efforts by the Texas Department of Transportation (TXDOT) in trying to resolve these issues. Although the Commission requested, on at least two occasions when this item appeared before the Commission, that TXDOT provide the Commission with concrete answers to questions related to the traffic issues on Mesa, TXDOT could not provide solid answers. Of particular concern to the Commission is the connectivity of arterials, located between Mesa Street and Interstate 10, and Mesa Street, median cuts on Mesa Street, and traffic signals on Mesa Street, all of which the Commission believes may be necessary due to the anticipated large volume of traffic that will be generated by any type of development occurring in this area. It is the Commission's understanding, based on the answers provided by TXDOT's representative, that all of these issues are still being studied by TXDOT. The Commission believes that the resolution of these issues is imperative to the overall safe and efficient operation of the traffic in that general area; therefore, the Commission recommends to the City Council that City Council strongly encourages TXDOT to work diligently in resolving the traffic related issues along this area of Mesa, to include the consideration of connectivity to Mesa in this area, median cuts, roundabouts, traffic calming measures and the traffic signalization on Mesa. Additionally, the Commission recommends that City Council strongly encourage TXDOT to continue to work with the City and developers along this area of Mesa to find solutions to the traffic related issues generated by development in this area.

Gus Hadaad, Chair  
City Plan Commission



## Montecillo Area MTP Amendments Request

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- Background:** Arterial 1 is a proposed Expressway/Freeway indicated on the MTP as running in an east-west direction from Mesa Street to Interstate 10.
- April 25, 2008, Conde Inc. submitted the amended Montecillo Traffic Impact Analysis and requested the following:
1. Downgrade the proposed expressway (Arterial 1) between Mesa Street and I-10 to a Major Arterial and Collector, realign it and eliminate connection to I-10.
  2. Relocate the alignment of the North-South Collector between the southern termination of Suncrest Dr. and Arterial 1.
- Location:** Montecillo Area is bounded by Mesa Hills Drive to the North, Mesa Street to the East, Executive Center to the South and I-10 to the West. Arterial 1 is a proposed Expressway/Freeway indicated on the MTP as running in an east-west direction from Mesa Street between Festival Dr. and Castellano to Interstate 10 between Executive Center and Mesa Hills Dr. The proposed north-south collector is an extension of Suncrest Dr. that will connect to Arterial 1, then, it will continue as a minor arterial to connect to Executive Center Blvd. The proposed east-west minor arterial will connect to the east to Mesa Street and to the west to Arterial 1 west of I-10. ***Please refer to Figure 1. Current Major Thoroughfare Plan***
- Representative District:** 8
- Area:** 232.93 acres
- Present Zoning:** M-1, A-2, C-1, C-2, C-3 and R-3
- Present Use:** Undeveloped Land
- Proposed Use:** Commercial, residential and school.
- Surrounding Land Uses:** The surrounding area has a mixed land use of residential and commercial area. The residential land use consists of apartment units, multiple family dwellings and single family dwellings. The commercial land use consists of various types of businesses such as gas stations, offices, Sunland Park Mall, retail, financial institutions and restaurants; the area also includes schools and religious centers. Traffic is attracted to this area since there are a variety of popular retail stores, restaurants and businesses. ***(Montecillo TIA, December 10, 2007)***
- Year 2025 Designation:** Open Space/Commercial/Industrial/Residential/Mixed Land Use.
- Requests:**
1. Downgrade the proposed expressway (Arterial 1) that connects Mesa Street to I-10 to a Major Arterial and Collector, realign it and eliminate connection to I-10.
  2. Relocate the alignment of the North-South Collector.  
***Please refer to Figure 2- Requested MTP Amendments***

### **Staff Recommendation:**

The Major Thoroughfare Review team recommendation is as follows:

### **Engineering Department - Traffic Division:**

Recommends approval based on the following:

- Applicant proposes downgrade of “Arterial 1”, with an east-west collector arterial (Monte Cassino) connecting Montecillo Blvd. (a new major arterial) to Monte Rosa (a collector arterial). The current “freeway” designation is no longer needed because a large portion of “Arterial 1” has already been deleted from the MTP.
- The TIA shows generated ADT for Montecillo Blvd. of 24,328 (38% of the projected total traffic from this development, and 22% of projected total traffic from an adjacent future development). This ADT is within the capacity of a major arterial.
- The TIA shows generated ADT for Monte Cassino of 9,659 (24% of the projected total traffic from this development. This ADT is within the capacity of a collector arterial.
- According to TIA, impact of the development on existing and proposed arterial roadways will be significant, but they will function at acceptable LOS, except that existing LOS “F” roadways (Mesa, Executive Center and Sunland Park) will remain LOS “F.”
- The intersection at Suncrest & Mesa Hills would remain LOS “E”. Applicant has recommended possible mitigation measures (signalization) for this intersection to restore LOS, but the existing condition is not attributable to this development.
- Traffic recommends that a median cut and signal be provided at the intersection of Mesa (super arterial) and Montecillo Blvd. (major arterial), although TxDOT previously stated that is not an option. Evaluation would be made of removing the signal at Argonaut and/or reducing the speed limit on Mesa to improve traffic safety in this area.
- Applicant shall coordinate with adjacent property owner to ensure extension of the major arterial and 64’ collector arterial adjacent to I-10. Timing of adjacent development is not known at this time.

### **Texas Department of Transportation (TxDOT):**

Recommends denial based on concerns with access and operations on Mesa Street.

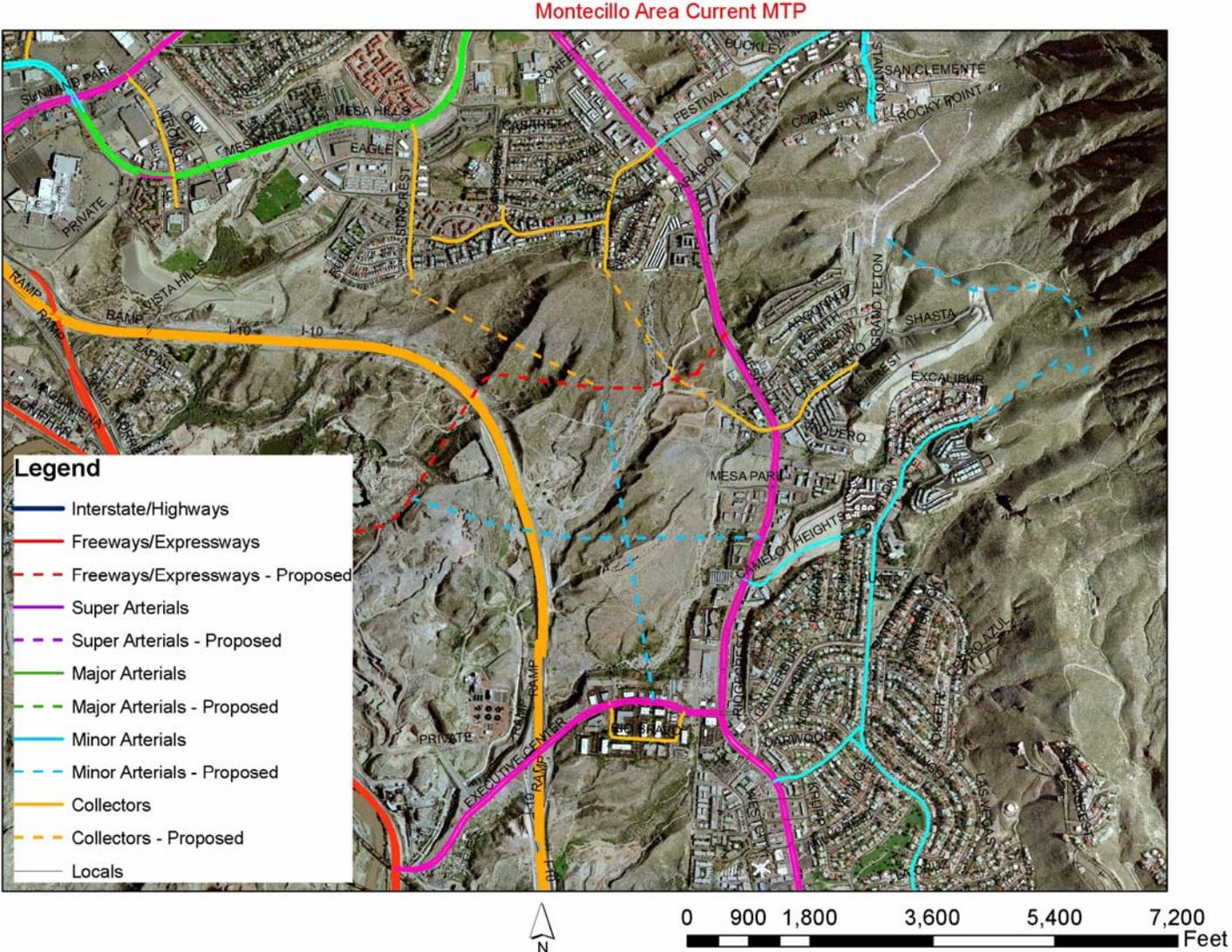
### **El Paso Metropolitan Planning Organization (MPO)**

Recommends denial based on concerns with access and operations on Mesa Street.

### **Development Services Department - Planning Division:**

- Downgrade the proposed Expressway (Arterial 1) between Mesa Street and Interstate 10 to a Major Arterial and Collector on the basis that Montecillo Development Amended TIA provides a trip distribution and volume map showing the traffic volumes for year 2015 and it demonstrates that these types of arterials should be sufficient to accommodate portions of the traffic generated by both the proposed development and any additional development.
- Realign the downgraded Arterial 1, so the section that was downgraded to a major arterial will be running in a north-south direction from Mesa Street to the south-side boundary of the property line and the section that was downgraded to a collector will be running in an east-west direction along the south-side of the property line.
- Eliminate connection of Arterial 1 to I-10 since TxDOT disapproves connectivity to I-10 at this location.
- Relocate the alignment of the North-South collector to provide adequate access and proper traffic distribution to the new development.

Figure 1- Current Major Thoroughfare Plan



**Figure 2- Requested Major Thoroughfare Plan Amendments**

