

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

DEPARTMENT: City Development Department

AGENDA DATE: Introduction: June 19, 2012
Public Hearing: July 17, 2012

CONTACT PERSON/PHONE: Michael McElroy, 541-4238

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance amending the Master Zoning Plan approved on August 12, 2008, by Ordinance No. 016959 for the rezoning to GMU of Sections 9,10,15, 16, 17, and 18, Block 81, Township 1, Texas & Pacific Railway Company Surveys; and a Portion of Sections 11, 14, and 14, and 19, Block 81, Township 1, Texas & Pacific Railway Company Surveys; and a Portion of Sections 11, 12, 13, 14, 19, 20, and 21, Block 81 Township 1, Texas & Pacific Railway Surveys; and a Portion of Sections 7, 17, 18, 19, 20, and 30, Block 80, Township 1, Texas & Pacific Railway Surveys, City of El Paso, El Paso County, Texas, The Penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: North of U.S. 54 and East of McCombs Street. Property Owner: El Paso Water Utilities - Public Service Board and City of El Paso. PZRZ12-00008 (**District 4**)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Scheduled for June 14, 2012.

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DIRECTOR: Mathew McElroy
Director – City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MASTER ZONING PLAN APPROVED ON AUGUST 12, 2008, BY ORDINANCE NO. 016959 FOR THE REZONING TO GMU OF SECTIONS 9, 10, 15, 16, 17, AND 18, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS; AND A PORTION OF SECTIONS 11, 14, AND 19, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS; AND A PORTION OF SECTIONS 11, 12, 13, 14, 19, 20, AND 21, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS; AND A PORTION OF SECTIONS 7, 17, 18, 19, 20, AND 30, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, on August 12, 2008, the City Council approved ordinance No. 016959, which rezoned approximately 1,501 acres to General Mixed Use (GMU); and,

WHEREAS, as part of approving the rezoning of the land to GMU, a Master Zoning Plan was submitted and approved in accordance with the city code; and,

WHEREAS, the property owner wishes to make a major amendment to the Master Zoning Plan approved on August 12, 2008; and

WHEREAS, the city code requires that major amendments to approved Master Zoning Plans must follow the same procedural and notice requirements required for the initial approval of the Master Zoning Plan;

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

That the Master Zoning Plan previously approved by Ordinance No. 016959 on August 12, 2008 for property legally described as A portion of Sections 11, 12, 13, 14, 19, 20, and 21, Block 81, Township 1, Texas & Pacific Railway Company Surveys; and a Portion of Sections 7, 17, 18, 19, 20, and 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and more particularly described by metes and bounds on the attached Exhibit “A” be amended as reflected by Master Zoning Plan in Exhibit “B” and the Master Zoning Plan Report in Exhibit “C” which are incorporated herein for all purposes.

PASSED AND APPROVED this _____ day of _____, 2012.

SIGNATURES ON NEXT PAGE

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

Parcel 1 (R-F to C-2)

Being a portion of Sections 47 and 48,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas
October 30, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 47 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being the southeast corner of Section 47, from which the southwest corner of Section 47, bears South 89°59'32" West a distance of 5,316.18 feet;

Thence along southerly line of Section 47, South 89°59'32" West a distance of 1055.05 feet to a point;

Thence leaving said line, North 00°34'52" West a distance of 368.02 feet to a point;

Thence, North 89°59'32" East a distance of 700.04 feet to a point;

Thence, North 00°34'52" West a distance of 700.04 feet to a point;

Thence, North 89°59'32" East a distance of 410.02 feet to a point;

Thence, South 00°34'52" East a distance of 975.30 feet to a point of curve;

Thence, 39.02 feet along the arc of a curve to the left which has a radius of 25.00 feet, a central angle of 89°25'36", and a chord which bears South 45°17'40" East a distance of 35.18 feet to a point;

Thence, South 00°00'28" East a distance of 68.00 feet to a point;

Thence South 89°59'32" West a distance of 79.08 feet to "TRUE POINT OF BEGINNING" and containing 16.01 acres of land more or less.

Not a ground survey.


Ron R. Conde
R.P.L.S. No. 5152



job # 807-64

CITY CLERK DEPT.

Parcel 2 (R-F to R-5)

Being a portion of Sections 47 and 48,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas
November 6, 2008

08 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 47 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the southeast corner of Section 47, from which the southwest corner of Section 47, bears South 89°59'32" West a distance of 5,316.18 feet, Thence along the southerly line of Section 47, South 89°59'32" West a distance of 1055.05 feet to a point for the "TRUE POINT OF BEGINNING";

Thence along said line South 89°59'32" West a distance of 3161.07 feet to a point;

Thence leaving said line, North 00°34'37" West a distance of 454.97 feet to a point;

Thence, South 89°59'32" West a distance of 700.03 feet to a point;

Thence, North 00°34'37" West a distance of 613.08 feet to a point;

Thence, South 89°59'32" West a distance of 300.01 feet to a point;

Thence, North 00°34'37" West a distance of 1784.96 feet to a point;

Thence, North 89°58'26" West a distance of 100.01 feet to a point;

Thence, North 00°34'37" West a distance of 809.08 feet to a point;

Thence, North 89°58'35" East a distance of 50.00 feet to a point;

Thence, North 00°34'37" West a distance of 297.01 feet to a point;

Thence, North 89°58'35" East a distance of 833.06 feet to a point;

Thence, North 00°31'57" West a distance of 705.30 feet to a point;

Thence, South 89°58'57" East a distance of 1825.08 feet to a point;

Thence, South 00°31'57" East a distance of 562.75 feet to a point;

Thence, North 89°58'35" East a distance of 495.46 feet to a point;

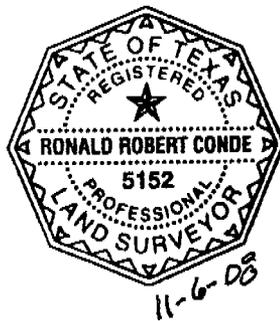
CITY CLERK DEPT.

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Thence, South 00°31'57" East a distance of 982.19 feet to a point;
Thence, North 89°58'33" East a distance of 1546.02 feet to a point;
Thence, South 00°01'27" East a distance of 499.20 feet to a point;
Thence, North 89°58'33" East a distance of 626.84 feet to a point;
Thence, South 00°34'52" East a distance of 1552.44 feet to a point;
Thence, South 89°59'32" West a distance of 410.02 feet to a point;
Thence, South 00°34'52" East a distance of 700.04 feet to a point;
Thence, South 89°59'32" West a distance of 700.04 feet to a point;

Thence South 00°34'52" East a distance of 368.02 feet to "TRUE POINT OF BEGINNING" and containing in all 432.84 acres of land more or less.

Not a ground survey.



Ron R. Conde
R.P.L.S. No. 5152

job # 808-21

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Parcel 3 (R-F to C-2)

CITY CLERK DEPT.

Being a portion of Section 47,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas
October 30, 2008

08 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the southeast corner of Section 47, from which the southwest corner of Section 47, bears South 89°59'32" West a distance of 5,316.18 feet;; Thence along the southerly line of Section 47, South 89°59'32" West a distance of 4216.12 feet to a point for the "TRUE POINT OF BEGINNING"

Thence along the southerly line of Section 47, South 89°59'32" West a distance of 1000.04 feet to a point;

Thence leaving said line, North 00°34'37" West a distance of 1068.05 feet to a point;

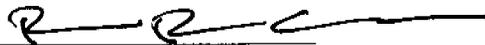
Thence, North 89°59'32" East a distance of 300.01 feet to a point;

Thence, South 00°34'37" East a distance of 613.08 feet to a point;

Thence, North 89°59'32" East a distance of 700.03 feet to a point;

Thence South 00°34'37" East a distance of 454.97 feet to "TRUE POINT OF BEGINNING" and containing 14.67 acres of land more or less.

Not a ground survey.



Ron R. Conde
R.P.L.S. No. 5152



job # 808-21

CONDE, INC.

ENGINEERING / LAND SURVEYING / PLANNING

1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Parcel 4 (R-F to C-2)
Being a portion of Sections 47 and 48,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas
September 16, 2008

CITY CLERK DEPT.

08 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 47 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the southeast corner of Section 47, from which the southwest corner of Section 47, bears South 89°59'32" West a distance of 5,316.18 feet;; Thence North 00°37'18" East a distance of 2620.30 feet to a point for the "TRUE POINT OF BEGINNING"

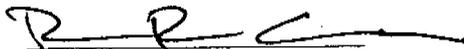
Thence South 89°58'33" West a distance of 626.84 feet to a point;

Thence North 00°01'27" West a distance of 499.20 feet to a point;

Thence North 89°58'33" East a distance of 621.99 feet to a point;

Thence South 00°34'52" East a distance of 499.22 feet to "TRUE POINT OF BEGINNING" and containing 7.156 acres of land more or less.

Not a ground survey.


Ron R. Conde
R.P.L.S. No. 5152



job # 808-21

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

CITY CLERK DEPT.

Parcel 5 (R-F to C-2)

Being a portion of Section 47,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas
October 30, 2008

08 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the southeast corner of Section 47, from which the southwest corner of Section 47, bears South 89°59'32" West a distance of 5,316.18 feet;; Thence North 27°42'36" West a distance of 4631.79 feet to a point for the **"TRUE POINT OF BEGINNING"**

Thence South 89°58'35" West a distance of 495.46 feet to a point;

Thence North 00°31'57" West a distance of 562.75 feet to a point;

Thence South 89°58'57" East a distance of 214.75 feet to a point;

Thence South 00°01'25" East a distance of 7.57 feet to a point;

Thence North 89°58'35" East a distance of 280.78 feet to a point;

Thence South 00°31'57" East a distance of 555.02 feet to **"TRUE POINT OF BEGINNING"** and containing 6.35 acres of land more or less.

Not a ground survey.


Ron R. Conde
R.P.L.S. No. 5152



job # 808-21

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Parcel 6 (R-F to C-1)
Being a portion of Sections 47 and 48,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas
October 30, 2008

CITY CLERK DEPT.
08 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 47 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the southeast corner of Section 47, from which the southwest corner of Section 47, bears South 89°59'32" West a distance of 5,316.18 feet;; Thence North 00°24'12" East a distance of 4656.60 feet to a point for the **"TRUE POINT OF BEGINNING"**

Thence South 89°58'35" West a distance of 2472.49 feet to a point;

Thence North 00°01'25" West a distance of 7.57 feet to a point;

Thence, 925.97 feet along the arc of a curve to the left which has a radius of 1555.00 feet, a central angle of 34°07'06", a chord which bears North 72°57'29" East a distance of 912.35 feet to a point;

Thence, 859.25 feet along the arc of a curve to the right which has a radius of 1445.00 feet, a central angle of 34°04'13" a chord which bears North 72°56'03" East a distance of 846.65 feet to a point;

Thence, North 89°58'09" East a distance of 625.76 feet to a point of curvature;

Thence, 39.03 feet along the arc of a curve to the right which has a radius of 25.00 feet, a central angle of 89°26'59", a chord which bears South 45°18'22" East a distance of 35.19 feet to a point;

Thence leaving said arc, South 89°46'51" East a distance of 55.01 feet to a point at the east line of Section 47;

Thence North 00°34'52" West a distance of 80.00 feet to a point;

Thence North 89°58'09" East a distance of 55.00 feet to a point;

Thence South 00°34'52" East a distance of 498.09 feet to a point;

Thence, 39.03 feet along the arc of a curve to the left which has a radius of 25.00 feet, a central angle of 89°26'33", a chord which bears South 45°18'09" East a distance of 35.18 feet to a point;

Thence South 00°50'04" East a distance of 55.01 feet to "TRUE POINT OF BEGINNING" and containing 19.33 acres of land more or less.

Not a ground survey.

CITY CLERK DEPT.

08 DEC 24 PM 1:04



job # 808-21

Ron R. Conde
R.P.L.S. No. 5152

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

CITY CLERK DEPT.

Parcel 7 (C-2 to GMU)
Being a portion of Sections 38 and 47,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
October 30, 2008

08 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 38 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the northeast corner of Section 47, from which the northwest corner of Section 47, bears South 89°59'49" West a distance of 5315.81 feet; Thence South 34°11'05" West a distance of 96.45 feet to the "TRUE POINT OF BEGINNING".

Thence 39.03 feet along the arc of a curve to the left whose radius is 25.00 feet whose interior angle is 89°26'59" a chord which bears North 45°18'22" West a distance of 35.19 feet to a point;

Thence, South 89°58'09" West a distance of 575.26 feet to a point;

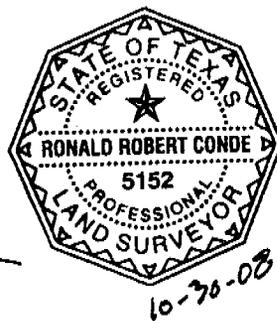
Thence, North 00°35'06" West a distance of 280.06 feet to a point;

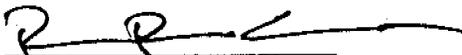
Thence, South 89°48'59" East a distance of 600.05 feet to a point;

Thence South 00°35'06" East a distance of 222.82 feet to a point;

Thence South 00°34'52" East a distance of 79.76 feet to "TRUE POINT OF BEGINNING" and containing 3.845 acres of land more or less.

Not a ground survey.




Ron R. Conde
R.P.L.S. No. 5152

job # 808-21

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

CITY CLERK DEPT.

Parcel 8 (R-5 to GMU)

Being a portion of Sections 38 and 47,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
October 30, 2008

08 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 38 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the northeast corner of Section 47, from which the northwest corner of Section 47, bears South 89°59'49" West a distance of 5,315.81 feet; Thence South 85°09'56" West a distance of 656.81 feet to a point for the **"TRUE POINT OF BEGINNING"**

Thence South 89°58'09" West a distance of 50.50 feet to a point of curve;

Thence, 859.25 feet along the arc of a curve to the left which has a radius of 1445.00 feet, a central angle of 34°04'13" a chord which bears South 72°56'03" West a distance of 846.65 feet to a point;

Thence, 925.97 feet along the arc of a curve to the right which has a radius of 1555.00 feet, a central angle of 34°07'06", a chord which bears South 72°57'29" West a distance of 912.35 feet to a point;

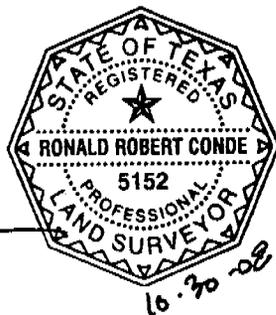
Thence North 89°58'57" West a distance of 214.75 feet to a point;

Thence, North 00°31'57" West a distance of 802.15 feet to a point;

Thence South 89°48'59" East a distance of 1951.51 feet to a point;

Thence South 00°35'06" East a distance of 280.06 feet to "TRUE POINT OF BEGINNING" and containing 25.36 acres of land more or less.

Not a ground survey.



Ron R. Conde
R.P.L.S. No. 5152

job # 808-21

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Parcel 9 (R-5 to PR-II)

Being a portion of Section 38,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
October 30, 2008

CITY CLERK DEPT.

08 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the northeast corner of Section 47, from which the northwest corner of Section 47, bears South 89°59'49" West a distance of 5315.81 feet; Thence North 84°56'27" West a distance of 2619.03 feet to the **"TRUE POINT OF BEGINNING"**.

Thence North 89°48'59" West a distance of 32.00 feet to a point;

Thence, North 00°31'57" West a distance of 60.14 feet to a point;

Thence, North 89°49'12" West a distance of 1729.67 feet to a point;

Thence, North 28°13'39" East a distance of 313.31 feet to a point;

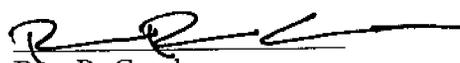
Thence North 12°50'03" East a distance of 141.83 feet to a point;

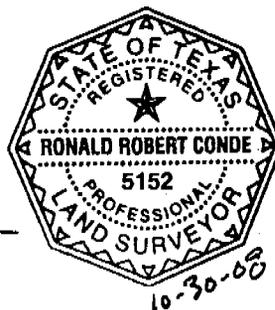
Thence North 00°31'57" West a distance of 121.10 feet to a point;

Thence South 89°49'12" East a distance of 1578.12 feet to a point;

Thence South 00°31'57" East a distance of 596.17 feet to **"TRUE POINT OF BEGINNING"** and containing 20.20 acres of land more or less.

Not a ground survey.


Ron R. Conde
R.P.L.S. No. 5152



job # 808-21

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

CITY CLERK DEPT.

Parcel 10 (R-5 to C-2)
Being a portion of Sections 38 and 47,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
October 30, 2008

08 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 38 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the northeast corner of Section 47, from which the northwest corner of Section 47, bears South 89°59'49" West a distance of 5315.81 feet; Thence South 82°45'47" West a distance of 4529.54 feet to the "TRUE POINT OF BEGINNING".

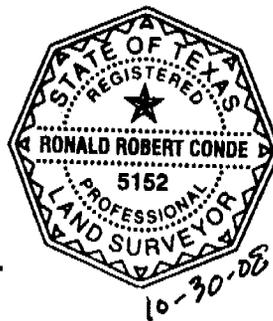
Thence North 89°58'57" West a distance of 166.57 feet to a point;

Thence, North 00°34'37" West a distance of 808.13 feet to a point;

Thence, South 89°48'59" East a distance of 167.21 feet to a point;

Thence South 00°31'57" East a distance of 807.64 feet to "TRUE POINT OF BEGINNING" and containing 3.095 acres of land more or less.

Not a ground survey.




Ron R. Conde
R.P.L.S. No. 5152

job # 808-21

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Parcel 11 (R-F to C-2)
Being a portion of Section 47,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas
October 30, 2008

CITY CLERK DEPT.

06 DEC 24 PM 1:04

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the northeast corner of Section 47, from which the northwest corner of Section 47, bears South 89°59'49" West a distance of 5315.81 feet; Thence South 82°39'16" West a distance of 4463.08 feet to the "TRUE POINT OF BEGINNING".

Thence South 00°31'57" East a distance of 705.30 feet to a point;

Thence, South 89°58'35" West a distance of 833.06 feet to a point;

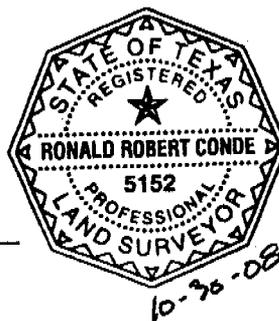
Thence, North 00°34'37" West a distance of 680.64 feet to a point;

Thence, 39.53 feet along the arc of a curve to the right which has a radius of 25.00 feet, a central angle of 90°35'40", a chord which bears North 44°43'13" East a distance of 35.54 feet to a point;

Thence South 89°58'57" East a distance of 808.35 feet to "TRUE POINT OF BEGINNING" and containing 13.50 acres of land more or less.

Not a ground survey.


Ron R. Conde
R.P.L.S. No. 5152



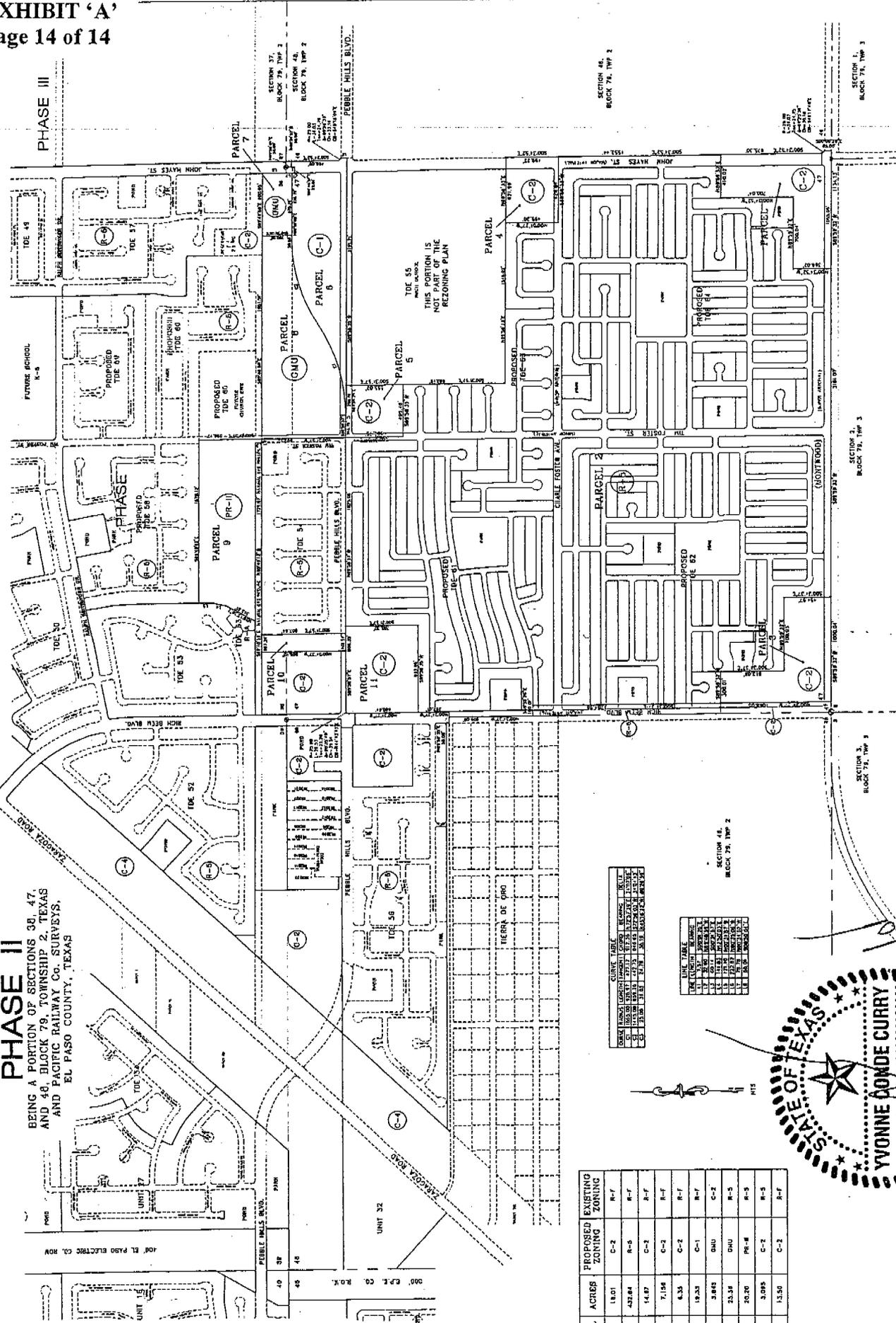
job # 808-21

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

CITY CLERK DEPT.
06 DEC 24 PM 1:04

**ZONING PLAN
PHASE II**

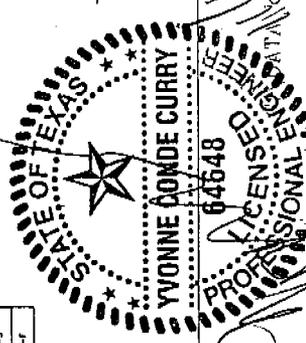
BEING A PORTION OF SECTIONS 38, 47,
AND 48, BLOCK 79, TOWNSHIP 2, TEXAS
AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS



PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	18.01	C-2	R-7
2	432.84	R-5	R-7
3	14.87	C-2	R-7
4	7.156	C-2	R-7
5	6.35	C-2	R-7
6	19.33	C-1	R-7
7	3.861	GHU	C-2
8	23.38	GHU	R-5
9	20.20	PH-4	R-5
10	3.095	C-2	R-5
11	13.50	C-2	R-7

CLASS	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK
C-1	10,000	100	10	5	10
C-2	5,000	75	10	5	10
GHU	10,000	100	10	5	10
PH-4	10,000	100	10	5	10
R-5	10,000	100	10	5	10
R-7	10,000	100	10	5	10

LINE	TABLE
1	100
2	200
3	300
4	400
5	500
6	600
7	700
8	800
9	900
10	1000
11	1100
12	1200
13	1300
14	1400
15	1500
16	1600
17	1700
18	1800
19	1900
20	2000



11/5/2008 9:18:19 AM, C.CORTE



METES AND BOUNDS DESCRIPTION
"EAST DUNES"

A 438.1864 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Sections 17, 18, 19, and 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys and being more particularly described by metes and bounds as follows:

COMMENCING for reference at an existing 2-inch pipe found at the corner common to Sections 17, 18, 19, and 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys; **WHENCE**, an existing 2 inch pipe found at the corner common to Sections 13 and 20, Block 81, Township 1, and Sections 18 and 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys bears North 86°53'00" West, a distance of 5,280.57 feet; **THENCE**, following the boundary line common to Section 17 and Section 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, South 86°45'47" East, a distance of 1,647.52 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northwesterly right-of-way line of U. S. Highway No. 54 (US 54) for the **POINT OF BEGINNING** of the parcel herein described;

THENCE, leaving the section line common to Section 17 and Section 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys and following the northwesterly right-of-way line of US 54, South 51°39'08" West, a distance of 738.61 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point of the right-of-way for the future interchange at proposed Arterial No. 8;

THENCE, continuing along the northwesterly right-of-way line of US 54 while traversing the right-of-way of proposed Arterial No. 8, North 83°20'52" West, a distance of 48.08 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northwesterly right-of-way line US 54, South 51°39'08" West, a distance of 120.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northwesterly right-of-way line of US 54, South 06°39'08" West, a distance of 48.08 feet to a 1/2 inch rebar with survey cap No. TX 5337 found at the point of intersection of proposed Arterial No. 8 and northwesterly right-of-way line of US 54;

THENCE, continuing along the northwesterly right-of-way line of US 54, South 51°39'08" West, a distance of 845.84 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northeasterly boundary line of a 0.52 acre El Paso Water Utilities Well Site for an angle point;

THENCE, leaving the northwesterly right-of-way line of U.S. Highway No. 54 and following the northeasterly boundary line of said 0.52 acre Well Site, North 38°20'52" West, a distance of

150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the most northerly corner of said 0.52 acre Well Site;

THENCE, leaving the northeasterly boundary line of said 0.52 acre Well Site and following the northwesterly boundary line of said 0.52 acre Well Site, South 51°39'08" West, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the most westerly corner of said 0.52 acre Well Site;

THENCE, leaving the northwesterly boundary line of said 0.52 acre Well Site and following the southwesterly boundary line of said 0.52 acre Well Site, South 38°20'52" East, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northwesterly right-of-way line of U.S. Highway No. 54 for the most southerly corner of said 0.52 acre Well Site;

THENCE, leaving the southwesterly boundary line of said 0.52 acre Well Site and following the northwesterly right-of-way line of U.S. Highway No. 54, South 51°39'08" West, a distance of 144.69 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northeasterly boundary line of the El Paso Water Utilities Well Site No. 5 for an angle point;

THENCE, leaving the northwesterly right-of-way line of U.S. Highway No. 54 and following the northeasterly boundary line of said Well Site No. 5, North 38°20'52" West, at a distance of 109.05 feet pass the section line common to Sections 19 and 20, Block 80, Township 1, Texas and Pacific Railway Surveys, and at a total distance of 200.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the most northerly corner of said Well Site No. 5;

THENCE, leaving the northeasterly boundary line of said Well Site No. 5 and following the northwesterly boundary line of said Well Site No. 5, South 51°39'08" West, a distance of 200.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the most westerly corner of said Well Site No. 5;

THENCE, leaving the northwesterly boundary line of said Well Site No. 5 and following the southwesterly boundary line of said Well Site No. 5, South 38°20'52" East, a distance of 200.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northwesterly right-of-way line of U.S. Highway No. 54 for the most southerly corner of said Well Site No. 5;

THENCE, leaving the southwesterly boundary line of said Well Site No. 5 and following the northwesterly right-of-way line of U.S. Highway No. 54, South 51°39'08" West, a distance of 1,099.37 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the most southerly corner of the parcel herein described;

THENCE, leaving the northwesterly right-of-way line of U.S. Highway No. 54, North 38°20'52" West, a distance of 217.18 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for to the most easterly corner of the Painted Dunes Golf Course boundary line and an angle point of the parcel herein described;

THENCE, following the easterly boundary line of Painted Dunes Golf Course, North 18°33'09" West, a distance of 127.63 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 49°18'17" West, a distance of 216.32 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 59°27'06" West, a distance of 116.30 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, South 85°44'32" West, a distance of 363.07 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 35°40'07" West, a distance of 48.02 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 22°07'34" East, a distance of 369.24 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 10°37'39" East, a distance of 211.66 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 43°51'22" West, a distance of 249.70 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 55°52'40" West, a distance of 224.70 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 00°45'42" East, a distance of 152.04 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 15°35'44" West, a distance of 821.41 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the boundary line common to said Sections 18 and 19 for an angle point;

THENCE, following the boundary line common to said Sections 18 and 19 along the easterly boundary line of Painted Dunes Golf Course and, North 86°53'00" West, a distance of 1,328.25 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, leaving the boundary line common to said Sections 18 and 19 and continuing along the easterly boundary line of Painted Dunes Golf Course, North 03°30'19" East, a distance of 118.71 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 43°48'15" East, a distance of 549.99 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 29°35'21" East, a distance of 363.20 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 24°14'59" East, a distance of 1,095.82 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 30°31'30" West, a distance of 1,361.77 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for on the northerly boundary line of Painted Dunes Golf Course for an angle point;

THENCE, leaving the easterly boundary line of Painted Dunes Golf Course and following the northerly boundary line of Painted Dunes Golf Course, North 85°13'46" West, a distance of 213.68 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 74°49'24" West, a distance of 231.87 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, South 02°03'29" West, a distance of 672.22 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, South 39°05'01" East, a distance of 863.37 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, South 37°40'06" West, a distance of 448.90 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, South 25°00'08" West, a distance of 737.08 feet to 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 86°49'54" West, a distance of 167.39 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 16°37'36" West, a distance of 982.45 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 03°22'18" East, a distance of 99.79 feet to 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 16°00'04" East, a distance of 566.71 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 16°45'33" West, a distance of 401.45 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 54°06'56" West, a distance of 253.09 feet to 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 84°08'15" West, a distance of 264.09 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, leaving the northerly boundary line of Painted Dunes Golf Course, North 02°04'00" East, a distance of 408.54 feet to 1/2 inch rebar with survey cap No. TX 5337 set for the northwest corner of the parcel herein described;

THENCE, South 86°49'25" East, at a distance of 1,360.75 feet intersect the southerly right-of-way line of a fifty (50) feet wide El Paso Natural Gas (EPNG) pipeline, as filed in Volume 3887, Page 1044 of the El Paso County Records, and continuing along said south right-of-way line for a total distance of 3,244.77 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, following the southerly right-of-way line of said EPNG pipeline, South 65°16'25" East, a distance of 1,558.76 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, continuing along the southerly right-of-way line of said EPNG pipeline, South 45°17'24" East, at a distance of 30.83 feet pass the boundary line common to said Sections 17 and 18 and at a total distance of 3,142.46 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the northwesterly right-of-way line of US 54 for the most easterly corner of the parcel herein described;

THENCE, leaving the southerly right-of-way line of said EPNG pipeline and following the northwesterly right-of-way line of US 54, South 51°38'48" West, a distance of 267.97 feet to a TXDOT right-of-way marker found for an angle point;

THENCE, continuing along the northwesterly right-of-way line of US 54, South 51°39'08" West, a distance of 575.89 feet to the **POINT OF BEGINNING**;

SAVE & EXCEPT the following described tract located in Section 19, Block 80, Township 1, Texas and Pacific Railway Company Surveys

Well 35 Tract

COMMENCING for reference at a 2 inch pipe in concrete found at the common corner of Sections 17, 18, 19 and 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, **WHENCE**, a 2 inch pipe found at the common corner of Sections 13 and 20, Block 81, Township 1, and Sections 18 and 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys, bears North 86°53'00" West, a distance of 5,280.57 feet; **THENCE**, leaving the common corner of Sections 17, 18, 19 and 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, South 50°02'34" West, a distance of 184.06 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the northeast corner of El Paso Water Utilities Well Site No. 35 and the **POINT OF BEGINNING** of the tract herein described;

THENCE, South 01°53'10" West, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the southeast corner of the tract herein described;

THENCE, North 88°06'50" West, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the southwest corner of the tract herein described;

THENCE, North 01°53'10" East, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the northwest corner of the tract herein described;

THENCE, South 88°06'50" East, a distance of 150.00 feet to the **POINT OF BEGINNING**;

Said Save & Except Well 35 Tract contains 0.5165 acres (22,500.0 square feet), more or less, and being subject to all easements of record.

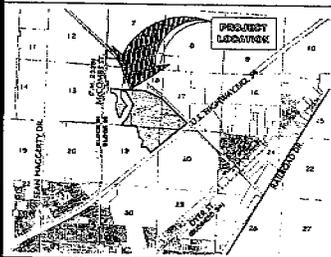
The remainder of the Parent Parcel contains 438.1864 acres (19,087,399.6 square feet), more or less, and being subject to all easements of record.

I hereby certify that this description was prepared by me or under my supervision.

Isaac Camacho
Isaac Camacho,
TX RPLS No. 5337
Date: March 22, 2012
05896-057 East Dunes Desc.doc



VICINITY MAP SCALE: 1"=5,000'

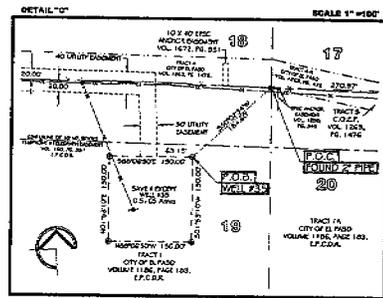
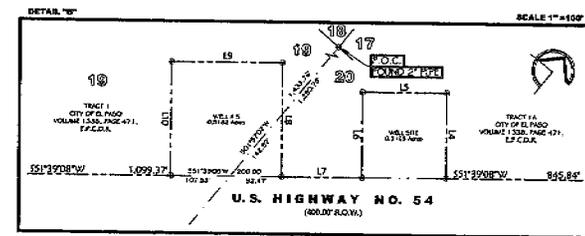
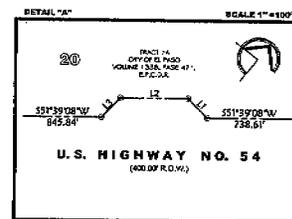
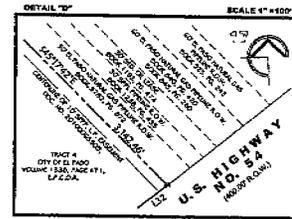
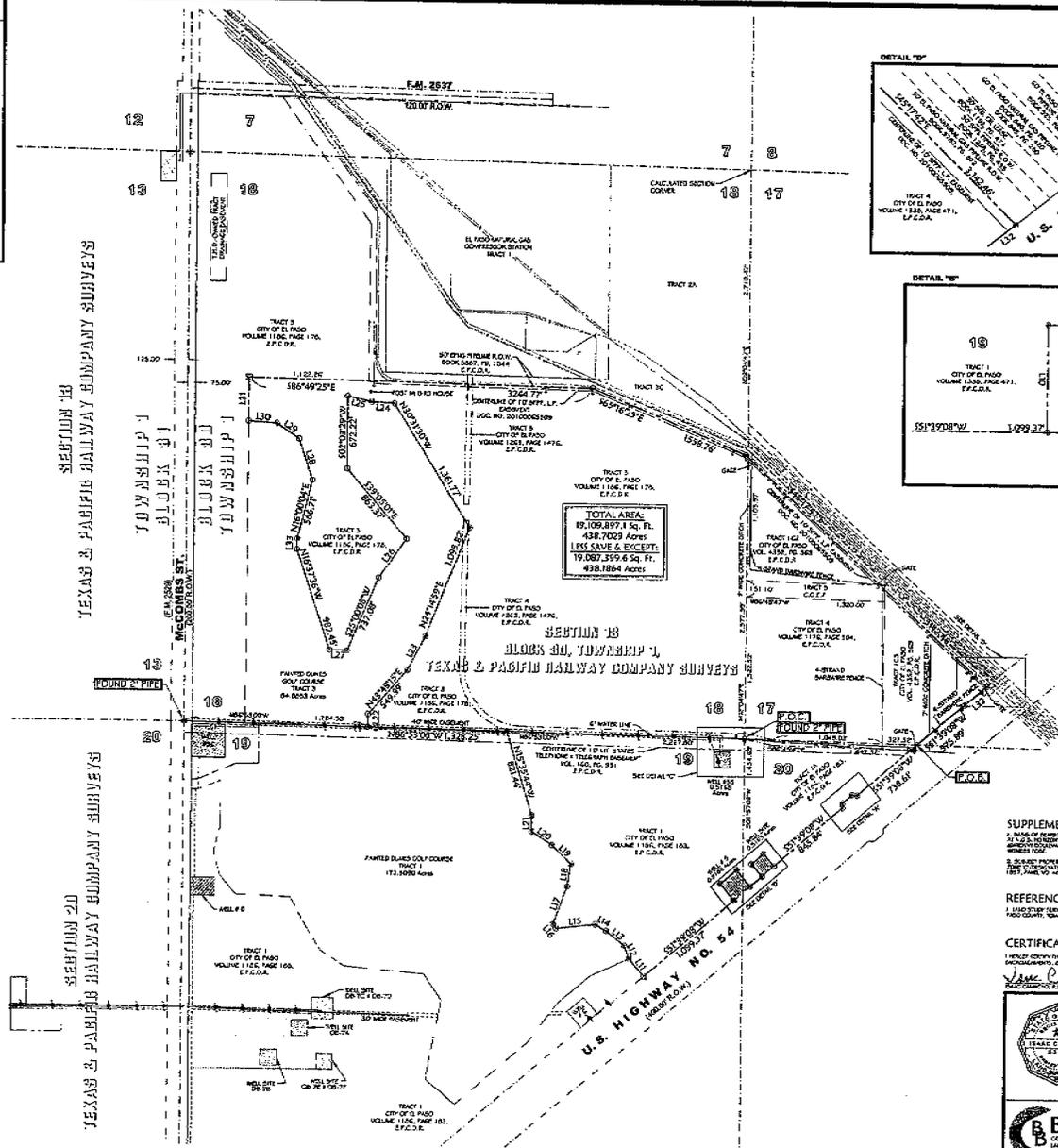


LEGEND

PROJECT BOUNDARY	---
SECTION LINE	---
TRACT LINE	---
RIGHT-OF-WAY LINE	---
CENTRELINE OF RIGHT-OF-WAY	---
OWNER'S LINE	---
OVERHEAD ELECTRIC LINE	---
UNDERGROUND PIPELINE	---
TRUCK GAS UNDERGROUND PIPELINE	---
WIRE FENCE	---
POLE/UTILITY POLE	○
GUY WIRE/ANCHOR	○
NATURAL GAS SIGN	○
ROAD SIGN	○
FOUND SECTION CORNER AS NOTED	○
FOUND 60" REBAR IN SURVEY CAP NO. 71-5337	○
FOUND 60" REBAR IN SURVEY COLLARS, 40" CAP	○
SET OF REBAR WITH SURVEY CAP NO. 72-5337	○
SECTION NUMBER	18

SECTION 18
TOWNSHIP 1
TEXAS & PACIFIC RAILWAY COMPANY SURVEYS

SECTION 20
TOWNSHIP 1
TEXAS & PACIFIC RAILWAY COMPANY SURVEYS



LINE	BEARING	DISTANCE
L1	S89°02'00\"W	150.00
L2	S91°39'08\"W	180.00
L3	S20°30'00\"E	40.00
L4	S89°02'00\"E	150.00
L5	S91°39'08\"E	180.00
L6	S10°00'00\"E	150.00
L7	S91°39'08\"W	180.00
L8	S10°00'00\"E	150.00
L9	S89°02'00\"E	150.00
L10	S91°39'08\"E	180.00
L11	S89°02'00\"E	150.00
L12	S91°39'08\"E	180.00
L13	S10°00'00\"E	150.00
L14	S89°02'00\"E	150.00
L15	S91°39'08\"E	180.00
L16	S10°00'00\"E	150.00
L17	S89°02'00\"E	150.00
L18	S91°39'08\"E	180.00
L19	S10°00'00\"E	150.00
L20	S89°02'00\"E	150.00
L21	S91°39'08\"E	180.00
L22	S10°00'00\"E	150.00
L23	S89°02'00\"E	150.00
L24	S91°39'08\"E	180.00
L25	S10°00'00\"E	150.00
L26	S89°02'00\"E	150.00
L27	S91°39'08\"E	180.00
L28	S10°00'00\"E	150.00
L29	S89°02'00\"E	150.00
L30	S91°39'08\"E	180.00
L31	S10°00'00\"E	150.00
L32	S89°02'00\"E	150.00
L33	S91°39'08\"E	180.00
L34	S10°00'00\"E	150.00

SUPPLEMENTAL NOTES
 1. A PORTION OF THIS SURVEY IS BASED ON AN ACTUAL SURVEY PERFORMED BY THE SURVEYOR OR HIS ASSISTANT, AND THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
 2. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
 3. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
 4. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
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 9. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
 10. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

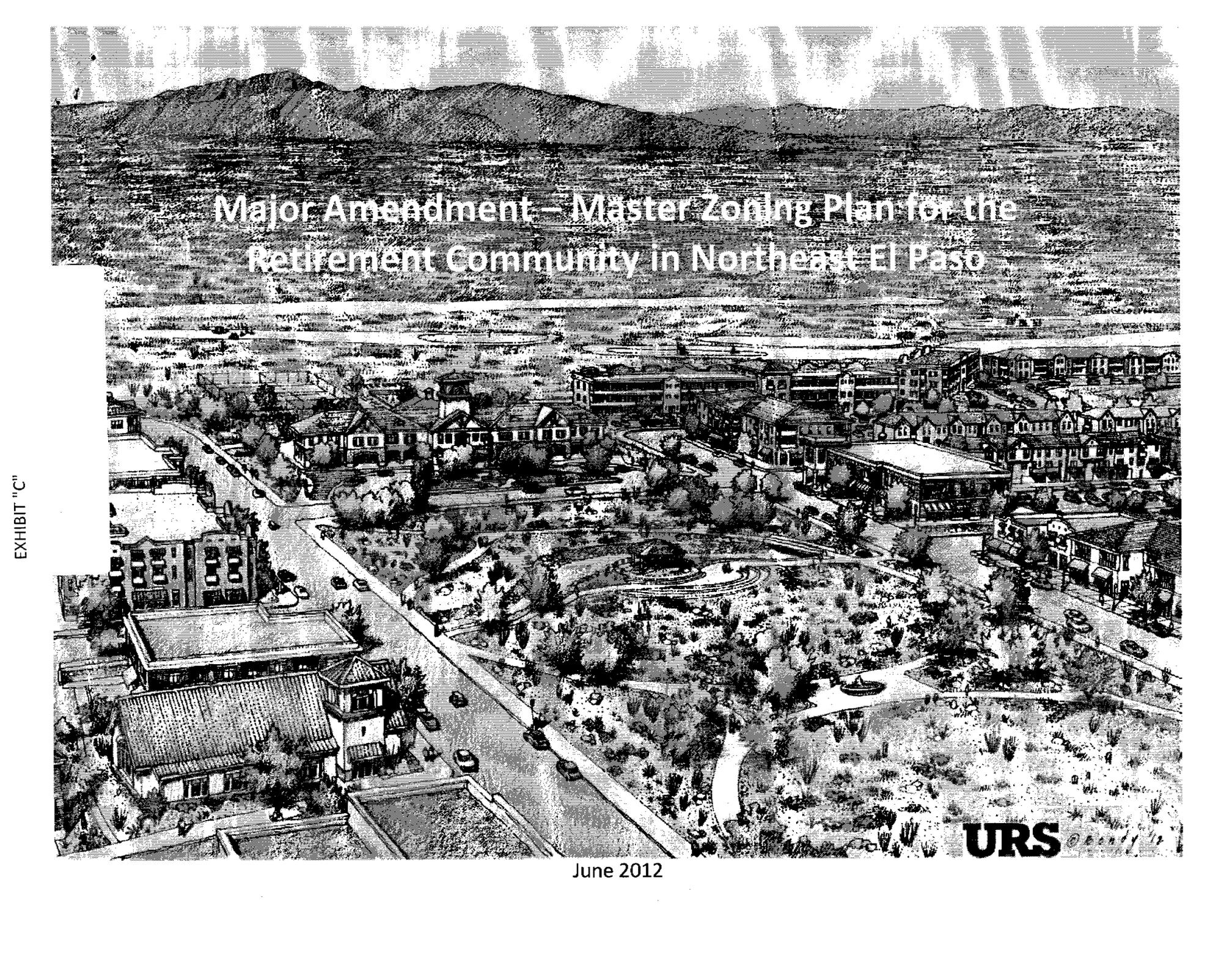
REFERENCE DOCUMENTS
 1. SURVEY REPORT FOR A PORTION OF SECTION 18, T1S, R1E, S10, BLOCK 30, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PREPARED BY B. BROCK & BUSTILLOS INC., 08-01-2013, SHEET 108-01-001.

CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL SURVEY PERFORMED BY THE SURVEYOR OR HIS ASSISTANT, AND THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

 SURVEYOR

BOUNDARY & IMPROVEMENT SURVEY
 A PORTION OF SECTIONS 18, 19 & 20,
 BLOCK 30, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.
 JOB NO. 08-01-001
 DATE: 05-28-2013
 SHEET NO. 108-01-001
 DATE: _____
 SHEET NO. _____
 OF _____

B BROCK & BUSTILLOS INC.
 CONSULTING CIVIL ENGINEERS
 1302 W. 10TH STREET
 EL PASO, TEXAS 79902
 PHONE: 915-542-2500
 FAX: 915-542-2507



Major Amendment – Master Zoning Plan for the Retirement Community in Northeast El Paso

EXHIBIT "C"

June 2012

URS

Major Amendment – Master Zoning Plan for the Retirement Community in Northeast El Paso

Prepared for:
El Paso Water Utilities – Public Service Board



and
City of El Paso, Texas



Prepared by:

URS
URS Corporation
9400 Amberglen Boulevard
Austin, TX 78729

June 2012

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Section 1: Introduction

On July 17, 2008, the City of El Paso approved a Land Study covering approximately 4,944 acres in Northeast El Paso. This approved Land Study consisted of one District and 21 Subdistricts. Subdistricts 18, 20, and 21 are located adjacent to the east side of the Painted Dunes Golf Course on the north side of U.S. Highway 54 (Patriot Freeway) in Northeast El Paso. These three Subdistricts are the subject of a MA-MZP that is being submitted due to land use configuration changes and different development densities now proposed from those previously approved in the July 17, 2008 Land Study. The District under review in this MA-MZP is approximately 426.9 gross acres (322.0 net developable acres). No changes are proposed for the remaining 4,517 acres at this time.

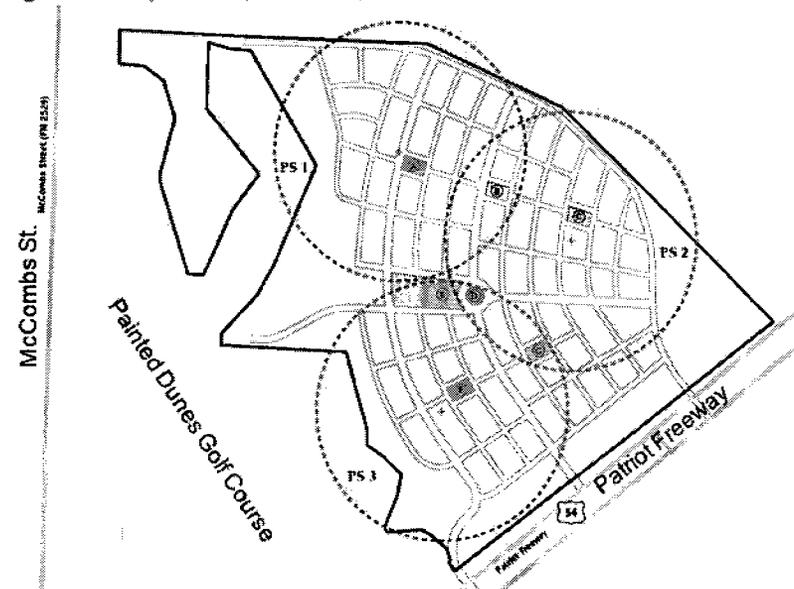
On August 12, 2008, the City of El Paso approved a zoning change to GMU for the entire 4,944 acres. This MA-MZP does not request a change to SmartCode zoning, nor does it propose a change in the existing GMU zoning for the 4,944 acres.

The provisions for the preparation of this MA-MZP are found under Title 20, Chapter 20.04, Section IV, which states: "For any use authorized in a Mixed-Use District (RMU, GMU, and IMU), a master zoning plan shall be required...." While this MA-MZP document is not a conventional *El Paso SmartCode* development application¹, this MA-MZP incorporates numerous SmartCode principles such as

¹ The *El Paso SmartCode* (2008, revised 2011) does not include provisions for the development of retirement-oriented communities.

one-quarter mile pedestrian sheds as the foundation of the physical site layout (shown as red circles on Figure 1), increased residential dwelling unit densities that are based on the transect concept², and walkability or pedestrian-oriented nature of the neighborhood blocks (see block configuration on Figure 1). For the purposes of this MA-MZP, the transect zone is referred to as the "context zone" since this document does not support a SmartCode application.

Figure 1: Project Size, Site Plan, and Pedestrian Sheds



² The transect is an urban planning model that defines a series of zones that transition from rural agricultural environments to downtown urban environments. The transect is an important component of the "smart growth movement."

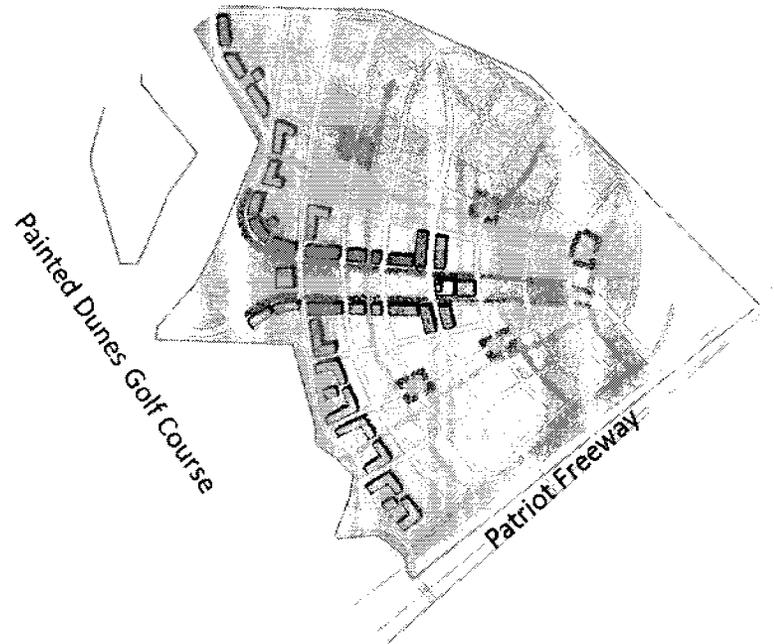
1.1 Background

There is a continuing demand for retirement communities in the desert southwest, as evidenced by numerous such developments in nearby New Mexico and further to the west in Arizona. However, to date no such communities exist in the El Paso region. The city land managed by the El Paso Water Utilities – Public Service Board in Northeast El Paso is well suited for the development of a retirement community. The retirement community outlined in this MA-MZP offers the opportunity to provide the first retirement community in the El Paso region, and has as its focus the Painted Dunes Golf Course, dramatic views of the Franklin Mountains, and is adjacent to Fort Bliss and its attraction to and amenities for retired military personnel.

Planning for retirement communities differs from standard community planning, in that it has a heavy emphasis on conveniences, health and wellness amenities, and recreational uses. However, they do not provide for family and child oriented uses, such as schools and playgrounds. The proposed MA-MZP follows many of the basic principles of new urbanism, which in El Paso is represented by the *El Paso SmartCode*. These include well defined neighborhoods with interconnected streets and an emphasis on walkability. Each Neighborhood has as its focus a civic space near its center, and these are interconnected throughout the community by a network of open space and pedestrian trails (see Figure 1). Nearly all retirement communities are designed to have easy access to a communal center at the heart of the development, built around a civic green, with its convenience commercial uses, civic buildings, public meeting spaces, and recreational facilities. The communal center has been located to provide immediate access to the existing

Painted Dunes Golf Course, and augments this with a substantial new recreational center. Streets and public spaces are laid out to provide views to the Franklin Mountains to the west. Residential uses within each Neighborhood offer a mix of densities and unit types, with a balanced approach of housing options. Access to the retirement community would be principally from U.S. Highway 54 (Patriot Freeway) in Northeast El Paso, with additional access points from McCombs Road. In the future, when mass transit reaches this portion of the urbanized area, this site can accommodate internal transit connections to such a system and serve as transit oriented development. See Figure 2 for an illustrative diagram of the retirement community.

Figure 2: Illustrative Site Plan



1.2 Scope

The scope of this document is to describe the purpose, characteristics, components, and timing of the proposed mix of land use within the District. The District contemplated under this MZP is intended to develop into a unified, comprehensively planned retirement community that conforms with, enhances, and furthers the City's adopted *El Paso SmartCode* and *Plan El Paso*.

- ❖ The *El Paso SmartCode* (2008, revised 2011) was created and adopted to foster "smart growth" development in El Paso to enhance the quality of life for existing and future residents. It contains specific guidelines for the development of pedestrian friendly environments.
- ❖ The *Plan El Paso* (2012) is an updated city comprehensive plan that recognizes quality of life, in addition to transportation and education, as foundational goals for the City. It contains updated goals and policies that are intended to guide quality growth of the City over a 20 year time frame.

1.3 Purpose and Intent

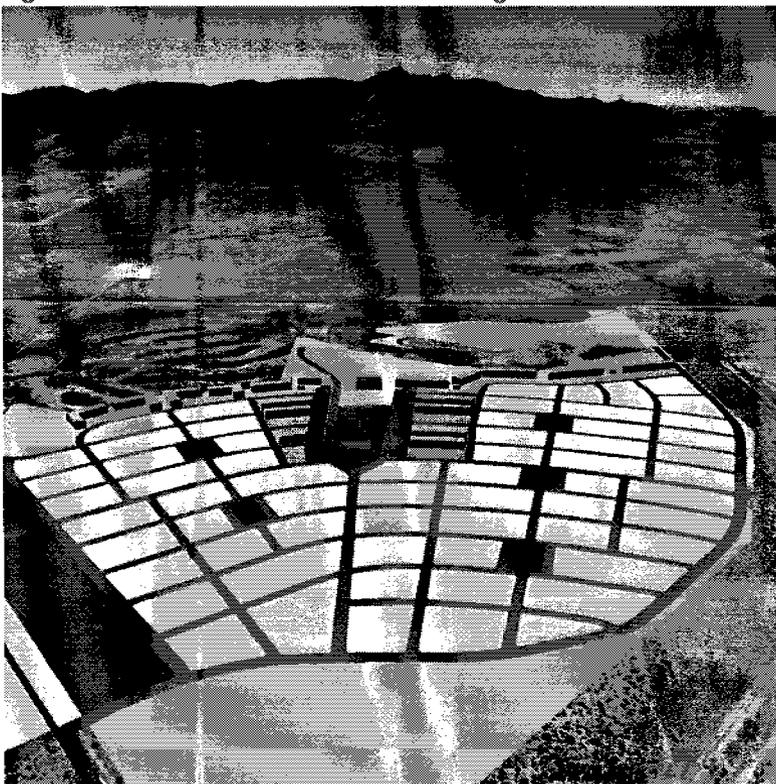
The purpose of this MA-MZP is to provide details about the proposed land uses and proposed structures to convey compatibility within the District and with adjacent properties. Some of the objectives of this MA-MZP are as follows:

- ❖ Provide for neighborhoods that are compact and pedestrian-friendly;
- ❖ Provide the opportunity for several residential densities;

- ❖ Provide for a range of open spaces, including parks and recreation, distributed throughout the District;
- ❖ Interconnect open space and parks within the District via pedestrian walkways and pathways;
- ❖ Allow for the use of drainage ways for open space amenities;
- ❖ Coordinate appropriate transportation corridors with specific land use patterns;
- ❖ Provide for streets that disperse and reduce the length of vehicular trips; and
- ❖ Provide for street designs that reinforce safety.

Figure 3 shows the proposed land use and block configuration of the District. The District is organized as a retirement community consisting of a communal center that is central to the site and is surrounded by pedestrian-friendly neighborhood centers. Five neighborhood parks are proposed and are surrounded by residential land use, along with higher-density residential adjacent to the Painted Dunes Golf Course. Green shaded areas depict open space uses, while the yellow shaded areas depict residential uses. A generic illustration of buildings (red, orange, blue) that front the Painted Dunes Golf Course and the communal center are on Figure 3.

Figure 3: Aerial View of the District Looking West



1.4 General Guidelines

This MA-MZP establishes the desired development guidelines for the District. The components of the guidelines are buildings, streets, and spaces; the distribution of which is governed by this MA-MZP. This MA-MZP provides guidelines for the distribution, placement and appearance of forms, linkages, and spaces within the

District. It is not the intent of these guidelines to mandate or imply that a design preference to each component be included in each submittal. Rather, when there is a practical opportunity for a component to be included as part of the development plan, such guidelines should be considered.

1.4.1 The District

The intent of the general design and function of the District as a whole is as follows:

- ❖ Development intensity generally increases toward mixed-use area(s) and generally adjusts as appropriate to integrate with adjacent development.
- ❖ The District and its Neighborhoods are structured with respect to walkability and minimization of pedestrian/vehicular conflicts wherever practicable.
- ❖ The District is organized as a community incorporating mixed-use areas (“Neighborhood Centers”) serving pedestrian-friendly neighborhoods.
- ❖ The District supports an immediate framework for pedestrian and bicycle systems, and is agreeable to a framework of future transit, if desirable. Expansion for golf cart systems would be commensurate with demand.
- ❖ Civic, institutional, and commercial activities are integrated with residential areas.
- ❖ A range of open space types, such as trails, parks, and plazas are distributed within and throughout the District.
- ❖ Various land uses, housing types, and densities are distributed throughout the District.
- ❖ Development within the District must adhere to specific Americans with Disabilities Act (ADA) design guidelines.

1.4.2 Neighborhoods

Neighborhoods are distinct areas where the residents and/or non-residential uses share a park, community business, architecture, and/or have boundaries that may include roadways or natural features. Neighborhoods are generally within walking distance of one another. The Neighborhood atmosphere is deemed to be the prevailing character of the buildings, open spaces, and streets. The intent of the general design and function of the Neighborhoods is as follows:

- ❖ A one-quarter mile radius is used to determine the approximate boundary and center of a Neighborhood.
- ❖ Neighborhoods are compact, pedestrian-friendly, and composed of diverse housing types.
- ❖ There is opportunity to obtain goods and services and enjoy social interaction and recreation within walking distance of most Neighborhoods.

1.4.3 Buildings and Open Space

The intent of buildings and open spaces within a Neighborhood is as follows:

- ❖ Well-configured parks, plazas, and streets are devoted to the collective social activity, recreation, and visual enjoyment of the Neighborhood.
- ❖ Buildings and landscaping contribute to the physical definition of parks, plazas, and streets as public places.
- ❖ Public gathering spaces are provided in a manner that reinforces community identity.

- ❖ Principal buildings and facades, where possible, relate to and are oriented toward the street to encourage a pedestrian-friendly environment.
- ❖ Buildings, open spaces, and other features act as landmarks, symbols, and focal points.

Figure 4 shows an example of a well-configured open space area, with appropriate landscaping for El Paso.

Figure 4: Open Space Area



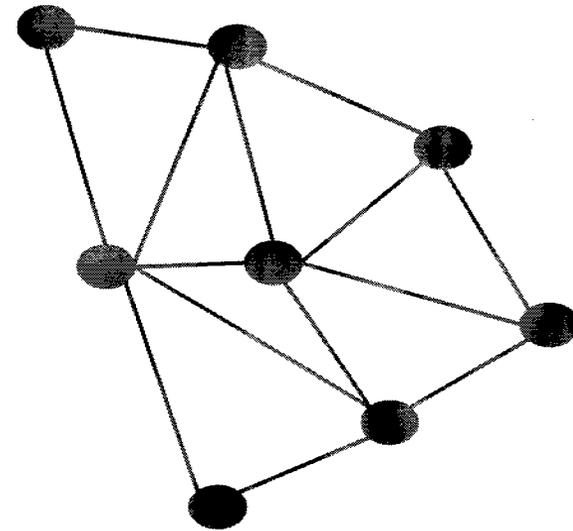
1.4.4 Circulation

The intent of the general design and function of the circulation systems is as follows:

- ❖ Transportation corridors are planned and reserved in coordination with proposed land use patterns.
- ❖ Natural or man-made green corridors and open space areas are used to define and connect Neighborhoods to other facilities within the District.
- ❖ The transportation network offers multiple travel choices (e.g. vehicle, pedestrian, bicycle, golf cart).

Figure 5 shows an example of a generalized circulation network that balances traffic flow. The blue circles represent connection nodes within the District.

Figure 5: Generalized Circulation Network



Section 2: Master Land Use Plan

The MA-MZP for the District should be as described herein, and as depicted on the Retirement Community Master Plan (see **Appendix A**). Key components of the Retirement Community Master Plan are described below.

2.1 Development Context

The District is generally bounded by the U.S. Highway 54 (Patriot Freeway) on the south; the Painted Dunes Golf Course on the west; the El Paso Natural Gas facility and vacant land to the north; and vacant land to the east. The District is currently zoned as GMU, and is planned for residential and supporting non-residential land uses.

2.2 Topography

The land comprising the District slopes gently downhill at an approximate 2 percent gradient eastward from the Franklin Mountains.

2.3 Proposed Land Use Types

Each of the following proposed land use types are shown distributed throughout the Retirement Community Master Plan (see **Appendix A**), and are described in greater detail in Section 3.

2.3.1 Open Space

Open space has been set aside to provide for site drainage and for the recreational needs of the District.

2.3.2 Community Uses

Community uses include recreational buildings, non-denominational church, community businesses, and multi-purpose buildings.

2.3.3 Low-Density Residential 4.0



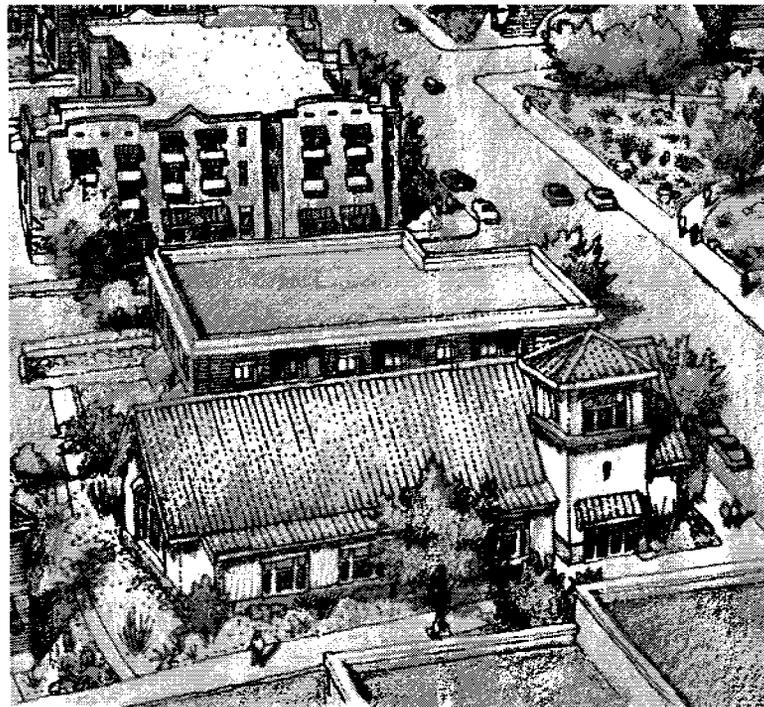
Low-Density Residential 4.0 consists primarily of single-family detached dwellings and two-family dwellings composing an average density of no greater than 4.0 du/ac.

2.3.4 Medium-Density Residential 8.0



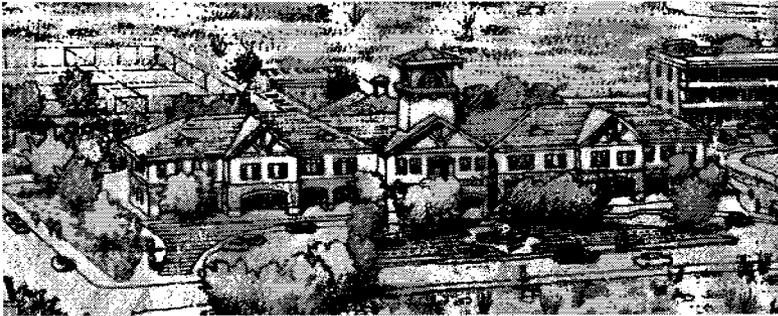
Medium-Density Residential 8.0 consists primarily of four-family to eight-family dwellings (or residential cluster development) composing an average density of no greater than 8.0 du/ac.

2.3.5 Mixed-Use Low Intensity 20.0



Mixed-Use Low Intensity 20.0 consists of neighborhood-serving retail and/or commercial uses and/or multi-family dwellings (e.g., condominiums, apartments). The multi-family dwellings compose an average density of no greater than 20.0 du/ac.

2.3.6 Special Use District



Special Use District consists of retirement-oriented buildings, such as a recreational center, recreational amenities (e.g., tennis courts, swimming pool, bocce ball courts), and multi-purpose buildings or gathering spaces.

2.4 Development Intensity

2.4.1 Organization

The District is organized as a community consisting of a communal center that is central to the site and is surrounded by pedestrian-friendly neighborhood centers. The mixed-use, communal center development is used to anchor residential areas, and to provide goods and services within walking distance of Neighborhoods.

2.4.2 Intensity

Development intensity generally increases toward the communal center that is central to the site, and generally decreases toward the northern, eastern, and southern portions of the site. Therefore, the

District provides for a gradient of lessening development intensity away from the mixed-use and non-residential communal area.

2.4.3 Distribution

Housing types and densities are distributed throughout the District. The communal center that is central to the site provides for the ordinary needs of daily living of the residents of the adjacent Neighborhoods.

2.4.4 Density

Densities are capable of supporting mixed-use development near the communal center. Per the recommendation of City of El Paso Planning Staff, Low-Density Residential is anticipated to contain no greater than 4.0 du/ac, Medium-Density Residential is anticipated to contain no greater than 8.0 du/ac, and Mixed-Use Low Intensity is anticipated to contain no greater than 20.0 du/ac. This MA-MZP shows three categories of residential development intensity, with each expressed as an average density and a range of housing types.

2.4.5 Walkability

The communal center that is central to the site and the surrounding Neighborhoods are arranged to support walkability and to minimize pedestrian/vehicular conflicts, wherever practicable. The Plan El Paso encourages residential development to be located within “walking distance” (one-quarter mile) of retail and service centers, community facilities, medical facilities, and/or transportation facilities. The El Paso SmartCode also encourages walkability by stating the “Pedestrian shed means an area that is centered on a

common destination. Its size is related to average walking distances for the applicable community type,” which is approximately one-quarter mile. Companion maps to the MA-MZP show lines delineating the area within one-quarter mile of the proposed Neighborhoods. See **Appendix A**.

2.5 Specific Land Use Provisions

Because the District is proposed as a retirement community, no school sites or playgrounds are proposed.

2.6 Roadways

Roadway types vary depending on the proposed function, anticipated adjacent land uses, and expected traffic load. This MA-MZP contains two roadway types in anticipation of demand for a number of housing opportunities, each with distinct access needs. Details and explanatory text describing the design and function of each roadway can be seen in **Appendix A**.

In general, there is one major arterial roadway that conforms to the *El Paso Major Thoroughfare Plan*, which is located on the extreme northern and eastern sides of the District. The one major arterial promotes east/west access in Northeast El Paso. There are three minor arterial roadways, with two providing north/south access and one providing east/west access within the District. Various additional thoroughfares connect all sections of the development. See **Appendix A**.

2.7 Phasing

The District is proposed to be developed as one parcel with three phases. Construction and development of Phase 1 is expected to begin in 2013, with all three phases expected to be completed by year 2023. The phasing schedule is described below and is shown graphically on Figure 6 and in **Appendix B**.

Figure 6: Generalized Phasing Plan



The total site area of the one parcel is 426.9 gross acres, which includes drainage easements and open space, and contains a maximum potential of 1,057 dwelling units. This equates to an overall density of 2.5 gross du/ac.

The total net site area that is available for development within the District is 322.0 acres, which excludes a drainage easement and open space, and contains a maximum potential of 1,057 dwelling units. This equates to an overall density of 3.3 net du/ac.

2.7.1 Phase 1

Phase 1 (year 2013) is approximately 129.4 acres, and contains a maximum potential of 478 dwelling units. The mixed-use, communal center (200,000 square feet) is also included in Phase 1.

2.7.3 Phase 2

Phase 2 (year 2016) is approximately 114.4 acres, and contains a maximum potential of 321 dwelling units.

2.7.2 Phase 3

Phase 3 (year 2019) is approximately 78.1 acres, and contains a maximum potential of 289 dwelling units.

2.9 Relation to El Paso SmartCode

The *El Paso SmartCode* (2008, revised 2011) puts forth zoning regulations for the purpose of promoting health, safety, morals and the general welfare of the City. They have been made with

reasonable consideration for the character of a project and its suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of the land throughout the City. This MA-MZP is in accordance with the policies of the *El Paso SmartCode*. The primary points of agreement with the policies are as follows:

The Region

- ❖ 21.10.030.A.2: New development should be organized in the patterns of Clustered Land Development (CLD), Traditional Neighborhood Development (TND), or Regional Center Development (RCD) as defined in this Title.
- ❖ 21.10.030.A.4: Transportation Corridors should be planned and reserved in coordination with land use.

The Community

- ❖ 21.10.030.B.1: TNDs and Regional Centers should be compact, pedestrian-oriented and mixed-use.
- ❖ 21.10.030.B.3: Ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.

The Transect

- ❖ 21.10.030.C.1: Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
- ❖ 21.10.030.C.2: The Transect Zone descriptions on Table 1 shall constitute the Intent of this Title with regard to the general character of each of these environments.

The Block and The Building

- ❖ 21.10.030.D.1: Buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
- ❖ 21.10.030.D.2: Development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- ❖ 21.10.030.D.3: The design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- ❖ 21.10.030.D.4: Architecture and landscape design should grow from local climate, topography, history, and building practice.

2.10 Relation to Plan El Paso

The recently adopted *Plan El Paso* (2012) coordinates policies at all scales using the same overall principles so that the plan can operate cohesively and guide the efforts of the City's many stakeholders and decision makers at every level. It provides the basis for El Paso's regulations and policies that guide its physical and economic development. This MA-MZP is in accordance with the policies expressed in the *Plan El Paso*, the primary points of agreement with the policies are as follows:

Regional Land Use Patterns

- ❖ Policy 1.4.1: The City's zoning and land development regulations will be reviewed and amended to require new neighborhoods to have:
 - a. Greater interconnection of internal streets;
 - b. Provision of small parks and civic functions within neighborhoods;

- c. A greater variety of housing types within each neighborhood; and
- d. Protection of natural features such as arroyos.

Urban Design

- ❖ Policy 2.1.7: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.
- ❖ Policy 2.2.1: City officials will consider the following ideal neighborhood patterns when evaluating rezoning requests and subdivision plats and when locating and designing development on public land, seeking to achieve compliance with as many patterns as possible.
- ❖ Policy 2.2.3: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.
- ❖ Policy 2.4.1: The relationships between the fronts and backs of buildings are critical to ensure that public spaces have natural surveillance from buildings and to avoid the blighting influence created when the backs of buildings face public spaces.
 - a. Fronts of buildings should face the fronts of other buildings, or the sides where necessary; fronts should never face the backs of other buildings.

b. 90% of their principal entries to buildings should face public spaces such as streets, squares, parks, or plazas instead of facing parking lots.

c. No more than 20% of building walls that face streets should contain garage doors or service bays.

d. Residences may face minor and major arterials to avoid presenting blank walls to streets. Alleys may be necessary to create a vehicular entry to the lots instead of vehicular access directly from the arterial.

Transportation

- ❖ Policy 4.1.1: The City shall use LEED-Neighborhood Development as the basis for developing street connectivity standards for all new subdivision and land use development and redevelopment. No-outlet, dead-end, cul-de-sac, and other non-through streets shall be prohibited unless deemed necessary by City staff to accommodate specific site conditions. If a cul-de-sac or dead-end is unavoidable, it should be designed to resemble a “close” and should feature a pedestrian connection to areas beyond the dead-end.
- ❖ Policy 4.1.4: Include alleys into blocks so that buildings may be serviced from the rear, driveways and curb cuts can be minimized, and parking can be consolidated at mid-block locations.
- ❖ Policy 4.1.5: Provide non-motorized connections to improve route directness and reduce walking and bicycling trip lengths.
- ❖ Policy 4.4.3: Street design shall optimize safe, accessible, and meaningful travel choices – driving, transit, walking, and bicycling – and shall prioritize walkability through wide, buffered sidewalks, shade, and street-facing access to adjacent land uses.

- ❖ Policy 4.4.4: The City will make safety for all travel modes and users the priority, especially for the most vulnerable users (pedestrians, children, and those physically impaired) as a primary element in designing, building, and operating all streets.

- ❖ Policy 4.9.1: Coordinate planning, design, and implementation of bicycle improvements within the City, surrounding municipalities, and El Paso County, and the State in order to effectively promote regional connectivity.

Public Facilities

- ❖ Policy 5.16.1: Civic spaces are outdoor gathering places dedicated for public use. Civic spaces can be defined by a combination of physical factors including their size, intended use, landscaping, and the character of their edges.

Housing

- ❖ Policy 6.3.1: The City should require all new residential developments to be complete, compact, and connected, using the design principles under Goal 2.1 through 2.6 or a City-developed rating system as tools to assess the design of proposed developments.
- ❖ Policy 6.3.2: Require the master planning of newly developing or redeveloping areas to promote healthy living through walkable environments.
- ❖ Policy 6.3.3: Encourage mixed-use developments that allow people to live without requiring everyday use of an automobile.

Section 3: Property Development Regulations of the Major Amendment – Master Zoning Plan

3.1 General

The existing and proposed zoning for the site is GMU.

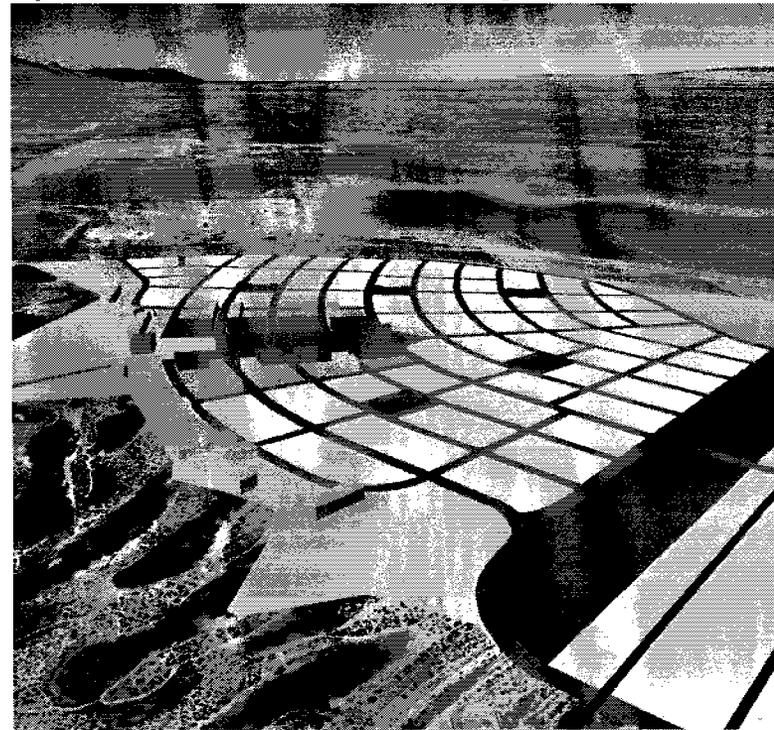
3.2 Purpose and Intent

The purpose of the development regulations for the District is to promote compatible buildings and uses that are appropriate in scale, mass, location, and overall planning. The proposed mix of land uses supports the regulations offering a broad range of development possibilities to meet the needs of a variety of market sectors.

It is the intent of the development regulations to offer requirements that may be evaluated uniformly over time, while at the same time being flexible enough to change with the needs of the dynamic population of El Paso. El Paso's smart growth and new urbanist objectives play an important role in the regulations. The development regulations help to create a physically, socially, and economically unified master-planned community.

It is envisioned that compatible buildings and land uses are implemented according to the land use plan, as shown on Figure 7.

Figure 7: Aerial View of the District Looking North



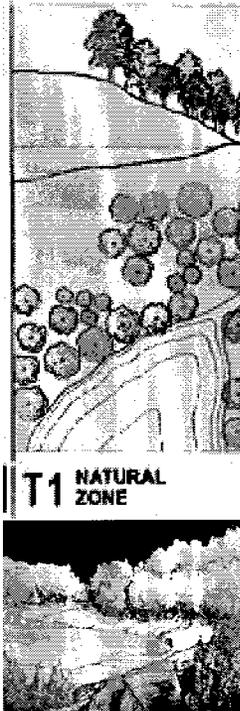
3.3 Land Use Types, Densities, and Development Regulations

The desired development guidelines for the District are described in **Section 1.3**, and regulated by the requirements of this section. The distribution of these land use types is shown on the Retirement Community Master Plan in **Appendix A**. Development within the Special Use District must adhere to specific ADA design guidelines.

3.3.1 Proposed Mix of Land Use Types

Open Space

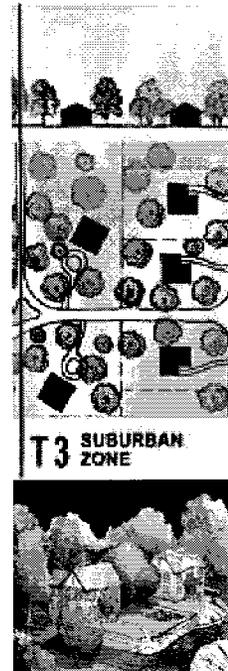
Open space is distributed throughout the District in a manner intended to unite the community. Neighborhoods and dwelling units are linked to gathering places (e.g., parks, squares, plazas), while the pedestrian and bicycle/golf cart systems offers additional opportunities for social interaction as well. Inclusion of golf cart systems would be commensurate with demand.



Open spaces are defined in the *El Paso SmartCode* as Context 1. See example picture of land use configuration. Context 1 includes natural landscape areas, with some agricultural use.

Low-Density Residential

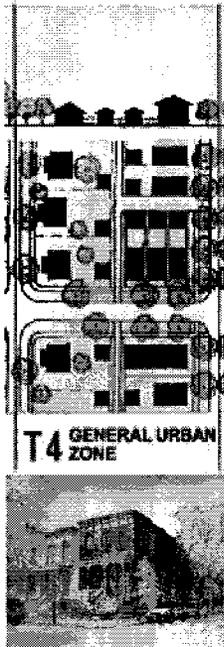
This residential type consists primarily of single-family detached dwellings and two-family dwellings that are distributed in a manner that follows the desired development guidelines in **Section 1.3**, and has an average density of no greater than 4.0 du/ac as shown on the Retirement Community Master Plan. The two-family dwellings may be included at the edges of these areas in order to connect with adjacent higher-density areas, provided the density maximum is not exceeded.



Low-Density Residential is defined in the *El Paso SmartCode* as Context 3. See example picture of land use configuration. Context 3 includes suburban uses, such as lawns and landscaped yards surrounding detached single-family houses, and occasional pedestrian use.

Medium-Density Residential

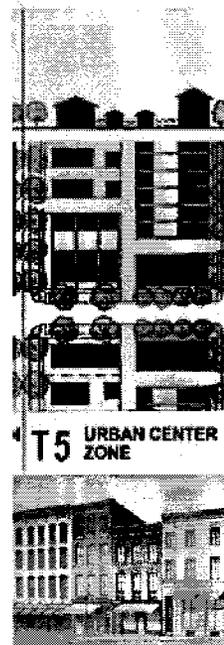
This residential type consists primarily of four-family to eight-family dwellings (or residential cluster development) that are distributed in a manner that follows the desired development guidelines in **Section 1.3**, and has an average density of no greater than 8.0 du/ac as shown on the Retirement Community Master Plan. Townhomes may be included at the edges of these areas in order to connect with adjacent higher-density areas, provided the density maximum is not exceeded. Cluster development is encouraged.



Medium-Density Residential is defined in the *El Paso SmartCode* as Context 4. See example picture of land use configuration. Context 4 includes a mix of houses, townhouses, and small apartment buildings; scattered commercial activity; a balance between landscape and buildings; and the presence of pedestrian activities.

Mixed-Use Low Intensity

This land use type consists of neighborhood-serving retail and/or commercial uses and/or multi-family dwellings. The neighborhood-serving retail and/or commercial uses provide goods and services for the day-to-day needs of the Neighborhoods. Single-use retail or commercial uses are allowed. The multi-family dwellings (e.g., condominiums, apartments) are distributed in a manner that follows the desired development guidelines in **Section 1.3**, and has an average density of no greater than 20.0 du/ac as shown on the Retirement Community Master Plan. Townhomes may be included at the edges of these areas in order to connect with adjacent lower-density areas, provided the density maximum is not exceeded. Cluster development is encouraged.

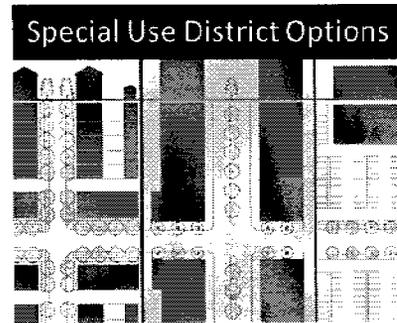


Mixed-Use Low Intensity is defined in the *El Paso SmartCode* as Context 5. See example picture of land use configuration. Context 5 includes shops mixed with townhouses, larger apartment houses, offices, workplace, and civic buildings; predominantly attached buildings; trees within the public right-of-way; and substantial pedestrian activity.

Special Use District

This land use type consists of retirement-oriented uses, such as a recreational center, recreational amenities (e.g., tennis courts, swimming pool, bocce ball courts), and multi-purpose buildings or gathering spaces. It acts as the communal gathering space for the District, and benefits from the high visibility and its central location. Access is provided via two north/south minor arterial roadways as well as one east/west minor arterial roadway, and should be designed and developed as a unit in a manner that maximizes its potential to act as a catalyst for development of the District. The design and development of this area should be done in coordination with the adjoining mixed-use areas to produce an integrated development.

Development of the Special Use District should include a single large multi-purpose building for large group activities or events, several smaller multi-purpose buildings (e.g., pharmacy, convenience store, bank, golf cart sales/service), and office tenants or entertainment uses. Secondary uses may include coffee shop, dry cleaner, and florist; however, these uses must be integrated into the larger primary use. The Special Use District area should have direct access to the Painted Dunes Golf Course and its clubhouse amenities, and should allow access from the District in a manner that does not promote cut-through traffic from outside the District.



Special Use District is defined in the *El Paso SmartCode* as areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any context zone or combination of context zones. See example picture of land use configuration. Special Use Districts are excluded from the El Paso SmartCode zoning, and are governed by the standards of the existing zoning.

3.3.2 Proposed Residential Density

The gross residential density of the District is the sum of the dwelling units within the District divided by the total net site area that is available for development. The number of dwelling units for the District contains a maximum potential of 1,057 dwelling units. This equates to an overall density of 3.3 gross du/ac.

3.3.3 Proposed Non-Residential Floor Area Density

The maximum proposed total floor area for all non-residential land uses is 200,000 square feet, approximately 1.4 percent of the District.

3.3.4 Proposed Development Regulations for the District

Maximum Building Heights

Maximum building heights are shown in **Appendix D**.

Minimum Lot Dimensions

Minimum dimensions of lots are shown in **Appendix D**.

Yard Setbacks

Yard setbacks are shown in **Appendix D**. Properties within the District can be allowed zero setbacks for all uses unless otherwise indicated.

Buffers

A side/rear yard buffer of 5 feet wide (minimum) should be maintained between parking areas and adjacent lots, regardless of site size. A buffer 15 feet wide (minimum) should be maintained between residential and non-residential uses.

Garage Setbacks

Garages that are accessed from a rear property line via an alley should maintain a minimum 20 feet rear setback.

Park Designations

Park land dedication within the District should be in accordance with the requirements of Title 19 Subdivisions and in accordance with the Retirement Community Master Plan (see **Appendix A**).

3.3.5 Proposed District Development Potential

Characteristics

The District is generally bounded by the U.S. Highway 54 (Patriot Freeway) on the south; the Painted Dunes Golf Course on the west; the El Paso Natural Gas facility and vacant land to the north; and vacant land to the east. The purpose of the District is to provide retirement community housing choices in El Paso, with multiple options for dwelling units. Adjacency to the Painted Dunes Golf Course provides a strong recreational link, while U.S. Highway 54 provides regional access.

Components and Timing

The components of the District and the timing of development are shown in Tables 1, 2, and 3. A total of 1,057 residential dwelling units and 200,000 square feet of non-residential floor area are proposed.

Table 1: Phase 1 (2013)

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (square feet)
Context 1 – Open Space	3.1	--	--
Context 3 – 4.0 du/ac	13.7	49	--
Context 4 – 8.0 du/ac	30.0	192	--
Context 5 – 20.0 du/ac	18.4	221	160,000
Civic Space	6.2	--	--
Special Use District	29.4	--	40,000
Total	130.3 *	462	200,000

Note * Total acres includes road right-of-way.

Table 2: Phase 2 (2016)

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (square feet)
Context 1 – Open Space	4.9	--	--
Context 3 – 4.0 du/ac	51.0	184	--
Context 4 – 8.0 du/ac	20.0	128	--
Civic Space	2.5	--	--
Total	114.3 *	312	0

Note * Total acres includes road right-of-way.

Table 3: Phase 3 (2019)

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (square feet)
Context 1 – Open Space	2.0	--	--
Context 3 – 4.0 du/ac	23.4	84	--
Context 4 – 8.0 du/ac	31.1	199	--
Civic Space	0.8	--	--
Total	77.4 *	283	0

Note * Total acres includes road right-of-way.

Proposed Intensity

The gross non-residential intensity of the District is be the sum of the non-residential floor area divided by the sum of the land area of non-residential land uses, expressed as a floor to area ratio (FAR). The maximum proposed non-residential intensity for the District is approximately 0.1:1.

3.4 Allowable Uses

Appendix E contains the table of allowable land uses for the District.

Section 4: Stormwater Management Plan

4.1 Purpose and Intent

The location of the District on a wide plateau, east of the Franklin Mountains ensures the need for a system capable of directing moderate-to-low volumes of stormwater in a safe and efficient manner. The land comprising the District slopes gently downhill at an approximate 2 percent gradient. In compliance with El Paso “smart growth” planning principles, this system should be planned, designed, and constructed in a manner that not only provides for the safe conveyance of stormwater but also serves the District as useable open space during dry times.

4.2 Relationship between Stormwater Management, Open Space, and Circulation

The proposed linear drainage facilities serve to move stormwater along the Districts’ roadways to a larger conveyance facility that is adjacent to U.S. Highway 54 (Patriot Freeway), and also offer opportunities for pedestrian, bicycle, and golf cart systems. Additionally, they have been designed to pass through the District’s parks for the enjoyment of residents. Therefore, they should be improved consistent with these three functions including landscaping and configuration.

4.3 Design Elements

The proposed stormwater system should include the following general design elements, as shown on Figure 8:

Figure 8: Stormwater Drainage Example



- ❖ Design in such a way as to minimize stormwater runoff from the site in accordance with the El Paso Drainage Design Manual, and to minimize flooding potential upstream/downstream and within the site.
- ❖ Maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, non-point source pollution, and maintain the integrity of natural and man-made channels.
- ❖ Encourage the use of non-structural stormwater management, such as the preservation of green space and other conservation areas, to the maximum extent practicable.

- ❖ Stormwater management facilities should be designed to conform with, enhance, and further the City's adopted *Mountains to River – A Green Infrastructure Plan for El Paso.*
- ❖ Create a conceptual drainage plan indicating existing and proposed major stormwater sewer facilities. The drainage plan should indicate the phasing plans and approximate location of temporary and permanent easements and rights-of-way that would be needed to accommodate the phasing.

The *Title 19: Subdivision Regulations, Section 19.19* provides additional detail on stormwater management requirements.

Section 5: Circulation Plan

5.1 Purpose and Intent

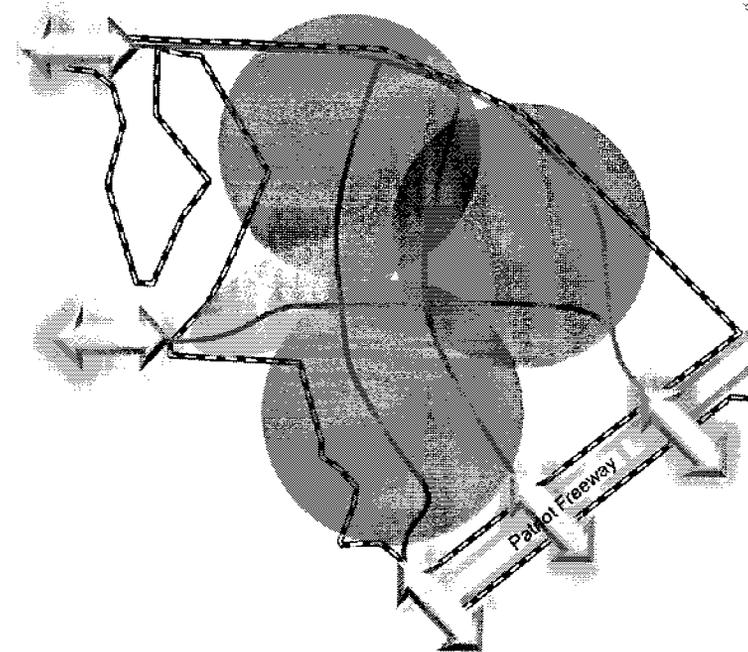
Within the District, one of the most important elements affecting how it is perceived and functions is the space between the façade of a building and the façade of another building across a street. Wide streets often have the effect of encouraging drivers to speed because of an increased feeling of safety. They are also less safe for pedestrians due to the increased time to travel from one side to the other, and decrease opportunities for social interaction. Wide streets also cost more to construct, and result in increased environmental impacts such as increased runoff and larger disturbance areas. Narrower streets often result in the opposite of the previously described effects. In compliance with El Paso “smart growth” planning principles, streets should be planned, designed, and constructed to produce an intimate relationship (i.e., pedestrian friendly) within the District.

A similarly important element within the District is the interaction of the trail system (e.g., pedestrian, bicycle, golf cart) and the Neighborhoods. The trail system may follow public rights-of-way and/or may follow permanent open space. In compliance with El Paso “smart growth” planning principles, the trail system within the District should be planned, designed, and constructed as a unifying element. Additionally, it should connect as many uses and/or Neighborhoods as practicable.

5.2 Relationship between Circulation and Land Use

The relationship between circulation and land use is described in **Section 1.3.4**, and further described as follows and as shown on Figure 9:

Figure 9: Generalized Circulation System



- ❖ The opportunity for goods and services should be within one-half mile of most dwellings.

- ❖ Locate higher density developments within walking distance of the communal center that is central to the site.
- ❖ The street and trail systems should be planned, designed, and constructed with multiple connections and direct routes.
- ❖ Thoroughfares/arterials should be spaced no more than one half-mile apart.
- ❖ Provide alternatives to travel along high traffic-volume streets.

concrete, asphalt, crushed granite, or natural material should be used depending on the user need. Landscaping with native vegetation reduces water requirement. Crushed granite or natural material paths would require permanent edging. Park benches should be installed at a minimum of one every 1/2-mile along the path, and coordinated with shade trees as appropriate. The *El Paso SmartCode, Chapter 21.80* provides additional detail on allowable landscaping.

5.3 Design Elements

The proposed street and trail network has been laid out to accommodate the circulation needs of the District, and its development intensities. The design elements for the street and trail systems within the District should correspond to the unique needs of Neighborhoods. However, in all cases circulation patterns should be designed to encourage pedestrian movement, and to limit vehicular through traffic.

There are two types of streets proposed for the District, one with a 50 foot right-of-way (28 foot pavement width) and the other with a 60 foot right-of-way (34 foot pavement width). The narrower street is intended to serve the Neighborhood blocks within the District, while the wider street is intended to facilitate the movement of vehicles to and through the District. Both have a design speed of 20 miles per hour, and accommodate pedestrian walkways and landscaping. The basic street design elements are shown in **Appendix A**, and additional detail can be found in the *El Paso SmartCode, Chapter 21.80*.

The trail system should consist of a 10-foot wide path, with a minimum of 4 feet of native landscaping on each side. Paths of

Section 6: Open Space Plan

6.1 Purpose and Intent

The purpose of the open space plan for the District is to provide for the health, safety, general welfare, and recreational and social needs of El Paso generally and the retirement community specifically. It is the intent of this plan to conform with, enhance, and further the City's adopted *Mountains to River – A Green Infrastructure Plan for El Paso*.

The open space that is designated within the District is intended to be retained under the management and control of the El Paso Water Utilities – Public Service Board, and an El Paso City code amendment to achieve this is currently underway.

6.2 General Principles

The following principles guide the placement and use of open space within the District:

- ❖ Open space and green corridors define and interconnect the communal center and Neighborhoods within the District, and help establish focal points of interest.
- ❖ A variety of open space features are distributed across the District, including trails, parks, squares, plazas, and landscaped streets, and are dedicated to the collective social, visual, and recreational enjoyment.

- ❖ The proposed configuration of open space facilities are adequate and meet El Paso “smart growth” planning principles.
- ❖ Residential lots should face open space facilities, except where the site's physical character does not reasonably permit an alternative design.

6.3 Design Elements

The proposed open space plan should include the following general design elements discussed below and shown on Figures 10 and 11:

Figure 10: Residential Open Space Example 1



- ❖ Every residential unit should be within one-quarter mile of a designated park, square, plaza, or other useable open space.

- ❖ Approximately 14.4 acres of open space have been reserved, and would serve the dual function of providing for recreation and managing stormwater runoff. See **Appendix A** for a location of the open space layout.
- ❖ The trail system may follow public rights-of-way and/or may follow permanent open space. In compliance with El Paso “smart growth” planning principles, the trail system within the District should be planned, designed, and constructed as a unifying element. Additionally, it should connect as many uses and/or Neighborhoods as practicable.
- ❖ The Neighborhoods within the District include “neighborhood parks” in accordance with the *El Paso SmartCode*. The configuration of the “neighborhood parks” meets the goal of having a park within walking distance of every home. The “neighborhood parks” have the following facilities:
 - Benches;
 - Pedestrian access from street to benches;
 - Shade trees, if appropriate; and
 - Native low-water landscaping.
- ❖ Park benches should be installed at a minimum of one every 1/2-mile along the path, and coordinated with shade trees as appropriate. The *El Paso SmartCode, Chapter 21.80* provides additional detail on allowable landscaping.
- ❖ It is the intent of the trail system to provide an alternative to vehicle transportation travel. The trail system should include, at a minimum, the following components:
 - Connections to any adjacent trail system that exists at the time of platting;
 - Connections between Neighborhoods;
 - Connections to parks, squares, plazas and the communal center within the District;
 - A connection along the southern perimeter of the site; and

- Consider/evaluate a new trail access under U.S. Highway 54 (Patriot Freeway) to connect to the Northeast Regional Park on McCombs Street.

Figure 11: Residential Open Space Example 2



Section 7: Community Form

7.1 Purpose and Intent

The purpose and intent of this section is to provide for the placement and design of forms and spaces within the District.

7.2 General Principles

The following principles guide the form of the District, and are shown on Figures 12, 13, and 14:

- ❖ Buildings express architectural compatibility, with coordinated architectural features that contribute to the community identity.
- ❖ Buildings are compact, and designed at human scale and are sited in a manner that supports pedestrian activity.
- ❖ Architectural and landscape design are appropriate to physical, historical, and economic conditions.
- ❖ Landmark buildings, entry statements, open spaces, and public art establish focal points at appropriate locations within and throughout the District.
- ❖ The design and function of buildings and open spaces respects and is influenced by local climate, topography, history, and building practice.
- ❖ Buildings and other improvements are compatible in their arrangement, bulk, form, character, and landscaping.

Figure 12: Retail Commercial Form

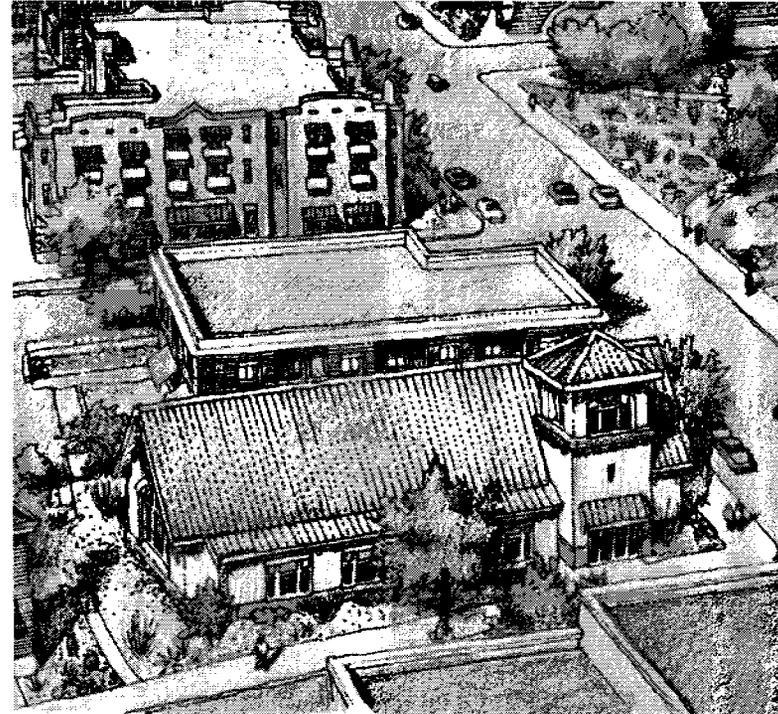


Figure 13: Single-Family Residential Form



Figure 14: Multi-Family Residential Form



7.3 Design Elements

The following design elements further refine the form of the District:

- ❖ The District theme has a vernacular aesthetic of El Paso desert southwest.
- ❖ The general form should be one of interconnected Neighborhoods with traditional rectangular architectural forms; narrow streets and laid out in a grid pattern; and reduced yard space (reduced setbacks) that is balanced by more open space that is strategically placed and integrated into the District.
- ❖ Multiple residential product types per Neighborhood are encouraged, with traditional components such as porches and patios, portals/gateways and paths, vibrant color, and native building materials.
- ❖ Enhanced views to the Franklin Mountains and central communal space.
- ❖ Enhanced views of open space and green corridors for long views and for pedestrian circulation.
- ❖ Native landscape materials, with focused landscaping for impact.
- ❖ Native plant materials and irrigation systems favor reclaimed water, greywater, roof water, and surface stormwater, as appropriate and practicable.

INTEROFFICE MEMORANDUM

To: Mr. Joe Romero, CFM
City of El Paso Engineering and Construction Management

From: EPWU Stormwater Division

Date: June 4, 2012

Subject: Stormwater Comments – Subdivision Improvement Plans
SIPS12-00021
Ventanas Willow Park

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

Ventanas Willow Park

1. Show slope direction on all section views. (Sheet C3.1)
2. Section 4/C3.1 is backwards from section view shown on grading sections sheet C3.1. (Sheet C2.1)

INTEROFFICE MEMORANDUM

To: Joe Romero
Land Development – Development Department

From: El Paso Water Utilities - Engineering

Date: May 22, 2012

Subject: **Ventanas Willow Park**
Being Tract 1E, Section 46, Block 79, Township 2, Texas and Pacific Railroad Survey,
El Paso County, Texas; Containing: 5.02 Acres ±.

We have reviewed the subdivision improvement plans referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

2. The Owner's engineer has designed the water and sewer mains that will provide service to Ventanas Unit 4 subdivision. These facilities include the following mains fronting the Park Site:

- A 12-inch diameter water main along Red Orchard Drive, 8-inch diameter water mains along Lost Willow Avenue, Spring Willow Drive, and Red Maple Drive.
- 8-inch diameter sanitary sewer mains along Lost Willow Avenue, Spring Willow Drive, and Red Orchard Drive.

The above described mains will be available for service after EPWU issues a letter of Final Acceptance of the facilities within Ventanas Unit 4.

3. EPWU recommends installing the proposed 4-inch water meter service to the Park as part of the development agreement.

4. Annexation fees are due at the time of new service application for individual water meters within the subject property.

5. EPWU requires a new service application to provide service to the Park. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.



June 6, 2012

To: Joe Romero, Engineering Lead Tech.
From: José Ortiz & José A. De La Rosa, Parks Engineering Lead Techs.
Subject: Ventanas Willow Park (Ventanas #3) Improvement Plans 1st. Letter of Comments

Mr. Romero,

Subject plans have been reviewed and provided herewith are Department comments in need of coordination and incorporation into project drawings by Consultant(s):

Final Plat – Sheet C1.1, Provide for address to be along Spring Willow Dr. to match placement of the water & electrical services.

Grading & Drainage Plan - Sheet C2.1:

1. Verify orientation of cross section #4.
2. General comments, place the following notes pertaining the "Park site":
 - a. Where possible, utility easements shall not be placed within park.
 - b. All utilities shall be at minimum five (5') feet deep.
 - c. Where possible and preferably, utilities shall be placed underneath the proposed 7' wide sidewalk to avoid future conflict with the proposed street tree line or damage to the utilities.
 - d. No transformers, pedestal or junction boxes shall be installed within park.
3. Provide note for any unsuitable soil conditions to be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
4. Provide note for contractor to be required to apply for and obtain grading permit from Land Development Services.

Grading Sections – Sheet C3.1, at section 4, move subdivision/property line to be along the face of the rock wall as noted on plan

Standard Details – Sheet C4.1, at Diagonal Curb Ramp detail #4, provide for the landing area to start form the curb & gutter all the way to the back of sidewalk at a 2% maximum running and cross slope and ramps to the side as noted on plans; also show the header curbs on the sides as noted.

Storm Water Pollution Control Plan – Sheet C5.2:

1. Provide note for silt fence to be maintained by the Developer until all surrounding residences are developed.
2. Provide note for contractor to be required to apply for and obtain SWP3 permit from Land Development Services.
3. Concrete Curb & Gutter will be protected and if damaged will be removed and replaced.

Landscape Plan – Sheet L1.00:

1. Provide dimensions for landscape area around pump house
2. Provide general note to require for contractor to apply for and obtain building, irrigation, and electrical permits from Building Permits & Inspections (BPI) and request all inspections required during construction.
3. Provide general note for Project to be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
4. Provide general note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Provide general note that No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals or other obstructions in general shall be placed within proposed perimeter sidewalk.
6. Provide general note for any unsuitable soil conditions to be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
7. Obtain and provide soil samples and soil analysis respectively as required in Parks Design & Construction Standards.

Irrigation Plan – Sheet L2.00:

1. On Irrigation Plan:
 - a. Show water meter to be installed with-in the parkway not to encroach into the sidewalk.
 - b. Distinguish in symbols the Back Flow Device, Pump and Pump Starter Relay separately.
 - c. Provide distances between Sprinkler heads along perimeter; from perimeter heads to first row of field heads; and between heads showing the equilateral triangular spacing.
 - d. Provide information on project Head and Row Spacing.
 - e. Provide Isolation Valve on Looped Main where noted.
 - f. Change location of Quick Coupler Valve and stub-out where noted along Red Maple Dr.
 - g. Verify which are the Critical Head and Critical Valve on Plan.
2. Valve Table – please label valve table as Precipitation Rate Schedule and include formulas and calculations for the Precipitation Rate.
3. On Irrigation Legend:
 - a. Provide a symbol for backflow prevent device and another for the proposed pump.
 - b. Provide all information on the pump and all related Pump Starter Relay equipment.
 - c. Call-out the backflow enclosure to be Aluminum or Stainless Steel and insulated with an R-25 Value minimum rating.
 - d. Call-out for the rain sensor to be installed minimum 7' away from any climbing structure or equipment and for it to be cleaned, primed and painted tan color. Rain sensor to be set to 1/8" setting.
 - e. Provide the Nozzle Number and Color (#20 & Dk. Brown).
4. Irrigation Notes - verify the spelling of 'THE' on fourth note.
5. Water Schedule - do not combine Stations 4 & 8 since the Precipitation Rates are different and it will not be possible to water them properly.
6. Pressure Loss Calculation Table:
 - a. Verify values for Section #, Length of Pipe for Type K Copper and verify Section # if Station #8 is grouped with #9.
 - b. Verify the size of Type K Copper Pipe; 6" shown is expensive and system can be provided for with 4" size. Reference Copper pipe size on the Legend and Plan.

Landscape & Irrigation Details – Sheet L3.00:

1. On Controller Assembly & Enclosure Detail, verify if this is to be installed inside pump house.
2. Electrical equipment to be installed in Pump House and mounted on ¾” CDX grade plywood.
3. Emitter Outlet Placement is to have three tubes at the root ball edge and five tubes equally spaced five feet away from tree trunk.

Irrigation Details – Sheet L4.00:

1. On Control Valve Detail, turn on layer for the electric control brass valve.
2. On Quick Coupler Detail call-out and show Lasco Snap-Lok with Brass Stabilizer Fitting.

Irrigation Details – Sheet L5.00:

1. On Pump House Top View Details, verify model number for the backflow preventer.
2. Verify Pipe Size of Copper Line since 6” Type K Copper is expensive; may introduce 4” Type K Copper pipe since it will work with a flow of 333 to 350 gpm’s. Check to see that Velocity is within acceptable parameters for Irrigation Design as related to Copper pipe.

Notes – Sheet L5.00: Include Notes for sod placement.

1. Include note that sod is to be cut, delivered to site and installed within 24 hours.
2. Include note that site needs to be properly prepared by loosening top 6” of soil, be leveled, rolled and moistened prior to placement of sod.
3. Include note that calls for fertilizer or soils amendments to be tilled into soil prior to placement of sod.
4. Include note that calls for soils to be raked to remove any stones larger than 1”, roots, branches, extraneous materials just prior to placement of sod.
5. Include note that calls for mesh used on sod rolls by farm is to be removed as sod is being installed.
6. Include note that calls for sod to be watered, fertilized and mowed as recommended by sod farm.
7. Include note that calls for areas that are sodded to be kept free of weeds prior to and after placement of sod. Any herbicide treatment(s) of sod areas need to be done by an individual (company) with proper license.

Thanks for coordinating these items with the consultant, and Please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

José A. Ortiz

Parks and Recreation Department

Lead Engineer Tech

(915) 541-4078 office

(915) 541-4355 fax

(915) 240-6679 mobile

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José Antonio De La Rosa

Parks Department

Engineering Lead Tech.

Office Phone : (915) 541-4762

Cell Number: (915) 630-5102

E-mail: dclarosaja@elpasotexas.gov

Appendix A: Retirement Community Revised Land Study Figures

Figure A-1: Aerial

Figure A-2: Zoning Map

Figure A-3: Project Size, Site Plan, and Pedestrian Sheds

Figure A-4: Transect Zone Allocation

Figure A-5: Maximum Block Size

Figure A-6: Dwelling Unit Density

Figure A-7: Thoroughfare Assignment

Figure A-8: Thoroughfare Standards – SmartCode Approved Streets

Figure A-9: Civic Spaces

Figure A-10: Trails

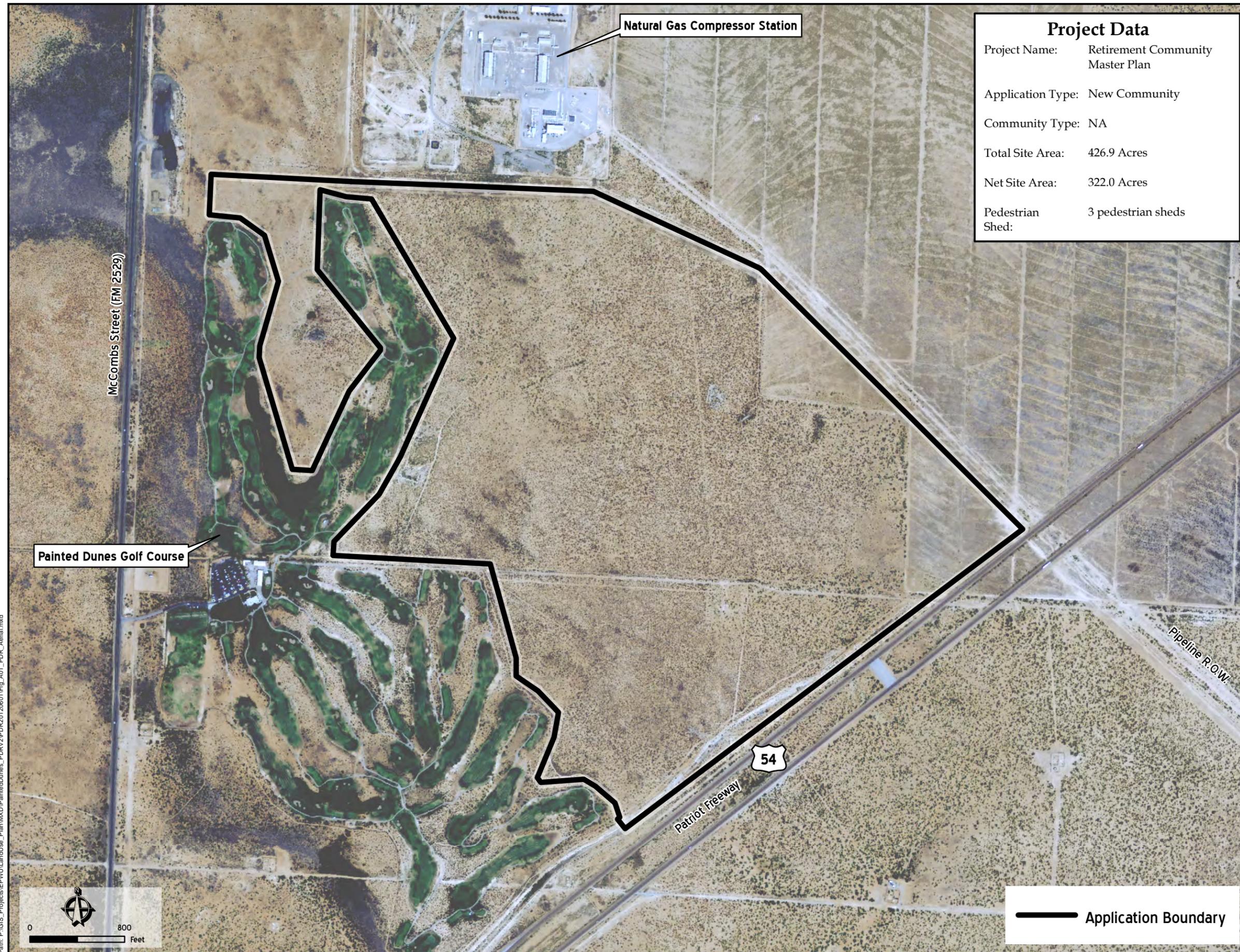
Figure A-11: Special Requirements

Figure A-12: Conceptual Drainage Map

Figure A-13: Topography

Figure A-14: Existing & Proposed Water & Wastewater Lines

Figure A-15: Black & White for Recording



Project Data

Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

Aerial

An aerial of the site shows its current proximity to the Painted Dunes Golf Course and U.S. Highway 54.

Application Boundary

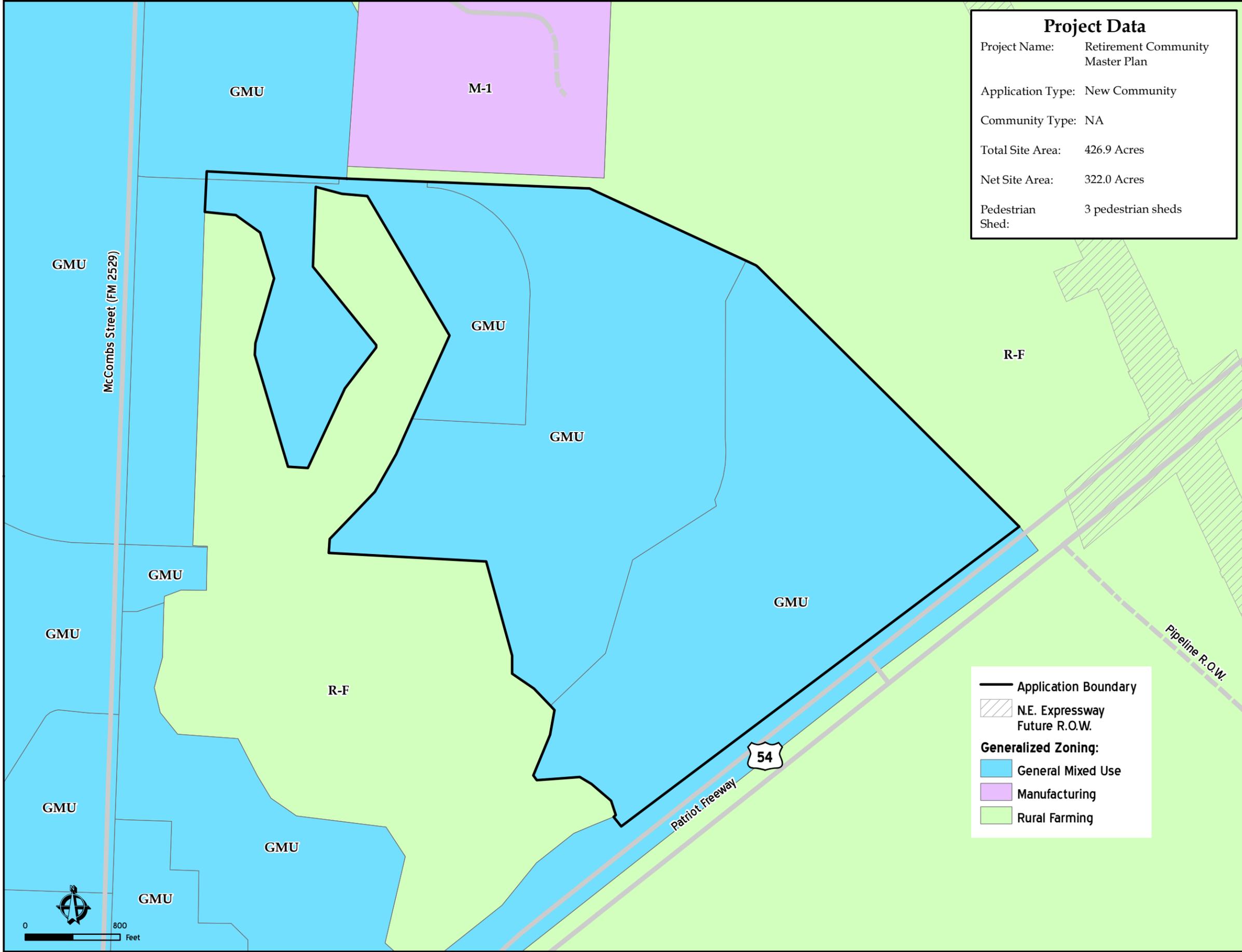


URS



**Master Zoning Application:
Retirement Community
Master Plan**

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Project Data

Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

Zoning Map

The zoning for the property north of U.S. Highway 54 is GMU: General Mixed Use.

Per section 21.10.040 (B)(1), the legal description of the property should be on the site plan. The legal description for the Retirement Community is included in Appendix C.

— Application Boundary

▨ N.E. Expressway Future R.O.W.

Generalized Zoning:

- General Mixed Use
- Manufacturing
- Rural Farming



URS

Master Zoning Application:
Retirement Community
Master Plan

6-5-12



Figure A-2

Path: P:\GIS\Projects\EPWU\LandUse_Plan\X\DI\FairfieldDunes_PDR\2\2020\1\Fig_A03_PDR_PedShed.mxd

ID	Total (Acres)	Net (Acres)
PS 1	104.46	95.78
PS 2	100.00	82.78
PS 3	101.45	83.36

Project Data	
Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

Project Size, Site Plan, and Pedestrian Sheds

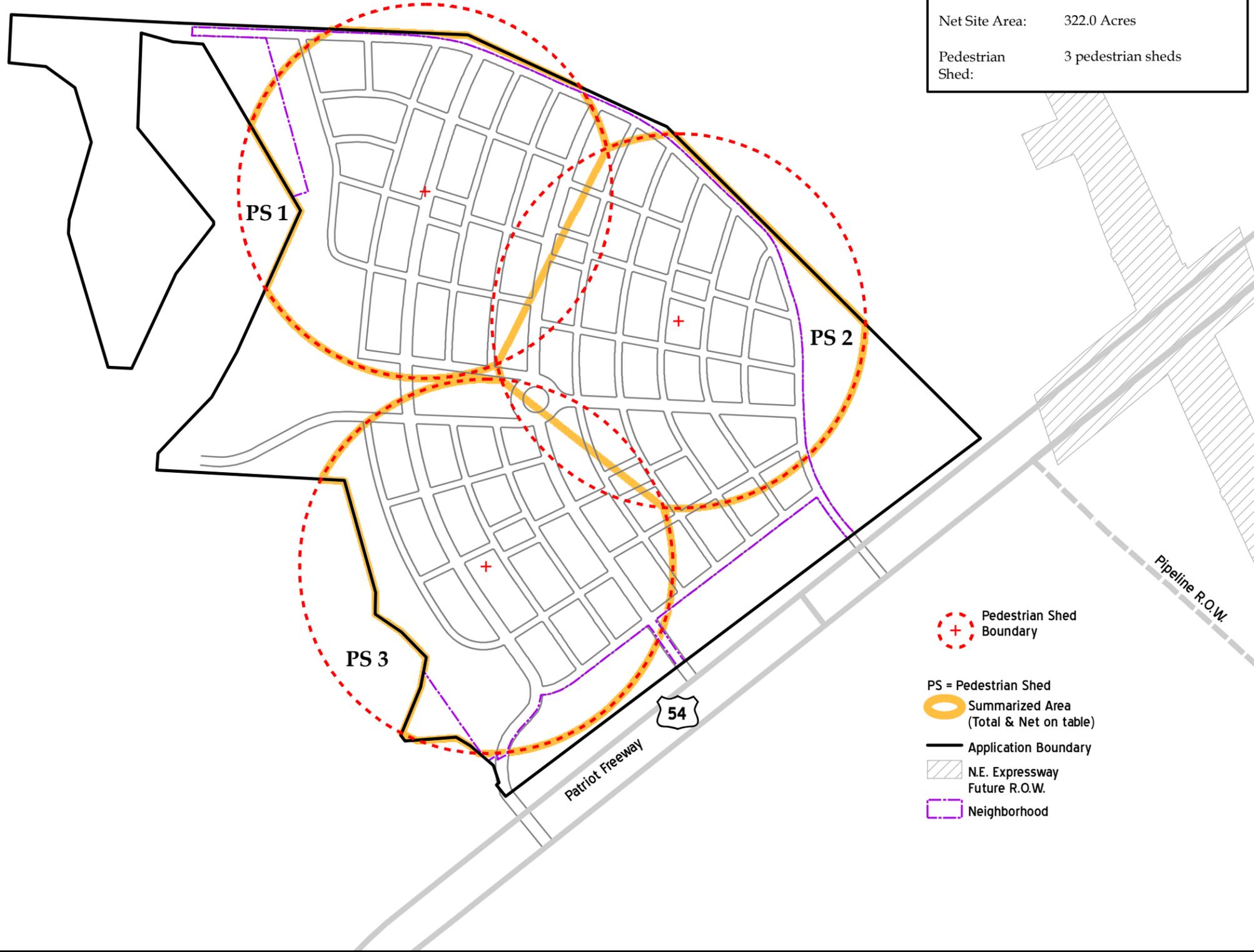
Goal for Pedestrian Shed:
80 - 160 Acres

- Compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40. Neighborhoods shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres."
- Compliance with allocation of land outside pedestrian sheds.

For New Communities, similar to section 21.30.020 (G): Any remnants of the site outside the pedestrian sheds shall be assigned to context zones C1 through C3, civic space or special districts.

Note:
Net site area includes thoroughfares, but excludes C1 and civic space.

McCombs Street (FM 2529)



-  Pedestrian Shed Boundary
- PS = Pedestrian Shed
-  Summarized Area (Total & Net on table)
-  Application Boundary
-  N.E. Expressway Future R.O.W.
-  Neighborhood





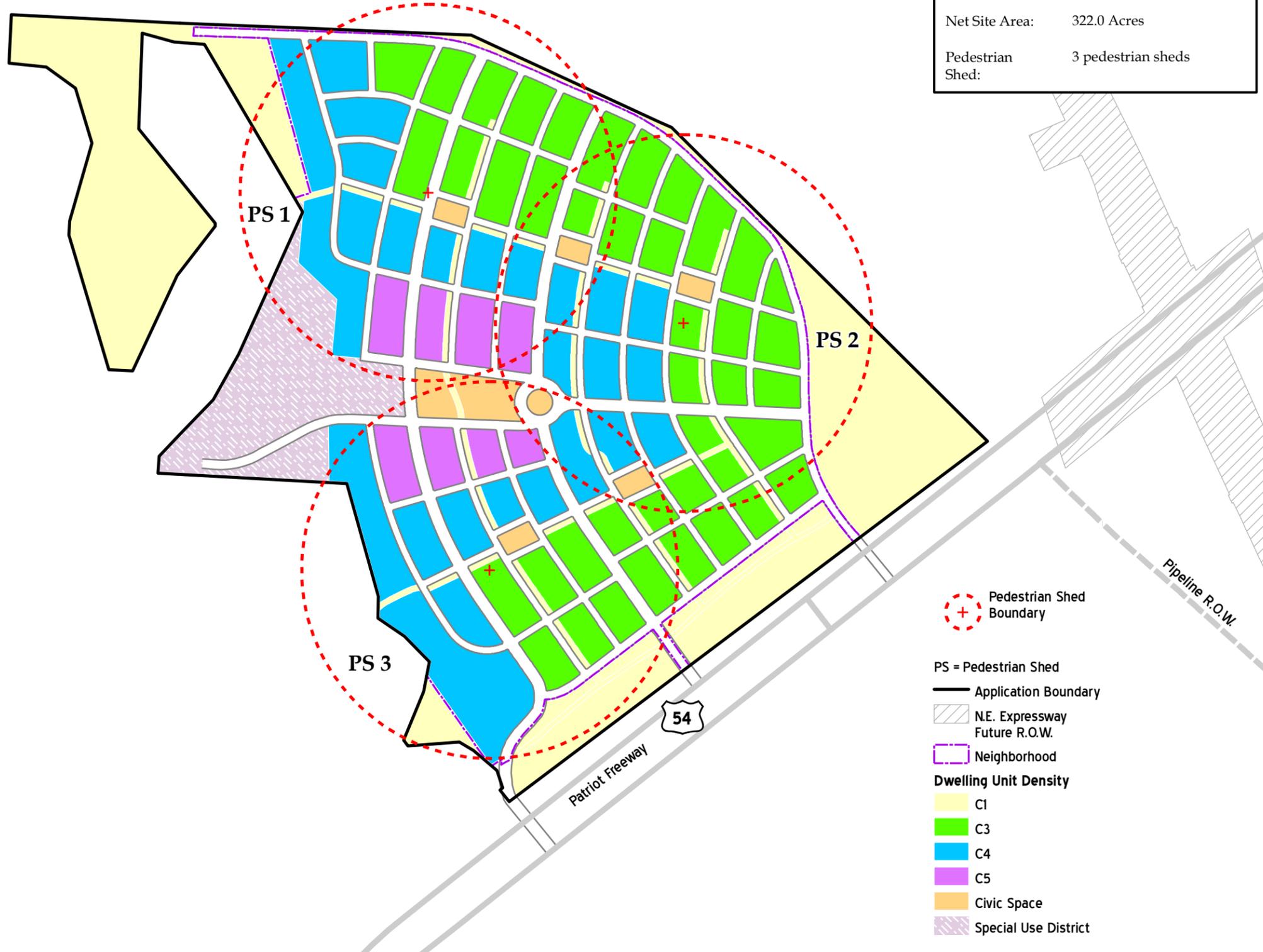

URS

**Master Zoning Application:
Retirement Community
Master Plan**

6-5-12 Figure A-3

Path: P:\GIS\Projects\EPWU\LandUse_Plan\X\DI\PalmerDunes_PDR\2\20120601\Fig_A04_PDR_TZAllocation.mxd

McCombs Street (FM 2529)



Project Data

Project Name: Retirement Community Master Plan
 Application Type: New Community
 Community Type: NA
 Total Site Area: 426.9 Acres
 Net Site Area: 322.0 Acres
 Pedestrian Shed: 3 pedestrian sheds

Context Zone Allocation

Context Zone	Acres	% Net Site Area (Acres)	Total Net Area (Acres)
PS 1	C3	26.7	37.7%
	C4	33.6	47.5%
	C5	10.5	14.8%
			70.7
PS 2	C3	36.3	72.7%
	C4	13.6	27.3%
			49.9
PS 3	C3	17.9	30.9%
	C4	32.0	55.3%
	C5	7.9	13.7%
			57.8

*Percentages of net site area. Net site area includes thoroughfares, but excludes C1 and Civic Space.
 • Compliance with context zone allocation requirements as set forth in 21.80 Table 14: Summary Table.
 • Compliance with the requirement that areas outside the pedestrian sheds are C1, C2, C3, a Special District or Civic Space similar to section 21.30.020 (G).

Pedestrian Shed Boundary

PS = Pedestrian Shed

Application Boundary

N.E. Expressway Future R.O.W.

Neighborhood

Dwelling Unit Density

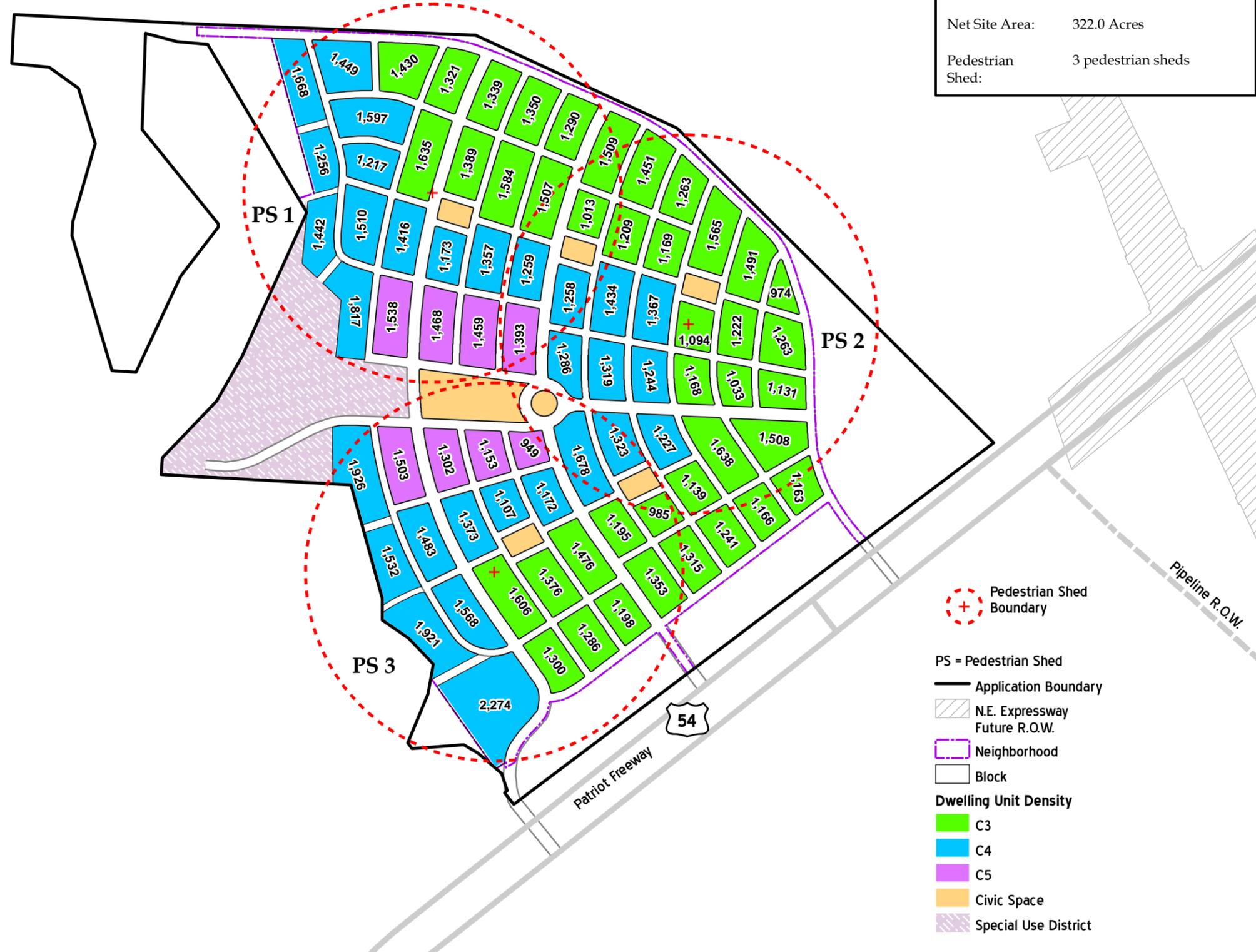
- C1
- C3
- C4
- C5
- Civic Space
- Special Use District



**Master Zoning Application:
 Retirement Community
 Master Plan**

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McCombs Street (FM 2529)



Project Data

Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

Maximum Block Size

Compliance with maximum block size requirements similar to Section 21.80 Table 14: Summary Table.

Maximum allowable block perimeter:
C3 - 3,000 feet max
C4 - 2,400 feet max
C5 - 2,000 feet max

Pedestrian Shed Boundary

PS = Pedestrian Shed

Application Boundary

N.E. Expressway Future R.O.W.

Neighborhood

Block

Dwelling Unit Density

C3

C4

C5

Civic Space

Special Use District



0 800 Feet



URS

**Master Zoning Application:
Retirement Community
Master Plan**



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Project Data

Project Name: Retirement Community Master Plan
 Application Type: New Community
 Community Type: NA
 Total Site Area: 426.9 Acres
 Net Site Area: 322.0 Acres
 Pedestrian Shed: 3 pedestrian sheds

Dwelling Unit Density

Context Zone	Acres	Dwelling Units	Dwelling Units	%
PS 1	C3	27.5	99	22.2%
	C4	34.5	221	49.7%
	C5	10.5	125	28.1%
PS 2	C3	42.8	154	63.9%
	C4	13.6	87	36.1%
PS 3	C3	17.9	64	17.3%
	C4	33.1	212	57.1%
	C5	7.9	95	25.6%

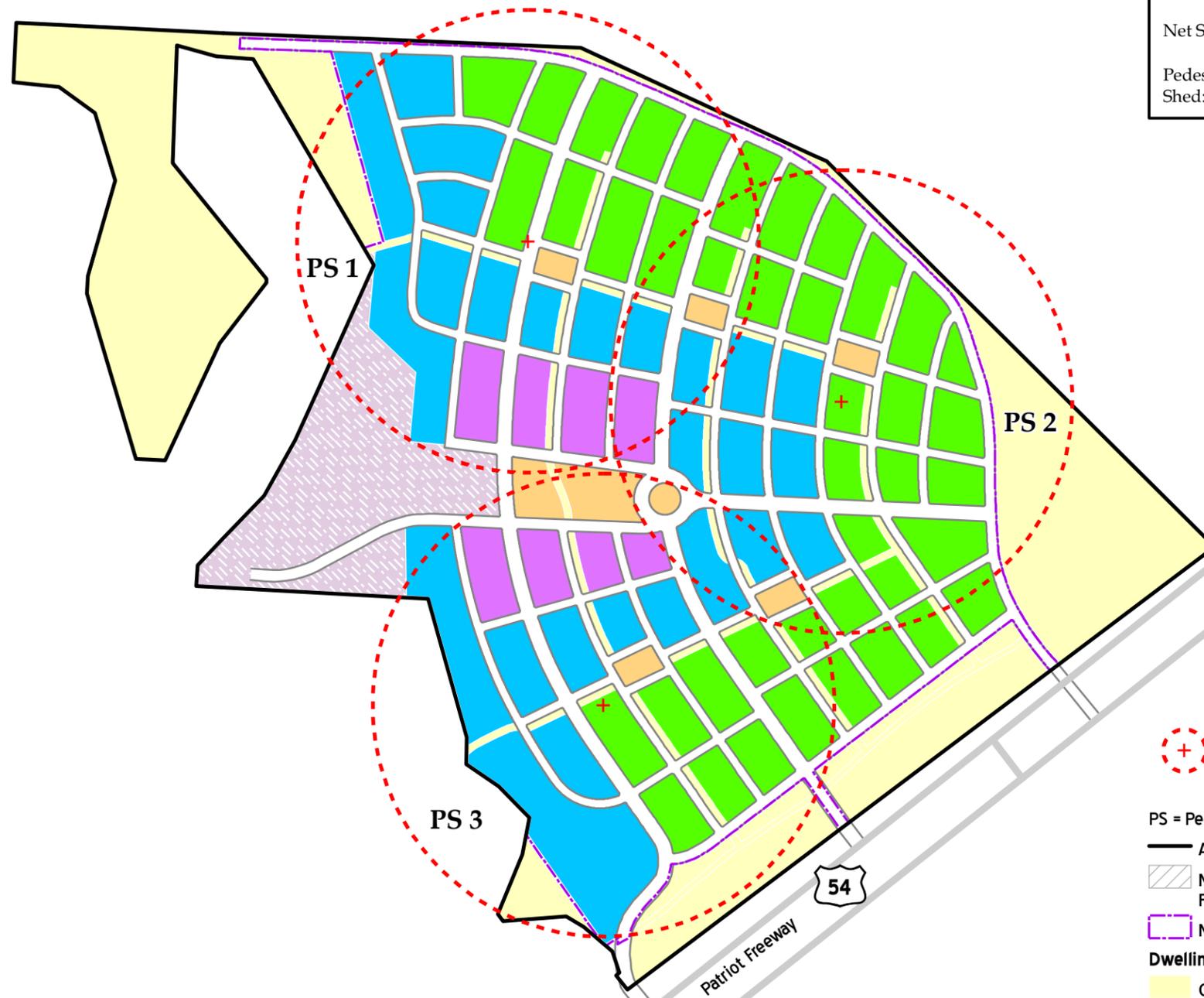
Total Dwelling Units 1,057

C3 = 4 dwelling units/acre & 10% exchange rate.
 C4 = 8 dwelling units/acre & 20% exchange rate.
 C5 = 20 dwelling units/acre & 40% exchange rate.

Percentage totals may not equal 100% due to rounding.

Similar to Section 21.30.080(B): Density shall be expressed in terms of housing units per acre as specified for the area of each context zone by Table 14.

McCombs Street (FM 2529)



Pedestrian Shed Boundary

PS = Pedestrian Shed

Application Boundary

N.E. Expressway Future R.O.W.

Neighborhood

Dwelling Unit Density

- C1
- C3
- C4
- C5
- Civic Space
- Special Use District



0 800 Feet



URS



Master Zoning Application:
 Retirement Community
 Master Plan

Path: P:\GIS\Projects\EPWU\LandUse_Plan\X\DI\FairfieldDunes_PDR\2\20120601\Fig_A07_PDR_Thoroughfares.mxd

Project Data

Project Name: Retirement Community Master Plan
 Application Type: New Community
 Community Type: NA
 Total Site Area: 426.9 Acres
 Net Site Area: 322.0 Acres
 Pedestrian Shed: 3 pedestrian sheds

Thoroughfare Assignment

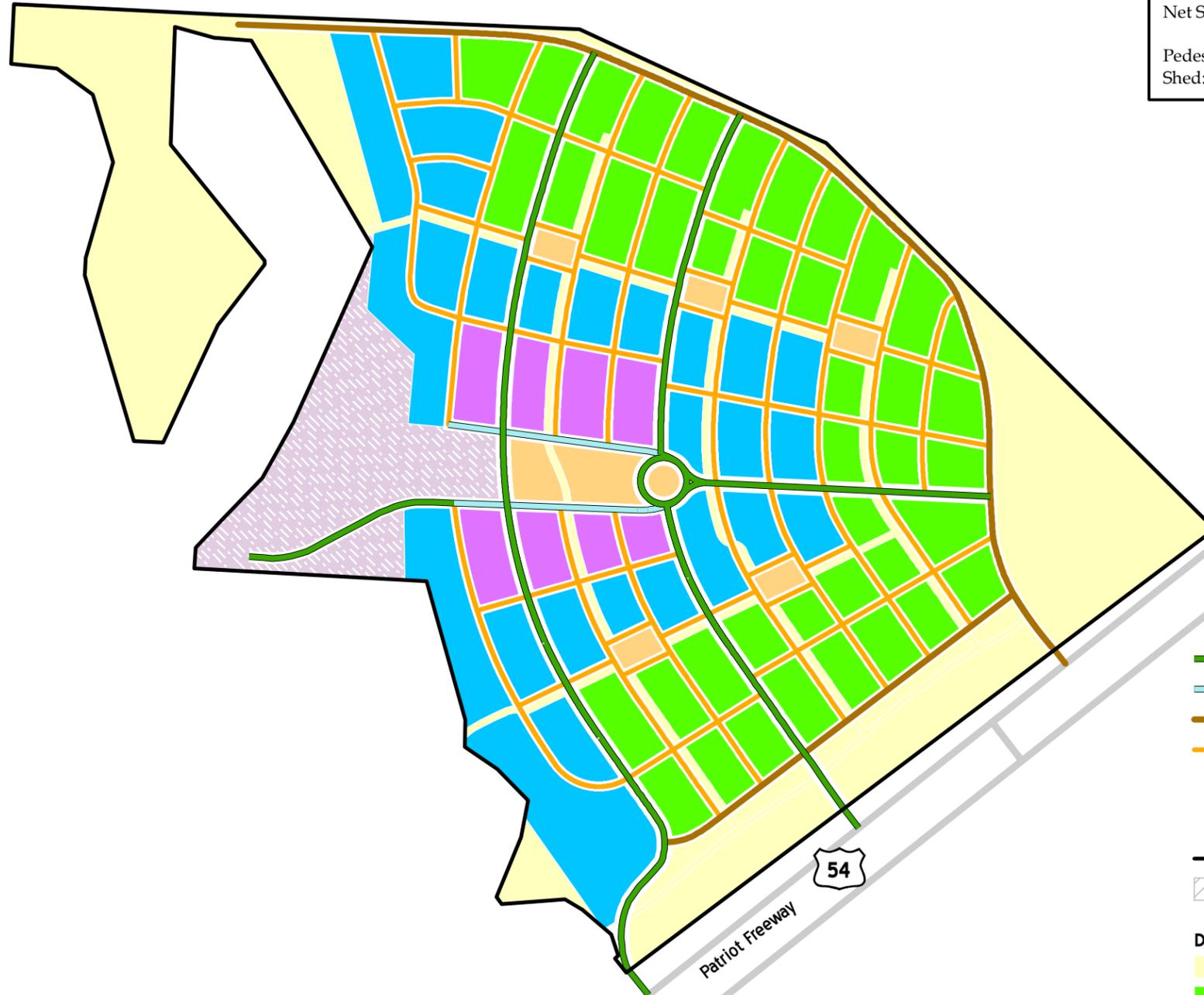
- Compliance with thoroughfare termination and cul-de-sac limitation similar to Section 21.30.070(A)(6): All thoroughfares shall terminate at other thoroughfares, forming a continuous network of streets. Culs-de-sac shall be permitted only when warranted by natural site conditions.

Number of culs-de-sac: 0

- Pedestrian frontage on vehicular thoroughfares are not shown. Compliance with required percentage of lots fronting thoroughfares is similar to Section 21.30.070(A)(7): Lots shall front a vehicular thoroughfare, except that 20% of the lots within each context zone may front a pedestrian passage. will be observed.

Note:
 The July 17, 2008 approved Land Study for this site included a Traffic Impact Analysis. Since limited development has occurred in the area immediately surrounding the Retirement Community Master Plan site, and the City of El Paso as well as the Texas Department of Transportation has not made any significant roadway changes/additions, a new Traffic Impact Analysis is not being submitted. The July 17, 2008 Traffic Impact Analysis is sufficient for this application.

McCombs Street (FM 2529)



- AV-85-40*
- CS-66-46*
- ST-60-34
- ST-50-28
- * Modified from April 2011 El Paso SmartCode.

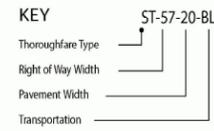
- Application Boundary
- N.E. Expressway Future R.O.W.

- Dwelling Unit Density**
- C1
 - C3
 - C4
 - C5
 - Civic Space
 - Special Use District



**Master Zoning Application:
 Retirement Community
 Master Plan**

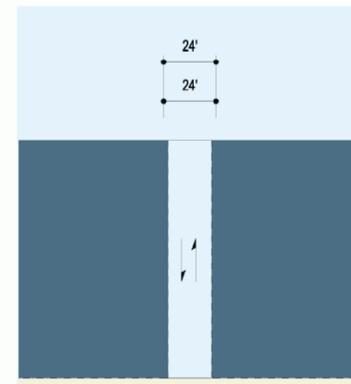
Thoroughfare Standards - SmartCode Streets



THOROUGHFARE TYPES

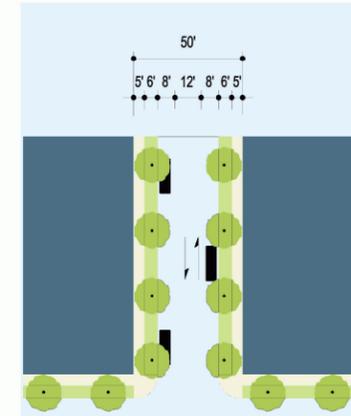
- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR

Thoroughfare Type	Rear Alley
Context Zone Assignment	C3, C4, C5
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	10 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Public Frontage Type	None
Walkway Type	None
Planter Type	Inverted Crown
Curb Type	None
Landscape Type	None
Transportation Provision	



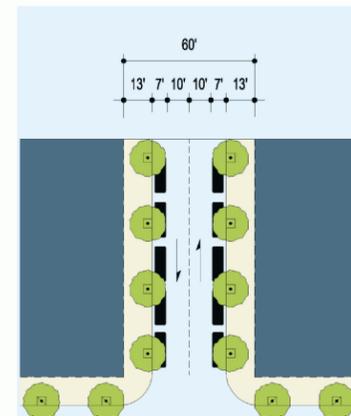
RA-24-24

Thoroughfare Type	Rear Alley
Context Zone Assignment	C3, C4, C5
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	10 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Public Frontage Type	None
Walkway Type	None
Planter Type	Inverted Crown
Curb Type	None
Landscape Type	None
Transportation Provision	



ST-50-28

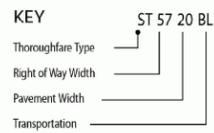
Thoroughfare Type	Street
Context Zone Assignment	C3, C4, C5
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.6 seconds
Traffic Lanes	2 lane
Parking Lanes	Both sides @ 8 feet unmarked
Curb Radius	10 feet
Public Frontage Type	PF, TIL, ST
Walkway Type	5 foot Sidewalk
Planter Type	6 foot continuous Parkway
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	



ST-60-34

Thoroughfare Type	Street
Context Zone Assignment	C3, C4, C5
Right-of-Way Width	60 feet
Pavement Width	34 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet marked
Curb Radius	15 feet
Public Frontage Type	Arcade, Gallery, Shopfront, Stoop
Walkway Type	6 foot Sidewalk
Planter Type	7 foot continuous Parkway
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR

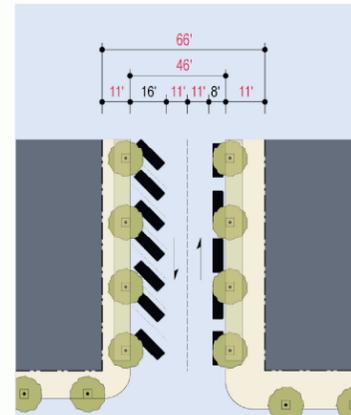
SmartCode
Approved Streets



THOROUGHFARE TYPES

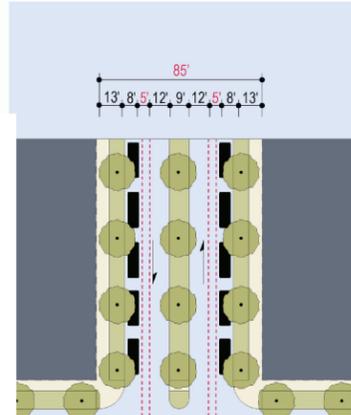
- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR

Thoroughfare Type	Commercial Street
Context Zone Assignment	C5, SD
Right-of-Way Width	66 feet
Pavement Width	46 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	12.2 seconds
Traffic Lanes	2 lanes
Parking Lanes	Reverse angle @ 15 feet, parallel @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	Arcade, Gallery, Shopfront
Walkway Type	6 foot Sidewalk
Planter Type	5 foot Continuous Parkway
Curb Type	curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, SH, TR



CS-66-46

Thoroughfare Type	Commercial Street
Context Zone Assignment	C5, SD
Right-of-Way Width	66 feet
Pavement Width	46 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	12.2 seconds
Traffic Lanes	2 lanes
Parking Lanes	Reverse angle @ 15 feet, parallel @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	Arcade, Gallery, Shopfront
Walkway Type	6 foot Sidewalk
Planter Type	5 foot Continuous Parkway
Curb Type	curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, SH, TR



AV-85-40*

Thoroughfare Type	Avenue
Context Zone Assignment	C3, C4, C5
Right-of-Way Width	85 feet
Pavement Width	40 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	PF, TILW, FC, ST, SH
Walkway Type	6 foot Sidewalk
Planter Type	7 foot continuous Parkway
Curb Type	Curb or Swale
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, TR

Streets from SmartCode
to be Modified

* PAVEMENT WIDTH INCLUDES TWO FIVE FOOT CONTINUOUS BICYCLE LANES



URS

Master Zoning Application:
Retirement Community
Master Plan

Project Data

Project Name: Retirement Community Master Plan
 Application Type: New Community
 Community Type: NA
 Total Site Area: 426.9 Acres
 Net Site Area: 322.0 Acres
 Pedestrian Shed: 3 pedestrian sheds

Civic Spaces

- Compliance with main civic space requirement: For new communities, section 21.30.050(C)(4) states: "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 enfronting a thoroughfare, except for playgrounds"
- Compliance with civic building requirements: 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 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."

Notes:

- (1) Civic Spaces do not meet SmartCode allocation for new communities.
- (2) Schools are not needed in retirement communities.

McCombs Street (FM 2529)



	ID	Type	Acres	Distance to Centroid	% of Urbanized Area Assigned to Civic Space
PS 1	A	Green Space	0.8	70'	0.83%
	B	Green Space	0.8	970'	0.83%
PS 2	C	Green Space	0.9	700'	1.08%
	D	Green Space	0.6	1,050'	0.72%
PS 3	E	Green Space	5.2	1,050'	5.99%
	F	Green Space	0.9	160'	1.04%
	G	Green Space	0.9	790'	1.04%

- Civic Space
- Pedestrian Shed Boundary
- PS = Pedestrian Shed
- Application Boundary
- N.E. Expressway Future R.O.W.



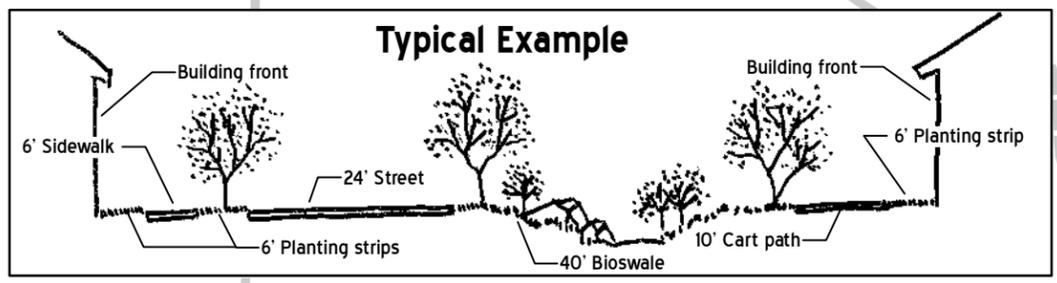
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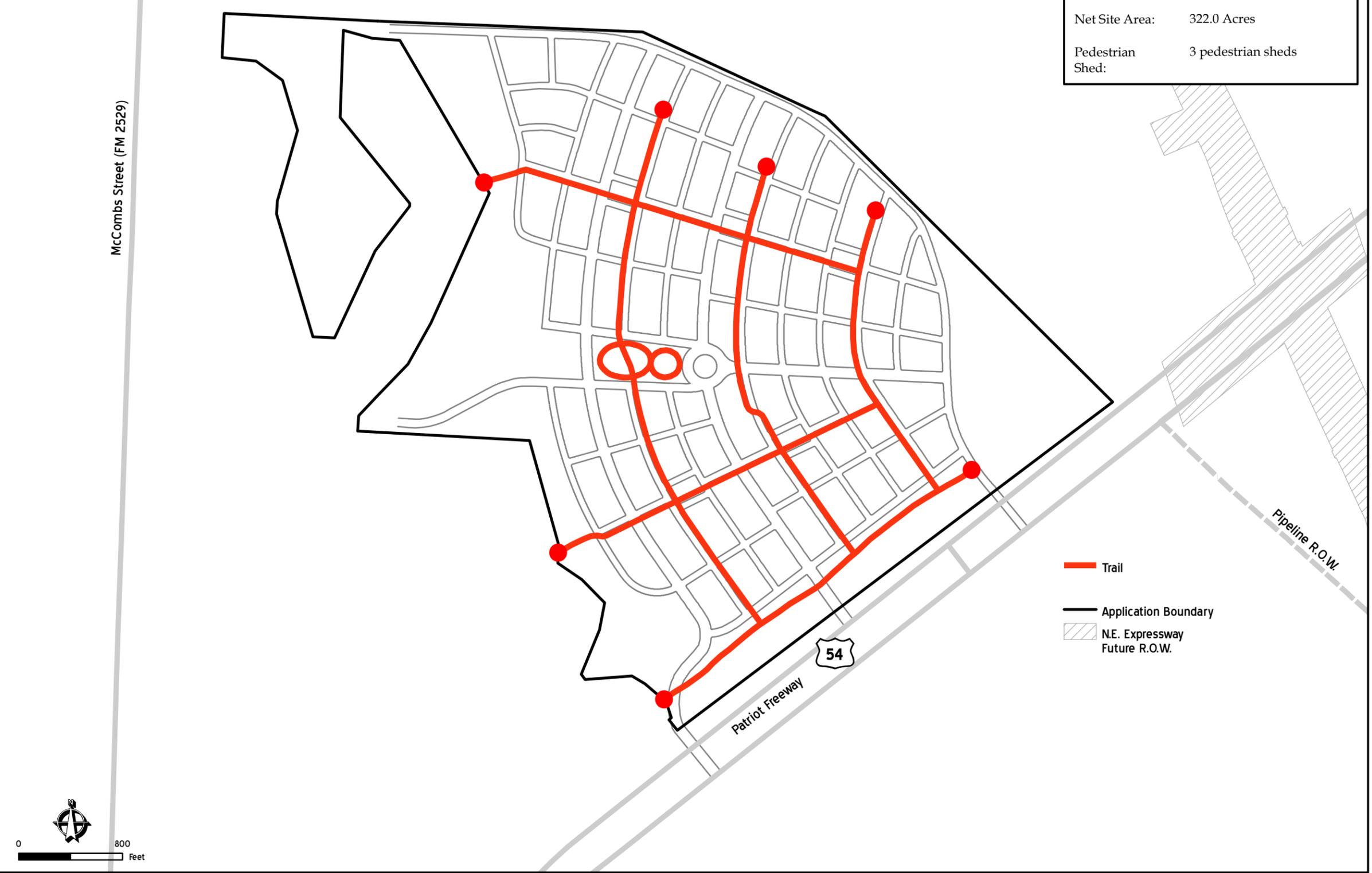
Master Zoning Application: Retirement Community Master Plan



Project Data

Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

Trails



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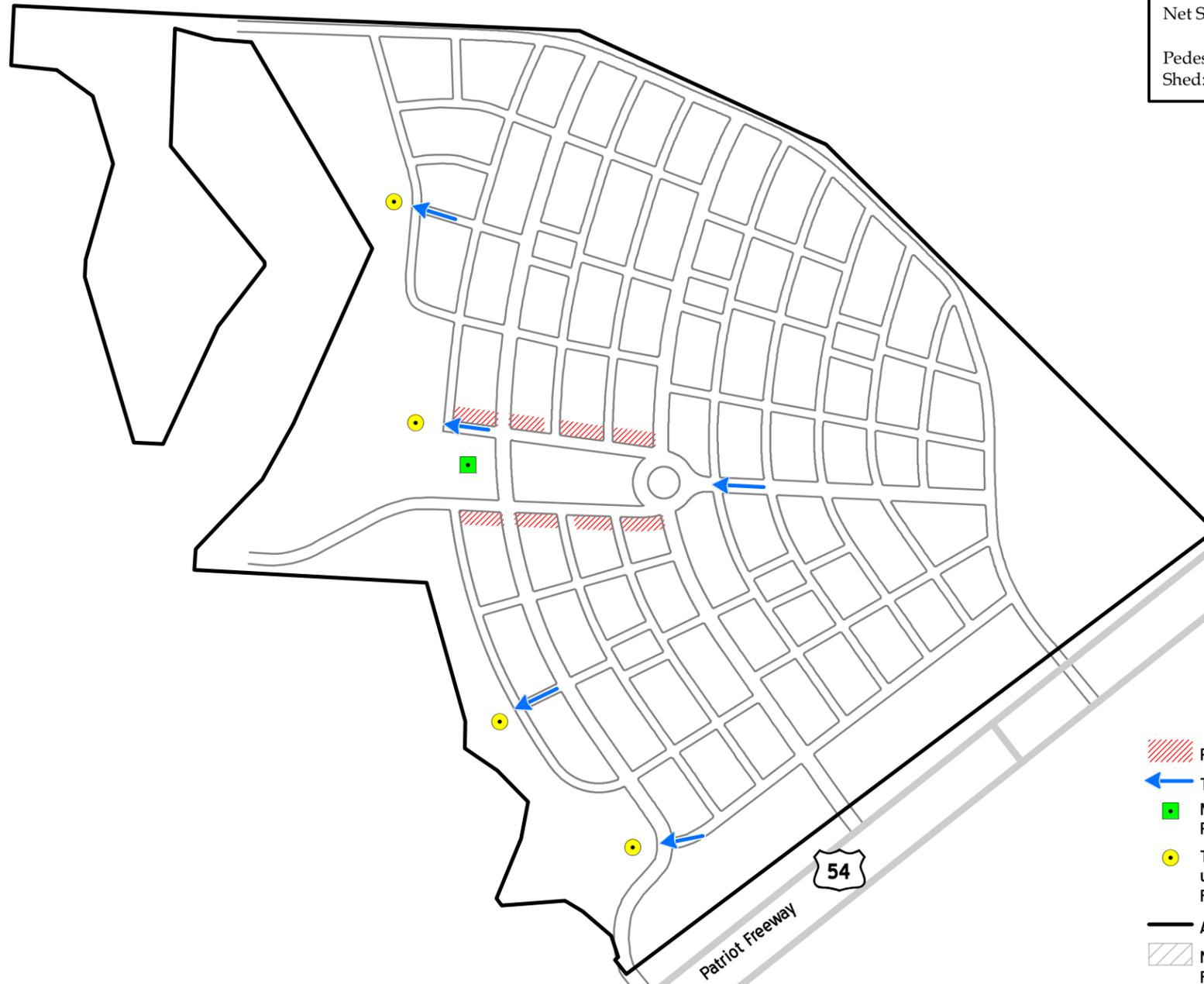


**Master Zoning Application:
Retirement Community
Master Plan**

6-5-12 Figure A-10

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McCombs Street (FM 2529)



Project Data

Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

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.

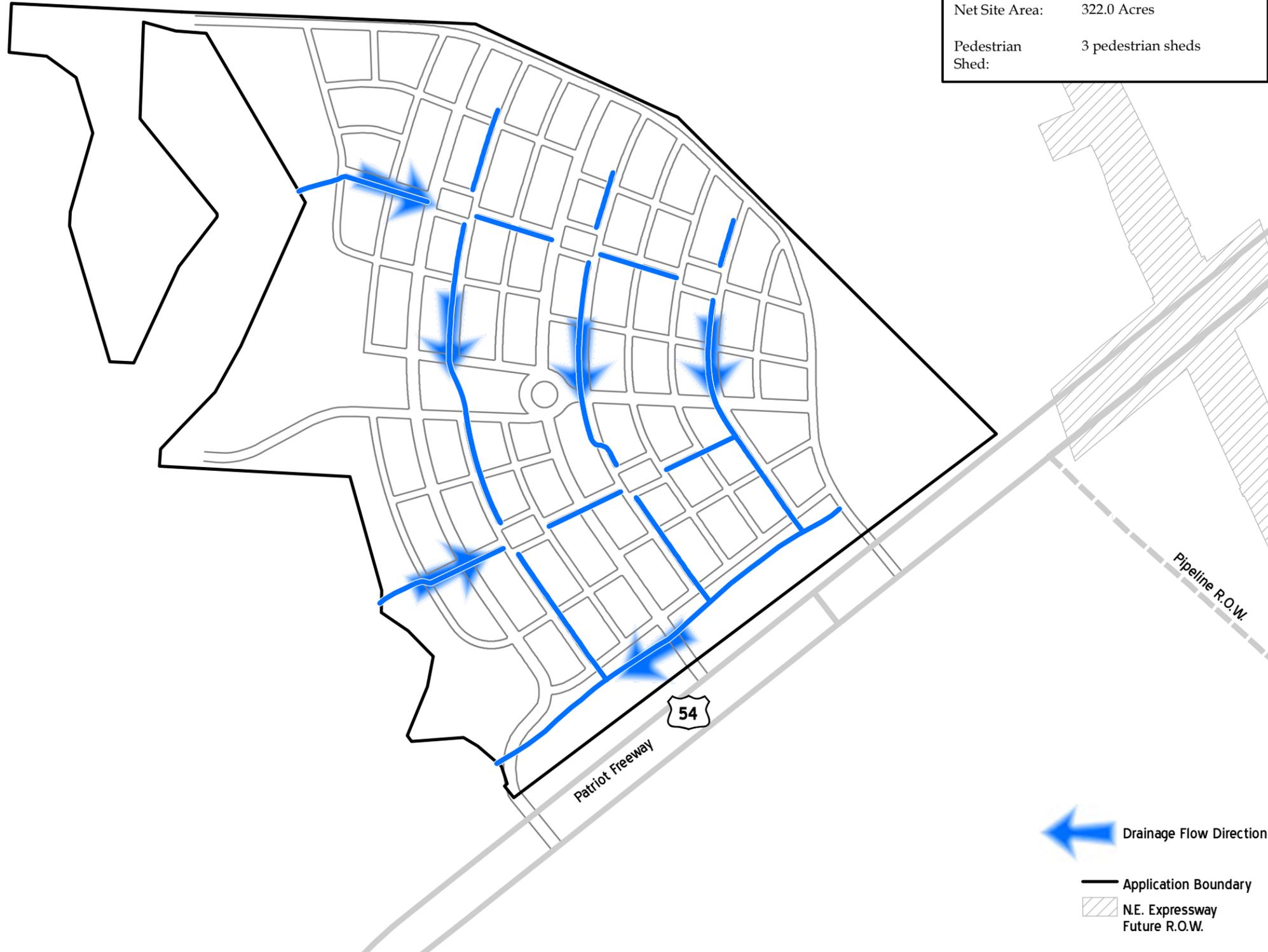
-  Required Shopfront
-  Terminating Vista
-  Main civic building for Retirement Community
-  Terminated Vista is an unobstructed view of the Franklin Mountains
-  Application Boundary
-  N.E. Expressway Future R.O.W.



**Master Zoning Application:
Retirement Community
Master Plan**

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McCombs Street (FM 2529)



Project Data

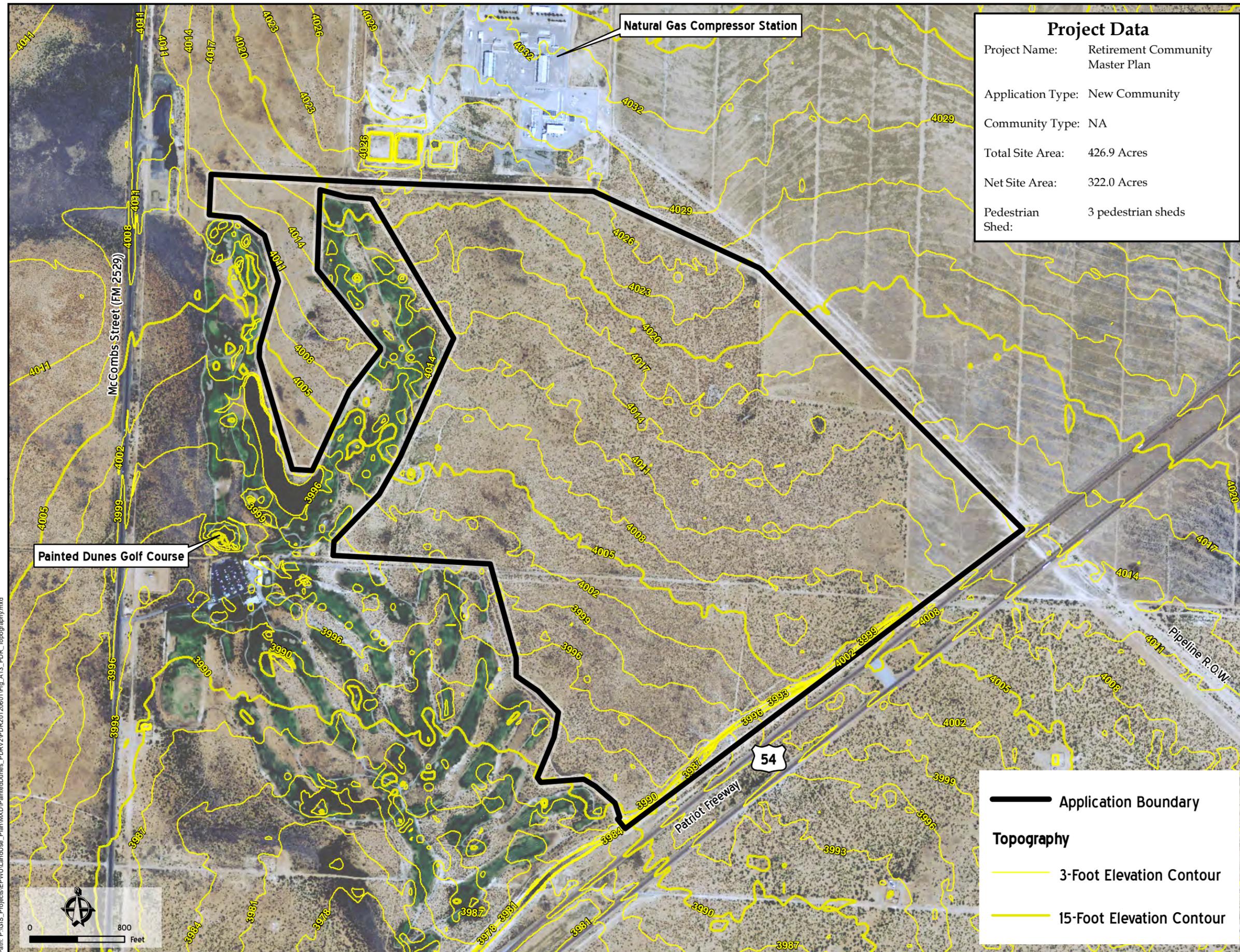
Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

Conceptual Drainage Map

Note:
 The July 17, 2008 approved Land Study for this site included a major water/sanitary sewer facility map. Since limited development has occurred in the area immediately surrounding the Retirement Community Master Plan site and the El Paso Water Utilities has not made any significant water/sanitary sewer facility changes, a new major water/sanitary sewer facility map is not being submitted. The July 17, 2008 major water/sanitary sewer facility map is sufficient for this application.



URS
Master Zoning Application:
Retirement Community
Master Plan



Project Data	
Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

Topography

Topography Source:
FEMA re-map, 2008.

Application Boundary

Topography

- 3-Foot Elevation Contour
- 15-Foot Elevation Contour

**Master Zoning Application:
Retirement Community
Master Plan**

6-5-12 Figure A-13

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Project Data

Project Name: Retirement Community Master Plan

Application Type: New Community

Community Type: NA

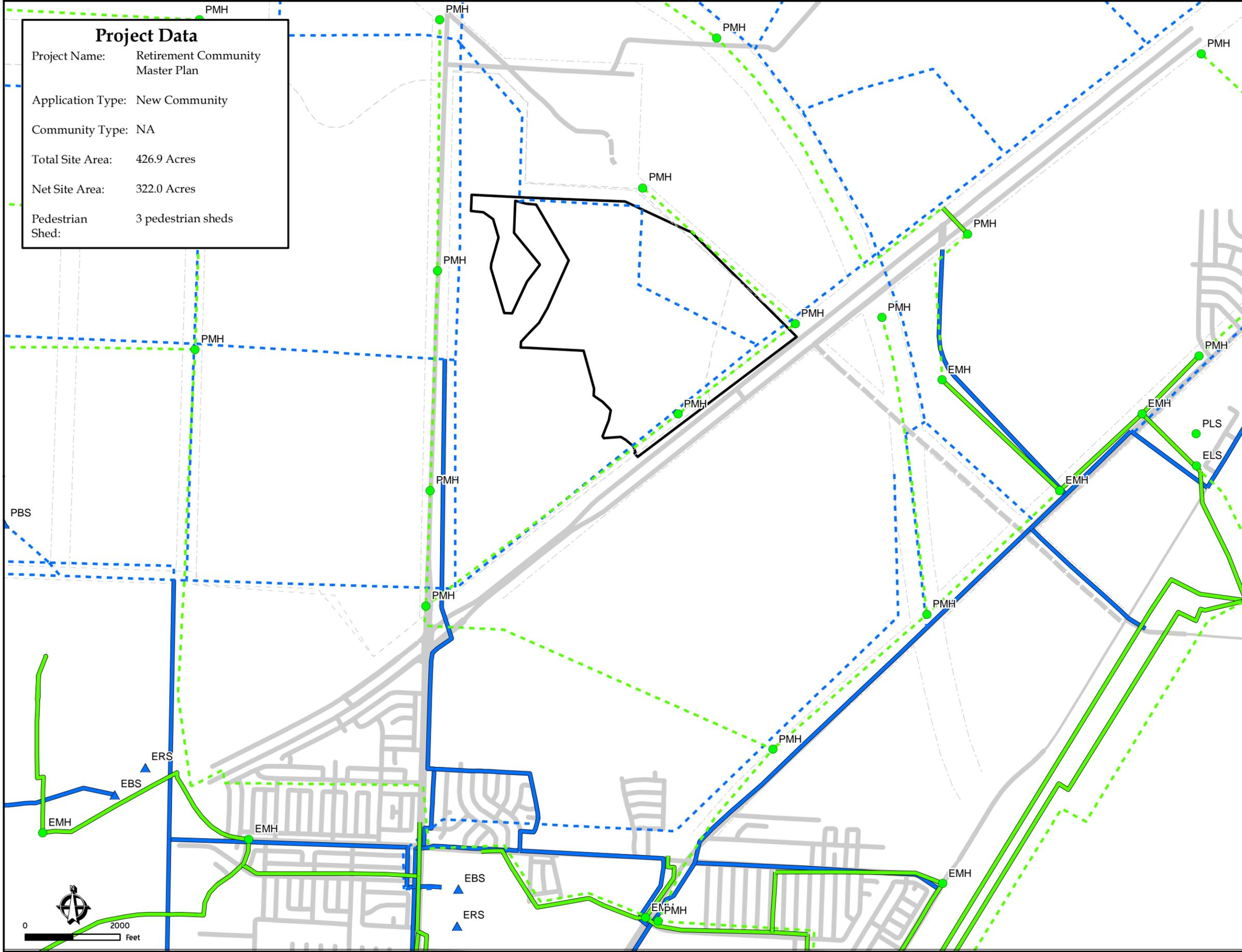
Total Site Area: 426.9 Acres

Net Site Area: 322.0 Acres

Pedestrian Shed: 3 pedestrian sheds

Existing & Proposed Water & Wastewater Lines

- Existing Wastewater Line
- - - Proposed Wastewater Line
- Existing Water Line
- - - Proposed Water Line
- Application Boundary



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URS



**Master Zoning Application:
Retirement Community
Master Plan**

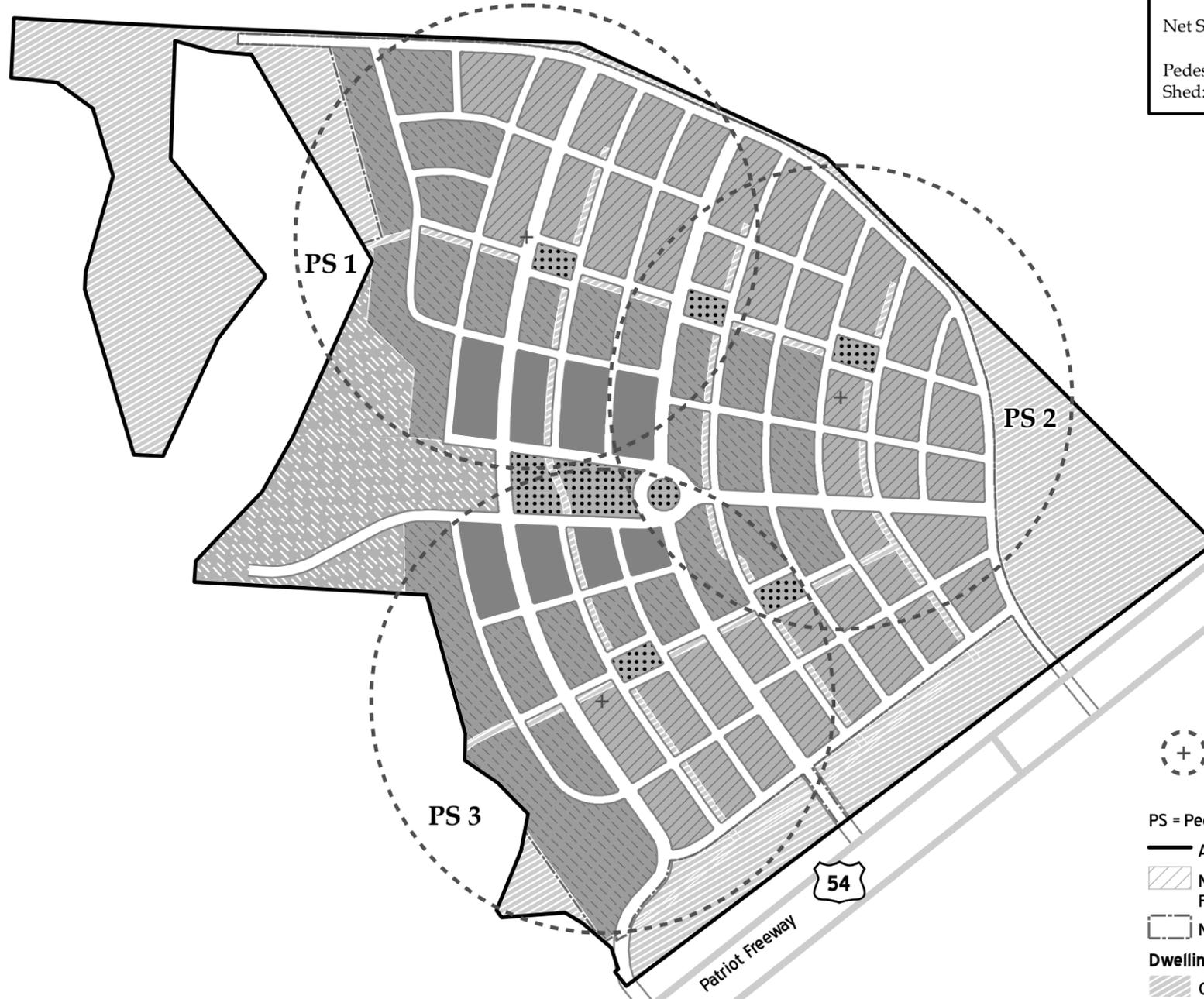
6-5-12
Figure A-14

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0 800 Feet

McCombs Street (FM 2529)



Project Data	
Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

- Pedestrian Shed Boundary
- PS = Pedestrian Shed
- Application Boundary
- N.E. Expressway Future R.O.W.
- Neighborhood
- Dwelling Unit Density(BW)**
- C1
- C3
- C4
- C5
- Civic Space
- Special Use District

Black & White Map for Recording





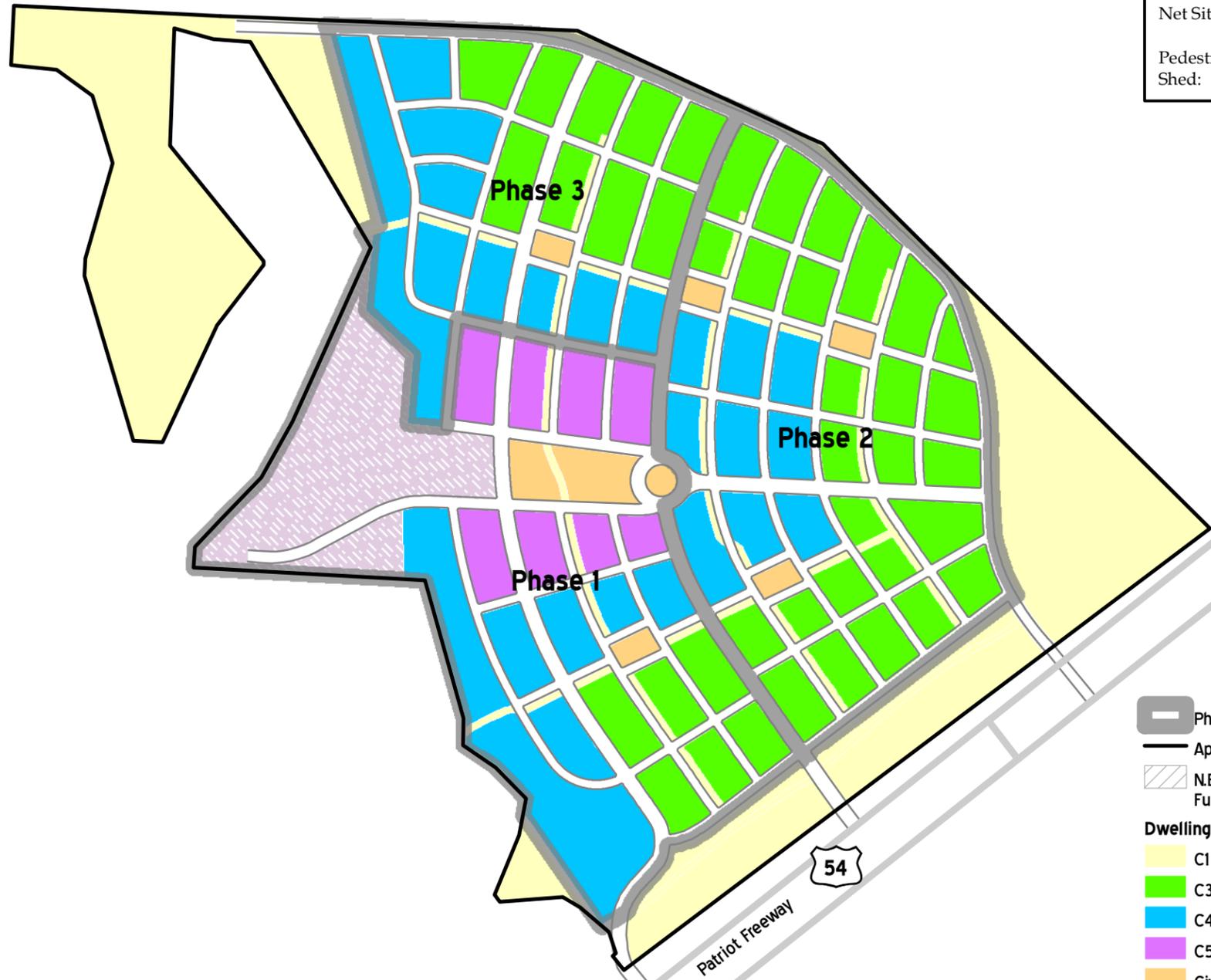
**Master Zoning Application:
Retirement Community
Master Plan**

6-5-12 Figure A-15

Appendix B: Retirement
Community Phasing Plan Figure

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McCombs Street (FM 2529)



Project Data	
Project Name:	Retirement Community Master Plan
Application Type:	New Community
Community Type:	NA
Total Site Area:	426.9 Acres
Net Site Area:	322.0 Acres
Pedestrian Shed:	3 pedestrian sheds

Proposed Phasing and Platting Plan

Context	
Zone	Acres
C1	3.1
C3	13.7
C4	30.0
C5	18.4
Civic Space	6.2
Special Use District	29.4

Phase 1 Total Acres* = 130.3

C1	4.9
C3	51.0
C4	20.0
Civic Space	2.5

Phase 2 Total Acres* = 114.3

C1	2.0
C3	23.4
C4	31.1
Civic Space	0.8

Phase 3 Total Acres* = 77.4

*Total acres includes road right-of-way.

- Phase Area
- Application Boundary
- N.E. Expressway Future R.O.W.
- Dwelling Unit Density**
- C1
- C3
- C4
- C5
- Civic Space
- Special Use District







**Master Zoning Application:
Retirement Community
Master Plan**

6-5-12 Figure B-1

Appendix C: District Survey



METES AND BOUNDS DESCRIPTION
"EAST DUNES"

A 438.1864 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Sections 17, 18, 19, and 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys and being more particularly described by metes and bounds as follows:

COMMENCING for reference at an existing 2-inch pipe found at the corner common to Sections 17, 18, 19, and 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys; **WHENCE**, an existing 2 inch pipe found at the corner common to Sections 13 and 20, Block 81, Township 1, and Sections 18 and 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys bears North 86°53'00" West, a distance of 5,280.57 feet; **THENCE**, following the boundary line common to Section 17 and Section 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, South 86°45'47" East, a distance of 1,647.52 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northwesterly right-of-way line of U. S. Highway No. 54 (US 54) for the **POINT OF BEGINNING** of the parcel herein described;

THENCE, leaving the section line common to Section 17 and Section 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys and following the northwesterly right-of-way line of US 54, South 51°39'08" West, a distance of 738.61 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point of the right-of-way for the future interchange at proposed Arterial No. 8;

THENCE, continuing along the northwesterly right-of-way line of US 54 while traversing the right-of-way of proposed Arterial No. 8, North 83°20'52" West, a distance of 48.08 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northwesterly right-of-way line US 54, South 51°39'08" West, a distance of 120.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northwesterly right-of-way line of US 54, South 06°39'08" West, a distance of 48.08 feet to a 1/2 inch rebar with survey cap No. TX 5337 found at the point of intersection of proposed Arterial No. 8 and northwesterly right-of-way line of US 54;

THENCE, continuing along the northwesterly right-of-way line of US 54, South 51°39'08" West, a distance of 845.84 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northeasterly boundary line of a 0.52 acre El Paso Water Utilities Well Site for an angle point;

THENCE, leaving the northwesterly right-of-way line of U.S. Highway No. 54 and following the northeasterly boundary line of said 0.52 acre Well Site, North 38°20'52" West, a distance of

150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the most northerly corner of said 0.52 acre Well Site;

THENCE, leaving the northeasterly boundary line of said 0.52 acre Well Site and following the northwesterly boundary line of said 0.52 acre Well Site, South 51°39'08" West, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the most westerly corner of said 0.52 acre Well Site;

THENCE, leaving the northwesterly boundary line of said 0.52 acre Well Site and following the southwesterly boundary line of said 0.52 acre Well Site, South 38°20'52" East, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northwesterly right-of-way line of U.S. Highway No. 54 for the most southerly corner of said 0.52 acre Well Site;

THENCE, leaving the southwesterly boundary line of said 0.52 acre Well Site and following the northwesterly right-of-way line of U.S. Highway No. 54, South 51°39'08" West, a distance of 144.69 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northeasterly boundary line of the El Paso Water Utilities Well Site No. 5 for an angle point;

THENCE, leaving the northwesterly right-of-way line of U.S. Highway No. 54 and following the northeasterly boundary line of said Well Site No. 5, North 38°20'52" West, at a distance of 109.05 feet pass the section line common to Sections 19 and 20, Block 80, Township 1, Texas and Pacific Railway Surveys, and at a total distance of 200.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the most northerly corner of said Well Site No. 5;

THENCE, leaving the northeasterly boundary line of said Well Site No. 5 and following the northwesterly boundary line of said Well Site No. 5, South 51°39'08" West, a distance of 200.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the most westerly corner of said Well Site No. 5;

THENCE, leaving the northwesterly boundary line of said Well Site No. 5 and following the southwesterly boundary line of said Well Site No. 5, South 38°20'52" East, a distance of 200.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the northwesterly right-of-way line of U.S. Highway No. 54 for the most southerly corner of said Well Site No. 5;

THENCE, leaving the southwesterly boundary line of said Well Site No. 5 and following the northwesterly right-of-way line of U.S. Highway No. 54, South 51°39'08" West, a distance of 1,099.37 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the most southerly corner of the parcel herein described;

THENCE, leaving the northwesterly right-of-way line of U.S. Highway No. 54, North 38°20'52" West, a distance of 217.18 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for to the most easterly corner of the Painted Dunes Golf Course boundary line and an angle point of the parcel herein described;

THENCE, following the easterly boundary line of Painted Dunes Golf Course, North 18°33'09" West, a distance of 127.63 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 49°18'17" West, a distance of 216.32 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 59°27'06" West, a distance of 116.30 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, South 85°44'32" West, a distance of 363.07 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 35°40'07" West, a distance of 48.02 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 22°07'34" East, a distance of 369.24 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 10°37'39" East, a distance of 211.66 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 43°51'22" West, a distance of 249.70 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 55°52'40" West, a distance of 224.70 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 00°45'42" East, a distance of 152.04 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 15°35'44" West, a distance of 821.41 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the boundary line common to said Sections 18 and 19 for an angle point;

THENCE, following the boundary line common to said Sections 18 and 19 along the easterly boundary line of Painted Dunes Golf Course and, North 86°53'00" West, a distance of 1,328.25 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, leaving the boundary line common to said Sections 18 and 19 and continuing along the easterly boundary line of Painted Dunes Golf Course, North 03°30'19" East, a distance of 118.71 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 43°48'15" East, a distance of 549.99 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 29°35'21" East, a distance of 363.20 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 24°14'59" East, a distance of 1,095.82 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the easterly boundary line of Painted Dunes Golf Course, North 30°31'30" West, a distance of 1,361.77 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for on the northerly boundary line of Painted Dunes Golf Course for an angle point;

THENCE, leaving the easterly boundary line of Painted Dunes Golf Course and following the northerly boundary line of Painted Dunes Golf Course, North 85°13'46" West, a distance of 213.68 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 74°49'24" West, a distance of 231.87 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, South 02°03'29" West, a distance of 672.22 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point:

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, South 39°05'01" East, a distance of 863.37 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, South 37°40'06" West, a distance of 448.90 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, South 25°00'08" West, a distance of 737.08 feet to 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 86°49'54" West, a distance of 167.39 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 16°37'36" West, a distance of 982.45 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 03°22'18" East, a distance of 99.79 feet to 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 16°00'04" East, a distance of 566.71 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 16°45'33" West, a distance of 401.45 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 54°06'56" West, a distance of 253.09 feet to 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the northerly boundary line of Painted Dunes Golf Course, North 84°08'15" West, a distance of 264.09 feet to a 5/8 inch rebar with "Huitt Zollars" survey cap found for an angle point;

THENCE, leaving the northerly boundary line of Painted Dunes Golf Course, North 02°04'00" East, a distance of 408.54 feet to 1/2 inch rebar with survey cap No. TX 5337 set for the northwest corner of the parcel herein described;

THENCE, South 86°49'25" East, at a distance of 1,360.75 feet intersect the southerly right-of-way line of a fifty (50) feet wide El Paso Natural Gas (EPNG) pipeline, as filed in Volume 3887, Page 1044 of the El Paso County Records, and continuing along said south right-of-way line for a total distance of 3,244.77 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, following the southerly right-of-way line of said EPNG pipeline, South 65°16'25" East, a distance of 1,558.76 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, continuing along the southerly right-of-way line of said EPNG pipeline, South 45°17'24" East, at a distance of 30.83 feet pass the boundary line common to said Sections 17 and 18 and at a total distance of 3,142.46 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the northwesterly right-of-way line of US 54 for the most easterly corner of the parcel herein described;

THENCE, leaving the southerly right-of-way line of said EPNG pipeline and following the northwesterly right-of-way line of US 54, South 51°38'48" West, a distance of 267.97 feet to a TXDOT right-of-way marker found for an angle point;

THENCE, continuing along the northwesterly right-of-way line of US 54, South 51°39'08" West, a distance of 575.89 feet to the **POINT OF BEGINNING**;

SAVE & EXCEPT the following described tract located in Section 19, Block 80, Township 1, Texas and Pacific Railway Company Surveys

Well 35 Tract

COMMENCING for reference at a 2 inch pipe in concrete found at the common corner of Sections 17, 18, 19 and 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, **WHENCE**, a 2 inch pipe found at the common corner of Sections 13 and 20, Block 81, Township 1, and Sections 18 and 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys, bears North 86°53'00" West, a distance of 5,280.57 feet; **THENCE**, leaving the common corner of Sections 17, 18, 19 and 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, South 50°02'34" West, a distance of 184.06 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the northeast corner of El Paso Water Utilities Well Site No. 35 and the **POINT OF BEGINNING** of the tract herein described;

THENCE, South 01°53'10" West, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the southeast corner of the tract herein described;

THENCE, North 88°06'50" West, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the southwest corner of the tract herein described;

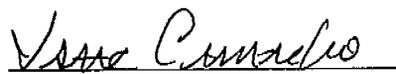
THENCE, North 01°53'10" East, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for the northwest corner of the tract herein described;

THENCE, South 88°06'50" East, a distance of 150.00 feet to the **POINT OF BEGINNING**;

Said Save & Except Well 35 Tract contains 0.5165 acres (22,500.0 square feet), more or less, and being subject to all easements of record.

The remainder of the Parent Parcel contains 438.1864 acres (19,087,399.6 square feet), more or less, and being subject to all easements of record.

I hereby certify that this description was prepared by me or under my supervision.


Isaac Camacho,
TX RPLS No. 5337
Date: March 22, 2012
05896-057 East Dunes Desc.doc



Appendix D: District Development Regulations

TABLE D-1: PRIVATE FRONTAGES

The Private Frontage is the area between the building Facades and the Lot lines.

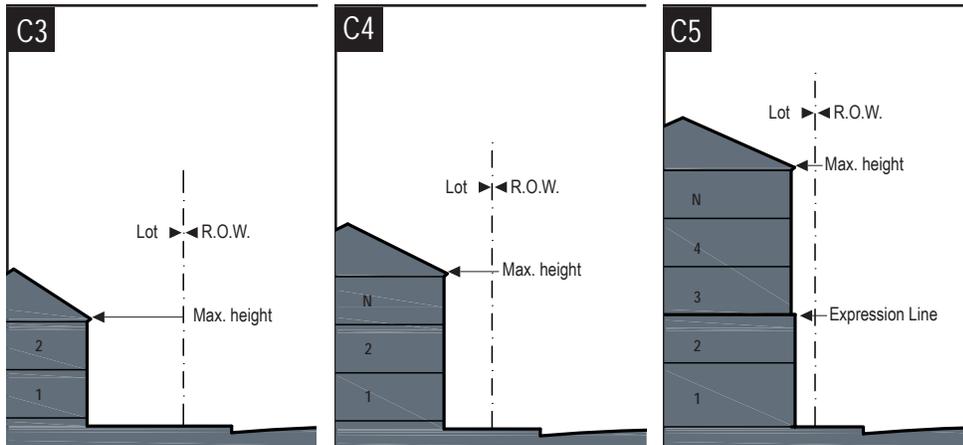
	SECTION		PLAN		
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.					C3
b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.					C3 C4
c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated Terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.					C4 C5
d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.					C4 C5
e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.					C4 C5
f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.					C4 C5
g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.					C4 C5
h. Arcade: a Frontage wherein the Facade is a colonnade that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.					C5

Note: Table modified from April 2011 El Paso SmartCode

C3 - Context Zone 3; C4 - Context Zone 4; C5 - Context Zone 5

TABLE D-2: BUILDING CONFIGURATION

This table shows the Configurations for different building heights for each Context Zone. It must be modified to show actual calibrated heights for local conditions. Recess Expression Lines shall occur on higher buildings as shown.



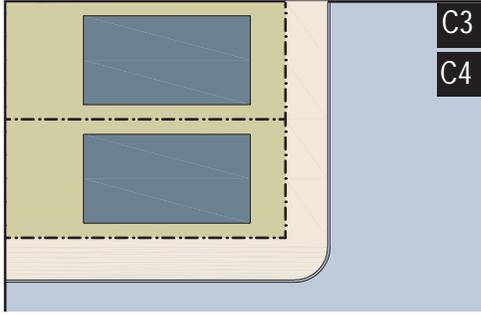
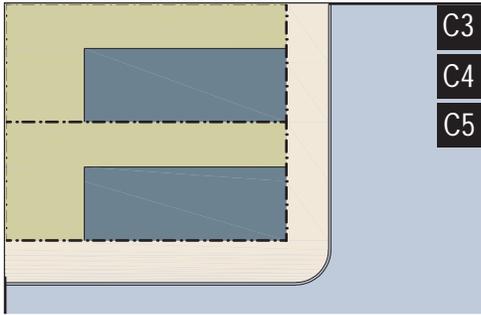
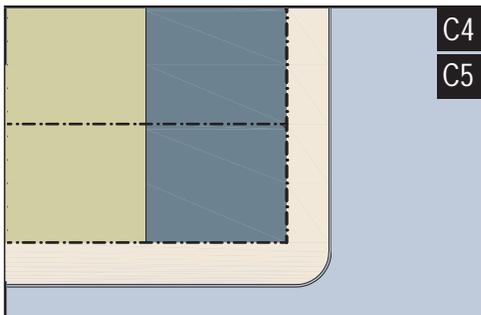
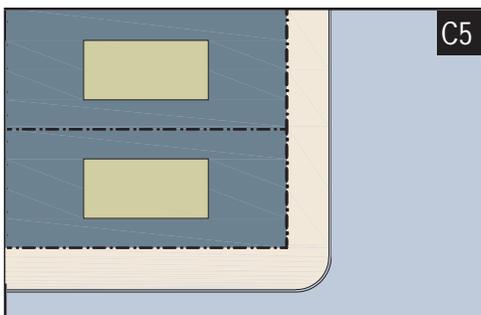
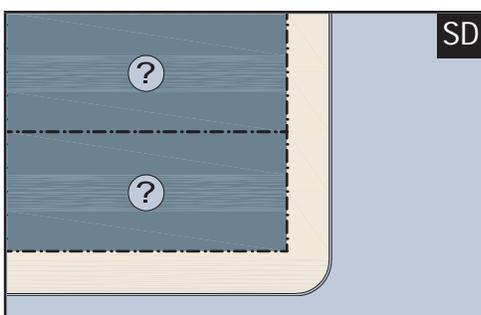
1. Building height shall be measured in number of Stories, excluding Attics and raised basements. Height limits also do not apply to masts, bellies, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures.
2. Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor Commercial Function, which shall be a minimum of 11 feet and may be a maximum of 25 feet.
3. Height shall be measured from the average Enfronting Sidewalk grade to the uppermost eave of a main pitched roof (not of a dormer), or to the uppermost roof deck (not the top of parapet) of a flat roof.
4. "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

Note: Table modified from April 2011 El Paso SmartCode

C3 - Context Zone 3; C4 - Context Zone 4; C5 - Context Zone 5

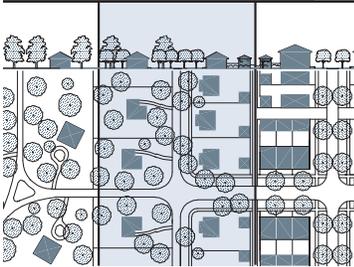
TABLE D-3: BUILDING DISPOSITION

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p>a. Edgeyard: Specific Types - single family House, cottage, villa, estate house, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>	 <p>C3 C4</p>
<p>b. Sidyard: Specific Types - Charleston single House, double house, zero-lot-line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sidyard House abuts a neighboring Sidyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.</p>	 <p>C3 C4 C5</p>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	 <p>C4 C5</p>
<p>d. Courtyard: Specific Types - patio house. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>	 <p>C5</p>
<p>e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic Buildings, which may express the aspirations of institutions, may be included.</p>	 <p>SD</p>

Note: Table modified from April 2011 El Paso SmartCode

C3 - Context Zone 3; C4 - Context Zone 4; C5 - Context Zone 5



BUILDING FUNCTION (see Appendix E)

a. Residential	restricted use
b. Lodging	restricted use
c. Office	restricted use
d. Retail	restricted use

BUILDING CONFIGURATION (see Table D-2)

a. Principal Building	2 stories max.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	50 ft. min 120 ft. max.
b. Lot Coverage	60% max.

BUILDING DISPOSITION (see Table D-3)

a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	not permitted
d. Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING

a. Front Setback (P)	20 ft. min.
b. Front Setback (S)	12 ft. min.
c. Side Setback	0 ft. min., 18 ft. total min.
d. Rear Setback	12 ft. min.
Frontage Buildout	40% min. at setback

SETBACKS - OUTBUILDING

a. Front Setback	20 ft. min. + bldg setback
b. Side Setback	3 ft. or 6 ft. min.
c. Rear Setback	3 ft. min.*

PRIVATE FRONTAGES (see Table D-1)

a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	not permitted
d. Forecourt	not permitted
e. Stoop	not permitted
f. Shopfront & Awning	not permitted
g. Gallery	not permitted
h. Arcade	not permitted

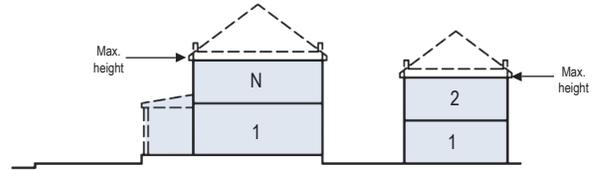
PARKING REQUIREMENTS
See Table D-4

* or 15 ft. from center line of alley
Graphics are illustrative only. Refer to metrics for Setback and height information.

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

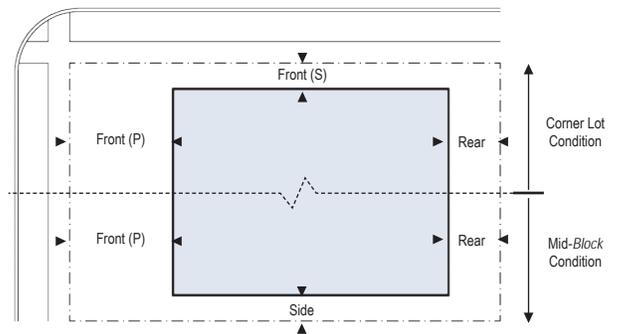
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft. with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table D-2.



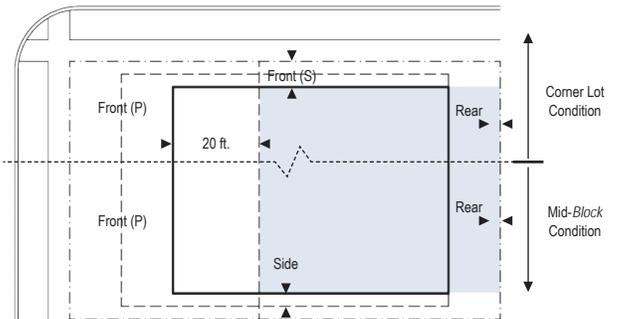
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



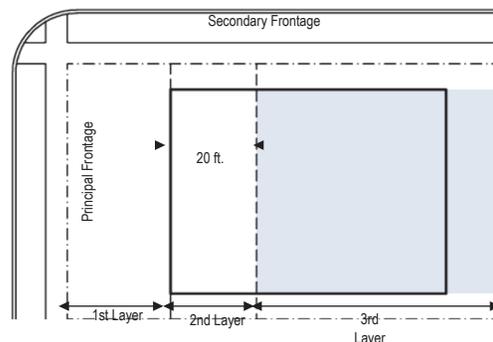
SETBACKS - OUTBUILDING

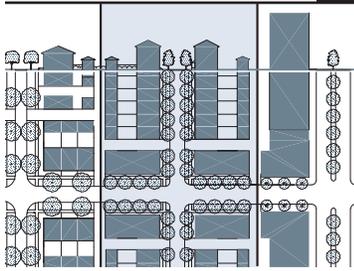
1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram.
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram.
3. Trash containers shall be stored within the 3rd Layer.





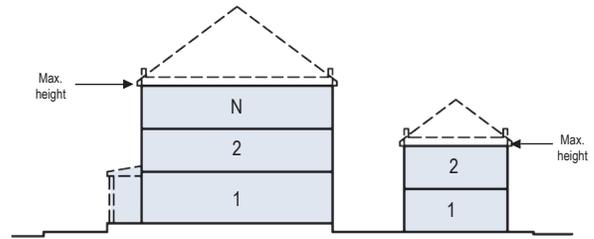
BUILDING FUNCTION (see Appendix E)	
a. Residential	limited use
b. Lodging	limited use
c. Office	limited use
d. Retail	limited use
BUILDING CONFIGURATION (see Table D-2)	
a. Principal Building	3 stories max
b. Outbuilding	2 stories max.
LOT OCCUPATION	
a. Lot Width	20 ft. min 80 ft. max.
b. Lot Coverage	70% max.
BUILDING DISPOSITION (see Table D-3)	
a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	not permitted
SETBACKS - PRINCIPAL BUILDING	
a. Front Setback (P)	0 ft. min. 12 ft. max.
b. Front Setback (S)	6 ft. min. 12 ft. max.
c. Side Setback	0 ft. min.
d. Rear Setback	0 ft. min.*
Frontage Buildout	60% min. at setback
SETBACKS - OUTBUILDING	
a. Front Setback	24 ft. min. + bldg setback
b. Side Setback	0 ft. or 3 ft. min.
c. Rear Setback	3 ft. min.
PRIVATE FRONTAGES (see Table D-1)	
a. Common Law	not permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	not permitted

PARKING REQUIREMENTS
See Table D-4

* or 15 ft. from center line of alley
Graphics are illustrative only. Refer to metrics for Setback and height information.
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

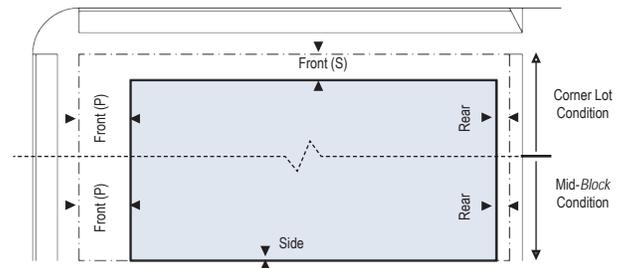
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft. with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table D-2.



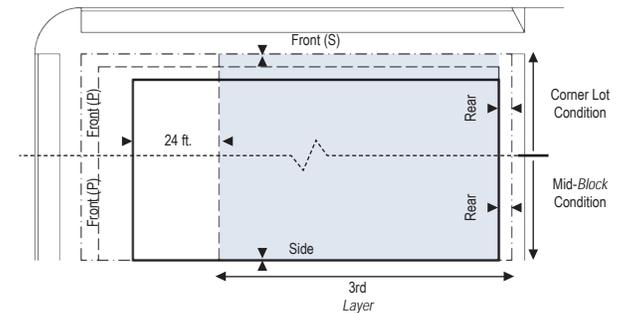
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram.
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram.
3. Trash containers shall be stored within the 3rd Layer.

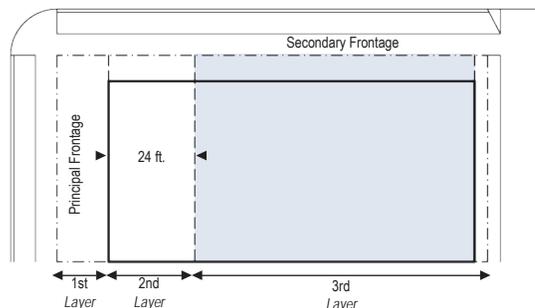
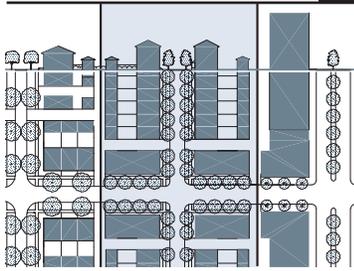


TABLE D-7. FORM-BASED CODE GRAPHIC - C5



BUILDING FUNCTION (see Appendix E)

a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use

BUILDING CONFIGURATION (see Table D-2)

a. Principal Building	5 stories max, 2 min.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	18 ft. min 180 ft. max.
b. Lot Coverage	90% max.

BUILDING DISPOSITION (see Table D-3)

a. Edgeyard	not permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

a. Front Setback (P)	0 ft. min. 12 ft. max.
b. Front Setback (S)	0 ft. min. 12 ft. max.
c. Side Setback	0 ft. min. 24 ft. max.
d. Rear Setback	0 ft. min.*
Frontage Buildout	80% min. at setback

SETBACKS - OUTBUILDING

a. Front Setback	40 ft. max. from rear prop.
b. Side Setback	0 ft.
c. Rear Setback	3 ft. max.

PRIVATE FRONTAGES (see Table D-1)

a. Common Law	not permitted
b. Porch & Fence	not permitted
c. Terrace or L.C.	not permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted

PARKING REQUIREMENTS

See Table D-4

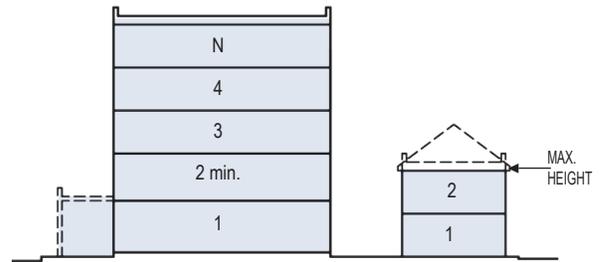
* or 15 ft. from center line of alley

Graphics are illustrative only. Refer to metrics for Setback and height information.

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

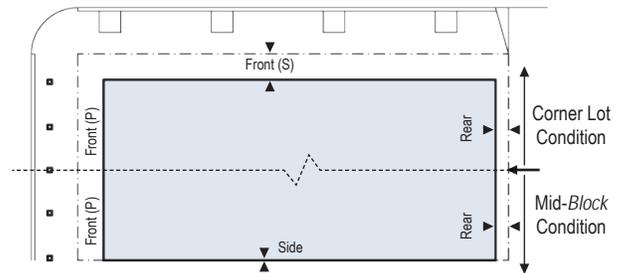
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table D-2.
4. Expression Lines shall be as shown on Table D-2.



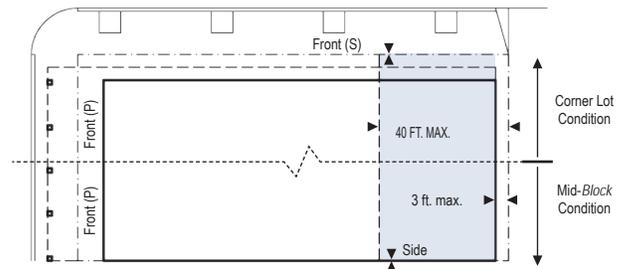
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



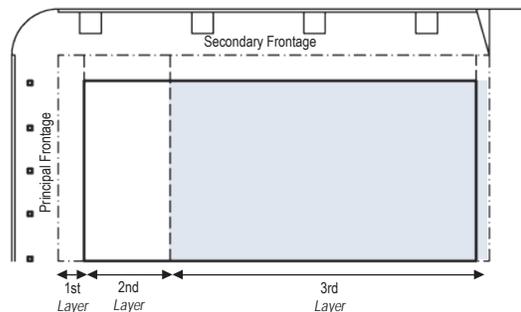
SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram.
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram.
3. Trash containers shall be stored within the 3rd Layer.



Note: Table modified from April 2011 El Paso SmartCode

C5 - Context Zone 5

Appendix E: District Allowable Function and Use

Table E-1: Proposed District Allowable Function and Use

Residential	C3	C4	C5	SD
Mixed Use Block			■	■
Flex Building		■	■	■
Apartment Building		■	■	■
Live/Work Unit	■	■	■	■
Row House		■	■	
Duplex House	■	■	■	
Quadplex House	■	■	■	
Courtyard House	■	■	■	
Sideyard House	■	■	■	
Cottage	■	■		
Single-Family Attached House	■	■		
Single-Family Detached House	■	■		
Accessory Unit	■	■	■	
Domestic Storage	■	■	■	
Office				
Office Building			■	■
Live-Work Unit			■	
Bank			■	
Credit Union			■	
Studio			■	■

Retail	C3	C4	C5	SD
Open-Market Building			■	■
Retail Building			■	
Display Gallery			■	■
Restaurant			■	■
Bakery/Cafeteria			■	■
Delicatessen			■	
Drug Store/Pharmacy			■	
Kiosk			■	
Push Cart			■	
Storage (equipment, goods)			■	
Golf Cart (sales, service, rental)			■	
Convenience Store			■	
Flower Shop/Florist			■	
Grocery/Market			■	
Barber/Beauty Shop			■	
Dry Cleaner			■	
Lodging				
Hotel (no room limit)			■	
Inn (up to 12 rooms)		■	■	
Bed & Breakfast(<5 rooms)	■	■	■	

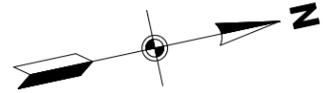
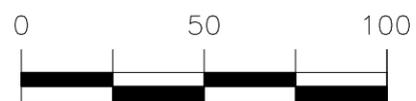
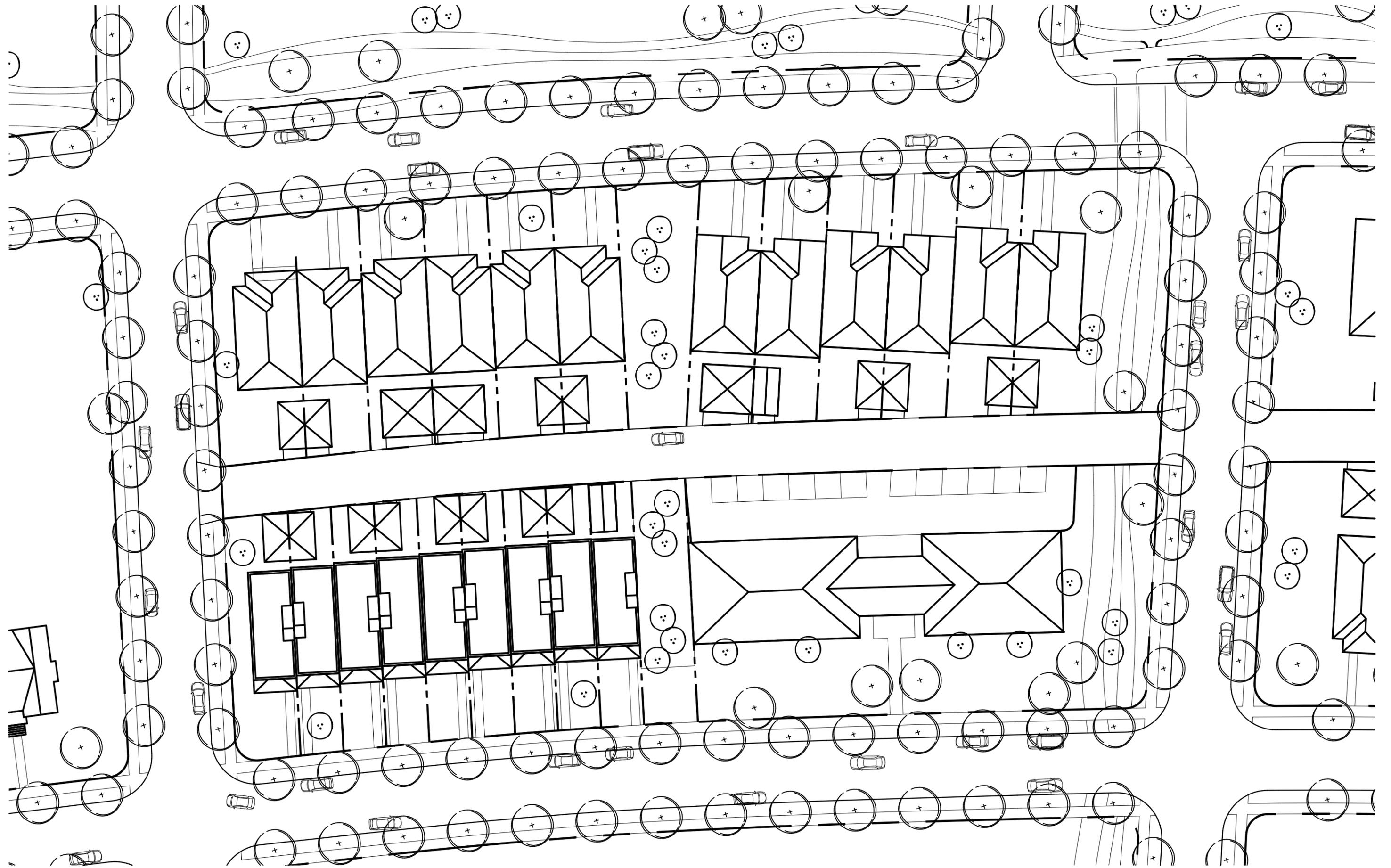
Notes: C3 – Context Zone 3; C4 – Context Zone 4; C5 – Context Zone 5; SD – Special District

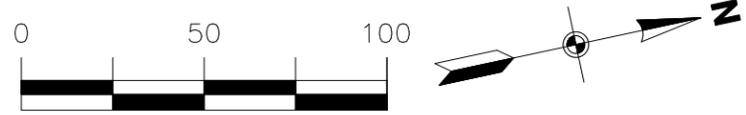
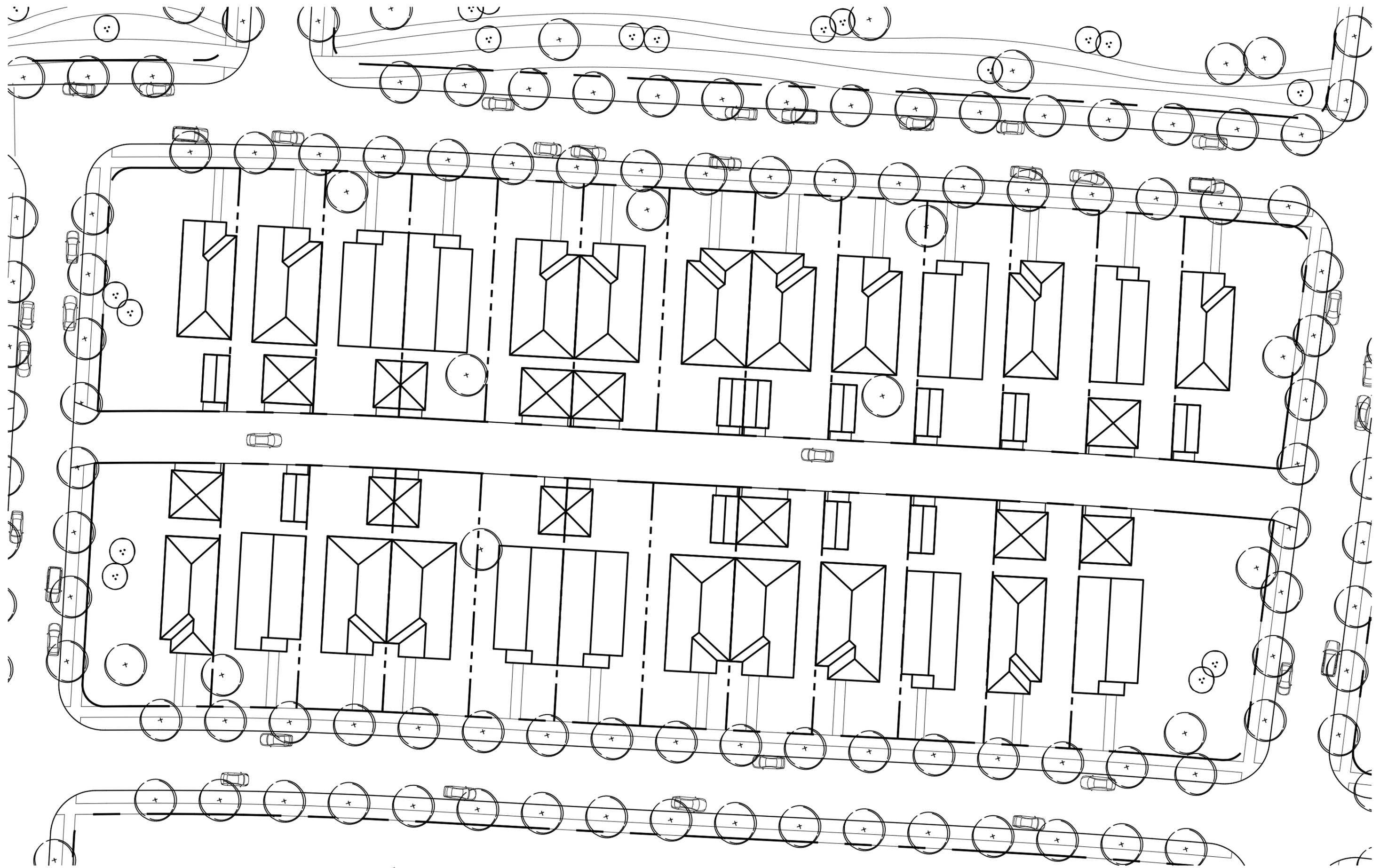
Table E-1: Proposed District Allowable Function and Use (continued)

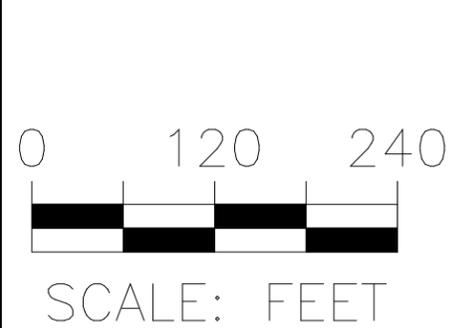
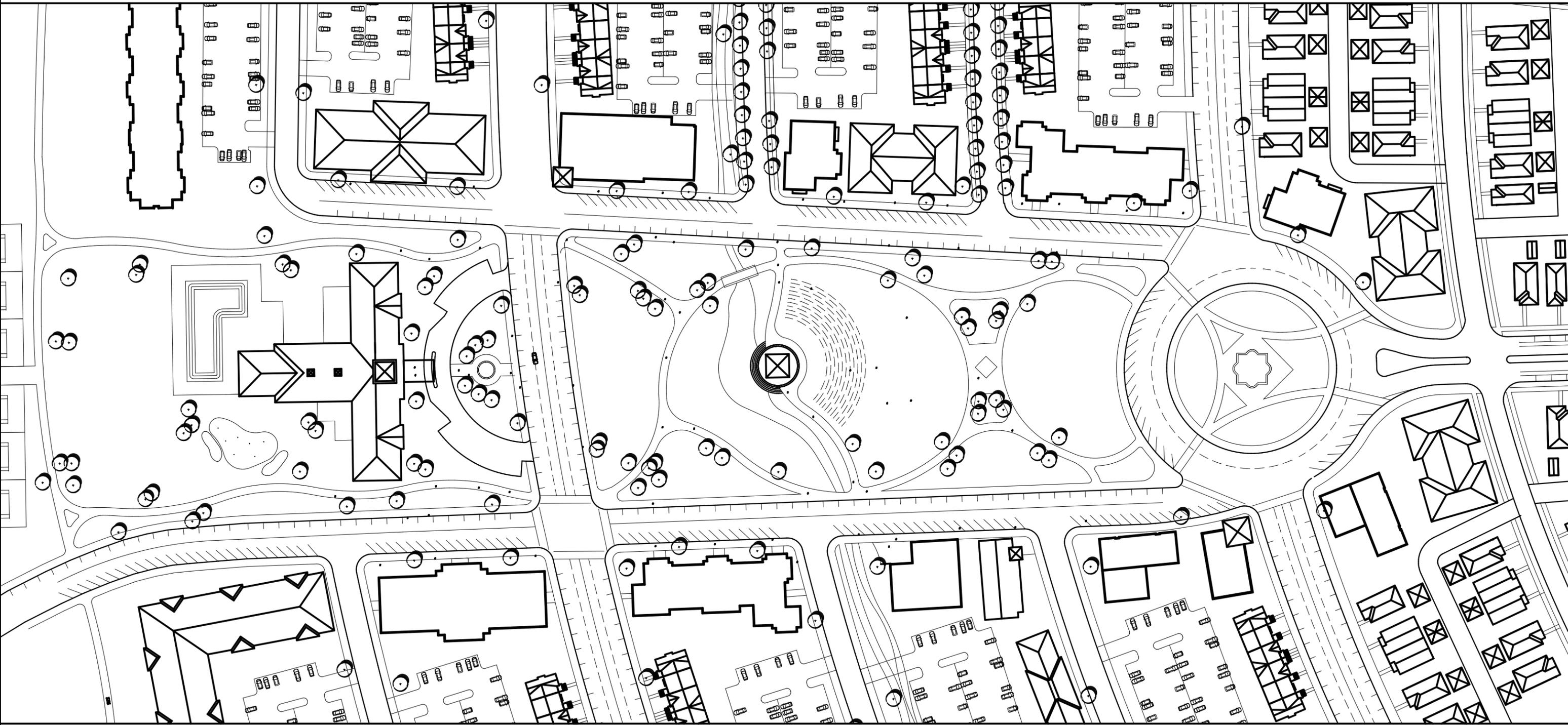
Civic	C3	C4	C5	SD
Bus Shelter	■	■	■	■
Conference Center				■
Exhibition Center				■
Fountain or Public Art	■	■	■	■
Outdoor Auditorium				■
Surface Parking Lot	■	■	■	■
Religious Assembly			■	■
Other: Recreation				
Athletic Facility (indoor)			■	■
Athletic Facility (outdoor)			■	■
Community Recreation			■	■
Swimming Pool		■	■	■
Tennis Club			■	■
Theatre/Performing Arts			■	■
Other: Medical				
Assisted Living Facility			■	
Medical Clinic			■	
Medical Treatment Facility			■	
Other: Education				
Art Gallery			■	■
Library			■	■

Notes: C3 – Context Zone 3; C4 – Context Zone 4; C5 – Context Zone 5; SD – Special District

Appendix F: Retirement
Community Typical Block Layouts







CENTRAL COMMONS



**CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: 6/13/2012

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

FROM: Michael McElroy, Planner

SUBJECT: PZRZ12-00008

The City Plan Commission (CPC) will consider on 6/14/12 a major amendment to the master zoning plan (MZP) of the subject property, in consideration of Staff's recommendation for approval.

The amendment will allow for a mixed-use residential retirement community. The proposed development incorporates many smart growth principles.

There was **NO OPPOSITION** to this request.

Attachment: Staff Report, Master Zoning Plan



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00008
Application Type: Major Master Zoning Plan (MZP) Amendment
CPC Hearing Date: June 14, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: North of U.S. 54 and East of McCombs Street
Legal Description: Portions of Sections 17, 18, 19, 20, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Acreage: 426.9 acres
Rep District: 4
Zoning: GMU (General Mixed Use)
Existing Use: Vacant
Request: Major Master Zoning Plan (MZP) Amendment
Proposed Use: Retirement Community
Property Owner: El Paso Water Utilities – Public Service Board of the City of El Paso
Representative: Edmund Archuleta, CEO, PSB

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch-Farm) & M-1 (Manufacturing) / Vacant & Natural Gas Processing Center
South: R-F (Ranch-Farm) / Vacant
East: R-F (Ranch-Farm) & C-3/c (Commercial/condition) / Vacant
West: R-F (Ranch-Farm) & GMU (General Mixed Use) / Vacant

PLAN EL PASO DESIGNATION: O7, Urban Expansion (Northeast)

NEAREST PARK: Mesquite Hills #5 Park (4,588 feet)

NEAREST SCHOOL: Barron Elementary (8,320 feet)

NEIGHBORHOOD ASSOCIATIONS

None

NEIGHBORHOOD INPUT

Notices of the June 14, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on May 24, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The request is to approve an amendment to the approved 2008 master zoning plan to allow for a mixed-use residential retirement community. Access is to be from U.S. 54. The proposed development incorporates many smart growth principles.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the major master zoning plan amendment.

PLAN FOR EL PASO-FUTURE LAND USE MAP DESIGNATION

All applications for rezoning shall demonstrate compliance with the following criteria:

O-7 – Urban Expansion: Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.

The purpose of the GMU (General Mixed Use) district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

City Development Department, Planning Division-Transportation

1. No objections to the master zoning plan amendment request.

NOTE: 1. TxDOT approval required for access to McCombs and Patriot freeway 2. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Sun Metro

Sun Metro is okay with approval of the master plan in question since revisions have been made to the plan concerning some roadways. Sun Metro is good with the master plan providing the AV-85-40 roadways which house 12' wide lanes that could accommodate potential future public transit services as presented to us.

Fire Department

Does not adversely affect fire department. ** Note, A more detailed reviewed will be done by fire plan review during the permitting process .

City Development Department-Building Permits & Inspections

Recommend approval with conditions. This project will have to meet the landscape ordinance under section 18.46 when the parcels are divided and plans are submitted for permit for each section being developed

El Paso Water Utilities

1. EPWU does not object to this request.

2. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed by the City of El Paso at the time of platting and collected by EPWU prior to the issuance of a Building Permit.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning 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.

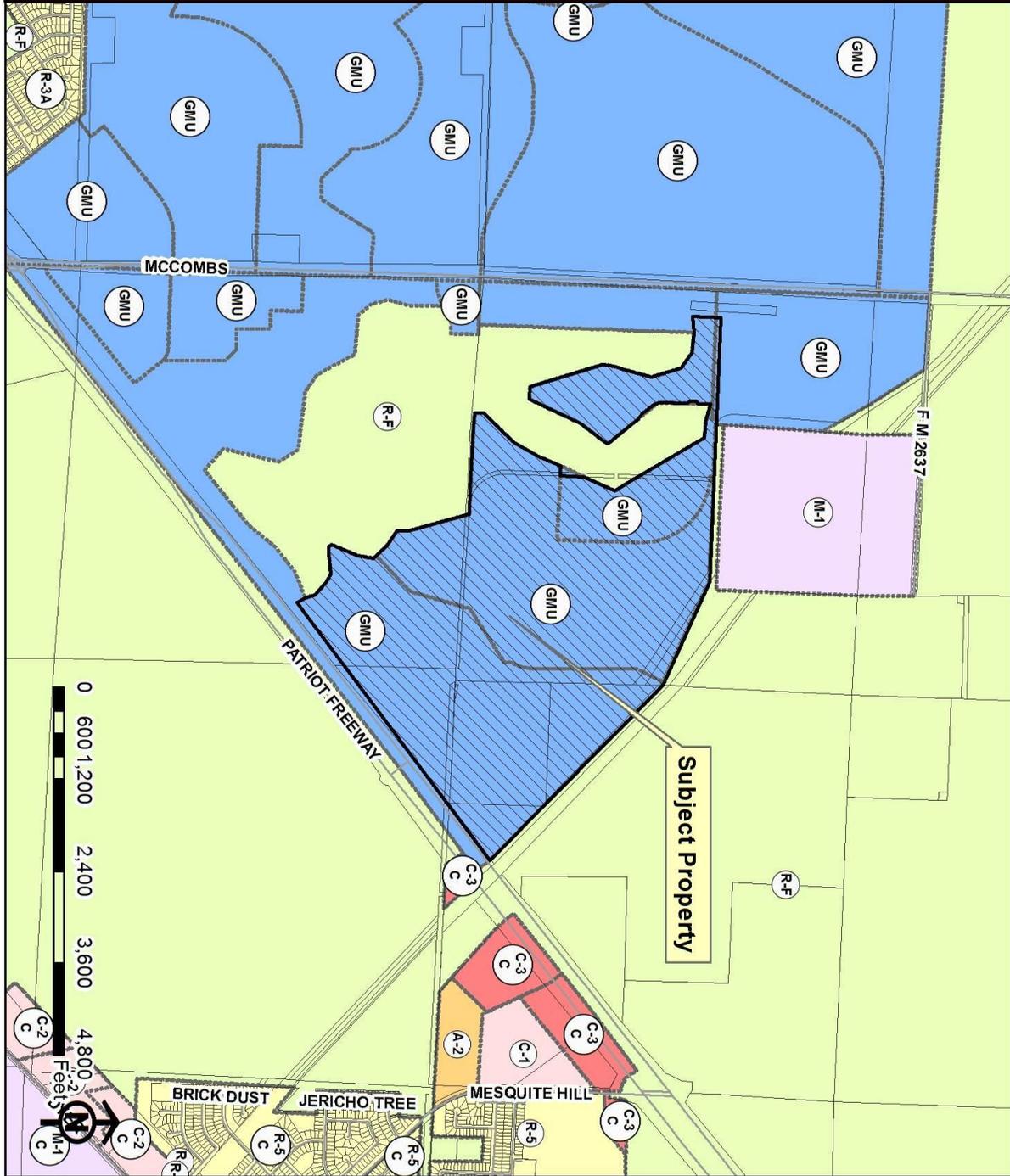
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
4. Master Zoning Plan (attached separately)

ATTACHMENT 1: ZONING MAP

PZRZ12-00008



ATTACHMENT 2: AERIAL MAP

PZRZ12-00008

