

*Dedicated to Outstanding Customer Service for a Better Community*

S E R V I C E   S O L U T I O N S   S U C C E S S

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



**DEPARTMENT:** Planning and Economic Development

**AGENDA DATE:** Introduction: May 31, 2011  
Public Hearing: June 21, 2011

**CONTACT PERSON/PHONE:** Ernesto Arriola – (915) 541-4723

**DISTRICT(S) AFFECTED:** District 3

**SUBJECT:**

An ordinance changing the zoning of the following legally described parcel of land being Lots 1 through 12, 13, 14, 22 through 24, Block 2, Lots 1 through 16, 19 through 24, and a portion of Lot 17, Block 3, Lots 9 and 10, Block 5, Lots 1 through 9, 13 through 24 and portions of Lots 10 through 12, Washington Park Addition, Lots 11 through 15, 8 through 10 and portion of Lots 6 and 7, Block 4, portion of Lots 8, 9 and 10, Block 3 ½, Woodlawn, portion of Lot 1 and Lots 2 through 30, Block 2, and Block 3, Tobins Washington Park, Lots 1 through 30, Block 1, Lots 1 through 54, Block 2, Lots 1 through 26, Block 3, Lots 1 through 17, Block 5, Lots 1 through 5, Block 6, Tobins Second, Block 1, Martinez Homestead Addition, orchard Park Subdivision, Hadlock Subdivision, Val Verde Subdivision, Block 11, tracts 1, 2, 2a, 2d1, 6 through 24, 25a, 25b, 25d, 26, 26a, 26b, 27b, 33a, 34, 34a, 35a, 35b, 36, 37b, 37b1, 37b2, 37c, 38c, 38c2, 39a1, E. Bennett Survey no. 11, Gateway Subdivision, Wilkins Replat, portion of E.R. Talley Surveys 6 and 7 (El Paso Zoo), Block 9, Lots 8 through 25 and portion of Lots 5, 6, 7, 26 and 27, Block 10, Blocks 13 through 24, Lincoln Park Addition, portion of Lots 1 and 2, Blocks 16, 17 and 32, French Addition, Block 3 and a portion of Block 4, Chula Vista Addition, Tobins fourth Addition, Lots 67 through 77, Block 5, Lots 81 through 91, Lots 100 through 109, Block 6, Lots 111 through 122, Block 7, El Valle Addition, F. Neve Survey no. 8, portion of Block 3, portion of Lot 6 and Lots 7 through 41 and a portion of 42, Block 6, portion of Lot 1 and Lots 2 through 44, Block 9, Lots 1 through 56, Block 14, Block 15, portion of Lots 16 and 17, Lots 18 through 23 and a portion of 24, Block 16, portion of Lot 12, Lots 13 through 28 and a portion of Lot 29, Block 17, Block 18, Block 19, Lots 1 through 14 and a portion of 15, Block 20, Lots 1 through 7, Block 21, Lots 1 through 7, Block 22, Lots 1 through 14, Lot 17 through 32, Block 24, Brentwood Heights, Medina Subdivision, portion of all streets, railroads, alleys, laterals within the above described parcels, save and except Lots 1 to 3 and 7 to 11 and the east 18.50 feet of Lot 6, Block 12, Tobins Fourth and a 28.189 acre portion of E.R. Talley Survey no. 6, City of El Paso, El Paso County, Texas, from their current zoning district to SCZ (SmartCode Zone), the penalty is as provided for in Chapter 21.60 of the El Paso City Code. Subject Property: South of Interstate 10, north and west of Paisano Drive and east of Boone Street. PZRZ11-00014 (District 3)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

Mayor  
John F. Cook

City Council

*District 1*  
Ann Morgan Lilly

*District 2*  
Susie Byrd

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Rachel Quintana

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Beto O'Rourke

City Manager  
Joyce A. Wilson

Planning and Economic Development

2 Civic Center Plaza – 5<sup>th</sup> Floor · El Paso, Texas 79901 · (915) 541-4622 · Fax (915) 541-4725



**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Unanimous Approval  
City Plan Commission (CPC) – Unanimous Approval

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

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

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

**DEPARTMENT HEAD:**

**DATE:** 5/24/10

Mathew S. McElroy  
Deputy Director – Planning

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Mayor  
John F. Cook

City Council

*District 1*  
Ann Morgan Lilly

*District 2*  
Susie Byrd

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Rachel Quintana

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Beto O'Rourke

City Manager  
Joyce A. Wilson

**Development Services Department**

Victor Q. Torres – Director

2 Civic Center Plaza – 5<sup>th</sup> Floor · El Paso, Texas 79901 · (915) 541-4622 · Fax (915) 541-4799

ORDINANCE No. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING LEGALLY DESCRIBED PARCEL OF LAND BEING LOTS 1 THROUGH 12, 13, 14, 22 THROUGH 24, BLOCK 2, LOTS 1 THROUGH 16, 19 THROUGH 24, AND A PORTION OF LOT 17, BLOCK 3, LOTS 9 AND 10, BLOCK 5, LOTS 1 THROUGH 9, 13 THROUGH 24 AND PORTIONS OF LOTS 10 THROUGH 12, WASHINGTON PARK ADDITION, LOTS 11 THROUGH 15, 8 THROUGH 10 AND PORTION OF LOTS 6 AND 7, BLOCK 4, PORTION OF LOTS 8, 9 AND 10, BLOCK 3 ½, WOODLAWN, PORTION OF LOT 1 AND LOTS 2 THROUGH 30, BLOCK 2, AND BLOCK 3, TOBINS WASHINGTON PARK, LOTS 1 THROUGH 30, BLOCK 1, LOTS 1 THROUGH 54, BLOCK 2, LOTS 1 THROUGH 26, BLOCK 3, LOTS 1 THROUGH 17, BLOCK 5, LOTS 1 THROUGH 5, BLOCK 6, TOBINS SECOND, BLOCK 1, MARTINEZ HOMESTEAD ADDITION, ORCHARD PARK SUBDIVISION, HADLOCK SUBDIVISION, VAL VERDE SUBDIVISION, BLOCK 11, TRACTS 1, 2, 2A, 2D1, 6 THROUGH 24, 25A, 25B, 25D, 26, 26A, 26B, 27B, 33A, 34, 34A, 35A, 35B, 36, 37B, 37B1, 37B2, 37C, 38C, 38C2, 39A1, E. BENNETT SURVEY NO. 11, GATEWAY SUBDIVISION, WILKINS REPLAT, PORTION OF E.R. TALLEY SURVEYS 6 AND 7 (EL PASO ZOO), BLOCK 9, LOTS 8 THROUGH 25 AND PORTION OF LOTS 5, 6, 7, 26 AND 27, BLOCK 10, BLOCKS 13 THROUGH 24, LINCOLN PARK ADDITION, PORTION OF LOTS 1 AND 2, BLOCKS 16, 17 AND 32, FRENCH ADDITION, BLOCK 3 AND A PORTION OF BLOCK 4, CHULA VISTA ADDITION, TOBINS FOURTH ADDITION, LOTS 67 THROUGH 77, BLOCK 5, LOTS 81 THROUGH 91, LOTS 100 THROUGH 109, BLOCK 6, LOTS 111 THROUGH 122, BLOCK 7, EL VALLE ADDITION, F. NEVE SURVEY NO. 8, PORTION OF BLOCK 3, PORTION OF LOT 6 AND LOTS 7 THROUGH 41 AND A PORTION OF 42, BLOCK 6, PORTION OF LOT 1 AND LOTS 2 THROUGH 44, BLOCK 9, LOTS 1 THROUGH 56, BLOCK 14, BLOCK 15, PORTION OF LOTS 16 AND 17, LOTS 18 THROUGH 23 AND A PORTION OF 24, BLOCK 16, PORTION OF LOT 12, LOTS 13 THROUGH 28 AND A PORTION OF LOT 29, BLOCK 17, BLOCK 18, BLOCK 19, LOTS 1 THROUGH 14 AND A PORTION OF 15, BLOCK 20, LOTS 1 THROUGH 7, BLOCK 21, LOTS 1 THROUGH 7, BLOCK 22, LOTS 1 THROUGH 14, LOT 17 THROUGH 32, BLOCK 24, BRENTWOOD HEIGHTS, MEDINA SUBDIVISION, PORTION OF ALL STREETS, RAILROADS, ALLEYS, LATERALS WITHIN THE ABOVE DESCRIBED PARCELS, SAVE AND EXCEPT LOTS 1 TO 3 AND 7 TO 11 AND THE EAST 18.50 FEET OF LOT 6, BLOCK 12, TOBINS FOURTH AND A 28.189 ACRE PORTION OF E.R. TALLEY SURVEY NO. 6, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM THEIR CURRENT ZONING DISTRICT TO SCZ (SMARTCODE ZONE), THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE.**

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

That the zoning of the following legally described parcel of land being Lots 1 through 12, 13, 14, 22 through 24, Block 2, Lots 1 through 16, 19 through 24, and a portion of Lot 17, Block 3, Lots 9 and 10, Block 5, Lots 1 through 9, 13 through 24 and portions of Lots 10 through 12, Washington Park Addition, Lots 11 through 15, 8 through 10 and portion of Lots 6 and 7, Block 4, portion of Lots 8, 9 and 10, Block 3 ½, Woodlawn, portion of Lot 1 and Lots 2 through 30, Block 2, and Block 3, Tobins

Washington Park, Lots 1 through 30, Block 1, Lots 1 through 54, Block 2, Lots 1 through 26, Block 3, Lots 1 through 17, Block 5, Lots 1 through 5, Block 6, Tobins Second, Block 1, Martinez Homestead Addition, orchard Park Subdivision, Hadlock Subdivision, Val Verde Subdivision, Block 11, tracts 1, 2, 2a, 2d1, 6 through 24, 25a, 25b, 25d, 26, 26a, 26b, 27b, 33a, 34, 34a, 35a, 35b, 36, 37b, 37b1, 37b2, 37c, 38c, 38c2, 39a1, E. Bennett Survey no. 11, Gateway Subdivision, Wilkins Replat, portion of E.R. Talley Surveys 6 and 7 (El Paso Zoo), Block 9, Lots 8 through 25 and portion of Lots 5, 6, 7, 26 and 27, Block 10, Blocks 13 through 24, Lincoln Park Addition, portion of Lots 1 and 2, Blocks 16, 17 and 32, French Addition, Block 3 and a portion of Block 4, Chula Vista Addition, Tobins fourth Addition, Lots 67 through 77, Block 5, Lots 81 through 91, Lots 100 through 109, Block 6, Lots 111 through 122, Block 7, El Valle Addition, F. Neve Survey no. 8, portion of Block 3, portion of Lot 6 and Lots 7 through 41 and a portion of 42, Block 6, portion of Lot 1 and Lots 2 through 44, Block 9, Lots 1 through 56, Block 14, Block 15, portion of Lots 16 and 17, Lots 18 through 23 and a portion of 24, Block 16, portion of Lot 12, Lots 13 through 28 and a portion of Lot 29, Block 17, Block 18, Block 19, Lots 1 through 14 and a portion of 15, Block 20, Lots 1 through 7, Block 21, Lots 1 through 7, Block 22, Lots 1 through 14, Lot 17 through 32, Block 24, Brentwood Heights, Medina Subdivision, portion of all streets, railroads, alleys, laterals within the above described parcels, save and except Lots 1 to 3 and 7 to 11 and the east 18.50 feet of Lot 6, Block 12, Tobins Fourth and a 28.189 acre portion of E.R. Talley Survey no. 6, City of El Paso, El Paso County, Texas and as further described in the site drawing at **Exhibit "A"**, incorporated herein for all purposes, and as more particularly described by metes and bounds on the attached **Exhibit "B"** and survey map on the attached **Exhibit "C"**, both incorporated herein for all purposes, be changed **from their current zone district as described on Exhibit "A" to SCZ (SmartCode Zone)**, within the meaning of Title 21, SmartCode; and,

That the zoning map of the City of El Paso be revised accordingly; and,

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

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**SIGNATURES ON FOLLOWING PAGE**

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
John Cook, Mayor

\_\_\_\_\_  
Richarda Momsen  
City Clerk

**APPROVED AS TO FORM:**

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

**APPROVED AS TO CONTENT:**

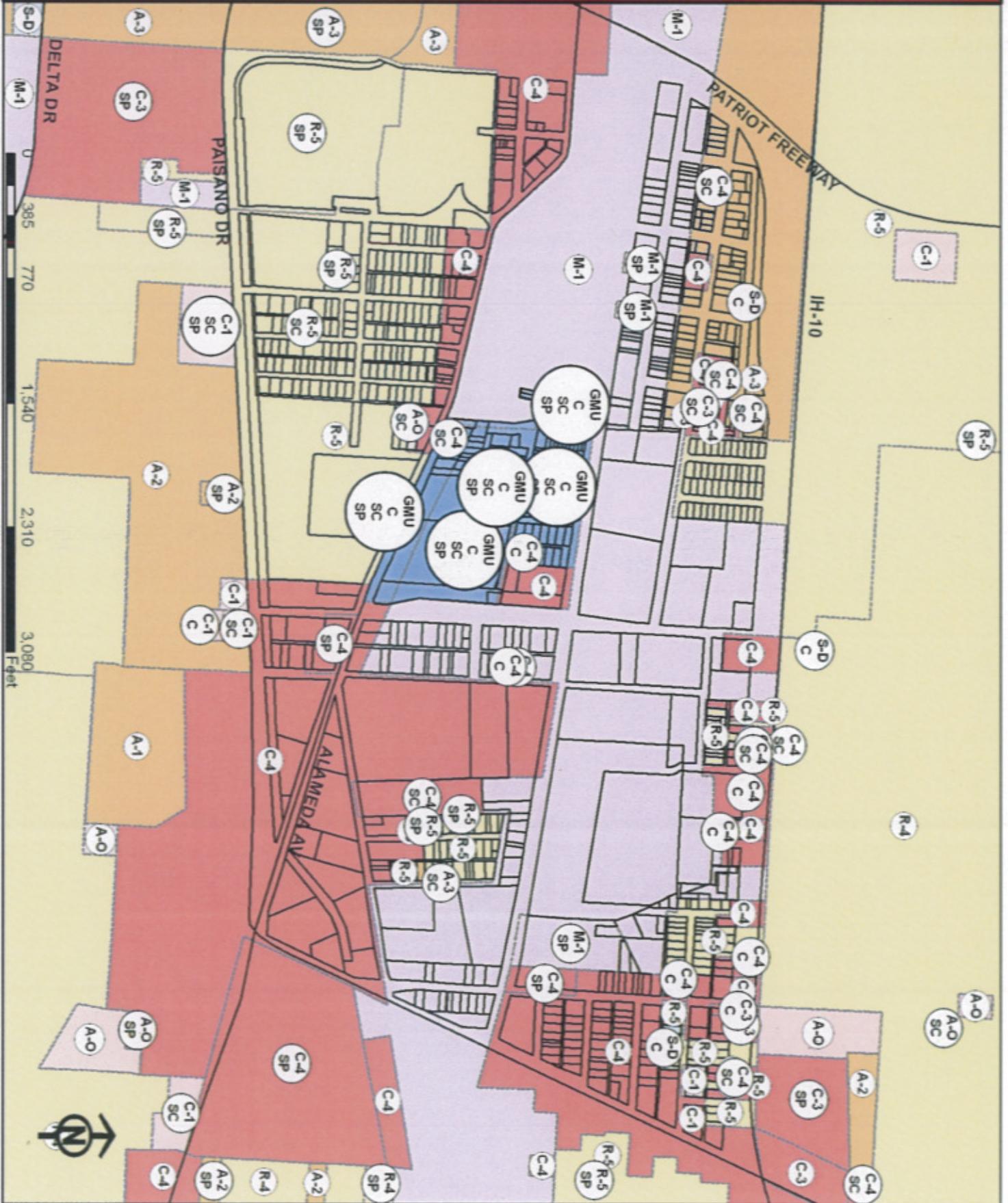
  
\_\_\_\_\_  
Mathew S. McElroy, Deputy Director  
Planning and Economic Development Department

**ORDINANCE No.** \_\_\_\_\_

**EXHIBIT A  
SITE DRAWING**

# PZRZ11-00014 Smart Code Rezoning

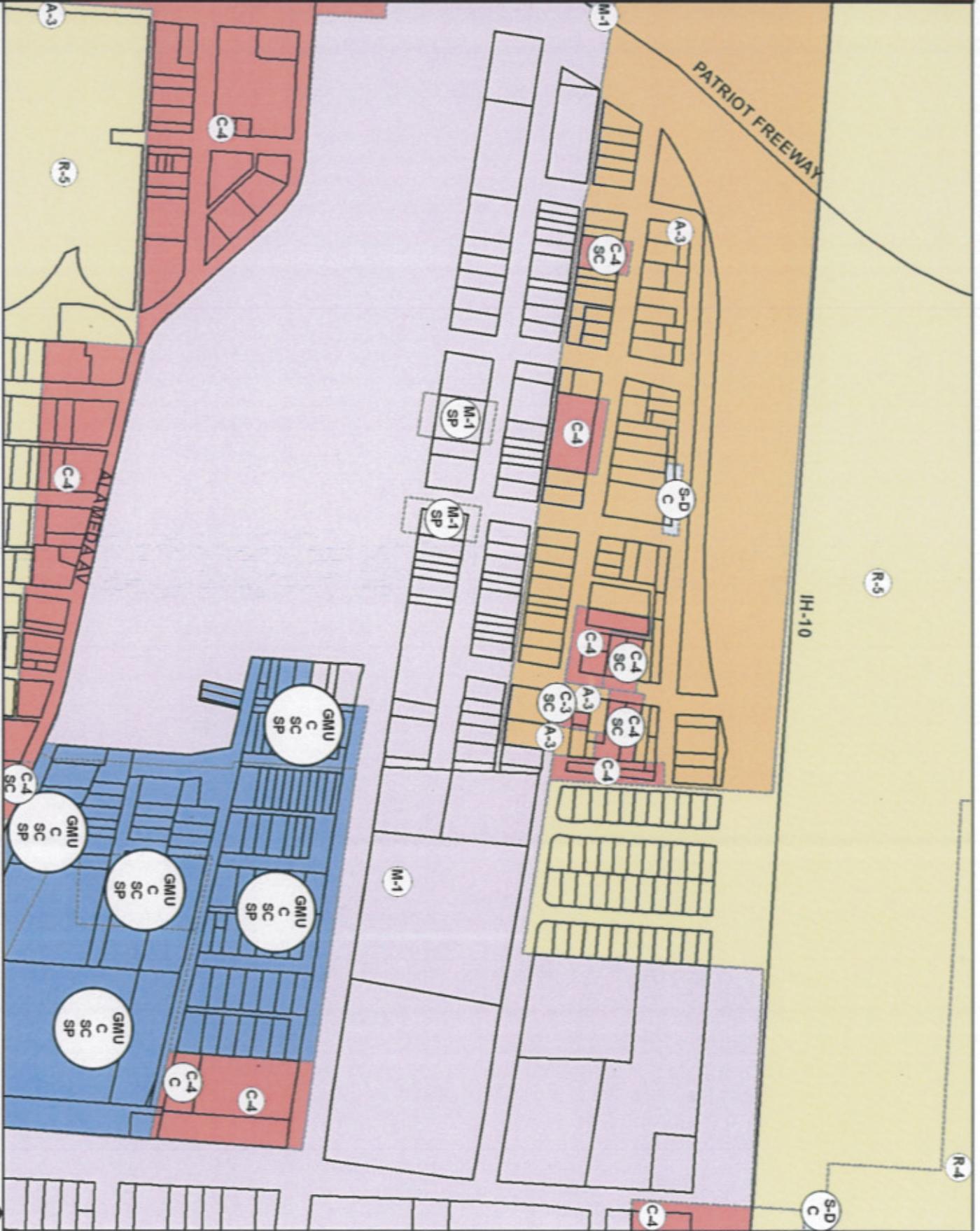
Exhibit A



# PZRZ11-00014 Smart Code Rezoning

Exhibit A

Northwest corner of rezoning area



# PZRZ11-00014 Smart Code Rezoning

Exhibit A

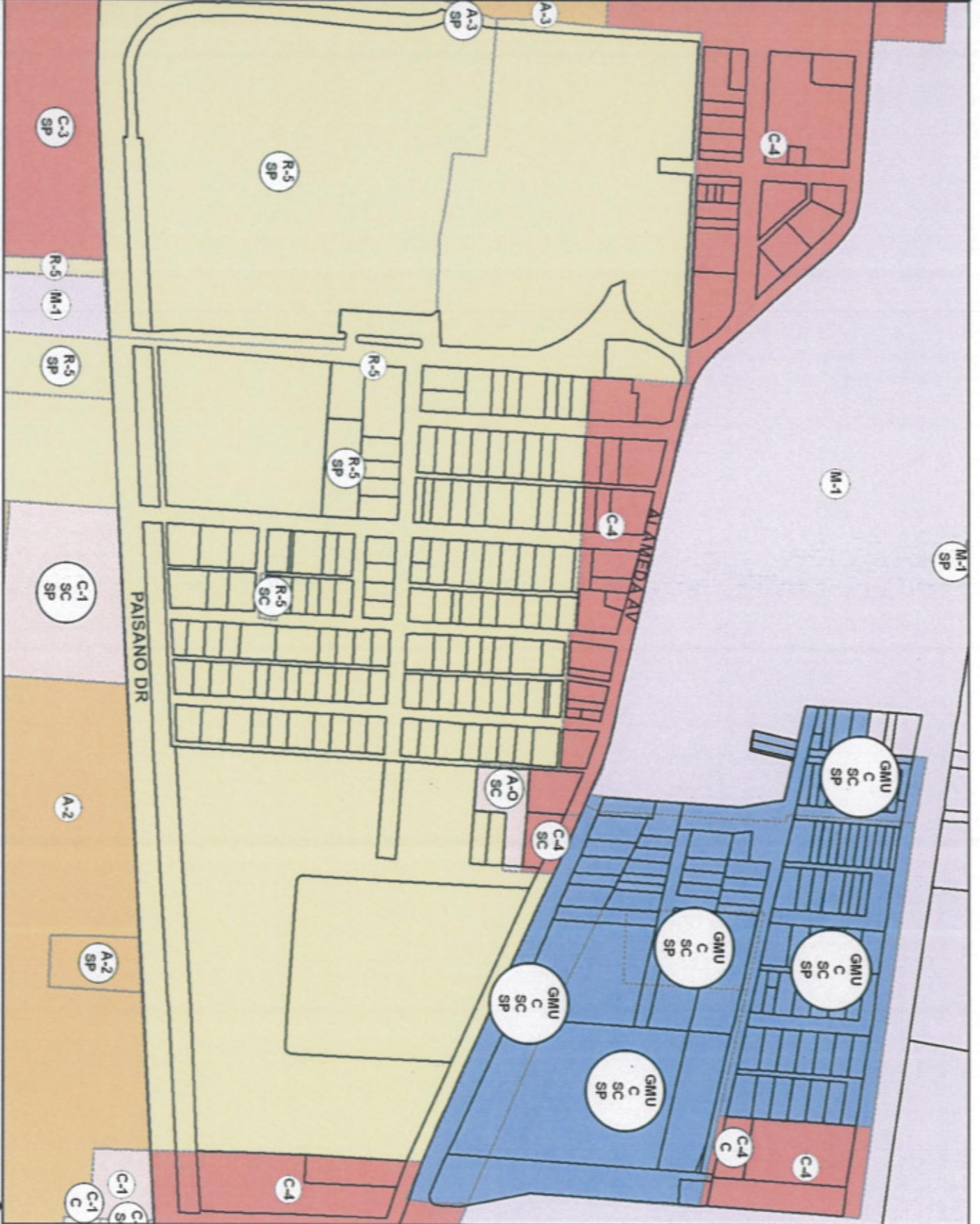
Northeast corner of rezoning area



# PZRZ11-00014 Smart Code Rezoning

Exhibit A

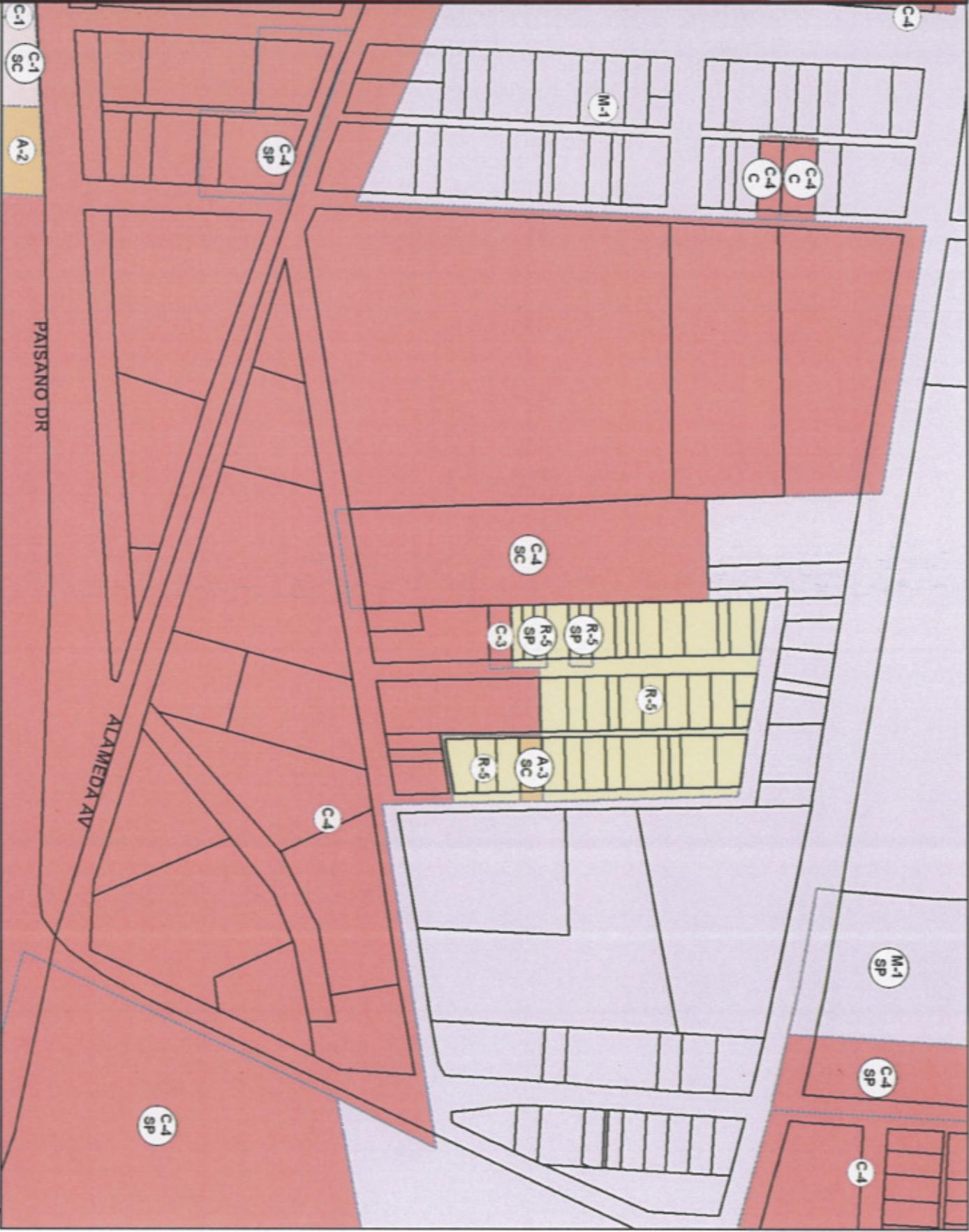
Southwest corner of rezoning area



# PZRZ11-00014 Smart Code Rezoning

Exhibit A

Southwest corner of rezoning area



**EXHIBIT B  
METES AND BOUNDS**

## METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lots 1 through 12, 13, 14, 22 through 24, Block 2, Lots 1 through 16, 19 through 24, and a portion of Lot 17, Block 3, Lots 9 & 10, Block 5, Lots 1 through 9, 13 Through 24 and portions of Lots 10 through 12, Washington Park Addition, Lots 11 through 15, 8 through 10 and portion of Lots 6 and 7, Block 4, portion of Lots 8, 9 and 10, Block 3 ½, Woodlawn, portion of Lot 1 and Lots 2 through 30, Block 2, and Block 3, Tobins Washington Park, Lots 1 through 30, Block 1, Lots 1 through 54, Block 2, Lots 1 through 26, Block 3, Lots 1 through 17, Block 5, Lots 1 through 5, Block 6, Tobins Second, Block 1, Martinez Homestead Addition, Orchard Park Subdivision, Hadlock Subdivision, Val Verde subdivision, Block 11, Tracts 1, 2, 2A, 2D1, 6 through 24, 25A, 25B, 25D, 26, 26A, 26B, 27B, 33A, 34, 34A, 35A, 35B, 36, 37B, 37B1, 37B2, 37C, 38C, 38C2, 39A1, E. Bennett Survey No. 11, Gateway Subdivision, Wilkins Replat, Portion of E.R. Talley Surveys 6 and 7 (El Paso Zoo), Block 9, lots 8 through 25 and portion of Lots 5, 6, 7, 26 and 27, Block 10, Blocks 13 through 24, Lincoln Park Addition, Portion of Lots 1 and 2, Blocks 16, 17 and 32, French Addition, Block 3 and a portion of Block 4, Chula Vista Addition, Tobins Fourth Addition, Lots 67 Through 77, Block 5, Lots 81 Through 91, Lots 100 through 109, Block 6, Lots 111 through 122, Block 7, El Valle Addition, F. Neve Survey No. 8, Portion of Block 3, Portion of Lot 6 and Lots 7 through 41 and a portion of 42, Block 6, Portion of Lot 1 and Lots 2 through 44, Block 9, Lots 1 through 56, Block 14, Block 15, Portion of Lots 16 and 17, Lots 18 through 23 and a portion of 24, Block 16, Portion of Lot 12, Lots 13 through 28 and a portion of Lot 29, Block 17, Block 18, Block 19, Lots 1 through 14 and a portion of 15, Block 20, Lots 1 through 7, Block 21, Lots 1 through 7, Block 22, Lots 1 through 14, Lot 17 through 32, Block 24, Brentwood Heights, Medina Subdivision, portion of all streets, railroads, alleys, laterals within the above described parcels, Save and Except Lots 1 to 3, east 18.50 feet of Lot 6 all of Lots 7 through 11, Block 12, Tobin's Fourth and a 28.189 acre portion or E.R. Talley Survey No. 6 described in volume 317, page 520, Real property records of El Paso County, Texas.

THE "TRUE POINT OF BEGINNING" being a Texas Department of Transportation Brass Cap located on the intersection of the southerly right of way line of Rivera Street with the easterly right of way line of U.S. Highway No. 54,

Thence along the easterly right of way line of U.S. Highway No. 54 the following courses

North 00°22'28" East a distance of 230.00 feet to a TX DOT Brass cap;

North 13°45'56" East a distance of 215.87 feet to a TX DOT Brass cap on the northerly right of way line of Pera Street;

South 89°37'32" East a distance of 25.00 feet to a point;

North 00°22'28" East a distance of 160.00 feet to a TX DOT Brass cap;

South 89°37'32" East a distance of 25.00 feet to a point;

North 00°22'28" East a distance of 140.00 feet to a TX DOT Brass cap on the southerly right of way line of Alameda Street;

North 13°45'46" West a distance of 102.72 feet to a TX DOT Brass cap on the northerly right of way line of Alameda Street;

North 00°28'06" East a distance of 45.70 feet to a point;

North 21°10'04" East a distance of 122.19 feet to a point;

South 89°31'54" East a distance of 12.81 feet to a point;

North 21°10'13" East a distance of 117.59 feet to a point;

North 21°09'44" East a distance of 42.75 feet to a point;

North 21°10'04" East a distance of 90.71 feet to a point on the southerly line of the Southern Pacific Railroad;

North 84°02'24" West a distance of 35.43 feet to a point;

North 26°19'10" East a distance of 106.66 feet to a point on the northerly line of the Southern Pacific Railroad;

South 84°02'34" East a distance of 18.74 feet to a point on the westerly right of way line of Boone Street;

North 00°28'06" East a distance of 16.04 feet to a point;

South 84°02'24" East a distance of 70.32 feet to a point on the easterly right of way line of Boone Street;

North 00°28'06" East a distance of 120.55 feet to a point on the southerly right of way line of Rosa Street;

South 84°02'24" East a distance of 86.30 feet to a point;

North 05°57'36" East a distance of 70.00 feet to a point on the northerly right of way line of Rosa Street;

North 28°34'47" East a distance of 130.00 feet to a point

North 62°20'36" East a distance of 29.68 feet to a point;

North 28°28'43" East a distance of 130.34 feet to a point on the southerly right of way line of Durazno Street;

South 84°11'43" East a distance of 25.12 feet to a point;

North 41°17'27" East a distance of 86.32 feet to a point on the northerly right of way line of Durazno Street;

South 84°06'42" East a distance of 195.00 feet to a point;

North 05°53'17" East a distance of 118.38 feet to a point on the southerly right of way line of Stephenson Street;

North 26°49'32" East a distance of 56.07 feet to a point on the southerly right of way line of U.S. Interstate Highway No. 10;

Thence along the southerly right of way line of U.S. Interstate Highway No. 10 the following Courses;

South 89°30'11" East a distance of 1342.42 feet to a point on the westerly right of way line of Radford Street;

North 00°29'49" East a distance of 102.00 feet to a point;

North 75°29'15" East a distance of 98.36 feet to a point;

South 89°30'11" East a distance of 116.00 feet to a point;

North 00°29'49" East a distance of 12.53 feet to a point;

South 89°30'10" East a distance of 79.77 feet to a point;

North 00°09'49" East a distance of 4.00 feet to a point;

North 89°56'22" East a distance of 500.00 feet to a point;

South 00°05'38" West a distance of 12.74 feet to a point;

South 89°50'26" East a distance of 3886.95 feet to a point on the westerly right of way line of Paisano Drive (U.S. 80);

Thence along said right of way line South 21°53'19" West a distance of 3127.21 feet to a point on the northerly right of way line of Alameda St.;

Thence along said right of way line South 84°35'00" West a distance of 150.47 feet to a point;

Thence leaving said right of way line North 84°41'57" West a distance of 583.19 feet to a point on the northerly line of the Franklin Canal;

Thence along said line South 82°48'39" West a distance of 863.48 feet to a point;

Thence along said line South 83°47'32" West a distance of 1774.07 feet to a point;

Thence North 00°34'32" East a distance of 7.27 feet to a point;

Thence South  $83^{\circ}54'02''$  West a distance of 1896.17 feet to a point;

Thence South  $38^{\circ}28'38''$  West a distance of 105.00 feet to a point;

Thence 136.38 feet along the arc of a curve to the right which has a radius of 2486.70 feet a central angle of  $03^{\circ}08'32''$  a chord which bears South  $89^{\circ}48'57''$  West a distance of 136.36 feet to a point;

Thence along said right of way line 520.07 feet along the arc of a curve to the right which has a radius of 1850.08 feet a central angle of  $16^{\circ}06'22''$  a chord which bears North  $80^{\circ}33'36''$  West a distance of 518.36 feet to a point;

Thence along said right of way line 195.27 feet along the arc of a curve to the right which has a radius of 2486.70 feet a central angle of  $04^{\circ}29'57''$  a chord which bears North  $70^{\circ}15'27''$  West a distance of 195.22 feet to a point;

Thence North  $68^{\circ}00'28''$  West a distance of 40.40 feet to a point on the westerly right of way line of U.S. Highway no. 54;

Thence along said right of way line the following courses

North  $00^{\circ}22'28''$  East a distance of 35.45 feet to a point;

North  $89^{\circ}37'32''$  West a distance of 2.00 feet to a point;

North  $00^{\circ}22'28''$  East a distance of 50.00 feet to a point;

North  $89^{\circ}37'32''$  West a distance of 48.05 feet to a point;

North  $00^{\circ}22'28''$  East a distance of 70.00 feet to a point;

North  $89^{\circ}37'32''$  West a distance of 9.76 feet to a point;

North  $00^{\circ}26'06''$  East a distance of 294.54 feet to a point;

North  $00^{\circ}35'05''$  East a distance of 5.43 feet to a point;

North  $89^{\circ}27'04''$  East a distance of 41.07 feet to a point;

North  $00^{\circ}22'28''$  East a distance of 70.00 feet to a point;

North  $89^{\circ}37'32''$  West a distance of 36.76 feet to a point;

120.86 feet along the arc of a curve to the right which has a radius of 653.15 feet a central angle of  $10^{\circ}36'08''$  a chord which bears North  $12^{\circ}16'45''$  East a distance of 120.69 feet to a point;

75.35 feet along the arc of a curve to the right which has a radius of 732.92 feet a central angle of  $05^{\circ}57'50''$  a chord which bears North  $20^{\circ}34'41''$  East a distance of 75.32 feet to a point;

80.35 feet along the arc of a curve to the right which has a radius of 712.14 feet a central angle of  $06^{\circ}27'53''$  a chord which bears North  $27^{\circ}07'31''$  East a distance of 80.31 feet to a point;

69.00 feet along the arc of a curve to the right which has a radius of 638.88 feet a central angle of  $06^{\circ}11'18''$  a chord which bears North  $33^{\circ}27'06''$  East a distance of 68.97 feet to a point;

85.72 feet along the arc of a curve to the left which has a radius of 1902.49 feet a central angle of  $02^{\circ}34'53''$  a chord which bears North  $37^{\circ}50'12''$  East a distance of 85.71 feet to a point;

75.13 feet along the arc of a curve to the left which has a radius of 1946.72 feet a central angle of  $02^{\circ}16'12''$  a chord which bears North  $36^{\circ}25'30''$  East a distance of 77.12 feet to a point;

South  $89^{\circ}37'32''$  East a distance of 136.75 feet to a point;

North  $02^{\circ}17'42''$  West a distance of 81.41 feet to a point;

North  $00^{\circ}22'28''$  East a distance of 140.00 feet to a point;

Thence South  $89^{\circ}37'32''$  East a distance of 120.00 feet to the "TRUE POINT OF BEGINNING and containing 444.80 acres of land more or less.

Note: A drawing of even date accompanies this description

Description prepared from record plats, deeds and right of way maps.



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



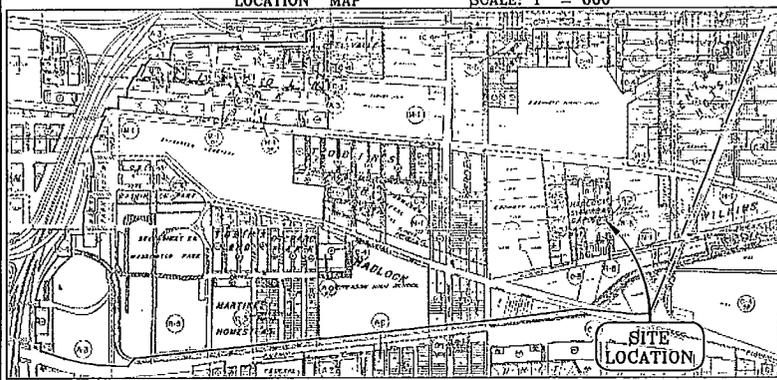
Job # 511-07

CONDE, INC.  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVER SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 FAX (915) 592-0286

**EXHIBIT C  
SURVEY MAP**

LOCATION MAP

SCALE: 1" = 600'

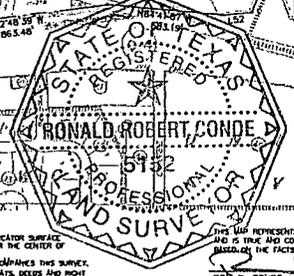
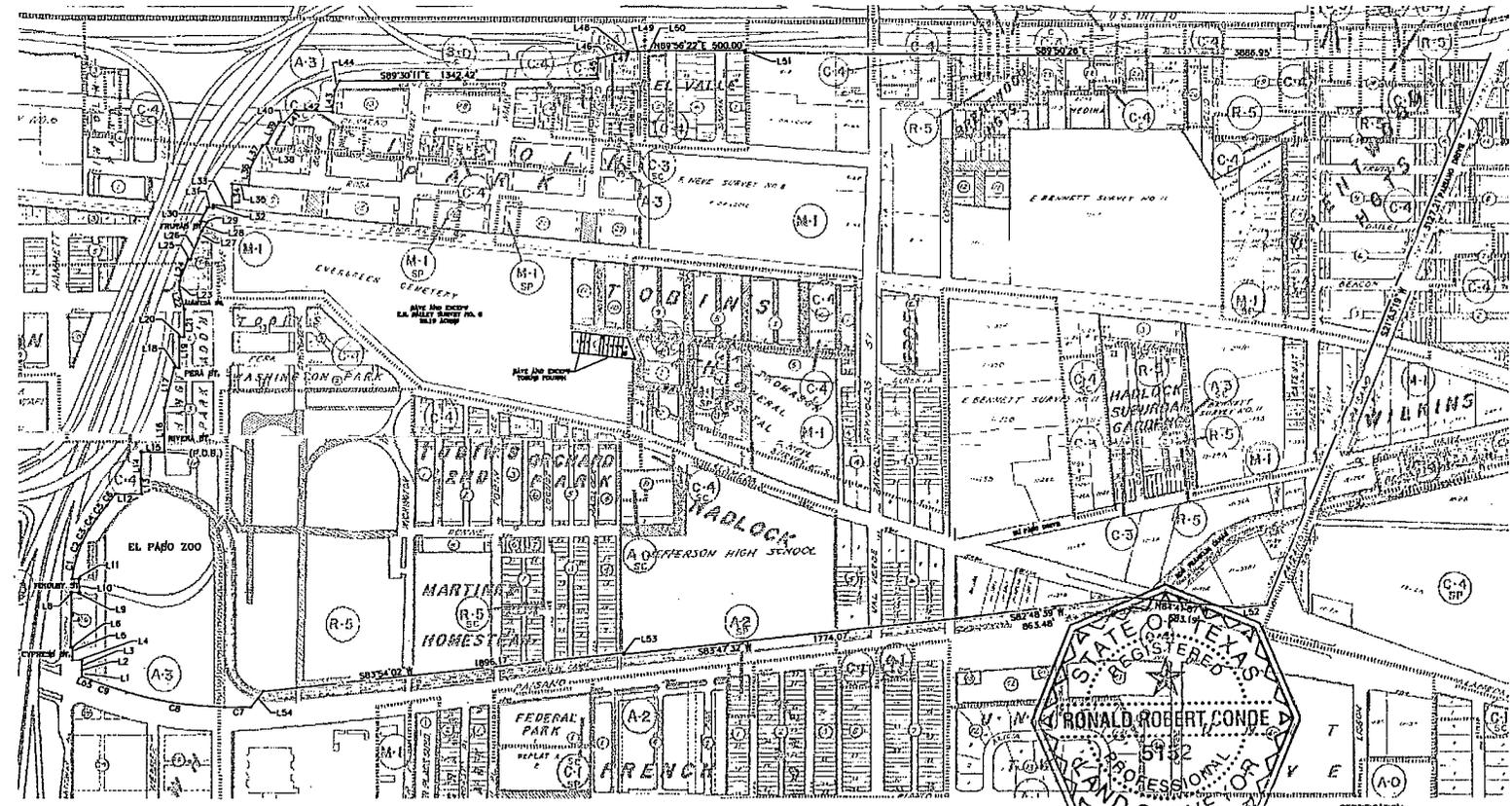


PLAT OF SURVEY

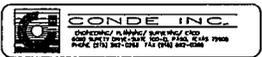
Description of a parcel of land being Lots 1 through 12, 13, 14, 22 through 24, Block 2, Lots 1 through 16, 19 through 24, and a portion of Lot 17, Block 3, Lots 9 & 10, Block 5, Lots 1 through 9, 13 through 24 and portions of Lots 10 through 12, Washington Park Addition, Lots 11 through 15, 8 through 10 and portion of Lots 6 and 7, Block 4, portion of Lots 6, 9 and 10, Block 3 1/2, Woodlawn, portion of Lot 1 and Lots 2 through 30, Block 2, and Block 3, Tobins Washington Park, Lots 1 through 30, Block 1, Lots 1 through 54, Block 2, Lots 1 through 26, Block 3, Lots 1 through 17, Block 5, Lots 1 through 5, Block 6, Tobins Second, Block 1, Martinez Homestead Addition, Orchard Park Subdivision, Hadlock Subdivision, Vol Verde subdivision, Block 11, Tracts 1, 2, 2A, 2D1, 6 through 24, 25A, 25B, 25D, 26, 26A, 26B, 27B, 33A, 34, 34A, 35A, 35B, 36, 37B, 37B1, 37B2, 37C, 38C, 38C2, 39A1, E. Bennett Survey No. 11, Colerony Subdivision, Widens Replat, Portion of E.R. Tolley Surveys 6 and 7 (El Paso Zoo), Block 9, lots 8 through 28 and portion of Lots 5, 6, 7, 26 and 27, Block 10, Blocks 13 through 24, Lincoln Park Addition, Portion of Lots land 2, Blocks 16, 17 and 32, French Addition, Block 3 and a portion of Block 4, Chula Vista Addition, Tobins Fourth Addition, Lots 67 through 77, Block 5, Lots 81 through 91, Lots 100 through 109, Block 6, Lots 111 through 122, Block 7, El Valle Addition, F. Neve Survey No. 8, Portion of Block 3, Portion of Lot 5 and Lots 7 through 41 and a portion of 42, Block 6, Portion of Lot 1 and Lots 2 through 44, Block 9, Lots 1 through 56, Block 14, Block 15, Portion of Lots 16 and 17, Lots 18 through 23 and a portion of 24, Block 16, Portion of Lot 12, Lots 13 through 28 and a portion of Lot 29, Block 17, Block 18, Block 19, Lots 1 through 14 and a portion of 15, Block 20, Lots 1 through 7, Block 21, Lots 1 through 7, Block 22, Lots 1 through 14, Lot 17 through 32, Block 24, Brentwood Heights, Medina Subdivision, portion of all streets, railroads, alleys, laterals within the above described parcels, Save and Except Lots 1 to 5, east 18.50 feet of Lot 6 and of Lots 7 through 11, Block 12, Tobins Fourth and a 28.189 acre portion or E.R. Tolley Survey No. 6 described in volume 317, page 520. Real property records of El Paso County, Texas.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.45	N0222°28'E	L21	140.00	N0222°28'E	L41	66.32	N4117°27'E
L2	2.00	N89°37'32"W	L22	102.72	N1345°48'W	L42	195.00	S84106°42'E
L3	50.00	N0222°28'E	L23	45.70	N028°08'E	L43	118.38	N053°18'E
L4	48.05	N89°37'32"W	L24	122.19	N2110°04'E	L44	56.07	N2649°33'E
L5	70.00	N0222°28'E	L25	12.81	S89°31'54'E	L45	102.00	N029°49'E
L6	9.76	N89°37'32"W	L26	117.59	N2110°13'E	L46	98.38	N7029°10'E
L7	294.54	N022°06'E	L27	42.76	N2109°44'E	L47	116.00	S89°30'11"E
L8	5.43	N039°00'E	L28	90.71	N2110°04'E	L48	12.53	N029°49'E
L9	41.07	N89°27°04'E	L29	35.43	N64°02'24"W	L49	79.77	S89°30'11"E
L10	70.00	N0222°28'E	L30	108.68	N2619°10'E	L50	4.00	N0°09'49"E
L11	36.76	N89°37'32"W	L31	16.74	S84°02'24"E	L51	12.74	S0°05'38"W
L12	136.76	S89°37'32"E	L32	16.94	N028°08'E	L52	150.47	S84°35'00"W
L13	81.41	N217°42"W	L33	70.32	S84°02'24"E	L53	7.27	N0°34'32"E
L14	140.00	N0222°28'E	L34	130.95	N028°08'E	L54	108.01	S38°28'38"W
L15	120.00	S89°37'32"E	L35	86.30	S84°02'24"E	L55	40.40	N68°00'28"W
L16	230.00	N0222°28'E	L36	70.00	N50°37'36"E			
L17	215.87	N13°45'56"E	L37	130.00	N28°34'47'E			
L18	25.01	S89°37'32"E	L38	29.68	N82°20'36"E			
L19	160.00	N0222°28'E	L39	130.34	N28°28'43'E			
L20	25.00	S89°37'32"E	L40	25.12	S84°11'43'E			

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	653.19'	120.86'	60.80'	128.69'	N1216°45'E 10°36'00"
C2	723.92'	75.35'	37.71'	75.32'	N20°34'41"E 5°57'50"
C3	712.14'	80.35'	40.22'	80.31'	N27°07'31"E 6°27'6.5"
C4	638.86'	69.00'	34.64'	68.97'	N33°27'06"E 6°11'18"
C5	1902.49'	85.72'	42.87'	85.71'	N37°50'12"E 2°54'53"
C6	1946.72'	77.13'	38.97'	77.12'	N36°25'30"E 2°16'12"
C7	2486.70'	136.38'	68.21'	136.36'	S89°48'57"W 3°08'32"
C8	1850.08'	820.07'	261.76'	616.36'	N80°33'36"W 16°06'22"
C9	2486.70'	195.27'	97.68'	195.22'	N70°16'27"W 4°29'57"



NOTES:  
 1. BEARING BASE IS THE NORTH BY A TRANSVERSE MERIDIAN SURVEY PROJECTION AS DETERMINED BY GPS METHODS BASED NEAR THE CENTER OF THIS SITE.  
 2. A WRITER AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY. 3. BOUNDS AND DISPOSITION PREPARED FROM RECORD PLATS, DEEDS AND MOST OF BAY MAPS.  
 CERTIFICATION  
 THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS SET FORTH IN THIS SURVEY.  
 RON R. CONDE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS LICENSE NO. 8182



**EXHIBIT D  
REGULATING PLAN**



# MEDICAL CENTER OF THE AMERICAS

EL PASO, TEXAS



SMARTCODE - TITLE 21 APPLICATION

MAY 2011

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MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS  
SMARTCODE - ARTICLE 4 APPLICATION

EXISTING SITE AERIAL  
SCALE 1" = 500'





MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS  
SMARTCODE - ARTICLE 4 APPLICATION

SITE PLAN  
SCALE 1" = 500'





RCD Community Boundary Area = 411.6 acres  
MCA Planning Area = 132 acres



**21.40.020 Community Types**

**C. Infill RCD (Regional Center Development)**

1. An Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An Infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use

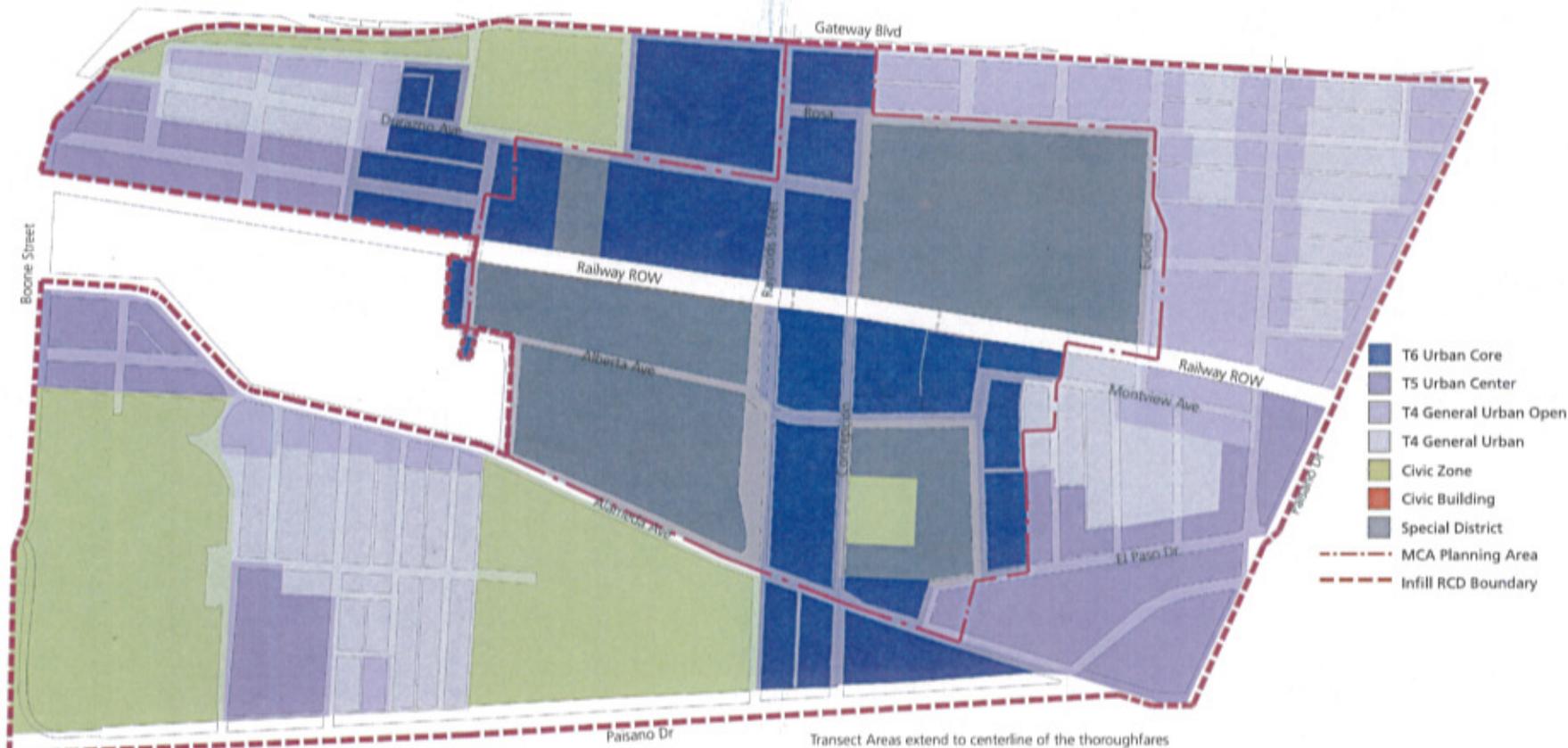
corridor or center.

2. The edges of an Infill RCD should blend into adjacent neighborhoods without buffers.

**D. Infill TOD (Transit-Oriented Development)**

1. Any Infill TND or Infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section

21.50.090(B)(4).



**20.40.030 Transect Zones**

A. Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

**21.80.170 Table 14 Requirements for a RCD:**

- T6 = 40 - 60%
- T5 = 10 - 30%
- T4O = 50% max.
- T4 = 10 - 30%

**Recommended allocations. Not required for Chapter 20.40 Application.**

Transect Areas extend to centerline of the thoroughfares

**INFILL RCD TRANSECT ALLOCATIONS**

T6	T5	T4O	T4	SD	Civic	Total
77.4	54.7	47.9	54.4	73.6	76.6	384.6*
20.1%	14.2%	12.5%	14.1%	19.1%	19.9%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.

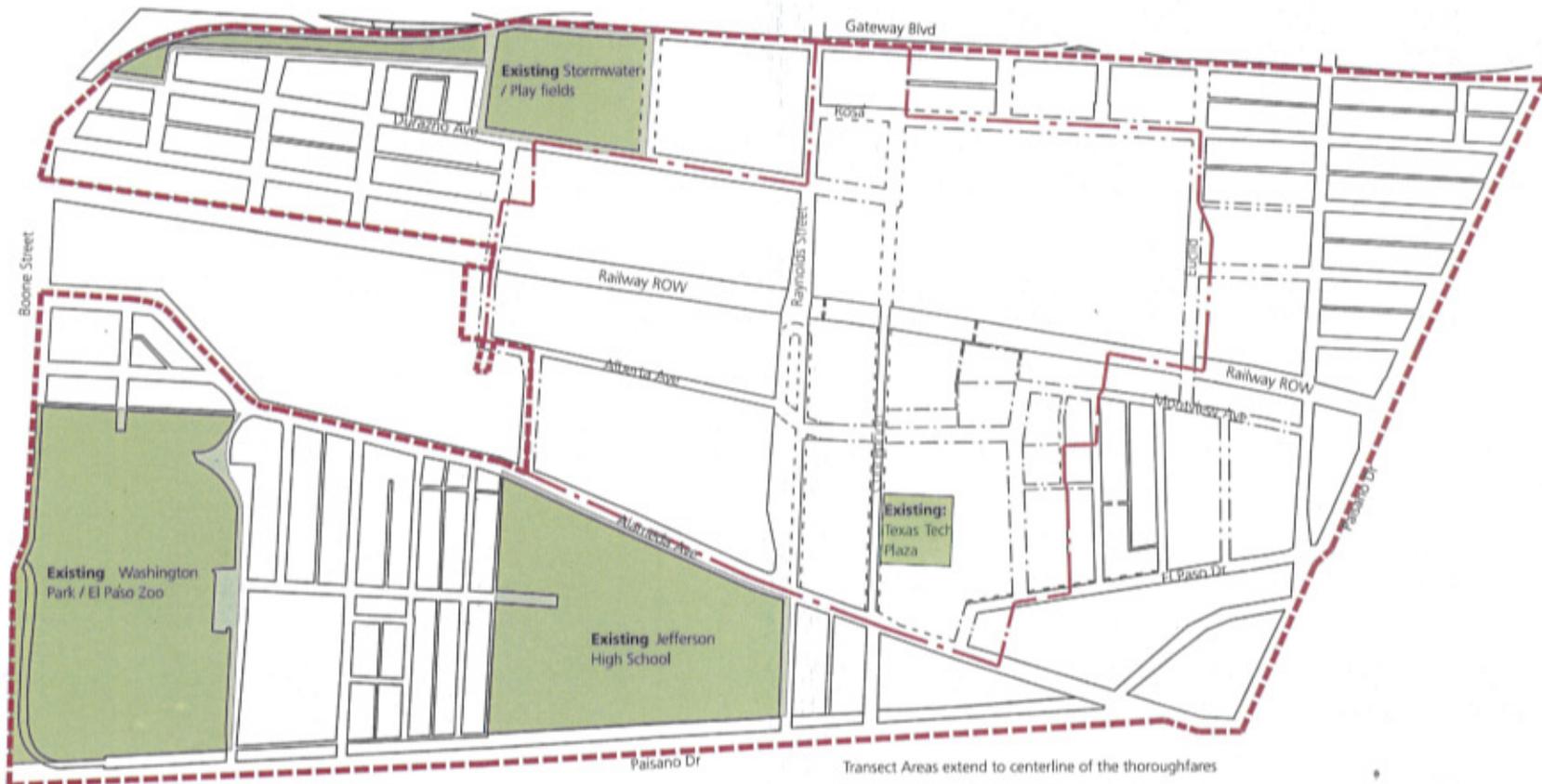
**MCA TRANSECT ALLOCATIONS**

T6	T5	T4	SD	Civic	Total
44.5	1.0	0.8	73.6	2.3	130.7*
34.0%	.8%	0.6%	56.3%	1.8%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.



**TRANSECT ZONE ALLOCATION**  
SCALE 1" = 400'



**21.40.040 Civic Zones**

**A. General**

1. Infill Plans should designate civic space zones (CS) and civic building zones (CB).
2. A civic zone may be permitted if it does not occupy more than 20% of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.40.050.
3. Parking for civic zones shall be calculated per the stan-

dards of Chapter 20.14 and Appendix C of this code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves.

**B. Civic Space Zones (CS)**

1. Civic spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adja-

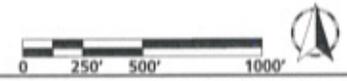
Transect Areas extend to centerline of the thoroughfares

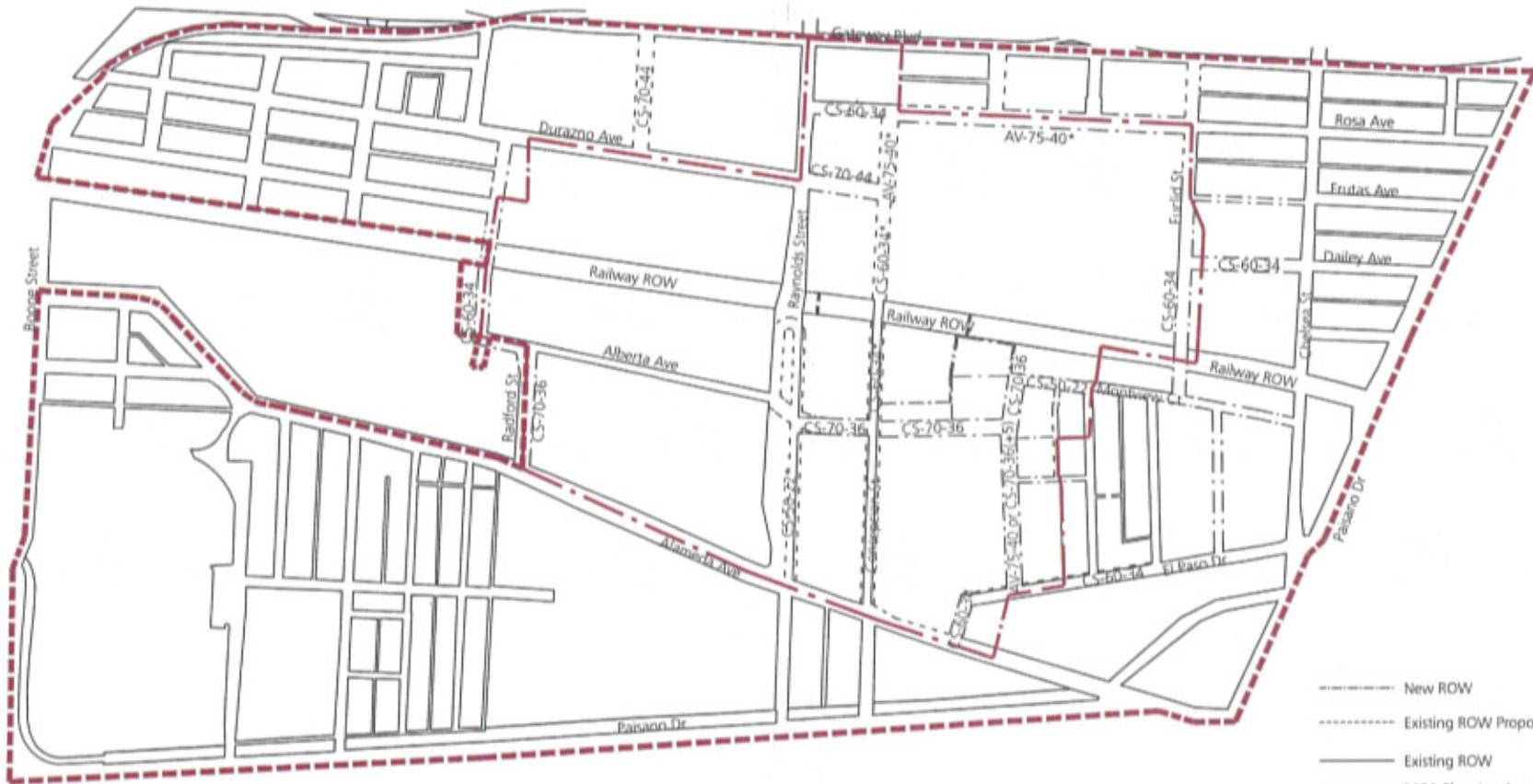
cent Transect Zone in a process of public consultation subject to the approval of the City Council.

**C. Civic Building Zones (CB)**

1. Civic buildings shall be permitted on civic zones reserved in the infill regulating plan.
2. Civic buildings shall be subject to the requirements of Chapter 21.50.

- Civic Zone
- MCA Planning Area
- Infill RCD Boundary





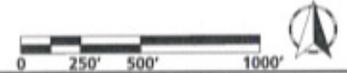
21.10.040 Infill Regulating Plans shall consist of one or more maps showing the following:

**B.2.b.(3)** A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);

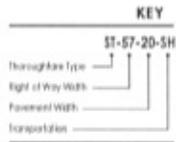
**Infill Community Plans** have no requirements for Thoroughfare Network or Block Perimeter because of the existing condition constraints. New connections are made where possible, however this RCD has the additional limitation of the railway.

\*Street may be upgraded to Designated Thoroughfare Standard

- New ROW
- Existing ROW Proposed Widening
- Existing ROW
- MCA Planning Area
- Infill RCD Boundary

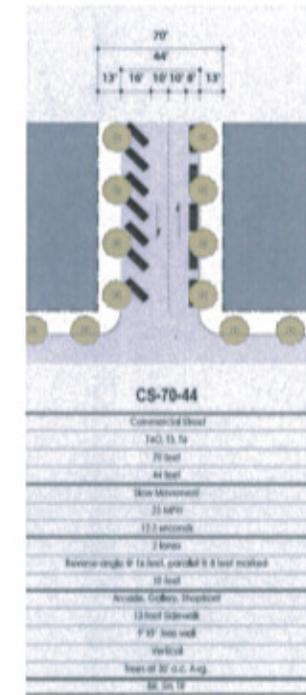
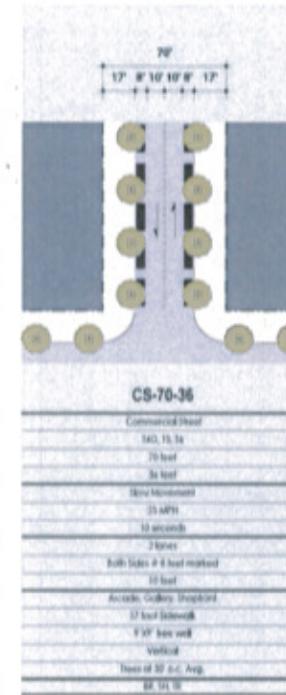
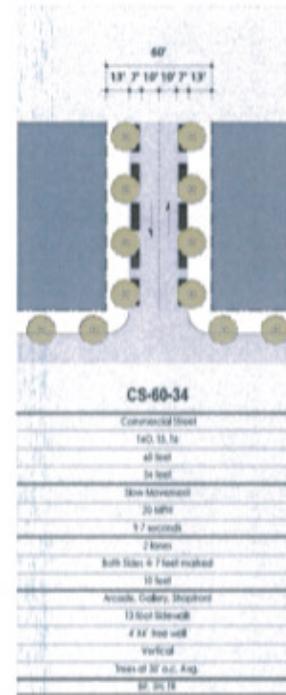
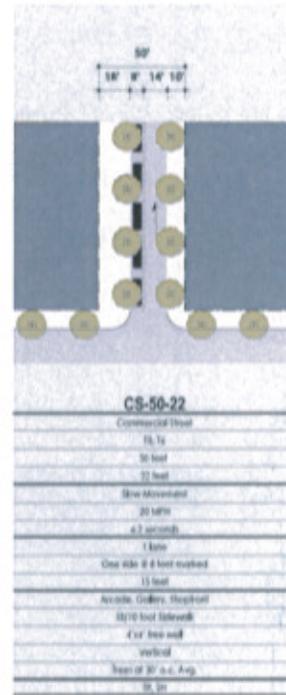
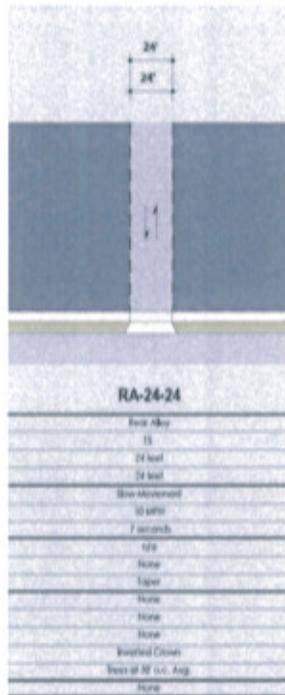






- THOROUGHFARE TYPES**
- BY Boulevard
  - AV Avenue
  - CS Commercial Street
  - ST Street
  - RD Road
  - RA Rear Alley
  - RL Rear Lane
- TRANSPORTATION TYPE**
- BI Bicycle Lane
  - BT Bicycle Trail
  - BR Bicycle Route
  - SH Shoulder
  - PT Path
  - TR Transit Route

Thoroughfare Type	Rear Alley
Transportation Assignment	TR
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	1 lane
Parking Lanes	None
Curbs/Buslin	Types
Public Frontage Type	None
Walkway Type	None
Planer Type	None
Curb Type	Brushed Crown
Landscape Type	Tree at 20' o.c. Avg.
Transportation Provision	None

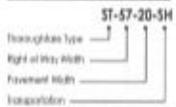


AV-75-44 or CS-70-36(+5)  
CS-60-34

**MEDICAL CENTER OF THE AMERICAS** EL PASO, TEXAS  
SMARTCODE - ARTICLE 4 APPLICATION

**THOROUGHFARE ASSEMBLIES**  
NOT TO SCALE

**KEY**

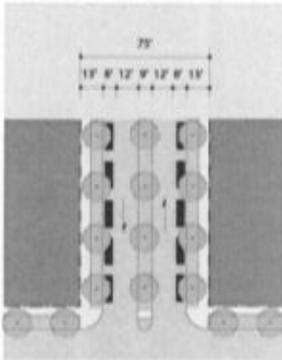


**THOROUGHFARE TYPES**

- Boulevard BV
- Avenue AV
- Commercial Street CS
- Street ST
- Road RD
- Road Alley RA
- Road Lane RL

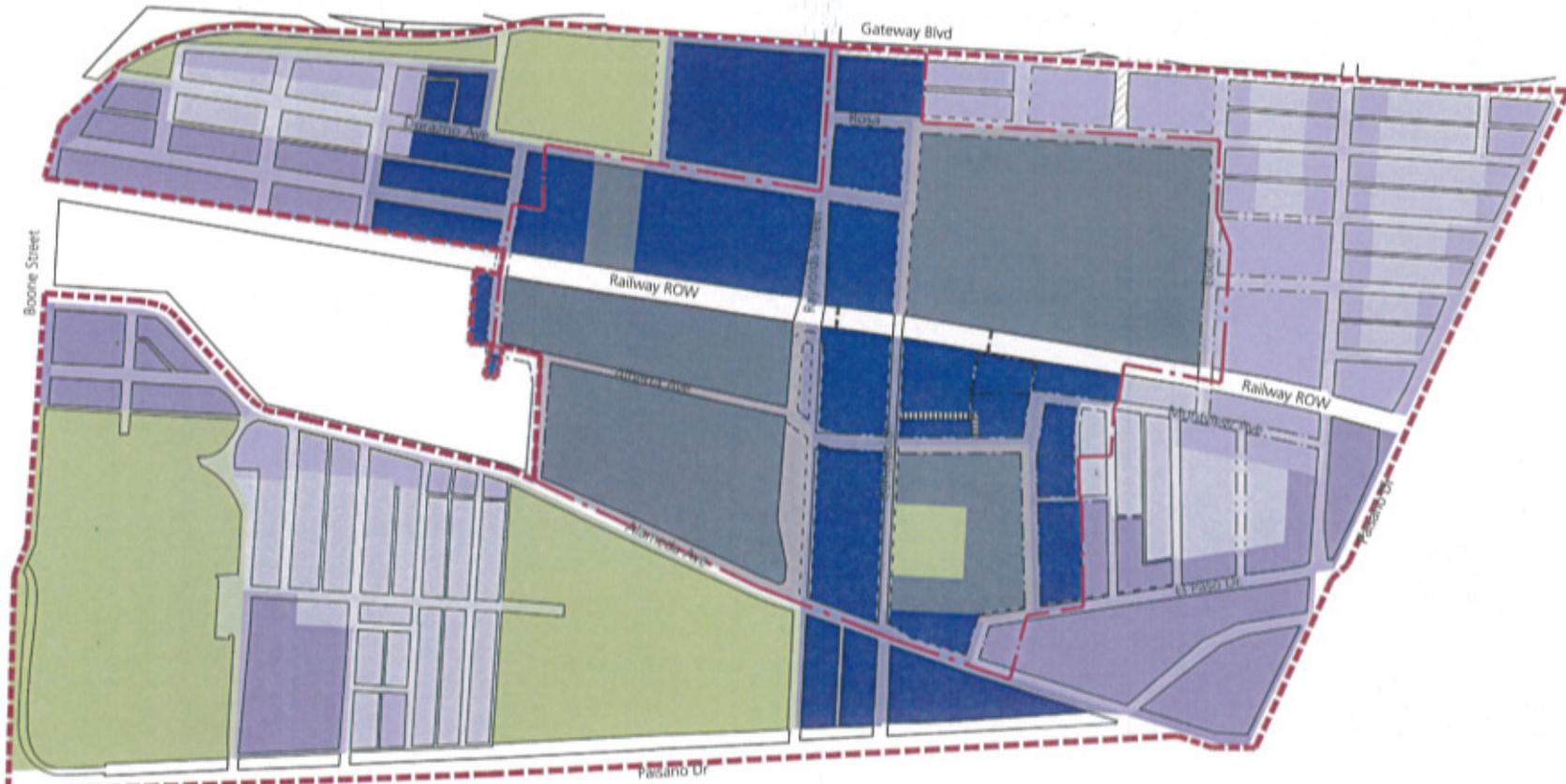
**TRANSPORTATION TYPE**

- Bicycle Lane BL
- Bicycle Trail BT
- Bicycle Route BR
- Driveway DH
- Parkway PT
- Special Route SR



**AV-75-40**

Thoroughfare Type	Avenue
Street Line Assignment	13, 14, 15
Right-of-Way Width	75 feet
Pavement Width	40 feet
Shoulder	Slow Movement
Design Speed	25 mph
Pedestrian Crossing Time	3.7 seconds - 3.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both side or 4 foot marked
Curb Radius	13 feet
Public Storage Type	S, FC, DASH, PT
Walkway Type	4 foot Sidewalk
Planter Type	7 foot Continuous planter
Curb Type	Curb or Slope *
Landscape Type	Tree at 30' o.c. Avg
Transportation Provision	BL, BR



**20.40.070 Special Requirements**

A. An infill community plan may designate any of the following special requirements:

1. A differentiation of the thoroughfares as A-Grid and B-Grid.
3. Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns.

-  Required Gallery
-  B-Street





PLANNING AND ECONOMIC DEVELOPMENT

MEMORANDUM

**DATE:** May 24, 2011  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Ernesto Arriola, Planner  
**SUBJECT:** PZRZ11-00014, Medical Center Smart Code Rezoning

The City Plan Commission (CPC) on May 5, 2011 unanimously recommended **approval** of the rezoning request. The request is to change the current zoning for all properties within the rezoning area to SCZ (SmartCode Zone).

The CPC found that the rezoning is in conformance with The Plan for El Paso and the 2025 Projected General Land Use Map. The CPC also determined that the rezoning protects the best interest, health, safety, and welfare of the public in general; and will not have an adverse effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were over 50 calls to the department requesting information on the rezoning.

There were two people in **opposition** to this request at the City Plan Commission hearing, specifically to the Civic Space requirement along Reynolds Street from Alameda Avenue to the Gateway East Boulevard. The Civic Space requirements have since been amended by removing the Civic Space requirement along Reynolds Street to address the concerns. There have been no other people in opposition to this request.

**Attachment:** Staff Report



Planning & Economic Development

Mayor  
John F. Cook

City Council

District 1  
Ann Morgan Lilly

District 2  
Susannah M. Byrd

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Rachel Quintana

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Beto O'Rourke

City Manager  
Joyce A. Wilson



## City of El Paso – City Plan Commission Staff Report

**Case No:** PZRZ11-00014 (REVISED STAFF REPORT)  
**Application Type:** Rezoning  
**CPC Hearing Date:** May 5, 2011  
**Staff Planner:** Ernesto Arriola, 915-541-4723, arriola@elpasotexas.gov

**Location:** South of Interstate 10, north and west of Paisano Drive and east of Boone Street  
**Legal Description:** being a portion of Lot 1 and all of Lots 2 through 30, Block 2, and Block 3, Tobins Washington Park, Lots 1 through 30, Block 1, Lots 1 through 54, Block 2, Lots 1 through 26, Block 3, Lots 1 through 17, Block 5, Lots 1 through 5, Block 6, Tobins Second, Block 1, Martinez Homestead Addition, Orchard Park Subdivision, Hadlock Subdivision, Val Verde Subdivision, Block 11, Tracts 1, 2, 2A, 2D1, 6 through 24, 25A, 25B, 25D, 26, 26A, 26B, 27B, 33A, 34, 34A, 35A, 35B, 36, 37B, 37B1, 37B2, 37C, 38C, 38C2, 39A1, E. Bennett Survey No. 11, Gateway Subdivision, Wilkins Replat, Portion of E.R. Talley Surveys 6 and 7 (El Paso Zoo), Block 9, Lots 8 through 25 and portion of Lots 5, 6, 7, 26 and 27, Block 10, Blocks 13 through 24, Lincoln Park Addition, Portion of Lots 1 and 2, Blocks 16, 17 and 32, French Addition, Block 3 and a portion of Block 4, Chula Vista Addition, Tobins Fourth Addition, Lots 67 through 77, Block 5, Lots 81 through 91, Lots 100 through 109, Block 6, Lots 111 through 122, Block 7, El Valle Addition, F. Neve Survey No. 8, Portion of Block 3, Portion of Lot 6 and Lots 7 through 41 and a portion of 42, Block 6, Portion of Lot 1 and Lots 2 through 44, Block 9, Lots 1 through 56, Block 14, Block 15, Portion of Lots 16 and 17, Lots 18 through 23 and a portion of 24, Block 16, Portion of Lot 12, Lots 13 through 28 and a portion of Lot 29, Block 17, Block 18, Block 19, Lots 1 through 14 and a portion of 15, Block 20, Lots 1 through 7, Block 21, Lots 1 through 7, Block 22, Lots 1 through 14, Lot 17 through 32, Block 24, Brentwood Heights, Medina Subdivision, Portion of all streets, railroads, alleys, laterals within the above described parcels, City of El Paso, El Paso County, Texas, Save and Except Lots 1 to 3, east 18.50 feet of Lot 6 all of Lots 7 through 11, Block 12, Tobin's Fourth and a 28.189 acre portion of E.R. Talley Survey No. 6 described in volume 317, page 520, Real property records of El Paso County, Texas

**Acres:** Approximately 412.58 acres of land which include public rights of way.  
**Rep District:** 3  
**Zoning:** GMU (General Mixed Use), M-1 (Light Industrial), S-D (Special District), R-5 (Residential), A-O (Apartment Office), C-1 (Commercial), C-3 (Commercial), C-4 (Commercial), SC (Special Contracts), C (Conditions) and SP (Special Permit)  
**Existing Use:** Medical, Light Industrial, Commercial, and Residential Uses  
**Request:** Rezone subject properties to SCZ (SmartCode Zone)  
**Proposed Use:** Mixed Use Development and Medical Center  
**Property Owner:** Multiple owners  
**Applicant:** City of El Paso  
**Representative(s):** Medical Center of the Americas Foundation / Placemakers

### SURROUNDING ZONING AND LAND USE

M-1 (Light Industrial), S-D (Special District), R-5 (Residential), A-O (Apartment Office), C-1 (Commercial), C-3 (Commercial), C-4 (Commercial)

### PLAN FOR EL PASO DESIGNATION

**Central Planning Area;** Residential, Mixed Use, Commercial, Medical Center of the Americas: Hospital District, Research District, Support District, Public Health District, Education District, Public Multi-Use District and Transportation Hub

## **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association  
Lincoln Park Conservation Committee

## **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within the proposed rezoning area and within 300 feet of the proposed rezoning area. The Planning Division has received numerous calls for information. No calls for support and one call in opposition of the rezoning request have been received.

## **PUBLIC MEETINGS**

Representative District 3, in coordination with the Medical Center of the Americas Foundation, scheduled the following public meetings:

**April 14, 2011, 6pm, Sylva Magnet School Cafeteria**  
Traffic congestion was the primary concern.

**May 4, 2011, 6pm, Sylva Magnet School Auditorium**

## **APPLICATION DESCRIPTION**

The City of El Paso and the Medical Center of the Americas Foundation is requesting to rezone 442.8 acres of property located south of Interstate 10, north and west of Paisano Drive and east of Boone Street from GMU (General Mixed Use), M-1 (Light Industrial), S-D (Special District), R-5 (Residential), A-O (Apartment Office), C-1 (Commercial), C-3 (Commercial), C-4 (Commercial), SC (Special Contracts), C (Conditions) and SP (Special Permit) to SCZ (SmartCode Zone) to allow for one Infill Regional Center Development (RCD) District and one Medical Center of the Americas Special District.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject properties to SCZ (SmartCode Zone).

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

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

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

## **Development Coordinating Committee Review**

Recommends approval of the rezoning to SCZ (SmartCode Zone).

## **Engineering & Construction Management Services Department – Plan Review**

No comments received.

## **Department of Transportation**

Recommend Approval

## **El Paso Water Utilities**

No comments received.

## **Fire Department**

No comments received.

### **CITY PLAN COMMISSION OPTIONS**

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

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

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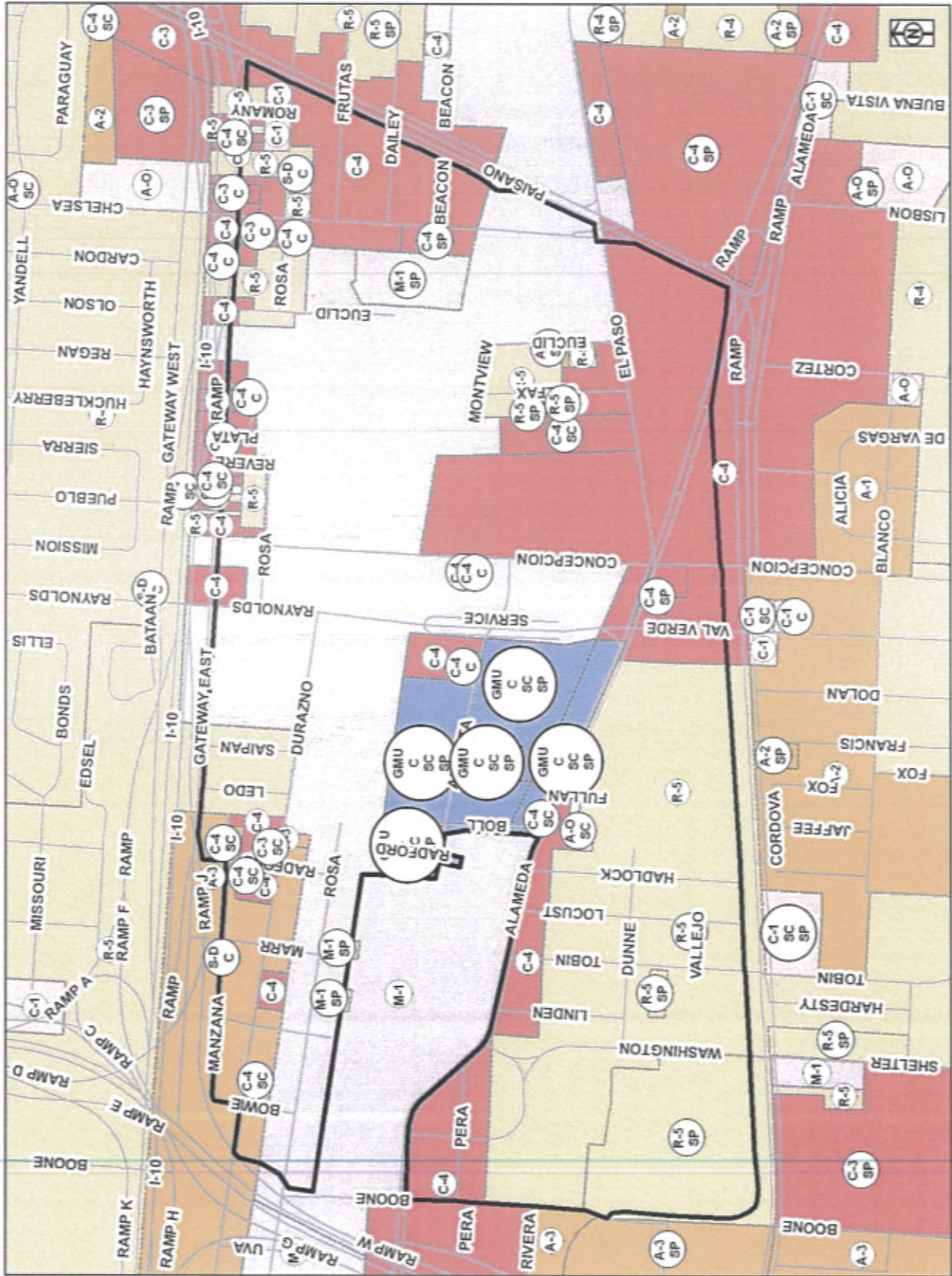
### **Attachments:**

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Infill Regulating Plan

ATTACHMENT 1: ZONING MAP



**ATTACHMENT 2: AERIAL MAP**



**ATTACHMENT 3: INFILL REGULATING PLAN**



# MEDICAL CENTER OF THE AMERICAS

EL PASO, TEXAS



SMARTCODE - TITLE 21 APPLICATION

JUNE 2011 - REVISED AREA

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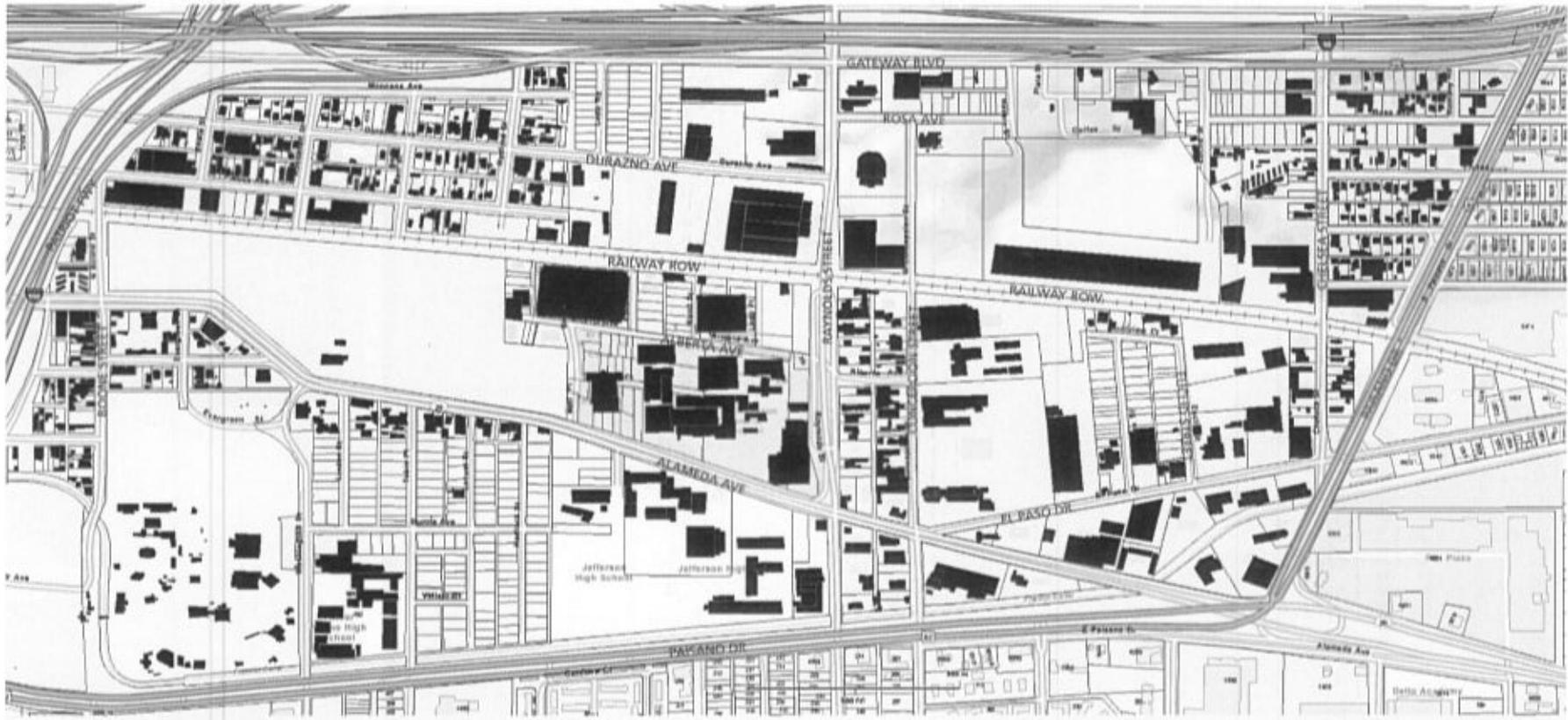
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COMMUNITY TYPE ..... 6  
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CIVIC SPACES ..... 8  
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MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS  
SMARTCODE - ARTICLE 4 APPLICATION

EXISTING SITE AERIAL  
SCALE 1" = 500'

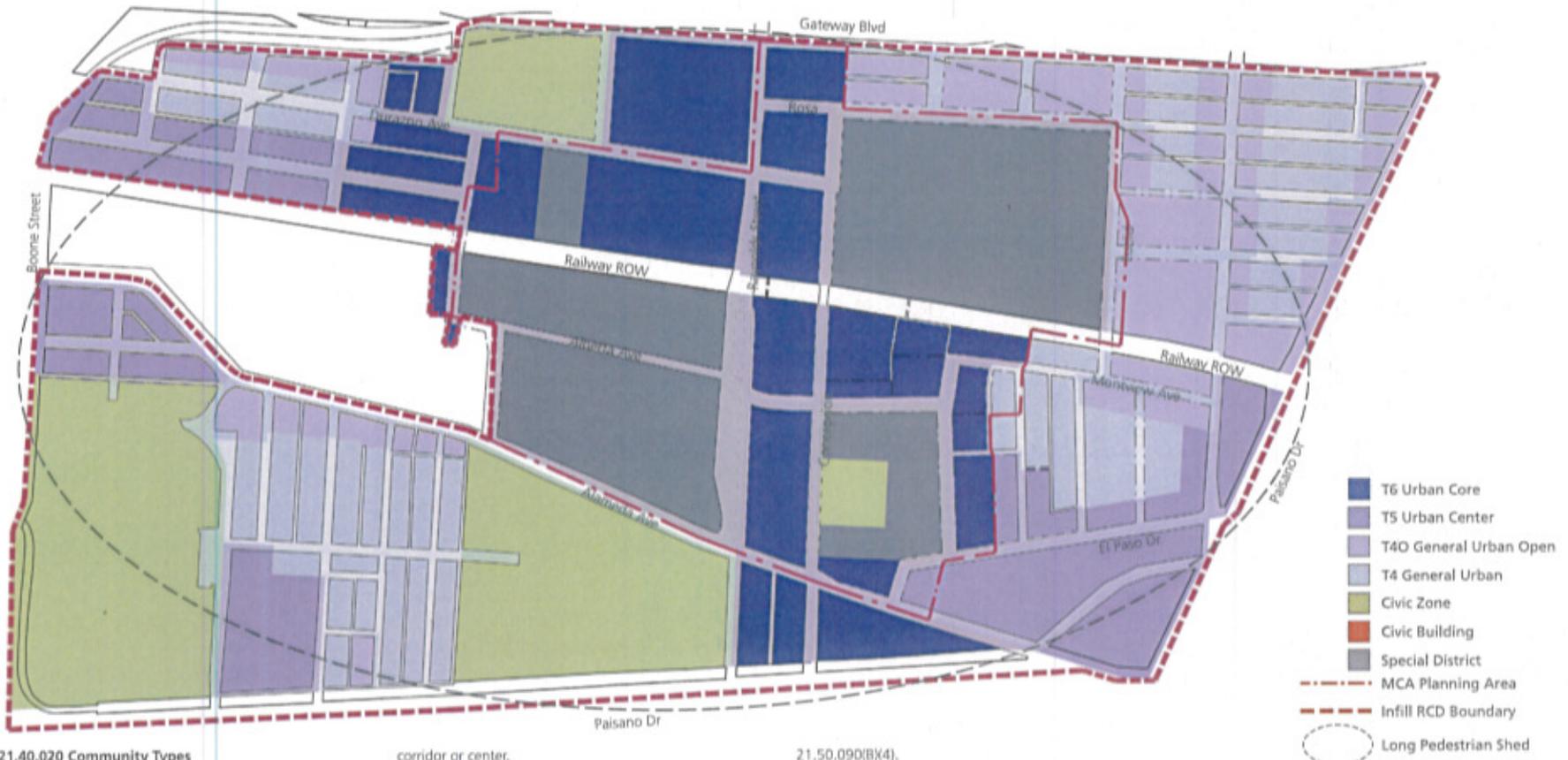




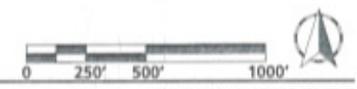
MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS  
 SMARTCODE - ARTICLE 4 APPLICATION

  
 SITE PLAN  
 SCALE 1" = 500'  
 4





RCD Community Boundary Area = 406.9 acres  
MCA Planning Area = 132 acres



**21.40.020 Community Types**

**C. Infill RCD (Regional Center Development)**

1. An Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An Infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use

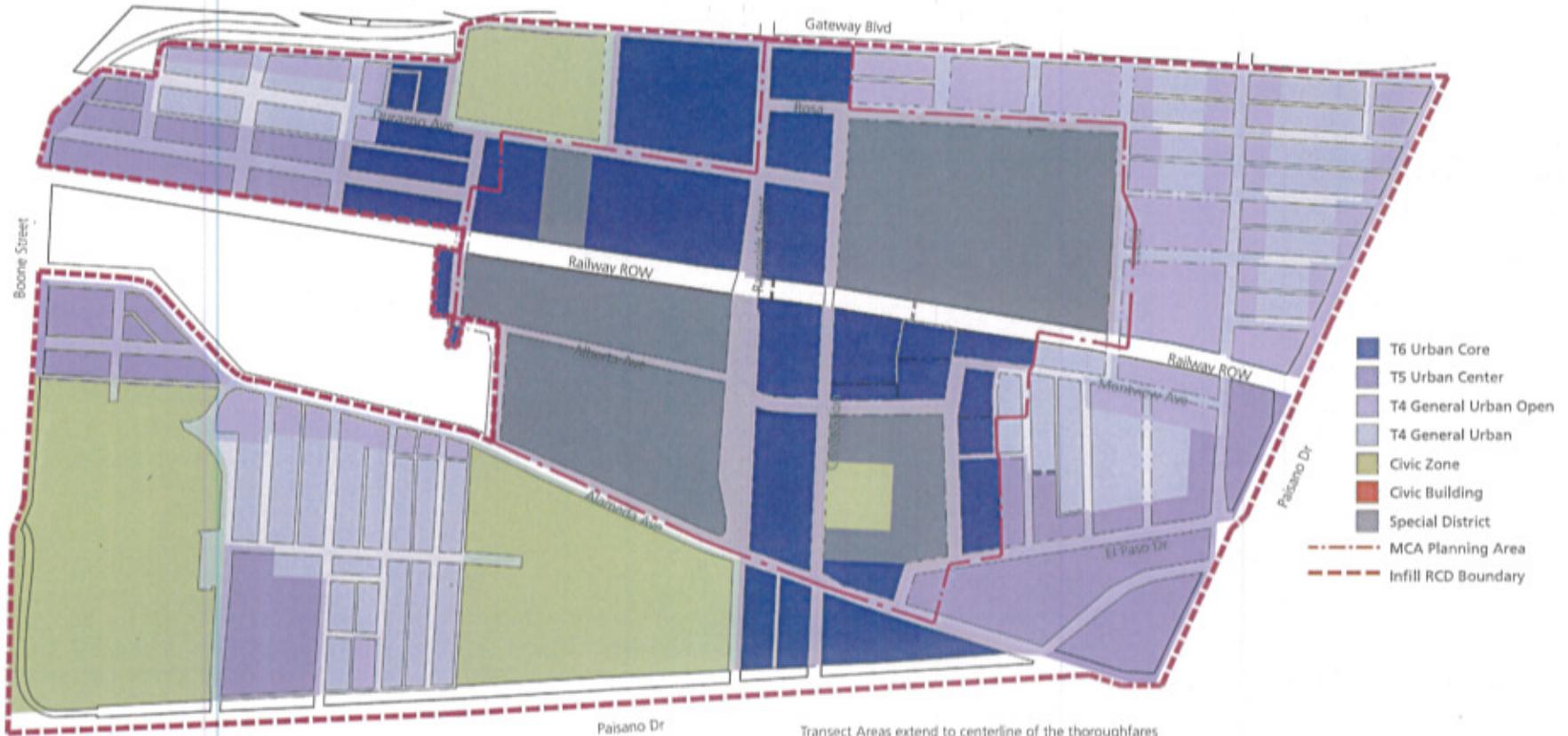
corridor or center.

2. The edges of an Infill RCD should blend into adjacent neighborhoods without buffers.

**D. Infill TOD (Transit-Oriented Development)**

1. Any Infill TND or Infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section

21.50.090(B)(4).



**20.40.030 Transect Zones**

A. Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

**21.80.170 Table 14 Requirements for a RCD:**

- T6 = 40 - 60%
- T5 = 10 - 30%
- T4O = 50% max.
- T4 = 10 - 30%

**Recommended allocations. Not required for Chapter 20.40 Application.**

Transect Areas extend to centerline of the thoroughfares

**INFILL RCD TRANSECT ALLOCATIONS**

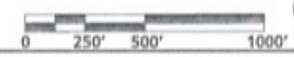
T6	T5	T4O	T4	SD	Civic	Total
77.4	54.7	47.9	54.4	73.6	72.5	384.6*
20.1%	14.2%	12.5%	14.1%	18.1%	18.9%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.

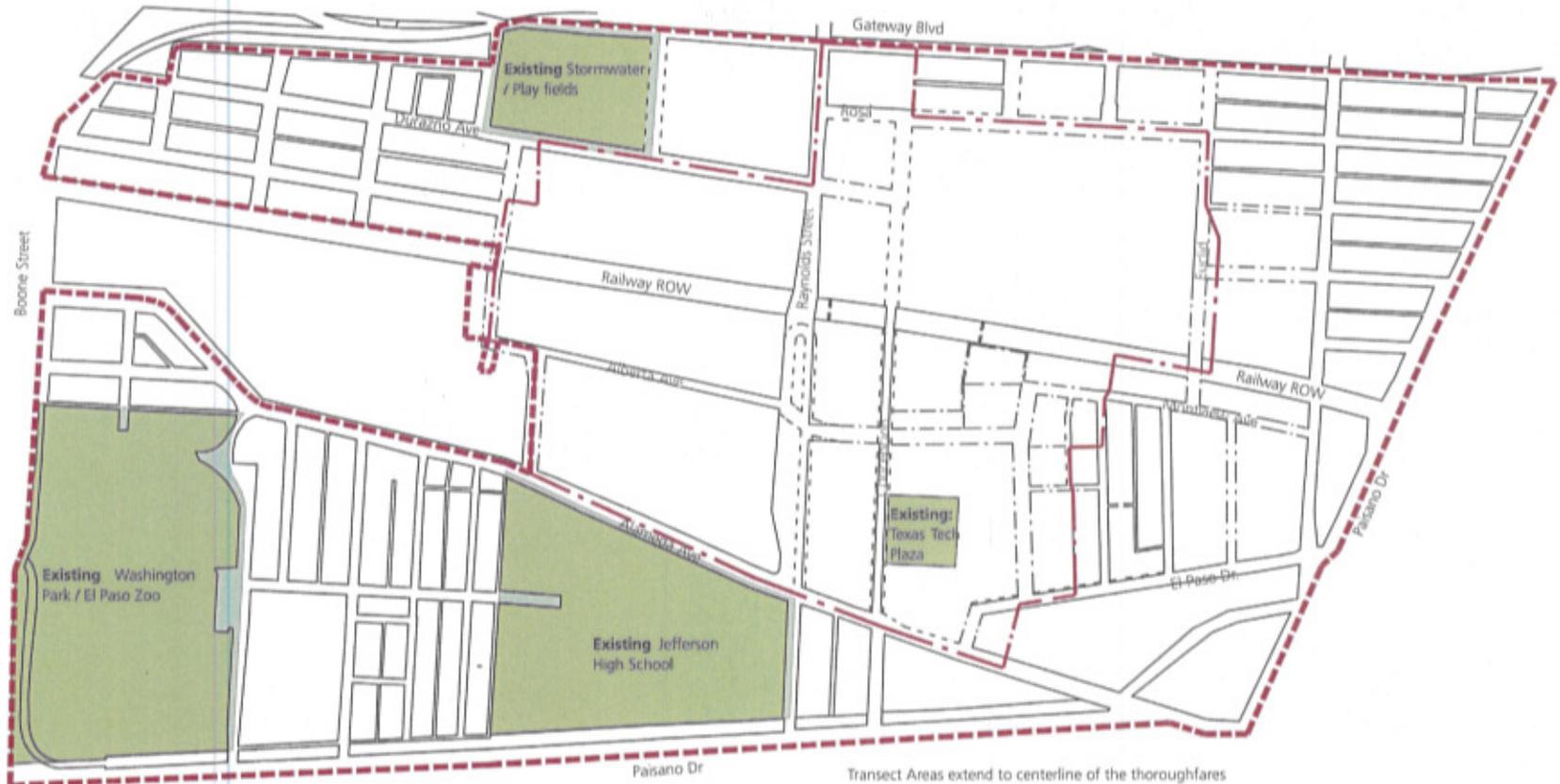
**MCA TRANSECT ALLOCATIONS**

T6	T5	T4	SD	Civic	Total
44.5	1.0	0.8	73.6	2.3	130.2*
34.0%	.8%	0.6%	56.3%	1.8%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.



**TRANSECT ZONE ALLOCATION**  
SCALE 1" = 400'



**21.40.040 Civic Zones**

**A. General**

1. Infill Plans should designate civic space zones (CS) and civic building zones (CB).
2. A civic zone may be permitted if it does not occupy more than 20% of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.40.050.
3. Parking for civic zones shall be calculated per the stan-

dards of Chapter 20.14 and Appendix C of this code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves.

**B. Civic Space Zones (CS)**

1. Civic spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adja-

Transect Areas extend to centerline of the thoroughfares

cent Transect Zone in a process of public consultation subject to the approval of the City Council.

**C. Civic Building Zones (CB)**

1. Civic buildings shall be permitted on civic zones reserved in the infill regulating plan.
2. Civic buildings shall be subject to the requirements of Chapter 21.50.

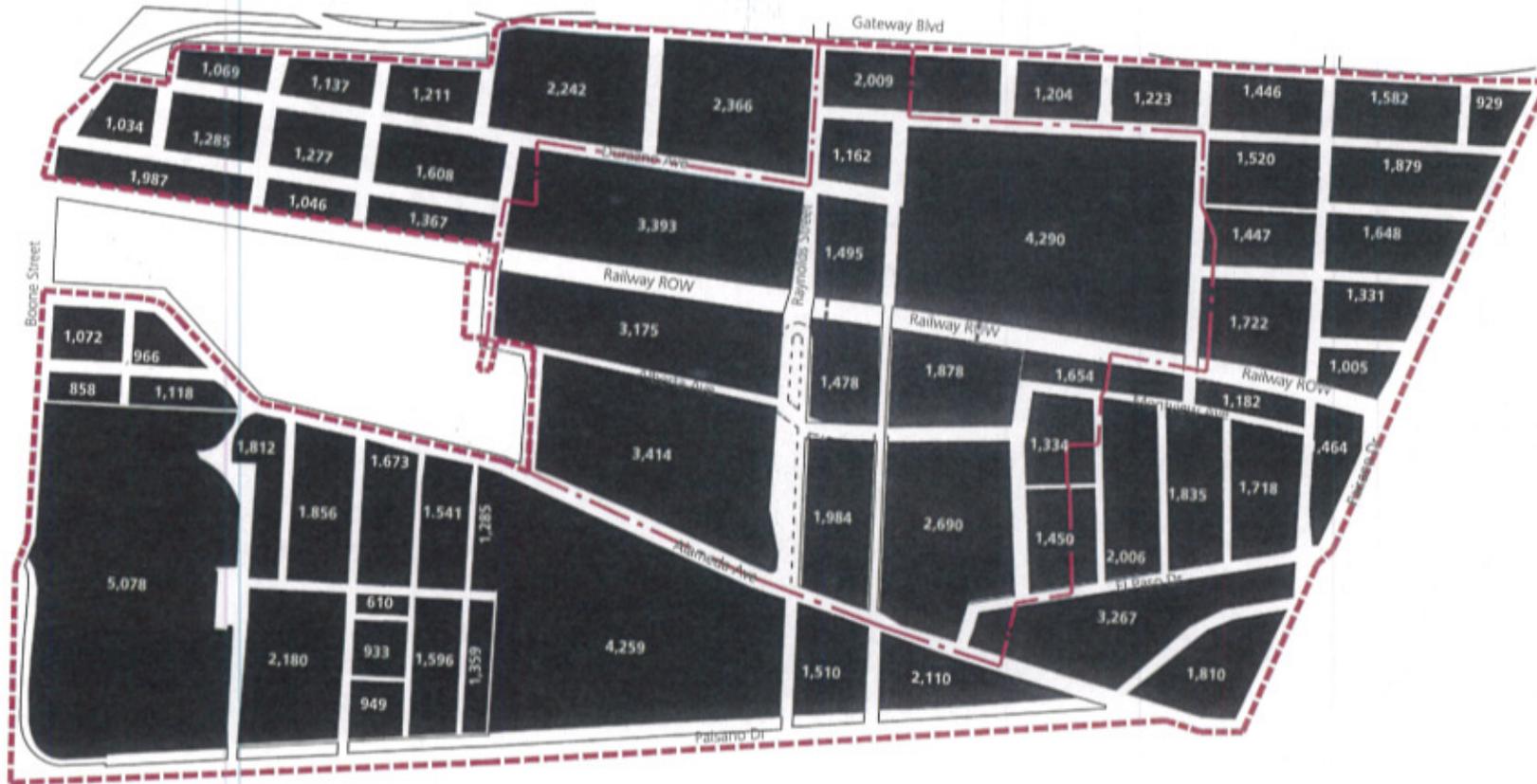
■ Civic Zone

--- MCA Planning Area

--- Infill RCD Boundary



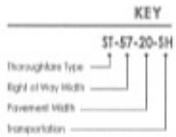




21.10.040 Infill Regulating Plans shall consist of one or more maps showing the following:

B.2.b.(3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);

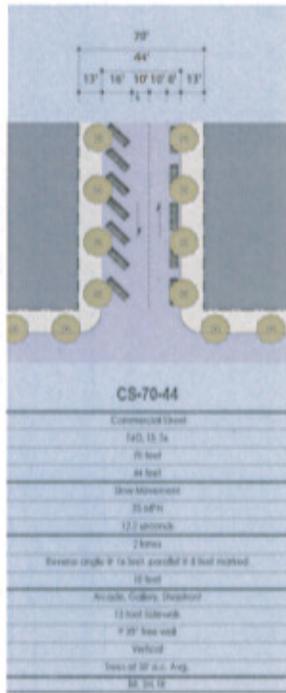
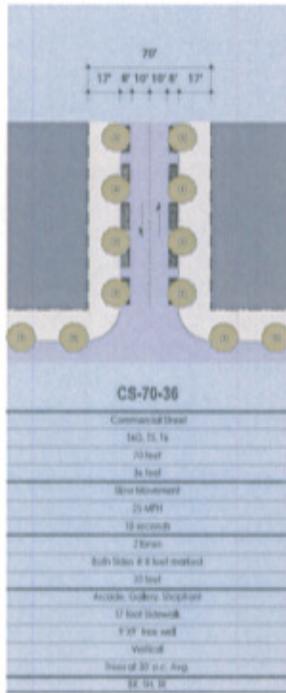
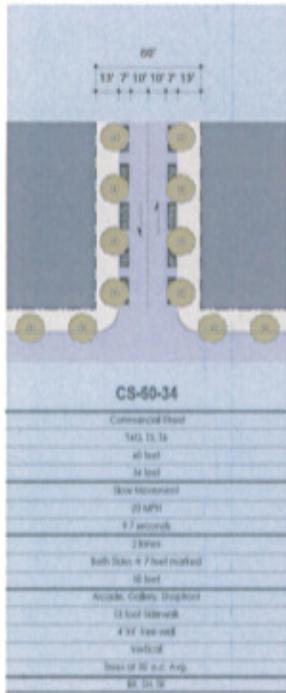
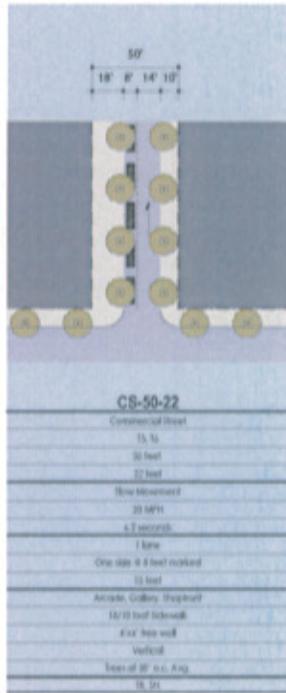
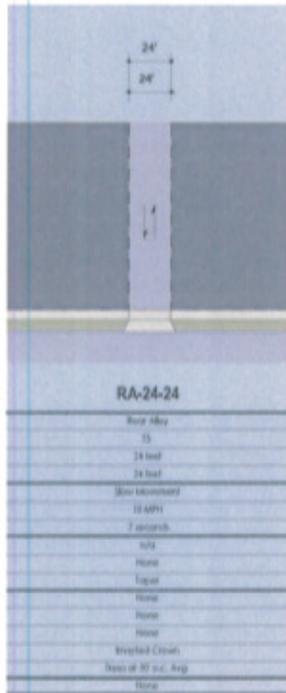




**THOROUGHFARE TYPES**

- Backroad AV
  - Avenue AV
  - Commercial Street CS
  - Street ST
  - Road RD
  - Road Alley RA
  - Road Lane RL
- TRANSPORTATION TYPE**
- Bicycle Lane BL
  - Bicycle Trail BT
  - Bicycle Route BR
  - Sharrow SH
  - Path PT
  - Front Route FR

Thoroughfare Type	Road Alley
Travel Lane Assignment	1S
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	15 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	None
Parking Lanes	None
Curb Radius	None
Public Footage Type	None
Walkway Type	None
Planter Type	None
Curb Type	Beveled Crown
Landscape Type	Tree at 30' o.c. Avg.
Transportation Provision	None



AV-75-44 or CS-70-36(+5)  
CS-60-34

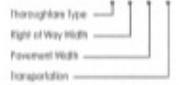
AV-75-40\*

**MEDICAL CENTER OF THE AMERICAS** EL PASO, TEXAS  
SMARTCODE - ARTICLE 4 APPLICATION

**THOROUGHFARE ASSEMBLIES**  
NOT TO SCALE

**KEY**

ST-57-20-SH

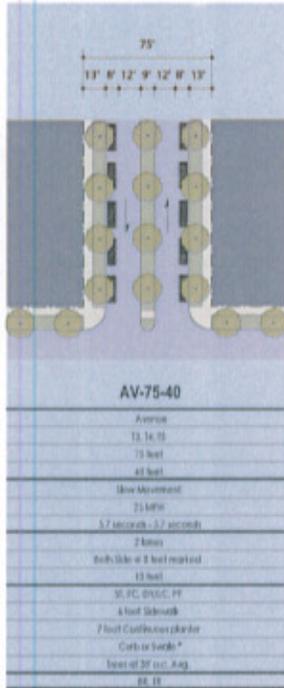


**THOROUGHFARE TYPES**

- Backroad: BV
- Avenue: AV
- Commercial Street: CS
- Street: SF
- Road: RD
- Road Alley: RA
- Road Lane: RL

**TRANSPORTATION TYPE**

- Bicycle Lane: BL
- Bicycle Path: BP
- Bicycle Route: BR
- Shoreline: SH
- Path: PT
- Local Route: LR



Thoroughfare Type	Avenue
Selected Lane Assignment	TL, TR, SL
Right-of-Way Width	75 feet
Pavement Width	40 feet
Shoulder	Sho Movement
Design Speed	35 MPH
Pedestrian Crossing Time	3.7 seconds - 3.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides - 8 feet marked
Curb Roadway	13 feet
Public Storage Type	ST, FC, D/S/C, PT
Walkway Type	4 foot Sidewalk
Planter Type	7 foot Curb/Planter/planter
Curb Type	Curb or Swale*
Landscape Type	Tree at 20' on Avg.
Transportation Problem	BB, LR



**20.40.070 Special Requirements**

A. An infill community plan may designate any of the following special requirements:

1. A differentiation of the thoroughfares as A-Grid and B-Grid.

3. Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns.

-  Required Gallery
-  B-Street

