

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: July 22, 2008  
Public Hearing: August 12, 2008

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

An Ordinance changing the zoning of a portion 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 from R-F (Ranch and Farm), PMD (Planned Mountain Development), M-2/c (Heavy Manufacturing/condition) to GMU (General Mixed-Use) and GMU/c (General Mixed Use/Condition) and approving a master zoning plan. The penalty is as provided for in chapter 20.24 of the El Paso City Code. Subject Property: North of US Highway 54 and East of Franklin Mountains. Applicants: El Paso Water Utilities – Public Service Board. ZON08-00055 (District 4).

**BACKGROUND / DISCUSSION:**

**PRIOR COUNCIL ACTION:**

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) –Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (6-0)

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

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

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

**DEPARTMENT HEAD:** \_\_\_\_\_

Victor Q. Torres  
Director, Development Services

**APPROVED FOR AGENDA:**

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

**DATE:** \_\_\_\_\_

CITY CLERK DEPT.

08 JUL 17 AM 9:35

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

AN ORDINANCE CHANGING THE ZONING OF A PORTION 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 FROM R-F (RANCH AND FARM), PMD (PLANNED MOUNTAIN DEVELOPMENT), M-2/C (HEAVY MANUFACTURING/CONDITION) TO GMU (GENERAL MIXED-USE) AND GMU/C (GENERAL MIXED USE/CONDITION) AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

That the zoning of a portion 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, and more particularly described in Exhibit 'A', be changed from R-F (Ranch and Farm), PMD (Planned Mountain Development), M-2/c (Heavy Manufacturing/condition) to GMU (General Mixed-Use) and GMU/c (General Mixed Use/condition) such land uses allowed as being reflected in the Master Zoning Plan Report attached as Exhibit "B" incorporated herein for all purposes, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

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

(Signatures on following page)

CITY CLERK DEPT.  
08 JUL 17 AM 9:35

THE CITY OF EL PASO

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_

Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_

for

Victor Q. Torres, Director  
Development Services Department

**METES AND BOUNDS – AREA 1**

1,501.648 acres (65,411,806 square feet)

A Portion of Sections 9, 10, 15, 16, 17 & 18, Block 81,  
Township 1, Texas & Pacific Railroad Company Surveys  
City of El Paso, El Paso County, Texas

**BEING** a portion of Sections 9, 10, 15, 16, 17 & 18, Block 81, Township 1, Texas & Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, being a portion of a tract of land described in Deed to City of El Paso, recorded in Volume 1176, Page 504 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to The City of El Paso, recorded in Volume 1272, Page 337 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to The City of El Paso, recorded in Volume 1242, Page 239 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to The City of El Paso, recorded in Volume 1272, Page 339 of the Deed Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod with plastic cap set in the west right-of-way line of Martin Luther King, Jr. Boulevard (a 160-foot wide public right of way) for the southwest corner of said premises, from which the common corner of Sections 18, 19, 22 & 23, Block 81, bears South 87°57'16" East, 67.15 feet;

**THENCE North 87°57'16" West**, with the south line of said premises, a distance of **5211.84 feet** to a 2-inch iron pipe found for corner;

**THENCE** leaving the south right-of-way line of said premises and crossing said City of El Paso tracts, the following courses and distances to wit:

- North 02°00'38" East**, with the south line of said premises, a distance of **302.09 feet** to a point for corner;
- North 87°57'13" West**, a distance of **295.32 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 32°24'43" East**, a distance of **261.79 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 04°41'42" West**, a distance of **538.19 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 89°59'20" West**, a distance of **347.11 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 00°00'10" West**, a distance of **717.35 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 89°58'27" East**, a distance of **344.53 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 16°40'54" East**, a distance of **399.85 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;

- North 09°12'05" West**, a distance of **1401.18 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 05°56'49" East**, a distance of **470.08 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 19°29'23" West**, a distance of **1377.57 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 21°47'33" East**, a distance of **443.33 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 41°38'02" East**, a distance of **554.14 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 12°11'55" West**, a distance of **348.35 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 82°20'20" West**, a distance of **455.77 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 07°39'43" West**, a distance of **96.25 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 43°45'10" East**, a distance of **831.38 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 04°54'19" West**, a distance of **323.40 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 42°47'57" West**, a distance of **505.56 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 44°34'36" East**, a distance of **162.78 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 50°13'01" East**, a distance of **358.23 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 35°35'17" East**, a distance of **158.35 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 39°48'56" West**, a distance of **618.39 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 00°02'09" East**, a distance of **371.74 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 13°59'16" East**, a distance of **151.81 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 02°21'22" East**, a distance of **774.10 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 02°29'20" East**, a distance of **1715.98 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 87°53'51" East**, a distance of **1712.08 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 75°27'41" East**, a distance of **66.02 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 48°57'49" East**, a distance of **79.99 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 89°42'16" East**, a distance of **109.15 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;

- North 72°27'30" East**, a distance of **104.78 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 10°27'23" East**, a distance of **93.31 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 71°18'48" East**, a distance of **231.65 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 85°03'31" East**, a distance of **455.81 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 59°24'36" East**, a distance of **161.74 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 89°59'25" East**, a distance of **505.66 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 68°12'39" East**, a distance of **262.16 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 36°26'44" East**, a distance of **214.20 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 86°53'10" East**, a distance of **2070.78 feet** to a 1/2-inch iron rod with plastic cap set for corner in the west right-of-way line of Martin Luther King, Jr. Boulevard;

**THENCE** with the west right-of-way line of Martin Luther King, Jr. Boulevard, the following courses and distances to wit:

- South 01°35'21" West**, a distance of **726.68 feet** to a 1/2-inch iron rod with plastic cap set for corner;
- South 01°35'21" West**, a distance of **5426.54 feet** to a 1/2-inch iron rod with plastic cap set for corner;
- South 01°35'21" West**, a distance of **4433.18 feet** to a 1/2-inch iron rod with plastic cap set for corner;
- South 02°08'51" West**, a distance of **859.54 feet** to the **POINT OF BEGINNING** and containing 1,501.648 acres (65,411,806 square feet) of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

**METES AND BOUNDS – AREA 2**

650.600 acres (28,340,145 square feet)

A Portion of Sections 11, 14 & 19, Block 81,  
Township 1, Texas & Pacific Railroad Company Surveys  
City of El Paso, El Paso County, Texas

**BEING** a portion of Sections 11, 14 & 19, Block 81, Township 1, Texas & Pacific Railroad Company Surveys City of El Paso, El Paso County, Texas, being a portion of a tract of land described in Deed to City of El Paso, recorded in Volume 1176, Page 504 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to The City of El Paso, recorded in Volume 1186, Page 183, Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to The City of El Paso, recorded in Volume 1272, Page 231 of the Deed Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod with plastic cap set for the intersection of east right-of-way line of Martin Luther King, Jr. Boulevard (a 160-foot wide public right of way) and the north right-of-way line of Loma Real Avenue (a public right-of-way), for the southwest corner of said premises, from which a 1/2-inch iron rod with plastic "TX 5337" cap found for the common corner of Sections 89, 19, 22 & 23, Block 81, bears North 87°57'17" West, 92.85 feet;

**THENCE North 02°08'51" East**, with the east right-of-way line of Martin Luther King, Jr. Boulevard, a distance of **860.05 feet** to a 1/2-inch iron rod with plastic cap set for corner;

**THENCE North 01°35'21" East**, the east right-of-way line of Martin Luther King, Jr. Boulevard, a distance of **4432.74 feet** to a point for corner;

**THENCE North 01°35'21" East**, the east right-of-way line of Martin Luther King, Jr. Boulevard, a distance of **5424.52 feet** to a point for corner;

**THENCE North 01°35'21" East**, the east right-of-way line of Martin Luther King, Jr. Boulevard, a distance of **725.66 feet** to a point for corner;

**THENCE South 86°53'30" East**, leaving the east right-of-way line of Martin Luther King, Jr. Boulevard, a distance of **2528.30 feet** to a 1/2-inch iron rod with plastic cap set for corner in the west line of a tract of land described in Deed to El Paso Electric Company, recorded in Volume 1338, Page 471 of the Real Property Records of El Paso County, Texas;

**THENCE South 02°04'19" West**, with the west line of the El Paso Electric Company tract, a distance of **6102.12 feet** to a 1/2-inch iron rod with plastic cap set for corner;

**THENCE South 01°58'57" West**, with the west line of the El Paso Electric Company tract, a distance of **5293.60 feet** to a 1/2-inch iron rod with plastic cap set for corner in the north right-of-way line of Loma Real Avenue;

**THENCE North 87°57'17" West**, with the north right-of-way line of Loma Real Avenue, a distance of **2448.11 feet** to the **POINT OF BEGINNING** and containing 650.600 acres (28,340,145 square feet) of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

**METES AND BOUNDS – AREA 3**

2,045.343 acres (89,095,150 square feet)

A Portion of Sections 11, 12, 13, 14, 19, 20 & 21, Block 81,  
Township 1, Texas & Pacific Railroad Company Surveys  
City of El Paso, El Paso County, Texas

**BEING** a portion of Sections 11, 12, 13, 14, 19, 20 & 21, Block 81, Township 1, Texas & Pacific Railroad Company Surveys City of El Paso, El Paso County, Texas, being a portion of a tract of land described in Deed to City of El Paso, recorded in Volume 1176, Page 504 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to The City of El Paso, recorded in Volume 1186, Page 183, Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to The City of El Paso, recorded in Volume 1272, Page 231 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to El Paso Water Utilities Board, recorded in Volume 1263, Page 146 of the Deed Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod with plastic cap set on the west right-of-way line of McCombs Street, dedicated to the State of Texas by Deed recorded in Volume 1410, Page 576 of the Deed Records of El Paso County, Texas (a 150-foot wide public right-of-way) from which a Concrete TxDot Monument with bronze cap found for the common corner of Sections 20 & 21, Block 81 and Sections 19 & 30, Block 80, bears South 87°58'34" East, 75.00 feet;

**THENCE South 02°01'26" West**, with the west right-of-way line of McCombs Street, a distance of **526.41 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner in the north right-of-way line of U.S. Highway 54 (a 400-foot wide public right-of-way);

**THENCE South 51°37'59" West**, with the north right-of-way line of U.S. Highway 54, a distance of **1124.39 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;

**THENCE North 38°22'40" West**, leaving the north right-of-way line of U.S. Highway 54, a distance of **1647.88 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;

**THENCE North 87°58'27" West**, with the south line of said premises, a distance of **3283.45 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;

**THENCE North 87°57'17" West**, with the south line of said premises, a distance of **2539.39 feet** to a 1/2-inch iron rod with plastic cap set for corner in the east line of a tract of land described in Deed to El Paso Electric Company, recorded in Volume 1338, Page 471 of the Real Property Records of El Paso County, Texas;

**THENCE North 01°58'57" East**, with the east line of said El Paso Electric Company tract, a distance of **5293.68 feet** to a 1/2-inch iron rod with plastic cap set for corner;

**THENCE North 02°04'19" East**, with the east line of said El Paso Electric Company tract, a distance of **6098.32 feet** to a 1/2-inch iron rod with plastic cap set for corner;

**THENCE South 86°53'15" East**, leaving the east line of said El Paso Electric Company tract, a distance of **7744.48 feet** to a 1/2-inch iron rod with plastic cap set for corner in the west right-of-way line of McCombs Street;

**THENCE South 02°05'16" West**, with the west right-of-way line of McCombs Street, a distance of **660.46 feet** to a 1/2-inch iron rod with plastic cap set for corner;

**THENCE South 02°03'39" West**, with the west right-of-way line of McCombs Street, a distance of **5288.97 feet** to a 1/2-inch iron rod with plastic cap set for corner;

**THENCE South 01°56'52" West**, a distance of **5296.37 feet** to the **POINT OF BEGINNING** and containing 2,045.343 acres (89,095,150 square feet) of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

**METES AND BOUNDS – AREA 4**

1003.107 acres (43,695,333 square feet)

A Portion of Sections 7, 17, 18, 19, 20 & 30, Block 80,  
Township 1, Texas & Pacific Railroad Company Surveys  
City of El Paso, El Paso County, Texas

**BEING** a tract of land situated in Sections 7, 17, 18, 19, 20 & 30, Block 80, Township 1 of the Texas & Pacific Railroad Company Survey, City of El Paso, El Paso County, Texas, being a portion of a tract of land described in Deed to The City of El Paso, recorded in Volume 1186, Page 183 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to El Paso Natural Gas Company, recorded in Volume 307, Page 91 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to City of El Paso, recorded in Volume 1176, Page 504 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described in Deed to The City of El Paso, recorded in Volume 1186, Page 178 of the Deed Records of El Paso County, being a portion of a tract of land described in Deed to El Paso Water Utilities Board, recorded in Volume 1616, Page 219 & Volume 1263, Page 1476 of the Deed Records of El Paso County, Texas, being a portion of a tract of land described and conveyed in Deed's to City of El Paso, recorded in Volume 4614, Pages 353, 361, 369 & 377 of the Deed Records of El Paso County, Texas and being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2-inch iron rod with plastic cap set for the intersection of east right-of-way line of McCombs Street, dedicated to the State of Texas by Deed recorded in Volume 1410, Page 576 of the Deed Records of El Paso County, Texas (a 150-foot wide public right-of-way) and the north right-of-way line of U.S. Highway 54 (a 400-foot wide public right-of-way) for the southwest corner of the subject property;

**THENCE North 02°01'26" East**, with the east right-of-way line of McCombs Street, a distance of **510.01 feet** to a 1/2-inch iron rod with plastic cap set for corner, from which a Concrete TxDot Monument with bronze cap found for the common corner of Sections 30 & 19, Block 80 and Sections 20 & 21, Block 81, bears North 86°57'30" West, 75.01 feet;

**THENCE North 01°56'52" East**, with the east right-of-way line of McCombs Street, a distance of **5296.22 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;

**THENCE North 02°03'39" East**, with the east right-of-way line of McCombs Street, a distance of **5288.02 feet** to a 1/2-inch iron rod with plastic cap set for corner;

**THENCE North 02°05'16" East**, with the east right-of-way line of McCombs Street, a distance of **539.84 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for the intersection of the south right-of-way line of Stan Roberts Sr. Drive (a 120-foot wide public right-of-way) and the east right-of-way line of McCombs Street;

**THENCE South 86°53'15" East**, with the south right-of-way line of Stan Roberts Sr. Drive, a distance of **789.26 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;

**THENCE** leaving the south right-of-way line of Stan Roberts Sr. Drive, the following courses and distances to wit:

- South 33°39'07" East**, a distance of **1441.10 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 02°22'35" West**, a distance of **1516.17 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 87°35'40" East**, a distance of **2115.02 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 65°17'57" East**, a distance of **1547.56 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 45°19'14" East**, a distance of **25.54 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 45°17'44" East**, a distance of **1720.06 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 45°19'14" East**, a distance of **71.58 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 45°12'25" East**, a distance of **1315.09 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner in the north right-of-way line of U.S. Highway 54;

**THENCE** with the north right-of-way line of U.S. Highway 54, the following courses and distances to wit:

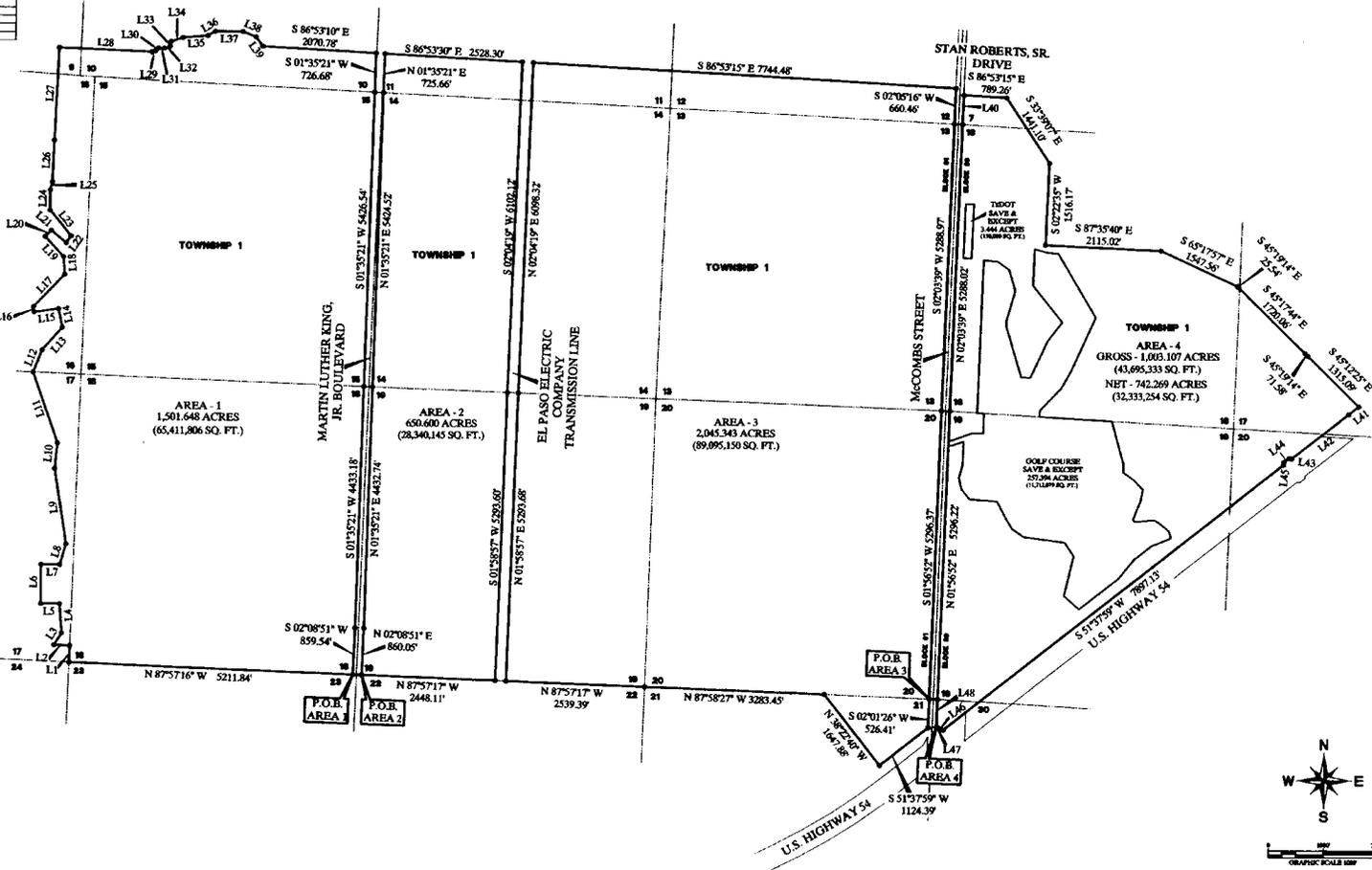
- South 51°37'39" West**, a distance of **233.27 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 51°37'59" West**, a distance of **1314.86 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 83°22'01" West**, a distance of **48.08 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 51°37'59" West**, a distance of **120.00 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 06°37'59" West**, a distance of **48.08 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- South 51°37'59" West**, a distance of **7897.13 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 63°11'30" West**, a distance of **108.92 feet** to a 1/2-inch iron rod with plastic "TX 5337" cap found for corner;
- North 88°03'02" West**, a distance of **25.46 feet** to the **POINT OF BEGINNING** and containing 1003.107 acres (43,695,333 square feet) of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

LEGEND	
1	Survey Line
2	Boundary Line
3	Right of Way Line
4	Right of Way Line
5	Right of Way Line
6	Right of Way Line
7	Right of Way Line
8	Right of Way Line
9	Right of Way Line
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LINE TYPE LEGEND	
1	Survey Line
2	Boundary Line
3	Right of Way Line
4	Right of Way Line
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LINE TABLE	
L1	N 02°00'00" E 302.09'
L2	N 87°15'15" W 293.32'
L3	N 32°24'43" E 261.79'
L4	N 04°11'12" E 338.19'
L5	S 89°22'08" W 347.11'
L6	N 00°01'19" W 717.35'
L7	S 89°58'27" E 344.53'
L8	N 16°40'54" E 399.85'
L9	N 09°12'00" W 1401.16'
L10	N 05°50'49" E 470.08'
L11	N 19°29'23" W 1377.57'
L12	N 21°47'33" E 443.33'
L13	N 41°00'00" E 554.14'
L14	N 12°11'55" W 348.35'
L15	S 82°20'20" W 455.77'
L16	N 07°39'43" E 36.25'
L17	N 43°45'12" E 431.38'
L18	N 04°54'15" W 323.40'
L19	N 42°47'57" W 508.56'
L20	N 44°34'36" E 102.78'
L21	S 89°12'01" E 338.27'
L22	N 35°31'17" E 158.32'
L23	N 39°48'56" W 618.39'
L24	N 04°02'09" E 371.74'
L25	N 35°59'16" E 151.81'
L26	N 02°11'22" E 774.16'
L27	N 02°22'00" E 1715.98'
L28	S 87°35'15" E 1712.08'
L29	N 79°37'41" E 46.02'
L30	N 48°57'46" E 79.99'
L31	N 89°42'16" E 109.15'
L32	N 72°27'30" E 104.78'
L33	N 07°17'25" E 92.31'
L34	N 71°16'48" E 231.65'
L35	N 85°03'31" E 455.81'
L36	N 59°24'36" E 161.74'
L37	N 89°59'25" E 305.66'
L38	S 01°17'59" W 262.16'
L39	S 36°28'44" E 214.20'
L40	N 02°05'16" E 539.84'
L41	S 51°49'59" W 233.77'
L42	S 51°49'59" W 1314.30'
L43	N 83°22'01" W 48.08'
L44	S 51°49'59" W 1200.00'
L45	S 06°37'59" W 48.08'
L46	N 01°13'37" W 108.92'
L47	N 88°03'02" W 25.46'
L48	N 02°01'26" E 518.01'



AREA TABULATION	
AREA - 1	1,501,648
AREA - 2	650,600
AREA - 3	2,045,343
AREA - 4	742,269
NET ACRES	4,939,860



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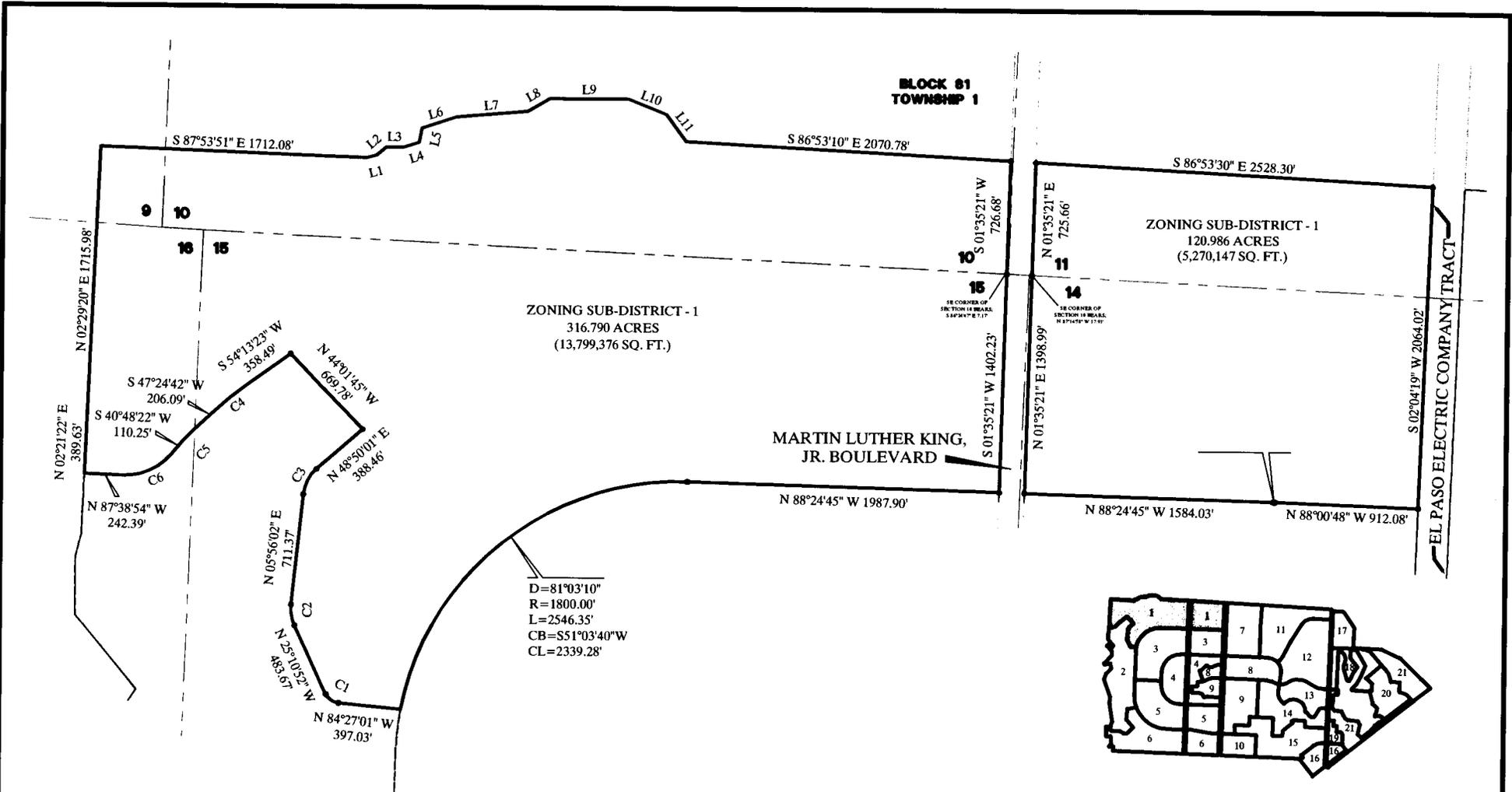
TOWNSHIP 1  
TEXAS & PACIFIC RAILROAD COMPANY SURVEYS  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

ZONING EXHIBIT

Date:	11-11-2008
Drawn by:	CH
Checked by:	ME
Date:	07/20/08
Project No.:	442000

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 8/7/2008 5:02 PM

EXHIBIT 'A'  
 Page 12 of 34



**CURVE TABLE**

	D	R	L	CB	CL
C1	58°50'31"	100.00'	102.70'	N4°36'08"W	98.24'
C2	31°06'55"	250.00'	135.77'	N09°37'25"W	134.10'
C3	43°01'18"	250.00'	187.72'	N27°26'41"E	183.34'
C4	6°48'40"	2000.00'	237.76'	S50°49'03"W	237.62'
C5	6°36'20"	800.00'	92.23'	S44°06'32"W	92.18'
C6	51°32'44"	400.00'	359.86'	S66°34'44"W	347.84'

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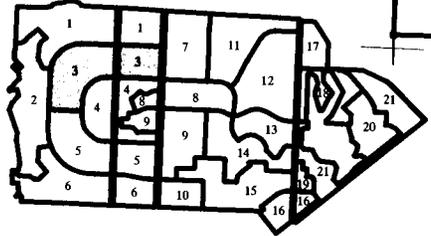
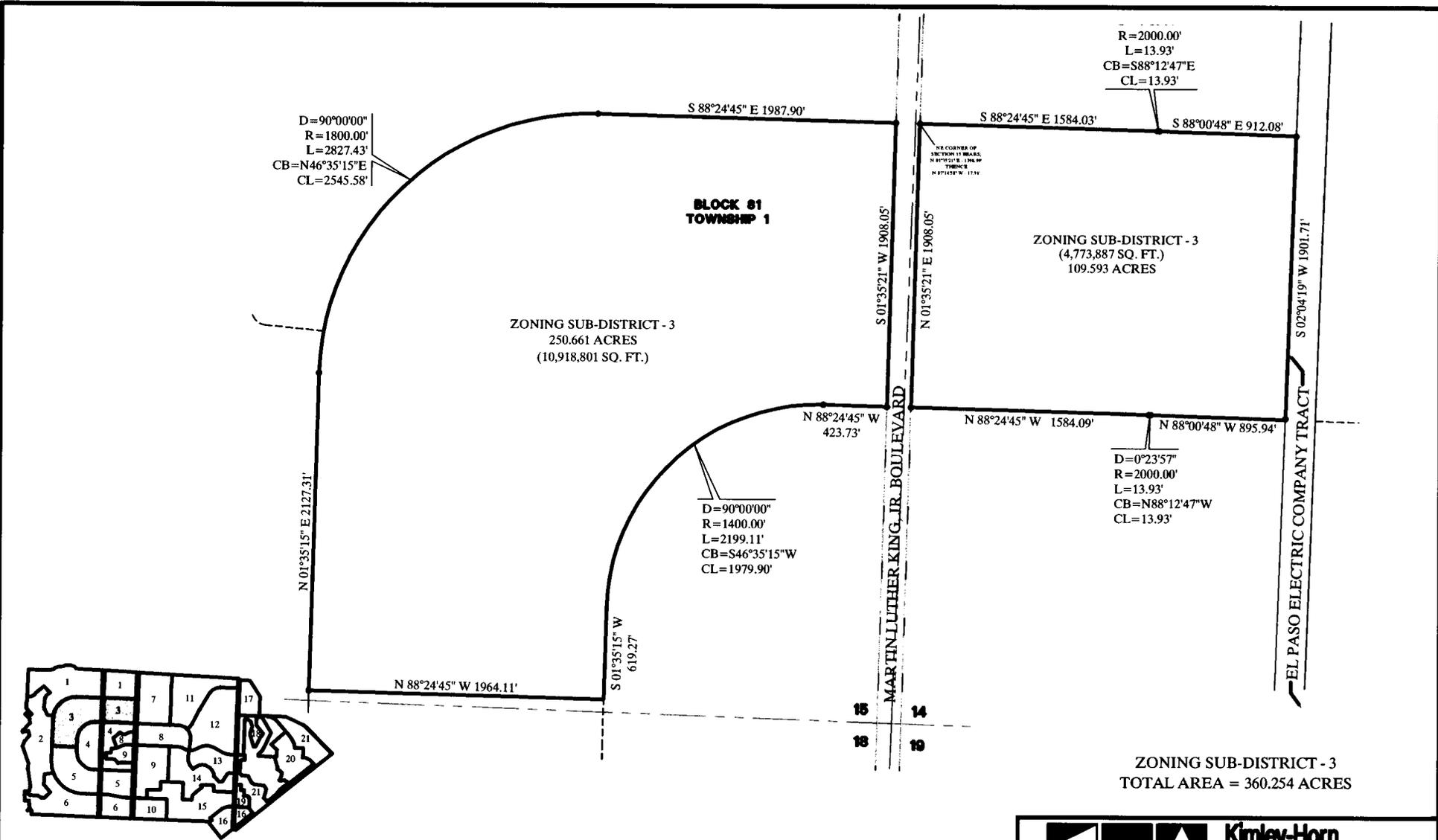
**Kimley-Horn and Associates, Inc.**

12700 Park Central Drive, Suite 1800  
 Dallas, Texas 75251

Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820

Scale 1" = 600'	Drawn by CM	Checked by KG	Date 08/07/08	Project No. 068200006	Sheet No. 1 OF 1
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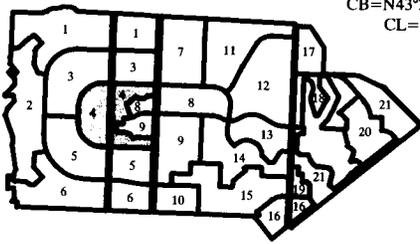


"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

		<b>Kimley-Horn and Associates, Inc.</b> 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251 Tel. No. (972) 770-1300 Fax No. (972) 239-3820			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 600'	CM	KG	08/07/08	068200006	1 OF 1

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**EXHIBIT 'A'**  
 Page 15 of 34

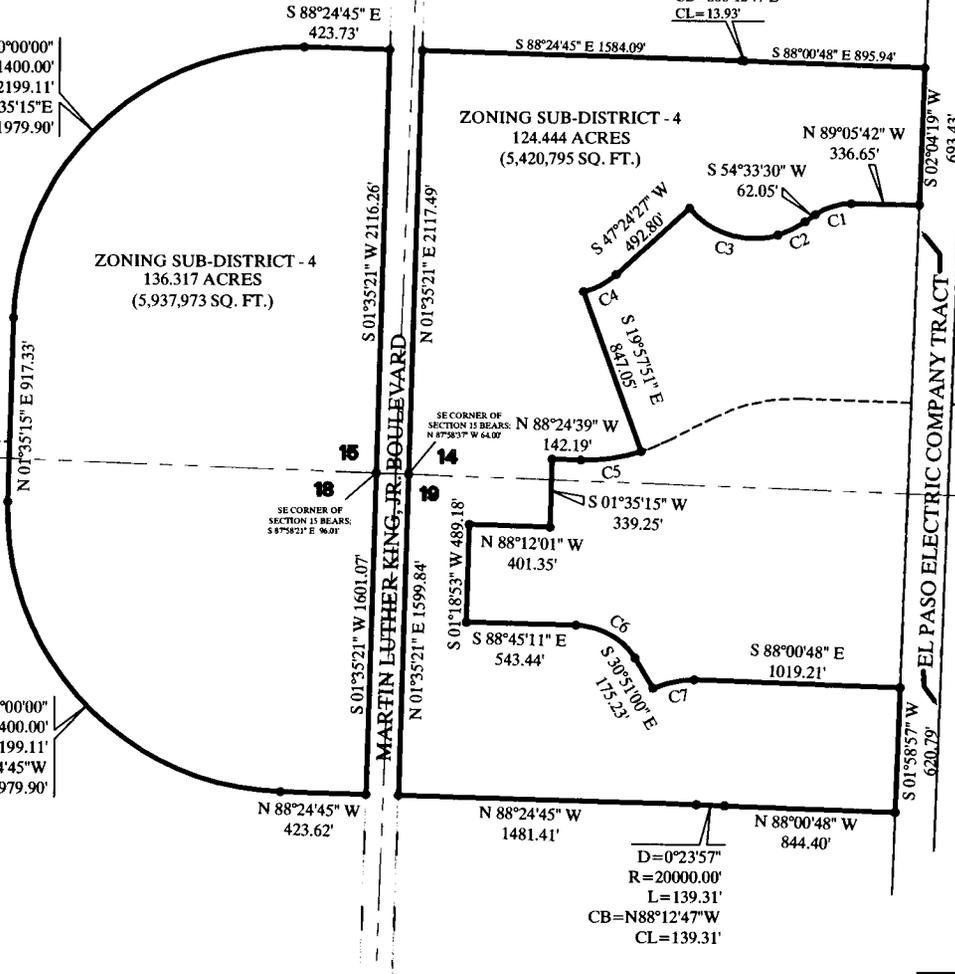


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 L=2199.11'  
 CB=N46°35'15"E  
 CL=1979.90'

D=90°00'00"  
 R=1400.00'  
 L=2199.11'  
 CB=N43°24'45"W  
 CL=1979.90'

D=0°23'57"  
 R=2000.00'  
 L=13.93'  
 CB=S88°12'47"E  
 CL=13.93'

D=0°23'57"  
 R=2000.00'  
 L=139.31'  
 CB=N88°12'47"W  
 CL=139.31'



CURVE TABLE						
	D	R	L	CB	CL	
C1	36°12'34"	300.00'	189.59'	S72°39'46"W	186.45'	
C2	17°16'33"	500.00'	150.76'	S63°11'46"W	150.19'	
C3	67°38'52"	411.08'	485.36'	N73°10'28"W	457.65'	
C4	30°19'38"	350.00'	185.26'	S61°55'30"W	183.10'	
C5	19°20'02"	900.00'	303.70'	S81°55'20"W	302.26'	
C6	55°23'02"	361.00'	348.95'	60°56'34"E	335.53'	
C7	24°11'27"	500.00'	211.11'	N77°54'16"E	209.54'	

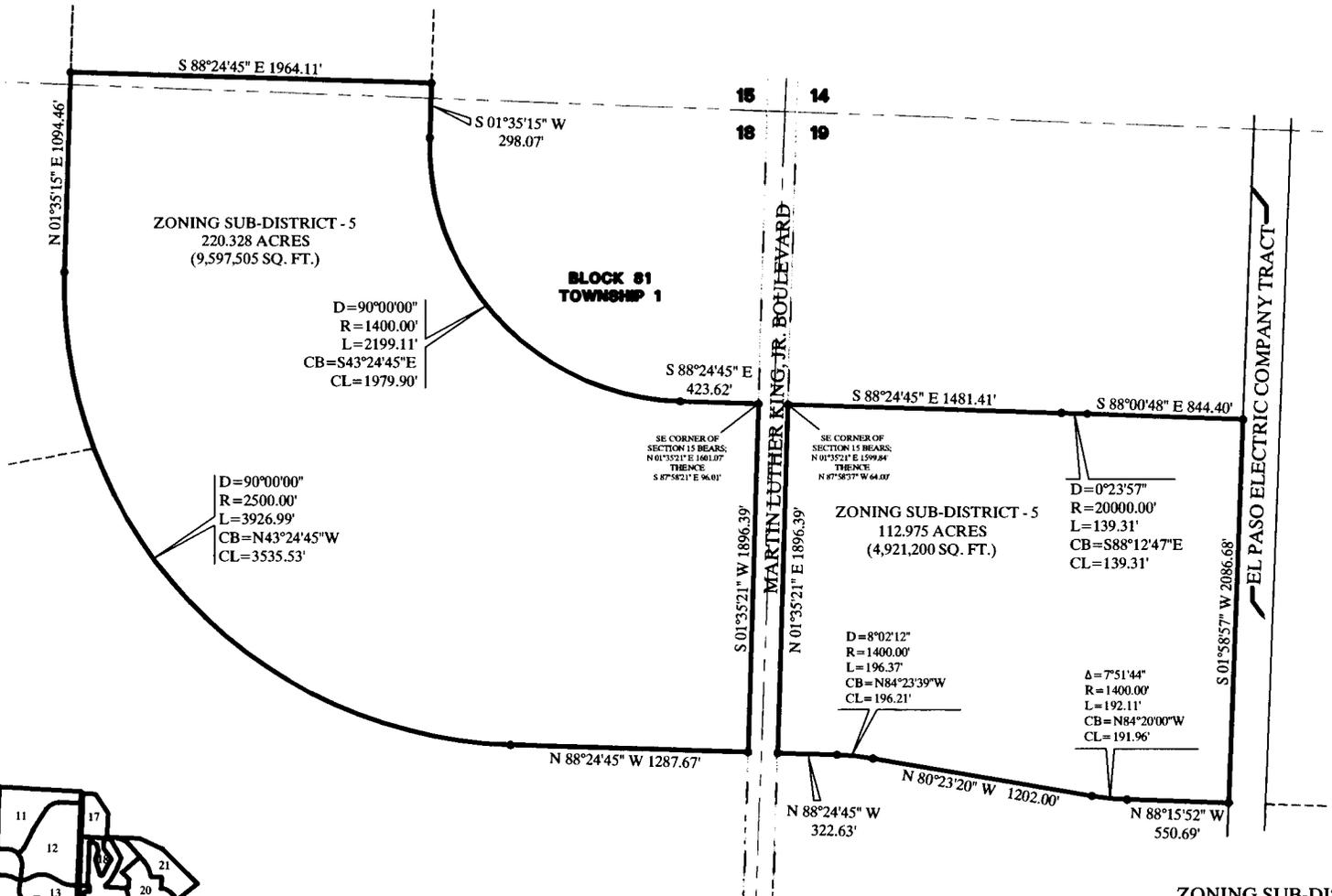
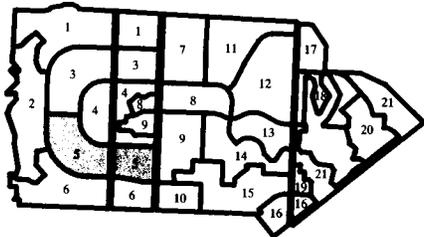
**ZONING SUB-DISTRICT - 4**  
**TOTAL AREA = 260.761 ACRES**

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		<b>Scale</b> 1" = 600'	<b>Drawn by</b> CM	<b>Checked by</b> KG	<b>Date</b> 08/07/08

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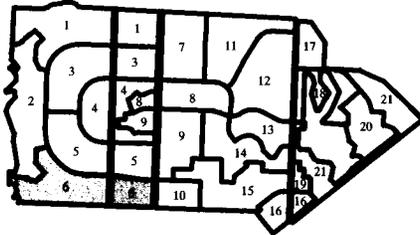
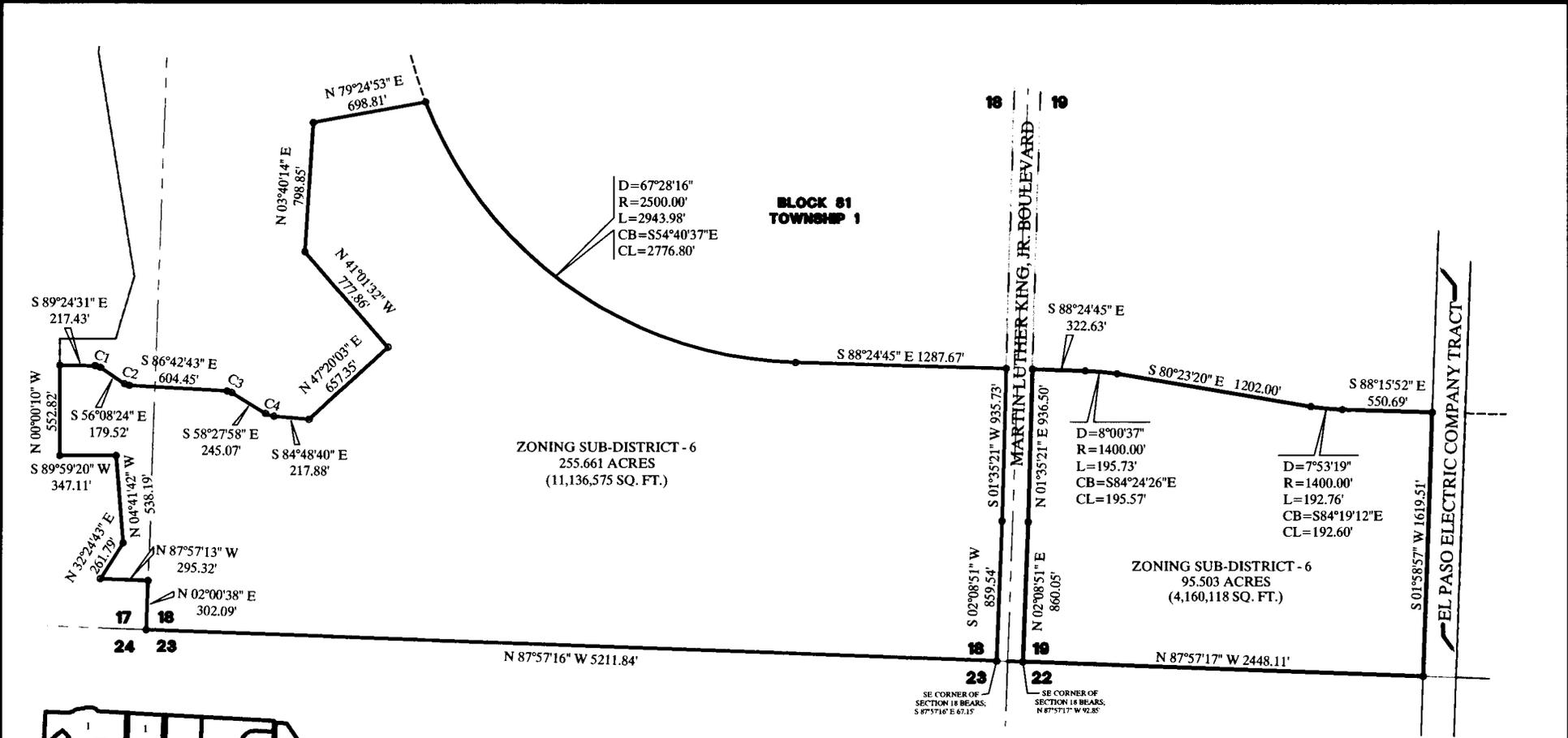
EXHIBIT 'A'  
 Page 16 of 34



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		<b>Scale</b> 1" = 600'	<b>Drawn by</b> CM	<b>Checked by</b> KG	<b>Date</b> 08/07/08

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 2008-08-28 10:00:00ZON-REBTRK.DWG



CURVE TABLE

	D	R	L	CB	CL
C1	33°16'07"	60.00'	34.84'	S72°46'27"E	34.35'
C2	30°34'20"	60.00'	32.02'	S71°25'34"E	31.64'
C3	28°14'45"	60.00'	29.58'	S72°35'21"E	29.28'
C4	26°20'42"	120.00'	55.18'	S71°38'19"E	54.69'

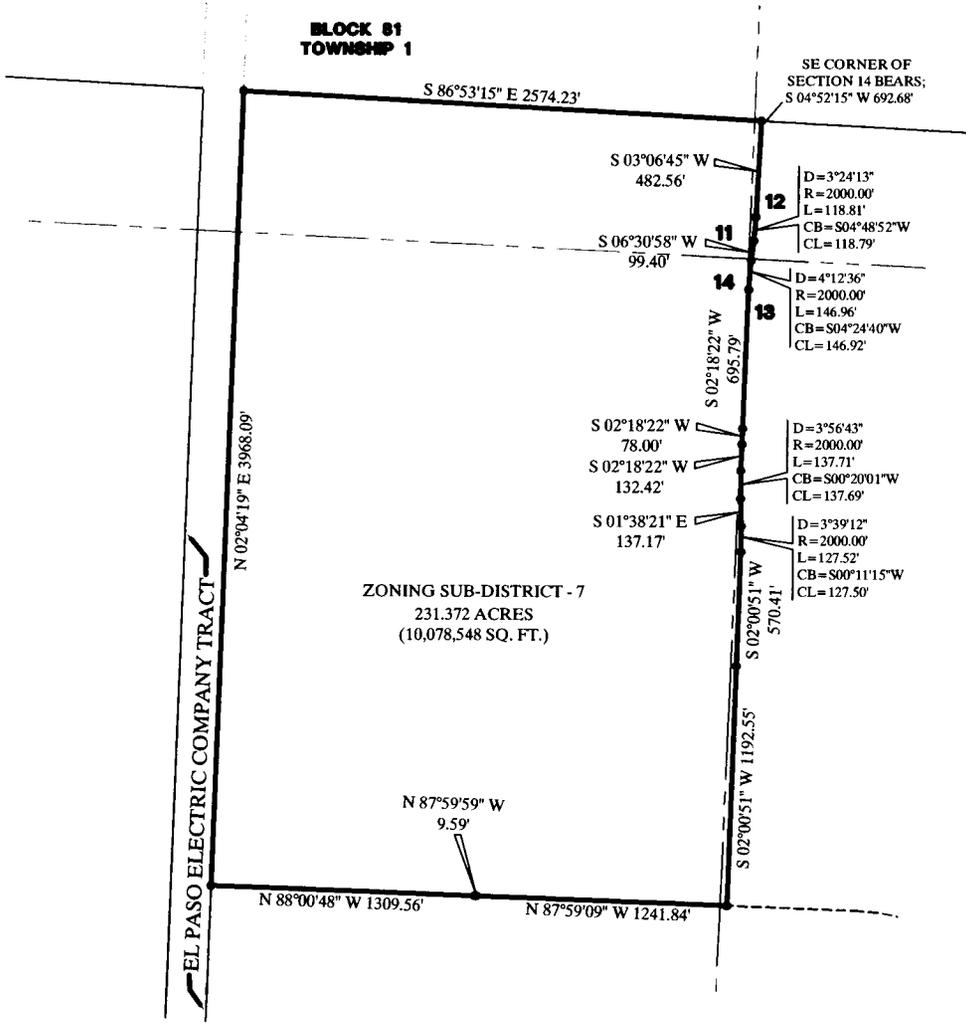
ZONING SUB-DISTRICT - 6  
 TOTAL AREA = 351.164 ACRES

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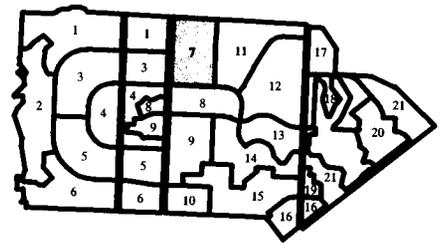
		<b>Kimley-Horn and Associates, Inc.</b> 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
		Scale	Drawn by	Checked by	Date
1" = 600'	CM	KG	08/07/08	068200006	1 OF 1

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**BLOCK 81  
 TOWNSHIP 1**



ZONING SUB-DISTRICT - 7  
 231.372 ACRES  
 (10,078,548 SQ. FT.)



ZONING SUB-DISTRICT - 7  
 TOTAL AREA = 231.372 ACRES

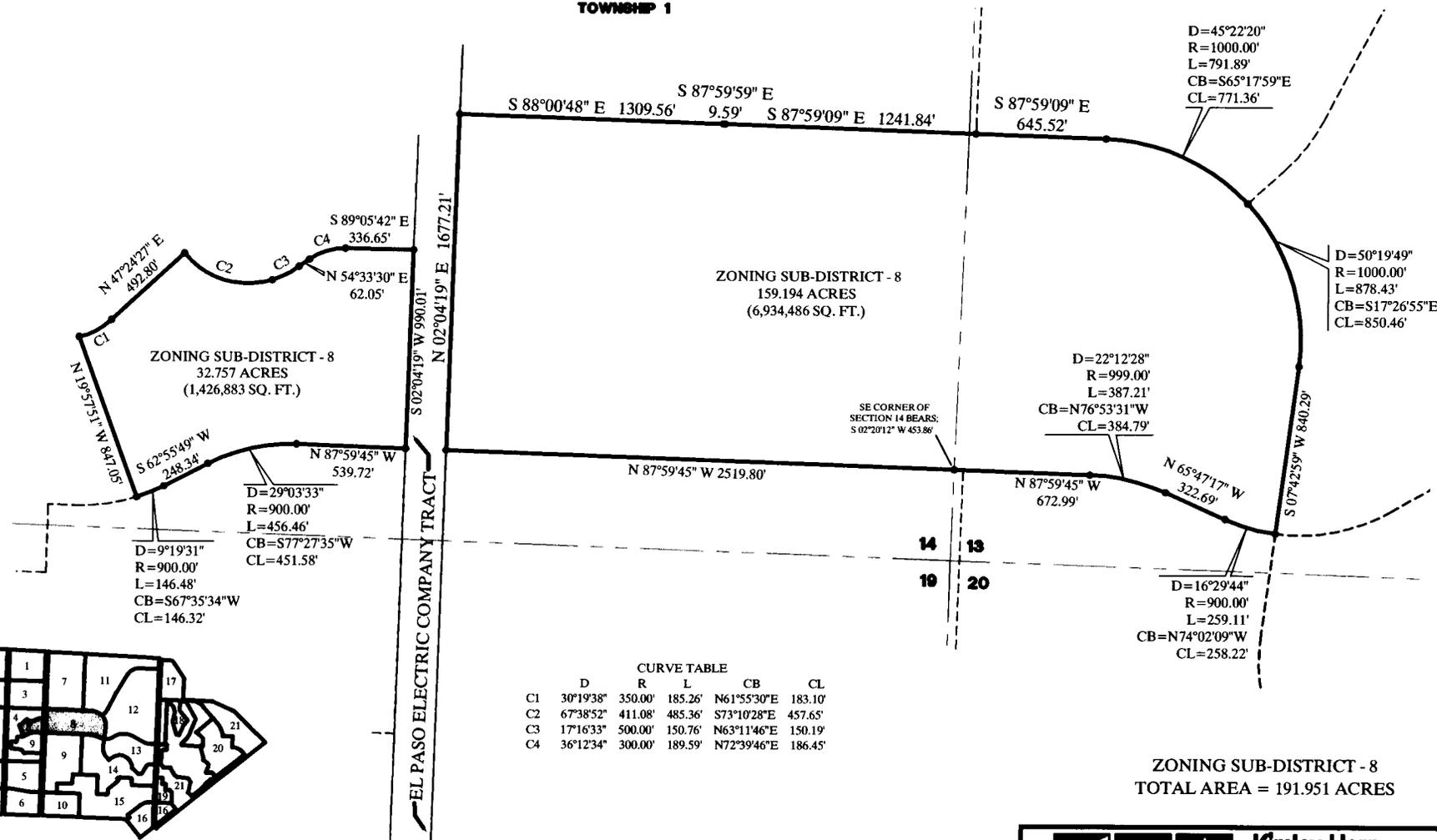
"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



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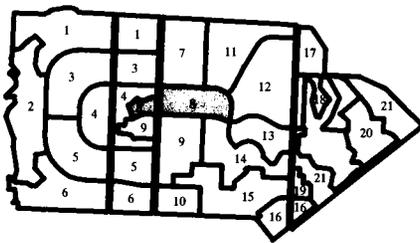
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 600'	CM	KG	08/07/08	068200006	1 OF 1

**BLOCK 81  
TOWNSHIP 1**



**CURVE TABLE**

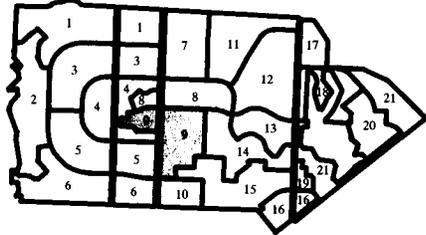
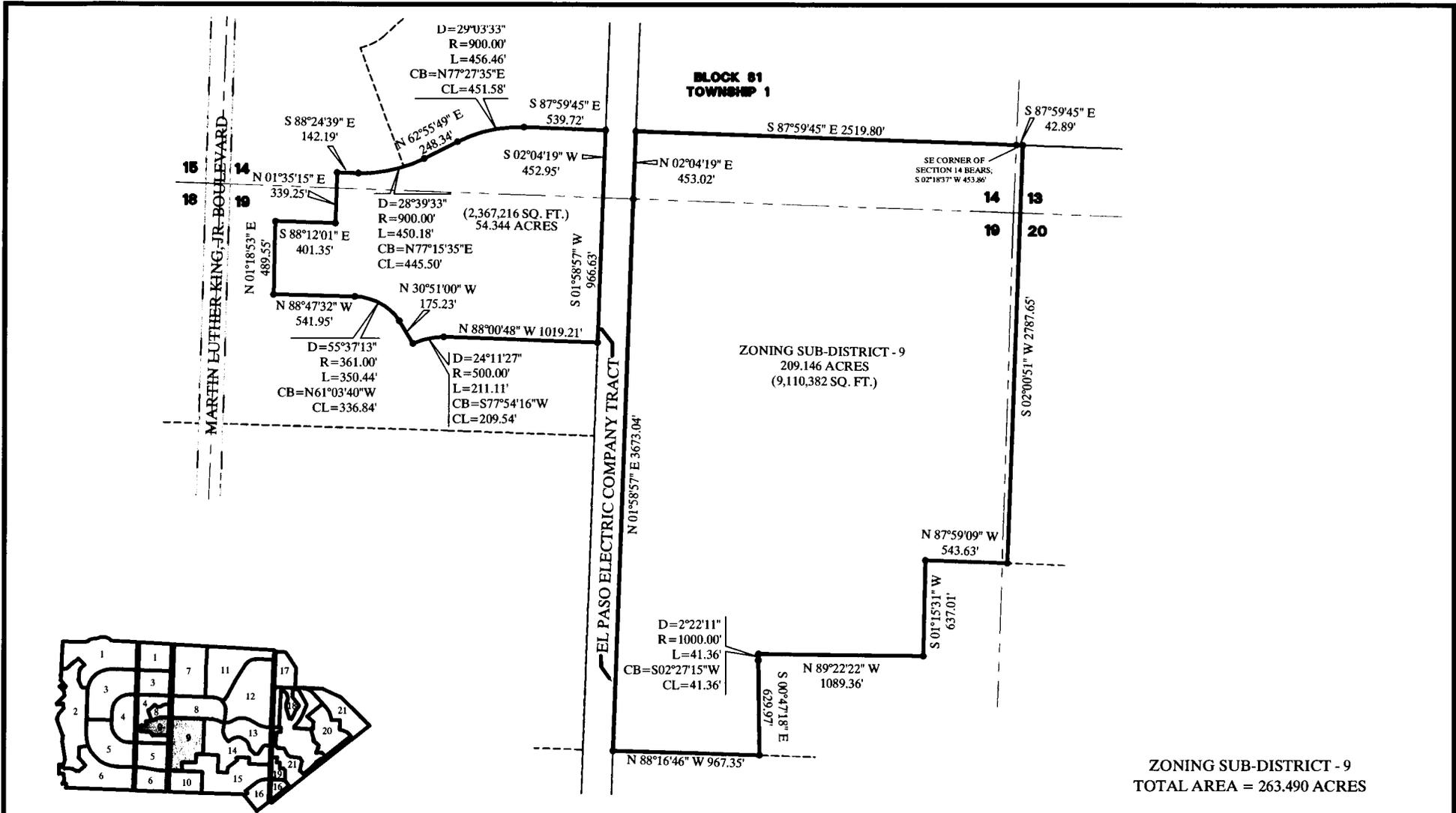
	D	R	L	CB	CL
C1	30°19'38"	350.00'	185.26'	N61°55'30"E	183.10'
C2	67°38'52"	411.08'	485.36'	S73°10'28"E	457.65'
C3	17°16'33"	500.00'	150.76'	N63°11'46"E	150.19'
C4	36°12'34"	300.00'	189.59'	N72°39'46"E	186.45'



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 Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820

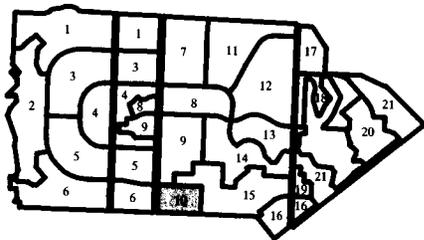
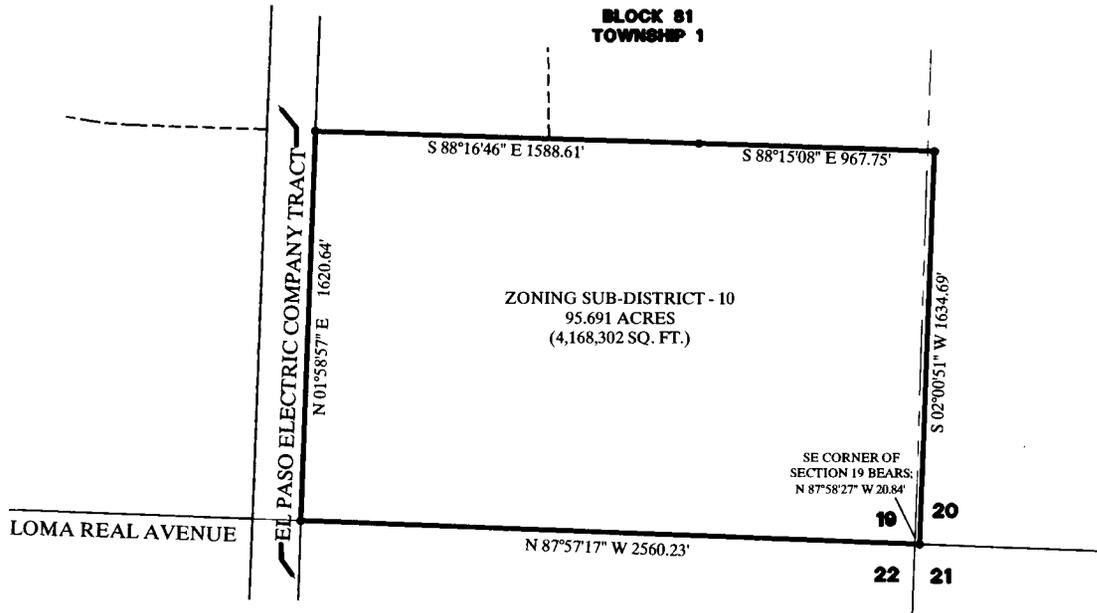
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1" = 50'	CM	KG	08/07/08	068200006	1 OF 1



ZONING SUB-DISTRICT - 9  
 TOTAL AREA = 263.490 ACRES

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		12700 Park Central Drive, Suite 1800 Dallas, Texas 75251	
Tel. No. (972) 770-1300 Fax No. (972) 239-3820		Scale 1" = 600'	
Drawn by CM	Checked by KG	Date 08/07/08	Project No. 068200006
			Sheet No. 1 OF 1



ZONING SUB-DISTRICT - 10  
TOTAL AREA = 95.691 ACRES

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and Associates, Inc.**

12700 Park Central Drive, Suite 1800  
Dallas, Texas 75251

Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

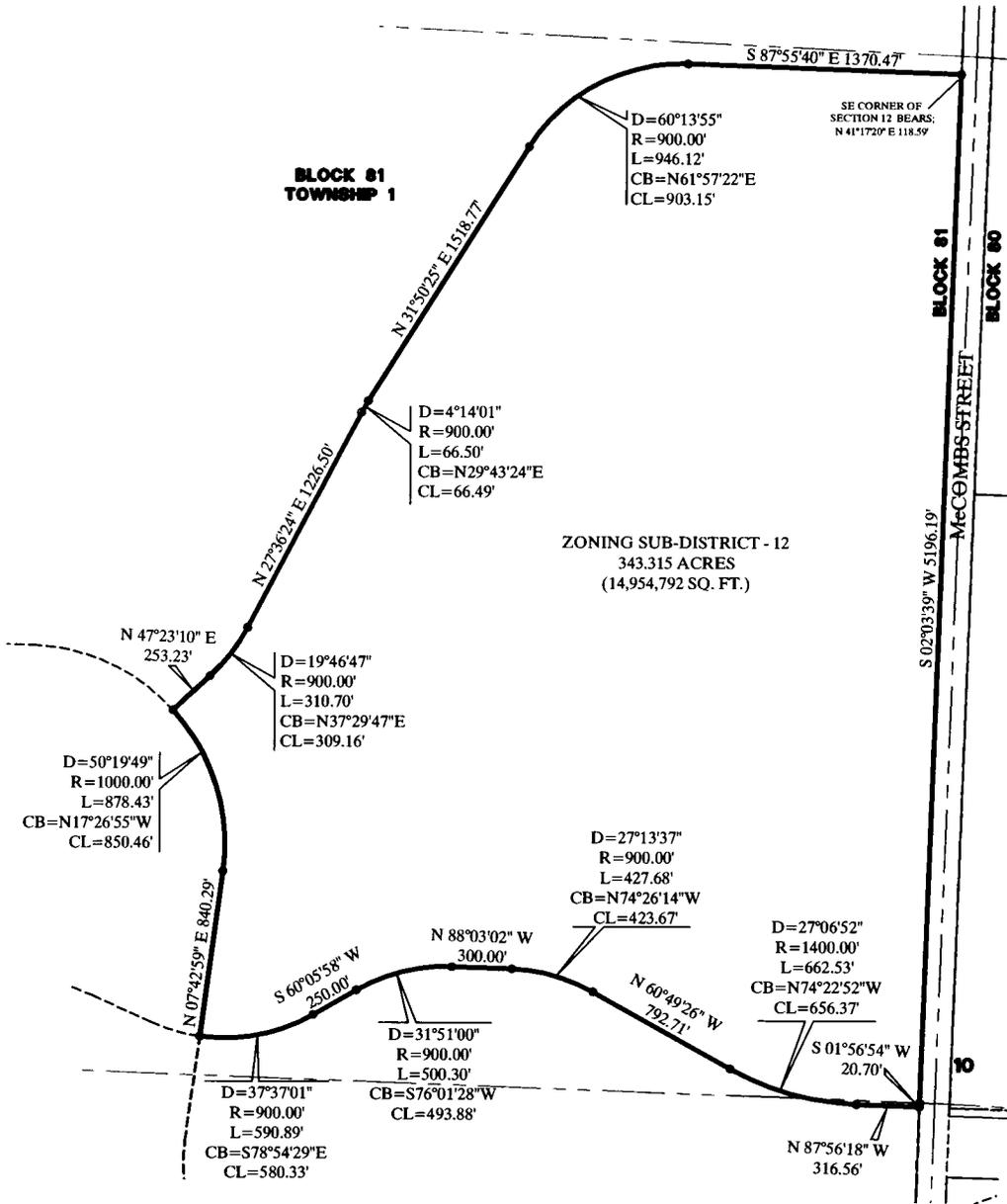
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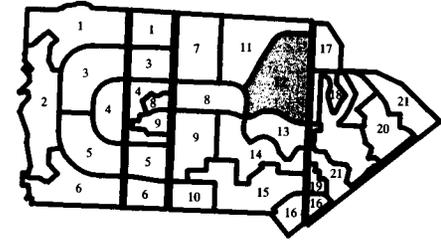


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EXHIBIT 'A'  
 Page 23 of 34



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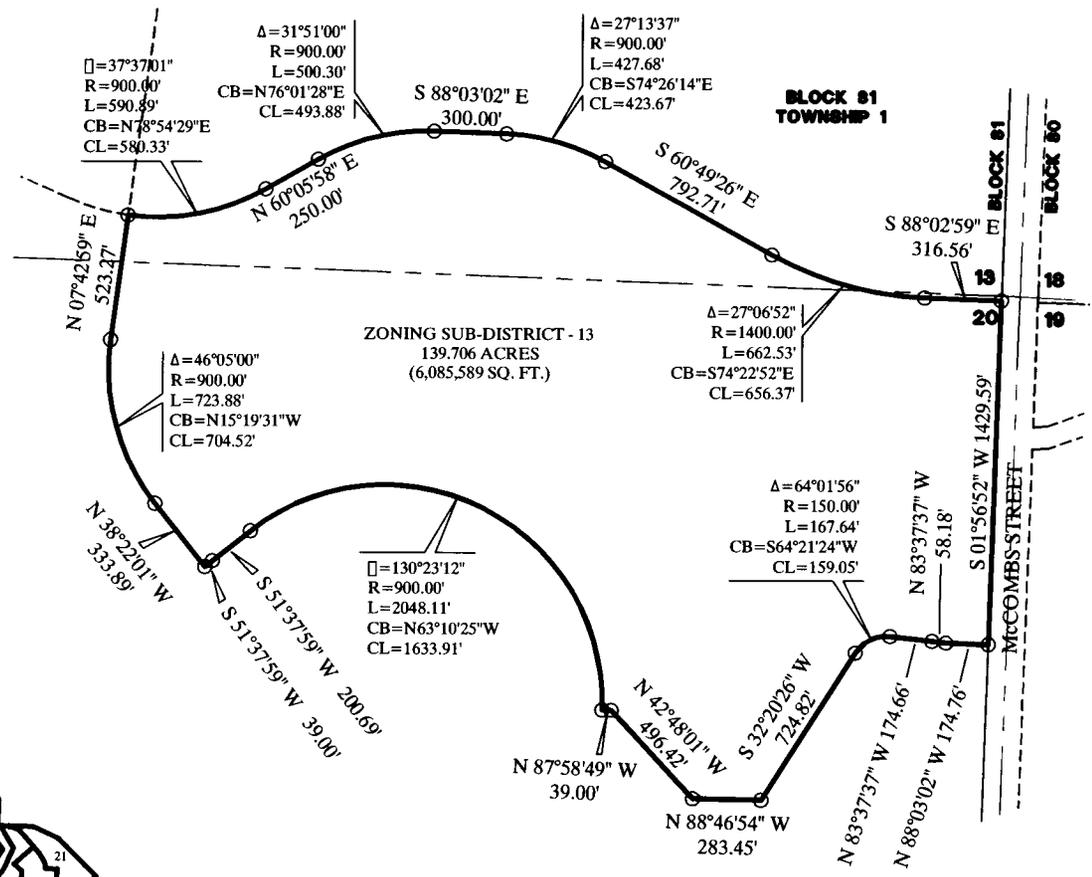
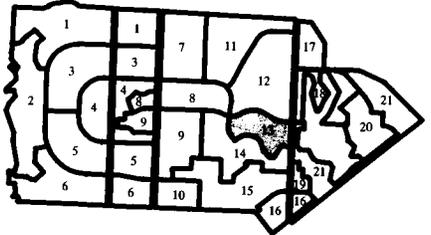


ZONING SUB-DISTRICT - 12  
 TOTAL AREA = 343.315 ACRES

		<b>Kimley-Horn and Associates, Inc.</b> 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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EXHIBIT 'A'  
 Page 24 of 34



ZONING SUB-DISTRICT - 13  
 TOTAL AREA = 139.706 ACRES

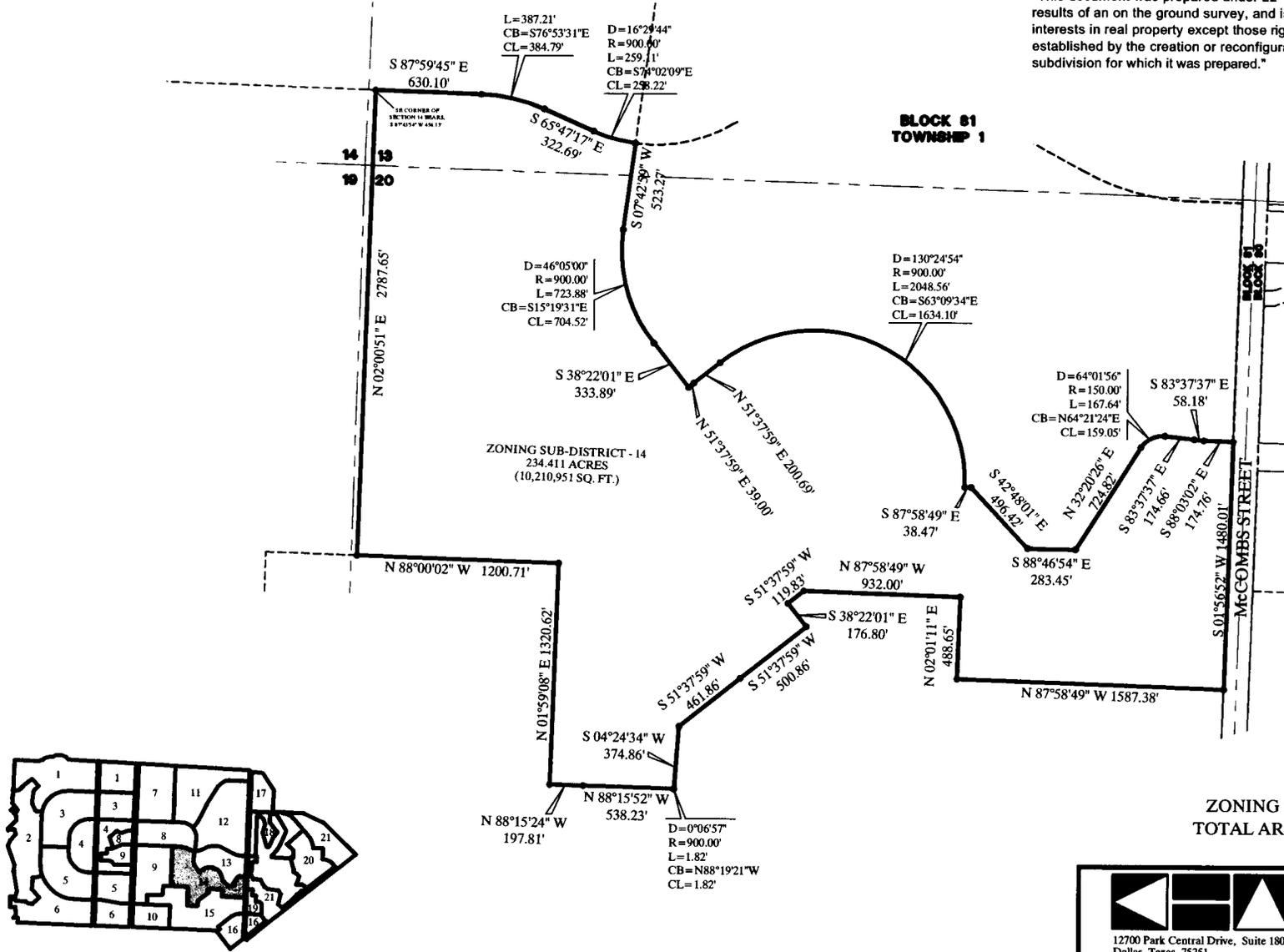
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 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	CM	KG	08/07/08	068200006	1 OF 1

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

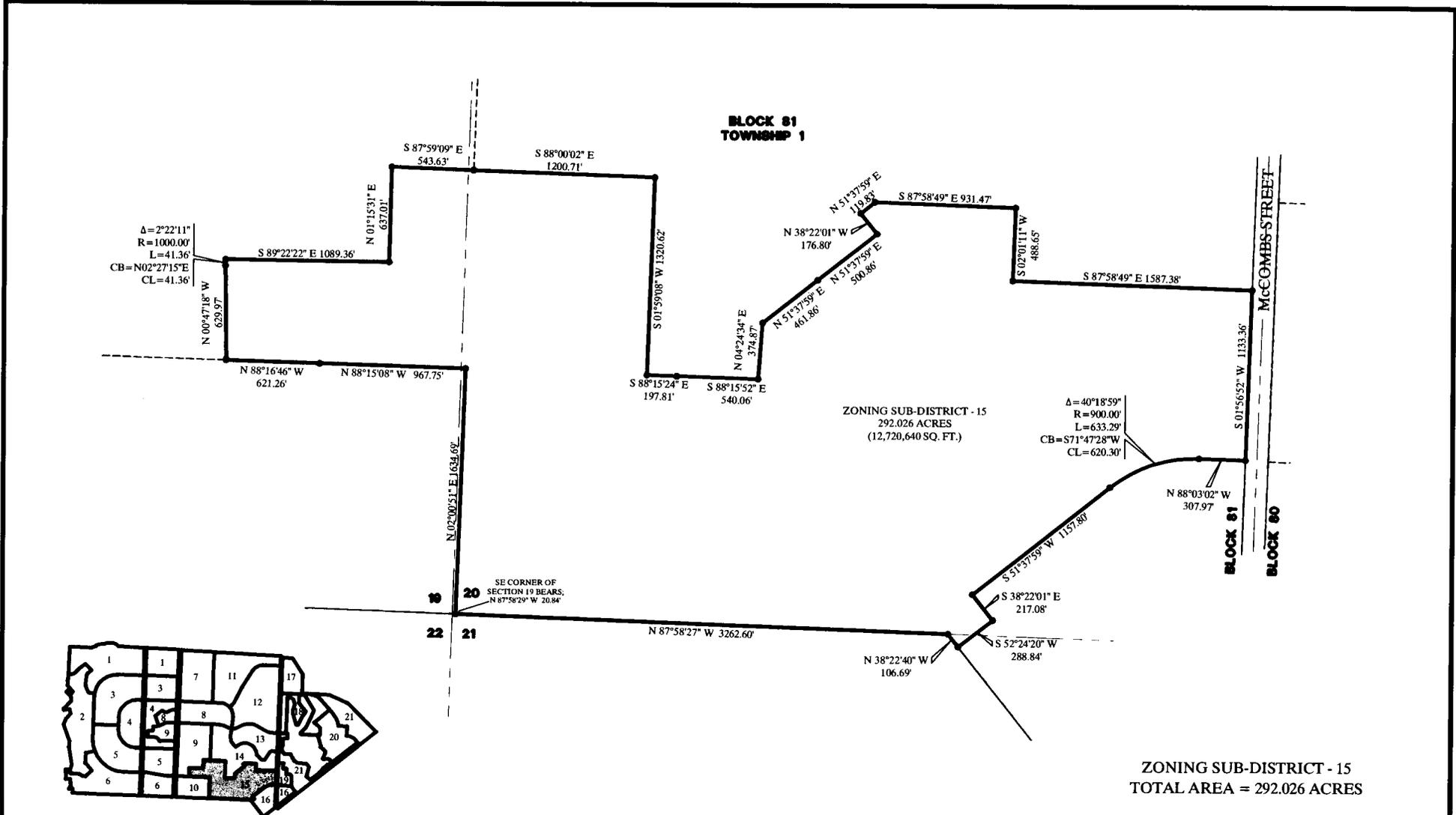


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EXHIBIT 'A'  
Page 25 of 34

		<b>Kimley-Horn and Associates, Inc.</b> 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
		<b>Scale</b> 1" = 600'	<b>Drawn by</b> CM	<b>Checked by</b> KG	<b>Date</b> 08/07/08

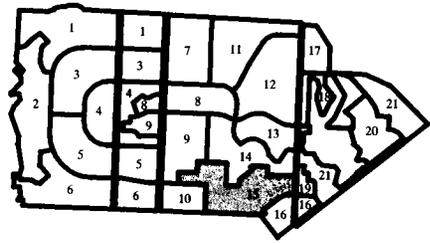
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**BLOCK 81  
TOWNSHIP 1**

ZONING SUB-DISTRICT - 15  
292.026 ACRES  
(12,720,640 SQ. FT.)

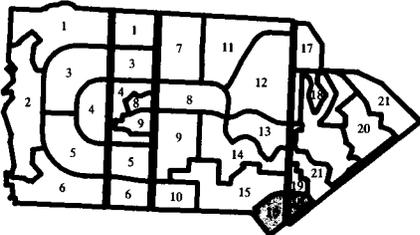
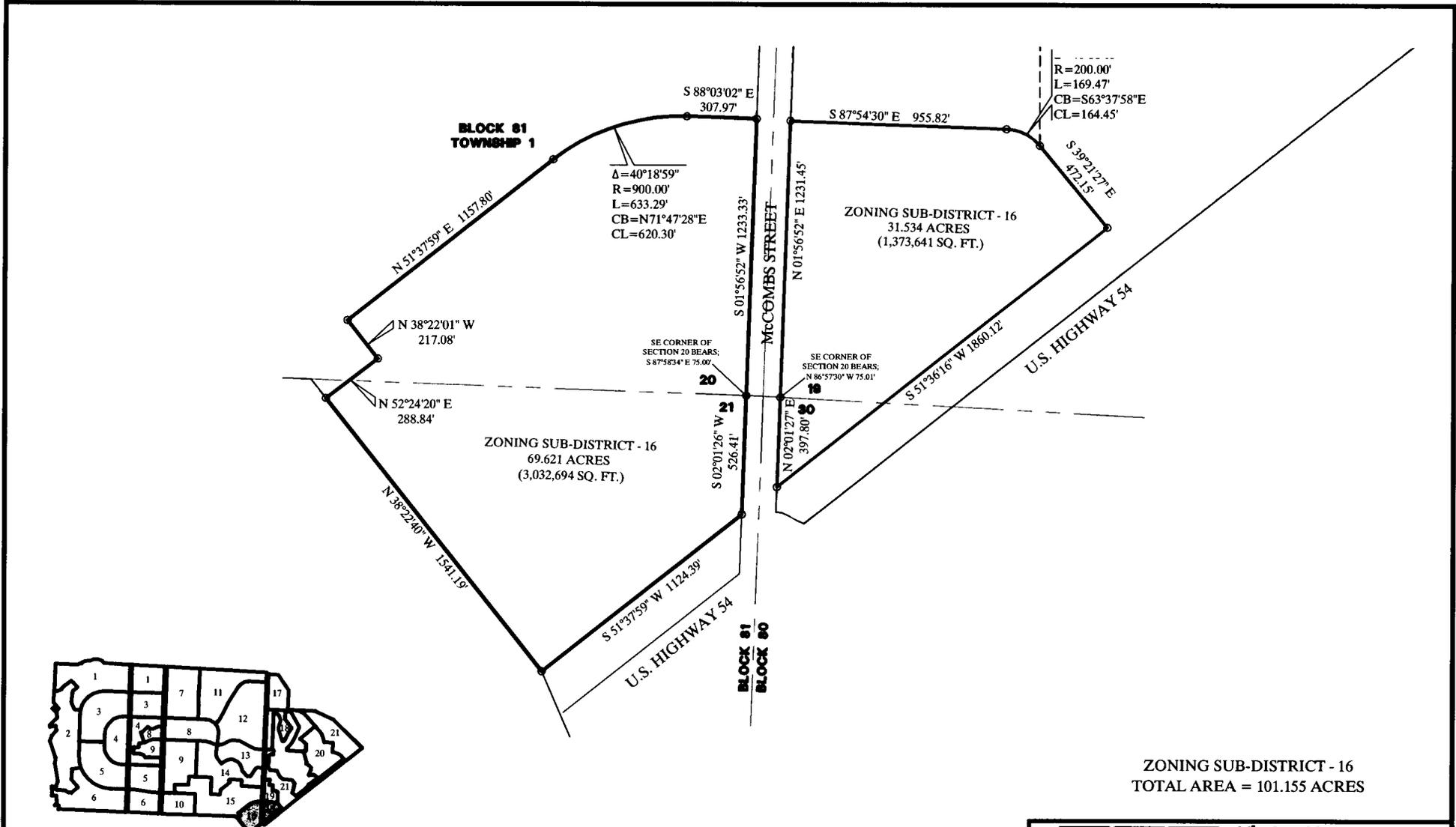
ZONING SUB-DISTRICT - 15  
TOTAL AREA = 292.026 ACRES



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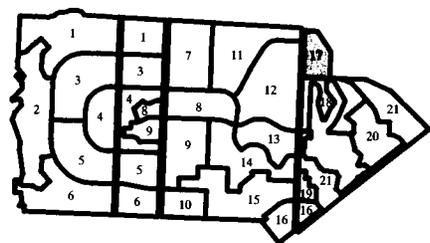
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BLOCK 81  
TOWNSHIP 1

BLOCK 81  
BLOCK 80

McCOMBS STREET

STAN ROBERTS  
SR., DRIVE

S 86°53'15" E 789.26'

N 02°05'16" E  
539.84'

BLOCK 80  
TOWNSHIP 1

S 32°39'07" E 1441.10'

SE CORNER OF  
SECTION 12 BEARS:  
N 86°51'09" W 75.01'

ZONING SUB-DISTRICT - 17  
91.157 ACRES  
(3,970,792 SQ. FT.)

N 02°03'39" E 2212.19'

S 02°22'35" W 1516.17'

S 02°08'12" W  
51.61'

N 87°55'41" W 1622.16'

ZONING SUB-DISTRICT - 17  
TOTAL AREA = 91.157 ACRES

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**BLOCK 80  
TOWNSHIP 1**

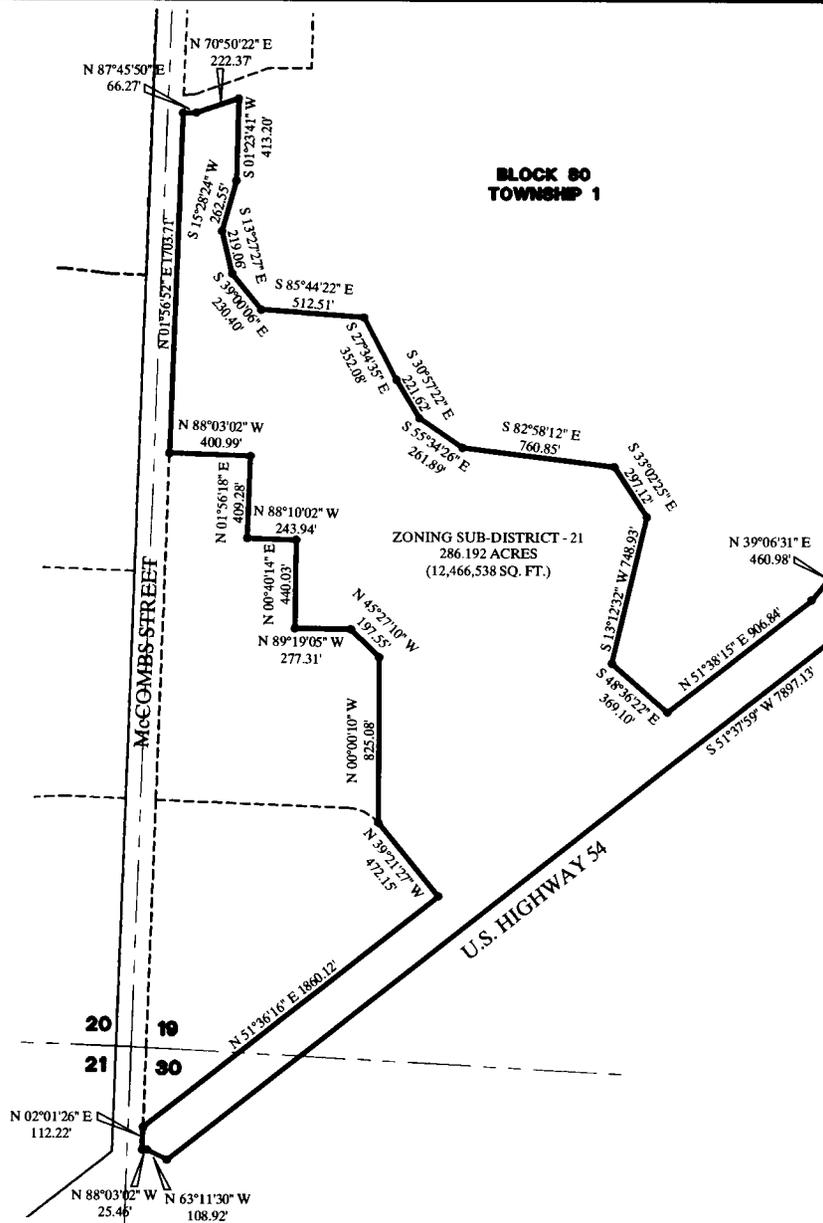
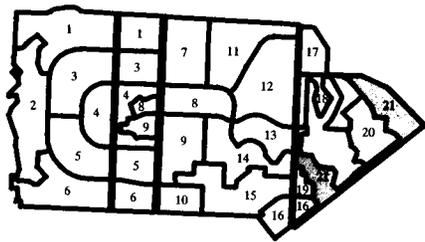
**ZONING SUB-DISTRICT - 21**  
286.192 ACRES  
(12,466,538 SQ. FT.)

**MATCHLINE**

**McCOMBS STREET**

**U.S. HIGHWAY 54**

**ZONING SUB-DISTRICT - 21**  
TOTAL AREA = 286.192 ACRES



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**MATCHLINE**

**BLOCK 80  
TOWNSHIP 1**

ZONING SUB-DISTRICT - 21  
286.192 ACRES  
(12,466,538 SQ. FT.)

18 17

□ = 35°43'02"  
R = 1600.00'  
L = 997.41'  
CB = N23°30'15"W  
CL = 981.34'

N 88°04'16" W  
660.53'

19 20

SE CORNER OF SECTION 18 BEARS:  
S 08°16'06" E 90.93'

□ = 48°55'53"  
R = 900.00'  
L = 768.61'  
CB = N63°37'28"W  
CL = 745.47'

N 88°05'25" W  
35.13'

N 39°09'31" W  
224.88'

S 51°37'59" W  
170.00'

N 83°22'01" W  
48.08'

S 06°37'59" W  
48.08'

N 51°38'55" E  
2319.48'

U.S. HIGHWAY 54

N 51°38'15" E, N 67°35'02" W  
399.99'

N 18°33'09" W  
23.60'

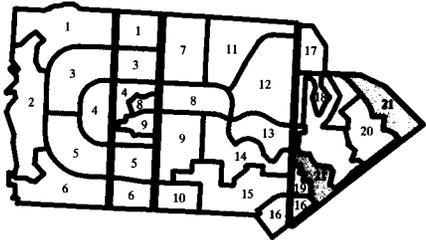
N 51°38'15" E  
23.30'

S 45°12'25" E 932.12'

S 51°37'59" W  
233.27'

**MATCHLINE**

ZONING SUB-DISTRICT - 21  
TOTAL AREA = 286.192 ACRES



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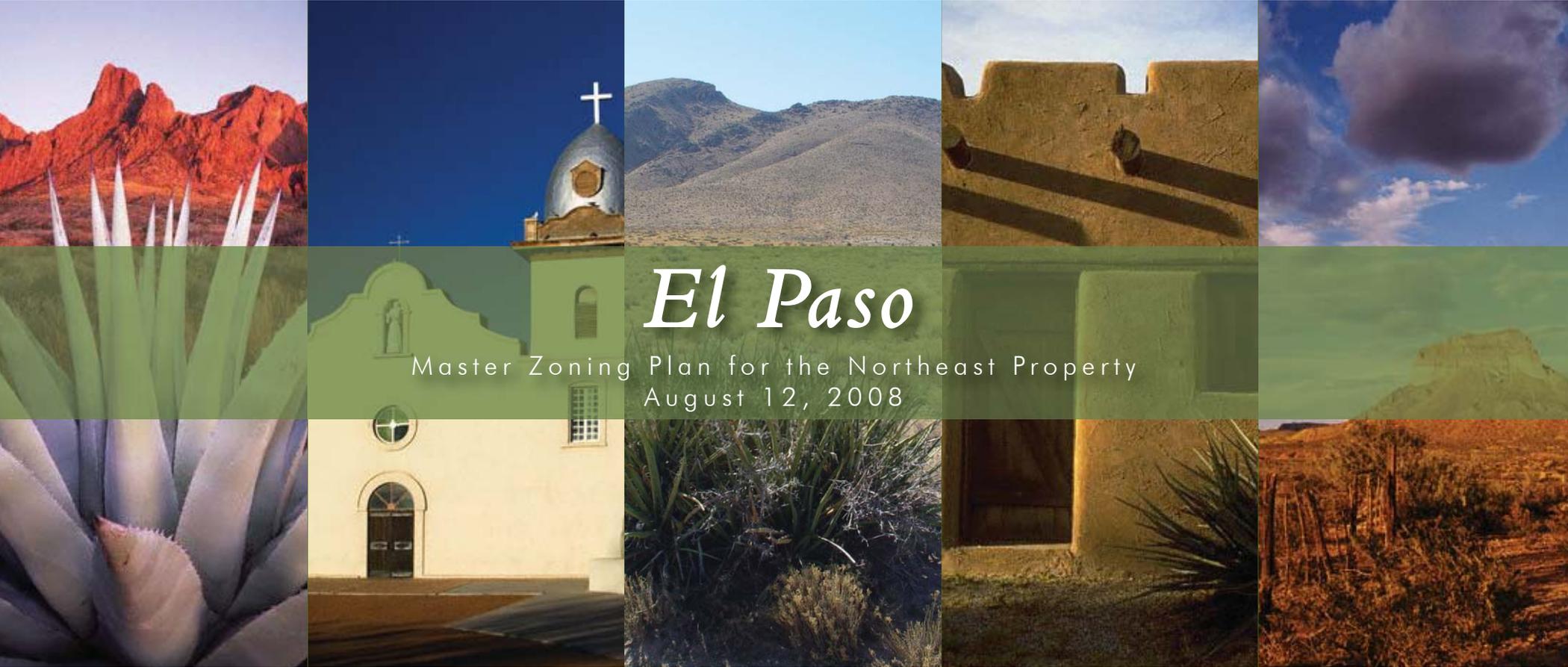
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**EXHIBIT 'A'**  
 Page 33 of 34





# *El Paso*

Master Zoning Plan for the Northeast Property  
August 12, 2008



Kimley-Horn  
and Associates, Inc.



*Master Zoning Plan for the Northeast Property  
in El Paso, Texas*

*Prepared for:*



*Prepared by:*



Kimley-Horn  
and Associates, Inc.

**Kimley-Horn and Associates, Inc.**

12700 Park Central Drive

Suite 1800

Dallas, Texas 75251

Tel: (972) 770-1300

*August 2008*



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## Section 1: Introduction

---

This Master Zoning Plan (MZP) is a required component of the documentation necessary for development in a Mixed-Use Zoning District. The provisions for the preparation of this Plan 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...” It is intended that the property that is the subject of this MZP be zoned as a General Mixed-Use District in coordination with the Land Study for the District (submitted concurrently) and to be subject to the requirements established herein.

### 1.1 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 community that conforms with, enhances and furthers the City’s adopted Comprehensive Plan and Smart Growth Objectives.

### 1.2 Purpose and Intent

The purposes of this Master Zoning Plan are to provide details about the proposed land use and proposed structures to convey compatibility within the District and with adjacent properties. Some of the objectives of this development are to accomplish the following:

- Coordinate appropriate transportation corridors with specific land use patterns;
- Interconnect open space and parks within the GMU district via pedestrian and bicycle pathways;
- Provide for neighborhoods that are compact and pedestrian-friendly;
- Provide for streets that disperse and reduce the length of vehicular trips;
- Provide for a range of open spaces including pocket parks, squares and playgrounds distributed throughout a GMU district;
- Provide for street designs that reinforce safety;
- Provide for dual use park-pond opportunities; and
- Allow for the use of drainageways for open space amenities.

In some instances alternative design standards are warranted and are found in the Land Study submitted concurrently with this document.

### 1.3 General Guidelines

The Master Zoning Plan establishes the desired development form for this District. The components of this development form are buildings, streets, and spaces; the distribution of which is governed by this Master Zoning Plan and also described in the Amended Land Study. These documents provide standards 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 reference to each item be included in each submittal; rather that when there is a practical opportunity for an item to be included as part of the development plan such item shall be considered.

#### 1.3.1 The District

The intent of the 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 Subdistricts and 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”, “Town Centers”) serving, pedestrian-friendly neighborhoods.
- The District supports pedestrian and bicycle systems and is agreeable to a framework of future transit.
- Civic, institutional and commercial activity is integrated with residential areas.
- A range of open space types, such as trails, parks, squares, plazas and playgrounds are distributed within and throughout the District.
- Various land uses, housing types and densities are distributed throughout the District.



*Commercial uses provide for the needs of the neighborhood.*

#### 1.3.2 The Subdistrict

The intent of the design and function of the Subdistricts that comprise the District is as follows:

- Subdistricts are regulated as to development type, character, and intensity.
- Appropriate building densities and land uses are provided within walking distance of transit stops in coordination with transit providers.





### 1.3.3 The Neighborhoods

Neighborhoods are distinct areas where the residents and/or non-residential uses share a school, park, or community business center generally within walking distance of the homes or businesses; architecture; or other features; and/or having boundaries that may include roadways or natural features. The neighborhood character is deemed to be the prevailing character of the streets, structures, and open spaces. The intent of the general design and function of the Neighborhoods within the Subdistricts is as follows:

- 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 dwellings.
- A one-quarter mile radius shall determine the approximate boundary and center of a Neighborhood.
- The classic model of a “Neighborhood Unit” is shown for illustrative purposes only.
- The relevant points are as described above.

### 1.3.4 Buildings and Open Spaces

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

- Well-configured squares, plazas, greens, streets, preserves, greenbelts, and parks are devoted to the collective social activity, recreation, and visual enjoyment of the Neighborhood.
- Buildings and landscaping contribute to the physical definition of 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 neighborhood-friendly environment.
- Buildings, open spaces, and other features act as landmarks, symbols, and focal points.



Prototypical “Neighborhood Unit” (Clarence Perry, 1929)

### 1.3.5 Circulation

The intent of the 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 street network offers multiple travel choices.



*Structures and landscaping work together to frame views and define streets.*





## Section 2: Master Land Use Plan

---

The Master Zoning Plan for the District shall be as described herein and as depicted on the Master Land Use Plan. Key components of the Master Land Use Plan are described below.

### 2.1 Development Context

The District is bounded by the Franklin Mountains State Park to the west, US 54 and vacant land to the east, the EPECO power plant and El Paso natural gas facility and vacant land to the north, and single-family residential development to the south. The District is currently zoned as R-F (Ranch & Farm), M-2 (Heavy Manufacturing), and PMD (Planned Mountain Development) Districts, and is planned for residential and supporting non-residential and civic land uses.

### 2.2 Topography

The land comprising the District slopes gently downhill at an approximate 2% 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 Master Land Use Plan and are described in Section 3.

#### 2.3.1 Open Space

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

#### 2.3.2 Community Uses

Community uses, including schools, public safety uses, governmental uses, and bus terminals.

#### 2.3.3 Low Density Residential 3.5

Low Density Residential 3.5, consisting primarily of single-family detached dwellings and two-family dwellings composing an average density of no greater than 3.5 dwelling units per gross acre (du/ac).

*2.3.4 Low Density Residential 5.5*

Low Density Residential 5.5, consisting primarily of single-family detached dwellings, two- and four-family dwellings and townhouses composing an average density of no greater than 5.5 du/ac.

*2.3.5 Medium Density Residential 7.2*

Medium Density Residential 7.2, consisting primarily of multifamily dwellings, with single-family detached dwellings, two- and four-family dwellings and townhouses composing an average density of no greater than 7.2 du/ac.

*2.3.6 Medium Density Residential 12.0*

Medium Density Residential 12.0, consisting primarily of multifamily dwellings, with two- and four-family dwellings, townhouses and apartments composing an average density of no greater than 12.0 du/ac.

*2.3.7 Mixed-Use Low Intensity*

Mixed-Use Low Intensity, consisting of neighborhood-serving retail and/or commercial uses and/or multi-family dwellings.

*2.3.8 Mixed-Use High Intensity*

Mixed-Use High Intensity, consisting of community-serving retail and/or commercial uses and multi-family dwellings.

*2.3.9 Regional Retail*

Regional Retail, consisting of a high concentration of retail, commercial and entertainment opportunities serving the Northeast El Paso region.

*2.4 Development Intensity*

*2.4.1 Organization*

The development is organized as a community consisting of neighborhood centers and town centers serving pedestrian-friendly neighborhoods. Mixed-use, town center development is used to anchor residential areas and to provide goods and services within walking distance of housing. Single use commercial areas may be used in coordination with mixed-use development.





2.4.2 *Intensity*

Development intensity generally increases toward neighborhood centers and town centers and generally decreases toward the perimeter of the development thus providing for a gradient of lessening development from mixed-use and non-residential core areas.

2.4.3 *Distribution*

Land uses, housing types and densities are distributed throughout the development. Neighborhood commercial nodes provide for the ordinary needs of daily living of the residents of the adjacent neighborhoods.

2.5.4 *Densities*

Densities are capable of supporting mixed-use development. Per the recommendation of The Plan for El Paso, Low Density Residential shall contain less than seven dwelling units per acre (du/ac), Medium Density Residential shall contain 7.1-20 du/ac, High Density Residential shall contain greater than twenty du/ac. This Master Land Use Plan shows four categories of residential development intensity each expressed as an average density and a range of housing types.

2.4.5 *Walkability*

Neighborhoods are arranged to support walkability and to minimize pedestrian/vehicular conflicts wherever practicable. The Plan for 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. Companion maps to the Master Land Use Plan show lines delimiting the area within one-quarter mile of the proposed retail, commercial and community facilities. (See **Appendices ‘B’** and **‘C’**.)

2.4.6 *Town Centers*

Town Centers are located so as not to be isolated from the perimeter of the development and from the City; so as to increase the support of the region by providing access to more people; and to discourage offsite traffic from passing through residential neighborhoods. (See **Appendix ‘A’**.)



*Mixed-use neighborhoods promote walkability.*

## 2.5 *Specific Land Use Provisions*

### 2.5.1 *Access*

Residential neighborhoods are located so as to have access to goods and services, provide for a variety of dwelling types, and call for densities appropriate to the needs of the neighborhood and community retail that serve them.

### 2.5.2 *Open Space*

Open space within the District provides for a pedestrian linkage system, thus uniting rather than dividing the community.

### 2.5.3 *Schools*

School sites are well distributed and buffered as necessary. Final location of school sites will be coordinated with the El Paso Independent School District (EPISD) or Socorro Independent School District (SISD) at the appropriate time during the development process.

### 2.5.4 *Coordination*

The roadway network is coordinated with land use needs and includes concentric ring roads that capitalize on views westward to the mountains.

## 2.6 *Roadways*

Roadways vary depending on the proposed function, anticipated land uses, and anticipated traffic load. This District contains a variety of roadway types in anticipation of demand for a number of housing opportunities, each with distinct access needs. Details and explanatory text in the Land Study for this proposed District (submitted concurrently) describe the design and supposed function of each roadway not contemplated by the Design Standards for Construction.

In general, Martin Luther King, Jr. Boulevard, McCombs Street and proposed Sean Haggerty Drive are the major north-south thoroughfares. An inner loop and an outer loop are proposed as well as an east-west thoroughfare (Painted Dunes Avenue) in the center of the development. Various additional thoroughfares connect all corners of the development. (See **Appendix 'A'**.)





## 2.7 Phasing

Per the Development Agreement, the District is proposed to be developed as three Phase Parcels, within which are twelve development phases. Construction and development of Phase 1 is expected to begin in 2009, with twelve phases of development expected to be completed by 2020. The Phasing schedule is described below and is shown graphically on the Phasing Key Map in **Appendix 'D'**.

### 2.7.1 Phase Parcel 1

Phase Parcel 1 is approximately 1,167 net acres (4.94 du/ac) with four development phases.

#### 2.7.1.1 Phase 1 (2009)

Phase 1 (2009) is approximately 301 acres within Subdistricts 14-16, and containing approximately 1,201 du (4.00 du/ac).

#### 2.7.1.2 Phase 2 (2010)

Phase 2 (2010) is approximately 245 acres within Subdistricts 9 and 14, and containing approximately 1,161 du (4.73 du/ac).

#### 2.7.1.3 Phase 3 (2011)

Phase 3 (2011) is approximately 256 acres within Subdistricts 13-15 and 19, and containing approximately 1,229 du (4.80 du/ac).

#### 2.7.1.4 Phase 4 (2012)

Phase 4 (2012) is approximately 364 acres within Subdistricts 4-6, 9, 15 and 19, and containing approximately 2,170 du (5.96 du/ac).

### 2.7.2 Phase Parcel 2

Phase Parcel 2 is approximately 1,813 net acres (4.30 du/ac) with four development phases.

#### 2.7.2.1 Phase 5 (2013)

Phase 5 (2013) is approximately 442 acres within Subdistricts 4, 8, 12 and 15, and containing approximately 1,903 du (4.30 du/ac).

#### 2.7.2.2 Phase 6 (2014)

Phase 6 (2014) is approximately 491 acres within Subdistricts 3-7 and 15, and containing approximately 2,060 du (4.20 du/ac).

2.7.2.3 *Phase 7 (2015)*

Phase 7 (2015) is approximately 418 acres within Subdistricts 2, 4-7, 11, 18 and 19, and containing approximately 1,805 du (4.31 du/ac).

2.7.2.4 *Phase 8 (2016)*

Phase 8 (2016) is approximately 461 acres within Subdistricts 6, 15 and 18-21, and containing approximately 2,031 du (4.41 du/ac).

2.7.3 *Phase Parcel 3*

Phase Parcel 3 is approximately 1,856 net acres (3.75 du/ac) with four development phases.

2.7.3.1 *Phase 9 (2017)*

Phase 9 (2017) is approximately 615 acres within Subdistricts 2-4, 12, 18, 20 and 21, and containing approximately 2,344 du (3.81 du/ac).

2.7.3.2 *Phase 10 (2018)*

Phase 10 (2018) is approximately 561 acres within Subdistricts 3, 4, 7, 11 and 12, and containing approximately 1,954 du (3.48 du/ac).

2.7.3.3 *Phase 11 (2019)*

Phase 11 (2019) is approximately 563 acres within Subdistricts 1-3 and 17, and containing approximately 2,132 du (3.79 du/ac).

2.7.3.4 *Phase 12 (2020)*

Phase 12 (2020) is approximately 117 acres within Subdistricts 1, 2 and 17, and containing approximately 535 du (4.57 du/ac).

The total area of the three Phase Parcels, not including the high school, the golf course and utilities is 4,835 acres containing a maximum of 20,000 units. This equates to a maximum density of 4.14 du/ac.

The total area for the District per this Master Zoning Plan, which excludes the golf course and the TxDOT drainage easement (i.e., includes the high school site and the water well sites), is 4,943 acres according to the survey, with an maximum dwelling count of 20,000 units. This equates to a maximum density of 4.05 du/ac.

The total area for the District per the Comprehensive Plan amendment (including the high school, the golf course, utilities and open space) is 5,201 acres, with an maximum dwelling count of 20,000 units. This equates to a maximum density of 3.85 du/ac.





## 2.8 *Relation to The Plan for El Paso*

The Plan for El Paso puts forth Goals and Policies that define the desired form and function of the City: how El Paso looks and how it works. What is created through development in this District is balanced with what is conserved of the native environment. Land development provides homes, stores, offices and civic buildings to the citizens of El Paso; land that is not developed provides recreation space, habitat and floodwater conveyance. The appropriate utility of the native environment is achieved when its functional and aesthetic qualities are maximized in the service of land development needs. The appropriate development form is achieved when its functional and aesthetic qualities are maximized in the service of human needs. This Master Zoning Plan is in accordance with the goals and policies of The Plan for El Paso.

This Master Zoning Plan and the Land Study (submitted concurrently) provide specificity to the Goals and Policies of The Plan for El Paso. Primary points of agreement with these Goals and Policies are as follows:

### **Environment**

- Policy: Emphasize infill and higher density developments located in areas served by public transit to reduce dependency on automobiles.
- Policy: Allow high-density land uses and cluster developments that protect ecologically sensitive areas.
- Reduce dependence on the automobile.

### **Transportation**

- Policy: Increase bicycle, pedestrian and transit access in land development ordinances and conceptual plans.

*Note:* While some right-of-way widths allowed by Title 19 are greater than those suggested by The Plan for El Paso, a goal of this District is to provide a circulation system whereby the streets are as narrow as possible and no more than four travel lanes.

### Community Facilities

- Policy: Expand park acreage and recreational facilities to meet the needs of the expanding population within the community through several methods including, but not limited to park / ponding facilities.
- Public and quasi-public facilities should be located in commercial or office zoning districts
- Facilities should be located on shared sites with other facilities.

*Note:* This District promotes locating community facilities on shared sites (see Master Land Use Plan) with mixed-use areas.

### Land Use & City Form

- Goal: Develop a balanced and complete community that contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- Policy: Community facilities should be equitably distributed to the extent feasible throughout the City.
- Goal: Encourage the provision of neighborhood commercial services that are compatible with a neighborhood’s residential character.
- Policy: Promote mixed uses within designated neighborhoods.
- Policy: Locate neighborhood commercial centers within walking distance of residences and on mass transit routes.
- Policy: Community facilities should be equitably distributed to the extent feasible throughout the City.
- Policy: Encourage neighborhood amenities that include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points throughout the City.
- Low Density Residential is primarily for single family dwellings ranging up to 7 du/ac.
- Medium Density Residential is intended for dwellings ranging from 7.1-20 du/ac, allowing for a mixture of housing types, including single-family, two-family, and multi-family dwellings.
- High Density Residential. is intended for very dense residential development of 20.1 or more units per acre, allowing for a mixture of housing types and intensity.
- Neighborhood Commercial contributes to neighborhood identity. Residential, office and light commercial uses are considered complementary uses.



*Low-intensity mixed-use is designed to be in harmony with adjacent homes.*





- Community Commercial permits miscellaneous commercial land uses serving several neighborhoods within a planning area.
- Regional Commercial serves the City and adjacent communities. Such land uses are high traffic generators, and are encouraged along major or higher order arterial streets.

**Urban Design**

- Linking different neighborhoods together through a quality spatial experience
- Consistency from one neighborhood to the next
- Master-planned communities

## *Section 3: Property Development Regulations of The Master Zoning Plan*

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### *3.1 General*

#### *3.1.1 Existing Zoning*

The existing zoning for the property is Ranch-Farm (R-F), Heavy Manufacturing (M-2), and Planned Mountain Development (PMD). The existing zoning for the adjoining land is R-F, M-2 and Light Manufacturing (M-1) to the north; R-F to the east; PMD to the west; and Residential (R-1 and R-3A), Commercial (C-1 and C-2) to the south.

#### *3.1.2 Proposed Zoning*

The proposed zoning for the property is General Mixed-Use (GMU).

### *3.2 Purpose and Intent*

The purpose of the Development regulations for the District is to provide for the housing, educational, recreational, shopping and business needs of the population of the District and to promote compatible buildings and uses that are appropriate in area, location and overall planning for this purpose. The proposed mix of land uses supports this purpose by offering a broad range of development possibilities to meet the needs of a variety of market sectors.

It is the intent of these Development regulations to support this purpose, offering development 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, all within a physically, socially and economically unified master-planned community. El Paso's Smart Growth Objectives will play an important role in meeting this intent.

### *3.3 Land Use Types, Densities, and Dimensional Standards*

#### *3.3.1 The District*

The intent of the design and function of the District shall be as described under Section 1.3.1 and regulated by the requirements of this Section. The distribution of these land use types is shown on the Master Land Use Plan in **Appendix 'A'**.





3.3.1.1 *Proposed Mix of Land Use Types*

3.3.1.1.1 *Open Space*

Open space is distributed throughout the District in a manner intended to unite the community. Homes and neighborhoods, the more personal parts of the District are linked to gathering places (e.g., schools, parks, retail/office); the pedestrian circulation system itself being a space for social interaction as well.

3.3.1.1.2 *Schools*

3.3.1.1.2.1 *Elementary School*

Four elementary schools are shown, each in one of the quadrants of the District west of McCombs Street. The eventual locations of these institutions will be coordinated with the EPISD or SISD as appropriate. Access to elementary schools shall not be from a major arterial.

3.3.1.1.2.2 *Middle School*

One middle school site has been reserved. As this is the only middle school planned for the District it is likely that its location will change based on the desire to best serve the needs of the students. The eventual location of the middle school will be coordinated with the EPISD. Access to the middle school shall not be from a major arterial.

3.3.1.1.2.3 *High School*

One high school site has been reserved. This is the only high school planned for the District, the eventual location of which will be coordinated with the EPISD. Its location has taken the following criteria (provided by the EPISD) into account:

- street frontage and access;
- student capture (two-mile walking distance);
- site shape and potential for expansion;
- open space buffer adjacent to neighborhoods; and
- proximity to retail.

3.3.1.1.3

*Low Density Residential 3.5*

This residential type includes single-family detached homes and two-family homes, distributed in a manner that follows the intent of Section 1.3.3 and does not exceed 3.5 dwelling units per gross acre within the acreage allocated to it within its Subdistrict, as shown on the Master Land Use Plan. Duplexes may be included at the edges of these areas in order to articulate with adjacent higher-density areas, provided the density maximum is not exceeded.

3.3.1.1.4

*Low Density Residential 5.5*

This residential type includes single-family detached homes, two-family homes, and three- and four-family homes, distributed in a manner that follows the intent of Section 1.3.3 and does not exceed 5.5 dwelling units per gross acre within the acreage allocated to it within its Subdistrict, as shown on the Master Land Use Plan. Townhouses may be included at the edges of these areas in order to articulate with adjacent higher-density areas, provided the density maximum is not exceeded.

3.3.1.1.5

*Medium Density Residential 7.2*

This residential type includes single-family detached homes, two-family homes, three- and four-family homes, and residential cluster development, distributed in a manner that follows the intent of Section 1.3.3 and does not exceed 7.2 dwelling units per gross acre within the acreage allocated to it within



*Cluster development is encouraged.*





its Subdistrict, as shown on the Master Land Use Plan. Townhouses may be included at the edges of these areas in order to articulate with adjacent higher-density areas, provided the density maximum is not exceeded. Cluster development is encouraged.

3.3.1.1.6

*Medium Density Residential 12.0*

This residential type includes three- and four-family homes, residential cluster development, townhouses, and apartment buildings, distributed in a manner that follows the intent of Section 1.3.3 and does not exceed 12.0 dwelling units per gross acre within the acreage allocated to it within its Subdistrict, as shown on the Master Land Use Plan. Two-family homes may be included at the edges of these areas in order to articulate with adjacent lower-density areas, provided the density maximum is not exceeded. Cluster development is encouraged.

3.3.1.1.7

*Mixed-Use Low Intensity*

This land use type consists of neighborhood-serving retail and/or commercial uses, such as uses providing goods and services for the day-to-day needs of the nearby neighborhoods, and/or multi-family dwellings. Single-use retail, commercial or residential development is allowed in Mixed-Use Low Intensity areas.

3.3.1.1.8

*Mixed-Use High Intensity*

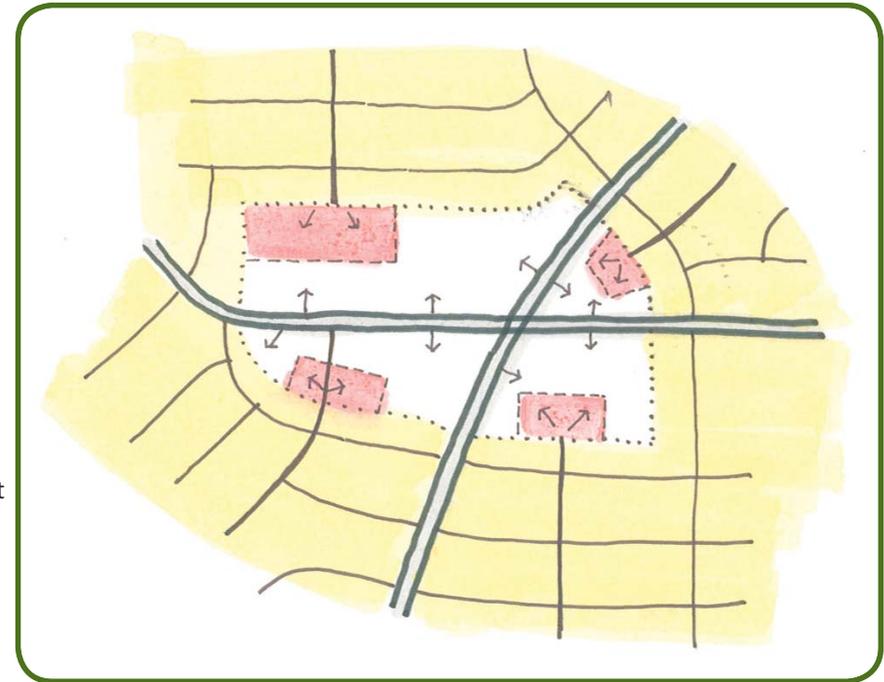
This land use type consists of community-serving retail and/or commercial uses, such as uses providing goods and services for several neighborhoods, and/or multi-family dwellings. Single-use retail, commercial or residential development is allowed in Mixed-Use High Intensity areas.

3.3.1.1.9

*Regional Retail*

Regional retail consists of a full-range of high concentration retail, commercial and entertainment opportunities serving the needs of the Northeast El Paso region and nearby communities. This component of the District benefits from the high visibility and access afforded it by its location at the intersection of two high-capacity arterials and thus 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. This planning of this area should be done in coordination with the adjoining mixed-use areas to produce an integrated development.

Development within this land use may consist of a single large anchor store or have multiple anchor retail tenants (e.g., department stores, supermarkets, home improvement stores, sporting goods stores, variety, or specialty), office tenants or entertainment uses (such as movie theatres), along with pad sites developed within the area. Secondary uses may include restaurants, banks and service stations; however, these uses must be integrated into the larger primary use. The Regional Retail area should have direct access to Patriot freeway and to McCombs Street and should allow access from the District in a manner that does not promote cut-through traffic from outside the District. Also, development within the Regional Retail land use category must adhere to specific design guidelines. (see Section 7).



*Well-planned retail centers and lower-intensity retail uses can be integrated into the neighborhood fabric.*

Stand-alone apartment buildings are allowed throughout the District, with the following restrictions, together with any other requirements described herein:

- Such development shall have an area of no greater than sixteen acres;
- Such development shall be adjacent to and access an arterial or collector street;
- Such development shall not directly access streets or alleys from which single-family detached homes are directly accessed.





3.3.1.2 *Proposed Density*

The gross residential density of the District shall be the sum of the dwelling units within each Subdistrict, as may be approved, divided by the gross area of the development. The number of dwelling units for the District shall not exceed 20,000 units, which equates to a gross density of 4.05 du/ac.

3.3.1.3 *Proposed Non-Residential Floor Area*

The maximum proposed total floor area for all non-residential land uses is 8,805,000 square feet, approximately 4% of the District.

3.3.1.4 *Property Development Regulations for Subdistricts*

3.3.1.4.1 *Maximum Building Heights*

Maximum building heights. (See **Appendix 'E'**.)

3.3.1.4.2 *Minimum Dimensions of Lots*

Minimum dimensions of lots. (See **Appendix 'E'**.)

3.3.1.4.3 *Yard Setbacks*

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

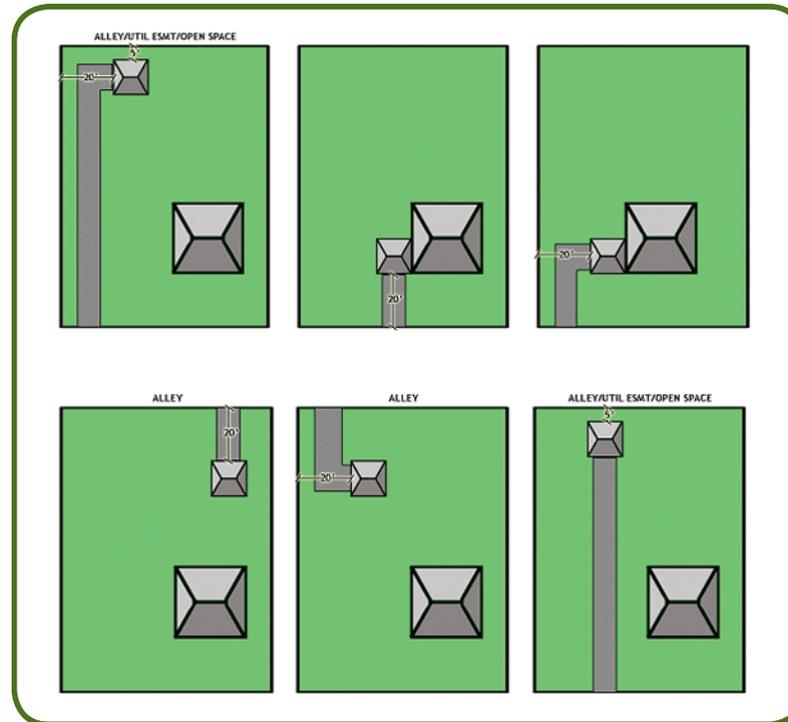
3.3.1.5 *Buffers*

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

3.3.1.6

*Garage Setbacks*

Garages that are accessed from a front property line shall maintain a minimum 20' front setback and a minimum 10' rear setback. The rear setback may be reduced to 5' where the rear property line is separated from an adjacent property line by a minimum of 10' via alley, utility right-of-way or other similar separation. Garages that are accessed from a rear property line via an alley shall maintain a minimum 20' rear setback. Representative examples of garage placement are shown below.



3.3.1.7

*Park Land Dedication*

Park land dedication within each Subdistrict shall be in accordance with the requirements of Title 19 Subdivisions and in accordance with the Land Study.





3.3.2 *The Subdistricts*

The intent of the design and function of Subdistricts shall be as described under Section 1.3.2 and further described in this section. The proposed mix of land uses for each Subdistrict, their relative locations and dimensional standards are included on the following pages. (The Subdistrict Key Map can be found in **Appendix 'F'**.)

3.3.2.1 *Subdistrict 1*

3.3.2.1.1 *Characteristics*

Subdistrict 1, which is in the far northwest corner of the District north of the outer loop road and bounded by the EPECO right-of-way and the northern property line of the District, is planned as residential with nodes of supporting mixed-use, as indicated in the figure below. The purpose of the Subdistrict is to provide for a range of housing opportunities including relatively large lots. Adjacency to the Franklin Mountains, open space and the outer loop will buffer this Subdistrict from adjacent development while providing a strong vehicular linkage via Martin Luther King Boulevard and strong pedestrian opportunities via the northern linear open space, including a trailhead to the Franklin Mountains.

3.3.2.1.2 *Components and Timing*

The components of the Subdistrict and the timing of development are as follows:

<b>Land Use</b>	<b>Approximate Acreage</b>	<b>Estimated Residential Dwelling Units</b>	<b>Estimated Non-Residential Floor Area (ft<sup>2</sup>)</b>
Open Space:	114 acres	-	-
Residential 3.5 du/ac:	103 acres	361	-
Residential 5.5 du/ac:	125 acres	688	-
Residential 7.2 du/ac:	79 acres	569	-
Mixed-Use Low Intensity:	17 acres	-	222,200
<b>TOTAL</b>	<b>438 acres</b>	<b>1,618</b>	<b>222,200</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 1,618. The estimated number of units for Subdistrict 1 accounts for 8% of the estimated District units. Development of Subdistrict 1 is expected to occur within years eleven and twelve.

3.3.2.1.3 *Proposed Density*

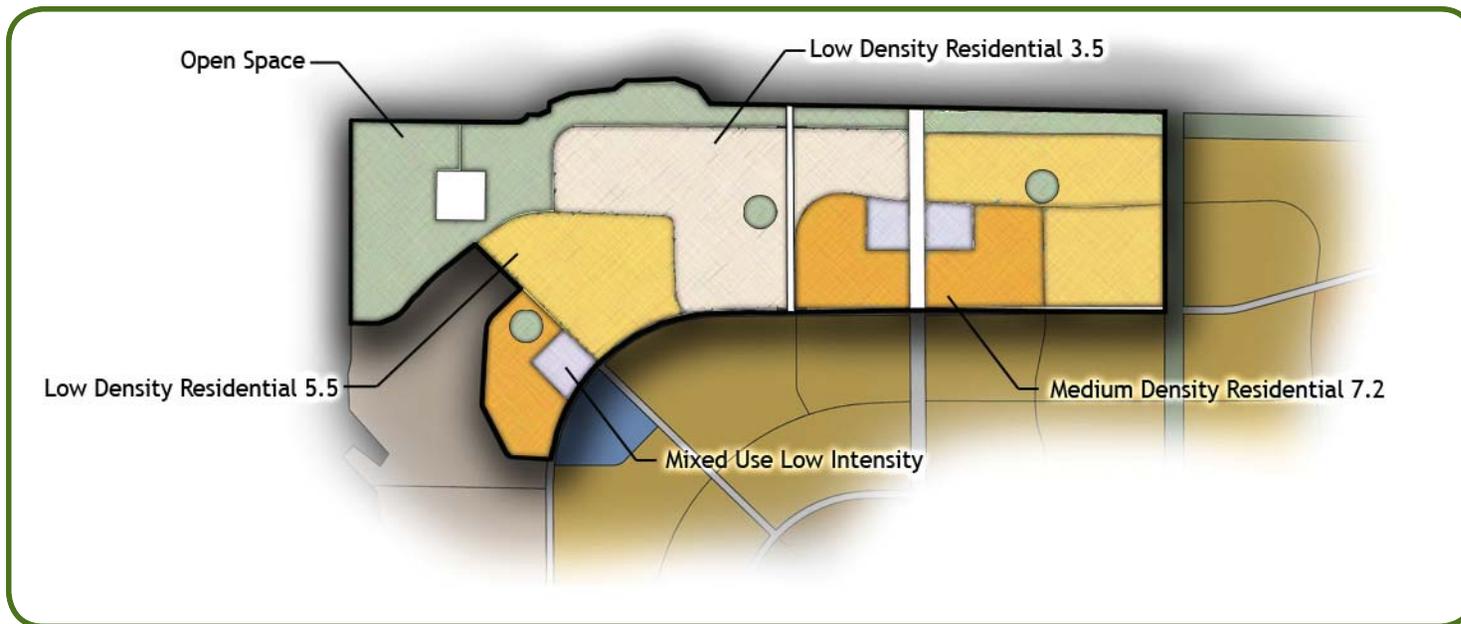
The maximum proposed residential density for the Subdistrict shall be 5.27 du/ac.

3.3.2.1.4 *Proposed Non-Residential Floor Area*

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 222,200 square feet.

3.3.2.1.5 *Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 1 shall be 0.3:1.





3.3.2.2 Subdistrict 2

3.3.2.2.1

*Characteristics*

Almost all of Subdistrict 2, which occupies the western edge of the District between the Franklin Mountains and the outer loop road, is low-density residential with one node of supporting mixed-use, as indicated in the table below. This area adjoins the three linear open spaces and will contain a trailhead to the Franklin Mountains State Park in conjunction with the central linear park. The purpose of the Subdistrict is to provide for a range of housing opportunities including relatively large lots. With access to a single thoroughfare, Subdistrict 2 provides for a housing segment that prefers relatively secluded neighborhoods.

3.3.2.2.2

*Components and Timing*

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	25 acres	-	-
Residential 3.5 du/ac:	290 acres	1,015	-
Mixed-Use Low Intensity:	7 acres	-	91,500
<b>TOTAL</b>	<b>322 acres</b>	<b>1,015</b>	<b>91,500</b>

The mixed-use area is allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 1,015. The estimated number of units for Subdistrict 2 accounts for 5% of the estimated District units. Development of Subdistrict 2 is expected to occur in years seven, nine and twelve.

3.3.2.2.3

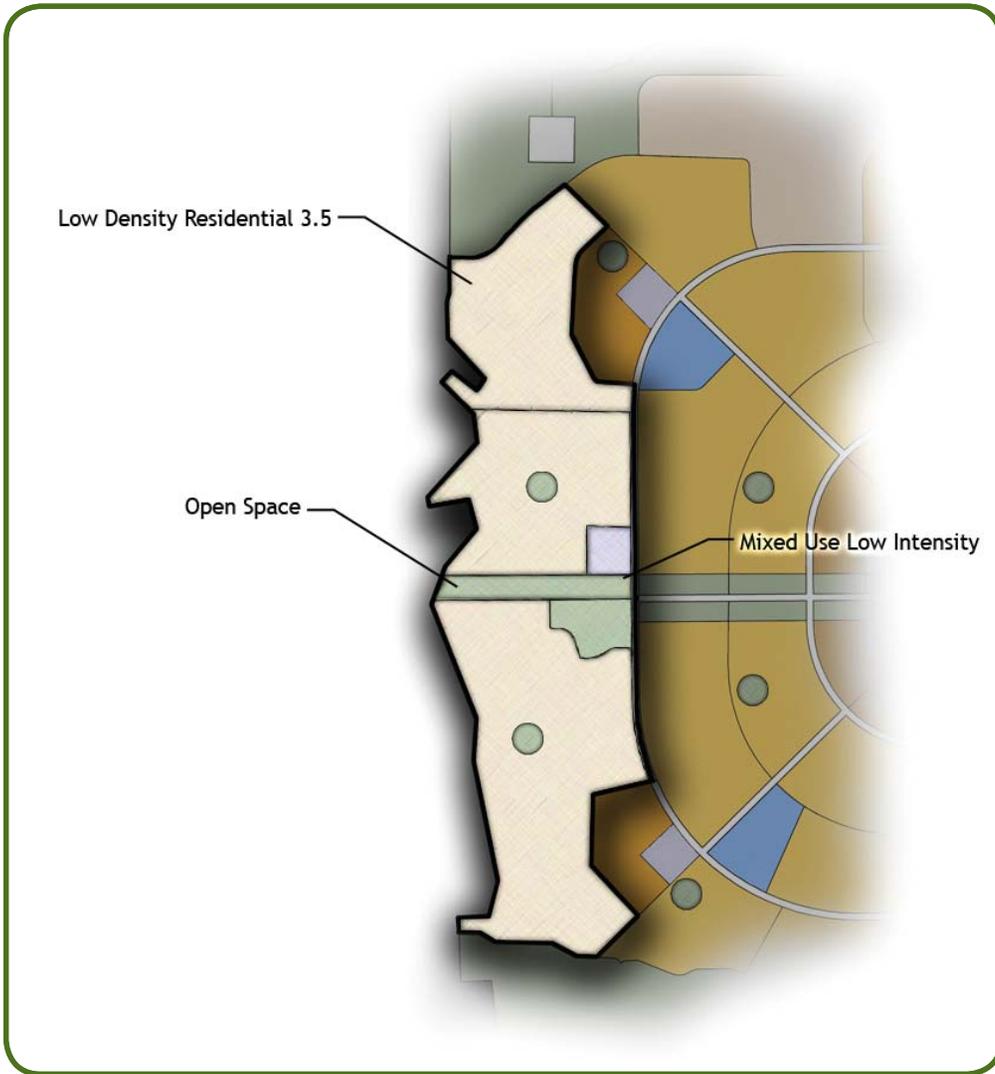
*Proposed Density*

The maximum proposed residential density for the Subdistrict shall be 3.50 du/ac.

3.3.2.2.4

*Proposed Non-Residential Floor Area*

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 91,500 square feet.



### 3.3.2.2.5 Proposed Intensity

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 2 shall be 0.3:1.





3.3.2.3 Subdistrict 3

3.3.2.3.1

*Characteristics*

Subdistrict 3 in the northwest quadrant of the District, and bounded by the outer and inner loop roads, proposed Painted Dunes Avenue and the EPECO right-of-way, will function primarily as a residential area and contains an elementary school. As a buffer area, Subdistrict 3 serves to decrease the gradient of development intensity between the primarily residential Subdistricts 1 and 2 and the western Town Center in Subdistrict 4.

3.3.2.3.2

*Components and Timing*

The components of the Subdistrict and the timing of development are as follows:

<b>Land Use</b>	<b>Approximate Acreage</b>	<b>Estimated Residential Dwelling Units</b>	<b>Estimated Non-Residential Floor Area (ft<sup>2</sup>)</b>
Elementary School:	15 acres	-	-
Open Space:	10 acres	-	-
Residential 5.5 du/ac:	335 acres	1,843	-
<b>TOTAL</b>	<b>360 acres</b>	<b>1,843</b>	-

The estimated number of units for Subdistrict 3 accounts for 9% of the estimated District units. Development of Subdistrict 3 is expected to begin in year six with development continuing in years nine, ten and eleven.

3.3.2.3.3

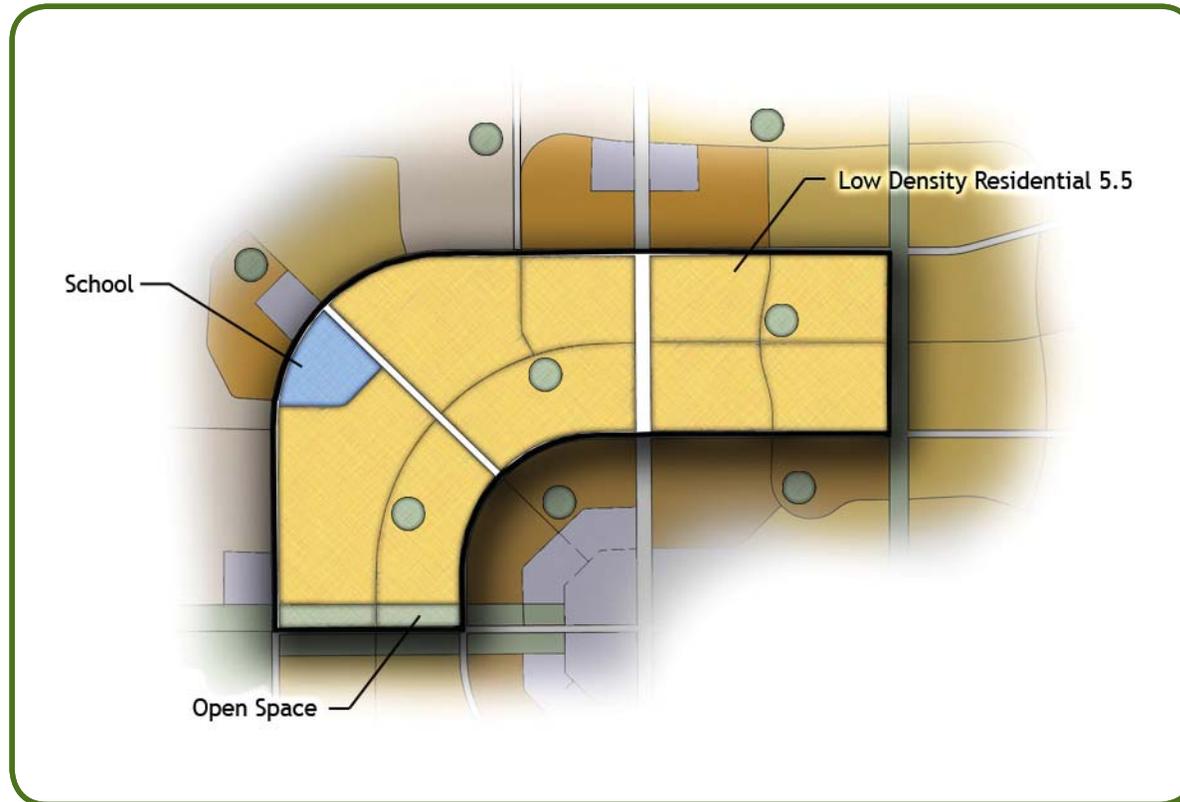
*Proposed Density*

The maximum proposed residential density for the Subdistrict shall be 5.50 du/ac.

3.3.2.3.4

*Mixed-Use Development*

In order to meet potential market demand for additional mixed-use development within the District, up to ten acres of Mixed-Use Low Intensity uses shall be allowed within Subdistrict 3 east of Martin Luther King, Jr. Boulevard.





3.3.2.4 Subdistrict 4

3.3.2.4.1 Characteristics

Subdistrict 4, bounded by the proposed inner loop road and the EPECO right-of-way, contains the western Town Center and the residential uses that surround it. The intent of this Subdistrict is to serve as a highly visible activity node at the western end of the linear park that also has strong links to the northeast and northwest corners of the District and to neighborhoods south of the District.

3.3.2.4.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	19 acres	-	-
Residential 12.0 du/ac:	167 acres	2,004	-
Mixed-Use Low Intensity:	30 acres	-	392,000
Mixed-Use High Intensity:	45 acres	-	823,200
<b>TOTAL</b>	<b>261 acres</b>	<b>2,004</b>	<b>1,215,200</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac and 24.0 du/ac respectively as long as the total number of residential units for the Subdistrict does not exceed 2,004. The estimated number of units for Subdistrict 4 accounts for 10% of the estimated District units. Development of Subdistrict 4 is expected to begin in year four with development continuing in years five, six, seven, nine and ten.

3.3.2.4.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 12.0 du/ac.

3.3.2.4.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 1,215,200 square feet.

3.3.2.4.5

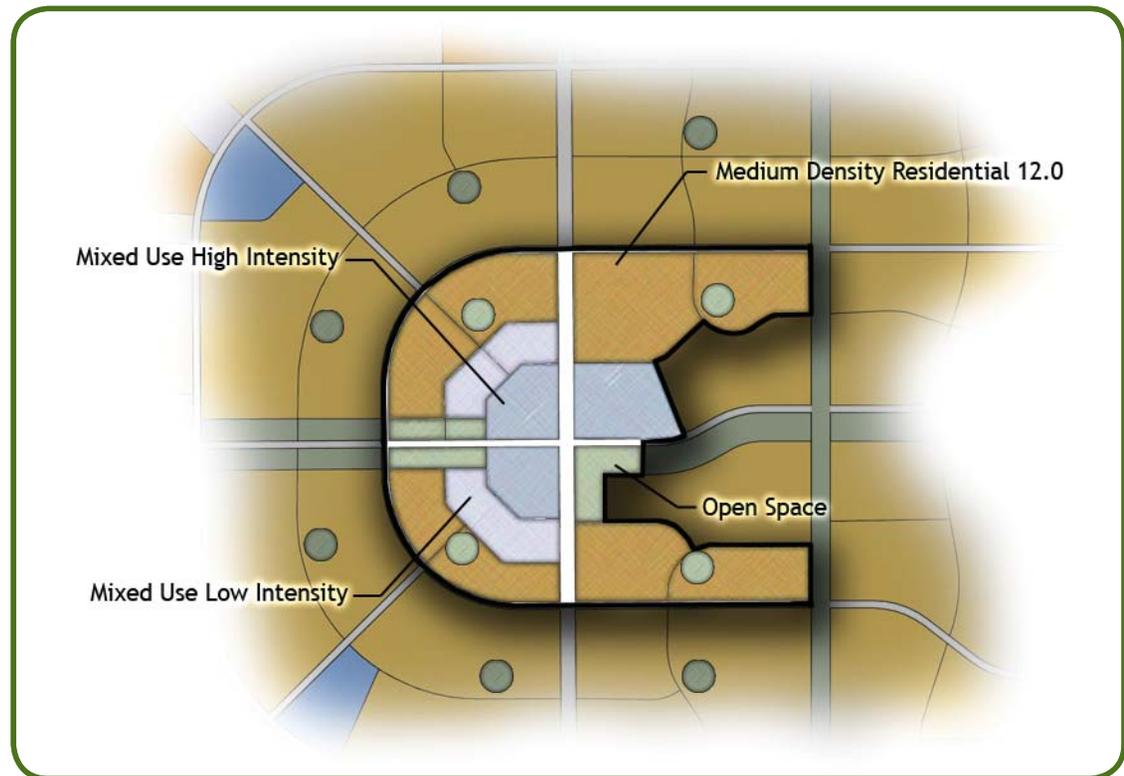
*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 4 shall be 0.37:1.

3.3.2.4.6

*Linear Park*

Pedestrian access via the Linear Park and view corridor shall be maintained through Subdistrict 4.





3.3.2.5 Subdistrict 5

3.3.2.5.1

*Characteristics*

Subdistrict 5 in the southwest quadrant of the District, and bounded by the outer and inner loop roads, proposed Painted Dunes Avenue and the EPECO right-of-way, will function primarily as a residential area containing an elementary school. As a buffer area, Subdistrict 5 serves to decrease the gradient of development intensity between the primarily residential Subdistricts 2 and 6 and the western Town Center in Subdistrict 4.

3.3.2.5.2

*Components and Timing*

The components of the Subdistrict and the timing of development are as follows:

<b>Land Use</b>	<b>Approximate Acreage</b>	<b>Estimated Residential Dwelling Units</b>	<b>Estimated Non-Residential Floor Area (ft<sup>2</sup>)</b>
Elementary School:	15 acres	-	-
Open Space:	10 acres	-	-
Residential 5.5 du/ac:	308 acres	1,694	-
<b>TOTAL</b>	<b>333 acres</b>	<b>1,694</b>	-

The estimated number of units for Subdistrict 5 accounts for 8% of the estimated District units. Development of Subdistrict 5 is expected to occur within years six and seven.

3.3.2.5.3

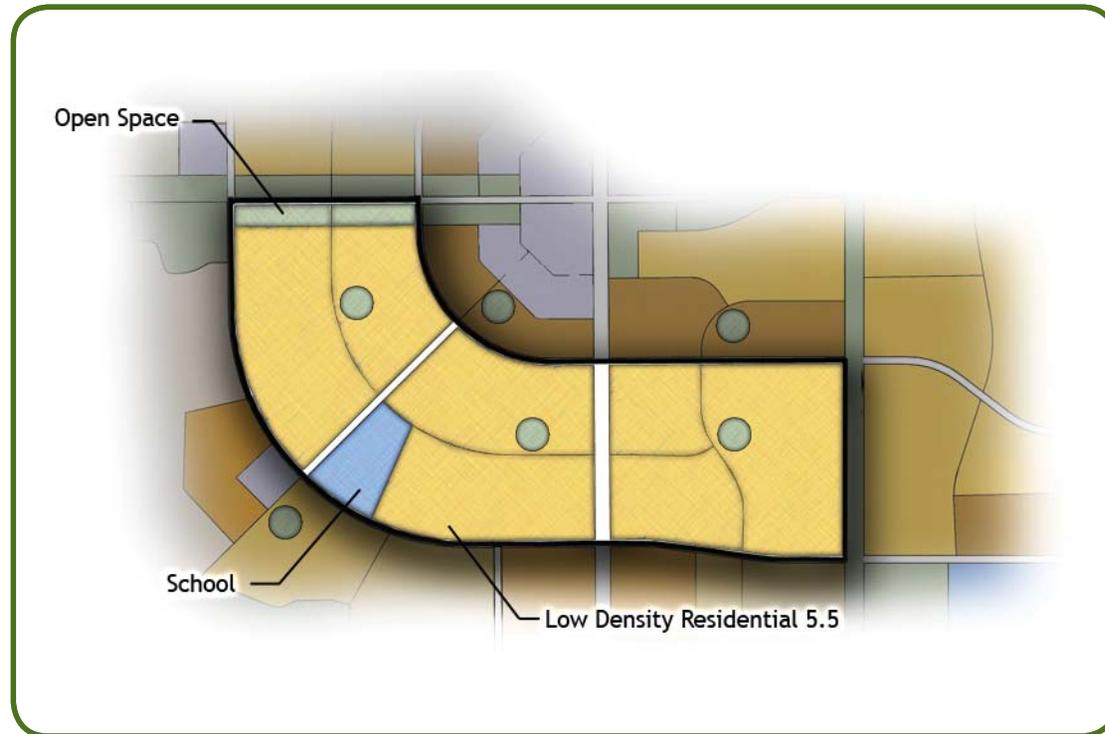
*Proposed Density*

The maximum proposed residential density for the Subdistrict shall be 5.50 du/ac.

3.3.2.5.4

*Mixed-Use Development*

In order to meet potential market demand for additional mixed-use development within the District, up to ten acres of Mixed-Use Low Intensity uses shall be allowed within Subdistrict 5 east of Martin Luther King, Jr. Boulevard.





3.3.2.6 Subdistrict 6

3.3.2.6.1

*Characteristics*

Subdistrict 6, which is in the far southwest corner of the District south of the outer loop road and bounded by the EPECO right-of-way and the southern boundary line of the District, is planned as residential with nodes of supporting mixed-use, as indicated in the figure below. The purpose of the Subdistrict is to provide for a range of housing opportunities in keeping with adjacent development to the south. Open space and the outer loop will buffer this Subdistrict from adjacent development while providing a strong vehicular linkage via Martin Luther King Boulevard and strong pedestrian opportunities via the southern linear open space, including a trailhead to the Franklin Mountains.

3.3.2.6.2

*Components and Timing*

The components of the Subdistrict and the timing of development are as follows:

<b>Land Use</b>	<b>Approximate Acreage</b>	<b>Estimated Residential Dwelling Units</b>	<b>Estimated Non-Residential Floor Area (ft<sup>2</sup>)</b>
Open Space:	121 acres	-	-
Residential 5.5 du/ac:	137 acres	754	-
Residential 7.2 du/ac:	77 acres	555	-
Mixed-Use Low Intensity:	16 acres	-	209,100
<b>TOTAL</b>	<b>351 acres</b>	<b>1,309</b>	<b>209,100</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 1,309. The estimated number of units for Subdistrict 6 accounts for 7% of the estimated District units. Development of Subdistrict 6 is expected to begin in year four with development continuing in years six, seven and eight.

3.3.2.6.3

*Proposed Density*

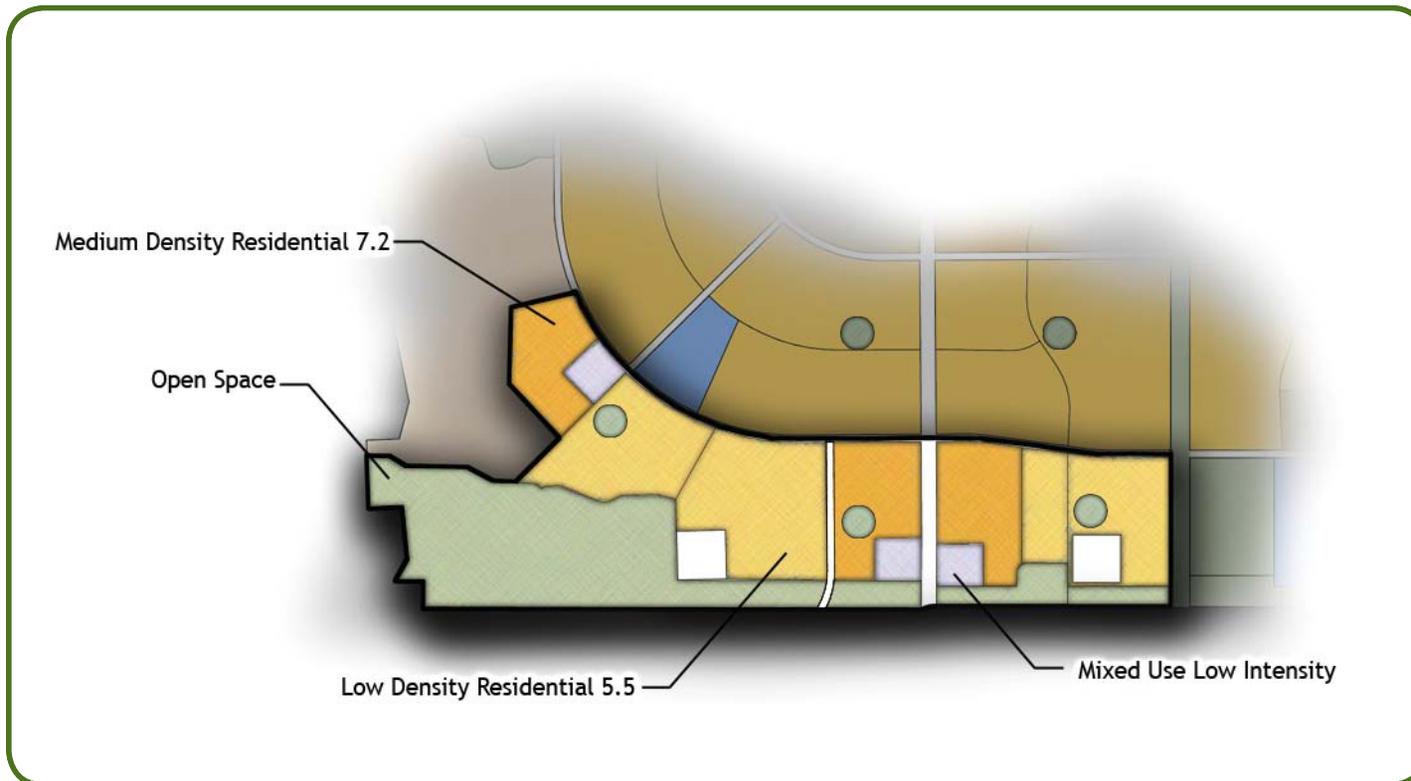
The maximum proposed residential density for the Subdistrict shall be 6.12 du/ac.

3.3.2.6.4 *Proposed Non-Residential Floor Area*

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 209,100 square feet.

3.3.2.6.5 *Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 6 shall be 0.3:1.





3.3.2.7 Subdistrict 7

3.3.2.7.1 Characteristics

Subdistrict 7 in the north central part of the District, bounded by the northern property line of the District, proposed Sean Haggerty Drive extension and the proposed outer loop road, is planned as a primarily residential subdistrict with supporting neighborhood commercial/retail uses. Adjacency to the northern linear open space and the EPECO right-of-way provides exceptional access to the community hike/bike circulation system.

3.3.2.7.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	15 acres	-	-
Residential 5.5 du/ac:	184 acres	1,012	-
Residential 7.2 du/ac:	19 acres	137	-
Mixed-Use Low Intensity:	13 acres	-	169,900
<b>TOTAL</b>	<b>231 acres</b>	<b>1,149</b>	<b>169,900</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 1,149. The estimated number of units for Subdistrict 7 accounts for 6% of the estimated District units. Development of Subdistrict 7 is expected to occur in years six, seven and ten.

3.3.2.7.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 5.66 du/ac.

3.3.2.7.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 169,900 square feet.

3.3.2.7.5

*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 7 shall be 0.3:1.





3.3.2.8 Subdistrict 8

3.3.2.8.1 Characteristics

Subdistrict 8, bounded by the proposed inner loop road and proposed Painted Dunes Avenue, is planned as a primarily residential subdistrict with supporting neighborhood commercial/retail uses. Adjacency to the central linear open space and the EPECO right-of-way provides exceptional access to the community hike/bike circulation system.

3.3.2.8.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Middle School:	25 acres	-	-
Residential 5.5 du/ac:	159 acres	875	-
Mixed-Use Low Intensity:	8 acres	-	104,500
<b>TOTAL</b>	<b>192 acres</b>	<b>875</b>	<b>104,500</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 875. The estimated number of units for Subdistrict 8 accounts for 4% of the estimated District units. Development of Subdistrict 8 is expected to occur within years five and six.

3.3.2.8.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 5.50 du/ac.

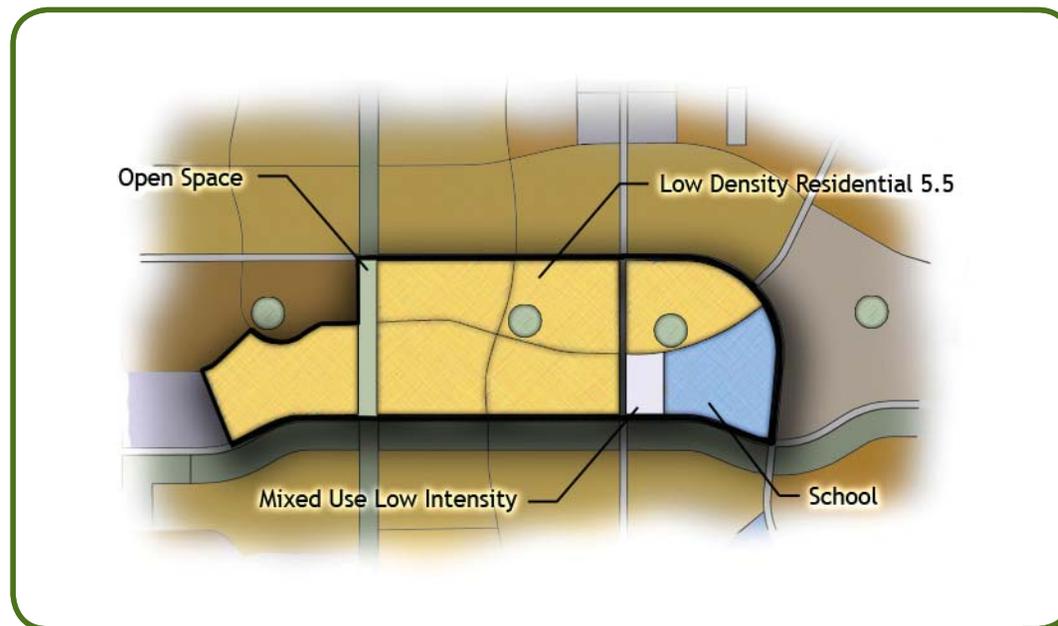
3.3.2.8.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 104,500 square feet.

3.3.2.8.5

*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 8 shall be 0.3:1.





3.3.2.9 Subdistrict 9

3.3.2.9.1 Characteristics

Subdistrict 9, bounded by proposed Painted Dunes Avenue, proposed Sean Haggerty Drive, the proposed outer loop road and the EPECO right-of-way, is planned as a primarily residential subdistrict with supporting neighborhood commercial/retail uses. Adjacency to the central linear open space and the EPECO right-of-way provides exceptional access to the community hike/bike circulation system.

3.3.2.9.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	30 acres	-	-
Residential 5.5 du/ac:	227 acres	1,249	-
Mixed-Use Low Intensity:	6 acres	-	78,400
<b>TOTAL</b>	<b>263 acres</b>	<b>1,249</b>	<b>78,400</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 1,249. The estimated number of units for Subdistrict 9 accounts for 6% of the estimated District units. Development of Subdistrict 9 is expected to occur in years two, three and four.

3.3.2.9.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 5.50 du/ac.

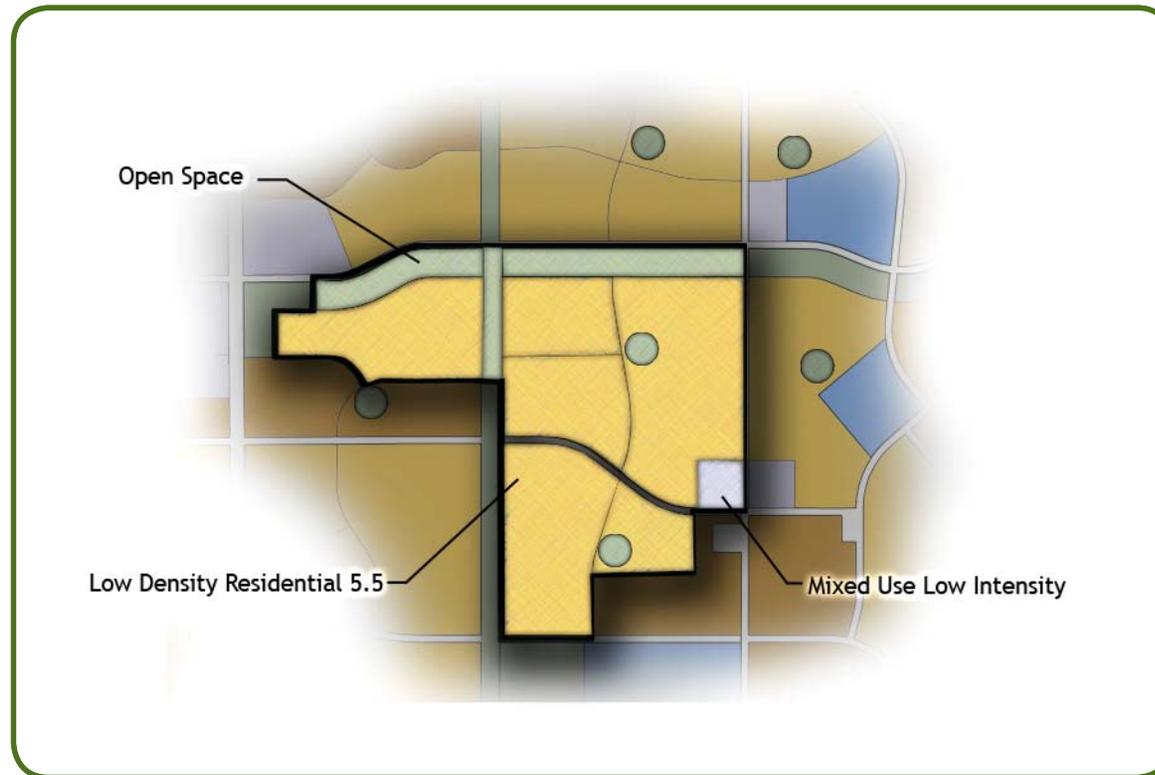
3.3.2.9.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 78,400 square feet.

3.3.2.9.5

*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 9 shall be 0.3:1.





3.3.2.10 Subdistrict 10

3.3.2.10.1

*Characteristics*

Subdistrict 10, which consists of a 25-acre community park and a 50-acre high school site, is planned as a community service area for the District and for neighborhoods to the south. Sean Haggerty Drive, Lomo Real Avenue and the EPECO right-of-way provide excellent access for the District and for the neighborhoods to the south.

Subdistrict 10 is bounded by the proposed outer loop road to the north, proposed Sean Haggerty Drive to the east, the southern boundary of the District to the south and the EPECO right-of-way to the west.

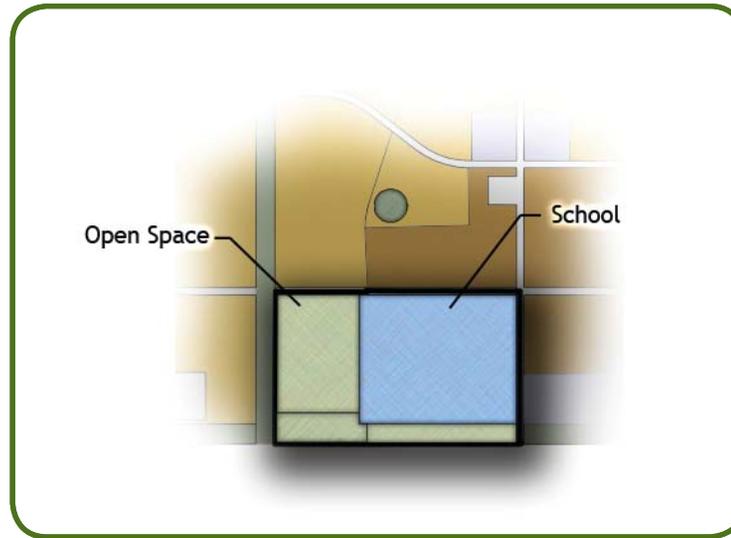
3.3.2.10.2

*Components and Timing*

The components of the Subdistrict and the timing of development are as follows:

<b>Land Use</b>	<b>Approximate Acreage</b>	<b>Estimated Residential Dwelling Units</b>	<b>Estimated Non-Residential Floor Area (ft<sup>2</sup>)</b>
Open Space:	45 acres	-	-
High School:	51 acres	-	-
<b>TOTAL</b>	<b>96 acres</b>	-	-

Development of the Community Park is expected to begin in year one and to be completed no later than year three.





3.3.2.11 Subdistrict 11

3.3.2.11.1 Characteristics

Subdistrict 11, bounded by the northern District boundary, proposed Sean Haggerty Drive and the proposed inner loop road is planned as a primarily residential subdistrict with supporting neighborhood commercial/retail uses.

3.3.2.11.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	55 acres	-	-
Residential 3.5 du/ac:	108 acres	378	-
Residential 5.5 du/ac:	48 acres	264	-
Residential 7.2 du/ac:	45 acres	324	-
Mixed-Use Low Intensity:	15 acres	-	196,000
<b>TOTAL</b>	<b>271 acres</b>	<b>966</b>	<b>196,000</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 966. The estimated number of units for Subdistrict 11 accounts for 5% of the estimated District units. Development of Subdistrict 11 is expected to occur within years seven and ten.

3.3.2.11.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 4.81 du/ac.

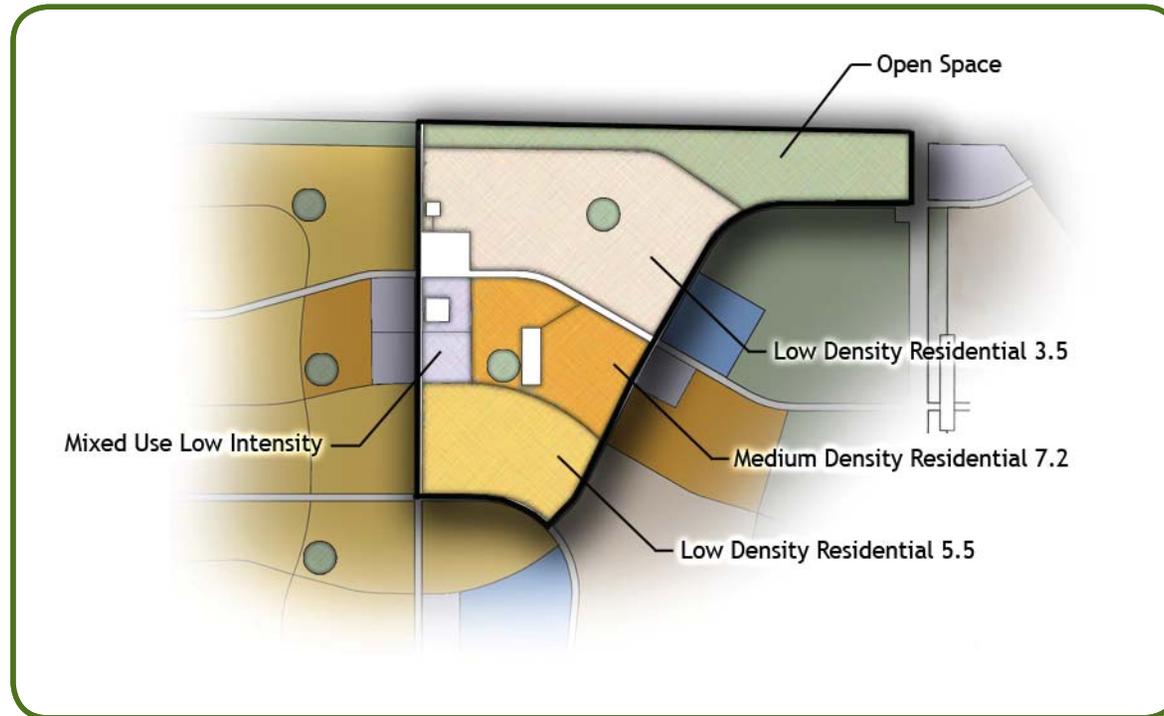
3.3.2.11.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 196,000 square feet.

3.3.2.11.5

*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 11 shall be 0.3:1.





3.3.2.12 Subdistrict 12

3.3.2.12.1 Characteristics

Subdistrict 12 is bounded by McCombs Street, proposed Painted Dunes Avenue and the proposed inner loop road. Almost half of the Subdistrict is open space, which will serve a dual function of stormwater detention and recreational open space. One of the four proposed elementary schools is located in this Subdistrict.

3.3.2.12.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	170 acres	-	-
Elementary School:	15 acres	-	-
Residential 3.5 du/ac:	95 acres	333	-
Residential 7.2 du/ac:	47 acres	338	-
Mixed-Use Low Intensity:	16 acres	-	209,100
<b>TOTAL</b>	<b>343 acres</b>	<b>671</b>	<b>209,100</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 671. The estimated number of units for Subdistrict 12 accounts for 3% of the estimated District units. Development of Subdistrict 12 is expected to occur within years five and nine.

3.3.2.12.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 4.73 du/ac.

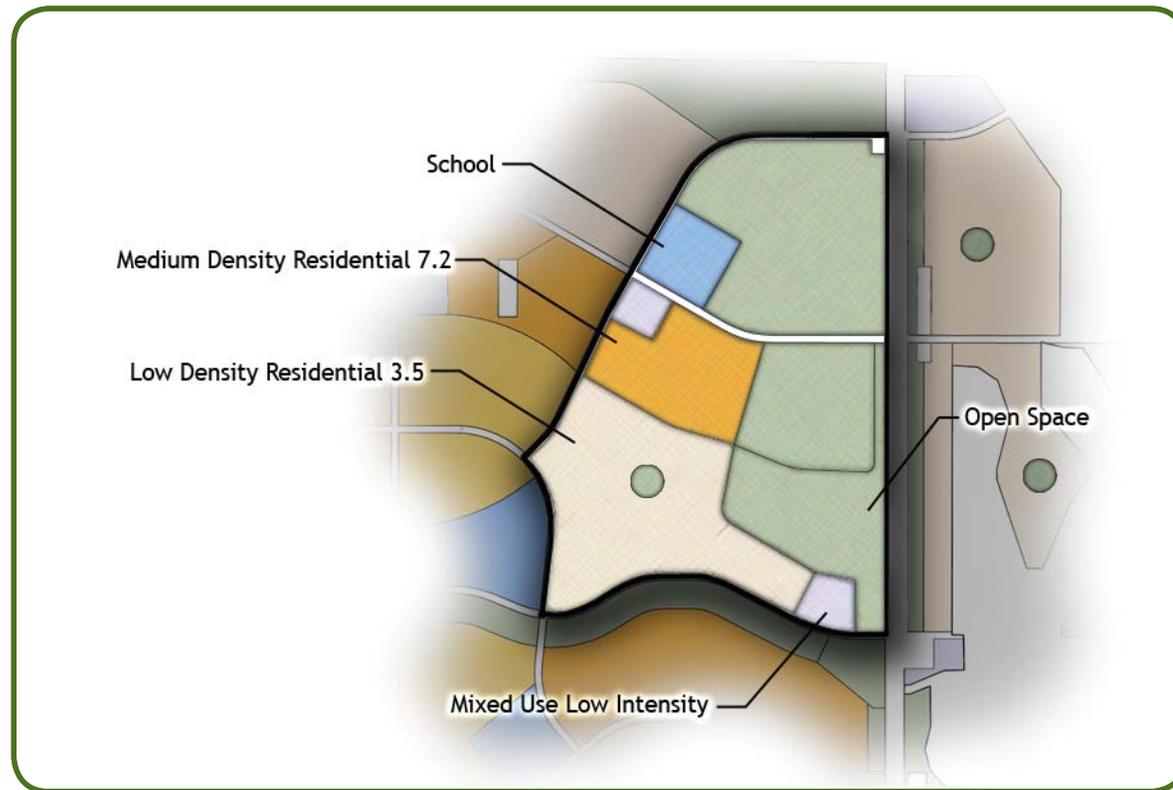
3.3.2.12.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 209,100 square feet.

3.3.2.12.5

*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 12 shall be 0.3:1.





3.3.2.13 Subdistrict 13

3.3.2.13.1 Characteristics

Subdistrict 13 is uniquely situated to be an enclave development. It is bounded primarily by open space, which reduces the possibility of cut-through traffic. The pedestrian trail system and the southwestern Town Center are close by.

3.3.2.13.2 Components and Timing

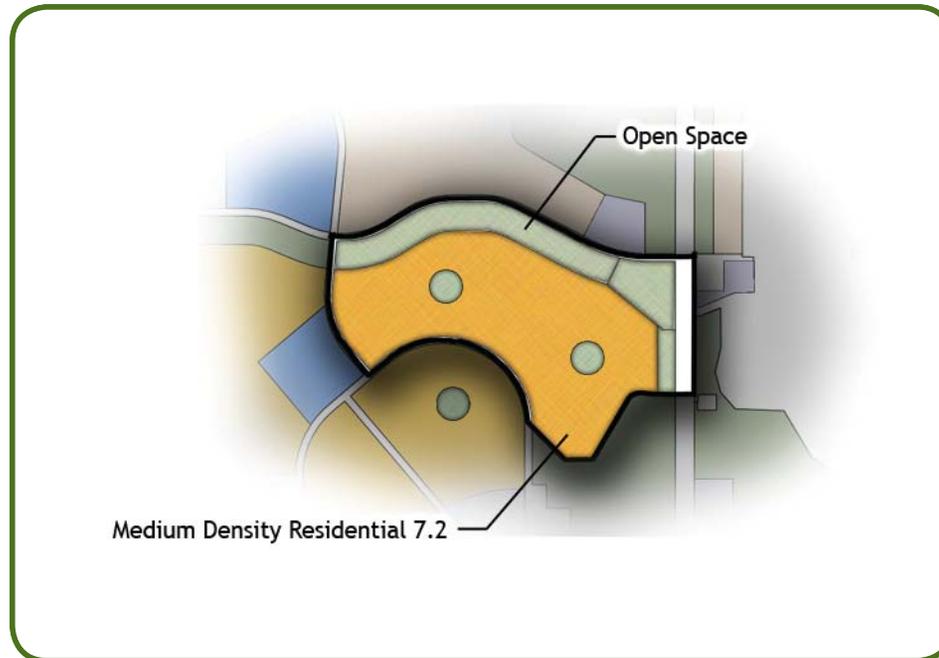
The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	33 acres	-	-
Residential 7.2 du/ac:	107 acres	770	-
<b>TOTAL</b>	<b>140 acres</b>	<b>770</b>	<b>-</b>

The estimated number of units for Subdistrict 13 accounts for 4% of the estimated District units. Development of Subdistrict 13 is expected to occur in year three.

3.3.2.13.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 7.20 du/ac.





3.3.2.14 Subdistrict 14

3.3.2.14.1 Characteristics

Subdistrict 14, bounded by proposed Sean Haggerty Drive, the proposed inner loop road and the proposed Painted Dunes Avenue, contains one of the four proposed elementary schools for the District; its location planned so as to serve as a strong terminus to the street connecting it to the southwestern Town Center.

3.3.2.14.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	48 acres	-	-
Elementary School:	15 acres	-	-
Residential 5.5 du/ac:	163 acres	897	-
Mixed-Use Low Intensity:	8 acres	-	104,500
<b>TOTAL</b>	<b>234 acres</b>	<b>897</b>	<b>104,500</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 897. The estimated number of units for Subdistrict 14 accounts for 5% of the estimated District units. Development of Subdistrict 14 is expected to occur in years one, two and three.

3.3.2.14.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 5.50 du/ac.

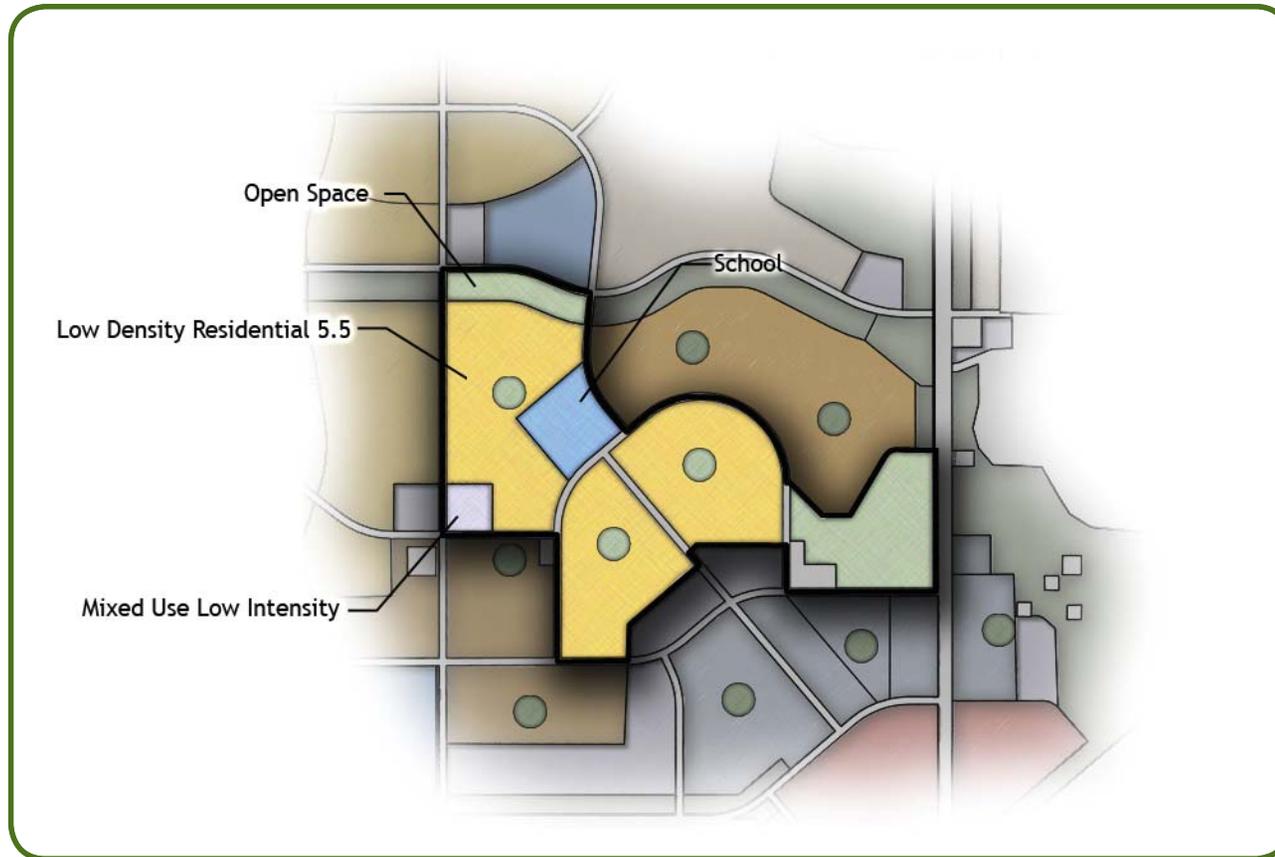
3.3.2.14.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 104,500 square feet.

3.3.2.14.5

*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 14 shall be 0.3:1.





3.3.2.15 Subdistrict 15

3.3.2.15.1 Characteristics

Subdistrict 15 together with Subdistrict 16 shall serve as a strong mixed-use urban center for Northeast El Paso. Adjacent and internal residential units benefit from proximity to goods and services within walking distance, as well as adjacency to open space and the southern pedestrian trail system.

3.3.2.15.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	18 acres	-	-
Residential 12.0 du/ac:	108 acres	1,296	-
Mixed-Use Low Intensity:	65 acres	-	849,400
Mixed-Use High Intensity:	101 acres	-	1,847,800
<b>TOTAL</b>	<b>292 acres</b>	<b>1,296</b>	<b>2,697,200</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac and 24.0 du/ac respectively as long as the total number of residential units for the Subdistrict does not exceed 1,296. The estimated number of units for Subdistrict 15 accounts for 6% of the estimated District units. Development of Subdistrict 15 is expected to begin in year one with development continuing in years three, four, five, six, and eight.

3.3.2.15.3 Proposed Density

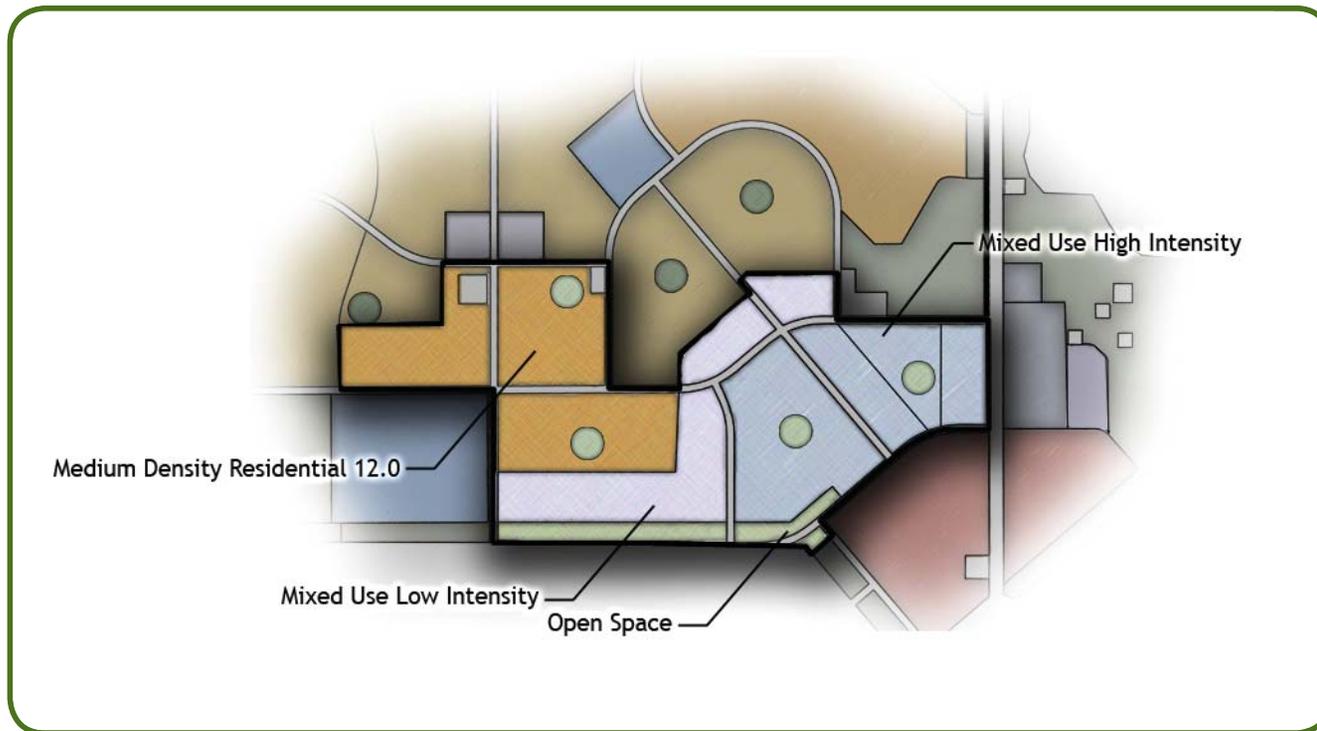
The maximum proposed residential density for the Subdistrict shall be 12.0 du/ac.

3.3.2.15.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 2,697,200 square feet.

3.3.2.15.5 *Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 15 shall be 0.37:1.





3.3.2.16 Subdistrict 16

3.3.2.16.1 Characteristics

Subdistrict 16, together with Subdistrict 15 shall serve as a strong mixed-use urban center for Northeast El Paso. The location of this Subdistrict (the intersection of a proposed six-lane thoroughfare and U.S. Highway 54) provides an ideal location for meeting the retail and commercial needs of the Northeast region as well as providing momentum for the development of the District as a whole.

3.3.2.16.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	8 acres	-	-
Regional Retail:	93 acres	-	2,430,600
<b>TOTAL</b>	<b>101 acres</b>	-	<b>2,430,600</b>

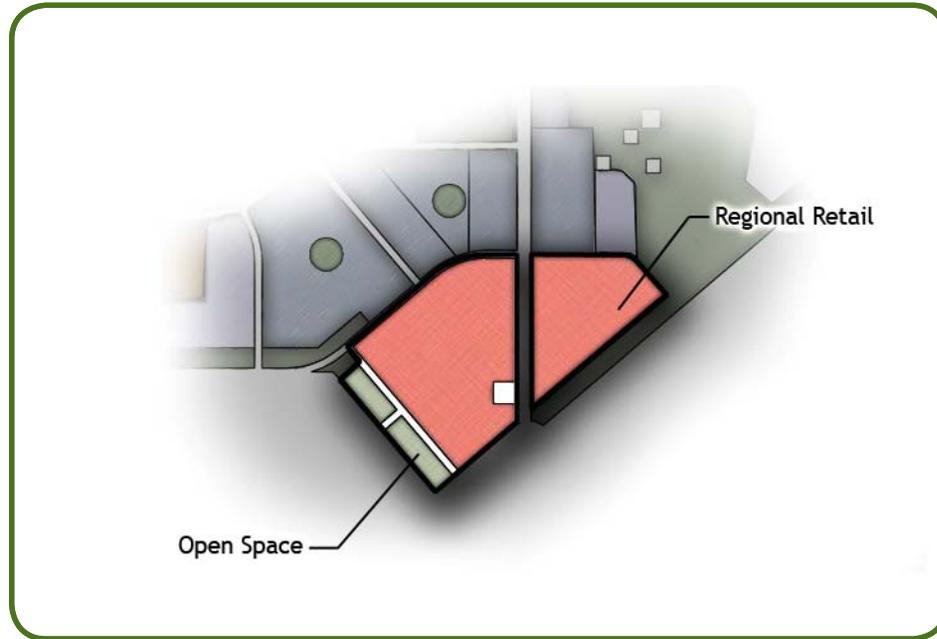
Development of Subdistrict 16 is expected to occur in year one.

3.3.2.16.3 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 2,430,600 square feet.

3.3.2.16.4 Proposed Intensity

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 16 shall be 0.6:1.





3.3.2.17 Subdistrict 17

3.3.2.17.1 Characteristics

Subdistrict 17, together with the other Subdistricts east of McCombs Street, provides additional opportunities for enclave development. Enclosure by the District boundary and McCombs Street and proximity to the golf course offer amenity to an additional and specific market segment.

3.3.2.17.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	8 acres	-	-
Residential 3.5 du/ac:	69 acres	242	-
Mixed-Use Low Intensity:	14 acres	-	183,000
<b>TOTAL</b>	<b>91 acres</b>	<b>242</b>	<b>183,000</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 242. The estimated number of units for Subdistrict 17 accounts for 1% of the estimated District units. Development of Subdistrict 17 is expected to occur within years eleven and twelve.

3.3.2.17.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 3.50 du/ac.

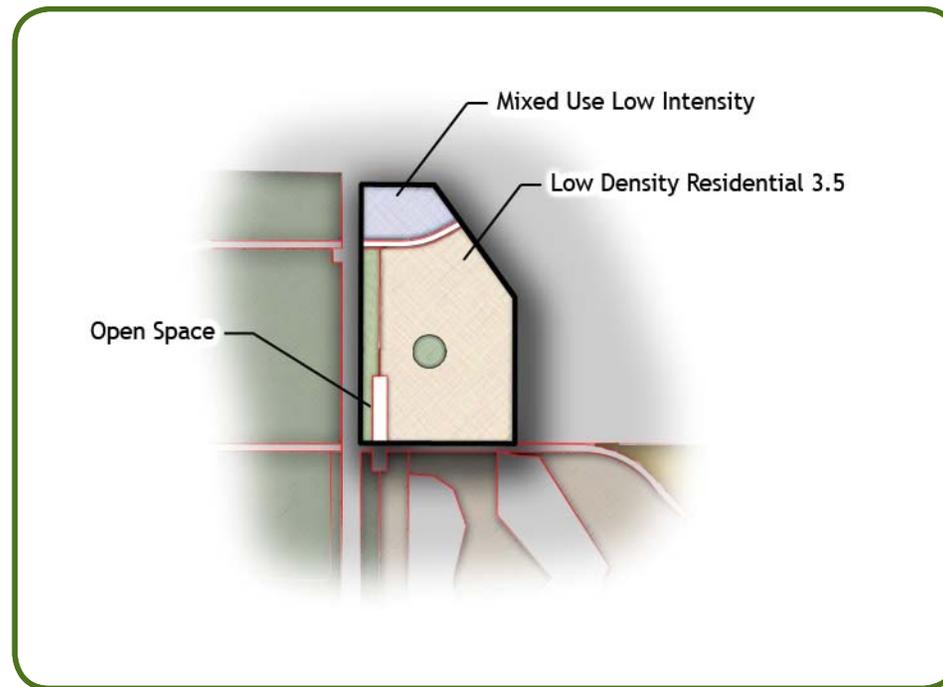
3.3.2.17.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 183,000 square feet.

3.3.2.17.5

*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 17 shall be 0.3:1.





3.3.2.18 Subdistrict 18

3.3.2.18.1 Characteristics

Subdistrict 18 wraps around the northern end of Painted Dunes Golf Course providing an additional opportunity for enclave development with enclosure by the District boundary, the golf course boundary and McCombs Street, and little or no opportunity for cut-through traffic.

3.3.2.18.2 Components and Timing

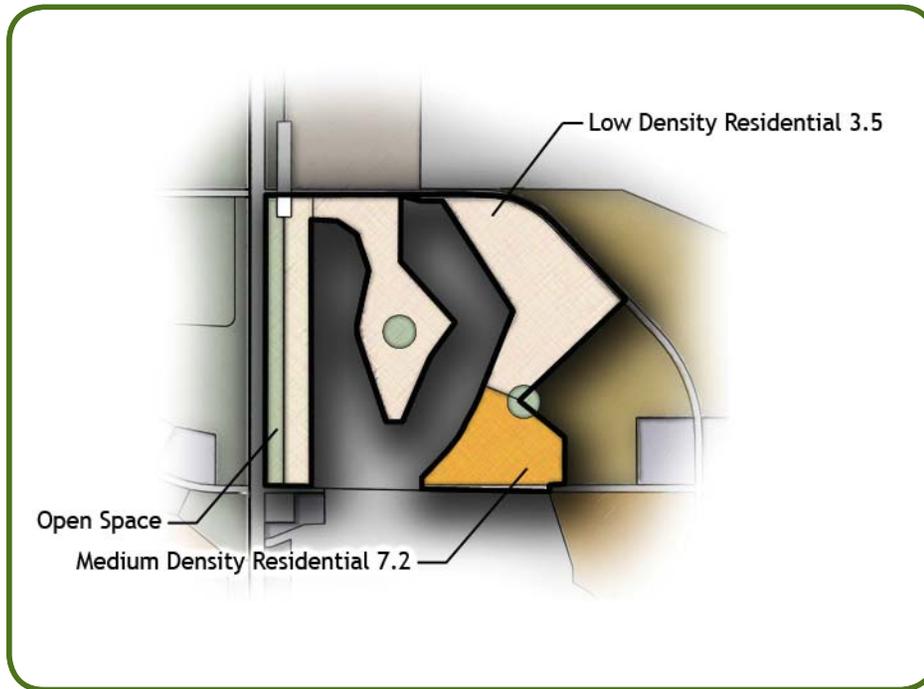
The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	14 acres	-	-
Residential 3.5 du/ac:	103 acres	361	-
Residential 7.2 du/ac:	25 acres	180	-
<b>TOTAL</b>	<b>142 acres</b>	<b>541</b>	-

The estimated number of units for Subdistrict 18 accounts for 2% of the estimated District units. Development of Subdistrict 18 is expected to occur within years seven and nine.

3.3.2.18.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 4.22 du/ac.





3.3.2.19 Subdistrict 19

3.3.2.19.1 Characteristics

Subdistrict 19 consists of two mixed-use areas adjacent to McCombs Street and open space. The southern mixed-use area is adjacent to the regional retail area as well and is planned to be complementary to it. Pedestrian access to the regional park south of U.S. 54 is an amenity to the Subdistrict.

3.3.2.19.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Mixed-Use Low Intensity:	14 acres	-	183,000
Mixed-Use High Intensity:	24 acres	-	439,100
<b>TOTAL</b>	<b>38 acres</b>	<b>96</b>	<b>622,100</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac and 24.0 du/ac respectively as long as the total number of residential units for the Subdistrict does not exceed 96. The estimated number of units for Subdistrict 19 accounts for 1% of the estimated District units. Development of Subdistrict 19 is expected to begin in year three with development continuing in years four, seven and eight.

3.3.2.19.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 12.0 du/ac.

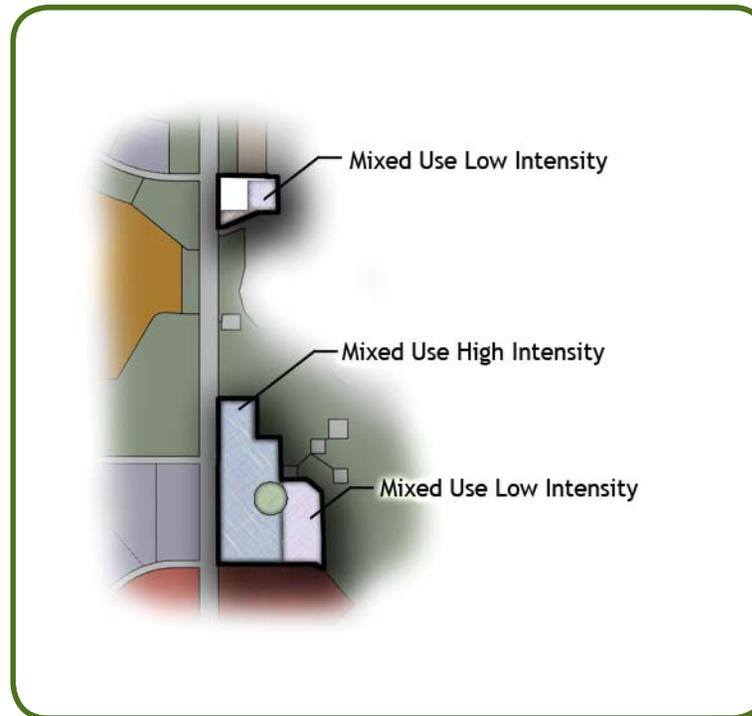
3.3.2.19.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 622,100 square feet.

3.3.2.19.5

*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 19 shall be 0.4:1.





3.3.2.20 Subdistrict 20

3.3.2.20.1 Characteristics

Subdistrict 20 contains the eastern Town Center and the residential development planned to support it, contributing to a compact, walkable development. Adjacency to Painted Dunes Golf Course provides a unique amenity to the Subdistrict.

3.3.2.20.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Residential 5.5 du/ac:	44 acres	242	-
Residential 7.2 du/ac:	37 acres	266	-
Residential 12.0 du/ac:	45 acres	540	-
Mixed-Use Low Intensity:	31 acres	-	405,100
<b>TOTAL</b>	<b>157 acres</b>	<b>1,048</b>	<b>405,100</b>

The mixed-use areas are allowed residential units up to 12.0 du/ac as long as the total number of residential units for the Subdistrict does not exceed 1,048. The estimated number of units for Subdistrict 20 accounts for 6% of the estimated District units. Development of Subdistrict 20 is expected to occur within years eight and nine.

3.3.2.20.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 8.32 du/ac.

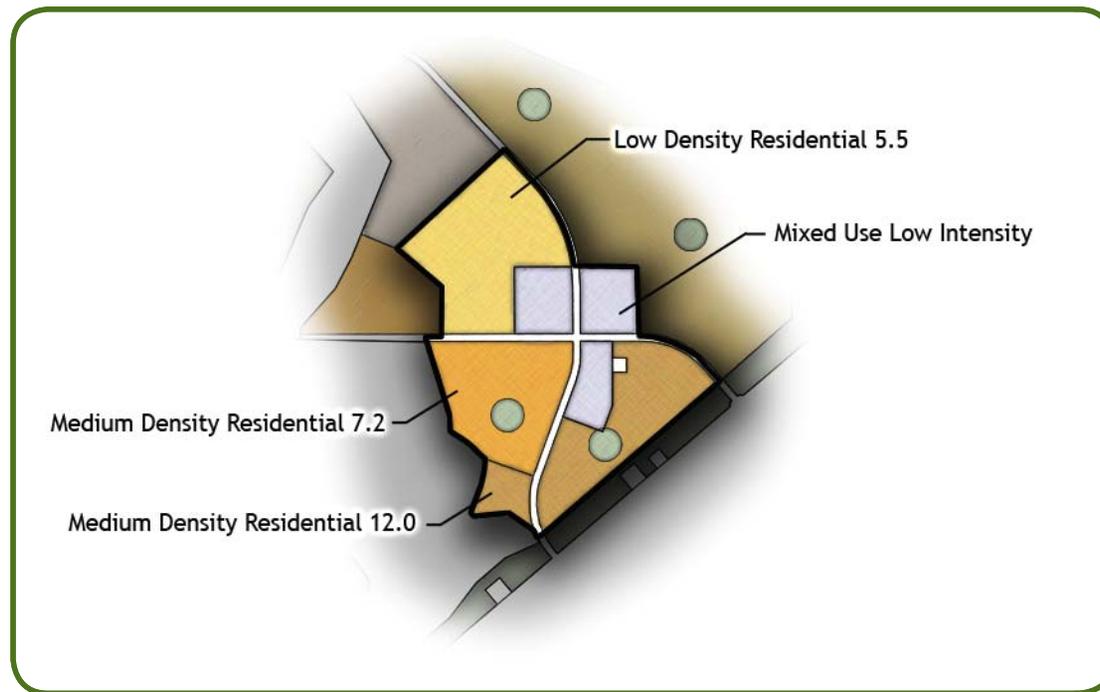
3.3.2.20.4 Proposed Non-Residential Floor Area

The maximum proposed total floor area for all non-residential land uses in the Subdistrict is 405,100 square feet.

3.3.2.20.5

*Proposed Intensity*

The gross non-residential intensity of the Subdistrict shall 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 Subdistrict 20 shall be 0.3:1.





3.3.2.21 Subdistrict 21

3.3.2.21.1 Characteristics

Subdistrict 21 at the far eastern edge of the District is planned as a residential Subdistrict with adjacencies to the eastern Town Center and Painted Dunes Golf Course. The District boundary serves as the Subdistrict’s eastern edge with U.S. 54 acting as the southern boundary. Pedestrian access to the regional park south of U.S. 54 is an amenity to the Subdistrict.

3.3.2.21.2 Components and Timing

The components of the Subdistrict and the timing of development are as follows:

Land Use	Approximate Acreage	Estimated Residential Dwelling Units	Estimated Non-Residential Floor Area (ft <sup>2</sup> )
Open Space:	146 acres	-	-
Residential 5.5 du/ac:	140 acres	770	-
<b>TOTAL</b>	<b>286 acres</b>	<b>770</b>	

The estimated population for Subdistrict 21 accounts for 4% of the estimated District population. Development of Subdistrict 21 is expected to occur in year eight.

3.3.2.21.3 Proposed Density

The maximum proposed residential density for the Subdistrict shall be 5.50 du/ac.





3.3.2.22 Summary

An acreage summary of the Subdistricts is shown below. All acreages are approximate and rounded to the nearest whole acre.

SUBD.	RES 3.5	RES 5.5	RES 7.2	RES 12.0	MU-LI	MU-HI	RR	OS	SCH	TOT
1	103	125	79		17			114		438
2	290				7			25		322
3		335						10	15	360
4				167	30	45		19		261
5		308						10	15	333
6		137	77		16			121		351
7		184	19		13			15		231
8		159			8				25	192
9		227			6			30		263
10								45	51	96
11	108	48	45		15			55		271
12	95		47		16			170	15	343
13			107					33		140
14		163			8			48	15	234
15				108	65	101		18		292
16							93	8		101
17	69				14			8		91
18	103		25					14		142
19					14	24				38
20		44	37	45	31					157
21		140						146		286
<b>TOTAL</b>	<b>768</b>	<b>1,870</b>	<b>436</b>	<b>320</b>	<b>260</b>	<b>170</b>	<b>93</b>	<b>889</b>	<b>136</b>	<b>4,942</b>

3.4 Allowable Land Uses

Appendix 'G' contains the table of allowable land uses for the District. The District supports the Smart Growth goal of providing a diverse mix of housing and is planned to include a variety of housing types within each phase of development. The District has been planned with a balanced mix of residential, commercial and public uses.

## Section 4: Stormwater Management Plan

### 4.1 General

The location of the District at the foot of the Franklin Mountains ensures the need for a system capable of directing large volumes of stormwater in a safe and efficient manner. 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 and Recreational Open Space

#### 4.2.1 Park-ponds

##### 4.2.1.1 Strategy Envisioned for Detention Facilities

The strategy envisioned for the detention facilities is the use of park-ponds, which can be developed into parks or athletic fields.

##### 4.2.1.2 Park Ponding Utilized

As part of a regional detention strategy, park-ponds should be utilized throughout the District to the extent practicable.

#### 4.2.2 Linear Park and Perimeter Buffers

The linear park and perimeter buffers will serve not only as parks but as a significant part of the drainage and storm water infrastructure for the District, and therefore should be improved consistent with these dual functions, including landscaping and configuration.



*Linear parks offer dual-use opportunities.*





## Section 5: Circulation

### 5.1 General

Within the District — or any development — one of the most important elements affecting how it will look and how well it will work is the space between the façade of a building and the façade of another building across a street. Wide streets encourage drivers to speed, are less safe for pedestrians, cost more, increase runoff and decrease opportunities for social interaction. Narrower streets do the opposite.

The trail system within the District should be designed as a unifying element; thus it should connect as many uses and/or neighborhoods as practicable. The trail system may follow public right-of-way, may follow permanent open space, and/or may be placed within an easement across land owned by a Homeowner's Association (HOA).

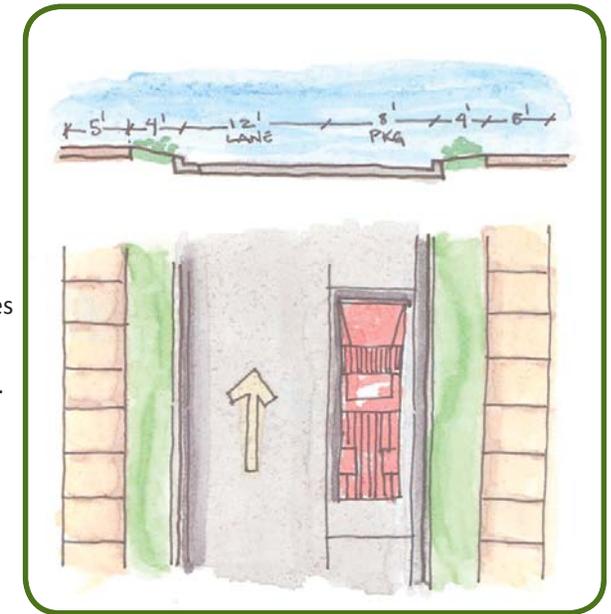
### 5.2 Relationship Between Circulation and Land Use

- Opportunity for goods and services should be within one-half mile of most dwellings.
- Distribute development densities so as to support potential future transit stops.
- Locate higher density developments within walking distance of town centers and transit nodes.

### 5.3 Roadway Design Intent and Principles

The intent of the design and function of the circulation systems shall be as described under Section 1.3.5 and further described as follows:

- The street network should be designed with multiple connections and direct routes.
- Thoroughfares should be spaced no more than one half-mile apart.
- Align streets to give buildings energy-efficient orientations.
- Provide networks for pedestrians and bicyclists.
- Provide alternatives to travel along high-volume streets.



Narrow streets slow traffic and promote pedestrian safety.

## 5.4 Standards

Standards for streets and trails within the District 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. These street standards are proposed to coordinate with circulation needs and development intensities. Necessary street standards not included in the DSC are described in the Alternative Design Standards submitted with the Land Study for the District.

### 5.4.1 Transit

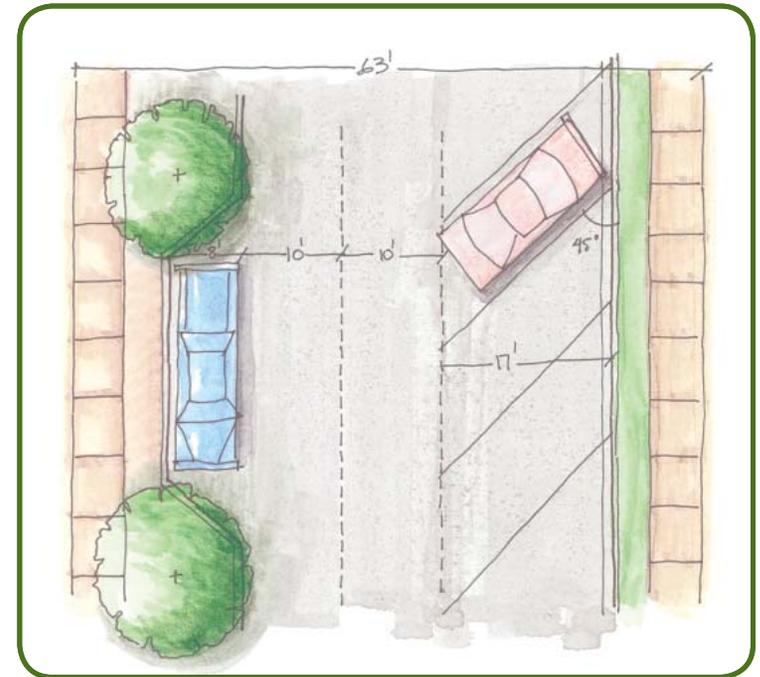
While the success of transit (e.g., light rail, bus rapid transit) within the District depends upon mass transit planning by others, transit-oriented design features should be included in town centers and transit nodes when and where appropriate. Transit-oriented design features may be provided in town centers and transit nodes; however, such land may be reallocated within such town centers and transit nodes from time to time should mass transit not become available to the area, and may be eliminated altogether within ten years after the submittal of a final plat should transit not become available to the area within that time.

### 5.4.2 Hike and Bike Trails

Hike and bike trails should consist of an eight-foot wide path with a minimum of four feet of native landscaping on each side, as described in the Alternative Design Standards. Paths of concrete, asphalt, decomposed granite or similar material, or natural material should be used depending on the user need. Landscaping with native vegetation reduces water requirement. Decomposed granite trails should require permanent edging. Park bench(es) should be installed at a minimum of one every ½ -mile along public trails, coordinated with shade trees as provided for in the Alternative Design Standards. The general location of hike and bike trails is shown on the General Park Service Areas Map in **Appendix 'H'**.

## 5.5 Alternative Design Standards

Reference the Alternative Design Standards in the Land Study submitted concurrently with this Master Zoning Plan for requirements relating to Circulation Standards.



*The diversity of mixed-use development provides opportunities for unique street design.*





## Section 6: Parks and Open Space Plan

### 6.1 Purpose and Intent

The purpose of the Parks and 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 community specifically. It is the intent of this Plan to work in concert with El Paso's Open Space Plan ("Towards a Bright Future: A Green Infrastructure Plan for El Paso, Texas") to accomplish this purpose.

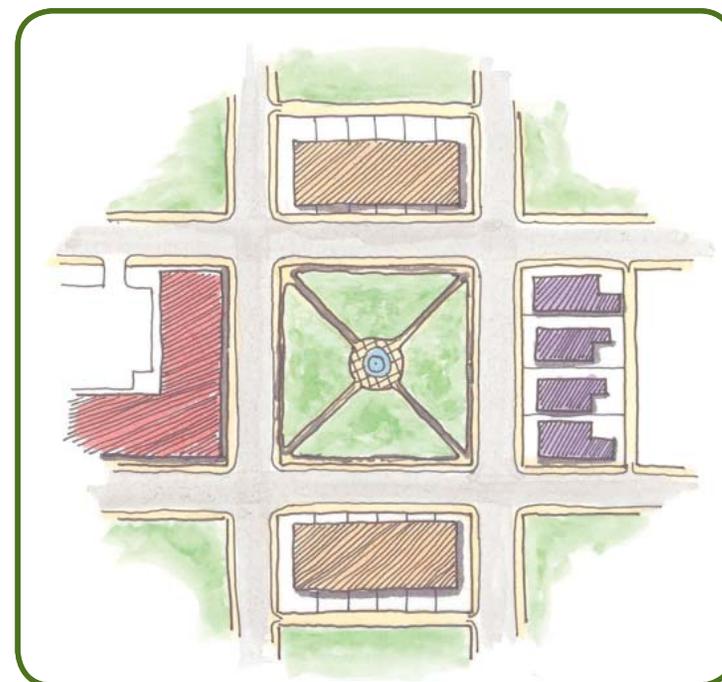
### 6.2 General Principles

The following principles guide the placement and use of parks, open space and trail linkages within the District.

- Green corridors and open space define and interconnect neighborhoods, schools and other uses within the District.
- Public spaces establish focal points within neighborhoods and mixed-use areas.
- A variety of open space features distributed equally across the development, including parks, squares, plazas, landscaped streets, and greenbelts, and dedicate them for the collective social, visual and recreational use and enjoyment of the neighborhoods.
- Meet or exceed City requirements for park land dedication, currently as follows:
  - Mini-neighborhood parks of less than two acres
  - Neighborhood parks of two to ten acres
  - Community parks of greater than ten acres
- Proposed provision and configuration of park and open space facilities are adequate and meet City standards except as provided for herein.

#### Adjacencies

Where physically feasible, parks should be bounded by streets or by other public uses. Where residential lots must directly abut a park, lots should be oriented so as to side to and not back to the park. Residential lots should back to a park only when the site's physical character does not reasonably permit an alternative design.



*Neighborhood gathering spaces contribute to shared identity and promote interaction.*

Where a non-residential use must directly abut a park, the use shall be separated by a screening wall or fence and landscaping. Access points to the park may be permitted if a public benefit is established.

The elements described below are shown on the General Park Service Areas Map in **Appendix 'H'**.

### 6.3 *Design Requirements*

#### 6.3.1 *Community Open Space*

##### 6.3.1.1 *Area*

Approximately 820 acres have been reserved to serve the dual function of providing for the recreational needs of the community while managing stormwater runoff. These areas shall be provided as generally shown in **Appendix 'H'**. Such area is in addition to the parkland dedication requirements of Title 19, Chapter 19.20.

##### 6.3.1.2 *Trailheads to the Franklin Mountains State Park*

This District includes three trailhead areas adjacent to the Franklin Mountains State Park, which includes 1,640 acres contiguous to the District. These areas shall be provided as generally shown in **Appendix 'H'**.

#### 6.3.2 *Neighborhood Parks*

##### 6.3.2.1 *Neighborhood Parks*

The neighborhoods within each Subdistrict may include neighborhood parks and neighborhood pocket parks in accordance with Title 19 Subdivisions and in accordance with the Land Study.

##### 6.3.2.2 *Pocket Parks*

In order to provide for an urban form that includes a variety of open space opportunities, and to meet the goal of having a park within walking distance of every home, pocket parks may be provided in accordance with Title 19 Subdivision and shall be credited toward the parkland dedication requirement provided they meet the following criteria:





6.3.2.2.1

*Pocket Parks Shall be No Smaller than 10,000 Square Feet*

Pocket parks shall be no smaller than 10,000 square feet and shall have a width of no less than eighty feet.

6.3.2.2.2

*Pocket Parks Shall Have Frontage*

Pocket parks shall have frontage on at least one Residential street and shall not have frontage on streets other than Residential streets.

6.3.2.2.3

*Pocket Parks Should Contain the Following Elements*

Pocket parks should contain, at a minimum, the following elements, as provided for in the Alternative Design Standards:

- bench(es)
- pedestrian access from street to bench(es)
- two shade trees
- native low-water landscaping

6.3.2.3

*Residential Units*

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

6.3.2.4

*Trail Heads*

Facilities within the District provided in conjunction with Trail Heads shall be credited toward the parkland requirement for adjacent neighborhood(s) if such facilities are available for the recreational needs of those neighborhood(s).

6.3.3

*Public Trail System*

6.3.3.1

*Public Trail System Provided*

A public trail system shall be provided within and throughout the development and shall be credited toward the parkland dedication requirement unless it replaces a required sidewalk. It is the intent of such a trail system to provide an alternative to automobile travel. The trail system shall include, at a minimum, the following components:

- 6.3.3.1.1 *Connections to any Adjacent Trail System*  
Connections to any adjacent trail system existing at the time of platting;
- 6.3.3.1.2 *Trailhead Connections*  
Trailhead connections to the Franklin Mountain State Park and a linkage to the City’s regional park to the south;
- 6.3.3.1.3 *Connections Between Neighborhoods*  
Connections between neighborhoods;
- 6.3.3.1.4 *Connections to Schools, Parks, and Mixed-Use Areas*  
Connections to schools, parks, and mixed-use areas within the District;
- 6.3.3.1.5 *Connections to Neighborhood Centers*  
Connections to neighborhood centers and to Town Centers;
- 6.3.3.1.6 *Linkage Along the Southern Perimeter*  
A linkage along the southern perimeter of the site; and
- 6.3.3.1.7 *Pedestrian and Trail Access*  
Pedestrian and trail access improvements at the following key locations:
  - an underpass at Patriot Freeway connecting to the regional park;
  - an underpass at McCombs Street to provide access between the linear park and the golf course; and
  - an underpass at Martin Luther King, Jr. Boulevard connecting to the linear park.

6.3.3.2 *Trail System Within the District*  
The trail system within the District is intended to be a unifying element; thus it should connect as many uses and/or neighborhoods as practicable. The trail system may follow public right-of-way, may follow permanent open space, and/or may be placed within an easement across land owned by the HOA of the District, Subdistrict, Neighborhood or tract as applicable. Trails should be integrated into the community rather than separated by fences, barriers or poor land use planning. Pedestrian amenities such as landscaping and





benches should be strategically located at nodes rather than along the entire length of the hike and bike trail system to create a positive impact while minimizing the overall costs.

6.3.3.3 *Public Trail Routing and Type*

Public Trail routing and type shall be as generally shown in **Appendix 'H'**.

6.3.3.4 *Trail Types*

6.3.3.4.1 *Trail Type 'A'*

Trail type 'A' is predominant in the District and is intended to be the standard for the development as described herein.

6.3.3.4.2 *Trail Type 'B'*

Trail type 'B' is intended for use within the more urban areas of the District. Design components may include more formal street furniture and a planting pattern that contributes to an urban character.

6.3.3.4.3 *Trail Type 'C'*

Trail type 'C' is intended for the eastern side of the development in accordance with a golf-related community. Design components may include furnishings and plantings that contribute to a more manicured design approach.

6.3.3.5 *"Useable" Open Space*

To be considered "useable" open space, thus eligible for parkland dedication credit, Public Trail linkages shall be no less than sixteen feet in width.

6.3.4 *Community Park*

Approximately twenty-five acres adjacent to the proposed high school is required to be set aside for a community park.

6.3.4.1 *Community Park Plans*

Community park plans shall be submitted to the City within six months of adoption of this ordinance.

6.3.4.2 *Community Park Construction*

The Community park shall be constructed within two years of adoption of this ordinance.

6.3.5 *Linear Park*

A public linear park between McCombs Street and Martin Luther King, Jr. Boulevard should serve as a major organizing feature of the development, anchoring town centers and residential developments.

6.3.5.1 *Linear Park Landscaping*

The 68-acre (minimum) park should be designed with a natural landscaping theme and native plant species in harmony with other open areas of the master-planned community, as well as a stormwater management system, and seating/sun/shade amenities.

6.3.4.2 *Linear Park Plans*

Linear park plans shall be submitted to the City within six months of adoption of this ordinance.

6.3.4.3 *Linear Park Construction*

The Linear park shall be constructed within two years of adoption of this ordinance.

6.3.6 *Off-Site Dedication*

Parkland required to be dedicated within a particular phase of development within the District may be dedicated “off-site” to another phase of development within the District provided all other requirements of this section have been met. Such dedication will not require a metes and bounds description prior to the development of that phase. For the purposes of parkland deeded as part of an offsite dedication, a District shall be considered a single park zone.





6.3.7 *Relationship with Drainage*

Park and ponding areas shall be designed for dual purposes whenever possible. Such dual use requires support and recommendation from the Director of Parks and the Deputy Director of Building Services



*A linear park's form compliments the drainage function.*

## 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 Design Principles

#### 7.2.1 Buildings Express Architectural Compatibility

Buildings express architectural compatibility, with coordinated architectural features that contribute to community identity.

#### 7.2.2 Buildings are Compact

Buildings are compact, designed at human scale and are sited in a manner that supports pedestrian activity.

#### 7.2.3 Architectural and Landscape Design

Architectural and landscape design are appropriate to physical, historical and economic conditions.

#### 7.2.4 Landmark Buildings, Entry Statements, Public Spaces, and Art

Landmark buildings, entry statements, public spaces, and art establish focal points at appropriate locations within and throughout the development.

#### 7.2.5 Design and Function of Buildings and Open Spaces

The design and function of buildings and open spaces respects and is influenced by local climate, topography, history, and building practice.



*Buildings define streets as public places.*





7.2.6 *Buildings and Other Improvements*

Buildings and other improvements are compatible in their arrangement, bulk, form, character, and landscaping.

7.3 *Design Elements*

7.3.1 *Community Theme*

The Community theme is desert southwest in keeping with the vernacular aesthetic.

7.3.2 *General Form*

The general form shall be one of interconnected neighborhoods with traditional rectangular architectural forms, narrow streets and grid pattern; less yard space (reduced setbacks) balanced by more neighborhood open space (oases) as per Code, but strategically placed and integrated into a community-wide system); and gateways.

7.3.3 *Neighborhood Form*

7.3.3.1 *Homes*

Multiple product types per neighborhood; traditional components: porches and patios, fountains and pools, portals/gateways and paths, vibrant color, native building materials.

7.3.3.2 *Open Space*

Enhanced views to the mountains; central park / plaza civic space; open space corridors for long views and for pedestrian circulation; native landscape materials, with focused landscaping for impact.

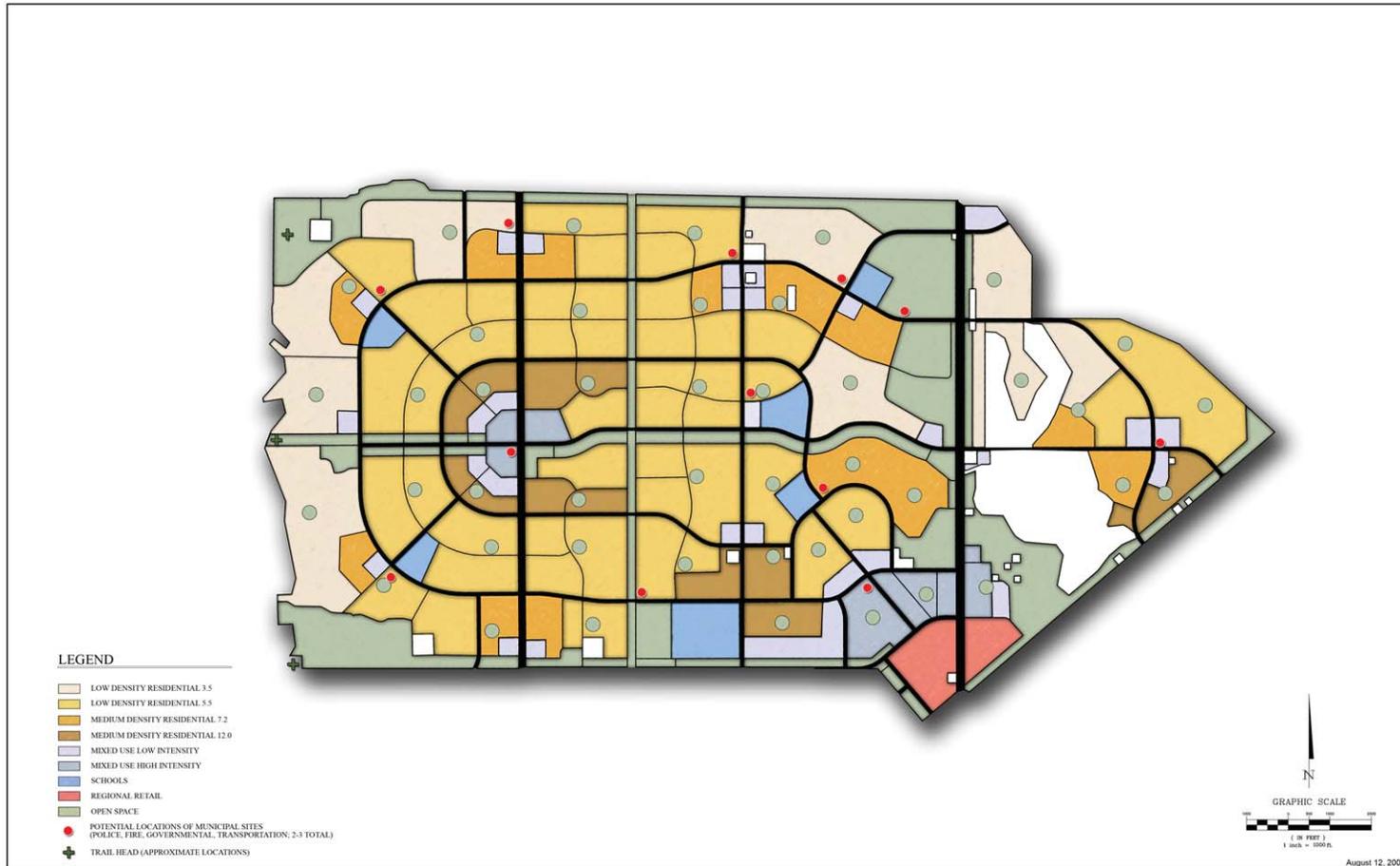
7.3.3.3 *Circulation*

“All paths lead to the park” concept; the neighborhood boulevard; narrow streets; strategically placed alley product (e.g., across from civic space, along collectors and boulevards, across from dissimilar land use category or sub-category), to eliminate clutter from the street scene.

7.3.4 *Landscaping*

Native plant materials, irrigation systems favor reclaimed water, greywater, roof water and surface stormwater as appropriate and practicable.

Appendices



Master Land Use Plan  
El Paso, Texas



Appendix 'A' – Master Land Use Plan





Proximity to Mixed Use  
El Paso, Texas



Appendix 'B' – Proximity to Mixed-Use

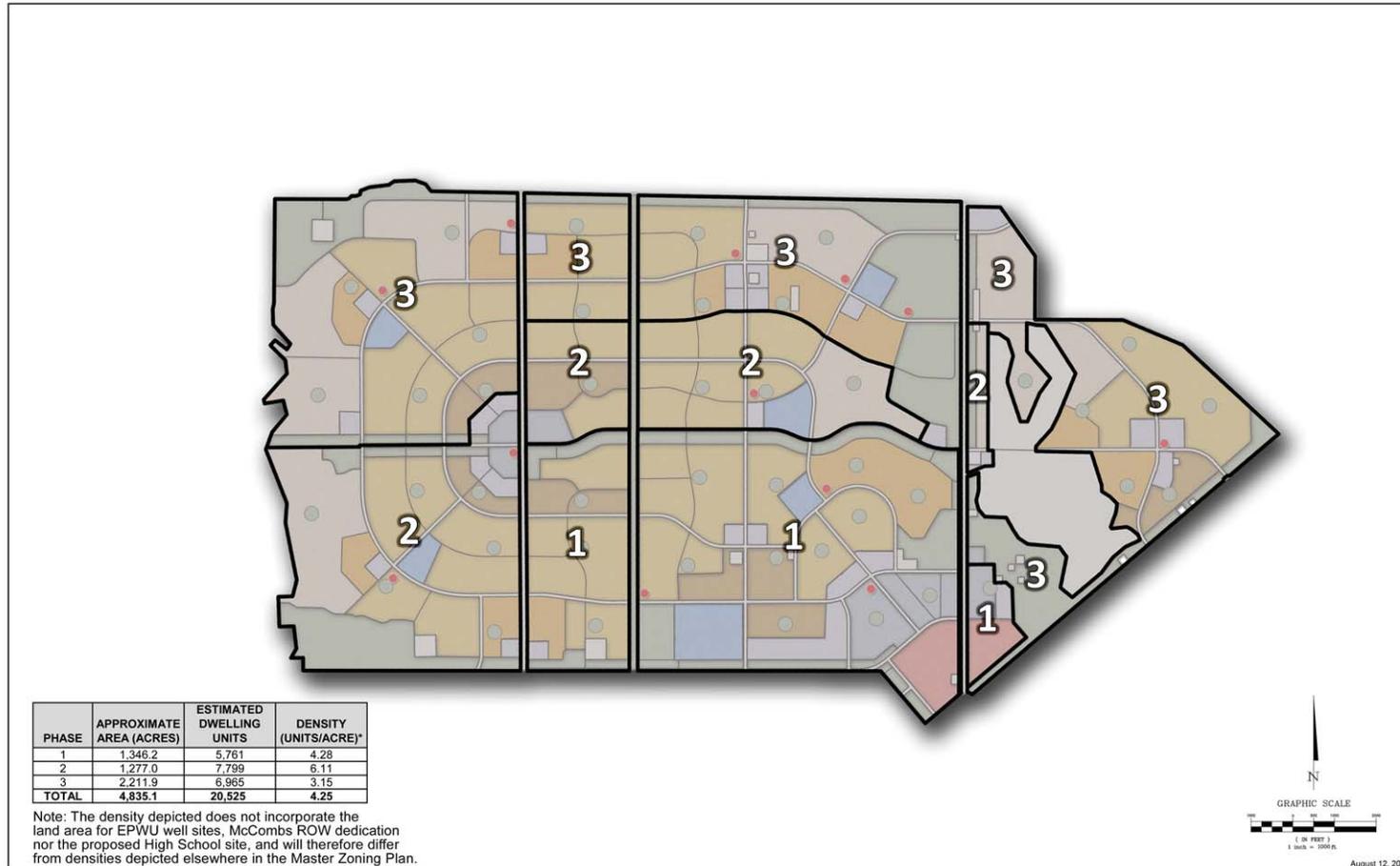


Proximity to Community Facilities  
El Paso, Texas



*Appendix 'C' – Proximity to Community Facilities*





Phasing Key Map

El Paso, Texas



Appendix 'D' – Phasing Plan

Land Use Type	Minimum Lot Area	LOT COVERAGE		Minimum Lot Width	Minimum Lot Depth	MAX BLDG HEIGHT (1)	
		Minimum	Maximum			Primary Structure	Accessory Structure
<b>Low Density Residential 3.5</b>							
Single-Family Detached (large lot)	9,600	0%	50%	70'	100'	35'	25'
Single-Family Detached (standard lot-1)	6,500	0%	50%	60'	100'	35'	25'
Single-Family Detached (standard lot-2)	5,000	0%	50%	50'	90'	35'	25'
Patio/ZLL	4,000	0%	50%	40'	90'	35'	25'
<b>Low Density Residential 5.5</b>							
Single-Family Detached (large lot)	9,600	0%	50%	70'	100'	35'	25'
Single-Family Detached (standard lot-1)	6,500	0%	50%	60'	100'	35'	25'
Single-Family Detached (standard lot-2)	5,000	0%	50%	50'	90'	35'	25'
Patio/ZLL	4,000	0%	50%	40'	90'	35'	25'
Duplex	3,500	0%	50%	35'	90'	35'	25'
Townhome	3,000	0%	100%	25'	100'	35'	15'
<b>Medium Density Residential 7.2</b>							
Single-Family Detached (large lot)	9,600	0%	50%	70'	100'	35'	25'
Single-Family Detached (standard lot-1)	6,500	0%	50%	60'	100'	35'	25'
Single-Family Detached (standard lot-2)	5,000	0%	50%	50'	90'	35'	25'
Patio/ZLL	4,000	0%	50%	40'	90'	35'	25'
Duplex	3,500	0%	50%	35'	90'	35'	25'
Townhome	1,800	0%	100%	15'	90'	40'	15'
Multifamily	6,000	0%	60%	50'	100'	40'	25'
<b>Medium Density Residential 12.0</b>							
Patio/ZLL	4,000	0%	50%	40'	90'	35'	25'
Duplex	3,500	0%	50%	35'	90'	35'	25'
Townhome	1,800	0%	100%	15'	90'	40'	15'
Multifamily	6,000	0%	60%	50'	100'	40'	25'

**Notes**

1. Building Height shall be 20 feet minimum in the Mixed Use High Intensity Land Use Type.

*Appendix 'E' – Property Development Regulations*





Land Use Type	SETBACKS (1)						Garage Setbacks	Maximum Density (du/ac)
	Front	Rear	Cumulative Front & Rear	Side Interior	Side Street	Cumulative Sides (4)		
<b>Low Density Residential 3.5</b>								
Single-Family Detached (large lot)	15' - 20'	20'	35'	10'	10'	20'/20'	(5)	3.5
Single-Family Detached (standard lot-1)	10' - 15'	15'	25'	5'	10'	10'/15'	(5)	
Single-Family Detached (standard lot-2)	10' - 15'	15'	25'	5'	10'	10'/15'	(5)	
Patio/ZLL	10' - 15'	15'	25'	0' (2)	10'	0'/10'	(5)	
<b>Low Density Residential 5.5</b>								
Single-Family Detached (large lot)	15' - 20'	20'	35'	10'	10'	20'/20'	(5)	5.5
Single-Family Detached (standard lot-1)	10' - 15'	15'	25'	5'	10'	10'/15'	(5)	
Single-Family Detached (standard lot-2)	10' - 15'	15'	25'	5'	10'	10'/15'	(5)	
Patio/ZLL	10' - 15'	15'	25'	0' (2)	10'	0'/10'	(5)	
Duplex	10' - 15'	15'	25'	5'	10'	10'/15'	(5)	
Townhome	5' - 10'	10'	15'	0' (3)	10'	0'/10'	(5)	
<b>Medium Density Residential 7.2</b>								
Single-Family Detached (large lot)	15' - 20'	20'	35'	10'	10'	20'/20'	(5)	7.2
Single-Family Detached (standard lot-1)	10' - 15'	15'	25'	5'	10'	10'/15'	(5)	
Single-Family Detached (standard lot-2)	10' - 15'	15'	25'	5'	10'	10'/15'	(5)	
Patio/ZLL	10' - 15'	15'	25'	0' (2)	10'	0'/10'	(5)	
Duplex	10' - 15'	15'	25'	5'	10'	10'/15'	(5)	
Townhome	5' - 10'	10'	15'	0' (3)	10'	0'/10'	(5)	
Multifamily	10' - 15'	15'	25'	10'	10'	20'/20'	(5)	

Notes

1. Setbacks shown with a range represent a minimum and maximum setback requirement.
2. Minimum 10' building separation
3. Minimum 20' building separation
4. Cumulative Side Setbacks shall be dependent upon whether the lot is an interior lot or corner lot. (interior lot / corner lot)
5. Refer to Section 3.3.1.6 of the Master Zoning Plan for Garage Setbacks

Appendix 'E' – Property Development Regulations

Land Use Type	Minimum Lot Area	LOT COVERAGE		Minimum Lot Width	Minimum Lot Depth	MAX BLDG HEIGHT (1)	
		Minimum	Maximum			Primary Structure	Accessory Structure
<b>Mixed Use Low Intensity</b>							
Patio/ZLL	4,000	0%	50%	40'	90'	35'	25'
Duplex	3,500	0%	50%	35'	90'	35'	25'
Townhome	1,800	0%	100%	15'	90'	35'	15'
Multifamily	6,000	0%	60%	50'	100'	35'	25'
Neighborhood Office	21,780	0%	50%	100'	100'	35'	n/a
Neighborhood Retail	21,780	0%	50%	100'	100'	35'	n/a
Vertically Integrated Mixed Use	21,780	0%	50%	100'	100'	35'	n/a
<b>Mixed Use High Intensity</b>							
Townhome	1,800	0%	100%	15'	90'	40'	15'
Multifamily	6,000	0%	60%	50'	100'	40'	25'
General Office	21,780	0%	50%	100'	100'	40'	n/a
General Retail	21,780	0%	50%	100'	100'	40'	n/a
General Commercial	43,560	0%	50%	100'	200'	40'	n/a
Vertically Integrated Mixed Use	21,780	0%	50%	100'	100'	40'	n/a
<b>Regional Retail</b>							
General Office	43,560	0%	50%	100'	200'	50'	n/a
General Retail	43,560	0%	50%	100'	200'	40'	n/a
General Commercial	43,560	0%	50%	100'	200'	40'	n/a

**Notes**

1. Building Height shall be 20 feet minimum in the Mixed Use High Intensity Land Use Type.

*Appendix 'E' – Property Development Regulations*



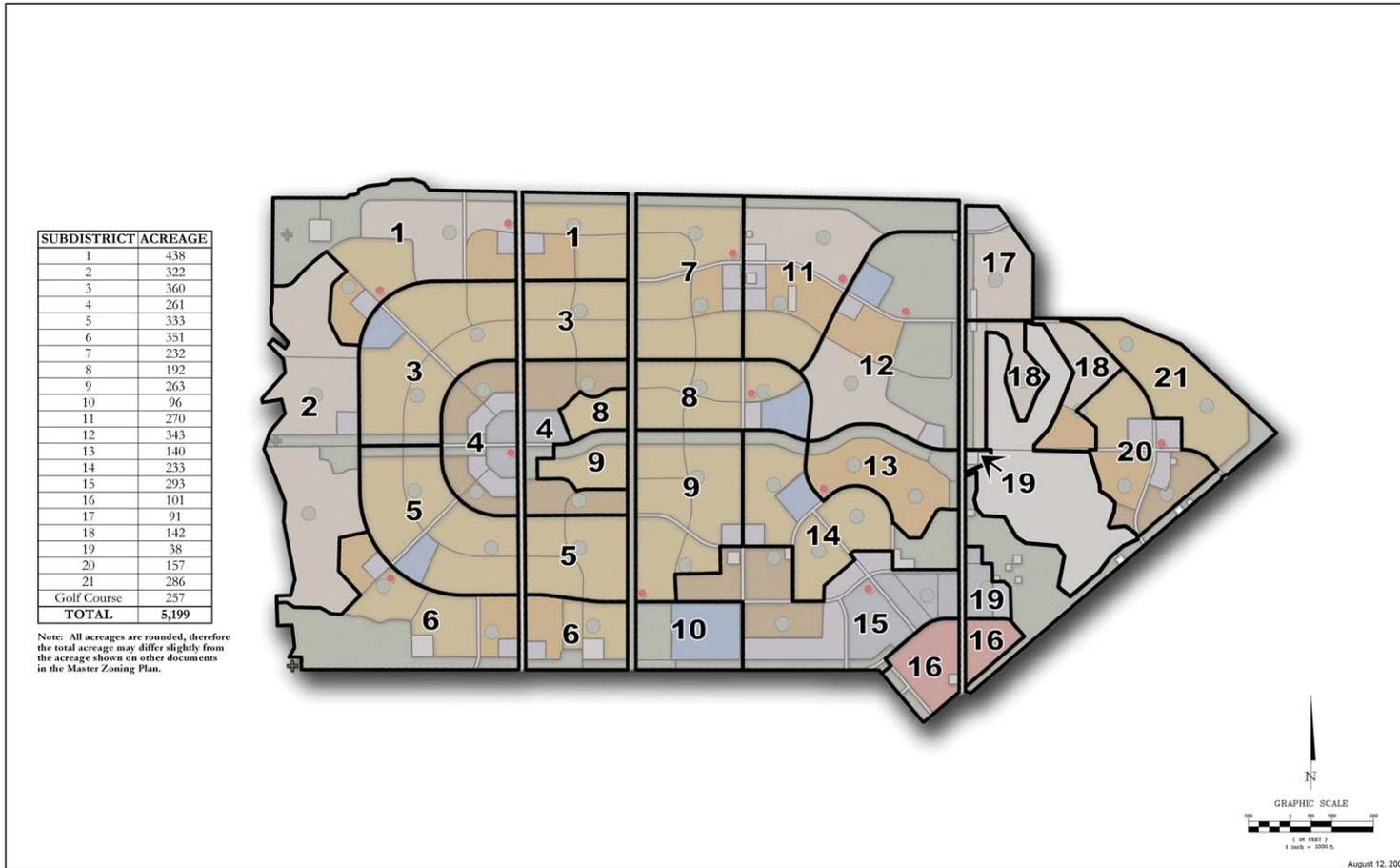


Land Use Type	SETBACKS (1)							Maximum Density (du/ac)	Maximum Intensity (FAR)
	Front	Rear	Cumulative Front & Rear	Side Interior	Side Street	Cumulative Sides (4)	Garage Setbacks		
<b>Mixed Use Low Intensity</b>									
Patio/ZLL	10' - 15'	15'	25'	0' (2)	10'	0'/10'	(5)	6.0	30% (6)
Duplex	10' - 15'	15'	25'	5'	10'	10'/15'	(5)		
Townhome	5' - 10'	10'	15'	0' (3)	10'	0'/10'	(5)		
Multifamily	10' - 15'	20'	30'	10'	10'	20'/20'	n/a		
Neighborhood Office	10'	20'	30'	20'	10'	40'/30'	n/a		
Neighborhood Retail	10'	20'	30'	20'	10'	40'/30'	n/a		
Vertically Integrated Mixed Use	10'	20'	30'	20'	10'	40'/30'	n/a		
<b>Mixed Use High Intensity</b>									
Townhome	5' - 10'	0'	5'	0' (3)	10'	0'/10'	(5)	3.6	42%
Multifamily	10' - 15'	0'	10'	10'	10'	20'/20'	n/a		
General Office	0' - 5'	5'	5'	0' - 10'	0' - 10'	0' - 20'	n/a		
General Retail	0' - 5'	5'	5'	0' - 10'	0' - 10'	0' - 20'	n/a		
General Commercial	0' - 5'	5'	5'	0' - 10'	0' - 10'	0' - 20'	n/a		
Vertically Integrated Mixed Use	0' - 5'	5'	5'	0' - 10'	0' - 10'	0' - 20'	n/a		
<b>Regional Retail</b>									
General Office	25'	20'	45'	15'	25'	30'/45'	n/a	n/a	60%
General Retail	25'	20'	45'	15'	25'	30'/45'	n/a		
General Commercial	25'	20'	45'	15'	25'	30'/45'	n/a		

**Notes**

1. Setbacks shown with a range represent a minimum and maximum setback requirement.
2. Minimum 10' building separation
3. Minimum 20' building separation
4. Cumulative Side Setbacks shall be dependent upon whether the lot is an interior lot or corner lot. (interior lot / corner lot)
5. Refer to Section 3.3.1.6 of the Master Zoning Plan for Garage Setbacks
6. The maximum non-residential intensity may be increased to 60%, provided a reduction of one dwelling unit per acre is provide for each 5% increase in FAR

*Appendix 'E' – Property Development Regulations*



Subdistricts Key Map

El Paso, Texas



*Appendix 'F' – Subdistrict Key Map*





**AGRICULTURAL & RELATED OPERATIONS**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Animal cemetery	X	X	X	X	X	P	P
Animal crematory	P	P	P	P	X	P	P
Animal kennel	X	X	X	X	X	P	P
Animal pound, shelter	X	X	X	X	X	P	P
Animal training facility (school)	X	X	X	X	X	P	P
Barn	A	A	A	A	X	X	X
Composting facility	X	X	X	X	X	P	P
Farm	P	P	P	P	P	P	P
Farmer's market	X	X	X	X	P	P	P
Greenhouse (industrial-scale)	X	X	X	X	X	X	P
Harvesting (field, tree, bush crops)	P	P	P	P	P	P	P
Nursery (industrial scale)	X	X	X	X	X	X	P
Raising (field, tree, bush crops)	P	P	P	P	P	P	P
Veterinary treatment center (small animals)	X	X	X	X	P	P	P

**COMMERCIAL, STORAGE & PROCESSING**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Boutique bottling	X	X	X	X	P	P	P
Contractor yard (large)	X	X	X	X	X	X	P
Contractor yard (small)	X	X	X	X	X	P	P
General Warehouse	X	X	X	X	X	P	P
Office warehouse	X	X	X	P	P	P	P
Self storage warehouse	X	X	X	P	P	P	P
Storage of supplies, equipment, goods	X	X	X	X	A	A	A

**EDUCATIONAL, INSTITUTIONAL & SOCIAL USES**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Adult day care center	X	X	X	X	P	P	P
Art gallery	P	P	P	P	P	P	P

*X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use*

*Appendix 'G' – Allowable Land Uses*

**EDUCATIONAL, INSTITUTIONAL & SOCIAL USES (continued)**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Child care facility, Type 3	P	P	P	P	P	P	X
Child care facility, Type 4	X	X	X	X	P	P	P
Child care facility, Type 5	X	X	X	X	P	P	P
Child care facility, Type 6	P	P	P	P	P	P	P
Child care institution	X	X	X	X	P	P	P
Church	P	P	P	P	P	P	P
Community center	P	P	P	P	P	P	P
Convent	P	P	P	P	P	P	P
Library	P	P	P	P	P	P	P
Lodge	P	P	P	P	P	P	P
Monastery	P	P	P	P	P	P	P
Museum	P	P	P	P	P	P	P
Orphanage, shelter	P	P	P	P	P	P	P
School, public, private or parochial (9 through 12)	P	P	P	P	P	P	P
School, public, private or parochial (Pre-K through 8)	P	P	P	P	P	P	P
School, trade	X	X	X	X	P	P	P
School, vocational	X	X	X	X	P	P	P
Social, fraternal club	P	P	P	P	P	P	P
Synagogue	P	P	P	P	P	P	P
Temple	P	P	P	P	P	P	P
Union hall	P	P	P	P	P	P	P
University, college	P	P	P	P	P	P	P
Youth organization (with/without living facility)	P	P	P	P	P	P	P

**OFFICE & RESEARCH SERVICES**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Automated Teller Machine (ATM)	X	X	X	X	A	P	P
Bank	X	X	X	X	P	P	P
Courier & message service	X	X	X	X	X	P	P
Credit union	X	X	X	X	P	P	P
Data processing center	X	X	X	X	P	P	P

**X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use**

*Appendix 'G' – Allowable Land Uses*





**OFFICE & RESEARCH SERVICES (continued)**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Employment agency	X	X	X	X	P	P	P
Financial institution	X	X	X	X	P	P	P
Office, administrative & manager's	X	X	X	X	P	P	P
Office, business	X	X	X	X	P	P	P
Office, medical	X	X	X	X	P	P	P
Office, professional	X	X	X	X	P	P	P
Radio broadcasting studio	X	X	X	X	X	P	P
Research laboratory	X	X	X	X	P	P	P
School, arts & crafts	X	X	X	X	P	P	P
Studio, dance	X	X	X	X	P	P	P
Studio, music	X	X	X	X	P	P	P
Studio, photography	X	X	X	X	P	P	P
Telemarketing agency	X	X	X	X	P	P	P
Television broadcasting studio	X	X	X	X	X	P	P

**MANUFACTURING, PROCESSING & ASSEMBLING**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Apparel manufacturing	X	X	X	X	X	X	P
Bread & bakery product manufacturing	X	X	X	X	X	P	P
Computer electronic product assembly	X	X	X	X	P	P	P
Recycling collection facility (large)	X	X	X	X	X	X	P
Recycling collection facility (small)	X	X	X	X	X	A	A
Reverse vending machines	X	X	X	X	X	A	A

**MEDICAL & RELATED USES**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Assisted living facility (elderly)	P	P	P	P	P	P	P
Clinic	X	X	P	P	P	P	P
Convalescent home	P	P	P	P	P	P	P
Drug store	X	X	X	X	P	P	P

*X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use*

*Appendix 'G' – Allowable Land Uses*

**MEDICAL & RELATED USES**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Hospital	P	P	P	P	P	P	P
Intermediate care facility (elderly)	P	P	P	P	P	P	P
Medical lab	X	X	P	P	P	P	P
Medical treatment facility	X	X	P	P	P	P	P
Nursing home	P	P	P	P	P	P	P
Optical dispensary	X	X	X	X	P	P	P
Pharmacy	X	X	X	X	P	P	P
Rest home	P	P	P	P	P	P	P
Sanitarium	P	P	P	P	P	P	P

**MOTOR VEHICLE SALE & SERVICE OPERATIONS**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Ambulance service	X	X	X	X	X	P	P
Automobile (sales, service, storage & rental)	X	X	X	X	X	P	P
Automobile part sales	X	X	X	X	P	P	P
Automotive rental location (satellite)	X	X	X	X	P	P	P
Automotive repair garage	X	X	X	X	X	P	P
Automotive service station	X	X	X	X	P	P	P
Boat, boat-trailer (sales, service, storage & rental)	X	X	X	X	X	P	P
Carwash, fullservice	X	X	X	X	P	P	P
Carwash, selfservice	X	X	X	X	P	P	P
Commercial fueling station	X	X	X	X	X	P	P
Contractor equipment (sales, storage, repair & rental)	X	X	X	X	X	P	P
Light truck (sales, service, storage & rental)	X	X	X	X	X	P	P
Light truck part sales	X	X	X	X	P	P	P
Manufactured home (sales, display & repair)	X	X	X	X	X	P	P
Motor vehicle repair, major	X	X	X	X	X	P	P
Motor vehicle repair, minor	X	X	X	X	P	P	P
Motorcycle (sales, service, storage & rental)	X	X	X	X	X	P	P

**X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use**

*Appendix 'G' – Allowable Land Uses*





**PARKING & LOADING**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Garage or lot, parking (commercial)	X	X	X	X	P	P	P
Garage or lot, parking (community)	X	X	X	P	P	P	P
Garage or lot, parking (private)	A	A	A	A	P	P	P
Loading spaces (serving another property)	P	P	P	P	P	P	P
On-site loading	A	A	A	A	A	A	A
On-site parking	A	A	A	A	A	A	A
Parking spaces (serving another property)	P	P	P	P	P	P	P
Unenclosed parking space shelter	X	X	A	A	A	A	A

**PERSONAL SERVICES**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Barber shop	X	X	X	X	P	P	P
Beauty salon	X	X	X	X	P	P	P
Cemetery	P	P	P	P	P	P	X
Dry cleaning shop (< 2,500 square feet)	X	X	X	X	P	P	P
Dry cleaning shop (> 2,500 square feet)	X	X	X	X	P	P	P
Dry-cleaners (commercial)	X	X	X	X	X	P	P
Extermination service	X	X	X	X	X	P	P
Funeral home	X	X	X	X	X	P	P
Laundromat, laundry (<5,000 square feet)	X	X	P	P	P	P	P
Laundromat, laundry (>5,000 square feet)	X	X	X	X	P	P	P
Laundry (commercial)	X	X	X	X	X	P	P
Locksmith	X	X	X	X	P	P	P
Massage parlor	X	X	X	X	P	P	P
Mausoleum	P	P	P	P	P	P	X
Mortuary	X	X	X	X	X	P	P
Photofinishing lab	X	X	X	P	P	P	P
Shoe repair shop	X	X	X	X	P	P	P
Tattoo parlor	X	X	X	X	P	P	P
Taxidermist	X	X	X	X	P	P	P

**X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use**

*Appendix 'G' – Allowable Land Uses*

**RECREATION, AMUSEMENT & ENTERTAINMENT**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Amusement game complex	X	X	X	X	P	P	P
Amusement park	X	X	X	X	X	X	P
Athletic facility (indoor)	X	X	X	A	A	P	P
Athletic facility (outdoor)	X	X	X	X	X	P	P
Ballroom	X	X	X	X	X	P	P
Billiard & pool hall	X	X	X	X	X	P	P
Bingo hall	X	X	X	X	X	P	P
Bowling alley	X	X	X	X	P	P	P
Coliseum	X	X	X	X	X	X	P
Community recreational facility	P	P	P	P	P	P	X
Dancehall	X	X	X	X	X	P	P
Exercise facility (indoor)	X	X	X	A	A	P	P
Gambling casino	X	X	X	X	X	X	P
Golf course < 75 acres (with/without restaurant & bar)	P	P	P	P	P	P	P
Golf course > 75 acres (with/without restaurant & bar)	P	P	P	P	P	P	P
Golf driving range	P	P	P	P	P	P	P
Ice skating facility	X	X	X	X	P	P	P
Laser games center	X	X	X	X	P	P	P
Miniature golf course	X	X	X	X	X	P	P
Movie theatre (indoor)	X	X	X	X	X	P	P
Movie theatre, drivein (outdoor)	X	X	X	X	X	X	P
Nightclub, bar, cocktail lounge	X	X	X	X	P	P	P
Open space (common, public or private)	P	P	P	P	P	P	P
Paint ball center (indoor)	X	X	X	X	X	P	P
Park, playground	P	P	P	P	P	P	P
Racquetball club, indoor (with/without restaurant & bar)	X	X	X	A	A	P	P
Racquetball club, outdoor (with/without restaurant & bar)	X	X	X	X	P	P	P
Roller skating facility	X	X	X	X	X	P	P
Sauna, exercise room	A	A	A	A	A	A	A
Skateboarding facility (indoor)	X	X	X	X	X	P	P
Skateboarding facility (outdoor)	X	X	X	X	X	P	P

**X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use**

*Appendix 'G' – Allowable Land Uses*





**RECREATION, AMUSEMENT & ENTERTAINMENT (continued)**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Sports arena	X	X	X	X	X	X	P
Stadium	X	X	X	X	X	X	P
Swimming pool (commercial)	X	X	X	X	P	P	P
Tennis club, indoor (with/without restaurant & bar)	P	P	P	P	P	P	P
Tennis club, outdoor (with/without restaurant & bar)	P	P	P	P	P	P	P
Theatre, performing	X	X	X	X	P	P	P

**REPAIR SERVICES**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Commercial equipment repair	X	X	X	X	X	P	P
Electronic equipment repair	X	X	X	X	P	P	P
Household goods repair	X	X	X	X	P	P	P
Industrial equipment repair	X	X	X	X	X	P	P
Personal goods repair	X	X	X	X	P	P	P
Precision equipment repair	X	X	X	X	P	P	P

**RESIDENTIAL**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Animals, keeping for enjoyment purposes	A	A	A	A	A	A	A
Apartment (5 or more units)	X	X	P	P	P	P	X
Bed and Breakfast (residence)	P	P	P	P	P	P	X
Bed and Breakfast Inn	X	X	X	X	P	P	P
Congregate home	A	A	A	A	A	A	X
Domestic garden house, toolhouse, playhouse	A	A	A	A	A	A	A
Domestic storage	A	A	A	A	A	A	A
Duplex (two-family dwelling)	P	P	P	P	P	X	X
Dwelling, resident watchman or property caretaker	X	X	A	A	A	A	X
Home occupation uses	A	A	A	A	A	A	X
Hotel	X	X	X	X	P	P	P
HUD-code manufactured home park	X	X	X	P	P	P	X

*X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use*

*Appendix 'G' – Allowable Land Uses*

**RESIDENTIAL (continued)**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Laundry room	A	A	A	A	A	A	X
Live-work flex unit	X	X	P	P	P	P	X
Motel	X	X	X	X	P	P	P
Quadrplex	X	X	P	P	P	P	X
Ranchette (>1 acre & <5 acres)	P	X	X	X	X	X	X
Single-family attached dwelling (atrium, patio, townhouse, condominium)	X	P	P	P	P	P	X
Single-family detached dwelling	P	P	P	P	P	P	X
Swimming pool, game court (noncommercial)	A	A	A	A	A	A	X
Triplex	X	X	P	P	P	P	X

**SALES, RETAIL & WHOLESALE**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Bakery	X	X	X	X	P	P	P
Book store	X	X	X	X	P	P	P
Boutique	X	X	X	X	P	P	P
Cafeteria	X	X	X	X	P	P	P
Cafeteria, school	A	A	A	A	A	A	A
Coin-operated vending machines (inside a building)	A	A	A	A	A	A	A
Convenience store	X	X	X	X	P	P	P
Convenience store with gas pumps	X	X	X	X	P	P	P
Delicatessen	X	X	X	P	P	P	P
Drug store	X	X	X	P	P	P	P
Flea market (indoor)	X	X	X	X	P	P	P
Flea market (outdoor)	X	X	X	X	X	P	P
Flower shop, florist	X	X	X	P	P	P	P
Grocery	X	X	X	P	P	P	P
Hobby store	X	X	X	X	P	P	P
Home improvement center	X	X	X	X	P	P	P
Ice cream parlor	X	X	X	P	P	P	P
Material sales (building & construction)	X	X	X	X	X	P	P

**X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use**

*Appendix 'G' – Allowable Land Uses*





**SALES, RETAIL & WHOLESALE (continued)**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Music store	X	X	X	X	P	P	P
Newspaper printing facility	X	X	X	X	X	P	P
Nursery, greenhouse	P	P	P	P	P	P	P
Other retail establishment (high-volume)	X	X	X	X	X	P	P
Other retail establishment (low-volume)	X	X	X	X	P	P	P
Package liquor store	X	X	X	X	X	P	P
Pet shop (including grooming)	X	X	X	X	P	P	P
Print & copy shop	X	X	X	X	P	P	P
Produce stand	A	A	X	X	P	P	P
Restaurant (drive-in or walk up)	X	X	X	X	P	P	P
Restaurant (sit down)	X	X	X	X	P	P	P
Shopping center, community	X	X	X	X	P	P	P
Shopping center, regional	X	X	X	X	X	P	P
Snow cone, shaved ice stand or trailer	X	X	X	X	P	P	P
Specialty shop	X	X	X	X	P	P	P
Sporting goods store	X	X	X	X	P	P	P
Supermarket	X	X	X	X	P	P	P
Superstore	X	X	X	X	P	P	P
Warehouse club	X	X	X	X	P	P	P

**SIGNS**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
On-premise advertising	A	A	A	A	A	A	A

**TEMPORARY USES**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Amusement rides (commercial)	X	X	X	X	X	X	P
Borrow pit (related to construction operations)	P	P	P	P	P	P	P
Christmas tree stand	X	X	X	X	P	P	P
Circus	X	X	X	X	X	X	P

*X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use*

*Appendix 'G' – Allowable Land Uses*

**TEMPORARY USES (continued)**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Concrete mixing or batching plant	P	P	P	P	P	P	P
Firewood sales	X	X	X	P	P	P	P
Garage sale	A	A	A	A	A	A	X
Mobile office/storage unit (related to construction operations)	A	A	A	A	A	A	A
Mobile office/storage unit (related to sales or rental)	A	A	A	A	A	A	A
Model dwelling	P	P	P	P	P	P	P
Neighborhood fair, carnival	A	A	A	A	A	P	P
Pumpkin patch	X	X	X	X	P	P	P
Recycling collection facility (small)	A	A	A	A	A	A	A
Rummage sale	A	A	A	A	A	A	X
Sales stands (ranch & farm products)	A	A	A	A	P	P	P
Temporary events on public rights-of-way	A	A	A	A	A	A	A
Tents (special events)	P	P	P	P	P	P	P
Yard sale	A	A	A	A	A	A	X

**TOWERS & RELATED STRUCTURES**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Amateur & CB radio stations (federally licensed)	A	A	A	A	A	A	A
Personal Wireless Service Facility (PWSF), facility-mounted	P	P	P	P	P	P	P
PWSF, ground-mounted	X	X	X	X	P	P	P
PWSF, roof-mounted	P	P	P	P	P	P	P
Radio broadcasting antenna	X	X	X	X	P	P	P
Radio receiving station (residential-type)	A	A	A	A	A	A	A
Satellite receiving dish, antenna	A	A	A	A	A	A	A
Solar conversion system	A	A	A	A	A	A	A
Television broadcasting antenna	X	X	X	X	P	P	P
Television receiving station (residential-type)	A	A	A	A	A	A	A
Wind-driven electrical generator, pump	A	A	A	A	P	P	P

**X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use**

*Appendix 'G' – Allowable Land Uses*





**TRANSPORTATION RELATED USES**

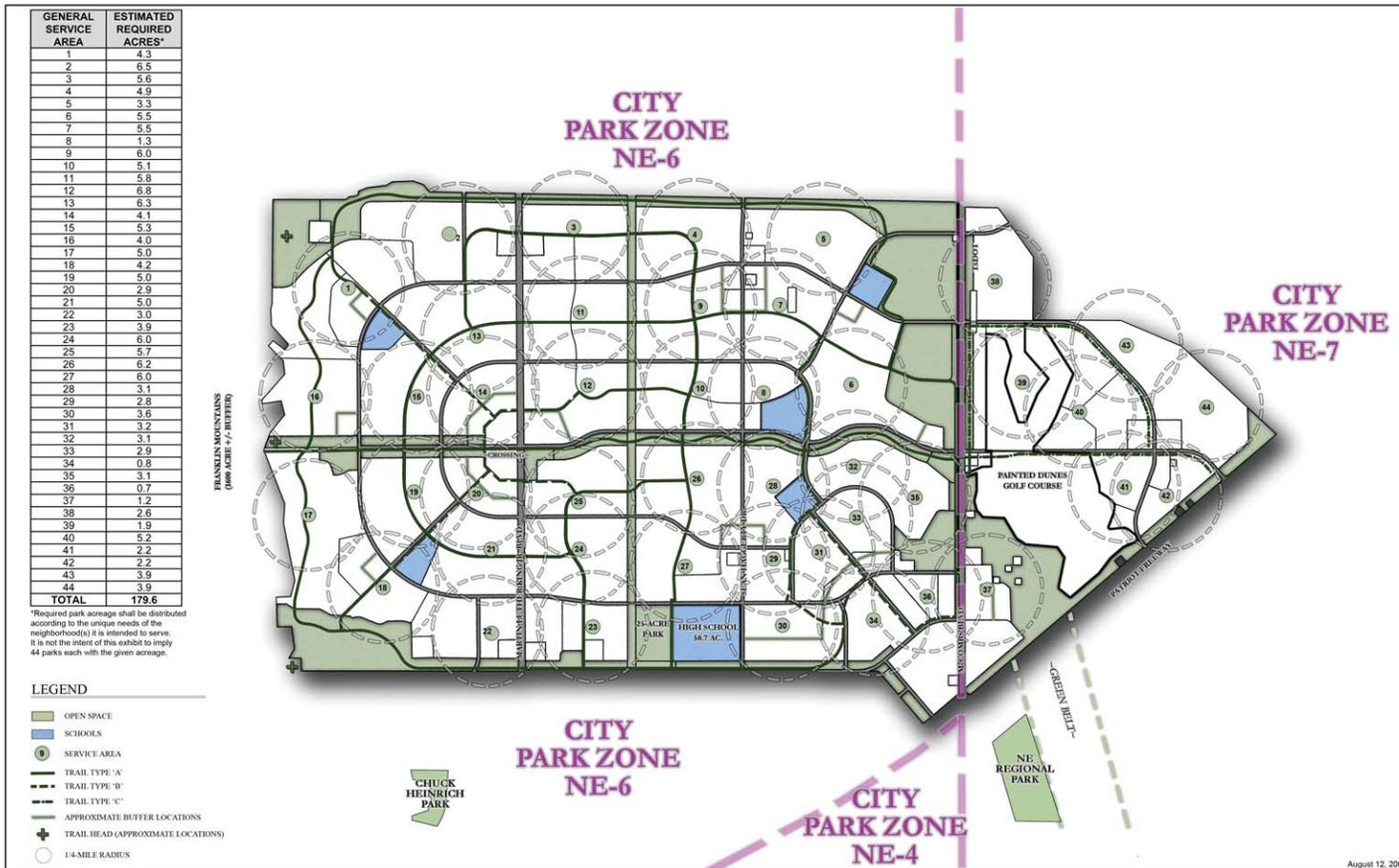
USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Airpad	P	P	P	P	P	P	P
Helistop	P	P	P	P	P	P	P
Passenger station	X	X	X	X	P	P	P
Railroad R.O.W.	P	P	P	P	P	P	P
Transportation terminal, Type A	X	X	X	X	P	P	P
Transportation terminal, Type B	X	X	X	X	P	P	P

**UTILITY & MISCELLANEOUS GOVERNMENTAL FACILITIES**

USE	LDR-3.5	LDR-5.5	MDR-7.2	MDR-12.0	MXD-L	MXD-H	RR
Communication utility facility	P	P	P	P	P	P	P
Detention basin (public/private)	P	P	P	P	P	P	P
Governmental use, building	P	P	P	P	P	P	P
Major utility facility	P	P	P	P	P	P	P
Minor utility facility	P	P	P	P	P	P	P
Streets and ROW (public or private)	P	P	P	P	P	P	P
Stormwater retention pond (public/private)	P	P	P	P	P	P	P
Utility storage yard	P	P	P	P	P	P	P
Water & wastewater utility facility	P	P	P	P	P	P	P

*X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use*

*Appendix 'G' – Allowable Land Uses*



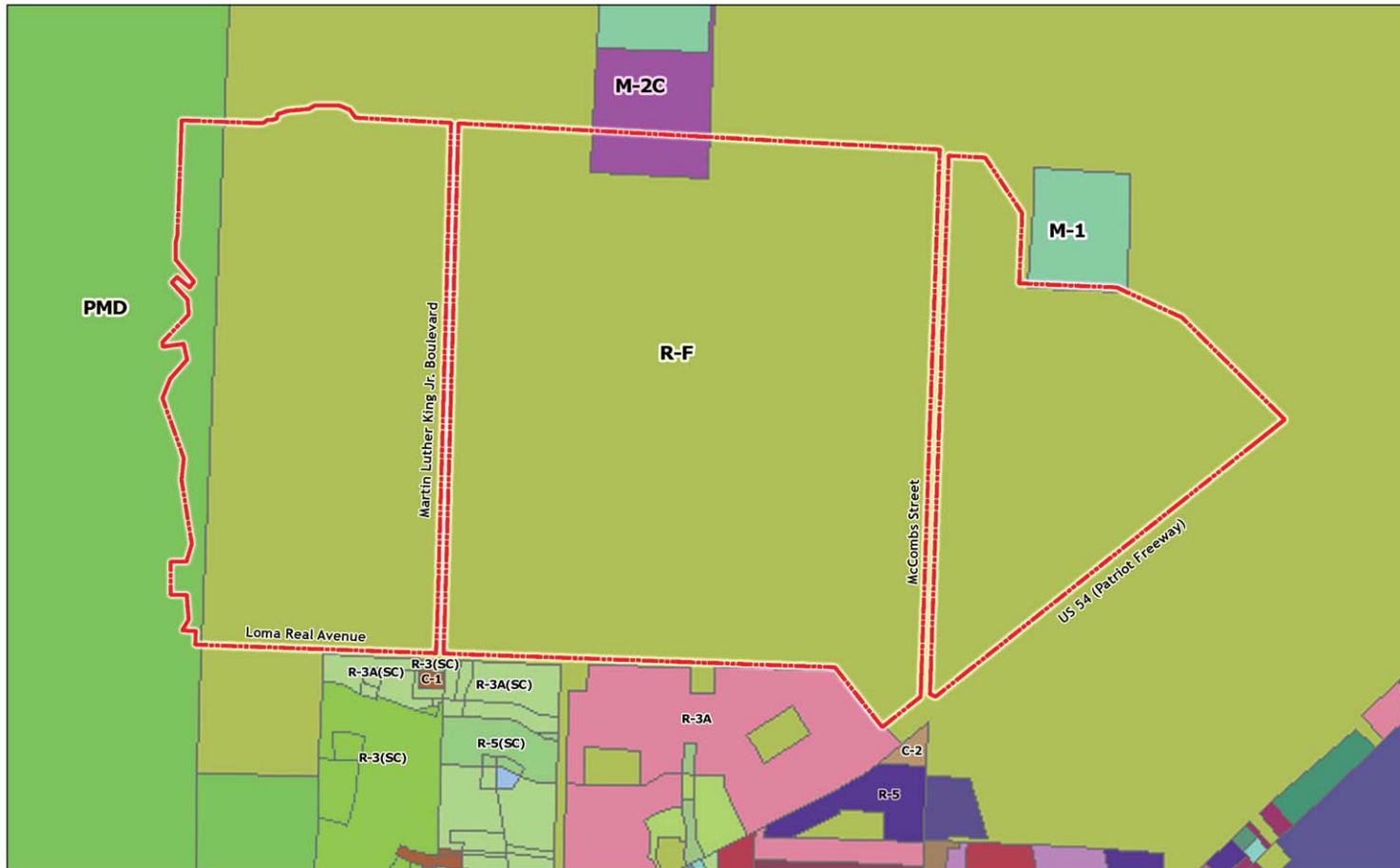
General Park Service Areas

El Paso, Texas



Appendix 'H' – General Park Service Areas

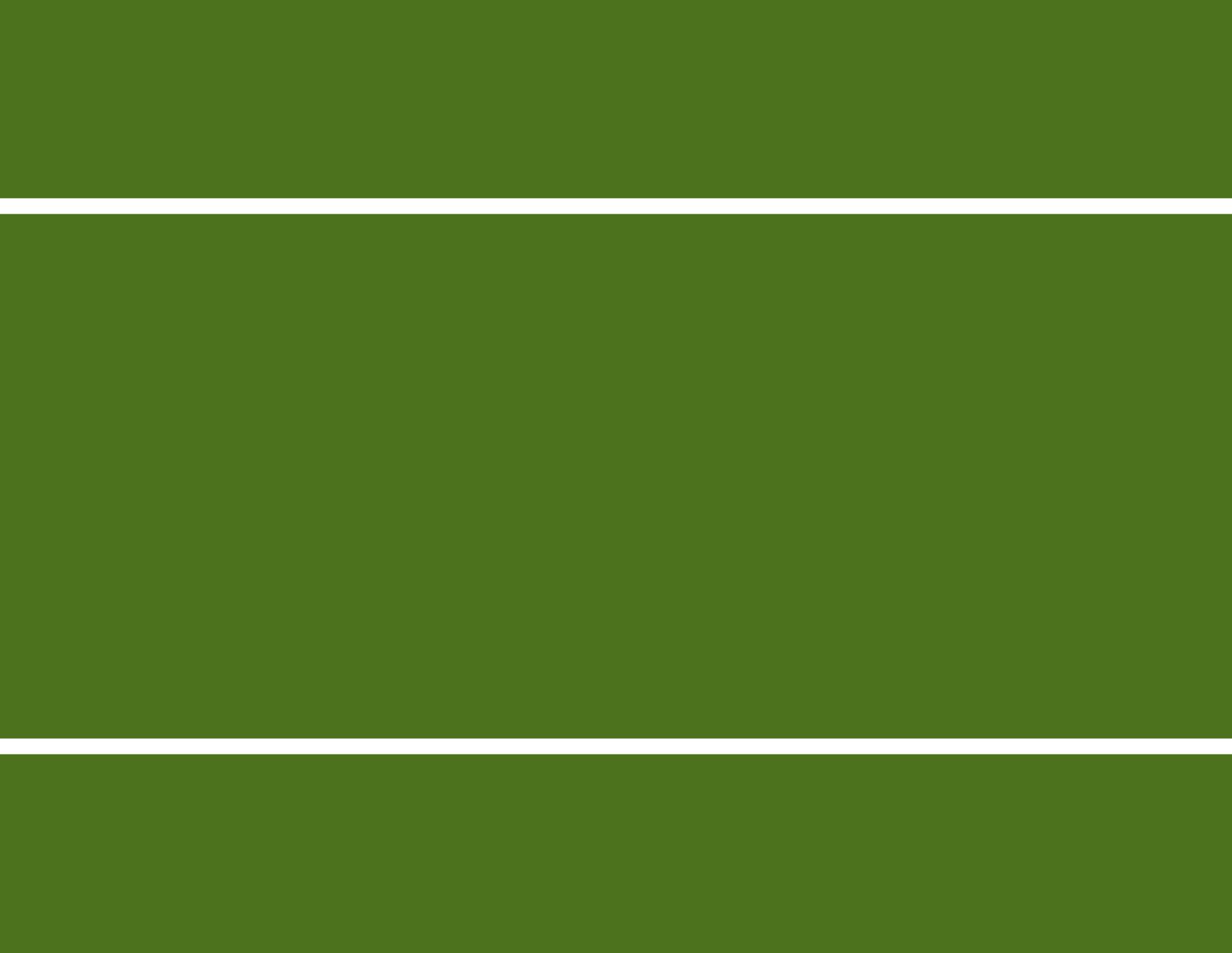




Zoning Map Sheet  
El Paso, Texas



Appendix 'P' – Zoning Map



CITY COUNCIL

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

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



VICTOR Q. TORRES  
DIRECTOR, DEVELOPMENT SERVICES

MATHEW S. McELROY  
DEPUTY DIRECTOR, PLANNING

DEVELOPMENT SERVICES  
PLANNING DIVISION

MEMORANDUM

**DATE:** July 18, 2008

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

**FROM:** Christina Valles, Lead Planner

**SUBJECT:** ZON08-00055

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The City Plan Commission (CPC), on July 17, 2008, voted **6-0** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm), PMD (Planned Mountain Development), M-2/c (Heavy Manufacturing/condition) to GMU (General Mixed-Use) and GMU/c (General Mixed Use/Condition) and to approve the master zoning plan.

The CPC found that this rezoning is in conformance with The Plan for El Paso and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The CPC recommended changes to related applications to amend the Plan for El Paso Projected General Land Use Plan and Master Thoroughfare Plan to add an additional connection to US 54 to allow for future connectivity to Dyer, Railroad and Loop 375; connection of Andrew Barcena to Ring Road South and continuance of a collector northward from Ring Road North; Ring Road (north) eastward extension to connect to US 54. These changes resulted in minor modifications to the Master Zoning Plan Land Use Plan and Subdistricts. The changes have been incorporated into the Master Zoning Plan.

There was no opposition to the rezoning request.

**Attachment:** Staff Report



**ZON08-00055**

**Application Type:** Rezoning

**Property Owner(s):** El Paso Water Utilities – Public Service Board

**Applicant(s):** Hunt Communities, LLC

**Representative(s):** Kimley-Horn and Associates, Inc.

**Legal Description:** A portion 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

**Location:** North of US Highway 54 and East of Franklin Mountains

**Representative District:** 4                    **Area:** 4944 acres

**Present Zoning:** R-F (Ranch and Farm), PMD (Planned Mountain Development), M-2/c (Manufacturing/condition)                    **Present Use:** vacant

**Proposed Zoning:** GMU (General Mixed-Use) and GMU/c (General Mixed-Use/condition)

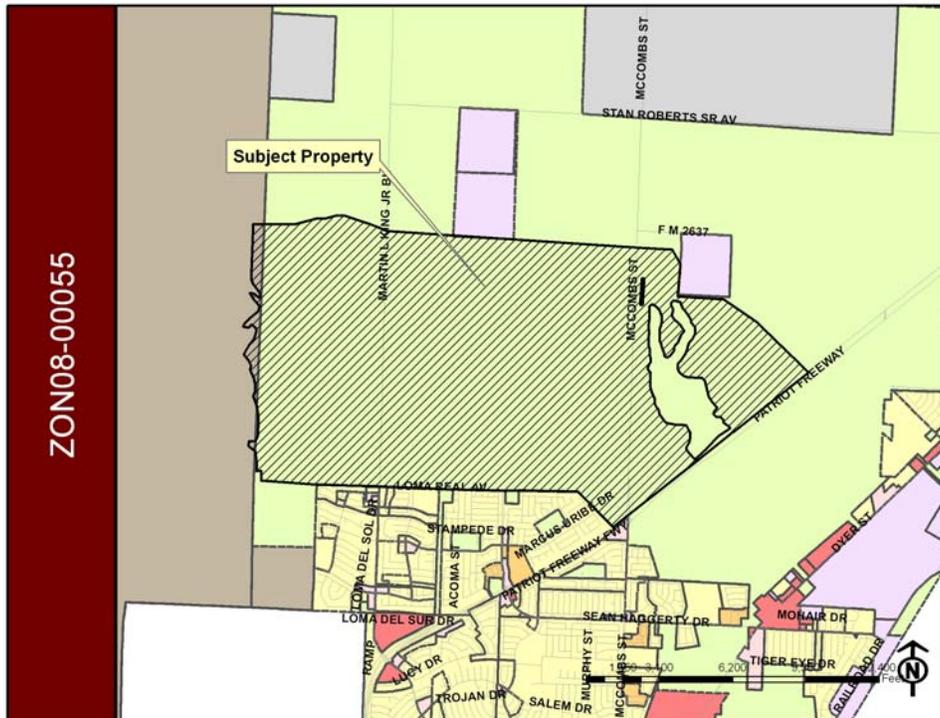
**Proposed Use:** Mixed Use Community

**Recognized Neighborhood Associations Contacted:** Northeast Civic Association, North Hills Neighborhood Pride Association, None

**Public Response:** None

**Surrounding Land Uses:** **North** – R-F (Ranch and Farm); Vacant **South** – R-3A/sc (Residential/condition), R-3A (Residential); Single-family Residential **East** – R-F (Ranch and Farm); Vacant **West**-PMD (Planned Mountain Development); Franklin Mountains

**Year 2025 Designation:** Residential, Mixed Use, Open Space (**Northeast**)



**General Information:**

The applicant is requesting a rezoning from R-F (Ranch and Farm) PMD (Planned Mountain Development), M-2/c (Manufacturing/condition) to GMU (General Mixed Use) and GMU/c (General Mixed-Use/condition) in order to permit a mixed-use community. The proposed land use types are open space, community uses, low-density residential, medium-density residential, low intensity mixed-use, high-intensity mixed use and regional retail. There are 21 proposed sub-districts with varying land use and density composition. The total gross area for the subject property is 4944 acres. The gross area excluding utilities and schools is 4,847 with 19,800 estimated dwelling units for an estimated total density of 4.08 dwelling units per acre. Lot sizes vary from 3000 sq. ft. for townhomes to 9,600 for single-family detached in the low density areas. Setbacks vary with an absolute minimum of 10' front and rear for smaller lots. Standards and development guidelines are provided for each of the land use types. The master zoning plan includes a phasing schedule that reflects development of the area over 12 years. The acreages per use are as follows. For additional detail and standards, please refer to Attachment 3: Master Zoning Plan.

Low Density Residential 3.5	758 acres
Low Density Residential 5.5	1,869 acres
Medium Density Residential 7.2	424 acres
Medium Density Residential 12.0	314 acres
Mixed Use Low Intensity	251 acres
Mixed Use High Intensity	167 acres
Regional Retail	93 acres
Schools (Elementary & Middle)	85 acres
Schools (High)	51 acres
Utilities	46 acres
Open Space	886 acres

This rezoning application is related to requested amendments to the Plan for El Paso 2025 Projected General Land Use Plan for the Northeast and Projected Thoroughfare Plan. This application is consistent with those amendments and the staff recommendation is subject to the approval of the related applications.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **Approval** of this request for rezoning from R-F (Ranch and Farm) PMD (Planned Mountain Development), M-2/c (Manufacturing/condition) to GMU (General Mixed Use) and GMU/c (General Mixed-Use/condition) and approval of the master zoning plan subject to the comments below.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.”
- **The Smart Growth Plan for the Northeast** Objectives recommends the following:
  - “1. That the natural infrastructure and visual character of the development area be retained, as derived from existing topography, riparian corridors and other environmentally sensitive areas.
  2. That transportation corridors be planned and reserved in coordination with land use patterns.

3. That natural or man-made green corridors and open space areas be used to define and connect neighborhood to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
  4. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
  5. That neighborhoods with a mixed-use town center be the preferred pattern of development and that developments specializing in single use be discouraged.
  6. That a mixture of housing types and densities be distributed throughout the mixed-use development.
  7. That neighborhoods be compact, pedestrian-friendly, and composed of diverse housing types.
  8. That there be opportunity for ordinary activity of daily living to occur within walking distance of most dwellings.
  9. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
  10. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
  11. That appropriate building densities and land use be provided within walking distance of transit stops.
  12. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
  13. That a range of open space including parks, squares, and playgrounds be distributed within the development.
  14. That a development have sufficient size to accommodate the mixed-use concentration of uses.
  15. That well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks be dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
  16. That buildings and landscaping contribute to the physical definition of streets as civic places.
  17. That the design of streets and buildings reinforce safe environments.
  18. That architecture and landscape design grow from local climate, topography, history and building practice.
  19. That public gathering spaces be provided in locations that reinforce community identity.
  20. That Principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.
  21. That buildings, spaces, and other features act as landmarks, symbols, and focal points for community identity.
  22. That Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping establish a livable and harmonious environment."
- **The Year 2025 Projected General Land Use Map** for the Northeast Planning Area designates this property for **Residential, Mixed Use, Open Space** land uses.
  - **GMU (General Mixed Use)** permits a mixed use community and is **compatible** with adjacent zoning and development.

### **Findings:**

The Commission must determine the following:

1. Will the zoning and master zoning plan protect the best interest, health, safety and welfare of the public in general?
2. Will a mixed use community be compatible with adjacent land uses?

3. What is the relation of the proposed change to the city's Comprehensive Plan?
4. What effect will the rezoning and master zoning plan have upon the natural environment social and economic conditions and property values in the vicinity and in the City as a whole?

**Development Services Department - Building Permits and Inspections Division:**

Zoning Review: No comments received.

**Development Services Department - Planning Division:**

Current Planning: Recommends **Approval** of rezoning request and the proposed master zoning plan. With the following comments:

**Master Land Use Plan**

1. The linear park should continue through the mixed use area in Subdistrict 2 graphically. Additionally, in the text, there should be language that confirms that the linear park will extend through the mixed-use areas in a continuous design and width.

**Master Zoning Plan - text**

1. The total acreage excluding the golf course should also be stated.
2. Include the landscaping recommendations from the "Smart Growth Plan for the Northeast" in the MZP text in the appropriate location.
4. Allow for potential mixed use areas along the eastern boundary of Subdistricts 3 and

**Master Zoning Plan – Appendix E**

1. Graphic images will be used to illustrate the minimum 20 foot setback for garages with alley access. It is not intended for accessory structures to conform to the rear yard setbacks except as needed for garage access.

**Master Zoning Plan – Appendix G**

1. Delete rows with uses that are not permitted in any land use category. The following rows should be deleted: explosives (storage), food storage locker, convention center, secondary mobile home.
2. Sales, storage, repair and rental of buses and sales display and repair of trailer, 18 wheelers are not appropriate uses in the District. These should be excluded from the list and may be reviewed on a case by case basis as an amendment to the MZP as needed.
3. Parking reduction as a permitted use is not appropriate. There is a separate process for a parking reduction and does not need to be listed as a use here. Shared parking is permitted and encouraged in the GMU.
4. A mobile home park is not an appropriate use for this area. Requests for an amendment to the MZP can be reviewed on a case by case basis.
3. Ground-mounted cell towers, radio and television broadcasting antennae should not be permitted in low and medium density residential areas. Requests for an amendment to the MZP can be reviewed on a case by case basis.
4. Wind-driven electrical generators should only be permitted as accessory uses in low and medium density residential areas.

Land Development: No Comments Received

**Engineering Department - Traffic Division:**

1. Page 7. Transportation. Does not include ROW width for major arterials (108' with bike lanes, 98' without). McCombs and Martin Luther King are shown in the TIA as six lane divided (major) arterials, and are currently shown on the MTP as super arterials. MTP amendment is currently in process.

**ZON08-00055**

**July 17, 2008**

2. Page 17. Characteristics of subdistrict. Beginning on page 17 and continuing throughout the doc, the characteristics of each subdistrict are missing. No subdistrict exhibits are attached.
3. Traffic does not object to the proposed rezoning.

**Fire Department**

No objection.

**El Paso Water Utilities:**

EPWU does not object to this request.

**Parks:**

No comments received.

**Sun Metro:**

No comments received.

**School Districts:**

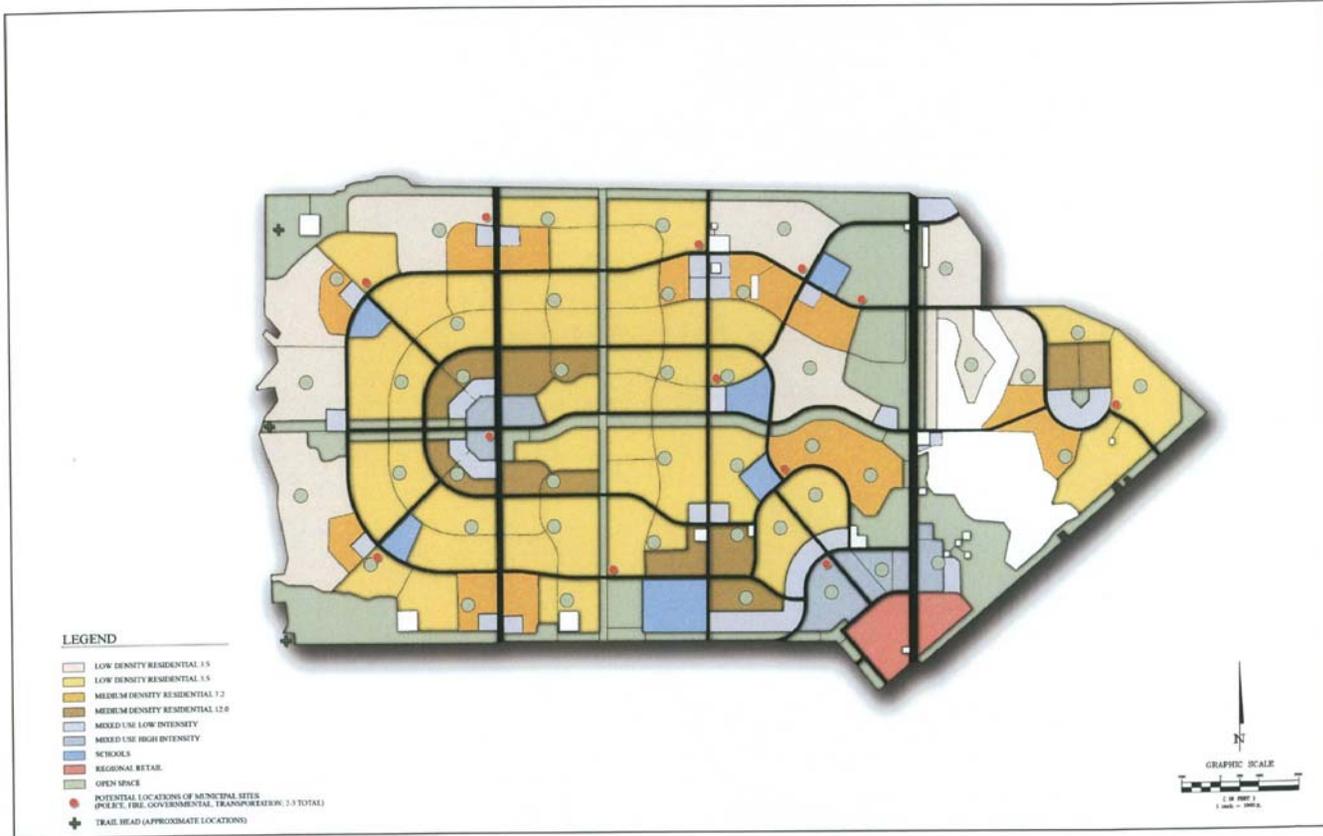
No comments received.



**Attachments:**

- Attachment 1: Land Use Plan
- Attachment 2: Application

**Attachment 1: Land Use Plan**



Master Land Use Plan  
El Paso, Texas



## Attachment 2: Application



**REZONING APPLICATION  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

City of El Paso, Texas  
2 Civic Center Plaza  
El Paso, TX 79901-1196  
915-541-4024

**1. CONTACT INFORMATION**

PROPERTY OWNER(S): El Paso Water Utilities-Public Service Board  
ADDRESS: 1154 Hawkins Blvd., El Paso, Texas ZIP CODE: 79925 PHONE: (915) 594-5500  
APPLICANT(S): Hunt Communities, LLC  
ADDRESS: 4401 N. Mesa, El Paso, Texas ZIP CODE: 79902-1107 PHONE: (915) 533-7900  
REPRESENTATIVE(S): Kimley-Horn and Associates, Inc. (Kevin S. Gaskey, P.E.)  
ADDRESS: 12700 Park Central Dr., Ste. 1800, Dallas, Texas ZIP CODE: 75251 PHONE: (972) 770-3008  
E-MAIL ADDRESS: kevin.gaskey@kimley-horn.com FAX: (972) 239-3820

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: See attached for information pertaining to each parcel.  
LEGAL DESCRIPTION: \_\_\_\_\_  
STREET ADDRESS OR LOCATION: \_\_\_\_\_ REP DISTRICT: \_\_\_\_\_  
ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
PROPOSED ZONING: \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

**3. PARCEL TWO INFORMATION**

PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
LEGAL DESCRIPTION: \_\_\_\_\_  
STREET ADDRESS OR LOCATION: \_\_\_\_\_ REP DISTRICT: \_\_\_\_\_  
ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
PROPOSED ZONING: \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

**4. PARCEL THREE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
LEGAL DESCRIPTION: \_\_\_\_\_  
STREET ADDRESS OR LOCATION: \_\_\_\_\_ REP DISTRICT: \_\_\_\_\_  
ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
PROPOSED ZONING: \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

**5. ADDITIONAL INFORMATION**

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):  
El Paso Water Utilities - Public  
Printed Name: Service Board Signature: [Signature]  
Printed Name: City of El Paso Signature: [Signature]  
Printed Name: [Signature] Signature: \_\_\_\_\_

Note: Signatures are required for all owners of record for the property proposed for rezoning. Attach additional signatures on a separate sheet of paper.

<b>**OFFICE USE ONLY**</b>		
ZON _____	RECEIVED DATE: ___/___/___	APPLICATION FEE: \$ _____
DCC REVIEW DATE: ___/___/___ (8:30 am, Conference Room, 2 <sup>nd</sup> Floor, City Hall Building)		
CPC REVIEW DATE: ___/___/___ (1:30 pm, City Council Chambers, 2 <sup>nd</sup> Floor, City Hall Building)		
ACCEPTED BY: _____		

Revised 4/2007

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