

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Consent: Nov. 29, 2011

CONTACT PERSON/PHONE: Kimberly Forsyth, (915) 541-4668

DISTRICT(S) AFFECTED: District 3

SUBJECT:

A resolution that City Council approve modifications to Exhibit B-1 (the detailed site development plan) in the Chapter 380 Economic Development Program Agreement ("Agreement") by and between the City of El Paso and The Fountains at Farah, LP (f/k/a Hawkins Center, LP), successor-in interest to Hawkins Regency L.L.C. ("Applicant") pursuant to the approval procedure contained in Section 3(a) of the Agreement, the approved revised Exhibit B-1 being attached to the Resolution.

BACKGROUND / DISCUSSION:

Section 3(a) of the parties' Agreement specifies that minor modifications may be approved administratively; however, substantive modifications to the detailed site development plan require City Council approval.

PRIOR COUNCIL ACTION:

City Council approved the Chapter 380 Agreement on September 16, 2008 and the first amendment to that agreement on June 29, 2010.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

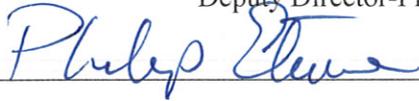
N/A

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director-Planning and Economic Development



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

RESOLUTION

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

That City Council hereby approves modifications to Exhibit B-1 (the detailed site development plan) in the Chapter 380 Economic Development Program Agreement ("Agreement") by and between the City of El Paso and The Fountains at Farah, LP (f/k/a Hawkins Center, LP), successor-in interest to Hawkins Regency L.L.C. ("Applicant") pursuant to the approval procedure contained in Section 3(a) of the Agreement, the approved revised Exhibit B-1 being attached to this Resolution.

ADOPTED this _____ day of _____, 2011.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

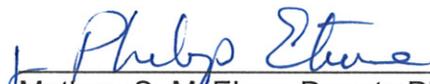
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Marie A. Taylor
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew S. McElroy, Deputy Director
Planning and Economic Development

THE FOUNTAINS AT FARAH

EL PASO, TEXAS

ILLUSTRATIVE PLAN

11.14.11

EXHIBIT "B-1"
Detailed Site Development Plan
(revised Nov. 21, 2011)



TOTAL SITE AREA: 2,456,594 SF

TOTAL PervIOUS SURFACE: 385,685 SF OR 15.7%



LOTS 1, 2, & 3, BLOCK A
FARAH SUBDIVISION
FOUNTAINS AT FARAH, LP
EL PASO, TEXAS





Kimley-Horn
and Associates, Inc.

Memorandum

To: City of El Paso Planning & Economic Development Department

From: Ashley Frysinger, P.E.
Hugo Morales, P.E.

Date: November 18, 2011

Subj: Revised Detailed Site Development Plan Submittal for the
Chapter 380 Economic Development Program Agreement
The Fountains at Farah
City of El Paso, El Paso County, Texas

The purpose of this memorandum is to briefly describe the revisions to the Detailed Site Development Plan to replace the existing Exhibit "B-1" in the Chapter 380 Economic Development Program Agreement between the City of El Paso and Hawkins Regency, LLC.

The previously approved Exhibit "B-1" (Site Development Plan) for the Fountains at Farah included both "anchor" tenant and multi-tenant "lifestyle" retail components. The "lifestyle" component was focused along Gateway Boulevard West (IH-10 frontage road) and the main entrance into the development. The "anchor" component was focused to the back of the property with large parking areas between the "anchor" and "lifestyle" components.

The revised Detailed Site Development Plan still includes both "anchor" tenant and "lifestyle" components, but the "lifestyle" component has become much larger in scope. The centerpiece of the project will be an 1,800-ft pedestrian promenade that runs east/west through the property along Gateway Boulevard West (IH-10 frontage road). This promenade will contain all the features required by the 380 Agreement and will provide for a unique shopping and dining experience. The revised plan also includes an 1,100-space covered parking area behind the "lifestyle" component. Additional parking will be located in front of the "anchor" tenant component on a parking deck above the covered parking area. Approximately 80,000 additional square feet of retail/restaurant shops has been added to the revised plan.

Thank you for your assistance in this matter. Please feel free to contact us should you have any comments or questions regarding this information.

cc: Paul Foster – The Fountains at Farah, L.P.
Brent Harris – The Fountains at Farah, L.P.
West Miller – Centergy Retail
Todd McCoy – Centergy Retail

EXHIBIT "B-1"
Detailed Site Development Plan
(approved Sep. 16, 2008)

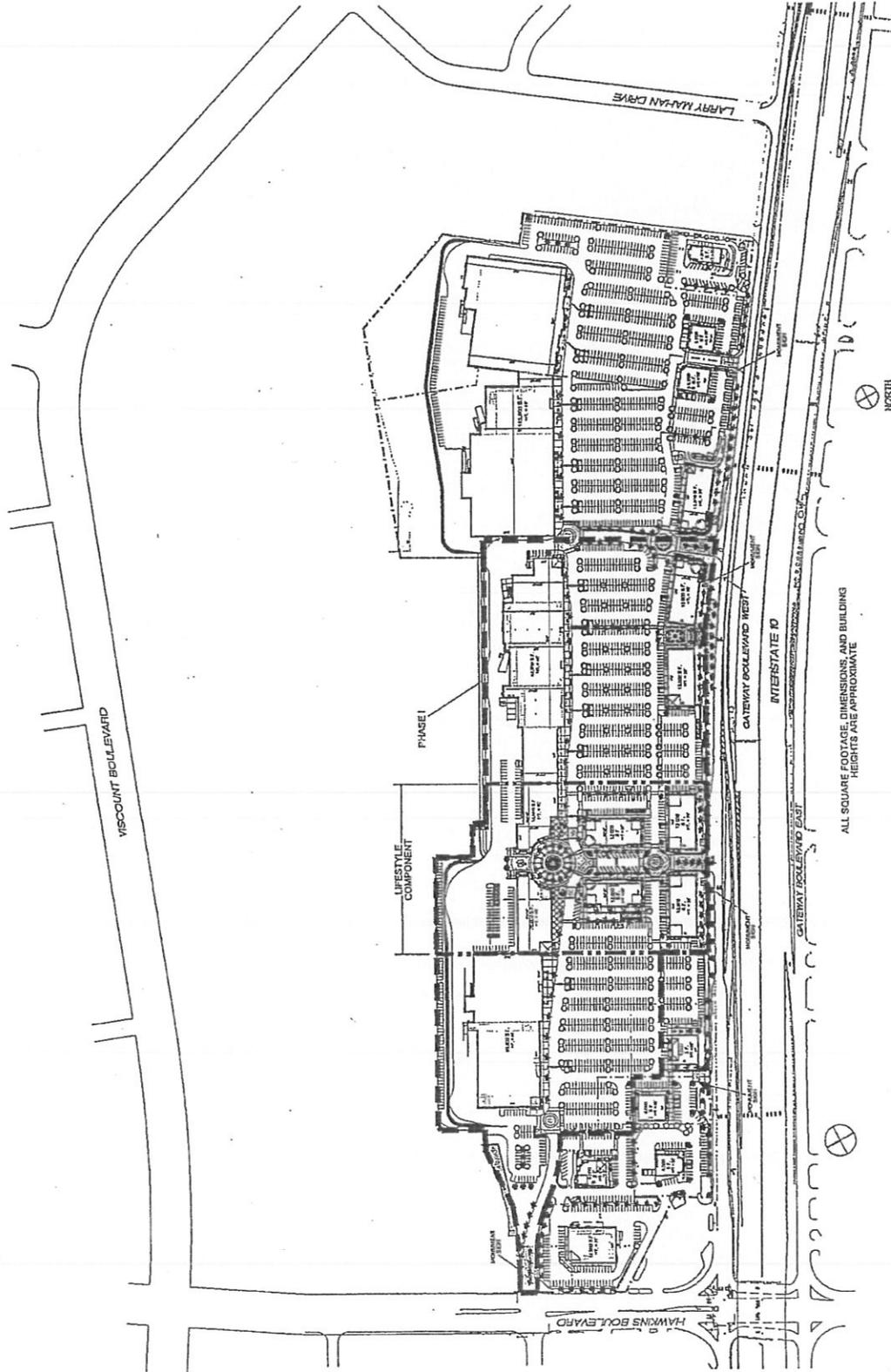


EXHIBIT B-1

I.H. 10 & HAWKINS BLVD. EL PASO, TEXAS
REGENCY CENTERS

O'NEILL