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

DEPARTMENT: **Development Services Department**

AGENDA DATE: **Introduction: July 22, 2008**

Public Hearing: August 12, 2008

CONTACT PERSON/PHONE: **Chuck Kooshian, 541-4632**

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance amending the 2025 Proposed Thoroughfare System as detailed in the Map Atlas of the Plan for El Paso and its related documents as originally approved by the El Paso City Council in 1999, and as subsequently amended, to:

1. Downgrade Martin Luther King Blvd from a Super Arterial to a Major Arterial for the section from Stan Roberts Sr. Boulevard to Loma Real Avenue.

2. Downgrade McCombs Blvd from a Super Arterial to a Major Arterial for the section from Stan Roberts Sr. Boulevard to Patriot Freeway.

3. Upgrade Painted Dunes Blvd from a Collector Arterial to a Minor Arterial.

4. Create a Ring Road by making the following changes: Relocate the east-west Collector Arterial north of Painted Dunes to a point generally midway between the project boundary and Painted Dunes Boulevard and reclassify it as a Non-Residential 4-Lane Collector, consistent with the nomenclature in the recently amended Subdivision Ordinance. Extend this same collector east of McCombs and then turn south to connect to US 54 west of Painted Dunes. Reclassify the east-west Collector Arterial south of Painted Dunes to a Non-Residential 4-Lane Collector. Reclassify Andrew Barcena to a Non-Residential 4-Lane Collector and realign portions to become part of Ring Road.

5. Reclassify the proposed Minor Arterial extension of Loma Real between Martin Luther King Jr. Boulevard and McCombs Street to a Non-Residential 4-Lane Collector.

6. Delete the portion of the proposed Major Arterial generally located at the eastern edge of the project boundary between Painted Dunes and the NE Parkway. Reclassify the portion between Painted Dunes and US 54 from a Major Arterial to a Minor Arterial.

BACKGROUND / DISCUSSION:
See attached report.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

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08 AUG -8 AM 11:38

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: _____
Victor Torres, Director, Development Services Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO._____

AN ORDINANCE AMENDING THE 2025 PROPOSED THOROUGHFARE SYSTEM AS DETAILED IN THE MAP ATLAS OF THE PLAN FOR EL PASO AND ITS RELATED DOCUMENTS AS ORIGINALLY APPROVED BY THE EL PASO CITY COUNCIL IN 1999, AND AS SUBSEQUENTLY AMENDED.

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

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

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

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

WHEREAS, the El Paso Water Utilities - Public Service Board has submitted a request for modifications to the 2025 Proposed Thoroughfare Plan that corresponds with land use changes requested to the Plan for El Paso; and

WHEREAS, the Development Coordinating Committee ("DCC") has analyzed the possible effect on future traffic congestion and recommends approval of the proposed amendments herein presented, and

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

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

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

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

Northeast Planning Area

1. Downgrade Martin Luther King Blvd from a Super Arterial to a Major Arterial for the section from Stan Roberts Sr. Boulevard to Loma Real Avenue.

2. Downgrade McCombs Blvd from a Super Arterial to a Major Arterial for the section from Stan Roberts Sr. Boulevard to Patriot Freeway.

3. Upgrade Painted Dunes Blvd from a Collector Arterial to a Minor Arterial.

4. Create a Ring Road by making the following changes: Relocate the east-west Collector Arterial north of Painted Dunes to a point generally midway between the project boundary and Painted Dunes Boulevard and reclassify it as a Non-Residential 4-Lane Collector, consistent with the nomenclature in the recently amended Subdivision Ordinance. Extend this same collector east of McCombs and then turn south to connect to US 54 west of Painted Dunes. Reclassify the east-west Collector Arterial south of Painted Dunes to a Non-Residential 4-Lane Collector. Reclassify Andrew Barcena to a Non-Residential 4-Lane Collector and realign portions to become part of Ring Road.

5. Reclassify the proposed Minor Arterial extension of Loma Real between Martin Luther King Jr. Boulevard and McCombs Street to a Non-Residential 4-Lane Collector.

6. Delete the portion of the proposed Major Arterial generally located at the eastern edge of the project boundary between Painted Dunes and the NE Parkway. Reclassify the portion between Painted Dunes and US 54 from a Major Arterial to a Minor Arterial.

PASSED AND APPROVED this _____ day of _____, **2008.**

THE CITY OF EL PASO

_____
John F. Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

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08 AUG -8 AM 11:38

APPROVED AS TO FORM:

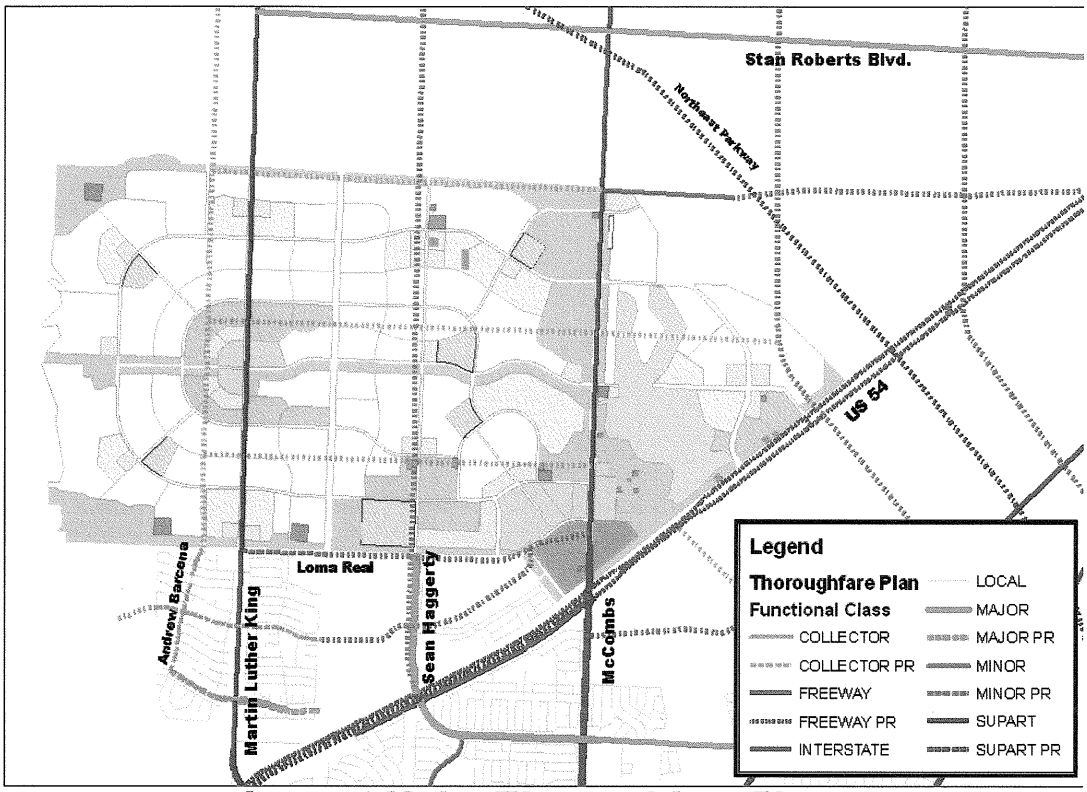
_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Mathew McElroy, Deputy Director
Planning Division
Development Services Department

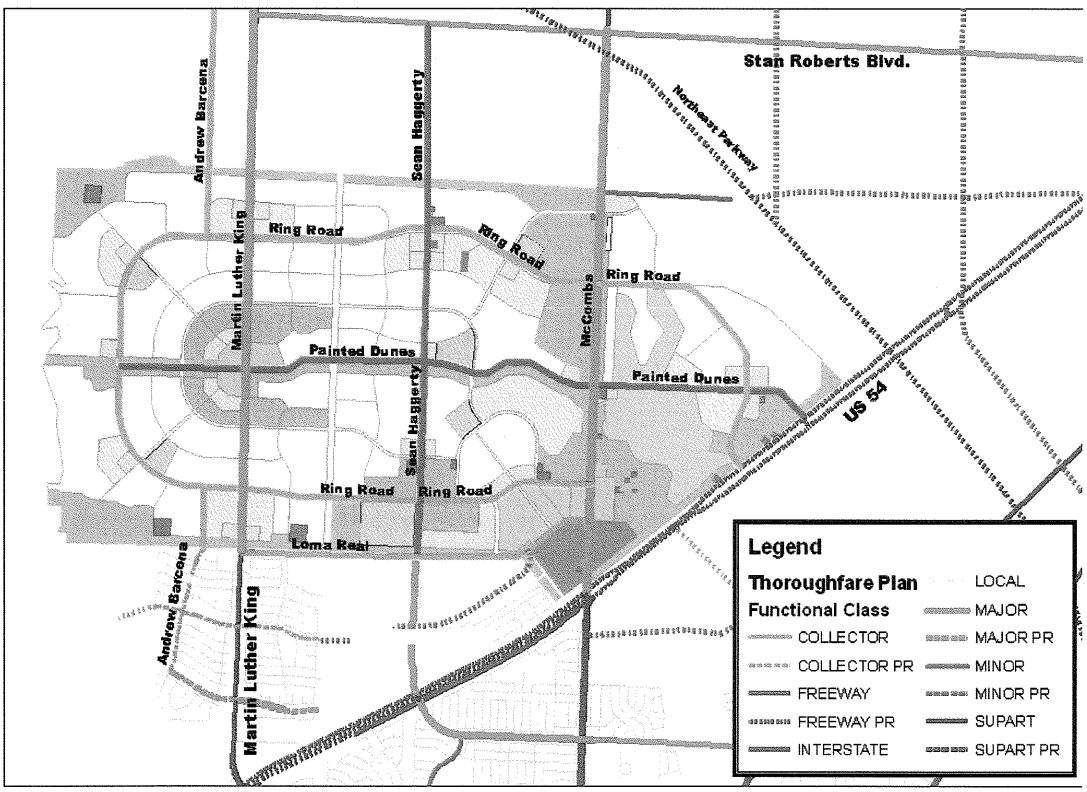
Exhibit "A"

Figure 1- Current Major Thoroughfare Plan



Current Major Thoroughfare Plan

Figure 2- Requested Major Thoroughfare Plan Amendments



Proposed Major Thoroughfare Plan

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08 AUG -8 AM 11:38

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

VICTOR Q. TORRES
DIRECTOR, DEVELOPMENT SERVICES

MATHEW S. MCELROY
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL
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

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

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08 AUG -8 AM 11:38

MEMORANDUM

DATE: August 7, 2008

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

FROM: Chuck Kooshian, Lead Planner

SUBJECT: Revised Proposed Major Thoroughfare Plan amendment for Arterials and collectors located in the Northeast Master Plan Area.

The City Plan Commission (CPC), on July 17, 2008, voted (6-0) to recommend approval to amend the 2025 Master Thoroughfare Plan subject to the recommendations of Traffic and TxDOT. The revised thoroughfare plan amendment is as follows:

1. Downgrade Martin Luther King Blvd from a Super Arterial to a Major Arterial for the section from Stan Roberts Sr. Boulevard to Loma Real Avenue.

2. Downgrade McCombs Blvd from a Super Arterial to a Major Arterial for the section from Stan Roberts Sr. Boulevard to Patriot Freeway.

3. Upgrade Painted Dunes Blvd from a Collector Arterial to a Minor Arterial.

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5. Reclassify the proposed Minor Arterial extension of Loma Real between Martin Luther King Jr. Boulevard and McCombs Street to a Non-Residential 4-Lane Collector.

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

Attachments: Revised Staff Report.

Northeast Master Plan MTP amendments

Background:

The Public Service Board of the El Paso Water Utility has requested to amend the Major Thoroughfare Plan (MTP) for the area serving the 4,800+ acres being sold in the Northeast of the City. The MTP was not amended in 2007 when the General Land Use Map amendment and the Land Study for the Northeast PSB Properties were approved. A condition of those approvals was the submission of an amended Land Study and, if necessary, an MTP amendment, before the final sale of the land.

The PSB is submitting a General Land Use Map amendment, a rezoning request and a Land Study concurrently. This MTP amendment is intended to ensure the conformity of those applications with the MTP.

Location:

The area is generally located northwest of Patriot Freeway (US 54), north of Loma Real Drive and East of the Franklin Mountains.

Legal description:

A portion of Sections 9, 10, 15, 16, 17 and 18, Block 81, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Sections 11, 14 and 19, Block 81, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Sections 11, 12, 13, 14, 19, 20 and 21, Block 81, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Sections 7, 17, 18, 19, 20 and 30, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Please refer to Figure 1. Current Major Thoroughfare Plan

Representative District: 4

Area: 4,833 acres

Present Zoning: Ranch and Farm (R-F)

Present Use: Undeveloped Land

Proposed Use: Commercial, residential, mixed use, schools, open space, and golf course.

Surrounding Land Uses: Undeveloped land, residential, and schools.

Year 2025 Designation: Residential, mixed use, and open space.

Requests:

1. Downgrade Martin Luther King Blvd from a Super Arterial to a Major Arterial for the section from Stan Roberts Sr. Boulevard to Loma Real Avenue.

2. Downgrade McCombs Blvd from a Super Arterial to a Major Arterial for the section from Stan Roberts Sr. Boulevard to Patriot Freeway.

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CITY CLERK DEPT.
08 AUG -8 AM 11:38

west of Painted Dunes. Reclassify the east-west Collector Arterial south of Painted Dunes to a Non-Residential 4-Lane Collector. Reclassify Andrew Barcena to a Non-Residential 4-Lane Collector and realign portions to become part of Ring Road.

5. Reclassify the proposed Minor Arterial extension of Loma Real between Martin Luther King Jr. Boulevard and McCombs Street to a Non-Residential 4-Lane Collector.

6. Delete the portion of the proposed Major Arterial generally located at the eastern edge of the project boundary between Painted Dunes and the NE Parkway. Reclassify the portion between Painted Dunes and US 54 from a Major Arterial to a Minor Arterial.

Please refer to Figure 2- Requested MTP Amendments

Staff Recommendation:

The Major Thoroughfare Review team's **revised** recommendation is as follows:

Engineering Department - Traffic Division:

Recommends approval as follows:

1. Traffic does not object to the proposed amendment to downgrade McCombs and Martin Luther King, currently shown as super arterials, to major arterials; provided that additional connections to US 54, Dyer and Railroad are provided to maintain LOS "C" at all roadways and intersections. Several intersections in the TIA reflect LOS "D" and "E" *(An additional connection to US 54 has been provided, and will allow for future connectivity to Dyer, Railroad and Loop 375.*

2. Traffic approves the upgrade of Painted Dunes from a collector arterial to a minor arterial to provide better east-west connectivity for the development. Traffic also recommends that Ring Road (north) be extended eastward to connect to either US 54, or the future connection to NE parkway. *(Recommendation to connect to US 54 has been adopted, see #1)*

3. Traffic does not object to deleting the extension of a proposed collector arterial (Andrew Barcena) through the development, but the connection should be made of Andrew Barcena to Ring Road (south). *(Connection of Andrew Barcena to Ring Road South and continuance of a collector northward from Ring Road North have been provided)*

4. Proposed access and improvements to US 54, McCombs and MLK shall be reviewed and approved by TxDOT.

5. Land Study needs to be revised to conform to the MTP request, if approved.

6. TIA and land study do not show proposed cross-sections of roadways.

7. Although the TIA shows significant congestion at full build-out, super arterials are discouraged in new development in favor of a transportation system that provides additional options for pedestrian, bike and transit opportunities. Transit has not been factored into the TIA, but walkways and bike paths are proposed in the text and presumably are included in the internal capture rate.

CITY CLERK DEPT.
08 AUG -8 AM 11:39

8. Additional justification/explanation is needed for the 40% internal capture rate (ITE uses 25-26%, need to provide supporting evidence that 40% is achievable for this development, i.e. other similar mixed-use developments) *Justification has been provided.*

9. Subsequent detailed TIAs shall be required at each phase of development to ensure that mitigation measures and capacity improvements are provided as necessitated by development.

Texas Department of Transportation (TxDOT):

Recommends approval based on the following:

1. TxDOT does not have any comments to downgrade McCombs St and Martin Luther King Jr. from a super arterial major arterials.
2. Proposed connections and improvements to MLK (FM 3255), McCombs (FM 2529) and US 54 need to be coordinated with TxDOT for further review and approval.
3. At this time, TxDOT does not have any comments on the MTP amendment to include an additional connection at US 54 as requested by the city. Further analysis needs to take place to see the impacts on US 54 by the proposed connection, further coordination with TxDOT is needed for approval.

El Paso Metropolitan Planning Organization (MPO)

Recommends approval based on the following:

The El Paso Metropolitan Planning Organization believes that the Public Service Board's Northeast El Paso Master Plan is an important correlation and integration of land use and transportation and views this opportunity as a footprint and mode for the rest of the MPO Study Area. Although the El Paso MPO is a strong proponent of sustainable land use and multi-modal transportation amalgamation, staff requests the following comments be addressed.

Trip Generation

1. The MPO recognizes that the ITE Trip Generation Handbook is a widely referenced manual; however, the Handbook is only a guide. Additionally, the MPO is not aware of any empirical material used by the consultant that clearly illustrates where the Handbook references Smart Growth applications as a whole. Therefore the assigned trips for internal capture should receive further attention considering that the consultant only analyzed a single preference. Clarification if the action by the consultant follows a directive from the standing City Code or City staff is requested. The consultant is requested to provide information on similar Smart Growth projects in reference to the MPO's question of internal trip making.

2. The Level of Service at several intersections does not meet the standing City Code.

3. No transit component is evident in the submitted TIA. The analysis without this element may undermine the goal of reducing automobile dependency and the concepts of Smart Growth. More importantly transit is a vital component of a multi-modal transportation system as are bicycle and pedestrian trip making. The consultant is requested to provide a multi-modal transportation system for this proposed development.

Roadways

CITY CLERK DEPT.
08 AUG -8 AM 11:39

1. Planning assumptions stated by the proposal are not consistent with programmed transportation projects in the TransBorder 2035 Metropolitan Transportation Plan and 2008-2013 Transportation Improvement Program. FM 3255 (Martin L. King Jr.) and FM 2529 (McCombs St), both State facilities, are modeled with capacity improvements. The El Paso MPO is not aware of any request from the TxDOT El Paso District to improve the affected facilities. The MPO does recognize that the PSB or the City of El Paso may offer to improve the regional significant roadways. The El Paso MPO requests that the:

- Rights of way, if needed, be acquired or donated to the State before any approval be granted for development bound by a recorded agreement, and

- Affected roadways be constructed within the lifespan of the proposed development. The El Paso MPO understands that the project has three tiers/phases that will collectively be built in twelve years. The submitted TIA makes assumption for the year 2035; however, delay and mobility decay will occur much faster if the State facilities are not upgraded in the suggested time frame. Improvements to FM 3255 and FM 2529, even if developer driven, must be included in the MPO's Metropolitan Transportation Plan and Transportation Improvement Program because the stated State facility are *regionally significant*.

- LOS mitigation initiatives need to be identified and approved by the City Traffic Engineer. The self imposed residential caps for the development must adhere to a *covenant running with the land*. The TIA indicates in some areas, those road capacities may be approaching LOS "F", if the self-imposed residential development caps are lifted. Other more detail comments will be made, as subdivisions are process.

2. A roadway extension to the eastern portion of the development to facilitate transportation ingress and egress and access to the Northeast Park Way must be planned and built to access Railroad Drive.

Context Sensitive Solutions

1. The El Paso MPO encourages that attention to the character of the development be incorporated into design of the roadways.

- The pedestrian and bicycle facilities in all parkways areas of the arterial system be landscaped as was done for Resler Drive south of Transmountain Drive.
- All pedestrian/bicycle facilities be integrated within this proposed development.

To conclude, the El Paso MPO advocates a continuous, transparent partnership as this initiative follows the City of El Paso's planning process for permit issuance.

<u>Development Services Department - Planning Division</u>:

Recommends approval as follows:

1. Downgrade Martin Luther King Blvd from a Super Arterial to a Major Arterial for the section from Stan Roberts Sr. Boulevard to Loma Real Avenue.

CITY CLERK DEPT.
08 AUG -8 AM 11:39

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Development Coordinating Committee (DCC)

Recommends approval.

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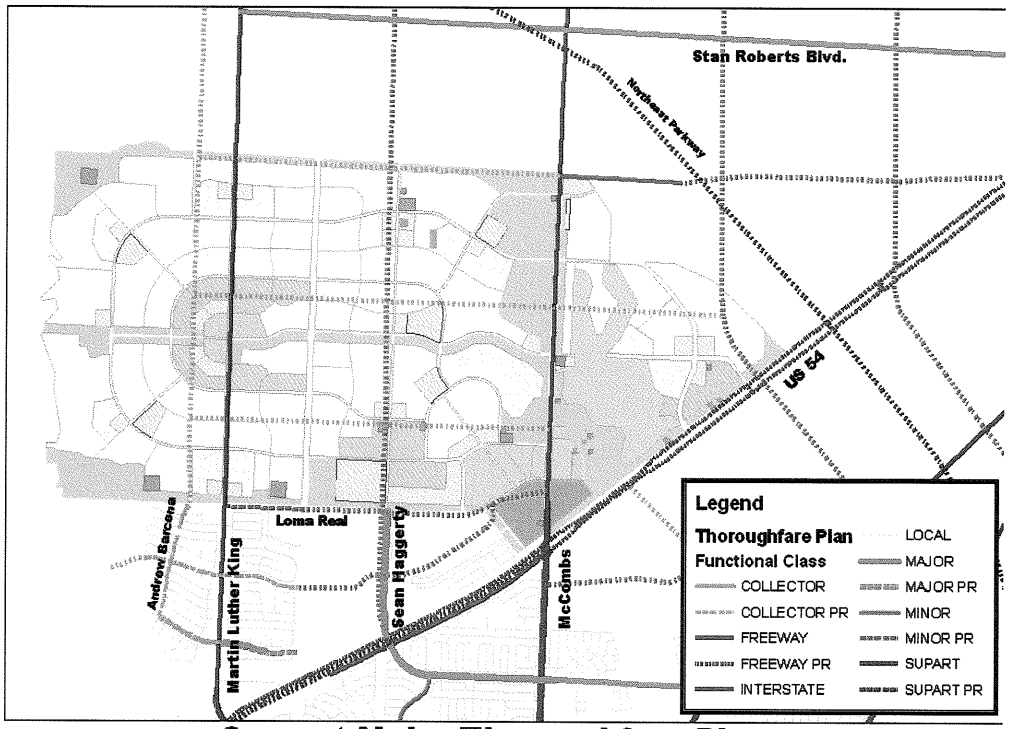
08 AUG -8 AM 11:39

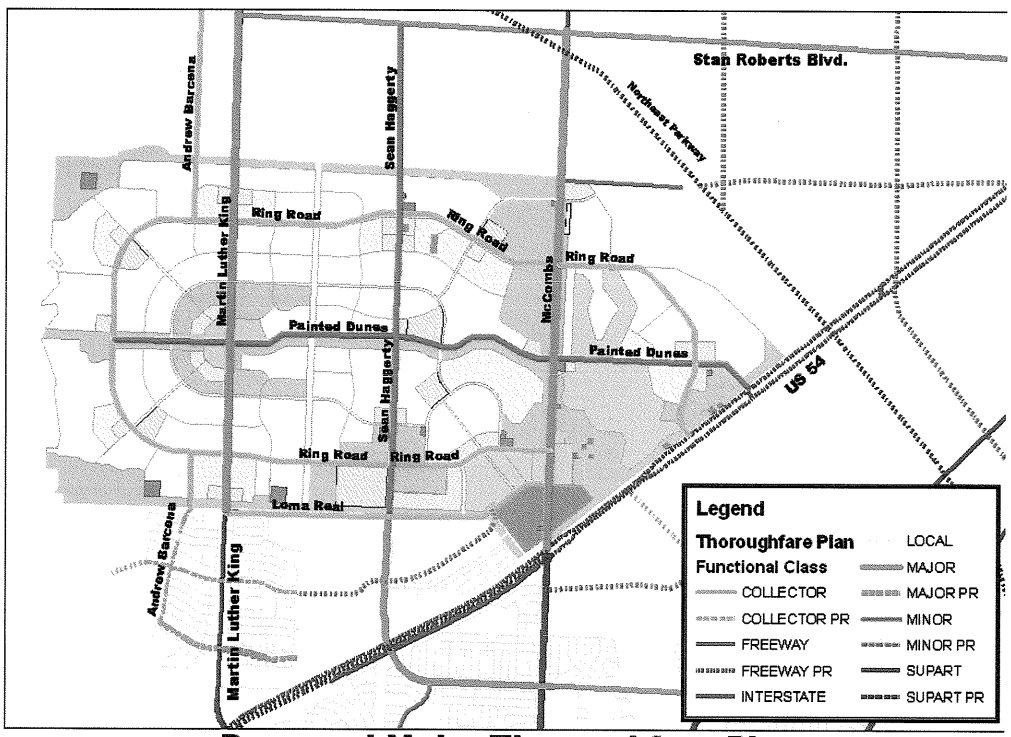
Revised Exhibit "A"

Figure 1- Current Major Thoroughfare Plan



Current Major Thoroughfare Plan

Figure 2- Requested Major Thoroughfare Plan Amendments



Proposed Major Thoroughfare Plan

CITY CLERK DEPT.
08 AUG -8 AM 11:39