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

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

**AGENDA DATE:** **Introduction:** **November 27, 2012**
**Public Hearing:** **December 18, 2012**

**CONTACT PERSON/PHONE:** **Harrison Plourde, (915-541-4114) plourdeht@elpasotexas.gov**

**DISTRICT(S) AFFECTED:** **4**

**SUBJECT:**
An ordinance changing the zoning of the following legally described 451.3581 acre parcel of land situated within the corporate limits of the City of El Paso, El Paso County, Texas as Tract 1A, Section 19, a portion of Tract 1, Section 20, a portion of Tract 1, Section 29 and a portion of Tract 1, Section 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys from R-F (Ranch and Farm) to SCZ (SmartCode Zone). Property Owner: City of El Paso. PZRZ12-00032 (**District 4**).

**BACKGROUND / DISCUSSION:**
See attached report.

**PRIOR COUNCIL ACTION:**
N/A

**AMOUNT AND SOURCE OF FUNDING:**
N/A

**BOARD / COMMISSION ACTION:**
City Plan Commission (CPC) – Recommendation pending

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

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

**DEPARTMENT HEAD:** Mathew S. McElroy
Director, City Development Department

**APPROVED FOR AGENDA:**

**CITY MANAGER:** _____ **DATE:** _____

**ORDINANCE NO._____**

**AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING LEGALLY DESCRIBED 451.3581 ACRE PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS TRACT 1A, SECTION 19, A PORTION OF TRACT 1, SECTION 20, A PORTION OF TRACT 1, SECTION 29 AND A PORTION OF TRACT 1, SECTION 30, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS FROM R-F (RANCH AND FARM) TO SCZ (SMARTCODE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE.**

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

**That** the zoning of the following legally described 451.3581 acre parcel of land situated within the corporate limits of the City of El Paso, El Paso County, Texas as Tract 1A, Section 19, a portion of Tract 1, Section 20, a portion of Tract 1, Section 29 and a portion of Tract 1, Section 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys, and as further described in the site drawing on the attached **Exhibit "A"**, incorporated herein for all purposes, and as more particularly described by metes and bounds on the attached **Exhibit "B"**, and survey map on the attached **Exhibit "C"**, both incorporated herein for all purposes, be changed **from R-F (Ranch and Farm) to SCZ (SmartCode Zone)**, within the meaning of Title 21, SmartCode; and,

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

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

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

**PASSED AND APPROVED this _____day of _____, 2012.**

(Signatures on following page.)

**THE CITY OF EL PASO**

_____

John F. Cook, Mayor

**ATTEST:**

_____

Richarda Duffy Momsen
City Clerk

**APPROVED AS TO FORM:**

_____

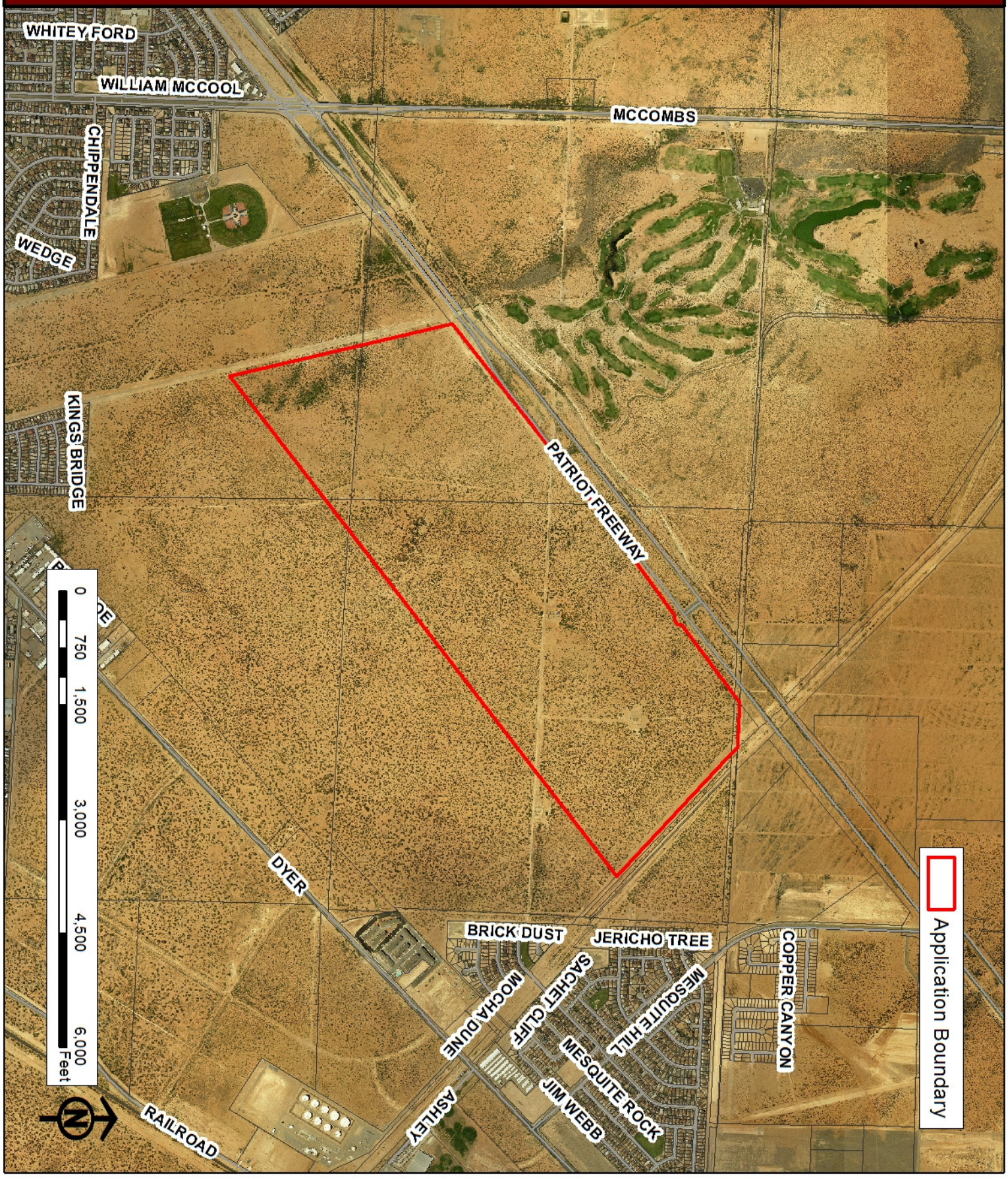
Karla M. Nieman
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____

Mathew S. McElroy, Director
City Development Department

# EXHIBIT A
# PZRZ12-00032



# EXHIBIT B

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
ISAAC CAMACHO, R.P.L.S.
Survey Manager
TBPE Reg No. F-737
TBPLS Reg No. 101314-00

## METES AND BOUNDS DESCRIPTION

***"US 54 PAINTED DUNES REVISED"***

***A 451.3581 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Tract 1A, Section 19, a portion of Tract 1, Section 20, a portion of Tract 1, Section 29 and a portion of Tract 1, Section 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys and being more particularly described by metes and bounds as follows:***

***COMMENCING*** for reference at an existing 2-inch pipe found for the corner common to Sections 17, 18, 19, and 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys; ***WHENCE***, an existing 2 inch pipe found at the corner common to Sections 13 and 20, Block 81, Township 1, and Sections 18 and 19, Block 80, Township 1, Texas & Pacific Railway Company Surveys bears North 86°53'00" West, a distance of 5,280.57 feet; ***THENCE***, following the boundary line common to Section 17 and Section 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys, South 86°47'17" East, a distance of 2,251.29 feet to a 5/8 inch rebar found on the southeasterly right-of-way line of U. S. Highway No. 54 (US 54) for the ***POINT OF BEGINNING*** of the parcel herein described;

***THENCE***, leaving the southeasterly right-of-way line of US 54 and continuing along the section line common to said Sections 17 and 20, South 86°47'17" East, a distance of 655.25 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the southerly right-of way line of a fifty (50) feet wide El Paso Natural Gas (EPNG) pipeline, as filed in Volume 3887, Page 1044 of the El Paso County Records, for the north northeast corner of the parcel herein described, ***WHENCE***, an existing 2 inch pipe found for the corner common to Sections 16, 17, 20 and 21, Block 80, Township 1, Texas & Pacific Railway Company Surveys bears South 86°47'17" East, a distance of 2,368.39 feet;

***THENCE***, leaving the section line common to said Sections 17 and 20 and following the southerly right-of way line of said EPNG pipeline, South 47°52'58" East, a distance of 2,246.34 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the east northeast corner of the parcel herein described;

***THENCE***, leaving the southerly right-of-way line of said EPNG, South 51°39'08" West, at a distance of 5,844.19 feet pass the section line common to Section 20 and Section 29, Block 80, Township 1, Texas & Pacific Railway Company Surveys, at a distance of 6,060.79 feet pass the section line common to Section 29 and Section 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys and at a total distance of 8,331.56 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the easterly right-of-way line of the Greenbelt Levee for the southwest corner of the parcel herein described;

# EXHIBIT B



***THENCE***, following the easterly right-of-way line of the Greenbelt Levee, North 12°05'42" West, at a distance of 1,703.76 feet pass the section line common to Section 19 and Section 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys and at a total distance of 2,954.78 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the southeasterly right-of-way line of US 54 for the northwest corner of the parcel herein described;

***THENCE***, leaving the easterly boundary line of the Greenbelt Levee and following the southeasterly right-of-way line of US 54, North 51°39'08" East, at a distance of 3,211.10 feet pass a 5/8 inch rebar with survey cap stamped "SLI INC" found on the section line common to Section 19 and Section 20, Block 80, Township 1, Texas & Pacific Railway Company Surveys and at a total distance of 4,783.30 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point of the right-of-way for the future interchange at proposed Arterial No. 8;

***THENCE***, continuing along the southeasterly right-of-way line of US 54, South 83°20'52" East, a distance of 48.08 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point of the right-of-way for the future interchange at proposed Arterial No. 8;

***THENCE***, continuing along the southeasterly right-of-way line of US 54 while traversing the right-of-way of proposed Arterial No. 8, North 51°39'08" East, a distance of 120.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point of the right-of-way for the future interchange at proposed Arterial No. 8;

***THENCE***, continuing along the southeasterly right-of-way line of US 54, North 06°39'08 East, a distance of 48.08 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point of the right-of-way for the future interchange at proposed Arterial No. 8;

***THENCE***, leaving proposed Arterial No. 8 and continuing along the southeasterly right-of-way line of US, North 51°39'08" East, a distance of 1,190.87 feet to the ***POINT OF BEGINNING;***

Said parcel containing 451.3581 acres (19,661,158.9 square feet), more or less, and being subject to all easements of record.

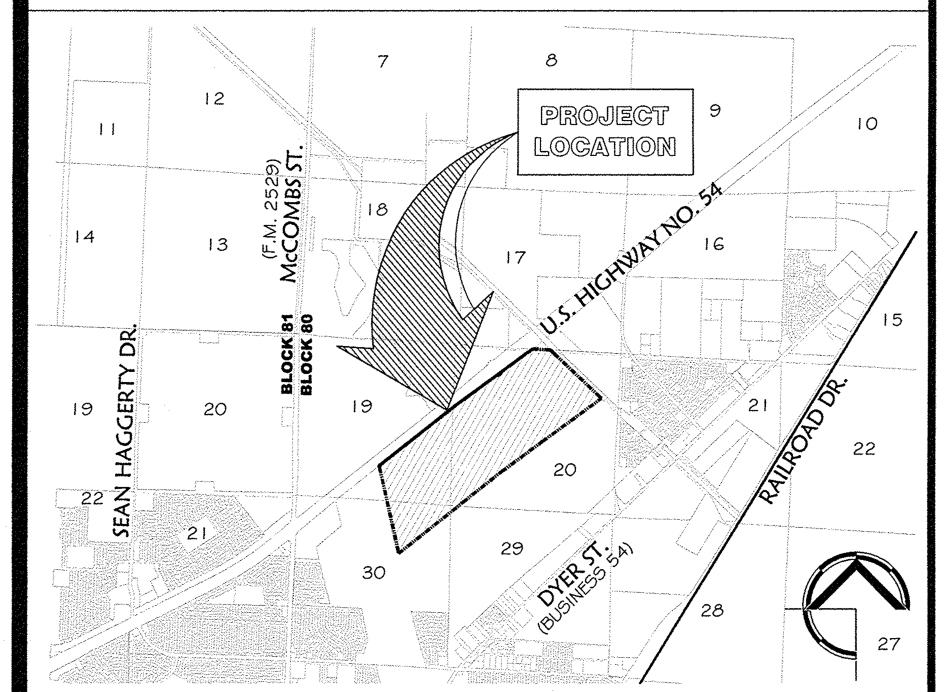
I hereby certify that this description was prepared by me or under my supervision.

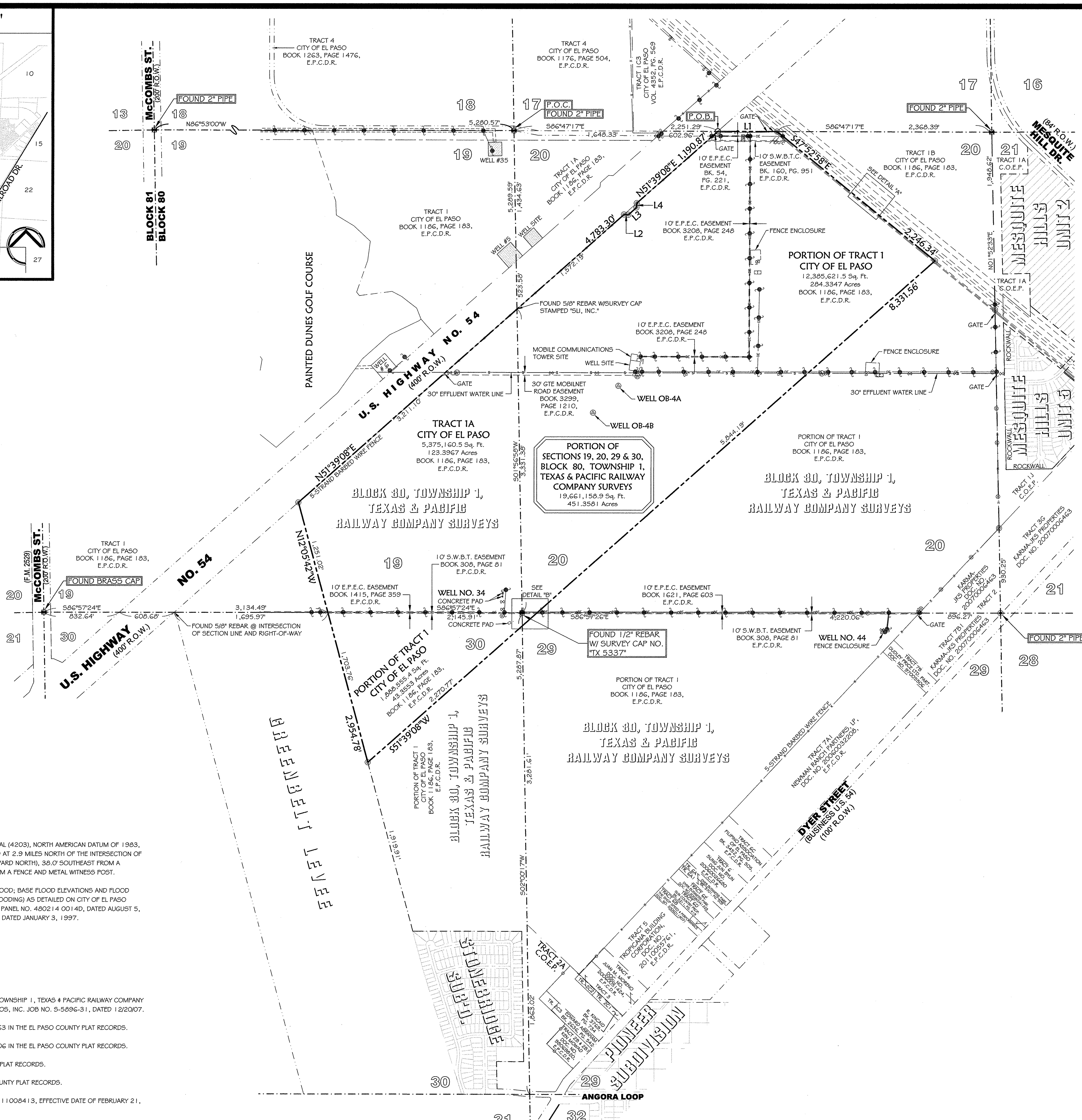
Isaac Camacho

***Isaac Camacho,***
***TX RPLS No. 5337***
***Date: September 18, 2012***
***05896-058A US54 Dunes Revised Desc.doc***

EXHIBIT C

VICINITY MAP SCALE: 1"=5,000'




GRAPHIC SCALE

600' 0 600'

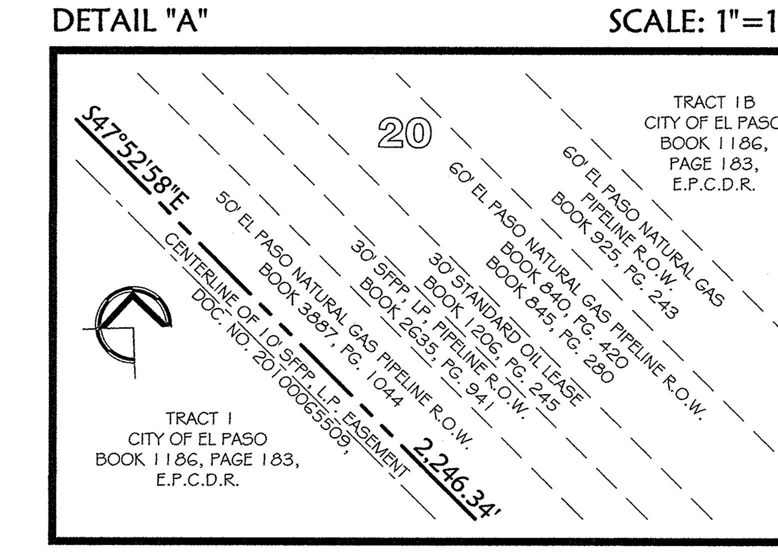
(IN FEET)
1 inch = 600 FT.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S86°47'17"E | 655.25' |
| L2 | S83°20'52"E | 48.08' |
| L3 | N51°39'08"E | 120.00' |
| L4 | N06°39'08"E | 48.08' |

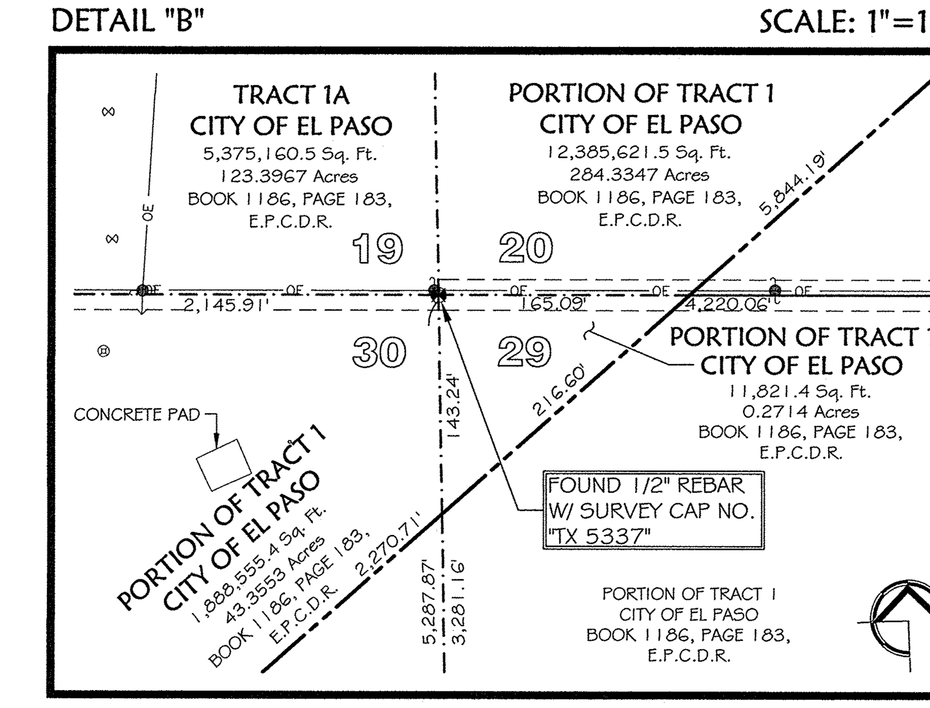
## LEGEND

- PROJECT BOUNDARY
- SECTION LINE
- TRACT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WATER VALVE
- WATERLINE MANHOLE
- POWER/UTILITY POLE
- GUY ANCHOR
- ELECTRIC VAULT
- COMMUNICATIONS VAULT
- TELEPHONE PEDESTAL
- NATURAL GAS SIGN
- FIBER-OPTIC MARKER SIGN
- ROAD SIGN
- FOUND SECTION CORNER AS NOTED
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- FOUND CHISELED "X" ON CONCRETE
- FOUND 1 1/2" PIPE
- SET NAIL & SHINER
- SET 1/2" REBAR WITH SURVEY CAP NO. "TX 5337"
- SECTION NUMBER 20

DETAIL "A" SCALE: 1"=100'




DETAIL "B" SCALE: 1"=100'




## SUPPLEMENTAL NOTES

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL (4203), NORTH AMERICAN DATUM OF 1983, OBTAINED BY G.P.S. OBSERVATION AT N.G.S. HORIZONTAL MONUMENT "CELIA" FOUND AT 2.9 MILES NORTH OF THE INTERSECTION OF TRANSMOUNTAIN ROAD (LOOP 375) AND TEXAS FARM ROAD 3255 (GATEWAY BOULEVARD NORTH), 38.0' SOUTHEAST FROM A TELEPHONE POLE NO. 9 WITH EMERGENCY TELEPHONE ATTACHED AND 22.3' EAST FROM A FENCE AND METAL WITNESS POST.

2. SUBJECT PROPERTY IS LOCATED IN ZONE 'A1' (DESIGNATES AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED) AND IN ZONE 'C' (DESIGNATES AREAS OF MINIMUM FLOODING) AS DETAILED ON CITY OF EL PASO FLOOD INSURANCE RATE MAP PANEL NO. 480214 0015D, DATED JANUARY 3, 1997, PANEL NO. 480214 0014D, DATED AUGUST 5, PANEL NO. 480214 0008C, DATED JUNE 15, 1988 AND PANEL NO. 480214 0009D, DATED JANUARY 3, 1997.

## REFERENCE DOCUMENTS

1. LAND STUDY SURVEY FOR A PORTION OF SECTIONS 17, 18, 19 & 20, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS PREPARED BY BROCK & BUSTILLOS, INC. JOB NO. S-5896-31, DATED 12/20/07.

2. MESQUITE HILLS UNIT 2 SUBDIVISION PLAT FILED AS DOCUMENT NO. 20080059763 IN THE EL PASO COUNTY PLAT RECORDS.

3. MESQUITE HILLS UNIT 5 SUBDIVISION PLAT FILED AS DOCUMENT NO. 20100071106 IN THE EL PASO COUNTY PLAT RECORDS.

4. PIONEER SUBDIVISION PLAT FILED IN BOOK 15, PAGE 46 OF THE EL PASO COUNTY PLAT RECORDS.

5. STONEBRIDGE SUBDIVISION PLAT FILED IN BOOK 72, PAGE 48 OF THE EL PASO COUNTY PLAT RECORDS.

6. TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 1111008413, EFFECTIVE DATE OF FEBRUARY 21, 2012, ISSUED MARCH 6, 2012.

7. TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 1111008414, EFFECTIVE DATE OF FEBRUARY 21, 2012, ISSUED MARCH 6, 2012.

## CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY SUPERVISION, THAT THERE ARE NO ENCROACHMENTS, EXCEPT AS SHOWN AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Isaac Camacho 09/18/2012
ISAAC CAMACHO, R.P.L.S. TX. NO. 5337

STATE OF TEXAS REGISTERED ISAAC CAMACHO 5337 PROFESSIONAL LAND SURVEYOR

| | |
|---|---|
| DRAWN BY: J.M./ A.A. | BOUNDARY & IMPROVEMENT SURVEY |
| APPROVED BY: I.C. | TRACT 1A, SECTION 19, A PORTION OF TRACT 1, SECTION 20, A PORTION OF TRACT 1, SECTION 29 & A PORTION OF TRACT 1, SECTION 30, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. |
| SCALE: 1"=600' | |
| DATE: 04-24-2012 | |
| JOB NO. 05896-058 | |

| Rev. | Description | | Date | Sheet |
|---|---|---|---|---|
| 1 | ADJUSTED SOUTHEAST BOUNDARY | DATE: | 08/31/12 | SHEET 1 OF 1 |
| 2 | ADDED TIE TO THE NORTHWEST CORNER OF SECTION 19 | DATE: | 09/18/12 | |

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBPE REG. NO. F-737

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
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PH (915) 542-4900
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Sep 18, 2012 - 2:56pm CADD5
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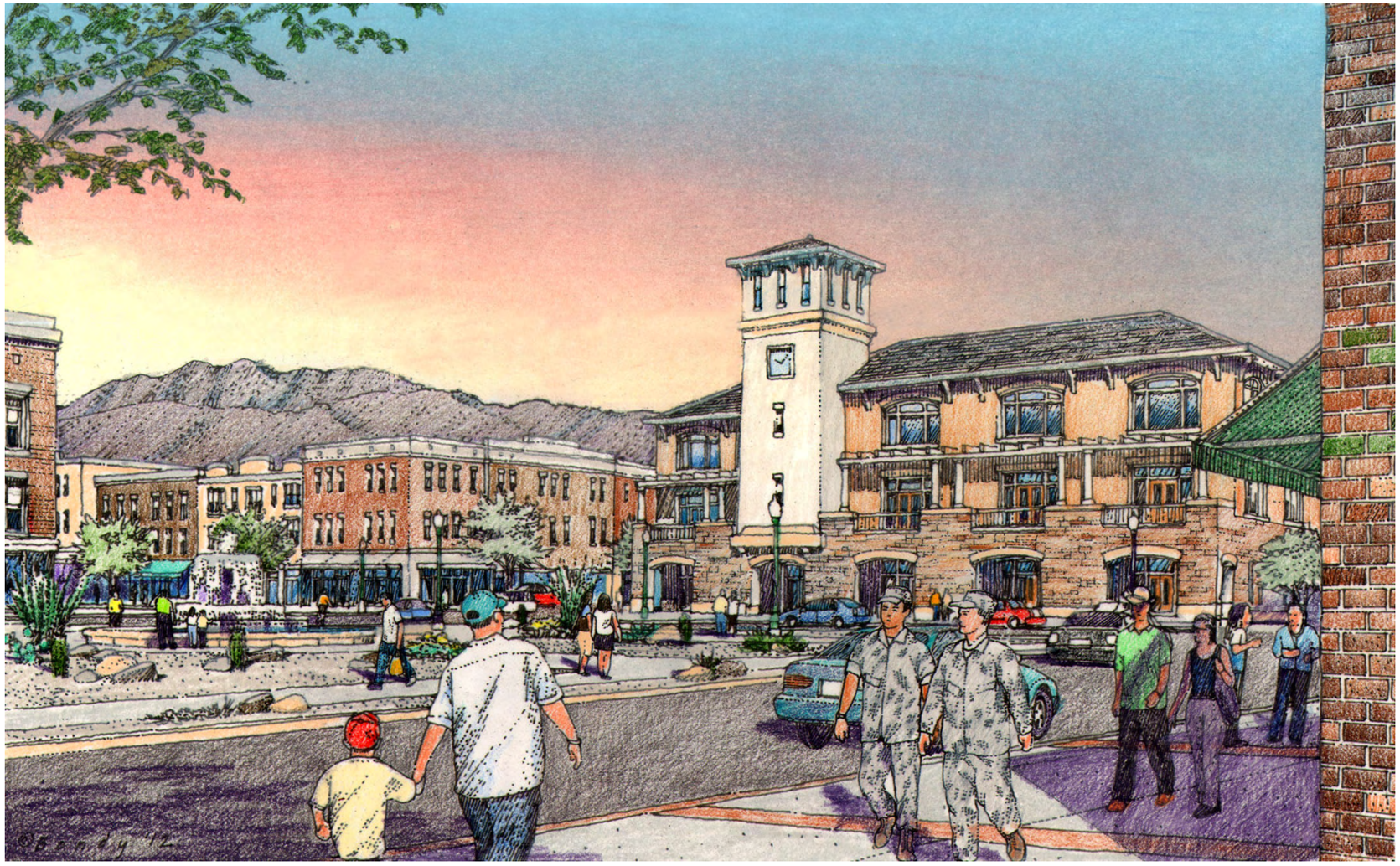
# EXHIBIT D



*Street level view of main civic building in the commercial/retail area. Central open space is on left side of image, with fountain amenity. Image location is immediately south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.*

## SmartCode Application
## El Paso, Texas
## Code of Ordinances
## Title 21 Application
## Painted Dunes Traditional Neighborhood Development

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Figure 9: Civic Spaces & Schools
Figure 10: Playgrounds & Trails
Figure 11: Special Requirements
Figure 12: Black & White Regulating Map for Recording
Appendix A: Artistic Renderings



*Prepared for:*
El Paso Water Utilities-Public Service Board

*and*
City of El Paso, Texas

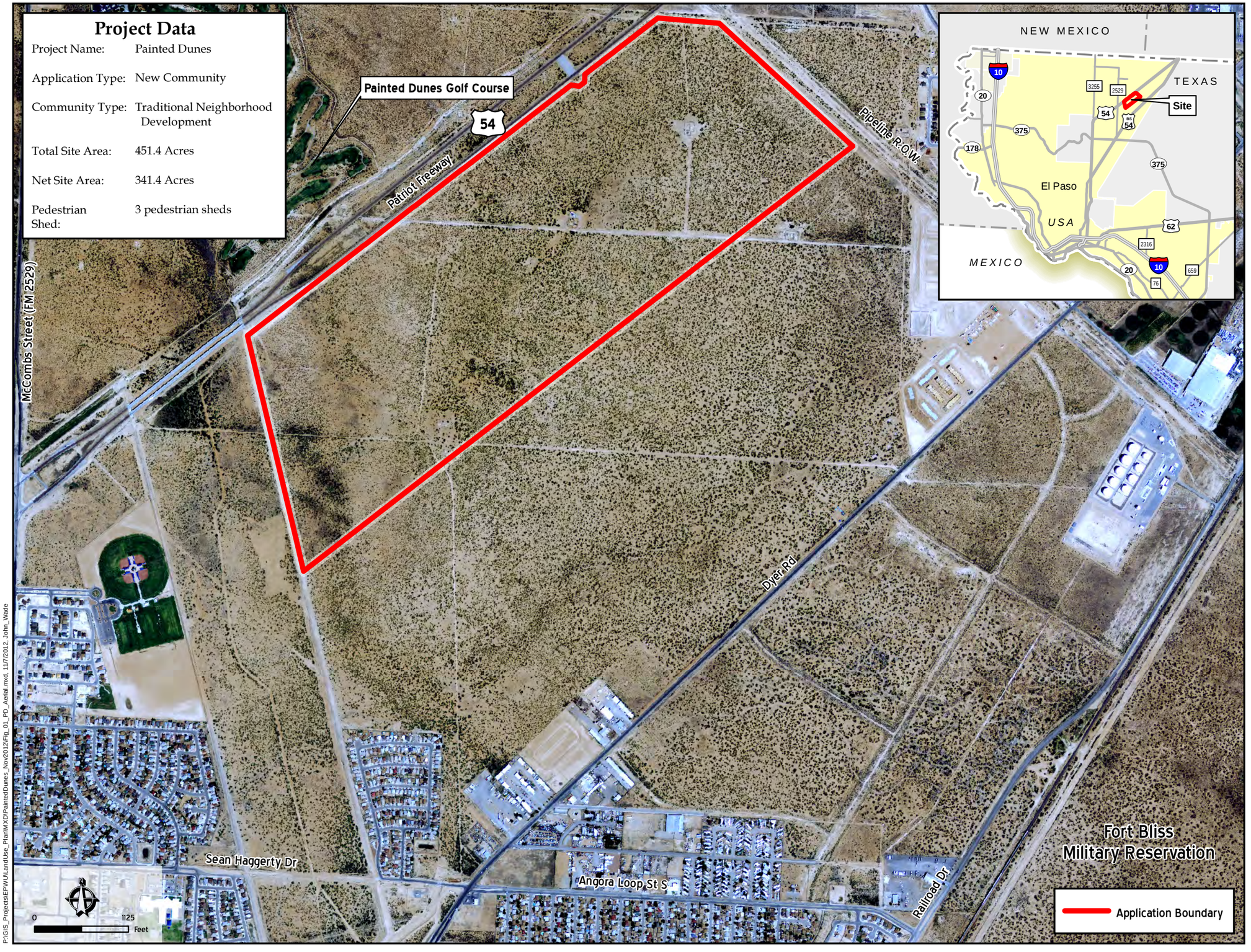
*Prepared by:*
URS Corporation
9400 Amberglen Blvd.
Austin, TX 78729


**November 2012**

# EXHIBIT D

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
| Total Site Area: | 451.4 Acres |
| Net Site Area: | 341.4 Acres |
| Pedestrian Shed: | 3 pedestrian sheds |




## Aerial

This aerial photograph of Painted Dunes shows where the new community is located relative to existing/planned development.

**SmartCode Application:**
**Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 1

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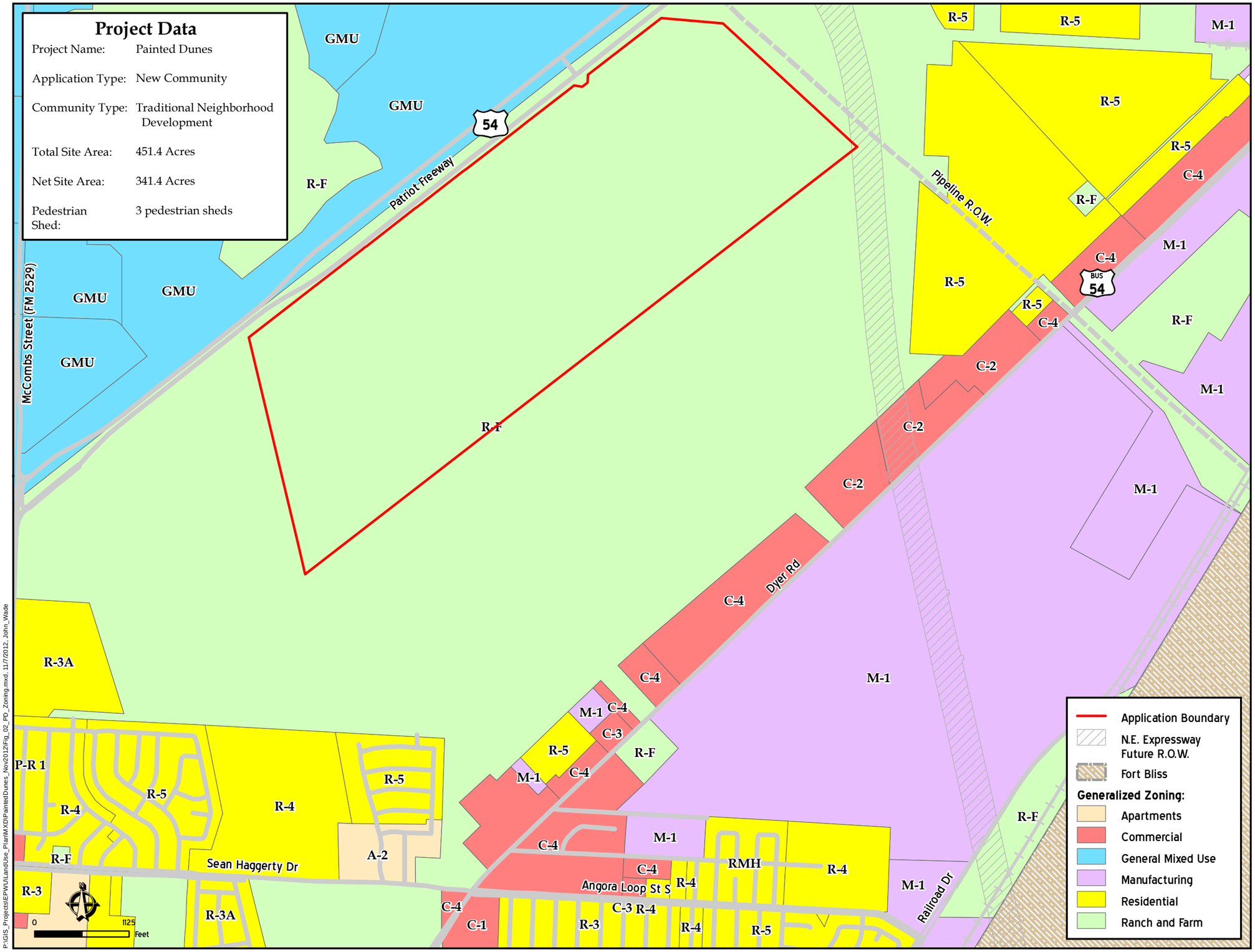
# EXHIBIT D

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## Zoning Map

The zoning for the property between US Highway 54 (Patriot Freeway) and Dyer Rd is R-F: Ranch and Farm District.

Per section 21.10.040 (B)(1).
The legal description for Painted Dunes is included under separate cover.

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

URS

THE CITY OF EL PASO TEXAS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 2

# EXHIBIT D

## Project Data

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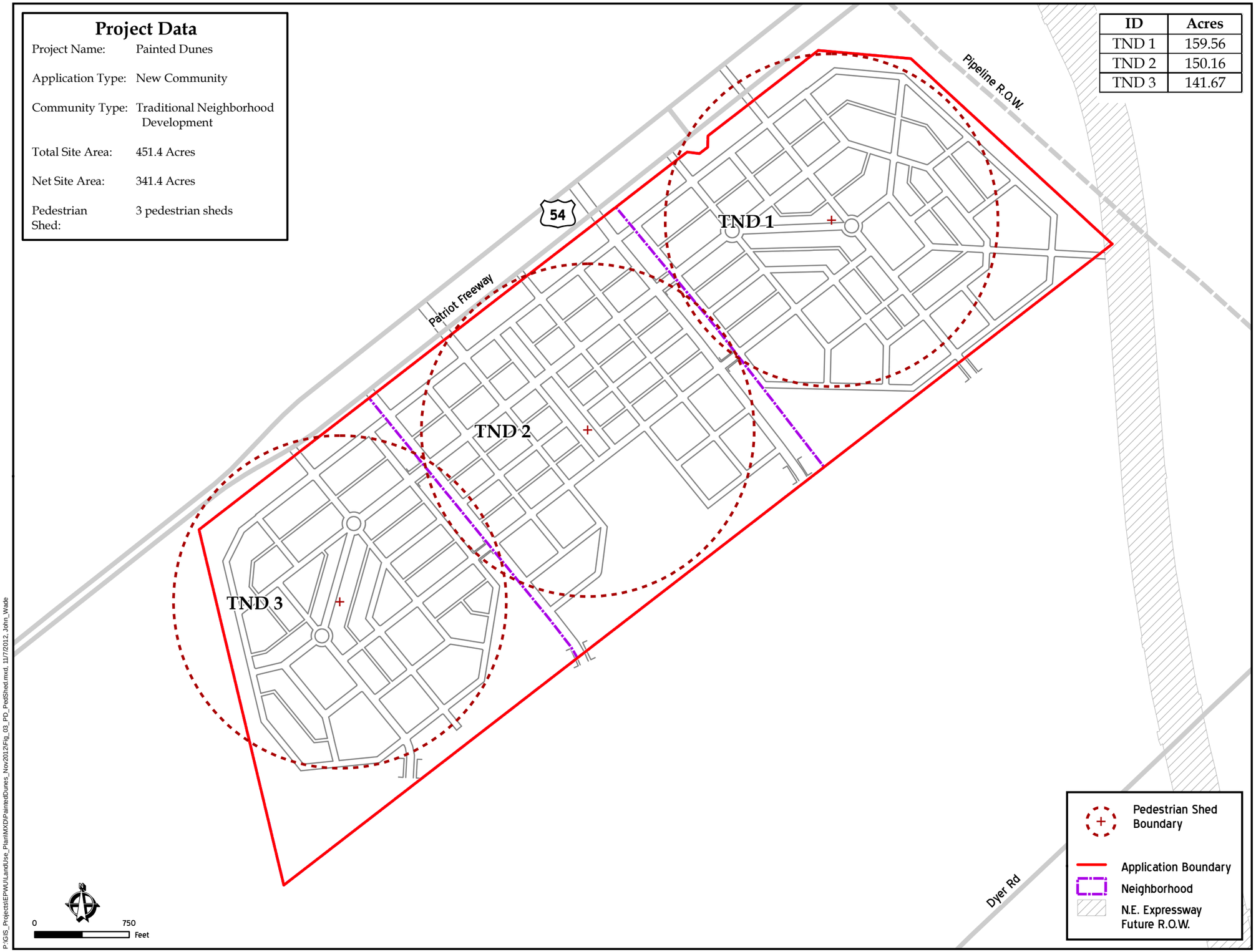


| ID | Acres |
|---|---|
| TND 1 | 159.56 |
| TND 2 | 150.16 |
| TND 3 | 141.67 |

## Project Size, Site Plan, and Pedestrian Sheds

Requirements:
TND 80 - 160 Acres

- Identify pedestrian shed(s). Pedestrian shed requirements for a TND is set forth in section 21.30.030 (B).
- Compliance with minimum continuous acreage requirements for selected community type(s) per section 21.30.030.

For TNDs: "A Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres."

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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THE CITY OF EL PASO TEXAS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12

Figure 3

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# EXHIBIT D

## Project Data

| | |
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| Community Type: | Traditional Neighborhood Development |
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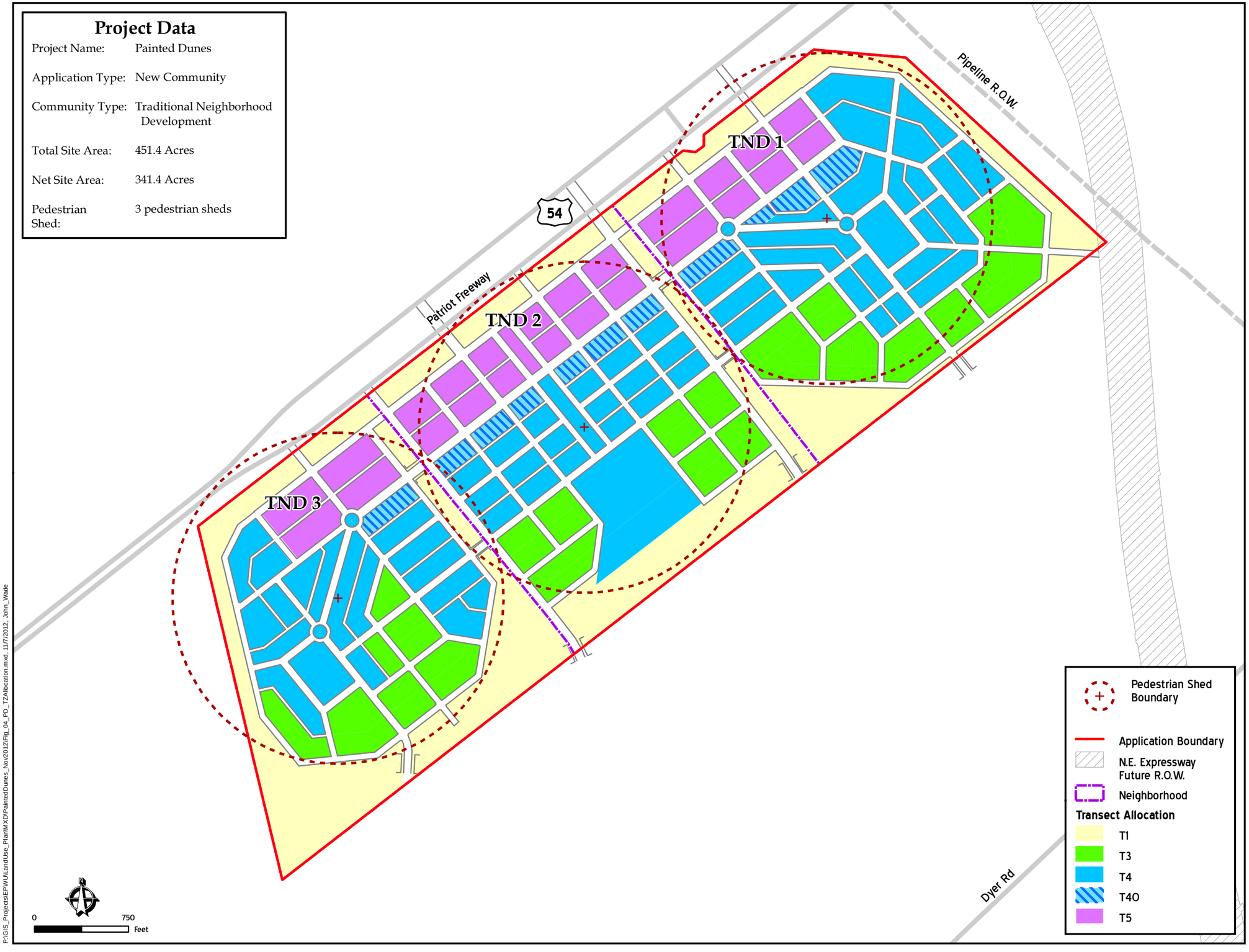


## Transect Zone Allocation

### Requirements

| TND | |
|---|---|
| T1 | no minimum |
| T2 | no minimum |
| T3 | 10 - 30% |
| T4 | 30 - 60% |
| T4O | 40% max |
| T5 | 10 - 30% |

| | Transect Zone | Acres | % Net Site Area (Acres) | Total Net Area (Acres) |
|---|---|---|---|---|
| TND 1 | T1 | 28.02 | – | 131.54 |
| | T3 | 27.11 | 20.6% | |
| | T4 | 45.83 | 34.8% | |
| | T4O | 5.64 | 4.3% | |
| | T5 | 13.76 | 10.5% | |
| | Roads | 39.20 | 29.8% | |
| TND 1 total acres = | | 159.56 | | |
| TND 2 | T1 | 32.98 | – | 117.18 |
| | T3 | 18.49 | 15.8% | |
| | T4 | 35.74 | 30.5% | |
| | T4O | 6.21 | 5.3% | |
| | T5 | 17.46 | 14.9% | |
| | Roads | 39.28 | 33.5% | |
| TND 2 total acres = | | 150.16 | | |
| TND 3 | T1 | 49.01 | – | 92.66 |
| | T3 | 18.59 | 20.1% | |
| | T4 | 33.96 | 36.7% | |
| | T4O | 1.72 | 1.9% | |
| | T5 | 9.48 | 10.2% | |
| | Roads | 28.91 | 31.2% | |
| TND 3 total acres = | | 141.67 | | |

- T1 lands are not included in Net Site Area.
- Compliance with transect zone allocation requirements as set forth in 21.80 Table 14: Summary Table.

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 4

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# EXHIBIT D

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| | |
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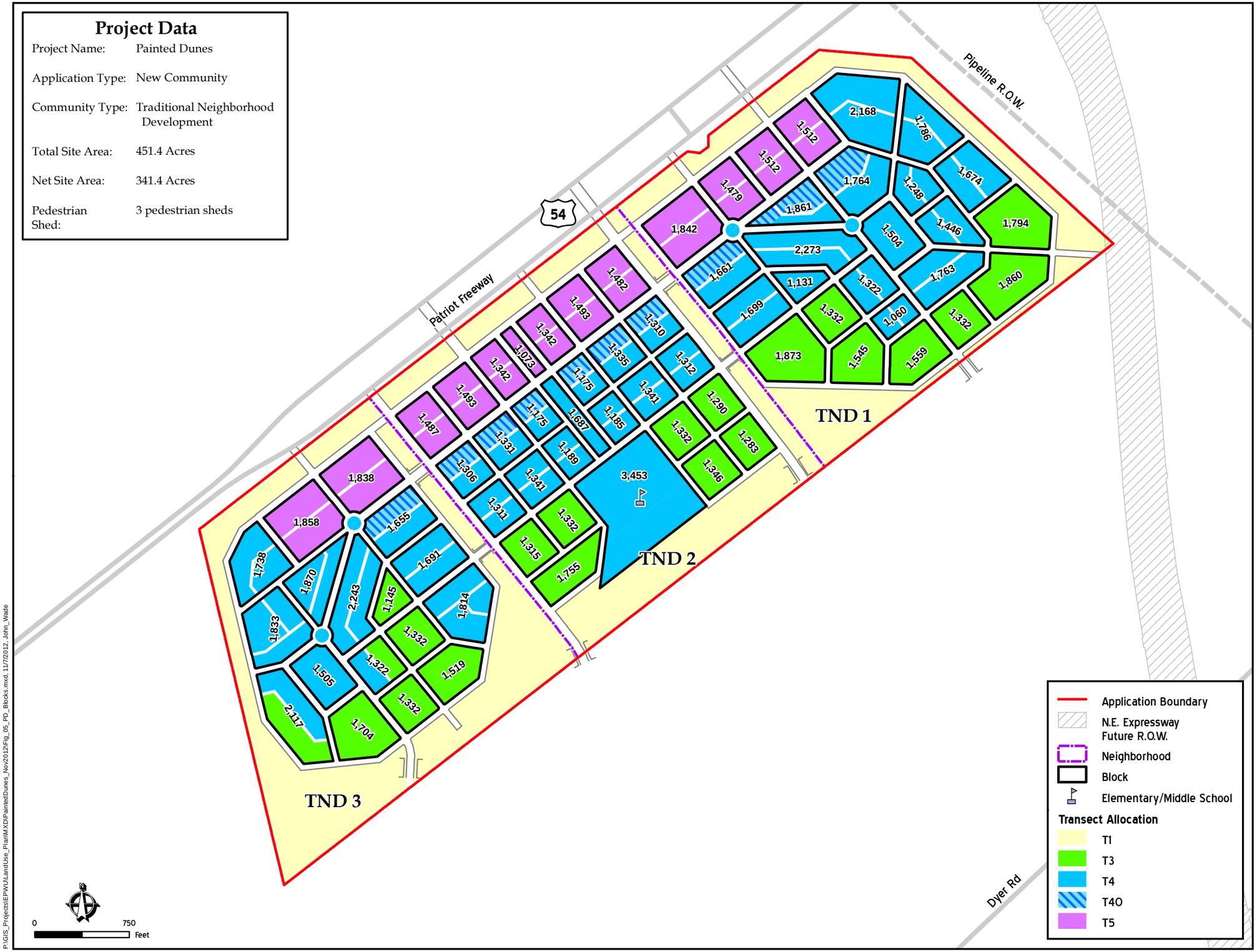


## Maximum Block Size

Compliance with maximum block size requirements as set forth in 21.80 Table 14: Summary Table:

Maximum allowable block perimeter:
T3 - 3,000 feet max
T4 - 2,400 feet max
T4O - 2,400 feet max
T5 - 2,000 feet max

The joint Elementary/Middle School site is contingent upon acceptance from the Ysleta Independent School District.

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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THE CITY OF EL PASO TEXAS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12

Figure 5

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# EXHIBIT D

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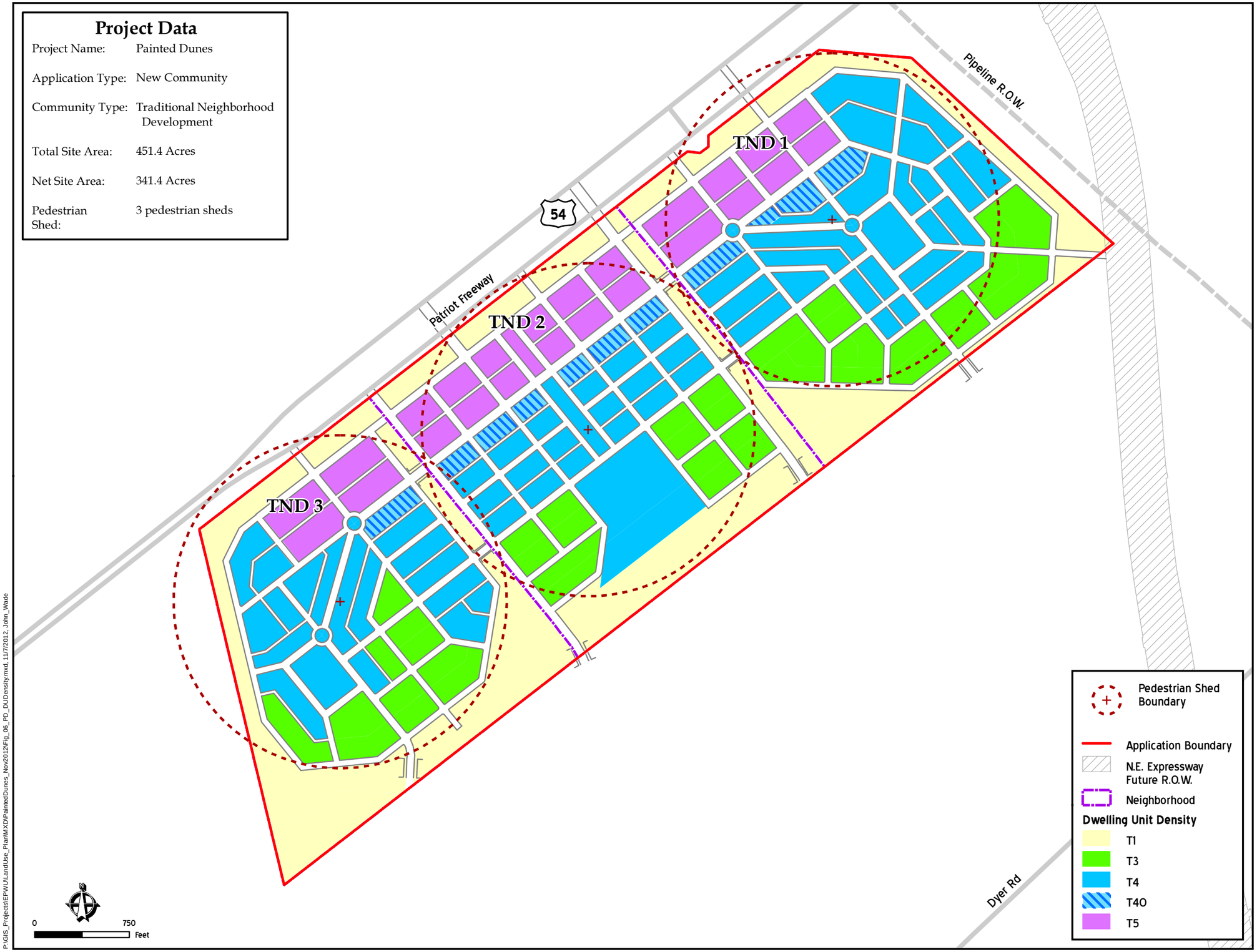


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## Dwelling Unit Density

### Requirements

| TND | |
|---|---|
| T1 | By Variance |
| T2 | By Variance |
| T3 | 6 Units/Acre Gross |
| T4 | 15 Units/Acre Gross |
| T4O | 20 Units/Acre Gross |
| T5 | 24 Units/Acre Gross |

| | Transect Zone | Acres | Dwelling Units |
|---|---|---|---|
| TND 1 | T3 | 27.11 | 98 |
| | T4 | 45.83 | 293 |
| | T4O | 5.64 | 36 |
| | T5 | 13.76 | 165 |
| TND 2 | T3 | 18.49 | 67 |
| | T4 | 35.74 | 229 |
| | T4O | 6.21 | 40 |
| | T5 | 17.46 | 210 |
| TND 3 | T3 | 18.59 | 67 |
| | T4 | 33.96 | 217 |
| | T4O | 1.72 | 11 |
| | T5 | 9.48 | 114 |

Compliance with 21.30.080(B): "Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14."

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

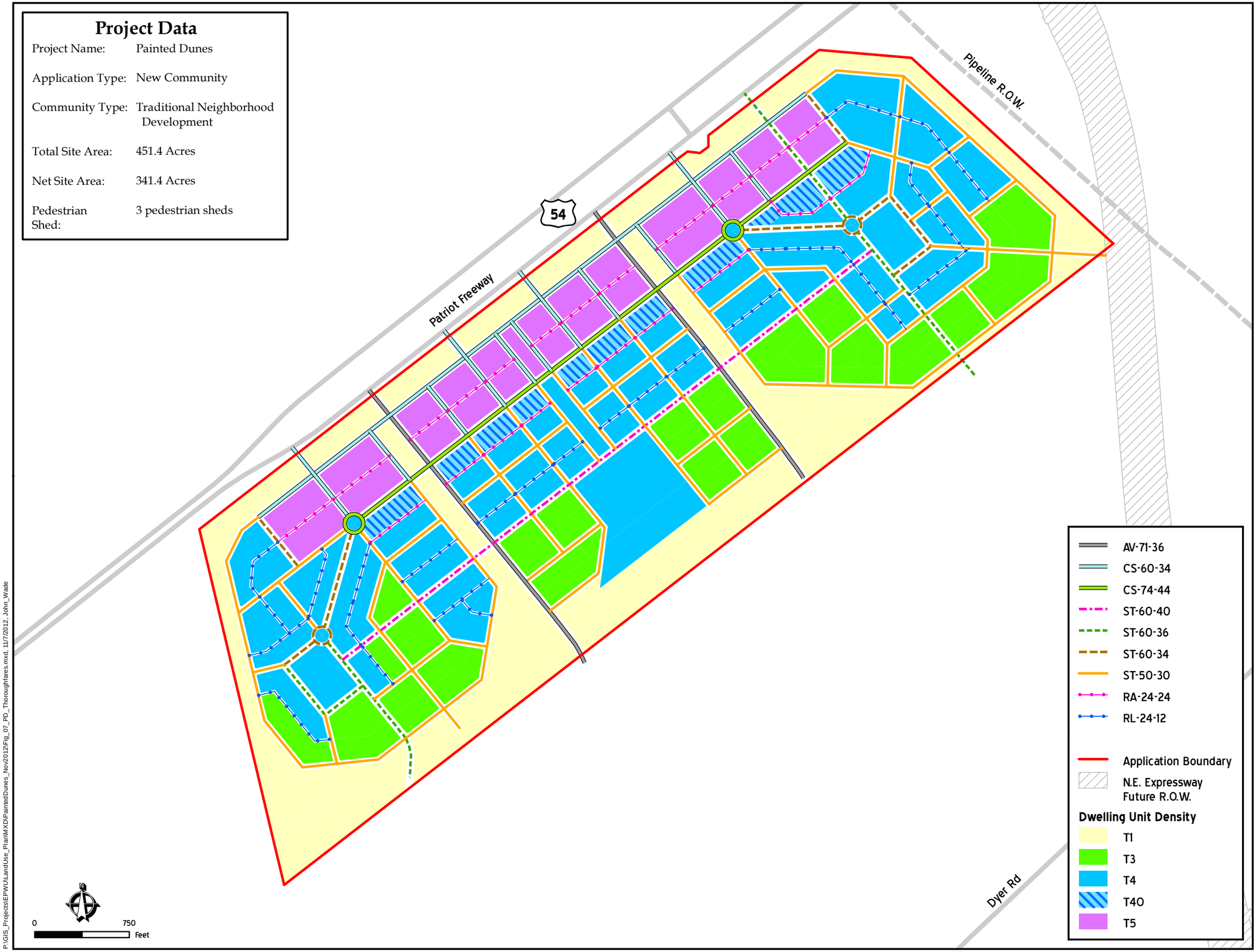
11-7-12

Figure 6

# EXHIBIT D

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
| Total Site Area: | 451.4 Acres |
| Net Site Area: | 341.4 Acres |
| Pedestrian Shed: | 3 pedestrian sheds |

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## Thoroughfare Assignment

• Compliance with thoroughfare termination and cul-de-sac limitation, as set forth in 21.30.070(A)(6). "All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval in T2 and T3 by Warrant only where there are exceptional topographic conditions that do not allow through connections."

Number of culs-de-sac: 0

• Pedestrian frontage on vehicular thoroughfares are not shown. Compliance with required percentage of lots affronting thoroughfares, as set forth in 21.30.070(A)(7). "Each lot shall enfront a vehicular Thoroughfare, except that twenty percent of the lots within each Transect Zone may enfront a passage. By Warrant, lots within each Transect Zone that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum."

The July 2011 Texas Department of Transportation (TxDOT) Access Management Manual Table 2-1 states that frontage road connection spacing criteria for roadways with a posted speed limit above 50 miles per hour should have a minimum driveway spacing of 425 feet for one-way frontage roads. EPWU met with TxDOT staff on May 20, 2010 to discuss minimum driveway spacing requirements along US Highway 54 (Patriot Freeway) for the Painted Dunes Master Plan. TxDOT staff requested a minimum driveway spacing of 750 feet instead of the required 425 feet. The thoroughfare network has been designed to accommodate the TxDOT request.

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 7

# EXHIBIT D

SmartCode
Approved Streets

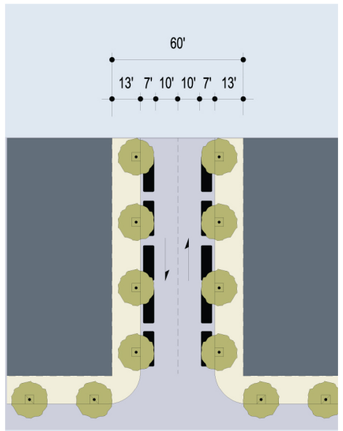
KEY

ST-57-20-BL

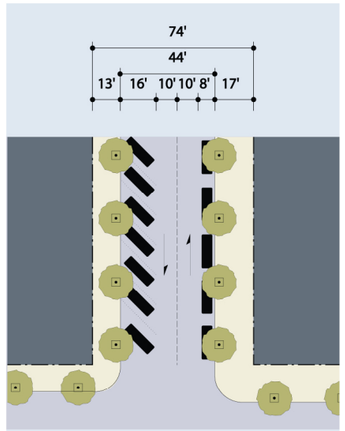
- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

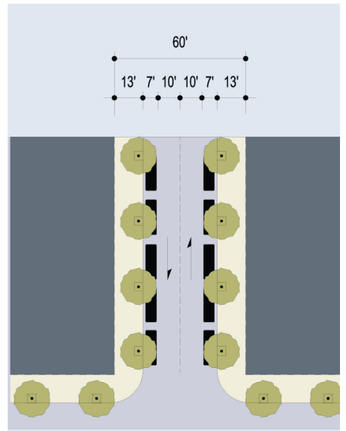
| | |
|---|---|
| Highway: | HW |
| Boulevard: | BV |
| Avenue: | AV |
| Commercial Street: | CS |
| Drive: | DR |
| Street: | ST |
| Road: | RD |
| Rear Alley: | RA |
| Rear Lane: | RL |
| Bicycle Trail: | BT |
| Bicycle Lane: | BL |
| Bicycle Route: | BR |
| Path: | PT |
| Transit Route: | TR |



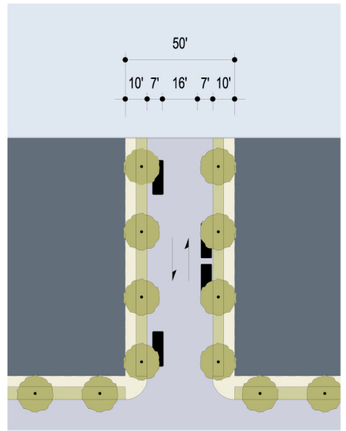

**CS-60-34**



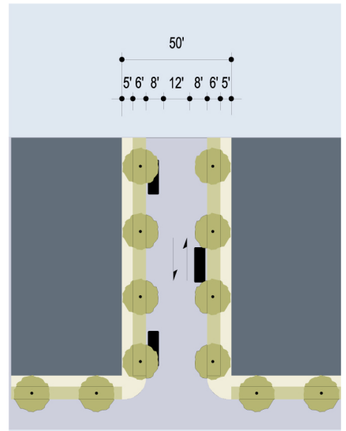

**CS-74-44**




**ST-60-34**




**ST-50-30**




**ST-50-28***

| | CS-60-34 | CS-74-44 | ST-60-34 | ST-50-30 | ST-50-28* |
|---|---|---|---|---|---|
| Thoroughfare Type | Commercial Street | Commercial Street | Street | Street | Street |
| Transect Zone Assignment | T4O, T5, T6 | T4O, T5, T6 | T4, T4O, T5 | T3, T4 | T4, T4O, T5, T6 |
| Right-of-Way Width | 60 feet | 74 feet | 60 feet | 50 feet | 50 feet |
| Pavement Width | 34 feet | 44 feet | 34 feet | 30 feet | 28 feet |
| Movement | Slow Movement | Slow Movement | Slow Movement | Slow Movement | Yield Movement |
| Design Speed | 20 MPH | 25 MPH | 20 MPH | 20 MPH | 20 MPH |
| Pedestrian Crossing Time | 9.7 seconds | 12.2 seconds | 9.7 seconds | 8.5 seconds | 7.6 seconds |
| **Traffic Lanes** | 2 lanes | 2 lanes | 2 lanes | 2 lanes | 2 lane |
| Parking Lanes | Both sides @ 7 feet marked | Reverse angle @16 feet, parallel @ 8 feet marked | Both Sides @ 7 feet marked | Both sides @ 7 feet unmarked | Both sides @ 8 feet unmarked |
| Curb Radius | 10 feet | 10 feet | 15 feet | 10 feet | 10 feet |
| Public Frontage Type | Arcade, Gallery, Shopfront | Arcade, Gallery, Shopfront | Arcade, Gallery, Shopfront, Stoop | St, FC, DY/LC, PF | PF, T/L, ST |
| Walkway Type | 13 foot Sidewalk | 13 foot Sidewalk / 17 foot Sidewalk | 6 foot Sidewalk | 5 foot Sidewalk | 5 foot Sidewalk |
| Planter Type | 4'x4' tree well | 9' x 9' tree well | 7 foot continuous Parkway | 5 foot continuous Parkway | 6 foot continuous Parkway |
| Curb Type | Vertical | Vertical | Curb | Vertical | Curb |
| Landscape Type | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg.. |
| Transportation Provision | BR, SH, TR | BR, SH, TR | BR | BR | |

* PERMITTED IN T4 WITH 40' MID-*BLOCK* STAGING AREA.

**Thoroughfare Standards - SmartCode Streets**

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 8a

Path: P:\GIS_Projects\EPWU\LandUse_Plan\MXD\PaintedDunes_Nov2012\Fig_08a_PD_SmartCodeStreets.mxd

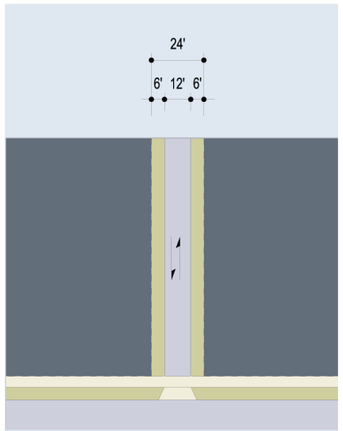
# EXHIBIT D

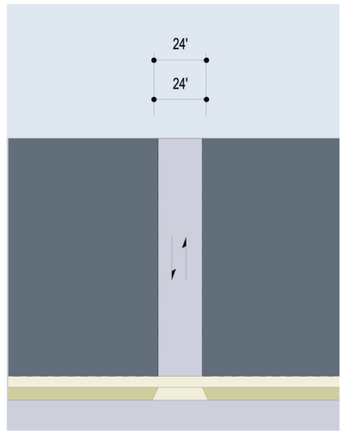
SmartCode
Approved Streets

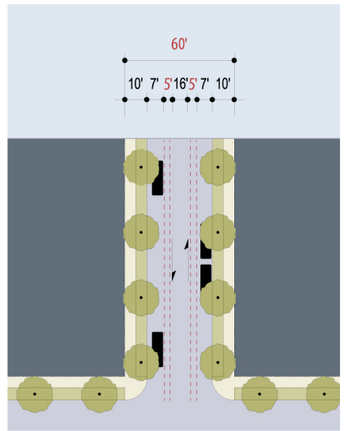
**KEY** — ST-57-20-BL
- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

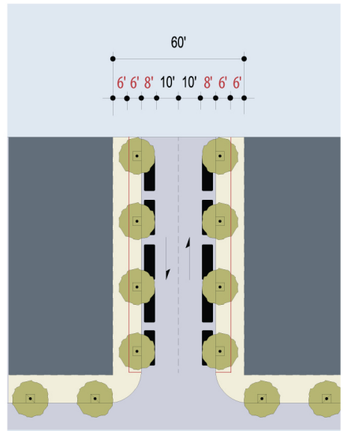
**THOROUGHFARE TYPES**

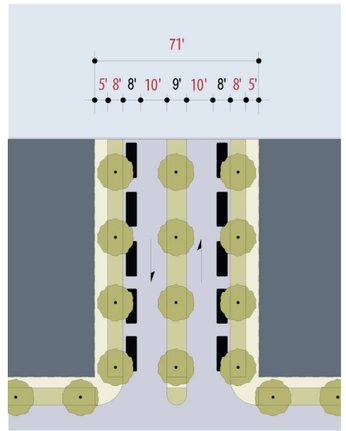
| | |
|---|---|
| Highway: | HW |
| Boulevard: | BV |
| Avenue: | AV |
| Commercial Street: | CS |
| Drive: | DR |
| Street: | ST |
| Road: | RD |
| Rear Alley: | RA |
| Rear Lane: | RL |
| Bicycle Trail: | BT |
| Bicycle Lane: | BL |
| Bicycle Route: | BR |
| Path: | PT |
| Transit Route: | TR |




| Thoroughfare Type | RL-24-12 | RA-24-24 | ST-60-40* | ST-60-36 | AV-71-36 |
|---|---|---|---|---|---|
| Thoroughfare Type | Rear Lane | Rear Alley | Street | Street | Avenue |
| Transect Zone Assignment | T3, T4, T4O | T4, T4O, T5, T6 | T3, T4 | T4, T4O, T5 | T3, T4, T4O, T5 |
| Right-of-Way Width | 24 feet | 24 feet | 60 feet | 60 feet | 71 feet |
| Pavement Width | 12 feet | 24 feet | 40 feet | 36 feet | 36 feet total |
| Movement | Yield Movement | Slow Movement | Slow Movement | Slow Movement | Slow Movement |
| Design Speed | 10 MPH | 10 MPH | 20 MPH | 20 MPH | 25 MPH |
| Pedestrian Crossing Time | 3.5 seconds | 7 seconds | 8.5 seconds | 9.7 seconds | 5.7 seconds - 5.7 seconds |
| **Traffic Lanes** | n/a | n/a | 2 lanes | 2 lanes | 2 lanes |
| Parking Lanes | None | None | Both sides @ 7 feet unmarked | Both Sides @ 8 feet marked | Both sides @ 8 feet marked |
| Curb Radius | Taper | Taper | 10 feet | 15 feet | 10 feet |
| Public Frontage Type | None | None | St, FC, DY/LC, PF | Arcade, Gallery, Shopfront, Stoop | PF, T/LW, FC, ST, SH |
| Walkway Type | None | None | 5 foot Sidewalk | 6 foot Sidewalk | 5 foot Sidewalk |
| Planter Type | Inverted Crown | Inverted Crown | 5 foot continuous Parkway | 6 foot continuous Parkway | 8 foot continuous Parkway |
| Curb Type | None | None | Vertical | Curb | Curb or Swale |
| Landscape Type | None | None | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg.. |
| Transportation Provision | | | BR | BR | BR, TR |

*** PAVEMENT WIDTH INCLUDES TWO FIVE FOOT CONTINUOUS BICYCLE LANES**

Streets from SmartCode
to be Modified

**Thoroughfare Standards - SmartCode Streets**

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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THE CITY OF EL PASO TEXAS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 8b

Path: P:\GIS_Projects\EPWU\LandUse_Plan\MXD\PaintedDunes_Nov2012\Fig_08b_PD_SmartCodeStreets.mxd

# EXHIBIT D

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
| Total Site Area: | 451.4 Acres |
| Net Site Area: | 341.4 Acres |
| Pedestrian Shed: | 3 pedestrian sheds |

| | ID | Type | Acres | Distance to Centroid | % of Urbanized Area to Civic Space |
|---|---|---|---|---|---|
| TND 1 | A | Playground | 0.50 | 640 | 0.4% |
| | B | Playground | 0.93 | 410 | 0.7% |
| | C | Playground | 0.32 | 800 | 0.2% |
| | D | Plaza | 0.32 | 800 | 0.2% |
| | E | Plaza | 0.23 | 800 | 0.2% |
| | F | Square (Main Civic Space) | 3.28 | 240 | 2.5% |
| | G | Playground | 1.01 | 1120 | 0.8% |
| | H | Playground | 0.50 | 1090 | 0.4% |
| TND 2 | I | Playground | 0.83 | 670 | 0.7% |
| | J | Playground | 0.77 | 700 | 0.7% |
| | K | Plaza | 1.00 | 585 | 0.9% |
| | L | Square (Main Civic Space) | 1.85 | 0 | 1.6% |
| | M | Playground | 0.82 | 705 | 0.7% |
| | N | Playground | 0.77 | 710 | 0.7% |
| TND 3 | O | Plaza | 0.40 | 600 | 0.4% |
| | P | Plaza | 0.26 | 600 | 0.3% |
| | Q | Playground | 0.38 | 600 | 0.4% |
| | R | Playground | 0.92 | 295 | 1.0% |
| | S | Playground | 0.42 | 560 | 0.5% |
| | T | Playground | 0.25 | 620 | 0.3% |
| | U | Square (Main Civic Space) | 3.28 | 370 | 3.5% |
| | V | Playground | 0.25 | 1070 | 0.3% |

| | | |
|---|---|---|
| Greenway 1 | 6.53 | 1,250 |
| Greenway 2 | 6.32 | 1,060 |

- Civic Space
- Greenway/Civic Space (12.85 Acres)
- Elementary/Middle School
- Civic Building
- Application Boundary
- N.E. Expressway Future R.O.W.
- Neighborhood

## Civic Spaces & Schools

- Compliance with civic space allocation: For new communities, section 21.30.050 (C)(1) states: "Each pedestrian shed shall assign at least five percent of its urbanized area to civic space."
- Compliance with main civic space requirement: For new communities, section 21.30.050(C)(4) states: "Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed."
- Compliance with civic space frontage requirements: For new communities, per section 21.30.050(C)(6): "Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds"
- Compliance with civic building requirements: New communities per section 21.30.050(D)(1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."
- Compliance with maximum civic building allocation: For new communities per section 21.30.050 (D)(4): "Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed."

Note:
(1) School lots have been consolidated in one central location.

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD
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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 9

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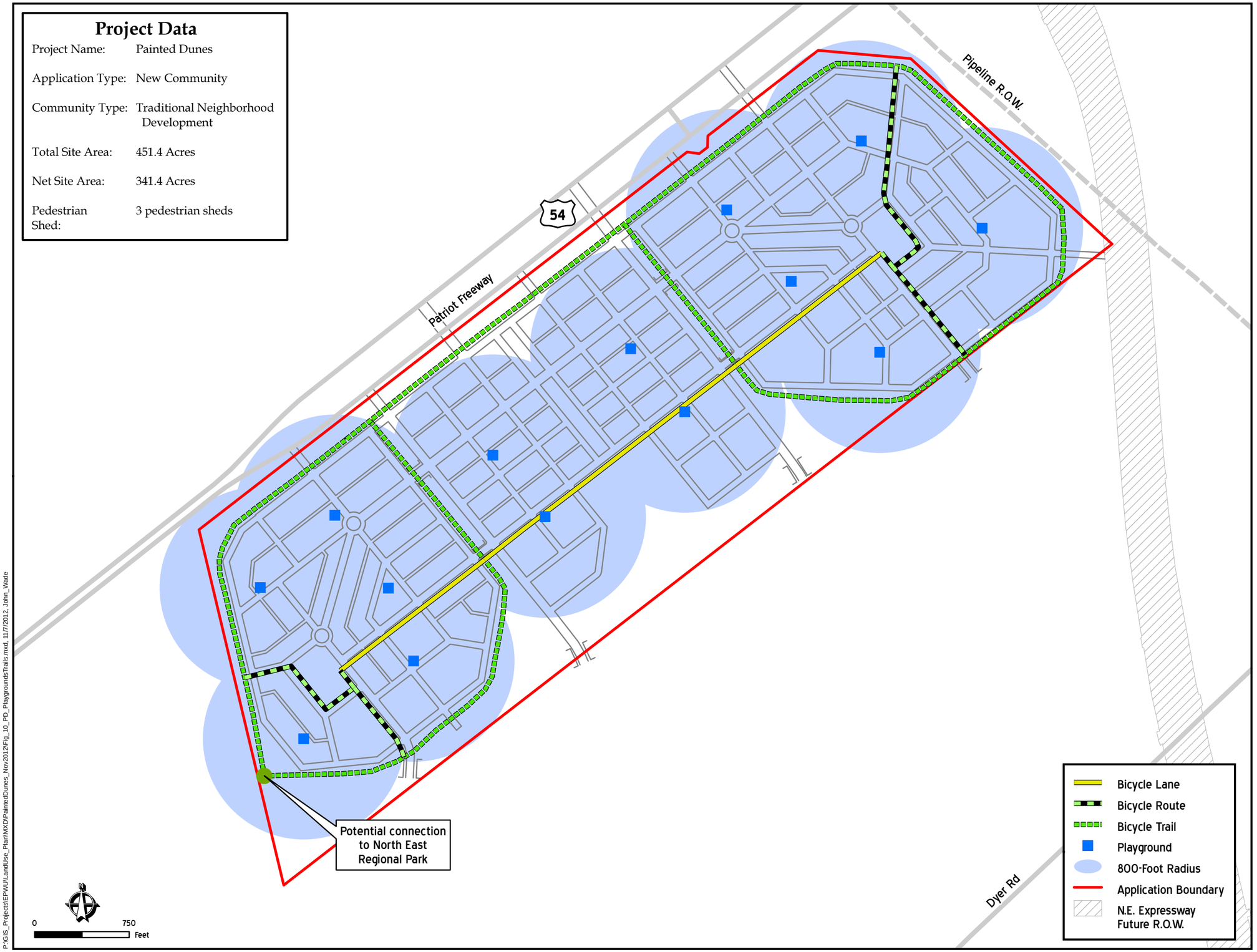
# EXHIBIT D

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
| Total Site Area: | 451.4 Acres |
| Net Site Area: | 341.4 Acres |
| Pedestrian Shed: | 3 pedestrian sheds |




## Playgrounds & Trails

• Compliance with playground allocation requirements:

For new communities, per section 21.30.050(C)(5): "Within 800 feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 10

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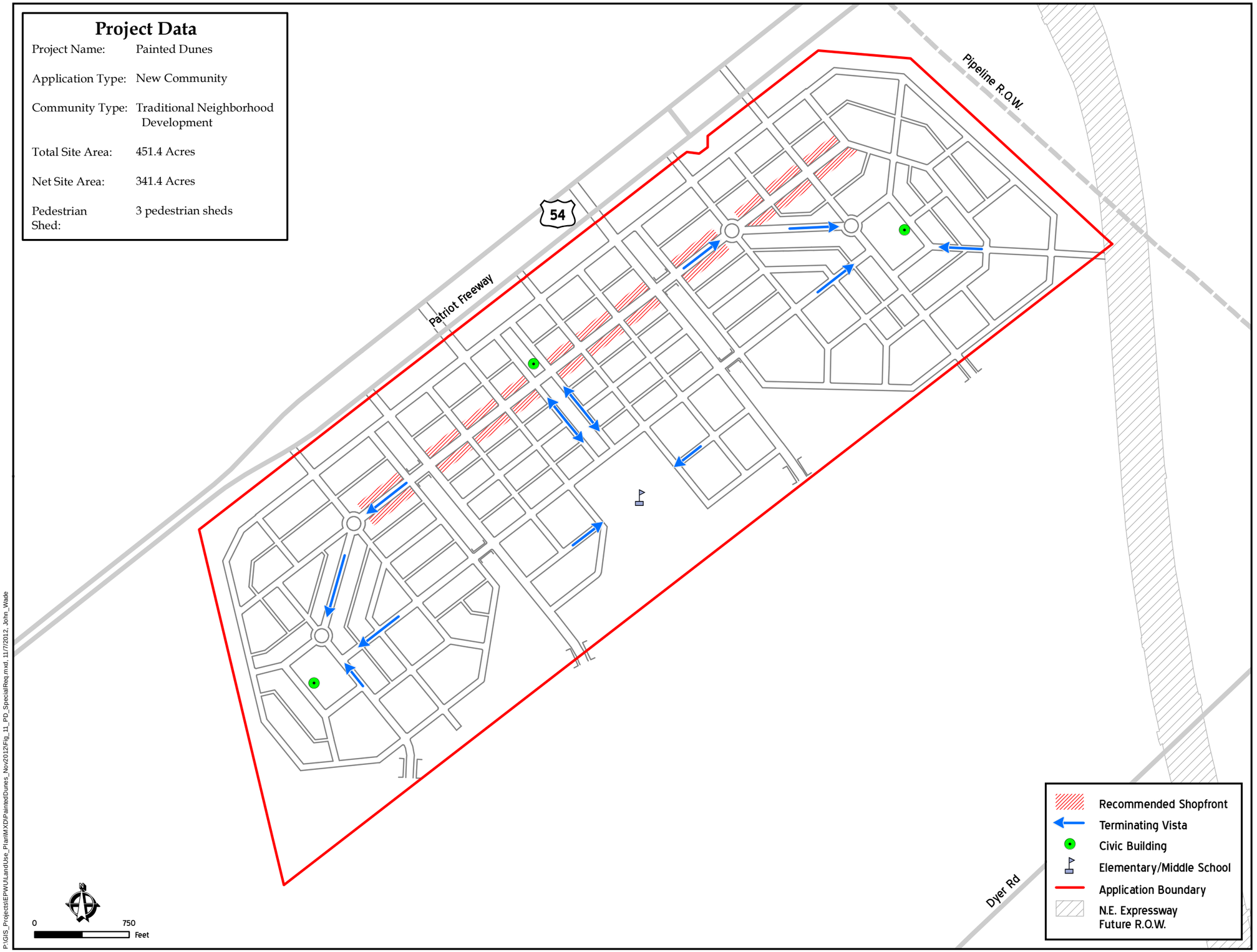
# EXHIBIT D

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
| Total Site Area: | 451.4 Acres |
| Net Site Area: | 341.4 Acres |
| Pedestrian Shed: | 3 pedestrian sheds |




## Special Requirements

• Compliance with special requirements for shopfronts:

For new communities, per section 21.30.090 (A)(2): "A designation for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of the frontage…"

The indicated required shopfront locations are recommended.

• Compliance with special requirements for terminated vistas:

For new communities, per section 21.30.090 (A)(6): "Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC."

The indicated terminating vista locations are recommended.

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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THE CITY OF EL PASO TEXAS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 11

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# EXHIBIT D

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
| Total Site Area: | 451.4 Acres |
| Net Site Area: | 341.4 Acres |
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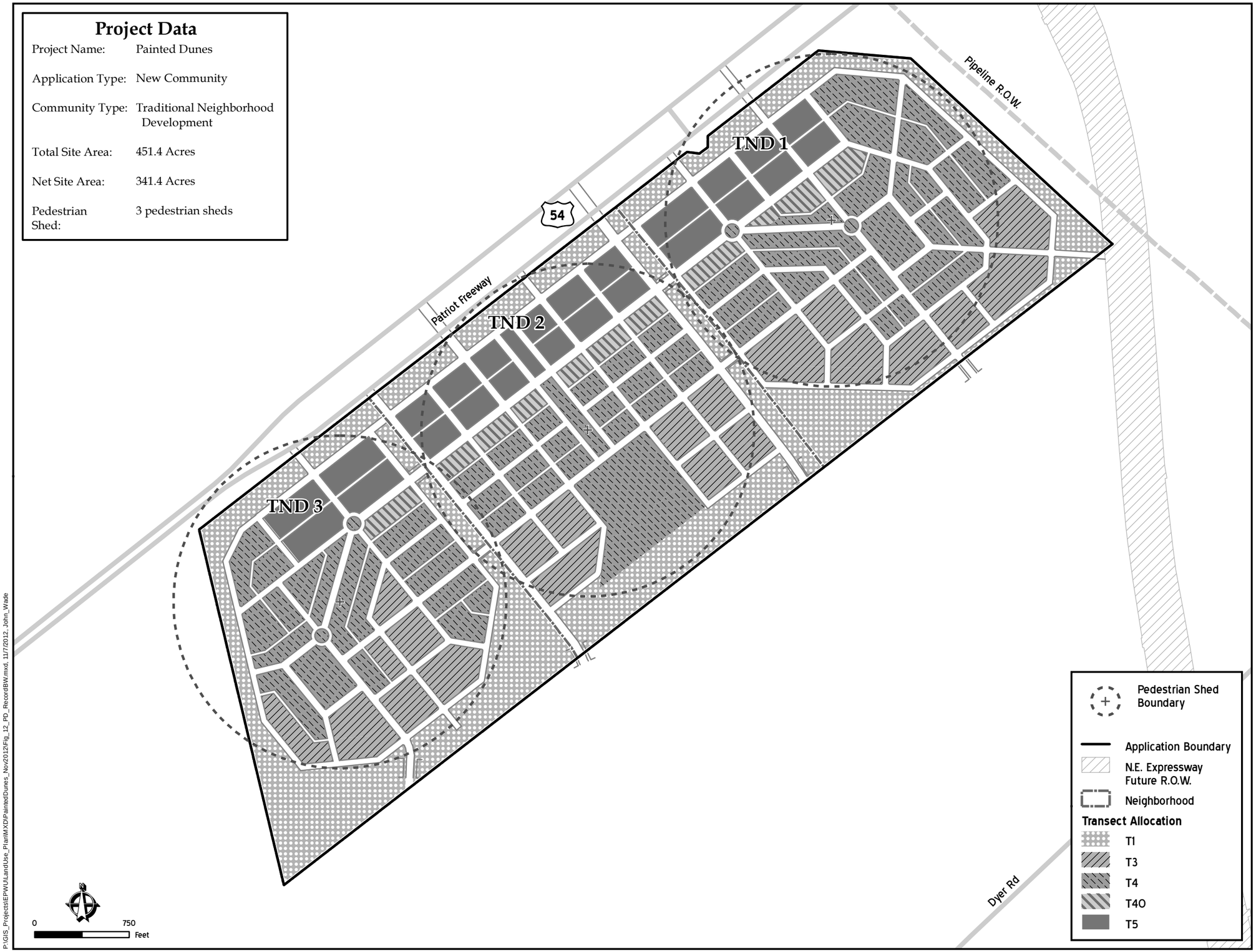


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**Black & White Regulating Map for Recording**

URS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12

Figure 12

# EXHIBIT D

**SmartCode Application**

**El Paso, Texas**

**Code of Ordinances**

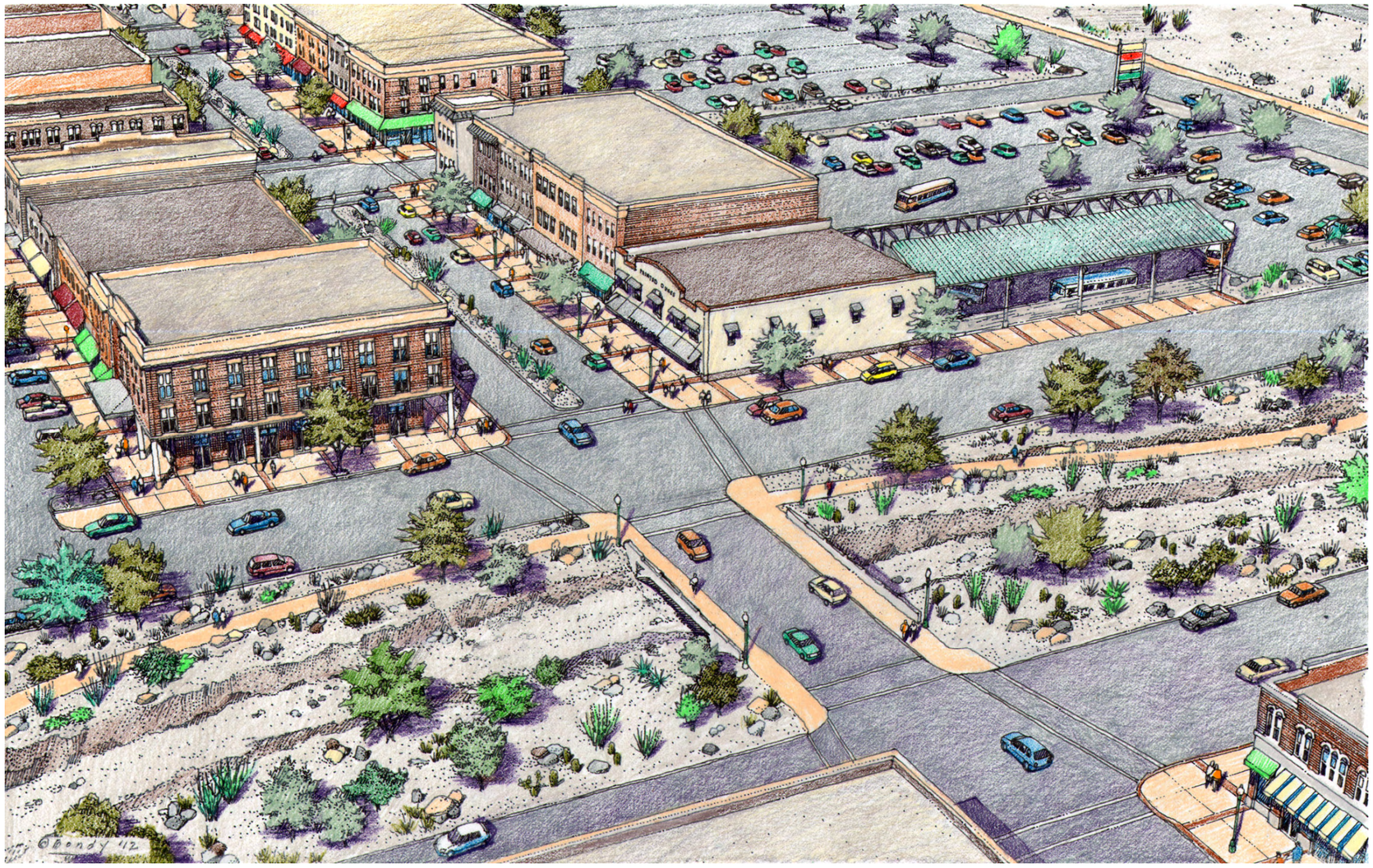
**Title 21 Application**

**Painted Dunes Traditional Neighborhood Development**

**Appendix A: Artistic Renderings**

*Street level view of the commercial/retail area. Image location is immediately south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.*

# EXHIBIT D



**SmartCode Application**

**El Paso, Texas**

**Code of Ordinances**

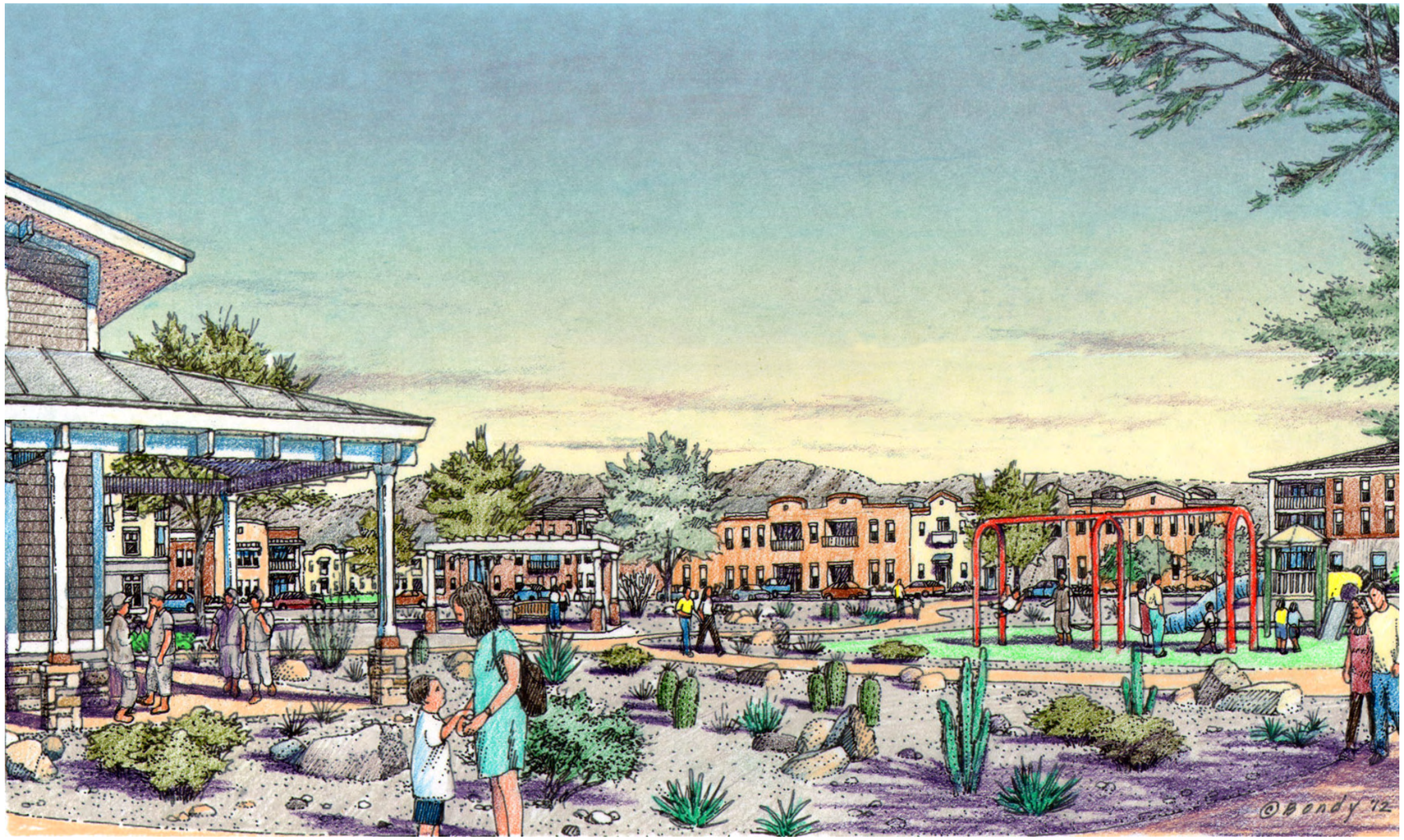
**Title 21 Application**

**Painted Dunes Traditional Neighborhood Development**

**Appendix A: Artistic Renderings**

*Aerial view of commercial/retail area and drainage way. Transit center is located adjacent to drainage way and on main arterial of roadway network. Mixed-use residential/commercial/retail buildings are shown on top on image. Image location is immediately south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.*

# EXHIBIT D




**SmartCode Application**

**El Paso, Texas**

**Code of Ordinances**

**Title 21 Application**

**Painted Dunes Traditional Neighborhood Development**

**Appendix A: Artistic Renderings**

*Street level view of park and small civic building in the residential area.*
*Small civic building is located on left side of image, and medium-density residential is shown at back of image.*
*Image location is at end of radial street and south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.*

# EXHIBIT D

**SmartCode Application**

**El Paso, Texas**

**Code of Ordinances**

**Title 21 Application**

**Painted Dunes Traditional Neighborhood Development**

**Appendix A: Artistic Renderings**

*Street level view of park and low-density residential area.  Small lot single-family homes are shown in this image.  Image looks westerly toward Franklin Mountains.*

**CITY DEVELOPMENT DEPARTMENT**
**PLANNING DIVISION**

# M E M O R A N D U M

**DATE:** **November 20, 2012**

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

**FROM:** Harrison Plourde, Planner

**SUBJECT:** **REZONING PZRZ12-00032**

---

The City Plan Commission (CPC) meeting is scheduled for December 6th, 2012. Recommendation is pending.

**Attachment:** Staff Report

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

| | |
|---|---|
| **Case No:** | PZRZ12-00032 |
| **Application Type:** | Rezoning |
| **CPC Hearing Date:** | December 6, 2012 |
| **Staff Planner:** | Harrison Plourde, (915) 541-4114, plourdeht@elpasotexas.gov |
| **Location:** | South of Patriot Freeway; North of Dyer Street; West-Southwest of El Paso Natural Gas Pipeline R.O.W.; East-Northeast of Greenbelt Levee |
| **Legal Description:** | A 451.3581 acre parcel situated within the corporate limits of the City of El Paso, El Paso County, Texas as Tract 1A, Section 19, a portion of Tract 1, Section 20, a portion of Tract 1, Section 29 and a portion of Tract 1, Section 30, Block 80, Township 1, Texas & Pacific Railway Company Surveys. |
| **Acreage:** | 451.3581 |
| **Rep District:** | 4 |
| **Zoning:** | R-F (Ranch and Farm) |
| **Existing Use:** | Vacant |
| **Request:** | SCZ (SmartCode Zone) |
| **Proposed Use:** | Mixed Use Development – New Community, Traditional Neighborhood Development |
| **Property Owner:** | City of El Paso |
| **Applicant:** | El Paso Water Utilities-Public Service Board |
| **Representative(s):** | EPWU-PSB / URS Corporation |

**SURROUNDING ZONING AND LAND USE**

| | |
|---|---|
| **North:** | G-MU (General-Mixed Use); C-3/c (Commercial/contract) (Vacant Land) |
| **South:** | R-F (Ranch and Farm) (Vacant Land) |
| **East:** | R-F (Ranch and Farm) (Vacant Land) |
| **West:** | R-F (Ranch and Farm) (Vacant Land) |

| | |
|---|---|
| **Plan El Paso Designation:** | O-7 (Urban Expansion) |
| **Nearest Park:** | Mesquite Hills #5 Park (0.25 miles) |
| **Nearest School:** | North Star Elementary (0.76 miles) |

**NEIGHBORHOOD ASSOCIATIONS**

N/A – No Neighborhood Associations located within the application boundary.

**NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the proposed rezoning area on November 20, 2012.

**CASE HISTORY**

The regulating plan for this rezoning case was prepared by URS Corporation, on behalf of the El Paso Water Utilities-Public Service Board and the City of El Paso. The land proposed for rezoning is currently owned by the City and managed by the PSB. It abuts the larger Northeast Master Plan area to the northwest, which incorporates mixed-use, high density development in addition to other new urbanist and smart growth principles. The attached regulating plan details a development plan for the approximate 450 acres of land being considered for rezone to SmartCode. Specifically, the plan calls for the establishment of three New

Community, Traditional Neighborhood Developments, each of which incorporates elements of a complete neighborhood, including: walkable blocks, a mix of uses, and a layout that accommodates all modes of traffic, including pedestrians, bicycles, and vehicles.

**APPLICATION DESCRIPTION**

The applicant is requesting to rezone 451.3581 acres of vacant property located South of the Patriot Freeway, North of vacant land bordering Dyer Street, West-Southwest of El Paso Natural Gas Pipeline R.O.W. and East-Northeast of the Greenbelt Levee, from R-F (Ranch and Farm) to SCZ (SmartCode Zone) to allow for three New Community, Traditional Neighborhood Developments.

**PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to SCZ (SmartCode Zone) based on its compatibility with the Plan El Pas and plans for adjacent property within the area. The development complies with Title 21 (SmartCode) of the El Paso City Code and furthers the City Council direction to promote smart growth.

**The Plan for El Paso: Regional Land Use Patterns**

**Goal 1.4:** The City of El Paso notes that recent development patterns have created isolated and oversized concentrations of homogeneous land uses which force residents into automobile travel for daily needs and make it difficult for residents to stay within the same neighborhood when they need a different type or size of housing. The City wishes to augment this conventional development pattern with strategic suburban retrofits or urban infill where practical. This goal and policy apply to land in G-4 "Suburban" growth sector and to future development in the O-6 "Potential Annexation" and O-7 "Urban Expansion" open-space sectors on the Future Land Use Map. G-3 and G-4 sectors, as depicted on the Future Land Use Map, may be permitted to continue development and uses as are consistent with the surrounding and existing development in the area.

**Policy 1.4.1:** The City's zoning and land development regulations should be reviewed and amended when appropriate to encourage new neighborhoods to have:

a. Greater interconnection of internal streets;
b. Provision of small parks and civic functions within neighborhoods;
c. A greater variety of housing types within each neighborhood; and
d. Protection of natural features such as critical arroyos.

**Goal 1.5:** The City of El Paso has grown primarily by outward expansion. This pattern has become untenable because the undevelopable wedges created by Fort Bliss and the Franklin Mountains have forced outward expansion so far from central El Paso. The amount of commuting required by this development pattern throughout the City will be increasingly impractical in an era of high gasoline prices and the need to control climatic changes caused in part by overuse of fossil fuels. The City of El Paso will be cautious about authorizing further outward expansion until it can be demonstrated to be essential to accommodate growth and the land to be developed in an excellent location for expansion.

**Policy 1.5.1:** The City strongly recommends that further outward expansion take the form of complete new neighborhoods that have characteristics of El Paso's most revered older neighborhoods. This policy applies to future development in the O-6 "Potential Annexation" and O-7 "Urban Expansion" open-space sectors on the Future Land Use Map.

**Goal 1.11** The City of El Paso will use the principles set forth in *Plan El Paso* as tools to shape future development, to protect natural resources, to direct capital improvements, and to guide public policy in a coordinated manner for the mutual benefit of El Paso's residents and landowners.

**Policy 1.11.3:** Decisions on rezoning requests will be made in accordance with the *Plan El Paso* and in accordance with all requirements of City and State law. When evaluating whether a proposed

rezoning is in accordance with *Plan El Paso*, the City Council may also consider the following factors:

a. The proposed zoning district's effect on development or redevelopment of the property, particularly whether the rezoning will further or at least not conflict with specific policies listed under other goals of *Plan El Paso*.
b. Whether the property is in a "Compact Urban" area, defined in *Plan El Paso* as being in a base sector with existing walkable urbanism (G-1 and G-2) or planned walkable urbanism (O-7), or in an overlay where walkable urbanism is anticipated to emerge (Local Transfer Centers, RTS Stops, and Future Compact Neighborhoods). For instance, Compact Urban areas:
    i. are preferred locations for higher density development and redevelopment;
    ii. are ideal for a balance of housing, jobs, shopping, recreation, and civic uses;
    iii. will be served by walkable thoroughfares; and
    iv. are suitable for zoning districts that would orient most buildings toward streets.
c. The proposed zoning district's effect on the property and surrounding property, after evaluating the following factors:
    i. The physical context of the property and surrounding properties, including recent or anticipated changes to that context.
    ii. Any historic district or other special designations that may be applicable.
    iii. Any adopted small area plans, including land-use maps in those plans.
    iv. Potential adverse effects that might be caused by approval or denial of the requested rezoning.
    v. Anticipated effects on the natural environment.
    vi. Whether the area is stable or in transition.
    vii. Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.

**COMMENTS:**

**Department of Transportation**
No comments received.

**City Development Department – Planning Division - Land Development**
No objections.

**City Development Department – Building Permits & Inspections**
No comments received.

**Sun Metro**
1. Proposed lane widths on main thoroughfares need to be changed to 11' in order to permit safe and efficient travel by mass transit vehicles; all roadway lanes which are proposed, by the applicant or Sun Metro Staff, to be used by mass transit services needs to be 11' wide.
2. Applicant needs to coordinate with Sun Metro Staff the location of proposed transfer center shown on Page 16 of packet as well as potential locations of mass transit stops.

**Fire Department**
The rezoning is approved with conditions. All conditions are imposed to ensure an adequate level of service for response of emergency vehicles. The following conditions are imposed:
1. All turns shall be no less than 47 feet outside and 30 feet inside turning radius. A 20 foot wide lane that is maintained free of parking shall be provided at all turns.
2. Maximum block distances of 750 feet with multiple access points for the grid type system.

3. No person shall stop, stand, or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of a police officer or traffic-control device, in any of the following places:
    a. On a sidewalk
    b. In front of a public or private driveway
    c. Within an intersection
    d. Within 15 feet of a fire hydrant
    e. Within 20 feet of a crosswalk
    f. Adjacent to a curb that has yellow curb markings
4. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
5. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
6. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fires apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
7. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.
8. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

**El Paso Water Utilities - Engineering**
No comments received.

**Police Department – Northeast Regional Command**
No objections.

## CITY PLAN COMMISSION OPTIONS

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

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.

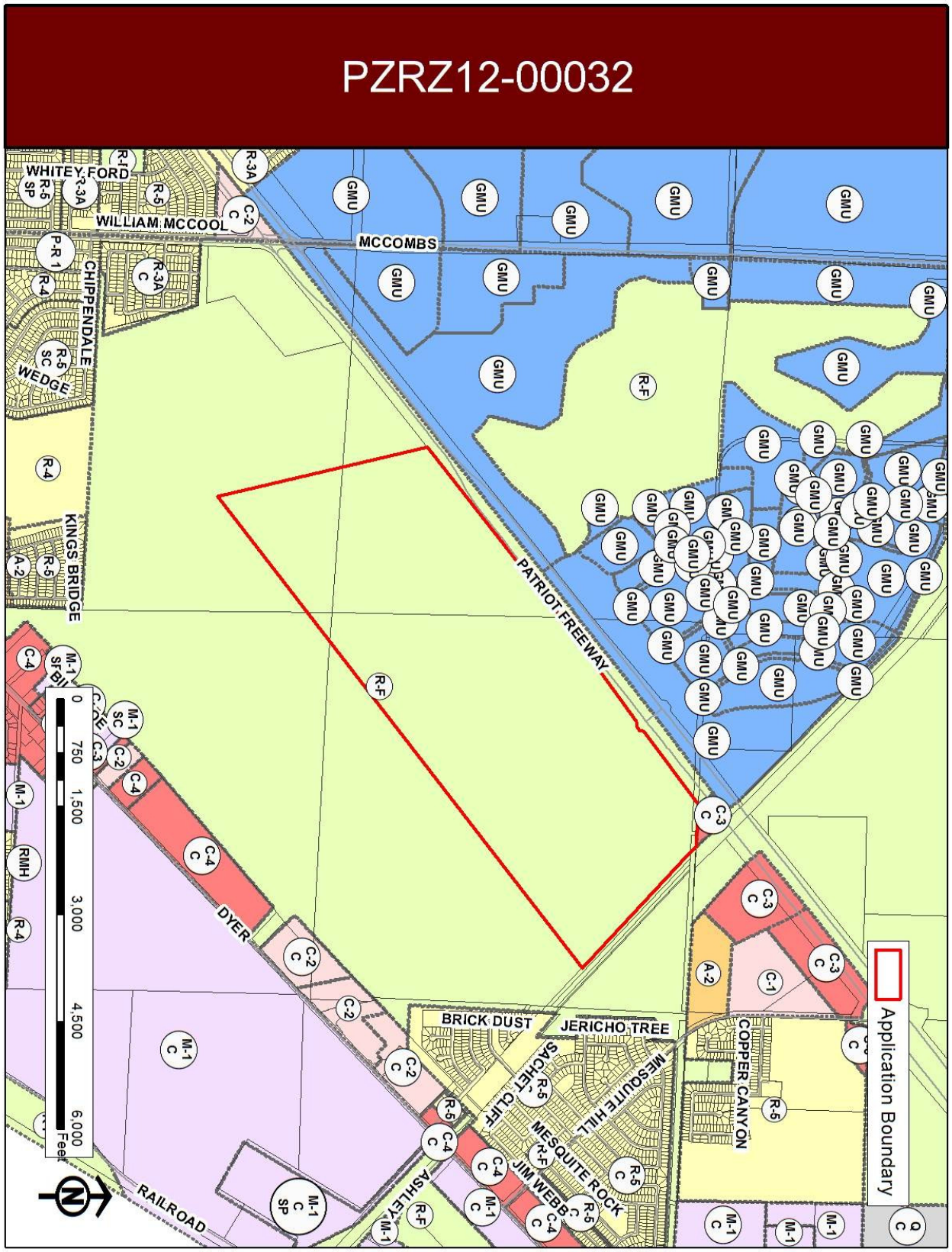
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.

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

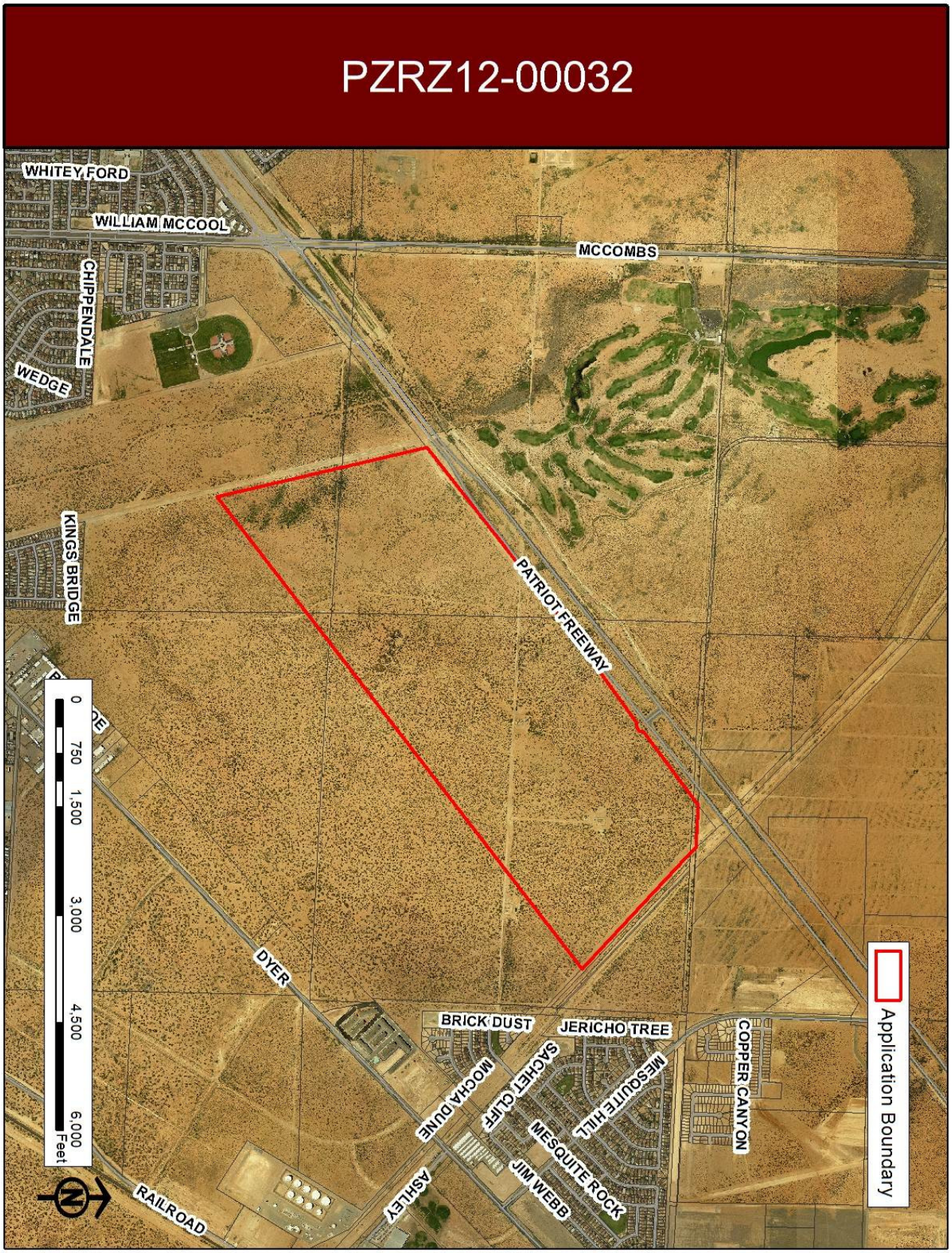
## ATTACHMENTS:

Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Regulating Plan

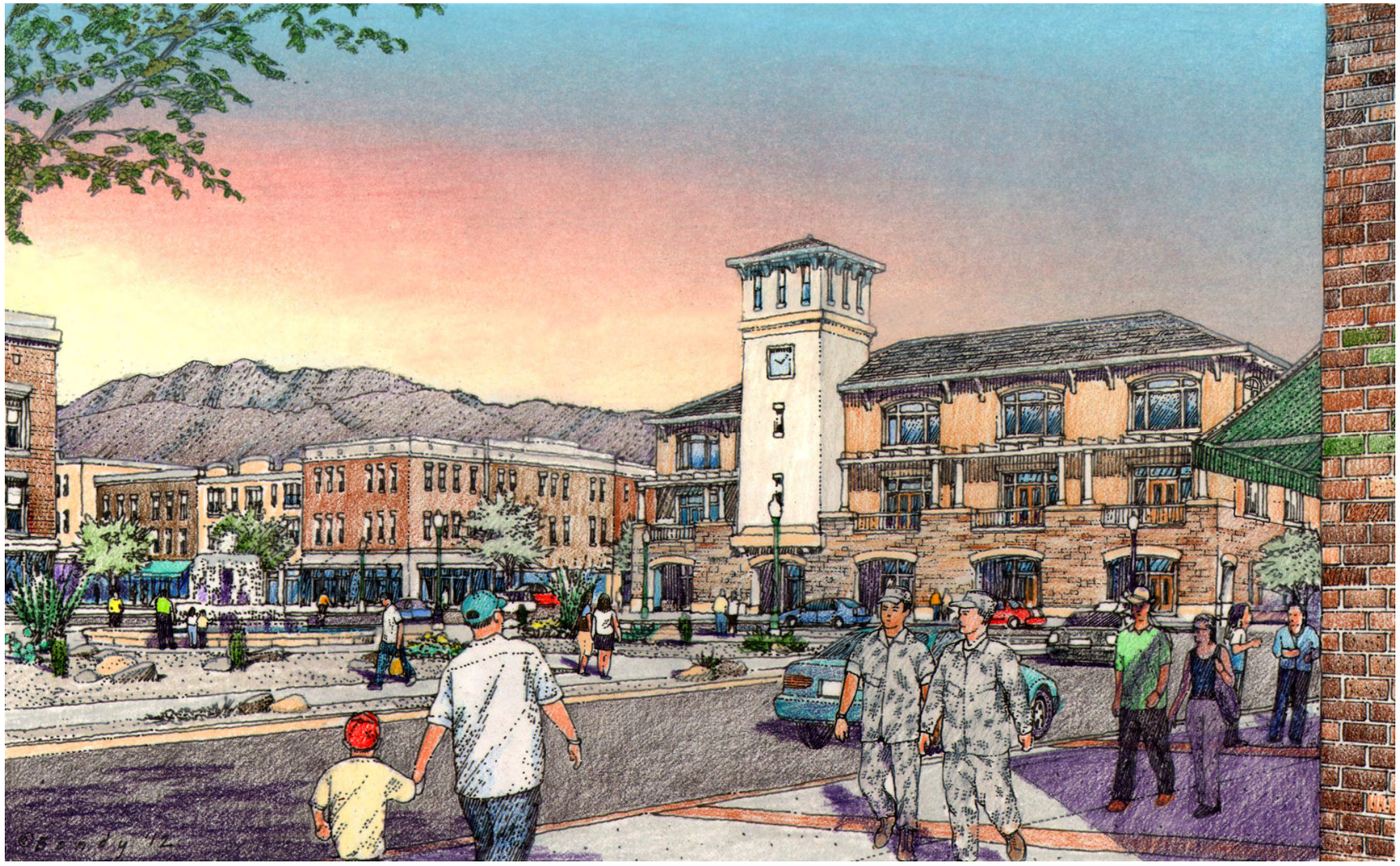
## ATTACHMENT 1: ZONING MAP



## ATTACHMENT 2: AERIAL MAP



Attachment 3



*Street level view of main civic building in the commercial/retail area. Central open space is on left side of image, with fountain amenity. Image location is immediately south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.*

# SmartCode Application

# El Paso, Texas

# Code of Ordinances

# Title 21 Application

# Painted Dunes Traditional Neighborhood Development

Table of Contents:


Figure 1: Aerial
Figure 2: Zoning Map
Figure 3: Project Size, Site Plan, and Pedestrian Sheds
Figure 4: Transect Zone Allocation
Figure 5: Maximum Block Size
Figure 6: Dwelling Unit Density
Figure 7: Thoroughfare Assignment
Figure 8a: Thoroughfare Standards – SmartCode Streets
Figure 8b: Thoroughfare Standards – SmartCode Streets
Figure 9: Civic Spaces & Schools
Figure 10: Playgrounds & Trails
Figure 11: Special Requirements
Figure 12: Black & White Regulating Map for Recording
Appendix A: Artistic Renderings


*Prepared for:*
El Paso Water Utilities-Public Service Board

*and*
City of El Paso, Texas

*Prepared by:*

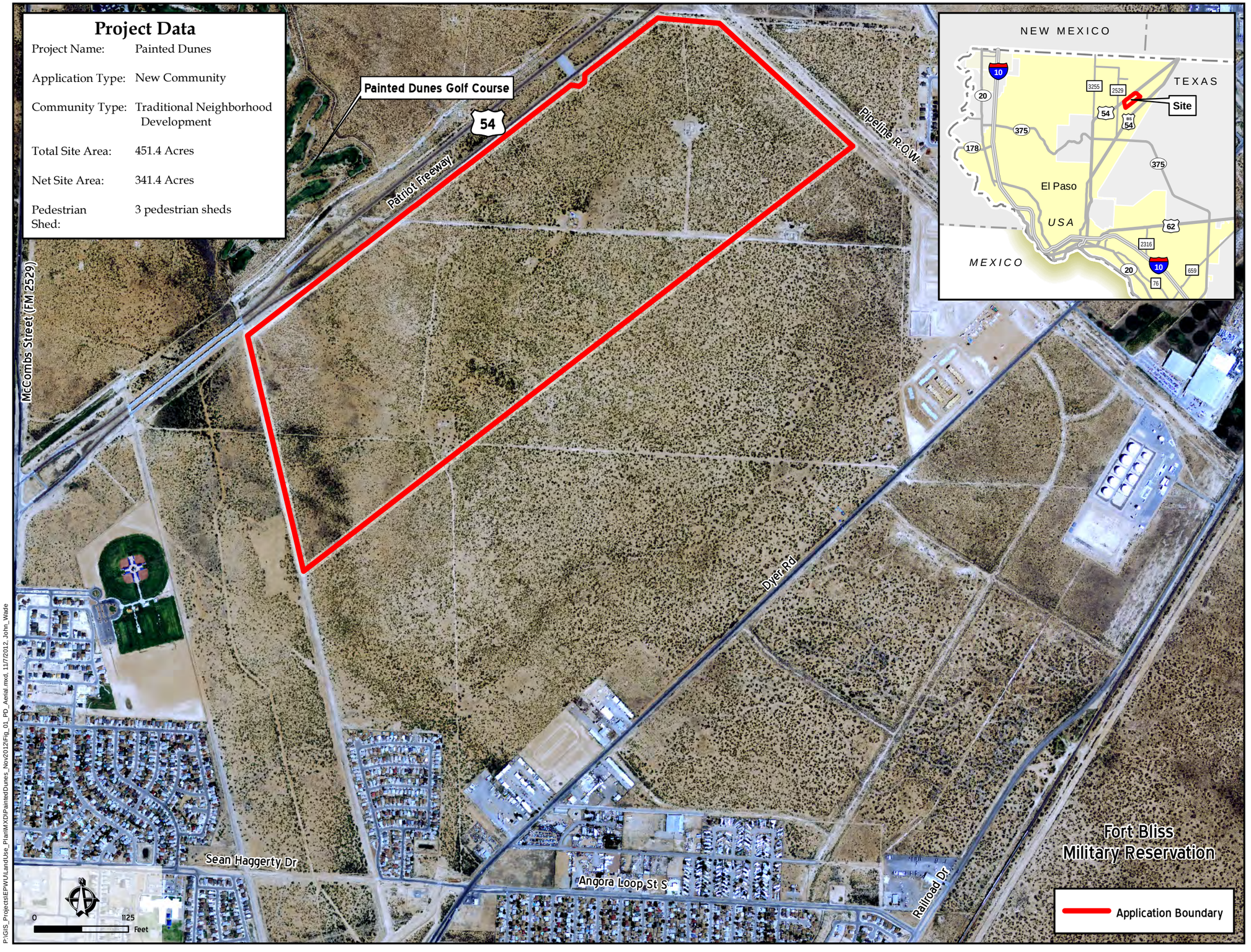

URS Corporation
9400 Amberglen Blvd.
Austin, TX 78729


**November 2012**

# Attachment 3

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
| Total Site Area: | 451.4 Acres |
| Net Site Area: | 341.4 Acres |
| Pedestrian Shed: | 3 pedestrian sheds |




## Aerial

This aerial photograph of Painted Dunes shows where the new community is located relative to existing/planned development.

**SmartCode Application:**
**Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 1

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# Attachment 3

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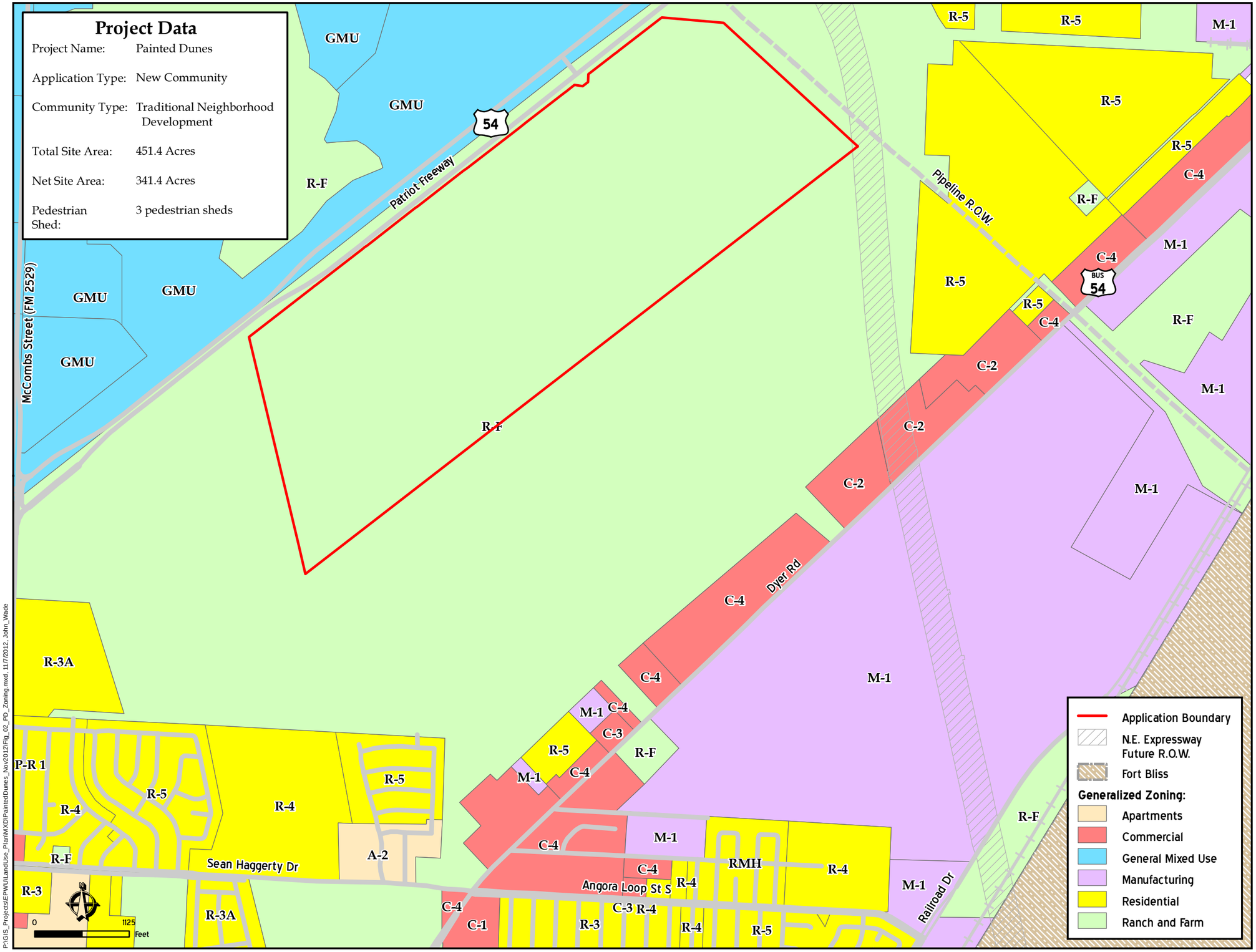


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## Zoning Map

The zoning for the property between US Highway 54 (Patriot Freeway) and Dyer Rd is R-F: Ranch and Farm District.

Per section 21.10.040 (B)(1).
The legal description for Painted Dunes is included under separate cover.

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 2

# Attachment 3

## Project Data

| | |
|---|---|
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| Community Type: | Traditional Neighborhood Development |
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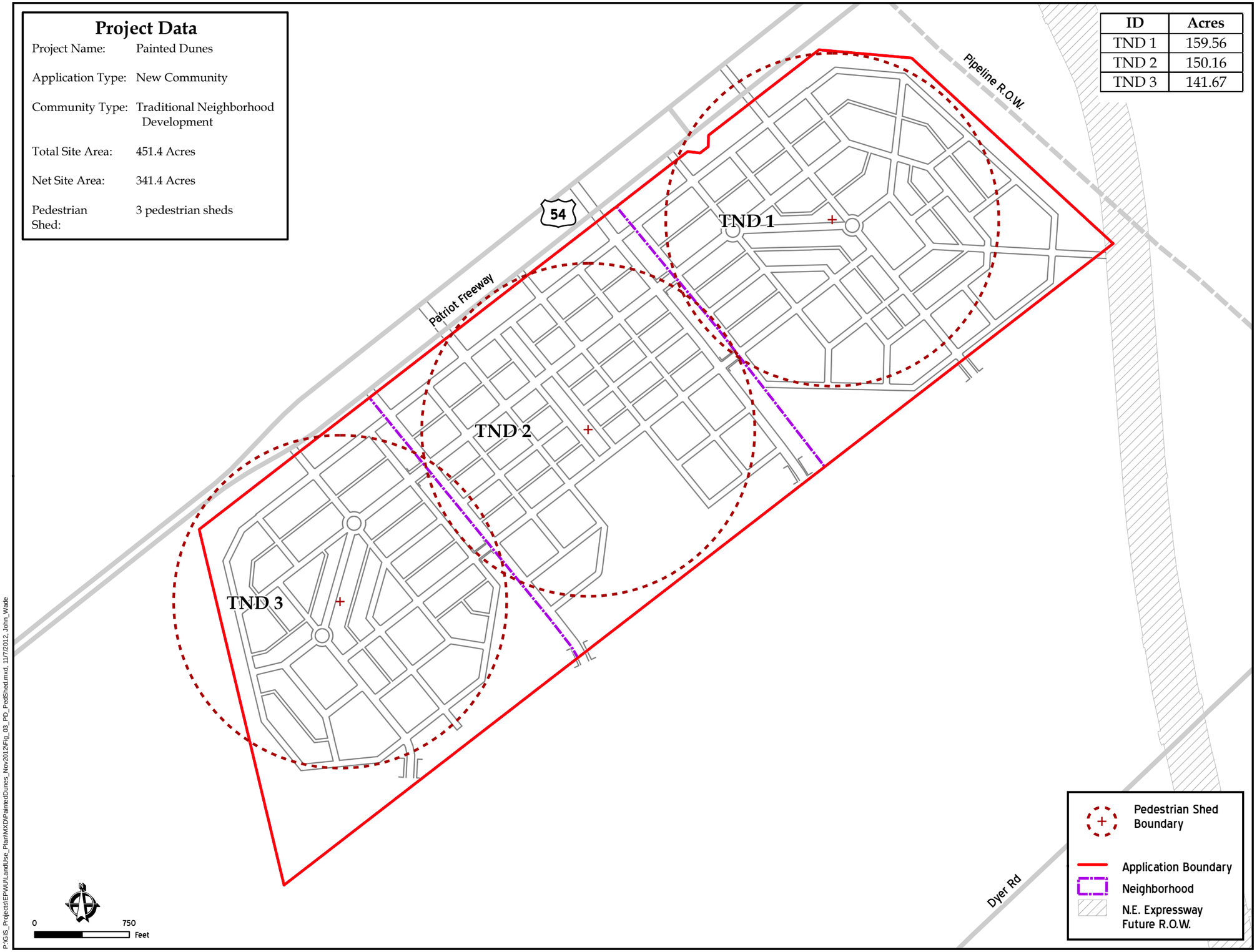
| Pedestrian Shed: | 3 pedestrian sheds |

| ID | Acres |
|---|---|
| TND 1 | 159.56 |
| TND 2 | 150.16 |
| TND 3 | 141.67 |




## Project Size, Site Plan, and Pedestrian Sheds

Requirements:
TND 80 - 160 Acres

- Identify pedestrian shed(s). Pedestrian shed requirements for a TND is set forth in section 21.30.030 (B).
- Compliance with minimum continuous acreage requirements for selected community type(s) per section 21.30.030.

For TNDs: "A Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres."

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THE CITY OF EL PASO TEXAS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12

Figure 3

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# Attachment 3

## Project Data

| | |
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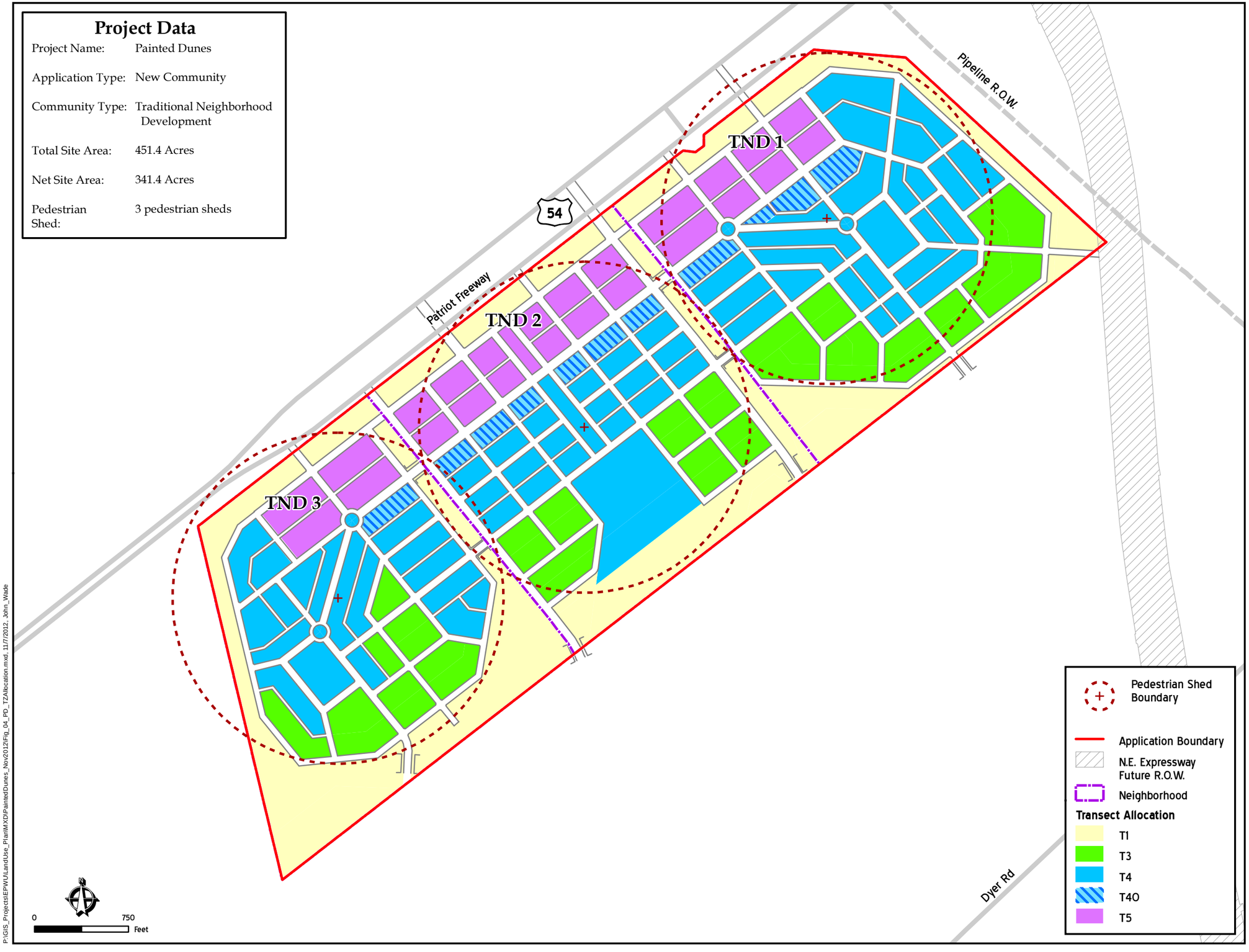


## Transect Zone Allocation

### Requirements

| TND | |
|---|---|
| T1 | no minimum |
| T2 | no minimum |
| T3 | 10 - 30% |
| T4 | 30 - 60% |
| T4O | 40% max |
| T5 | 10 - 30% |

| | Transect Zone | Acres | % Net Site Area (Acres) | Total Net Area (Acres) |
|---|---|---|---|---|
| TND 1 | T1 | 28.02 | – | 131.54 |
| | T3 | 27.11 | 20.6% | |
| | T4 | 45.83 | 34.8% | |
| | T4O | 5.64 | 4.3% | |
| | T5 | 13.76 | 10.5% | |
| | Roads | 39.20 | 29.8% | |
| TND 1 total acres = | | 159.56 | | |
| TND 2 | T1 | 32.98 | – | 117.18 |
| | T3 | 18.49 | 15.8% | |
| | T4 | 35.74 | 30.5% | |
| | T4O | 6.21 | 5.3% | |
| | T5 | 17.46 | 14.9% | |
| | Roads | 39.28 | 33.5% | |
| TND 2 total acres = | | 150.16 | | |
| TND 3 | T1 | 49.01 | – | 92.66 |
| | T3 | 18.59 | 20.1% | |
| | T4 | 33.96 | 36.7% | |
| | T4O | 1.72 | 1.9% | |
| | T5 | 9.48 | 10.2% | |
| | Roads | 28.91 | 31.2% | |
| TND 3 total acres = | | 141.67 | | |

- T1 lands are not included in Net Site Area.
- Compliance with transect zone allocation requirements as set forth in 21.80 Table 14: Summary Table.

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 4

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# Attachment 3

## Project Data

| | |
|---|---|
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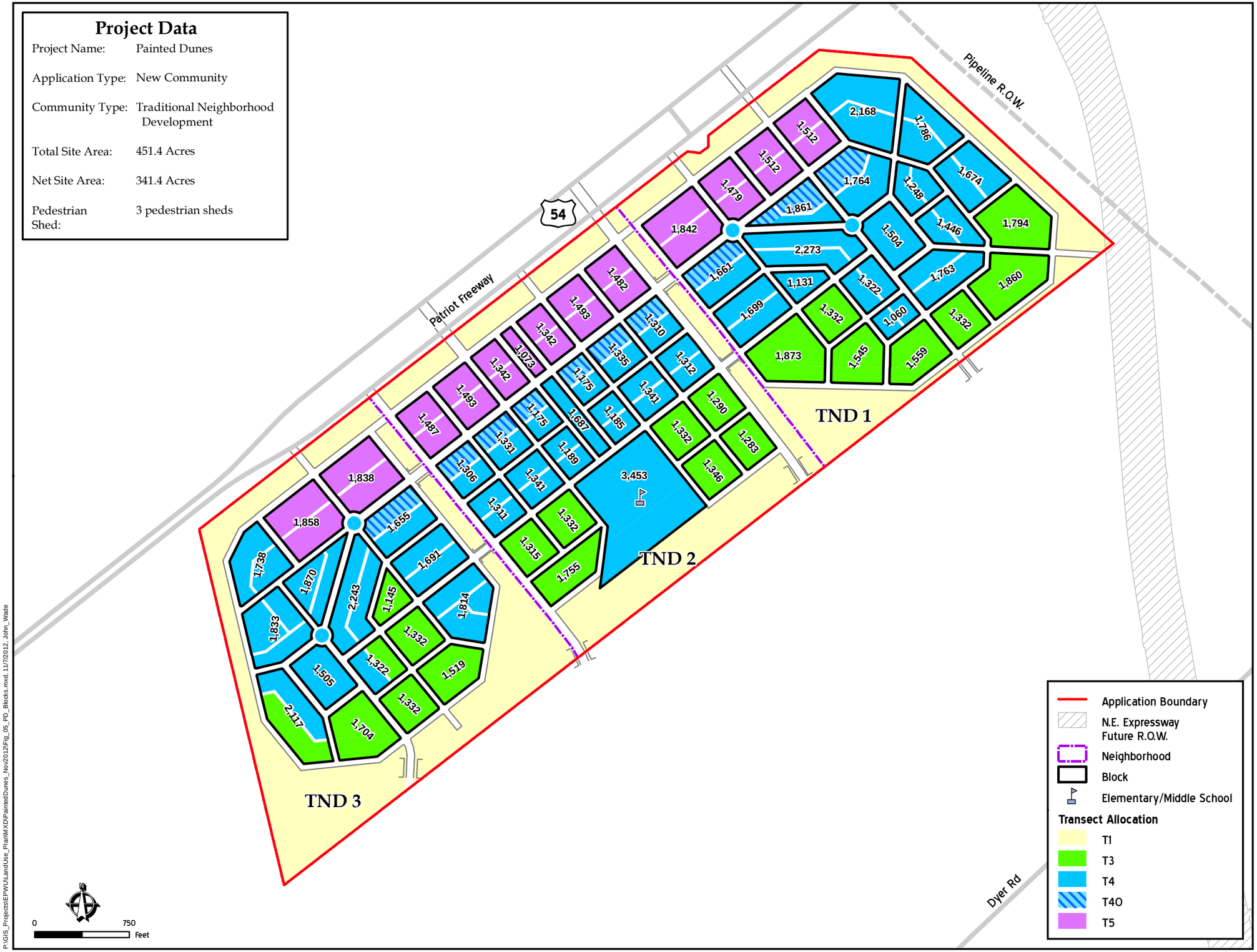


## Maximum Block Size

Compliance with maximum block size requirements as set forth in 21.80 Table 14: Summary Table:

Maximum allowable block perimeter:
T3 - 3,000 feet max
T4 - 2,400 feet max
T4O - 2,400 feet max
T5 - 2,000 feet max

The joint Elementary/Middle School site is contingent upon acceptance from the Ysleta Independent School District.

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 5

P:\GIS_Projects\EPWU\LandUse_Plan\MXD\PaintedDunes_Nov2012\Fig_05_PD_Blocks.mxd 11/7/2012 John_Wade

# Attachment 3

## Project Data

| | |
|---|---|
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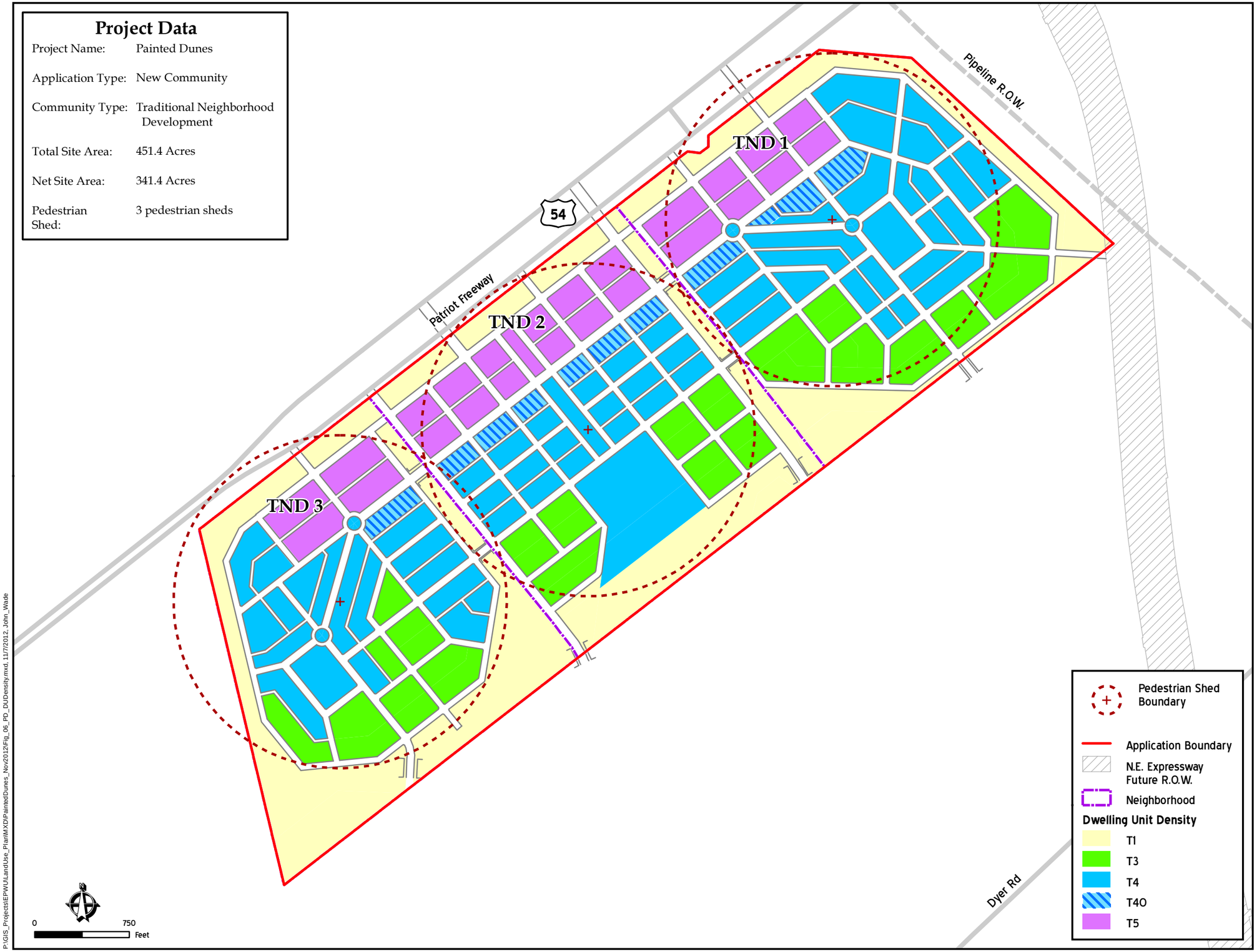


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## Dwelling Unit Density

### Requirements

| TND | |
|---|---|
| T1 | By Variance |
| T2 | By Variance |
| T3 | 6 Units/Acre Gross |
| T4 | 15 Units/Acre Gross |
| T4O | 20 Units/Acre Gross |
| T5 | 24 Units/Acre Gross |

| | Transect Zone | Acres | Dwelling Units |
|---|---|---|---|
| TND 1 | T3 | 27.11 | 98 |
| | T4 | 45.83 | 293 |
| | T4O | 5.64 | 36 |
| | T5 | 13.76 | 165 |
| TND 2 | T3 | 18.49 | 67 |
| | T4 | 35.74 | 229 |
| | T4O | 6.21 | 40 |
| | T5 | 17.46 | 210 |
| TND 3 | T3 | 18.59 | 67 |
| | T4 | 33.96 | 217 |
| | T4O | 1.72 | 11 |
| | T5 | 9.48 | 114 |

Compliance with 21.30.080(B): "Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14."

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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THE CITY OF EL PASO TEXAS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12

Figure 6

# Attachment 3

## Project Data

| | |
|---|---|
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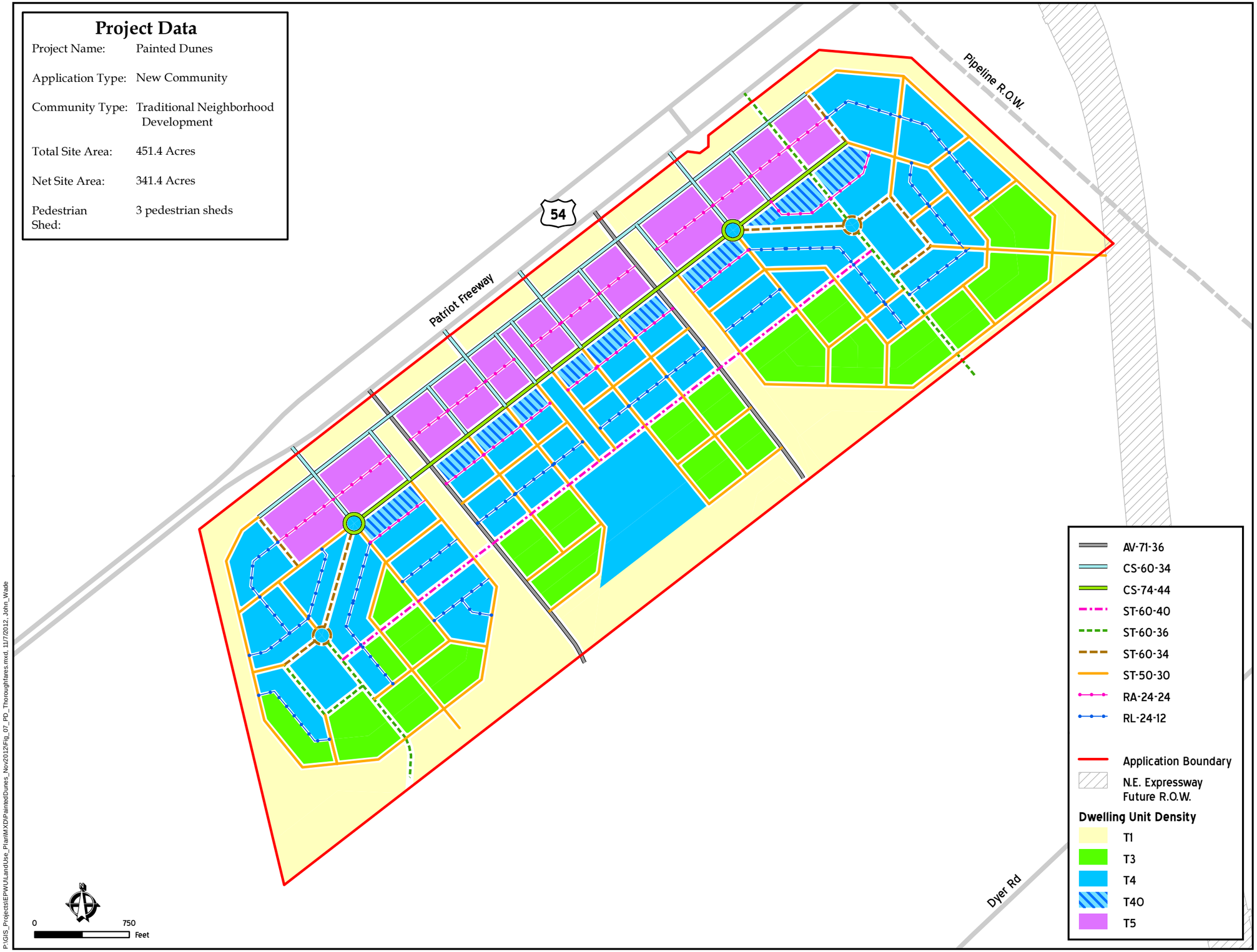


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## Thoroughfare Assignment

• Compliance with thoroughfare termination and cul-de-sac limitation, as set forth in 21.30.070(A)(6). "All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval in T2 and T3 by Warrant only where there are exceptional topographic conditions that do not allow through connections."

Number of culs-de-sac: 0

• Pedestrian frontage on vehicular thoroughfares are not shown. Compliance with required percentage of lots affronting thoroughfares, as set forth in 21.30.070(A)(7). "Each lot shall enfront a vehicular Thoroughfare, except that twenty percent of the lots within each Transect Zone may enfront a passage. By Warrant, lots within each Transect Zone that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum."

The July 2011 Texas Department of Transportation (TxDOT) Access Management Manual Table 2-1 states that frontage road connection spacing criteria for roadways with a posted speed limit above 50 miles per hour should have a minimum driveway spacing of 425 feet for one-way frontage roads. EPWU met with TxDOT staff on May 20, 2010 to discuss minimum driveway spacing requirements along US Highway 54 (Patriot Freeway) for the Painted Dunes Master Plan. TxDOT staff requested a minimum driveway spacing of 750 feet instead of the required 425 feet. The thoroughfare network has been designed to accommodate the TxDOT request.

URS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 7

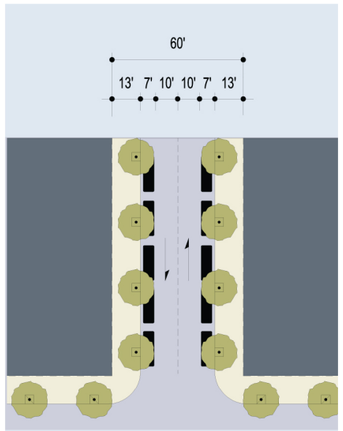
# Attachment 3

SmartCode
Approved Streets

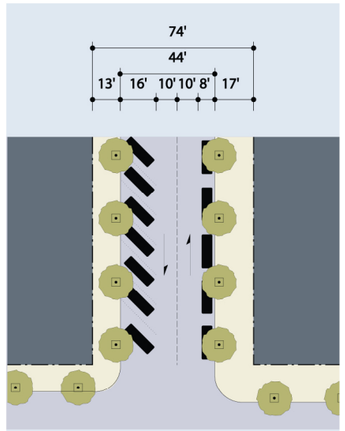
KEY — ST-57-20-BL
- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

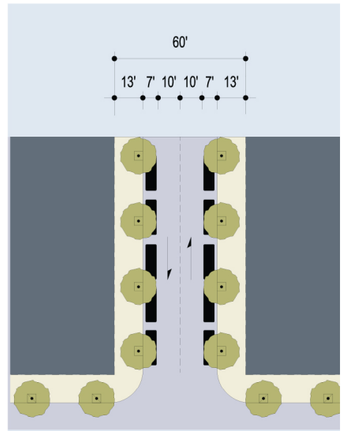
| | |
|---|---|
| Highway: | HW |
| Boulevard: | BV |
| Avenue: | AV |
| Commercial Street: | CS |
| Drive: | DR |
| Street: | ST |
| Road: | RD |
| Rear Alley: | RA |
| Rear Lane: | RL |
| Bicycle Trail: | BT |
| Bicycle Lane: | BL |
| Bicycle Route: | BR |
| Path: | PT |
| Transit Route: | TR |




**CS-60-34**




**CS-74-44**

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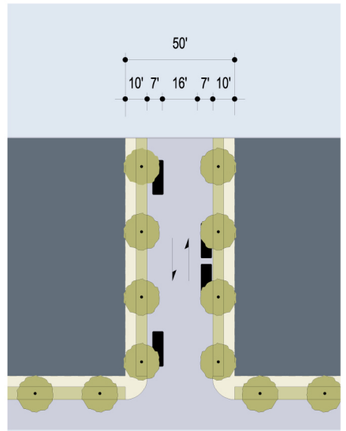
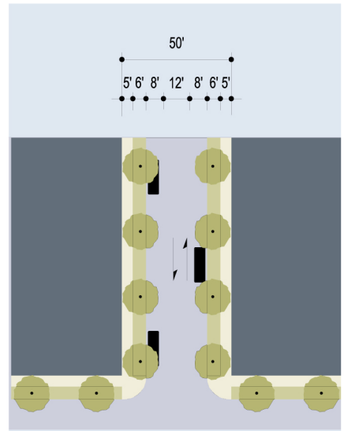



**ST-50-30**




**ST-50-28***

| | CS-60-34 | CS-74-44 | ST-60-34 | ST-50-30 | ST-50-28* |
|---|---|---|---|---|---|
| Thoroughfare Type | Commercial Street | Commercial Street | Street | Street | Street |
| Transect Zone Assignment | T4O, T5, T6 | T4O, T5, T6 | T4, T4O, T5 | T3, T4 | T4, T4O, T5, T6 |
| Right-of-Way Width | 60 feet | 74 feet | 60 feet | 50 feet | 50 feet |
| Pavement Width | 34 feet | 44 feet | 34 feet | 30 feet | 28 feet |
| Movement | Slow Movement | Slow Movement | Slow Movement | Slow Movement | Yield Movement |
| Design Speed | 20 MPH | 25 MPH | 20 MPH | 20 MPH | 20 MPH |
| Pedestrian Crossing Time | 9.7 seconds | 12.2 seconds | 9.7 seconds | 8.5 seconds | 7.6 seconds |
| **Traffic Lanes** | 2 lanes | 2 lanes | 2 lanes | 2 lanes | 2 lane |
| Parking Lanes | Both sides @ 7 feet marked | Reverse angle @16 feet, parallel @ 8 feet marked | Both Sides @ 7 feet marked | Both sides @ 7 feet unmarked | Both sides @ 8 feet unmarked |
| Curb Radius | 10 feet | 10 feet | 15 feet | 10 feet | 10 feet |
| Public Frontage Type | Arcade, Gallery, Shopfront | Arcade, Gallery, Shopfront | Arcade, Gallery, Shopfront, Stoop | St, FC, DY/LC, PF | PF, T/L, ST |
| Walkway Type | 13 foot Sidewalk | 13 foot Sidewalk / 17 foot Sidewalk | 6 foot Sidewalk | 5 foot Sidewalk | 5 foot Sidewalk |
| Planter Type | 4'x4' tree well | 9' x 9' tree well | 7 foot continuous Parkway | 5 foot continuous Parkway | 6 foot continuous Parkway |
| Curb Type | Vertical | Vertical | Curb | Vertical | Curb |
| Landscape Type | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg.. |
| Transportation Provision | BR, SH, TR | BR, SH, TR | BR | BR | |

* PERMITTED IN T4 WITH 40' MID-*BLOCK* STAGING AREA.

**Thoroughfare Standards - SmartCode Streets**

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 8a

Path: P:\GIS_Projects\EPWU\LandUse_Plan\MXD\PaintedDunes_Nov2012\Fig_08a_PD_SmartCodeStreets.mxd

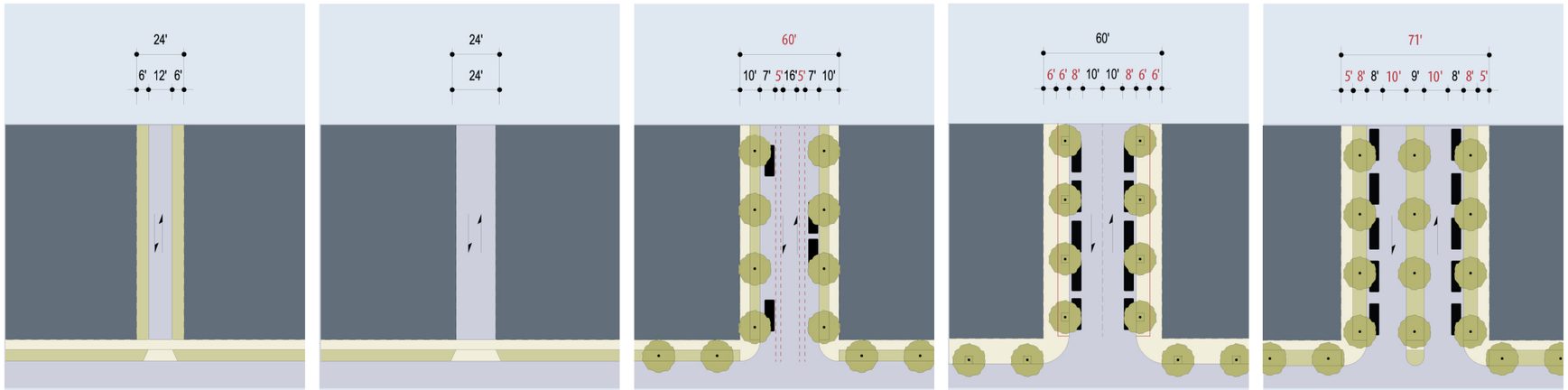
# Attachment 3

SmartCode
Approved Streets

KEY — ST-57-20-BL
- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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




| Thoroughfare Type | RL-24-12 | RA-24-24 | ST-60-40* | ST-60-36 | AV-71-36 |
|---|---|---|---|---|---|
| Thoroughfare Type | Rear Lane | Rear Alley | Street | Street | Avenue |
| Transect Zone Assignment | T3, T4, T4O | T4, T4O, T5, T6 | T3, T4 | T4, T4O, T5 | T3, T4, T4O, T5 |
| Right-of-Way Width | 24 feet | 24 feet | 60 feet | 60 feet | 71 feet |
| Pavement Width | 12 feet | 24 feet | 40 feet | 36 feet | 36 feet total |
| Movement | Yield Movement | Slow Movement | Slow Movement | Slow Movement | Slow Movement |
| Design Speed | 10 MPH | 10 MPH | 20 MPH | 20 MPH | 25 MPH |
| Pedestrian Crossing Time | 3.5 seconds | 7 seconds | 8.5 seconds | 9.7 seconds | 5.7 seconds - 5.7 seconds |
| **Traffic Lanes** | n/a | n/a | 2 lanes | 2 lanes | 2 lanes |
| Parking Lanes | None | None | Both sides @ 7 feet unmarked | Both Sides @ 8 feet marked | Both sides @ 8 feet marked |
| Curb Radius | Taper | Taper | 10 feet | 15 feet | 10 feet |
| Public Frontage Type | None | None | St, FC, DY/LC, PF | Arcade, Gallery, Shopfront, Stoop | PF, T/LW, FC, ST, SH |
| Walkway Type | None | None | 5 foot Sidewalk | 6 foot Sidewalk | 5 foot Sidewalk |
| Planter Type | Inverted Crown | Inverted Crown | 5 foot continuous Parkway | 6 foot continuous Parkway | 8 foot continuous Parkway |
| Curb Type | None | None | Vertical | Curb | Curb or Swale |
| Landscape Type | None | None | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg. | Trees at 30' o.c. Avg.. |
| Transportation Provision | | | BR | BR | BR, TR |

* PAVEMENT WIDTH INCLUDES TWO FIVE FOOT CONTINUOUS BICYCLE LANES

Streets from SmartCode
to be Modified

**Thoroughfare Standards - SmartCode Streets**

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 8b

Path: P:\GIS_Projects\EPWU\LandUse_Plan\MXD\PaintedDunes_Nov2012\Fig_08b_PD_SmartCodeStreets.mxd

# Attachment 3

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
| Total Site Area: | 451.4 Acres |
| Net Site Area: | 341.4 Acres |
| Pedestrian Shed: | 3 pedestrian sheds |

| | ID | Type | Acres | Distance to Centroid | % of Urbanized Area to Civic Space |
|---|---|---|---|---|---|
| TND 1 | A | Playground | 0.50 | 640 | 0.4% |
| | B | Playground | 0.93 | 410 | 0.7% |
| | C | Playground | 0.32 | 800 | 0.2% |
| | D | Plaza | 0.32 | 800 | 0.2% |
| | E | Plaza | 0.23 | 800 | 0.2% |
| | F | Square (Main Civic Space) | 3.28 | 240 | 2.5% |
| | G | Playground | 1.01 | 1120 | 0.8% |
| | H | Playground | 0.50 | 1090 | 0.4% |
| TND 2 | I | Playground | 0.83 | 670 | 0.7% |
| | J | Playground | 0.77 | 700 | 0.7% |
| | K | Plaza | 1.00 | 585 | 0.9% |
| | L | Square (Main Civic Space) | 1.85 | 0 | 1.6% |
| | M | Playground | 0.82 | 705 | 0.7% |
| | N | Playground | 0.77 | 710 | 0.7% |
| TND 3 | O | Plaza | 0.40 | 600 | 0.4% |
| | P | Plaza | 0.26 | 600 | 0.3% |
| | Q | Playground | 0.38 | 600 | 0.4% |
| | R | Playground | 0.92 | 295 | 1.0% |
| | S | Playground | 0.42 | 560 | 0.5% |
| | T | Playground | 0.25 | 620 | 0.3% |
| | U | Square (Main Civic Space) | 3.28 | 370 | 3.5% |
| | V | Playground | 0.25 | 1070 | 0.3% |

| | | |
|---|---|---|
| Greenway 1 | 6.53 | 1,250 |
| Greenway 2 | 6.32 | 1,060 |

Civic Space
Greenway/Civic Space (12.85 Acres)
Elementary/Middle School
Civic Building
Application Boundary
N.E. Expressway Future R.O.W.
Neighborhood

0 750 Feet

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## Civic Spaces & Schools

- Compliance with civic space allocation: For new communities, section 21.30.050 (C)(1) states: "Each pedestrian shed shall assign at least five percent of its urbanized area to civic space."
- Compliance with main civic space requirement: For new communities, section 21.30.050(C)(4) states: "Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed."
- Compliance with civic space frontage requirements: For new communities, per section 21.30.050(C)(6): "Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds"
- Compliance with civic building requirements: New communities per section 21.30.050(D)(1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."
- Compliance with maximum civic building allocation: For new communities per section 21.30.050 (D)(4): "Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed."

Note:
(1) School lots have been consolidated in one central location.

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 9

# Attachment 3

## Project Data

| | |
|---|---|
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| Community Type: | Traditional Neighborhood Development |
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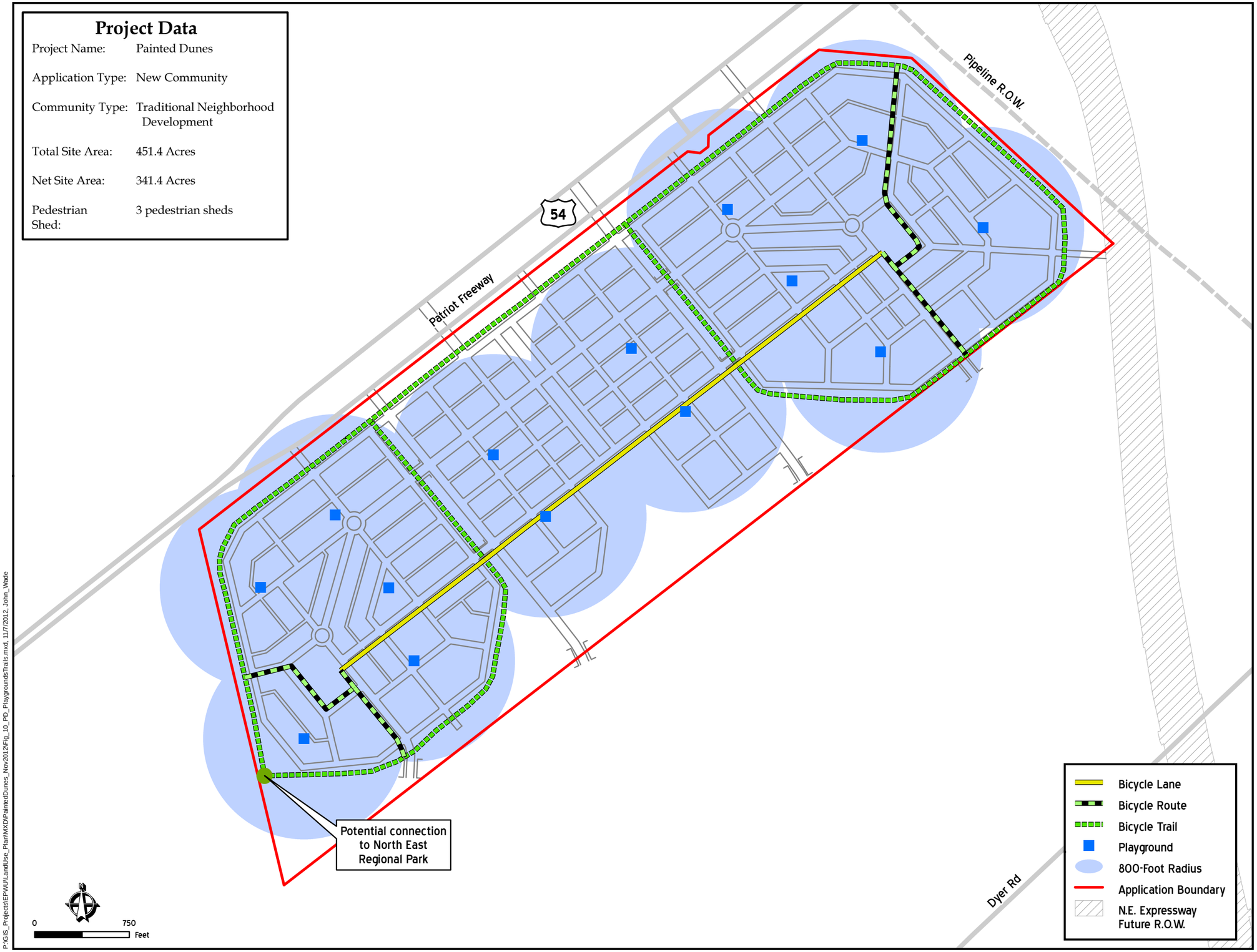


## Playgrounds & Trails

• Compliance with playground allocation requirements:

For new communities, per section 21.30.050(C)(5): "Within 800 feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 10

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# Attachment 3

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
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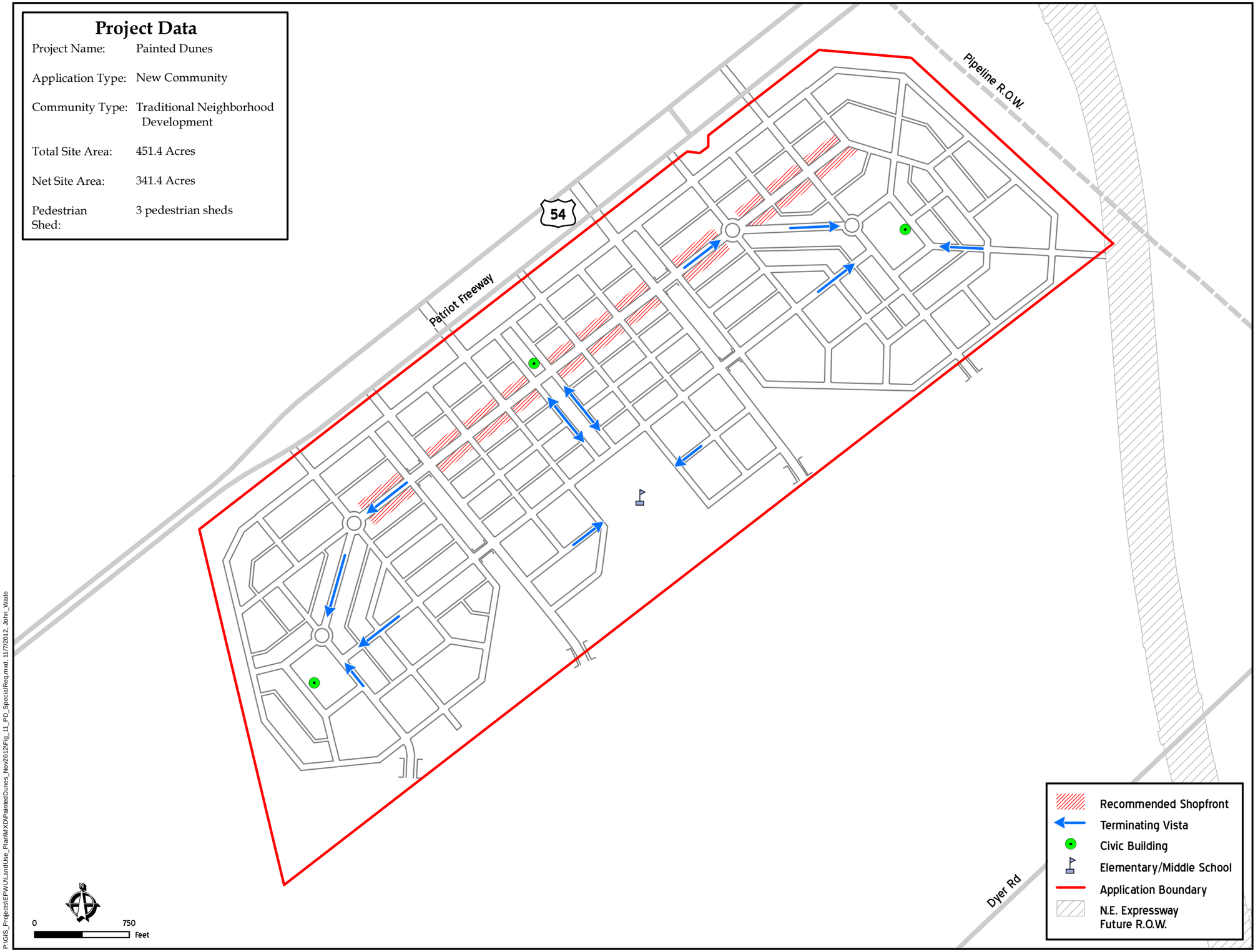


## Special Requirements

• Compliance with special requirements for shopfronts:

For new communities, per section 21.30.090 (A)(2): "A designation for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of the frontage…"

The indicated required shopfront locations are recommended.

• Compliance with special requirements for terminated vistas:

For new communities, per section 21.30.090 (A)(6): "Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC."

The indicated terminating vista locations are recommended.

EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12 Figure 11

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Attachment 3

## Project Data

| | |
|---|---|
| Project Name: | Painted Dunes |
| Application Type: | New Community |
| Community Type: | Traditional Neighborhood Development |
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| Net Site Area: | 341.4 Acres |
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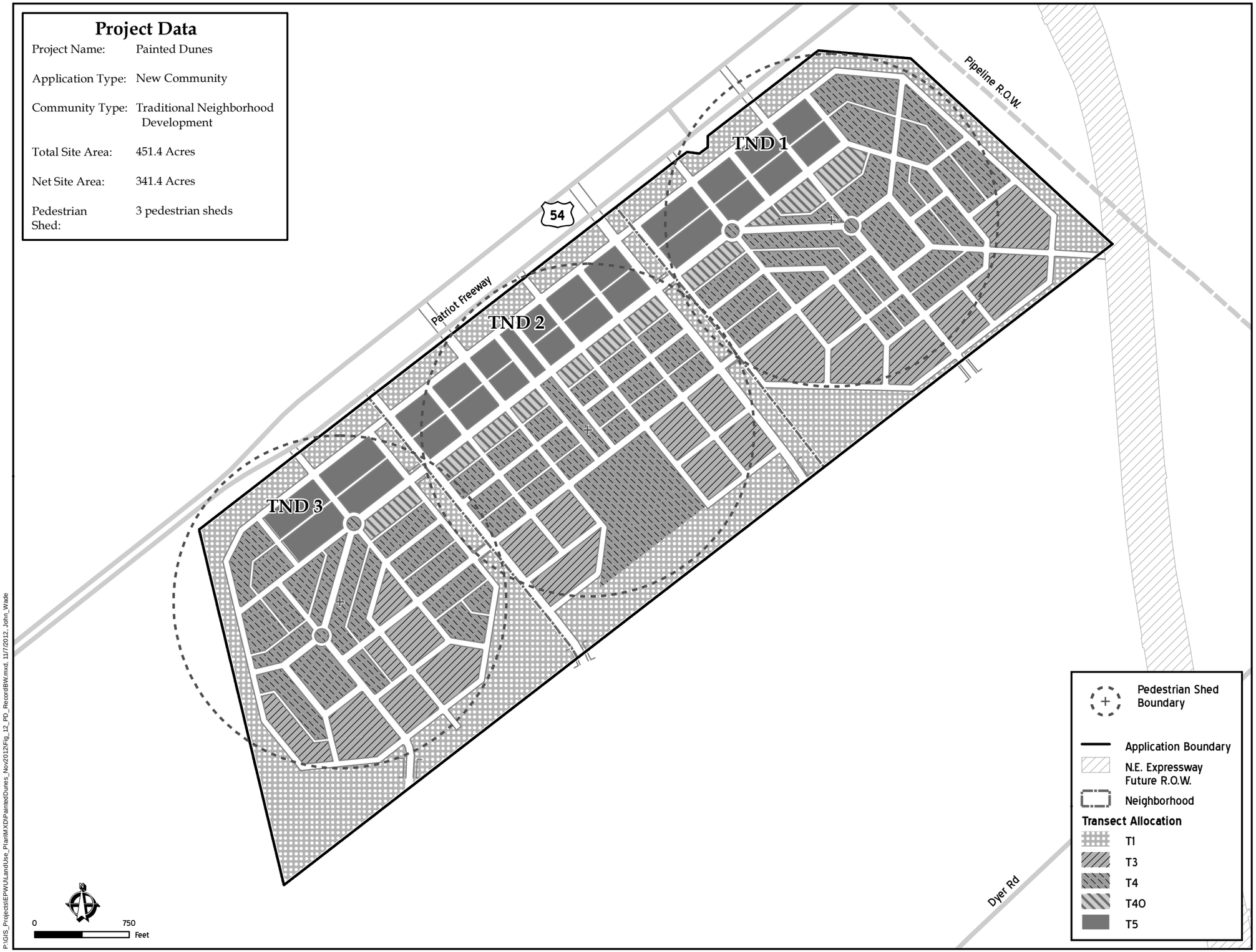


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## Black & White Regulating Map for Recording

URS

**SmartCode Application: Painted Dunes Traditional Neighborhood Development**

11-7-12

Figure 12

*Street level view of the commercial/retail area.  Image location is immediately south of U.S. 54 (Patriot Freeway).  Image looks westerly toward Franklin Mountains.*

**SmartCode Application**

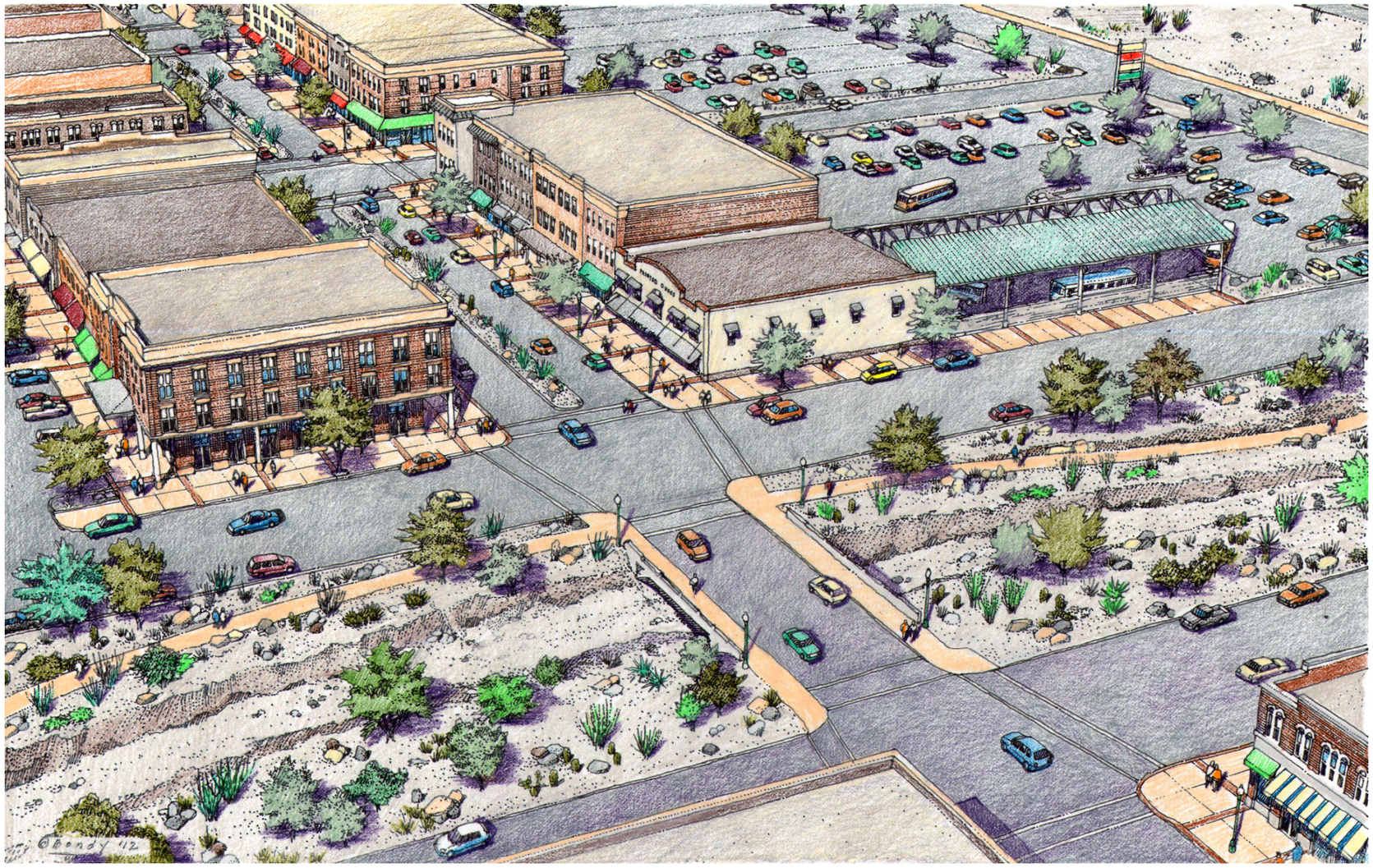
**El Paso, Texas**

**Code of Ordinances**

**Title 21 Application**

**Painted Dunes Traditional Neighborhood Development**

**Appendix A: Artistic Renderings**



*Aerial view of commercial/retail area and drainage way. Transit center is located adjacent to drainage way and on main arterial of roadway network. Mixed-use residential/commercial/retail buildings are shown on top on image. Image location is immediately south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.*

**SmartCode Application**

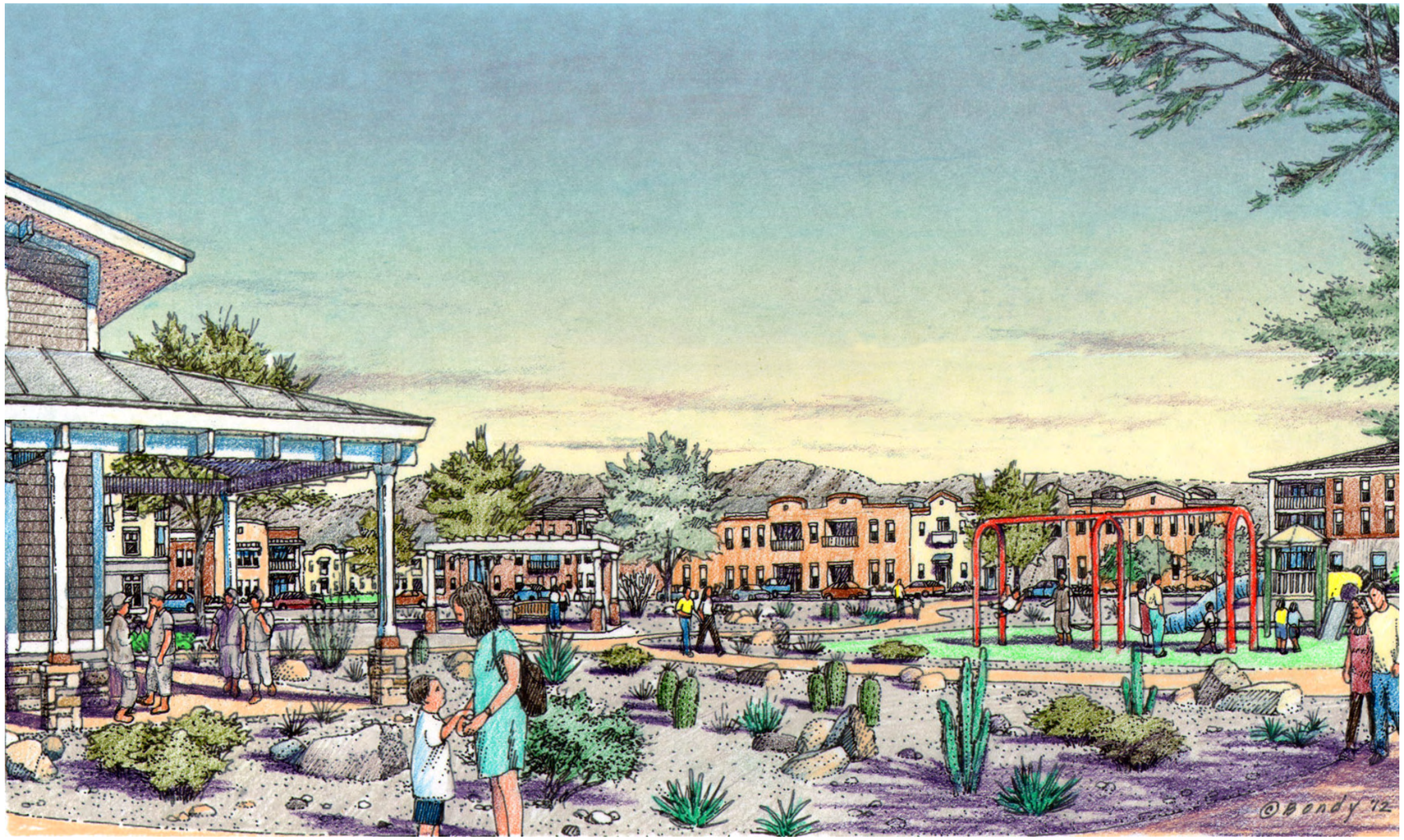
**El Paso, Texas**

**Code of Ordinances**

**Title 21 Application**

**Painted Dunes Traditional Neighborhood Development**

**Appendix A: Artistic Renderings**




**SmartCode Application**

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**Title 21 Application**

**Painted Dunes Traditional Neighborhood Development**

**Appendix A: Artistic Renderings**

*Street level view of park and small civic building in the residential area.*
*Small civic building is located on left side of image, and medium-density residential is shown at back of image.*
*Image location is at end of radial street and south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.*

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**Title 21 Application**

**Painted Dunes Traditional Neighborhood Development**

**Appendix A: Artistic Renderings**

*Street level view of park and low-density residential area. Small lot single-family homes are shown in this image. Image looks westerly toward Franklin Mountains.*