

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: October 7, 2008

Public Hearing: October 14, 2008

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

**DISTRICT(S) AFFECTED:** 8

**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 the proposed expressway (Arterial 1) between Mesa Street and I-10 to a major arterial and collector, realign it and eliminate connection to I-10.
2. Relocate the alignment of the north-south collector between the southern termination of Suncrest Dr. and Arterial 1. Applicant: Wal-Mart Stores Texas, LP (District 8)

**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

\*\*\*\*\*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, TO RELOCATE THE ALIGNMENT OF THE MESA PARK EXTENSION MINOR ARTERIAL TO CONNECT TO I-10 AND MESA PARK AND TO UPGRADE IT TO A MAJOR ARTERIAL, AND TO RELOCATE THE ALIGNMENT OF THE RIO BRAVO EXTENSION MINOR ARTERIAL TO CONNECT TO MONTECILLO DRIVE AND TO RIO BRAVO AND TO UPGRADE IT TO A MAJOR ARTERIAL.

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

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

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

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

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

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

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

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

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

- Relocate the alignment of the Mesa Park extension Minor Arterial to connect to I-10 and Mesa Park and to upgrade it to a Major Arterial.
- Relocate the alignment of the Rio Bravo extension Minor Arterial to connect to Montecillo Drive and to Rio Bravo and to upgrade it to a Major Arterial. All details are shown in the map included in Exhibit "A."

***SIGNATURES ON FOLLOWING PAGE***

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

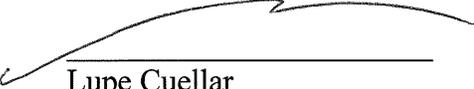
THE CITY OF EL PASO

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

ATTEST:

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

APPROVED AS TO FORM:

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

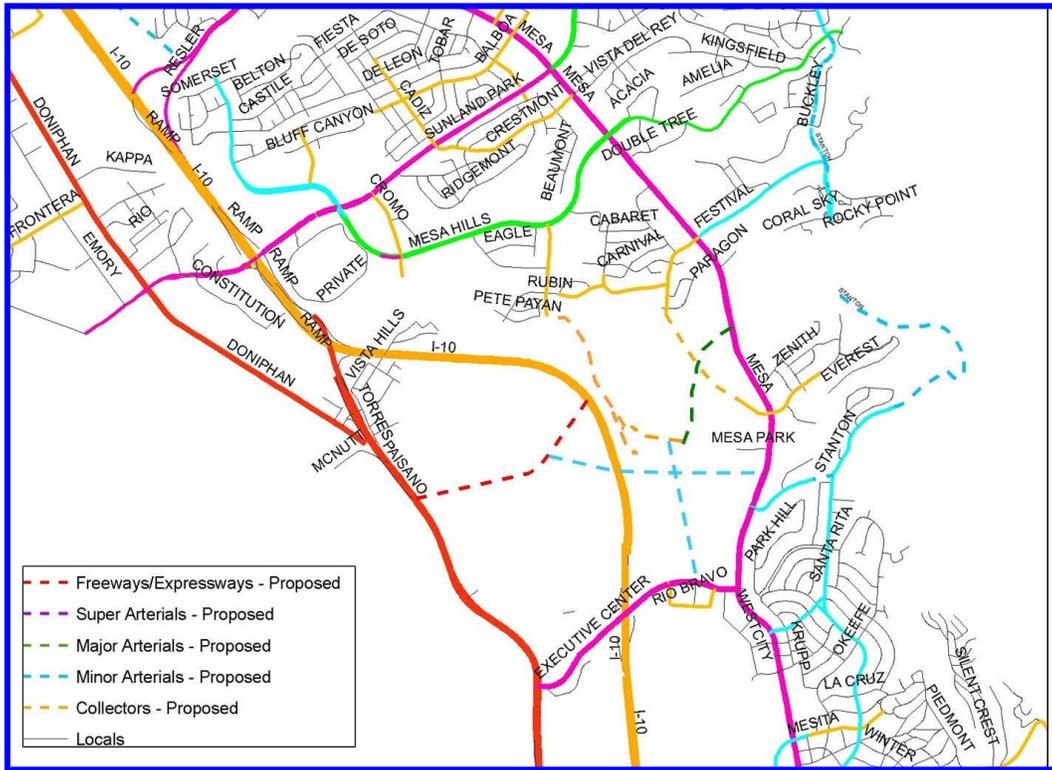
APPROVED AS TO CONTENT:

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

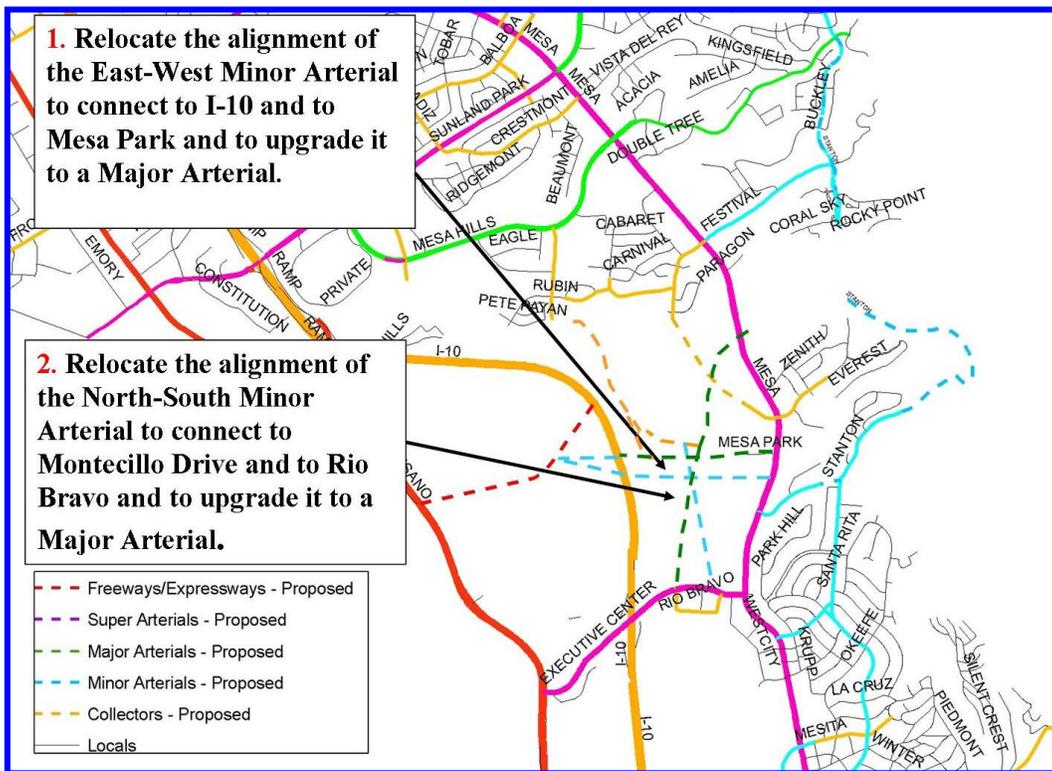
CITY CLERK DEPT.  
08 OCT -2 AM 9:15

# Exhibit "A"

## Current Major Thoroughfare Plan



## *Requested Major Thoroughfare Plan Amendments*



**MEMORANDUM**

**DATE:** September 26, 2008  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Chuck Kooshian, Lead Planner  
**SUBJECT:** Proposed Thoroughfare amendment for Arterials and collectors located in the Northeast Master Plan Area.

---

The City Plan Commission (CPC), on July 31, 2008, voted (5-0) to recommend approval to amend the 2025 Master Thoroughfare Plan as follows:

1. Downgrade the proposed expressway (Arterial 1) between Mesa Street and I-10 to a major arterial and collector, realign it and eliminate connection to I-10.
2. Relocate the alignment of the north-south collector between the southern termination of Suncrest Dr. and Arterial 1. Applicant: Wal-Mart Stores Texas, LP (District 8)

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

**Attachments:** CPC Staff Report.

CITY CLERK DEPT.  
08 OCT - 2 AM 9:15



## **MTP amendments request for arterials located on Walmart property, bounded by Montecillo Drive to the North, Mesa Street to the East, Executive Center to the South and I-10 to the West.**

---

<b>Background:</b>	<p>The Mesa Park extension refers to a proposed Minor Arterial indicated on the MTP as running in an east-west direction from Mesa Street between Mesa Park Dr. and Executive Center Blvd. to Interstate 10 between Executive Center and Mesa Park Dr.</p> <p>The Rio Bravo extension refers to a proposed Minor Arterial indicated on the MTP as running in a north-south direction that will connect to Montecillo Dr. and will continue as a minor arterial to connect to Executive Center Blvd between Rio Bravo and West City Ct.</p> <p>The City Council recently approved the amendment of the MTP for the Montecillo property north of the area of this proposed amendment. That amendment removed the proposed Arterial 1 east west expressway and replaced it with the major arterial Montecillo Drive running southwest from Mesa to the southern edge of the Montecillo property. In addition Monte Rosa Drive, a collector arterial, runs south from the termination of Suncrest to the termination of the Montecillo property. It was approved with the understanding that it would extend southwards to connect with Mesa Park on the WalMart property.</p> <p>May 28, 2008, Wal-mart Stores Texas, LLC requested the following:</p> <ol style="list-style-type: none"><li>1. Relocate the alignment of the Mesa Park extension Minor Arterial to connect to I-10 and Mesa Park and to upgrade it to a Major Arterial.</li><li>2. Relocate the alignment of the Rio Bravo extension Minor Arterial to connect to Montecillo Drive and to Rio Bravo and to upgrade it to a Major Arterial.</li></ol>
<b>Location:</b>	<p>The area is bounded by Montecillo Drive to the North, Mesa Street to the East, Executive Center to the South and I-10 to the West. The Mesa Park extension is a proposed Minor Arterial indicated on the MTP as running from Mesa Street between Mesa Park Dr. and Executive Center Blvd. to Interstate 10 Rio Bravo extension is a proposed Minor Arterial indicated on the MTP that will connect to Montecillo Dr. and will continue as a minor arterial to connect to Executive Center Blvd between Rio Bravo and West City Ct.</p>
<b>Legal description:</b>	<p>BARKER SURV 10 ABST #7, 20-A (194.2520 AC) &amp; 20-C (2.0180 AC) (196.2700 AC), and E L DE SHAZO SURV #218 TR 2-G (8.1644 AC) <b><i>Please refer to Figure 1. Current Major Thoroughfare Plan</i></b></p>
<b>Representative District:</b>	8
<b>Area:</b>	204.43 acres
<b>Present Zoning:</b>	M-3, C-3, C-4, and R-3
<b>Present Use:</b>	Undeveloped Land
<b>Proposed Use:</b>	Commercial, residential, and entertainment.

**Surrounding Land Uses:** The surrounding area has a mixed land use of residential and commercial area. The residential land use consists of apartment units, multiple family dwellings and single family dwellings. The commercial land use consists of various types of businesses such as gas stations, offices, Sunland Park Mall, retail, financial institutions and restaurants; the area also includes schools and religious centers. Traffic is attracted to this area since there are a variety of popular retail stores, restaurants and businesses. (*Excerpt from Montecillo TIA, page 3, December 10, 2007*)

**Year 2025 Designation:** Commercial/Industrial/Mixed Land Use.

**Proposed Amendment:**

1. Relocate the alignment of the East-West Minor Arterial to connect to I-10 and to Mesa Park and to upgrade it to a Major Arterial.
2. Relocate the alignment of the North-South Minor Arterial to connect to Montecillo Drive and to Rio Bravo and to upgrade it to a Major Arterial.
3. Extend Monte Rosa collector arterial across the electric company land and connect to Mesa Park extension at Walton Drive.

***Please refer to Figure 2- Requested MTP Amendments***

**Staff Recommendation:**

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

**Engineering Department - Traffic Division:**

Recommends approval based on the following:

- Traffic recommends approval of the request to upgrade the roadways from minor arterials to major arterials to provide adequate capacity for the proposed development (if rezoned to C-3/C-4), per the Traffic Impact Analysis.
- Applicant shall coordinate with adjacent property owner (Montecillo development) to ensure the connection and extension of the north/south major arterial (Rio Bravo/Montecillo Blvd.).
- Traffic recommends that the applicant coordinate with adjacent property owner to ensure the connection and extension of a 64' collector arterial adjacent to I-10. (Monte Rosa)
- Applicant shall continue and extend the pedestrian paths and bikeways from the Montecillo development and shall provide transit opportunities.
- Traffic mitigation measures shall be required as development occurs in accordance with applicable codes and per recommendations in the TIA.
- Connections to I-10 and Mesa shall require approval of TxDOT.
- Intersection detail shall be reviewed and approved by the Traffic Division.

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

TxDOT recommends approval of upgrading Mesa Park and Montecillo Ave./Rio Bravo to major arterials as per the traffic impact study. TxDOT's only concern is the location of the intersection of Mesa Park with Interstate 10. Further coordination needs to take place with the City of El Paso and TxDOT on this issue.

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

The EP MPO has no adverse comments to the MTP Amendment request (subject to all departmental comments being adequately addressed by the petitioner).

**Development Services Department - Planning Division:**

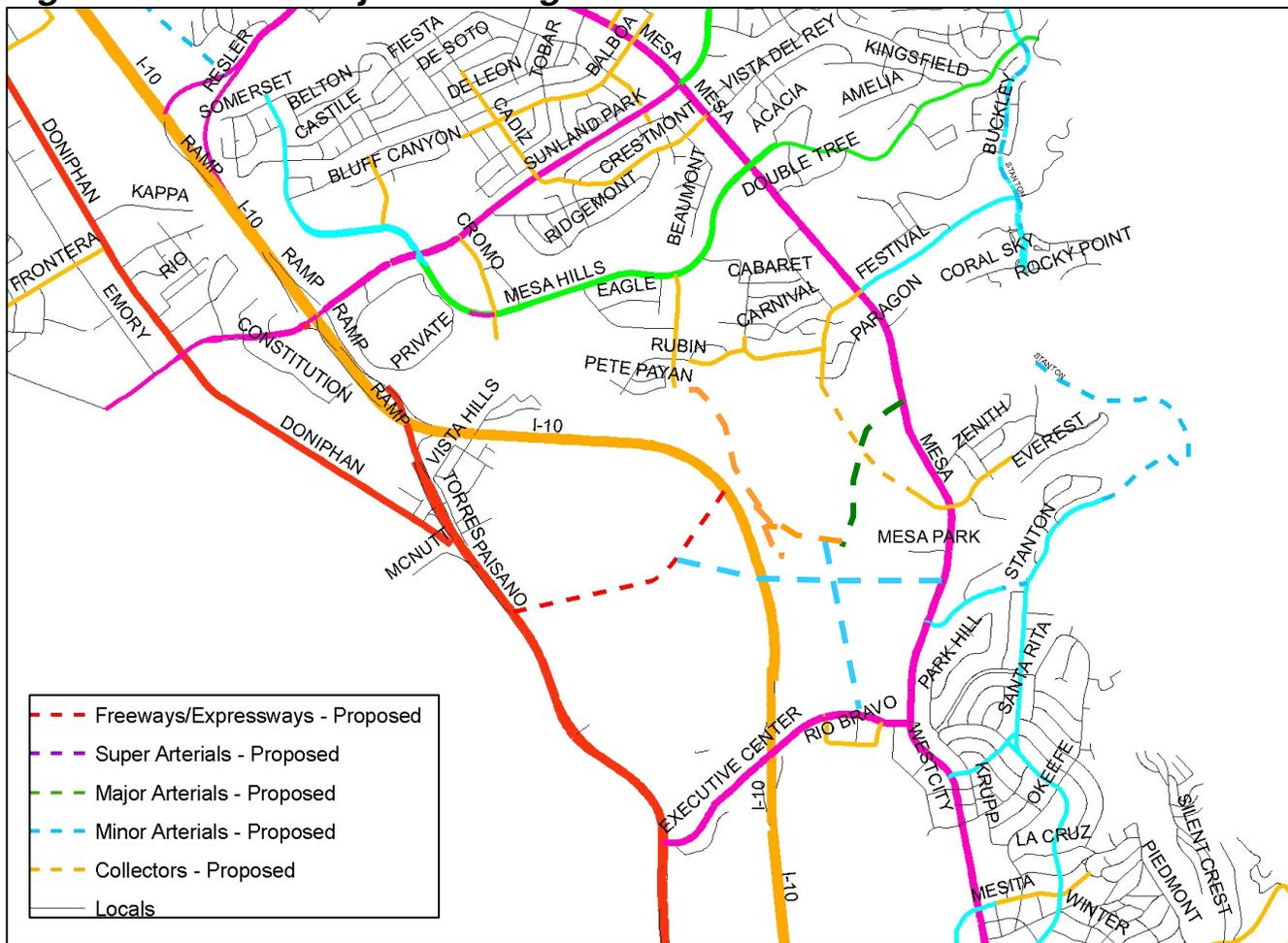
Recommends approval as follows:

- Relocate the alignment of the Mesa Park extension Minor Arterial to connect to I-10 and to Mesa Park. Extend the north
- Relocate the alignment of the Rio Bravo extension Minor Arterial to connect to Montecillo Drive and to Rio Bravo.
- Upgrade both Minor Arterials to Major Arterials on the basis that Miner’s Village Amended TIA provides a trip distribution and volume map showing the traffic volumes for year 2022, and it demonstrates that these types of arterials should be sufficient to accommodate portions of the traffic generated by both the proposed development and any additional development.
- Extend Monte Rosa collector arterial across the electric company land and connect to Mesa Park extension at Walton Drive to provide additional connectivity.

**Development Coordinating Committee (DCC)**

Recommends approval.

**Figure 1- Current Major Thoroughfare Plan**



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

