



OPEN SPACE ADVISORY BOARD

Wednesday, April 25, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

AGENDA

1. **Meeting Called to Order**
2. **Call to the Public** (items not listed on the agenda)
3. **Discussion and Action:** Acquisition of properties in the Keystone Heritage Park Area.
Contact: Alan Shubert, ShubertAR@elpasotexas.gov
4. **Discussion and Action**
 - a. Approval of Minutes: April 11, 2012
 - b. Changes to the Agenda
 - c. Review and comment on current zoning applications, as indicated below:

(1) **PZRZ11-00058:** **Parcel 1:** Being a portion of Tract 1, all of Tracts 3 and 3A, John Barker Survey No. 10 and Tract 4F2B, A.F. Miller Survey No. 215 and Tracts 6 and 7, I.F. Harrison Survey No. 54 and Montecillo Unit Three Amending Plat save and except Lot 2, Block 2, Thereof as recorded in clerk's file no. 20090065237 and save and except 4.6007 acres being Lots 3 and 4, Block 9, Montecillo Unit Three Replat A, recorded in clerk's file No. 20110085971, Real property records City of El Paso, El Paso County, Texas

LOCATION:

Parcel 2: Being Tract 4, John Barker Survey No. 10, City of El Paso, El Paso County, Texas.

Parcel 3: Being Lot 1, Block 3, Kings Hill Replat and Tract 4A, 6G and a portion of Tract 6A, A.F. Miller Survey No. 216 and Tract 21, John Barker Survey No. 10, City of El Paso, El Paso County, Texas

Parcel 1 is located north of Executive Center Boulevard, east of Interstate 10 and west of Mesa Street

Parcel 2 is located south of Castellano Drive, north of Executive Center Boulevard, east of Interstate 10 and west of Mesa Street

Parcel 3 is located north of Castellano Drive and east

Mayor

John F. Cook

City Council

District 1

Ann Morgan Lilly

District 2

Susie Byrd

District 3

Emma Acosta

District 4

Carl L. Robinson

District 5

Dr. Michiel R. Noe

District 6

Eddie Holguin Jr.

District 7

Steve Ortega

District 8

Cortney Carlisle Niland

City Manager

Joyce A. Wilson





ZONING: of Mesa Street
Parcel 1 contains C-1, C-2, C-3/C, GMU/C, A-2, R-3, R-3A, R-5, M-1
Parcel 2 contains M-3
Parcel 3 contains C-1, C-1/SC, A-O/SC, A-O/C/SC, PR-1/SC and R-3

REQUEST: SCZ (SmartCode Zone)
PROPOSED USE: TND (Traditional Neighborhood Development)
PROPERTY OWNER: EPT Mesa Development, LP
REPRESENTATIVE: Conde, Inc.
DISTRICTS: 1 and 8
STAFF CONTACT: Laura Kissack, 915-541-4723,
kissacklf@elpasotexas.gov

5. **Discussion and Action:** Schedule a Special Meeting of the Board to receive a status report regarding the Northwest Master Plan.
Contact: Carlos Gallinar, GallinarRC@elpasotexas.gov
6. **Discussion and Action:** Status report by the Parks and Recreation Department regarding the designated state trailheads approved by City Council on June 21, 2011.
Contact: Marcia Tuck, TuckMJ@elpasotexas.gov; Rudy Valdez, rvaldez@epwu.org
7. **Presentation:** Northeast Master Plan, Proposed Retirement Community, Painted Dunes Master Plan and PSB Leases in Northeast El Paso.
Contact: Rudy Valdez, rvaldez@epwu.org
8. **Discussion and Action:** Status of stormwater funding for Open Space acquisition and restoration.
Contact: Rudy Valdez, rvaldez@epwu.org
9. **Discussion and Action:** 2012 Open Space Advisory Board revised meeting schedule.
Contact: David A. Coronado, CoronadoDA@elpasotexas.gov
10. **Discussion and Action:** Items for Future Agendas.
11. **Adjournment**

Posted this _____ day of April, 2012 at _____

Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by David A. Coronado, Planning and Economic Development

Mayor
John F. Cook

City Council

District 1
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Eddie Holguin Jr.

District 7
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District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



Open Space Open Space



ADVISORY BOARD MINUTES

Wednesday, April 11, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 5

Joanne Burt, James H. Tolbert, Lois A. Balin, Richard L. Thomas, Charlie S. Wakeem, Chair

Members Absent: 4

Katrina Martich, Bill Addington, Andres Quintana, Kevin T. von Finger

Vacancies: 0

Planning and Economic Development Staff:

David Coronado, Lead Planner; Kimberly Forsyth, Lead Planner; Raul Garcia, Senior Planner; Kevin Smith, Planner; Justin Bass, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Pat Aduato, EPWU-PSB; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Marcia Tuck, Parks & Recreation, Open Space, Trails and Parks Coordinator; Jim Correa, Half Associates, Inc

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:35 p.m.

2. Call to the Public (items not listed on the agenda)

None.

3. Discussion and Action

a. Approval of Minutes: March 28, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions for the March 28, 2012 meeting.

MOTION:

*Motion made by Mr. Tolbert, seconded by Ms. Burt and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MARCH 28, 2012.***

ABSTAIN: *Richard L. Thomas*

b. Changes to the Agenda

No changes.

c. Review and comment on current subdivision applications, as indicated below:

- (1) **SUSU12-00016** Festiva Hills Addition Replat "A" – Being all of Lots 1, 3 and 4, Block 1, Festiva Hills Additions, City of El Paso, El Paso County, Texas
- Location: East of Mesa Street and North of Festival Drive
Property Owner: Edwards Homes Inc. & Ronald and Sunshine Salas
Representative: CAD Consultant
District: 1
Type: Resubdivision Combination
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and noted Planning Staff recommends **APPROVAL**.

Chair Wakeem asked if anyone in the audience wished to speak in favor of or opposition to the request. There was no response from the audience.

MOTION:

*Motion made by Mr. Tolbert, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED TO APPROVE.***

4. Discussion and Action: Parks and Recreation Master Plan update.

Contact: Marcia Tuck, (915) 541-4020, tuckmj@elpasotexas.gov

Ms. Tuck introduced Mr. Jim Correa, Halff Associates, Inc.

Chair Wakeem welcomed Mr. Correa and noted Mr. Correa was not only the consultant for the Parks & Recreation Master Plan but also the consultant for the Open Space Master Plan and he did an excellent job.

Mr. Jim Correa, Halff Associates, Inc. explained that this was not a presentation but more of a feedback session. He stated that the Parks Master Plan was six years old now and that this would be an interim update to find out what is working and what needs to be 'tweaked'. Mr. Correa brought a Halff Associates, Inc. Sign-In sheet and requested those present to sign their names. He explained Halff Associates Inc. will treat this meeting as one of their own.

Mr. Correa asked Board Members to state what they feel are the three greatest open space needs that the OSAB is targeting; whether it be broad in nature, a category or a specific targeted piece of property, for El Paso right now:

Ms. Balin:

- a. One of the most important problem areas is protecting as much of the mountain(s) abutting State Park lands as we possibly can; especially within undeveloped areas that belong to PSB both on the Northeast and West sides;
- b. It would be really nice to have water for the Rio Bosque Wetlands Park;
- c. The Keystone Heritage Park also needs to be in the limelight;

Ms. Burt thought one great need is to provide access to the public. To have areas where the public can walk and enjoy; senior citizens and mothers with young children and not just have all the open space on the periphery. The whole idea is to have things within walking the distance.

Mr. Correa clarified that could be more like hybrid-type open spaces; leaning toward more of passive side of recreation.

Mr. Tolbert would like to address some of the desert habitat and sand dunes in east El Paso and preserving some of that. For example, the Red Dunes and some other areas with some very important habitats and recreational opportunities as well.

Chair Wakeem stated, for him, it would be funding; whether for acquisition of open space, which is a high priority, or for improvements. For example, acquisition of trailheads and amenities for the trailheads such as parking, picnic tables, etc.

Mr. Thomas commented on accessibility to trailheads and referred to the McDowell Sonoran Conservancy in Phoenix, Arizona. At the Conservancy, there are more than 12 access points with parking lots, restrooms and water facilities for hikers.

Mr. Correa wondered if there was a hierarchy issue regarding neighborhood based trails/trailheads and access to other State Park trailheads, levels of trailhead physicality, etc. He commented on the issue of promoting the City to both the locals and visitors.

Chair Wakeem noted UTEP is redesigning the campus, where the extension of Arroyo Park goes through the campus, to create a walking trail.

- As a long term goal, Chair Wakeem wondered why it would not be possible to have connectivity all the way from Palisades through Arroyo Park through UTEP and on to the river. It is doable, it is all one trail. Additionally, Mr. Cedillos pointed out an ideal location for parking at the base of Arroyo Park.
- Another long term goal is the River Trail, which is in the Open Space Master Plan and is also a big part of the new Comprehensive Plan.

Mr. Thomas noted the Parks & Recreation Master Plan mentions the River Trail but does not go into great detail.

Mr. Correa surmised that trails are an issue, both existing and any additional opportunities.

Chair Wakeem reiterated the Red Sands would be one to add to the Open Space Master Plan.

Ms. Burt thought that small areas, within the City limits that are not developable or have not been developed, provide an opportunity for acquisition and then possibly create passive parks out of those areas. For example, the arroyo located right below Wildwood Court.

Mr. Correa asked what the process is to identify areas mentioned by Ms. Burt. Chair Wakeem responded the OSAB Stormwater Priority List.

Mr. Correa noted the other issue is funding and to acquire these areas you need funding.

Mr. Thomas asked Ms. Tuck when the Final Draft of the Revised Parks & Recreation Master Plan will be complete.

Ms. Tuck explained that the Parks & Recreation Department is hoping to present that to City Council in the summer.

Mr. Tolbert commented on North Reserve Park, located in the Mountain Park area, which is on the Parks & Recreation inventory list. He stated North Reserve Park was given to the City by the Government with the condition that the park is left in its natural state. North Reserve Park goes up the arroyo, up the ridge and right into the State Park. It would be nice if the Parks & Recreation Department provided a small parking area and cleaned up the area a little.

Ms. Balin noted that, per the Open Space Master Plan, there is an option to preserve agricultural land as open space. She felt it important to get this going on the eastside and in the Mission Valley area. Ms. Balin suggested leasing part of the property for trails.

Chair Wakeem disagreed and noted most of the agricultural land is outside the city limits.

Ms. Balin mentioned Texas A&M Extension Center and Blackie Cheser Park.

Due to lack of a quorum, Chair Wakeem requested a short recess. Meeting resumed approximately five minutes later.

Ms. Balin thought the Texas A&M Extension Center and Blackie Cheser Park may have natural habitat surrounding parks; these are areas that may have potential.

Mr. Valdez added there are a number of very wide El Paso Electric Company easements on the eastside.

Ms. Tuck responded Parks & Recreation Department has submitted a grant application to do something about that. She would keep the Board posted on the status of the project.

Mr. Correa commented on existing and future drainage ditches/channels. He asked if manufacturing these channels to contain this open space asset as more than just a trail, possibly include revegetation, reforestation, would this be something to consider.

Ms. Burt noted channels are owned by the EPWU-PSB.

Chair Wakeem thought that might be something to look into. Additionally, the EPWU-PSB Fred Hervey Plant is a very, very important wildlife habitat. Chair Wakeem felt this was also something to look into. Chair Wakeem noted existing eastside properties include the Feather Lakes and the Rio Bosque.

Mr. Valdez explained access to the Feather Lakes is allowed; however, there is no permanent physical access.

Ms. Balin added there is a trail around the Feather Lakes.

Ms. Burt referred to the Keystone Master Plan and noted there is a provision to connect the Wakeem Teschner Arroyo with Keystone by a trail. She wondered how that would be accomplished.

Ms. Tuck responded the Bond election; however, in terms of connectivity, this is the great discussion.

Chair Wakeem suggested Ms. Tuck look into that.

Mr. Correa remembered a discussion yesterday regarding a Nature Center at the Keystone Heritage Park.

Chair Wakeem commented on the City of Albuquerque Parks & Recreation Department, Open Space Division. Chair Wakeem stated it would be nice to have an Open Space Facility at the Keystone Heritage Park.

Ms. Tuck noted the Rio Bosque does have a sort of Educational Center, not quite as involved as the Keystone Heritage Park suggested facility.

Chair Wakeem wondered why both the Keystone Heritage Park and Rio Bosque Park could not have an educational facility.

Ms. Burt clarified it is a small Visitor's Center really.

Ms. Tuck would provide copies of the Keystone Heritage Park Master Plan and the Rio Bosque Master Plan to Mr. Correa.

Follow up questions per Mr. Correa:

1. *Aside from the Parks & Recreation Master Plan, as an Open Space Advisory Board, do you have any other goals you would like to accomplish.*

Chair Wakeem thought the Open Space Master Plan laid things out pretty well. It identifies the ecologically sensitive areas and arroyos; anything that has to do with Stormwater to include wetlands and bosques.

Mr. Valdez explained that, with the recent adoption of the Comprehensive Plan, a suggestion was made to prepare an Arroyo Plan.

Chair Wakeem provided background information regarding the OSAB trying to implement recommendations of the *Open Space Master Plan* and the obstacles encountered.

Ms. Cuellar and Chair Wakeem discussed annexations, parkland dedications, lack of funding, developers and transfer of development rights, OSAB adopting smart provisions and what the OSAB can do to accomplish the goals within the *Open Space Master Plan*.

2. *Mr. Correa would like to hear the OSAB's thoughts regarding active vs. passive park space.*

Chair Wakeem commented on park ponds and dividing of the 10% OSAB park pond monies.

Mr. Tolbert stated he would like to see more measures for water conservation, passive rainwater harvesting throughout the parks system.

Mr. Correa commented on the use of artificial turf and redesigning the City's park ponds to be assets instead of eye sores.

Mr. Valdez commented on providing incentives for developers to develop park ponds and other amenities.

Ms. Cuellar noted the City Plan Commission has asked the City Engineer to explain the Design Construction Manual slope requirements. The CPC is stating slope requirements for El Paso are not the same as other cities.

Chair Wakeem responded the OSAB changed the 2007 Subdivision Code slope requirements from a 6 to 1 slope to a 3 to 1 slope, small area/steeper slope.

Mr. Correa, Ms. Cuellar and Chair Wakeem discussed developers and incentives for park ponds.

Ms. Balin referred to the very large stormwater retention areas and wondered why those retention areas couldn't be opened to allow the public to walk their dogs.

Mr. Correa noted other cities are recognizing they have an asset and need to put it to use.

3. *Regarding parks in general, Mr. Correa asked the OSAB what their thoughts are regarding the current park system, what works and what does not; what steps need to be added, improved on, etc.*

Ms. Balin noted the Tucson Parks system has places for dogs to run, arroyos with paths that go for miles and a constructed wetland for birds. She would like to have those kinds of features here.

Ms. Burt remembered parks, when she was growing up, were predominantly passive with flowers and public art and that the sports fields weren't considered parks. Ms. Burt would like Parks to separate the sports field from the park; for example, recreation fields then parks. Ms. Burt complimented the Parks Department noting the trees, grass and the maintenance of the medians has improved 100% over the last three years.

Chair Wakeem stated that over the last five years the City parks have greatly improved.

Mr. Tolbert would like to see more community gardens. Additionally, he thought it would be great if the Parks & Recreation Department would allow volunteers for things like trail building, connectivity, native tree planting.

Ms. Tuck commented on the city's parking lot construction requirements.

Mr. Thomas thought that there was a City Department that coordinates volunteers.

Ms. Tuck responded, as a defined volunteer mechanism, the Parks & Recreation Department has "Park Partners". Ms. Tuck elaborated on the Paso Del Norte Health Foundation Grant recently awarded to the Parks & Recreation Department. She explained that half of the monies are to include nutrition curriculum into existing after school programs and summer camps and day cares; the other half of the grant monies is to build a pilot project community garden within an existing City park.

Mr. Correa invited the OSAB to the public meetings.

5. **Discussion and Action:** Items for Future Agendas.

1. Chair Wakeem requested:
 - a. Keystone Heritage Park
 - b. Northeast Master Plan
 - c. ASARCO Update (tentative)
 - d. Trailheads – Report on timeline
 - e. 2012 Open Space Advisory Board Meeting Schedule (new)
2. Mr. Thomas requested:
 - a. Meeting with Mr. Dallo regarding Silver Springs access
3. Mr. Tolbert requested:
 - a. Stormwater Funding Quarterly Report - PSB
4. Mr. Coronado:
 - a. Plats and Land Study Quarterly Report - Planning

STAFF UPDATES

Mr. Coronado explained rewrite of the OSAB ordinance will be adopted next Tuesday. The NOS Overlay will be presented to the City Council at the May 1st, City Council meeting.

6. **Adjournment**

MOTION:

*Motion made by Mr. Tolbert, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED TO ADJOURN.***



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00058
Application Type: SmartCode Rezoning
CPC Hearing Date: May 3, 2012
Staff Planner: Laura Kissack, 915-541-4723, kissacklf@elpasotexas.gov

Location: **Parcel 1** is located north of Executive Center Boulevard, east of Interstate 10 and west of Mesa Street
Parcel 2 is located south of Castellano Drive, north of Executive Center Boulevard, east of Interstate 10 and west of Mesa Street
Parcel 3 is located north of Castellano Drive and east of Mesa Street

Legal Description: **Parcel 1:** Being a portion of Tract 1, all of Tracts 3 and 3A, John Barker Survey No. 10 and Tract 4F2B, A.F. Miller Survey No. 215 and Tracts 6 and 7, I.F. Harrison Survey No. 54 and Montecillo Unit Three Amending Plat save and except Lot 2, Block 2, Thereof as recorded in clerk's file no. 20090065237 and save and except 4.6007 acres being Lots 3 and 4, Block 9, Montecillo Unit Three Replat A, recorded in clerk's file No. 20110085971, Real property records City of El Paso City, El Paso County, Texas
Parcel 2: Being Tract 4, John Barker Survey No. 10, City of El Paso, El Paso County, Texas.
Parcel 3: Being Lot 1, Block 3, Kings Hill Replat and Tract 4A, 6G and a portion of Tract 6A, A.F. Miller Survey No. 216 and Tract 21, John Barker Survey No. 10, City of El Paso, El Paso County, Texas.

Acreeage: Parcel 1 - 201.26 acres; Parcel 2 - 6.9054 acres; Parcel 3 - 83.91 acres
Rep District: 1 and 8
Current Zoning: **Parcel 1 contains** C-1, C-2, C-3/C, GMU/C, A-2, R-3, R-3A, R-5, M-1
Parcel 2 contains M-3
Parcel 3 contains C-1, C-1/SC, A-O/SC, A-O/C/SC, PR-1/SC and R-3
Proposed Zoning: SCZ (SmartCode Zone)

Proposed Use: TND(Traditional Neighborhood Development)
Property Owner: EPT Mesa Development, LP
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

Parcel 1

North: A-2, A-3/SP, R-3
South: M-1, M-3
East: A-3, C-1, GMU/C, C-3, SCZ
West: A-2/SC, M-1

Parcel 2

North: R-3
South: M-3
East: M-3
West: M-3

Parcel 3

North: PR-2

South: C-1/SC,A-2

East: PMD

West: C-3, C-1, GMU/C

Plan for El Paso Designation: G2, Traditional Neighborhood, walkable

Nearest Park: Galatzan Park (0.30 miles)

Nearest School: LB Johnson Elementary; Morehead Middle (0.75 miles)

NEIGHBORHOOD ASSOCIATIONS

Mesa Hills Neighborhood Association

Upper Mesa Hills Neighborhood Association

Coronado Neighborhood Association

Save the Valley

Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing shall be mailed to all property owners within 300 feet of the subject property on April 19, 2012. Public comments are pending.

APPLICATION DESCRIPTION

The applicant is requesting a rezoning from A-2, AO, C-1, C-2, C-3, GMU, M-1, M-3 PR-1, R-3 and R-5 to SmartCode Zone (SCZ) to permit three New Community Traditional Neighborhood Developments (TND) with a TOD Overlay. The property is 288.88 acres in size and is currently vacant. The regulating plan shows three pedestrian sheds with transect zone allocations T1, T3, T4, T4O, T5 and T5O. Total Civic Space for the three sites is 97.4 acres in size.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from current zones to SCZ (SmartCode Zone) based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with Title 21 SmartCode and furthers the City Council direction to promote smart growth.

Plan El Paso-Regional Land Use Patterns

All applications for rezoning shall demonstrate compliance with the following criteria:

New Neighborhoods

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. Also see goals and policies in the Urban Design Element.

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.

Engineering & Construction Management Services Department – Plan Review

Pending

Engineering & Construction Management Service Department - Land Development

Pending

Department of Transportation

Pending

El Paso Water Utilities

Pending

Fire Department

Pending

Police Department

Pending

CITY PLAN COMMISSION OPTIONS

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

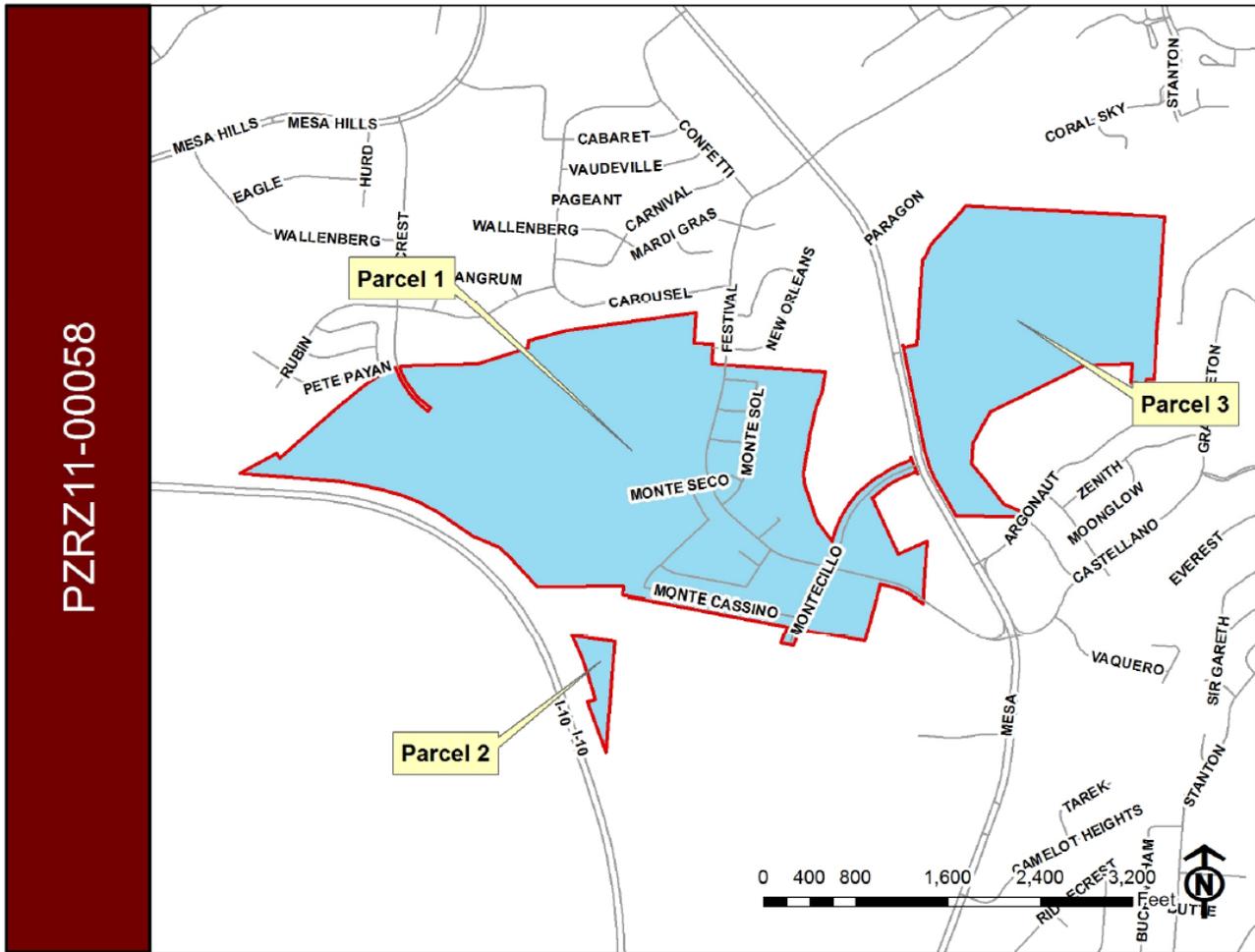
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance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

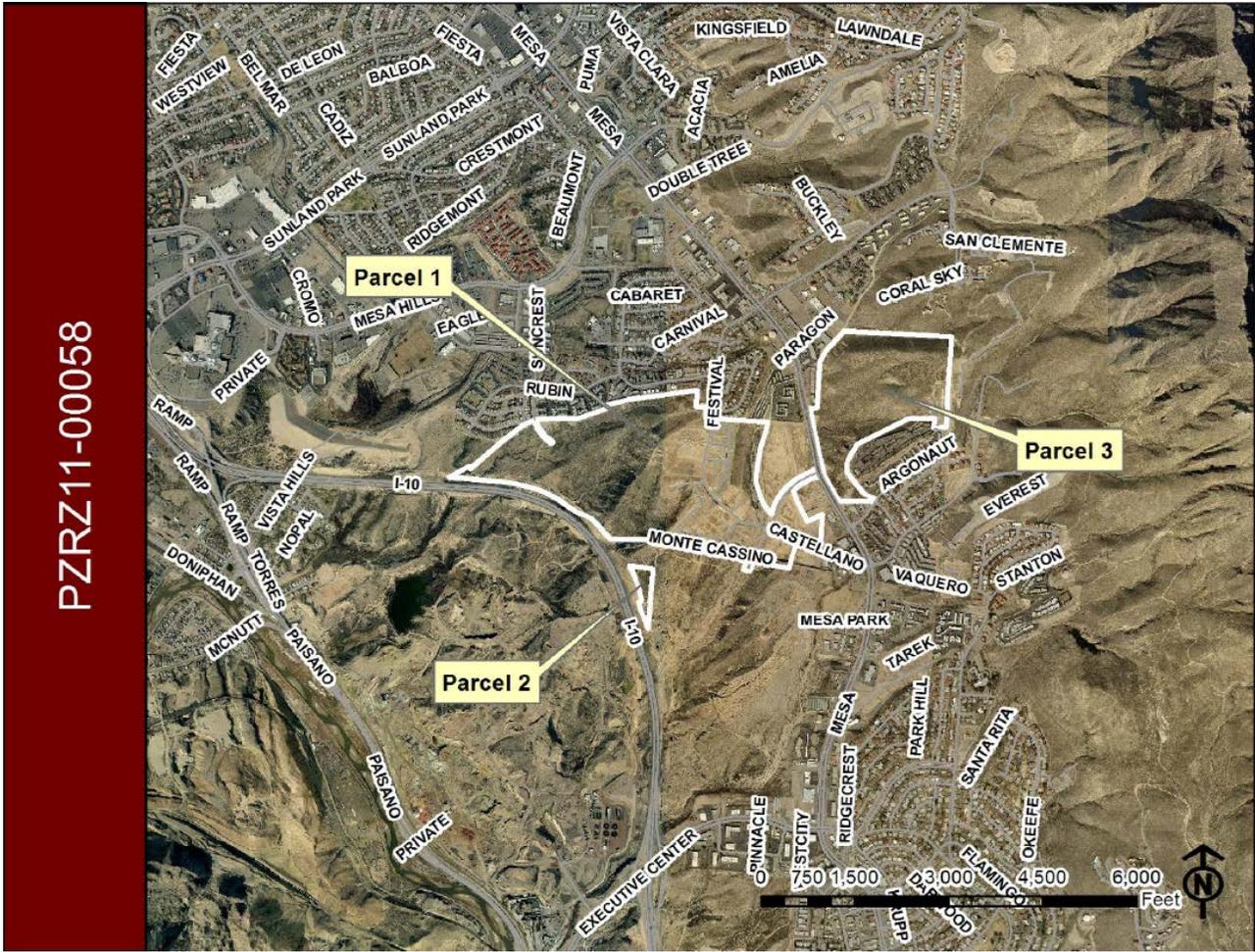
Attachments:

Attachment 1: Location Map

Attachment 2: Aerial Site Plan

Attachment 3: Regulating Plan (Exhibit “F” of Ordinance)





SMARTCODE APPLICATION
EL PASO, TEXAS
CODE OF ORDINANCES
TITLE 21 APPLICATION

MONTECILLO DEVELOPMENT
REGULATING PLAN

PREPARED FOR EPT LAND COMMUNITIES
9 MARCH 2012

Project Team

Lead Consultant
Moule & Polyzoides
Architects and
Urbanists

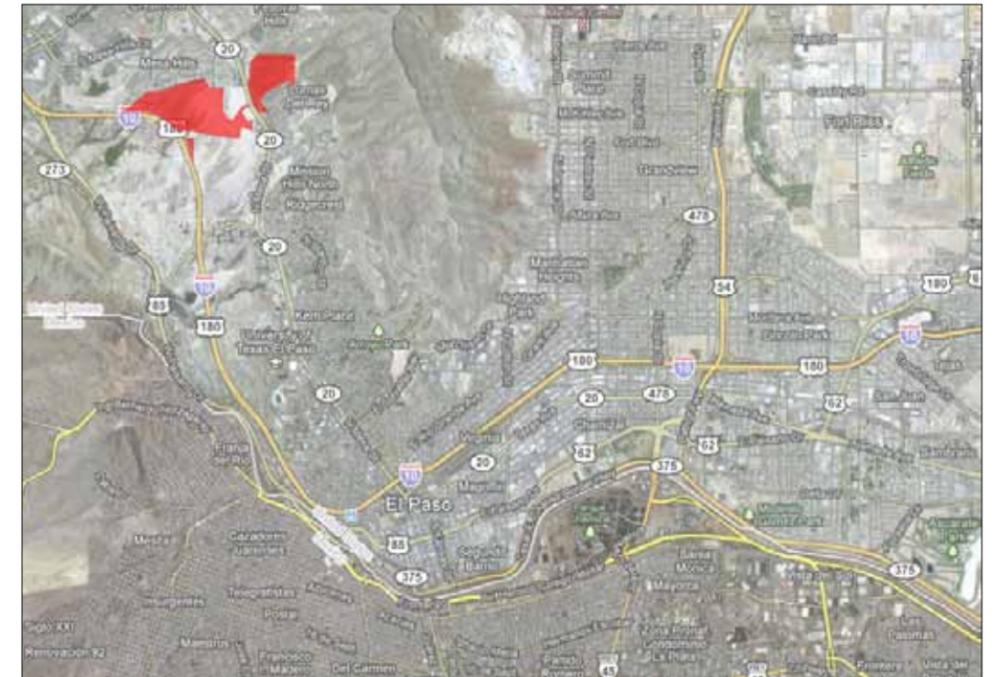
Stefanos Polyzoides
Vinayak Bharne
Thiago Valente
Alexandria Hoevel
Orlando Gonzalez

Transportation/Traffic
Swift and Associates

Peter Swift

Civil Engineers
Conde Inc.

Tony Conde
Yvonne C. Curry



Site Location

Table Of Contents

Aerial	3
Legal Descriptions	4
Existing Zoning	5
Project Size and Boundary	6
Transect Zone Allocation	7
Project Summary	8
Thoroughfare Assignment	11
Thoroughfare Standards	12
Maximum Block Size	16
Civic Space and Buildings	17
Pedestrian Trails	18
Playgrounds	19
Special Requirements	20
Warrants, Adjustments	21
Black and White Copy for Recording	23



SITE AERIAL



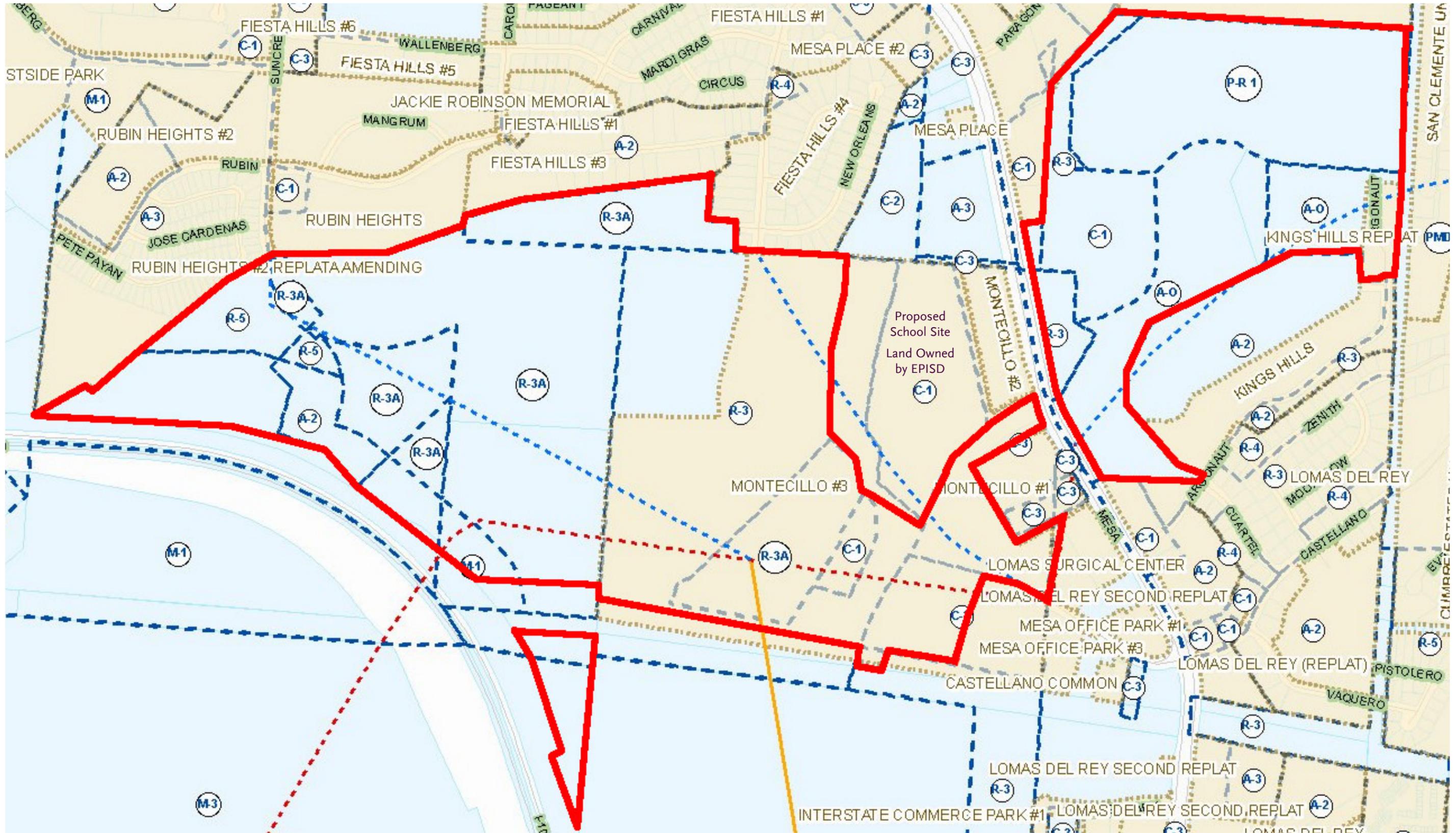
Description	Legal	Acreage
Planned Parenthood	A portion of Tract 6A, now known as Tract 6J, A.F. MILLER SURVEY No. 216, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	0.06490
Lomas Surgical	A portion out of Lot 1, Block 1, LOMAS SURGICAL CENTER, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 73, Page 23, Plat Records of El Paso County, Texas	0.70800
Asarco	Tract 1, JOHN BARKER SURVEY No. 10, an addition in the City of El Paso, El Paso County, Texas, according to the resurvey of said JOHN BARKER SURVEY No. 10 by El Paso County, Texas for tax purposes	125.95600
Cemex - Parcel 1	Tract 4F2B, A.F. MILLER SURVEY NO. 215, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	9.00900
Cemex - Parcel 2	Tract 3A, JOHN BARKER SURVEY NO. 10, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	24.80900
Cemex - Parcel 3 & 4	Tracts 6 and 7, I.F. HARRISON SURVEY NO. 54, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	47.55400
Cemex - Parcel 5	Tract 4, JOHN BARKER SURVEY NO. 10, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso central Appraisal District	6.90931
Cemex - Parcel 6	Tract 3, JOHN BARKER SURVEY NO. 10, in the City of El Paso, El Paso county, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	17.83262
Cemex - Parcel 7	A portion of Tract 5A, JOHN BARKER SURVEY NO. 10, in the City of El Paso, according to the map filed for tax purposes at the El Paso Central Appraisal District and a portion of I.F. HARRISON SURVEY NO. 54, in the City of El Paso, El Paso County, Texas, according to the map filed for tax purposes at the El Paso Central Appraisal District	1.42940
Lemiro - Parcel 1	Lot 1, Block 3, KINGS HILLS REPLAT, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 44, Page 15, Real Property Records, El Paso County, Texas	2.35500
Lemiro - Parcel 2	A portion out of Tract 6A, now known as Tract 6G, A.F. MILLER SURVEY NO. 216 in the City of El Paso, El Paso County, Texas, according to the resurvey of said A.F. MILLER SURVEY NO. 216 made by El Paso County, Texas for tax purposes	9.27100
Residential Vista	A parcel of land being Tract 21, JOHN BARKER SURVEY NO. 10 and Tract 4A and portion of Tract 6A, A.F. Miller Survey No. 216, City of El Paso, El Paso County, Texas	72.28000
	TOTAL ACREAGE	318.17823

SAVE AND EXCEPT

The Retreat	Lot 3 Block 9 Montecillo Unit Three Replat "A"	4.50320
The Venue - Parcel 1	Lot 1A, Block 1, MONTECILLO UNIT ONE REPLAT A, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof recorded under Instrument No. 20110018395, Real Property Records of El Paso County, Texas	4.04840
The Venue - Parcel 2	Lot 1, Block 2, MONTECILLO UNIT TWO, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof recorded under Instrument No. 20090006768, Plat Records of El Paso County, Texas	4.67960
Capital Bank	A portion of Lot 1, Block 1, MONTECILLO UNIT ONE, an Addition to the City of El Paso, El Paso County, Texas, according to the Map thereof recorded under Instrument No. 20080068640, Plat Records of El Paso County, Texas	1.64040
EPISD	Lot 2, Block 2, MONTECILLO UNIT THREE, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof recorded under Instrument No. 20090015123, Plat Records of El Paso County, Texas	14.41680
	TOTAL TO SAVE AND EXCEPT	29.28840

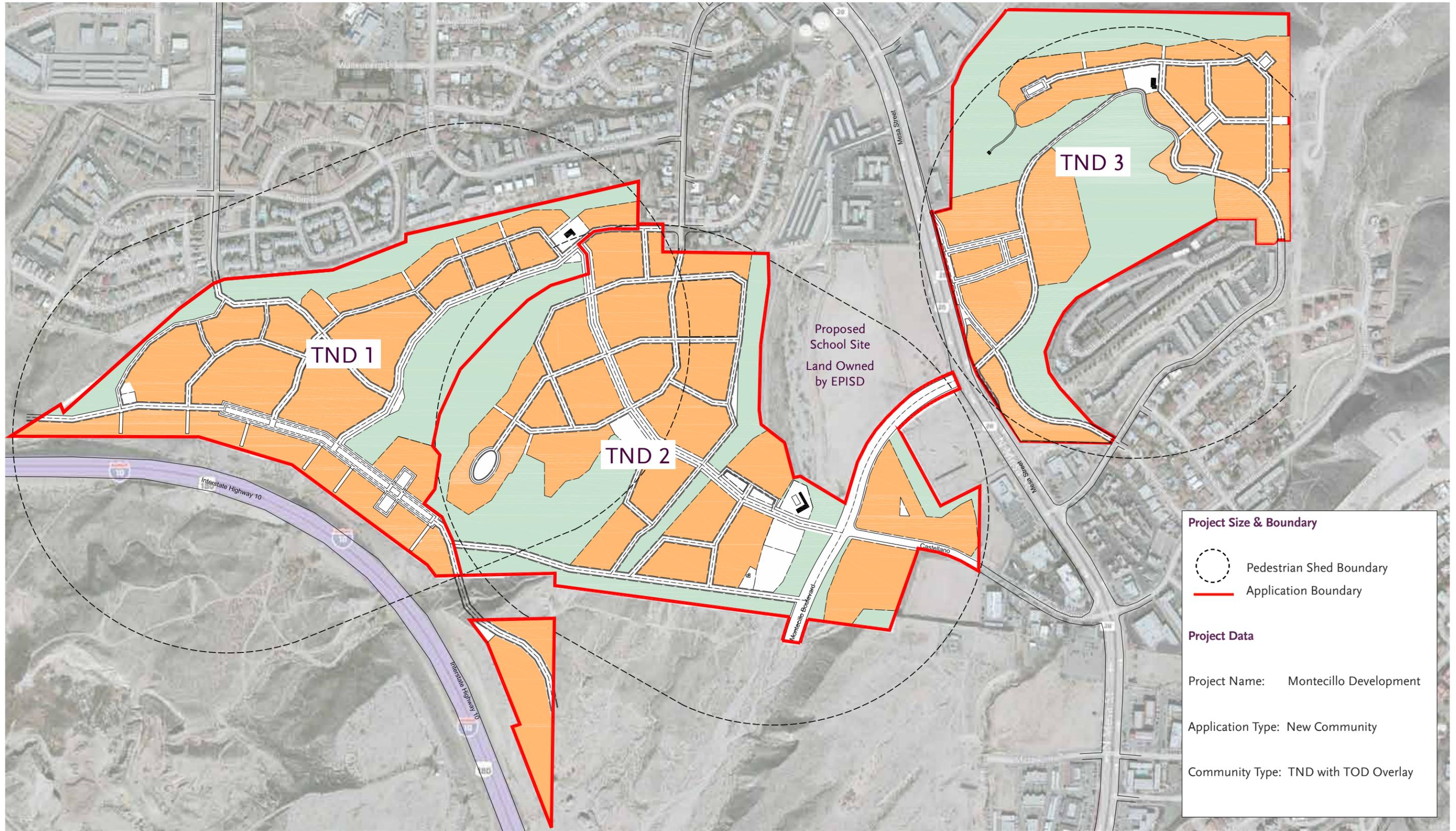
NET ACREAGE

288.88983



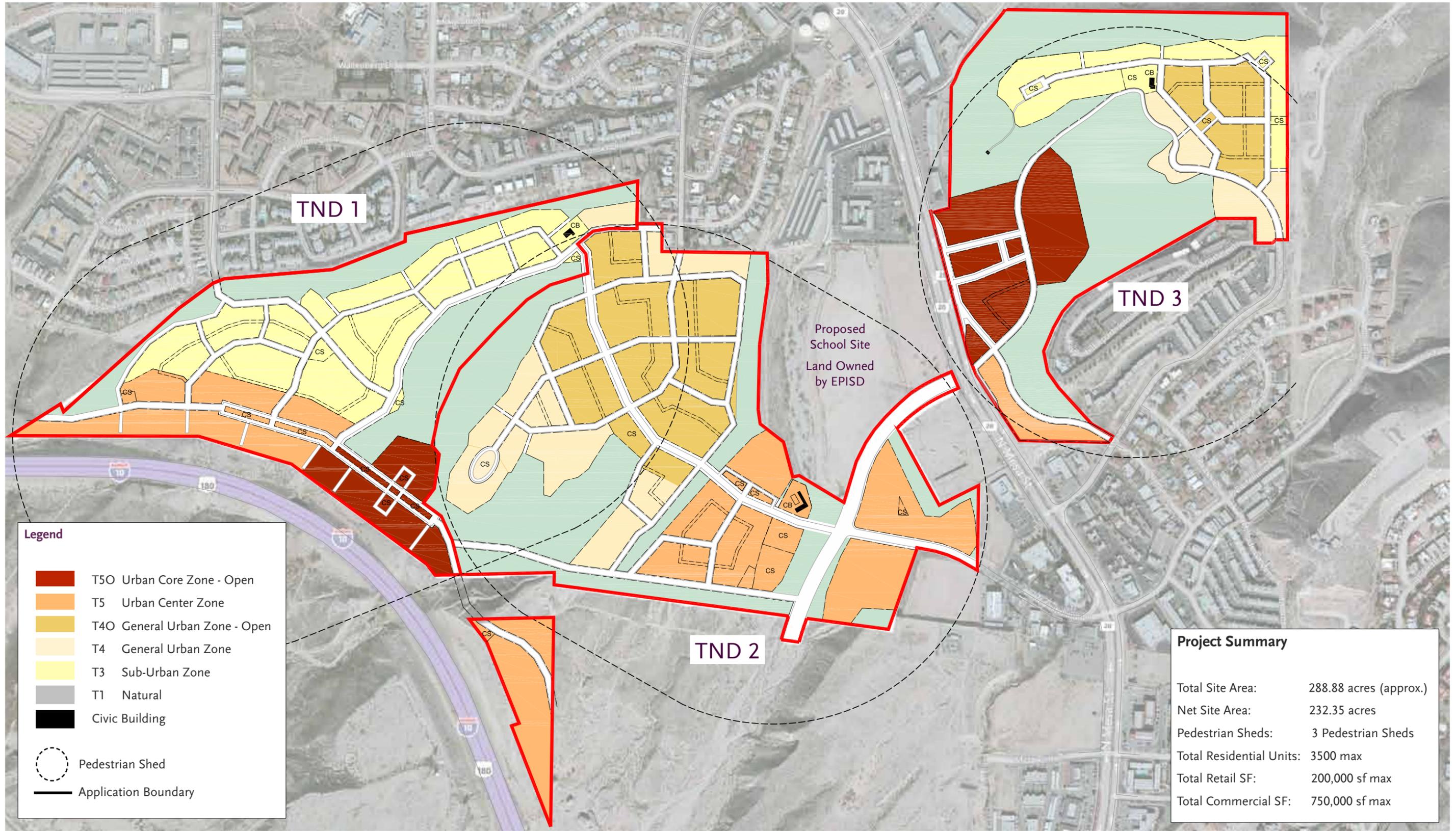
EXISTING ZONING





PROJECT BOUNDARY & BLOCK SIZES





Legend

- T50 Urban Core Zone - Open
- T5 Urban Center Zone
- T40 General Urban Zone - Open
- T4 General Urban Zone
- T3 Sub-Urban Zone
- T1 Natural
- Civic Building
- Pedestrian Shed
- Application Boundary

Project Summary

Total Site Area:	288.88 acres (approx.)
Net Site Area:	232.35 acres
Pedestrian Sheds:	3 Pedestrian Sheds
Total Residential Units:	3500 max
Total Retail SF:	200,000 sf max
Total Commercial SF:	750,000 sf max

TRANSECT ZONE ALLOCATION





TND 1 - Transect Zones

	Area (acres)	% Area Required by TOD Overlay	% Area Proposed
T50	7.16	30% max	8.4%
T5	17.09	30% max	20.1%
T40	0.00	40% max	0.0%
T4	1.01	50% max	1.2%
T3	23.49	60% max	27.6%
T1	18.58	no minimum	21.8%
Thoroughfares	17.75		
Total Area	85.08		



TND 1 - Civic Spaces

	Civic Space Acreage	Parks Acreage	Civic Building Acreage	Total	% Total Site Area
TND 1	2.12	18.58	0.00	20.70	25.4%



TND 2 - Transect Zones



TND 2 - Civic Spaces

	Area (acres)	% Area Required by TOD Overlay	% Area Proposed
T5O	0.00	30% max	0.0%
T5	21.26	30% max	18.3%
T40	22.34	40% max	19.2%
T4	14.86	50% max	12.8%
T3	0.00	60% max	0.0%
T1	33.37	no minimum	28.7%
Thoroughfares	24.49		
Total Area	116.32		

	Civic Space Acreage	Parks Acreage	Civic Building Acreage	Total	% Total Site Area
TND 2	3.55	33.37	1.27	38.19	33.9%



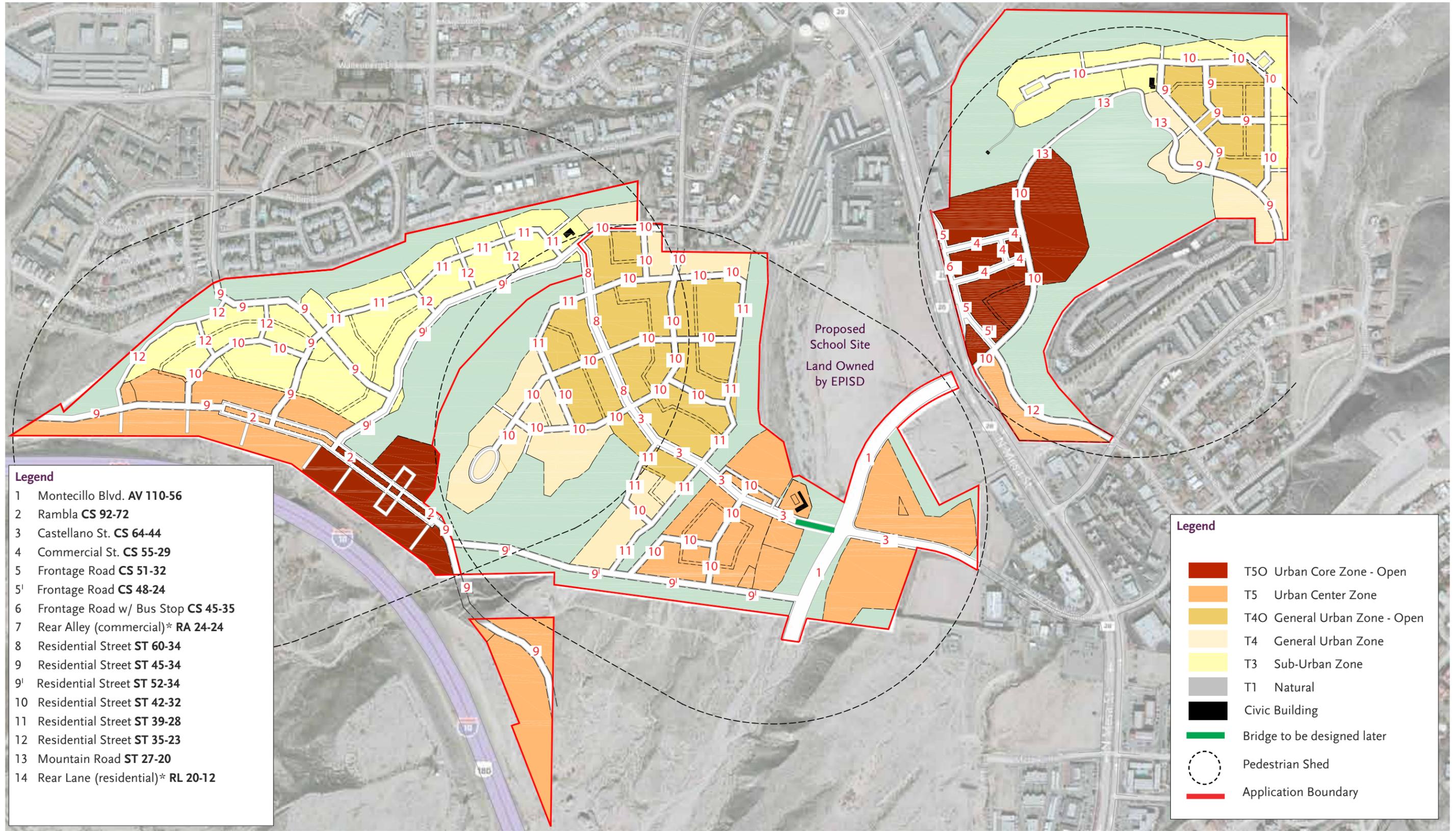
TND 3 - Transect Zones



TND 3 - Civic Spaces

	Area (acres)	% Area Required by TOD Overlay	% Area Proposed
T50	13.17	30% max	15.1%
T5	2.38	30% max	2.7%
T40	6.07	40% max	6.9%
T4	4.78	50% max	5.5%
T3	9.42	60% max	10.8%
T1	37.37	no minimum	42.7%
Thoroughfares	14.29		
Total Area	87.48		

	Civic Space Acreage	Parks Acreage	Civic Building Acreage	Total	% Total Site Area
TND 3	0.76	37.37	0.39	38.52	45.9%



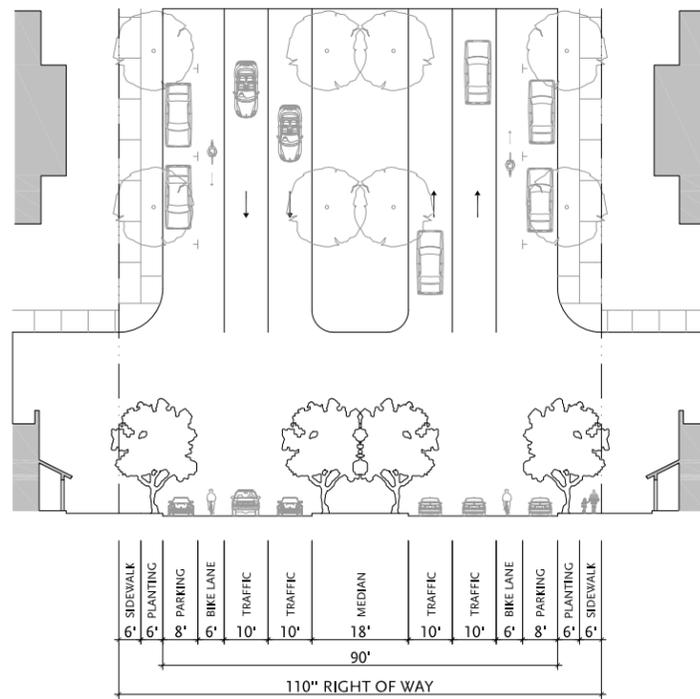
- Legend**
- 1 Montecillo Blvd. AV 110-56
 - 2 Rambla CS 92-72
 - 3 Castellano St. CS 64-44
 - 4 Commercial St. CS 55-29
 - 5 Frontage Road CS 51-32
 - 5' Frontage Road CS 48-24
 - 6 Frontage Road w/ Bus Stop CS 45-35
 - 7 Rear Alley (commercial)* RA 24-24
 - 8 Residential Street ST 60-34
 - 9 Residential Street ST 45-34
 - 9' Residential Street ST 52-34
 - 10 Residential Street ST 42-32
 - 11 Residential Street ST 39-28
 - 12 Residential Street ST 35-23
 - 13 Mountain Road ST 27-20
 - 14 Rear Lane (residential)* RL 20-12

- Legend**
- T5O Urban Core Zone - Open
 - T5 Urban Center Zone
 - T4O General Urban Zone - Open
 - T4 General Urban Zone
 - T3 Sub-Urban Zone
 - T1 Natural
 - Civic Building
 - Bridge to be designed later
 - Pedestrian Shed
 - Application Boundary

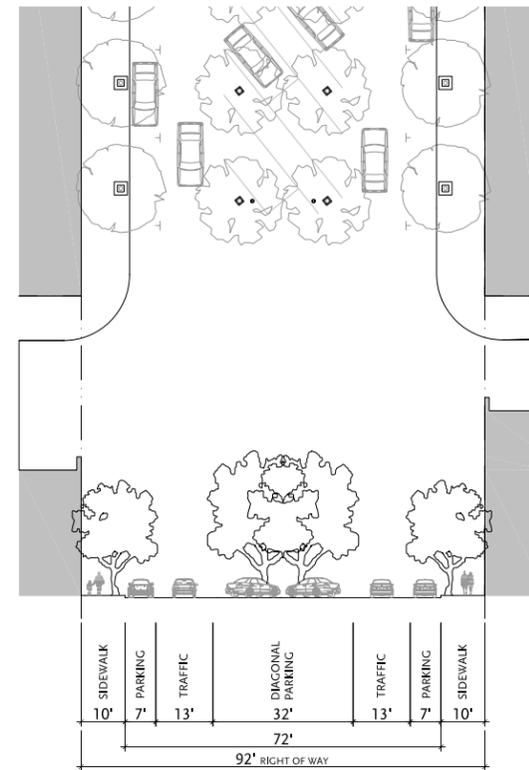
THOROUGHFARE ASSIGNMENT



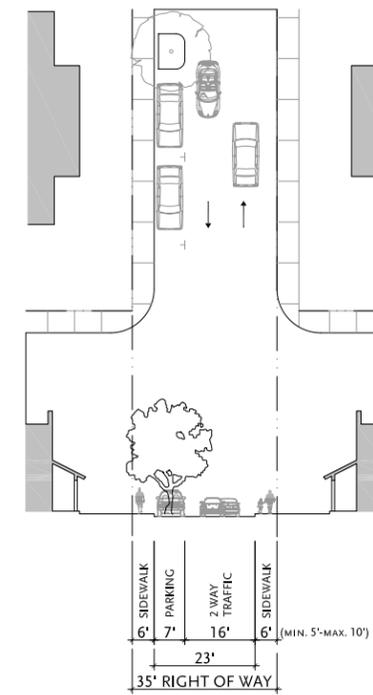
The following thoroughfares are proposed above and beyond those in Table 4C of the Smart Code.



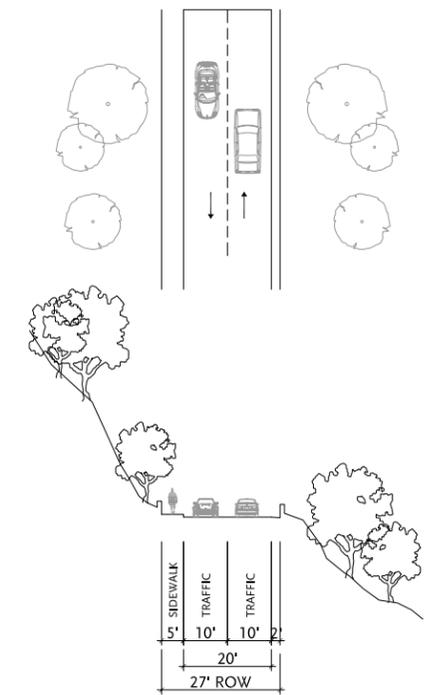
1. AC 110-56



2. CS 92-72



12. ST 35-23



13. RD 27-20

Notes:

Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.

Note: The travel lanes of ST 27-20 may be split at different levels, depending on topography conditions.

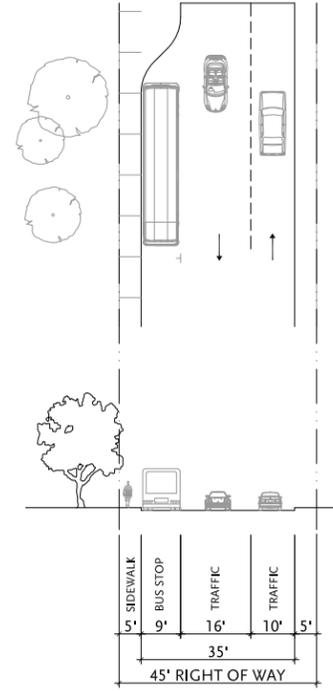
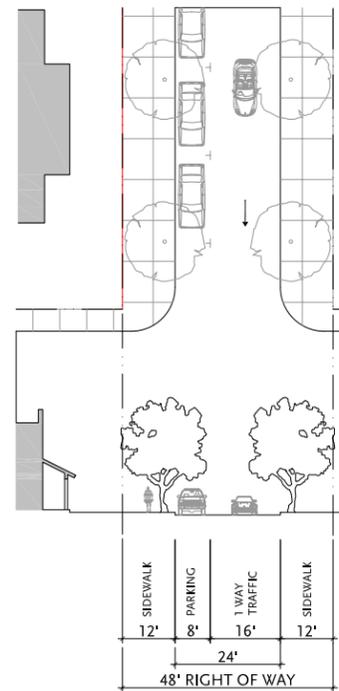
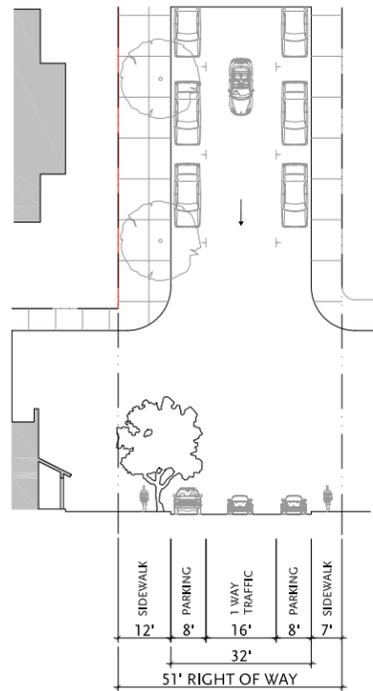
T5	
Thoroughfare Type	Avenue
Transect Zone Assignment	T5
Right-of-Way	110
Pavement Width	68
Movement	Free
Design Speed	32
Pedestrian Crossing Time	25
Traffic Lanes	4
Parking Lanes	2
Curb Radius	15
Public Frontage Type	Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	6' conc
Planter Type	Verge
Curb Type	6" VC&G
Landscape Type	Trees
Transportation Provision	Bus

T5	T5O	
		Commercial Street
		T5, T5O
		92
		72
		Free
		25
		20
		2
		2 Par. + 2 Diag.
		15
		Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
		Conc.
		Box
		6" VG&G
		Trees
		N/A

T5	
	Street
	T5
	35
	23
	Slow
	20
	6.5
	2
	1
	15
	Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
	Conc.
	N/A
	6" VG&G
	N/A
	N/A

T3	T4	T5O	
			Road
			T3, T4, T5O
			27
			20
			Slow
			20
			5.7
			2
			0
			10
			Common Yard, Porch & Fence, Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
			Conc. 1 side
			N/A
			6" VG&G
			N/A
			N/A

THOROUGHFARE STANDARDS - PROPOSED NEW STREETS



Notes:

Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.

5. CS 51-32

T50	
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T50
Right-of-Way	51
Pavement Width	32
Movement	Free
Design Speed	25
Pedestrian Crossing Time	9.1
Traffic Lanes	2
Parking Lanes	2
Curb Radius	15
Public Frontage Type	Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Conc.
Planter Type	In walk
Curb Type	6" VG&G
Landscape Type	Tree 1 side
Transportation Provision	N/A

5'. CS 48-24

T50	
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T50
Right-of-Way	48
Pavement Width	24
Movement	Slow
Design Speed	20
Pedestrian Crossing Time	6.8
Traffic Lanes	1
Parking Lanes	1
Curb Radius	15
Public Frontage Type	Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Conc.
Planter Type	In walk
Curb Type	6" VG&G
Landscape Type	Trees
Transportation Provision	N/A

6. CS 45-35

T50	
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T50
Right-of-Way	45
Pavement Width	35
Movement	Free
Design Speed	28
Pedestrian Crossing Time	10
Traffic Lanes	2
Parking Lanes	0
Curb Radius	15
Public Frontage Type	Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Conc.
Planter Type	N/A
Curb Type	6" VG&G
Landscape Type	Trees
Transportation Provision	Bus

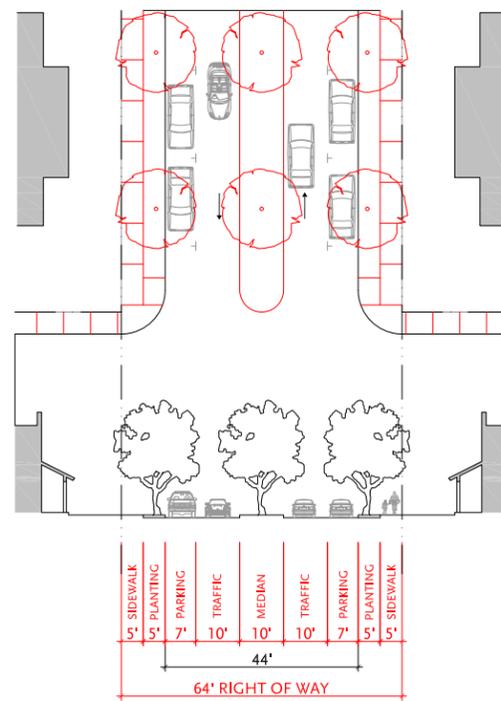
THOROUGHFARE STANDARDS - PROPOSED NEW STREETS

The following thoroughfares are modified versions of those in Table 4C of the Smart Code.

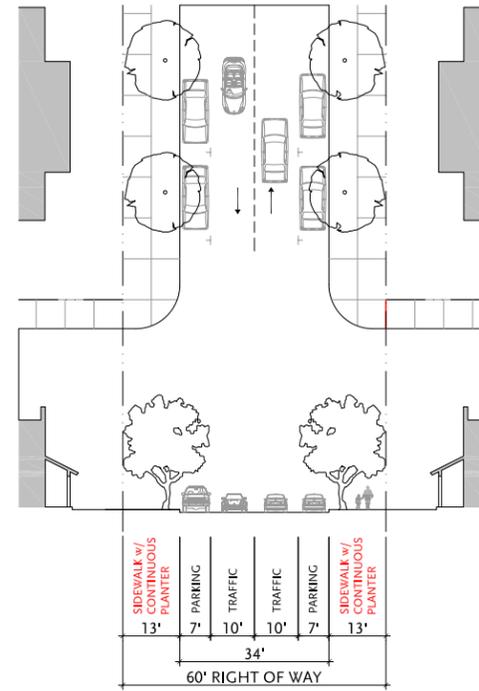
Notes:

Changes to any existing SmartCode Thoroughfare standards are shown here in red.

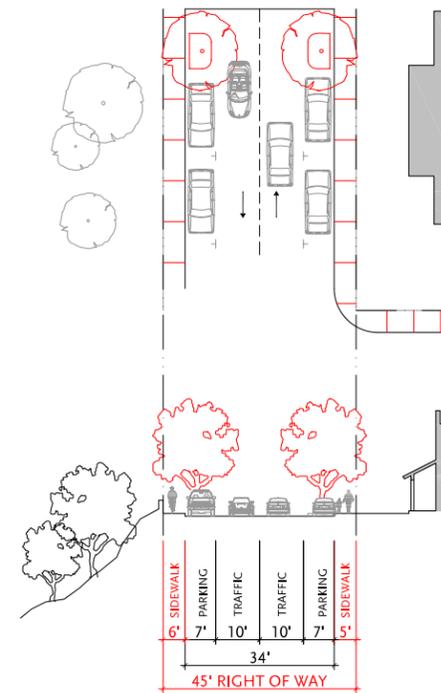
Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.



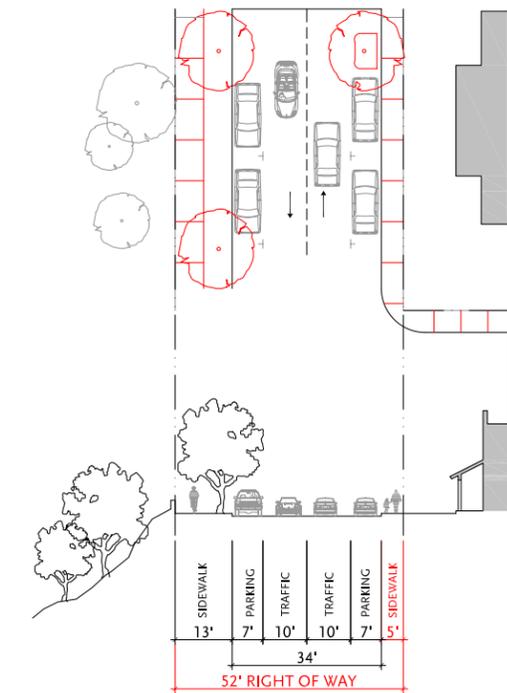
3. CS 64-44
(Modification of CS 74-44)



8. ST 60-34
(Modification of ST 60-34)



9. ST 45-34
(Modification of ST 60-34)



9!. ST 52-34
(Modification of ST 60-34)

	T4 T4O T5
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T4, T4O, T5
Right-of-Way	64
Pavement Width	44
Movement	Free
Design Speed	28
Pedestrian Crossing Time	12.5
Traffic Lanes	2
Parking Lanes	2
Curb Radius	15
Public Frontage Type	Porch & Fence, Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Conc.
Planter Type	Verge
Curb Type	6" VG&G
Landscape Type	Trees
Transportation Provision	N/A

	T4O
Thoroughfare Type	Street
Transect Zone Assignment	T4O
Right-of-Way	60
Pavement Width	34
Movement	Free
Design Speed	25
Pedestrian Crossing Time	9.7
Traffic Lanes	2
Parking Lanes	2
Curb Radius	15
Public Frontage Type	Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Conc.
Planter Type	Verge
Curb Type	6" VG&G
Landscape Type	Trees
Transportation Provision	N/A

	T3 T4 T4O T5 T5O
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4, T4O, T5, T5O
Right-of-Way	45
Pavement Width	34
Movement	Slow
Design Speed	25
Pedestrian Crossing Time	9.7
Traffic Lanes	2
Parking Lanes	2
Curb Radius	15
Public Frontage Type	Common Yard, Porch & Fence, Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Conc.
Planter Type	Box in P. Lane
Curb Type	6" VG&G
Landscape Type	Trees
Transportation Provision	N/A

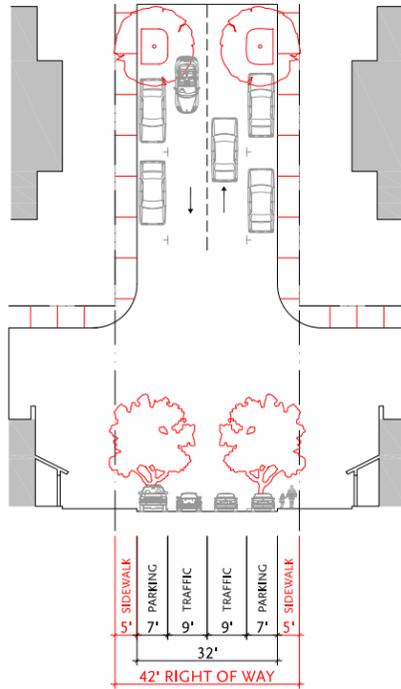
	T3 T4 T5
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4, T5
Right-of-Way	52
Pavement Width	34
Movement	Slow
Design Speed	25
Pedestrian Crossing Time	9.7
Traffic Lanes	2
Parking Lanes	2
Curb Radius	15
Public Frontage Type	Common Yard, Porch & Fence, Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Conc.
Planter Type	Box in P. Lane
Curb Type	6" VG&G
Landscape Type	Trees
Transportation Provision	N/A

THOROUGHFARE STANDARDS - STREETS FROM SMARTCODE TO BE MODIFIED

Notes:

Changes to any existing SmartCode Thoroughfare standards are shown here in red.

Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.

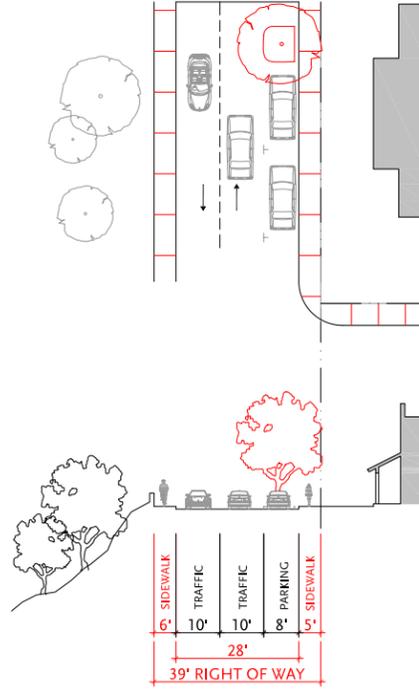


10. ST 42-32

(Modification of ST 60-32)

T3 T4 T4O T5 T5O

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T3, T4, T4O, T5, T5O
Right-of-Way	42
Pavement Width	32
Movement	Slow
Design Speed	25
Pedestrian Crossing Time	9.1
Traffic Lanes	2
Parking Lanes	2
Curb Radius	15
Public Frontage Type	Common Yard, Porch & Fence, Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Conc.
Planter Type	Box in P. Lane
Curb Type	6" VG&G
Landscape Type	Trees
Transportation Provision	N/A

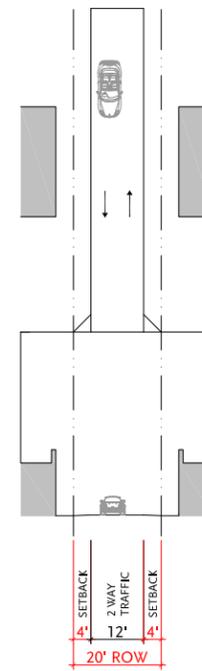


11. ST 39-28

(Modification of ST 30-28)

T3 T4 T4O

Thoroughfare Type	Street
Transect Zone Assignment	T3, T4, T4O
Right-of-Way	42
Pavement Width	32
Movement	Slow
Design Speed	25
Pedestrian Crossing Time	9.1
Traffic Lanes	2
Parking Lanes	2
Curb Radius	15
Public Frontage Type	Common Yard, Porch & Fence, Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Conc.
Planter Type	Box. in P. Lane
Curb Type	6" VG&G
Landscape Type	Trees
Transportation Provision	N/A



14. RL 20-12

(Modification of RL 24-12)

T3 T4 T4O

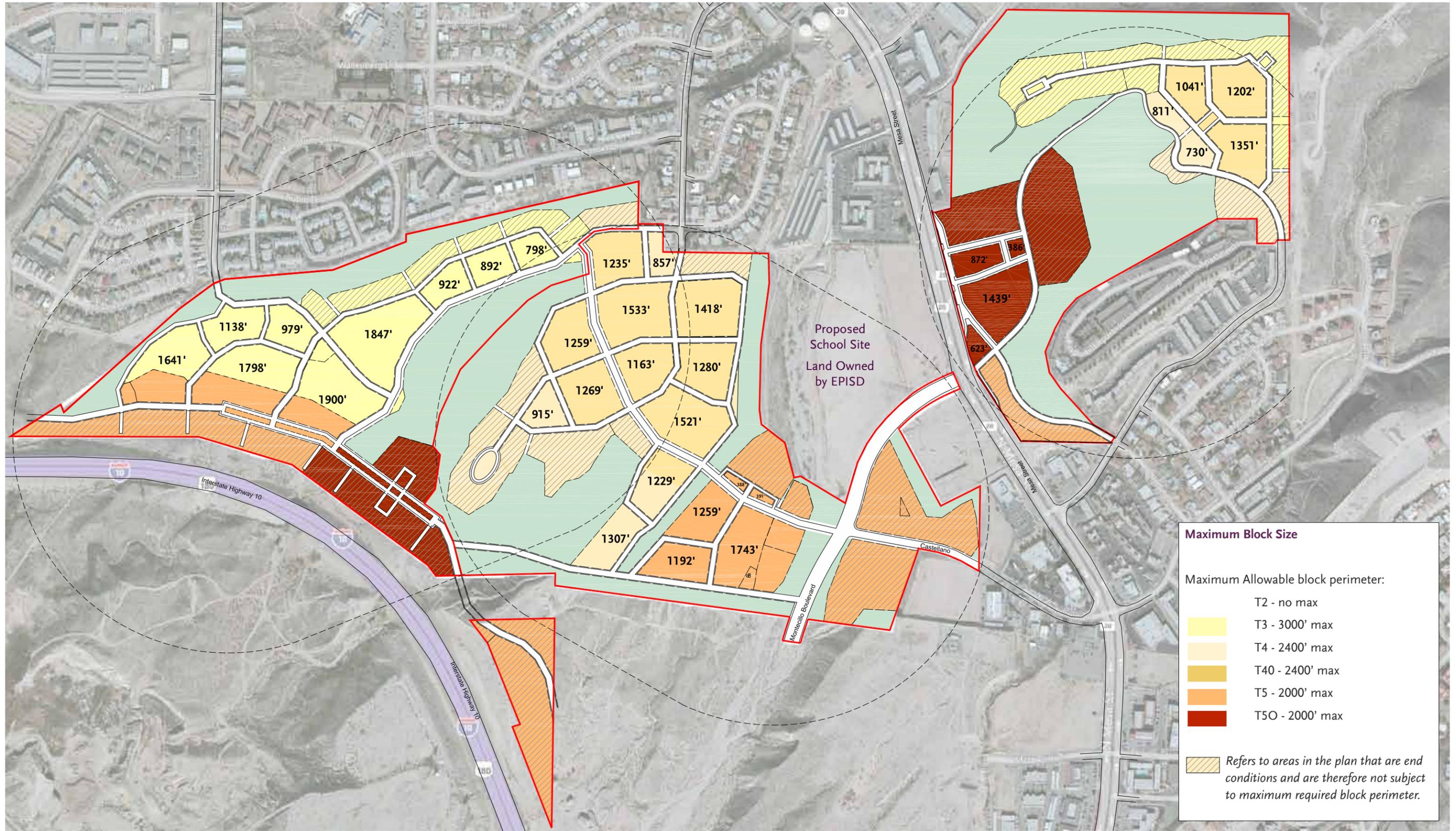
Thoroughfare Type	Rear Lane
Transect Zone Assignment	T3, T4, T4O
Right-of-Way	20
Pavement Width	12
Movement	Yield
Design Speed	15
Pedestrian Crossing Time	5.7
Traffic Lanes	1
Parking Lanes	0
Curb Radius	5
Public Frontage Type	Common Yard, Porch & Fence, Terrace/Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade
Walkway Type	Gravel
Planter Type	N/A
Curb Type	N/A
Landscape Type	N/A
Transportation Provision	N/A

Notes:

Changes to any existing SmartCode Thoroughfare standards are shown here in red.

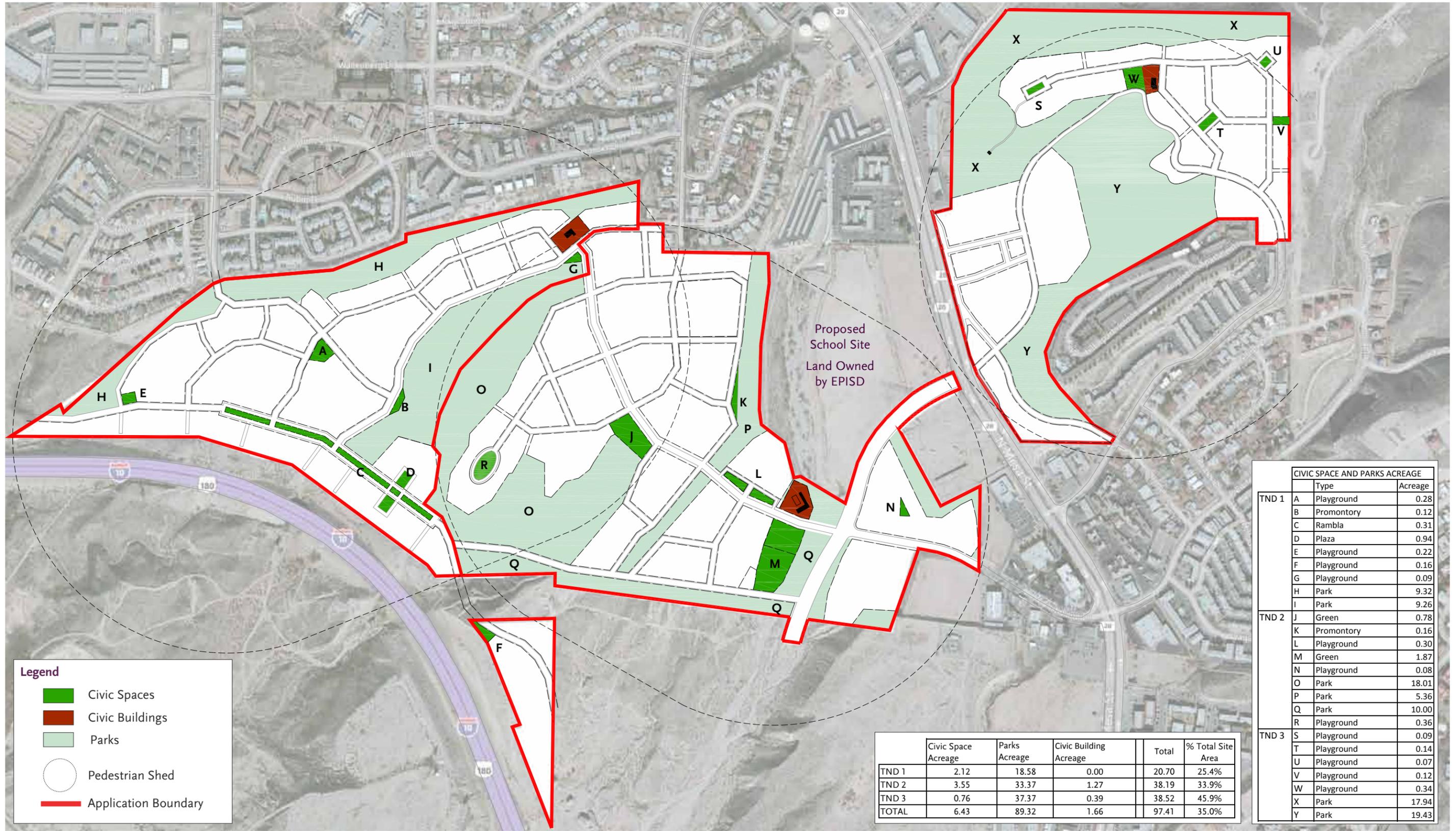
Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.

THOROUGHFARE STANDARDS - STREETS FROM SMARTCODE TO BE MODIFIED



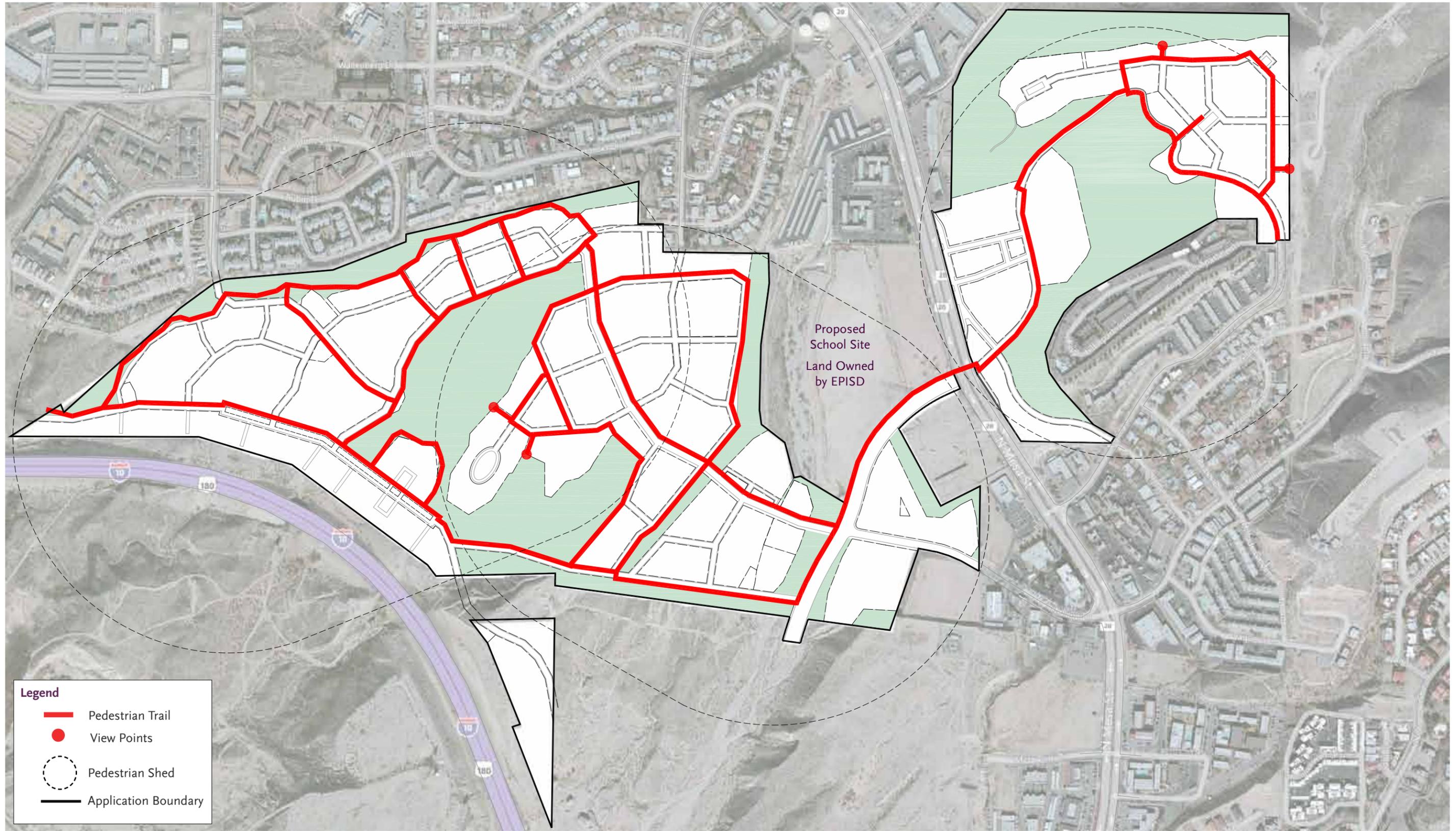
MAXIMUM BLOCK SIZE



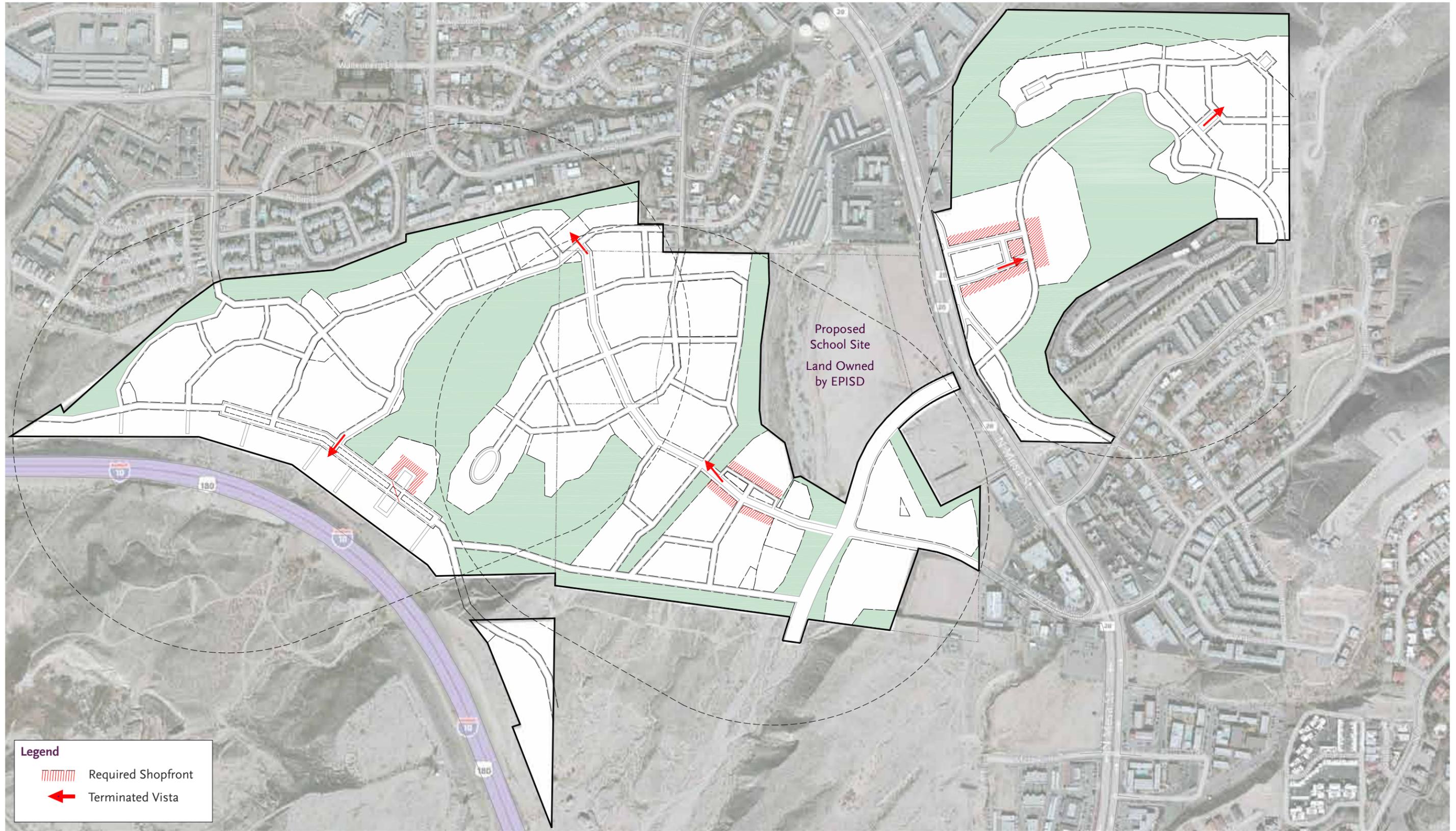


CIVIC SPACE AND BUILDINGS





PEDESTRIAN TRAILS



SPECIAL REQUIREMENTS

I. Warrants:

1. SECTION 21.30.050(D)(1) CIVIC BUILDING REQUIREMENTS:

New communities should have “a meeting hall or a third place in proximity to the main civic space of each pedestrian shed.”

This plan is requesting the following modification:

Community buildings such as clubs, swimming pools, day care centers and retail stores, can fulfill the civic building requirement.

Retail stores in transect zones T3, T4, T4O, can be parked on a similar basis as civic buildings.

2. TABLE 14: SUMMARY TABLE / BLOCK SIZE / BLOCK PERIMETER MAXIMUMS

Most blocks within the plan that are surrounded by streets on all or at least two sides and are therefore held to a perimeter maximum to ensure that the street grid allows seamless traffic distributions and encourages walkability. But due to the extreme topography of the site, there are several cases where streets do not terminate into other streets, but end in closes and linear end parcels (shown in the diagram below). These parcels are fronted by streets on only one side. They are therefore exempted from the maximum block perimeter requirements.

3. TABLE 14:

This plan is requesting a Frontage Buildout reduction for the T4O and T5 Transect zones from 80% to as less as 60% in cases when lots have significant topography making portions of the site unbuildable. In such lots, frontage will be reduced on a discretionary basis.

This plan is requesting a maximum Front Setback increase for T4O and T5 zones from the stipulated 12 feet when the lot contains significant topography that makes it difficult to build close to the front property line. In such cases the Front Setback will be determined on a discretionary basis.

This plan is requesting a maximum Side Setback increase from the stipulated 12 feet for T4O and T5 zones when a lot contains significant topography making it difficult to build close to the front property line. In such cases the Front Setback will be determined on a discretionary basis.

This plan is requesting a Lot Width increase in the T5 zone from 180' max. to 550' max.

4. TABLE 4C: THOROUGHFARE ASSEMBLIES

a) Page 14 shows modifications to various streets within the Smart Code. The specific modifications are:

1. Planting street trees in planters between the parked cars. This helps provide shade in El Paso's hot climate and also helps visually reduce the streets dimension helping to slow down traffic.
2. Reducing the sidewalk width to 5 feet.
3. Removing the continuous planter on either side of the street.

b) See page 12 for the new proposed streets above and beyond those currently in the Smart Code.

5. FRONT ACCESS TO PARKING/ FRONT SETBACK

Due to the complex site terrain, there are places where the steep slopes cannot allow for rear alley access, and block widths cannot accommodate alley access. In such cases the lots are accessed via perpendicular driveways from the street. To ensure a pedestrian environment, the following conditions will apply:

1. All garages will be located in the rear 30% or 30 feet of the lot, whichever is greater. When garages are placed in the lot rear, the width of the driveway between the dwelling and side property line shall be a maximum of 14 feet.
2. When slopes at the property rear do not allow for the above, garages will be located with a minimum setback of 20 feet from the face of the building.
3. No two garages will be placed adjacent to each other.
4. In extreme sloping sites, when garages cannot be set back from the street, the number of such dwellings shall be decided on a case by case basis by topographical constraint.

6. CHAPTER 21.80 TABLES, SC66:

This plan is requesting a front setback warrant for the T3 zone, because of the reduced block depths due to extreme topographical conditions.

Front Setback (P) should be reduced to 10' min.

II. Adjustments:

1. CHAPTER 21.80, TABLE 13;CIVIC SPACE:

The plan has introduced new civic space types the Promontory and Rambla.

- a. Promontory: A small open space located at the edge of a bluff or cliff primarily for viewing the natural landscape. It may be located to terminate streets or at intermittent intervals along edge streets. It may be of any shape. It is largely hardscaped with little planting. There shall be no minimum or maximum size for such a space.



Promontory

- b. Rambla: A linear open space between one-way streets that extends for at least three successive blocks. The space is largely hard-scaped with intermittent or potted planting and always lined with trees at the edges. The tree canopies typically cover the entire width of the space creating a shaded zone for communal activity. This space can be used flexibly on a daily, weekly or seasonal basis. It may be striped for parking during normal hours, converted into a farmer's market or closed with bollards for communal functions. Playgrounds may not be located within the Rambla. The minimum width of such a space shall be 16 feet, and the maximum shall be 40 feet.



Rambla showing flexible use of central tree-shaded space – parking vs farmers market.

2. This plan is adding a new Transect zone called T50. The adjoining chart shows the various conditions for this transect zone.

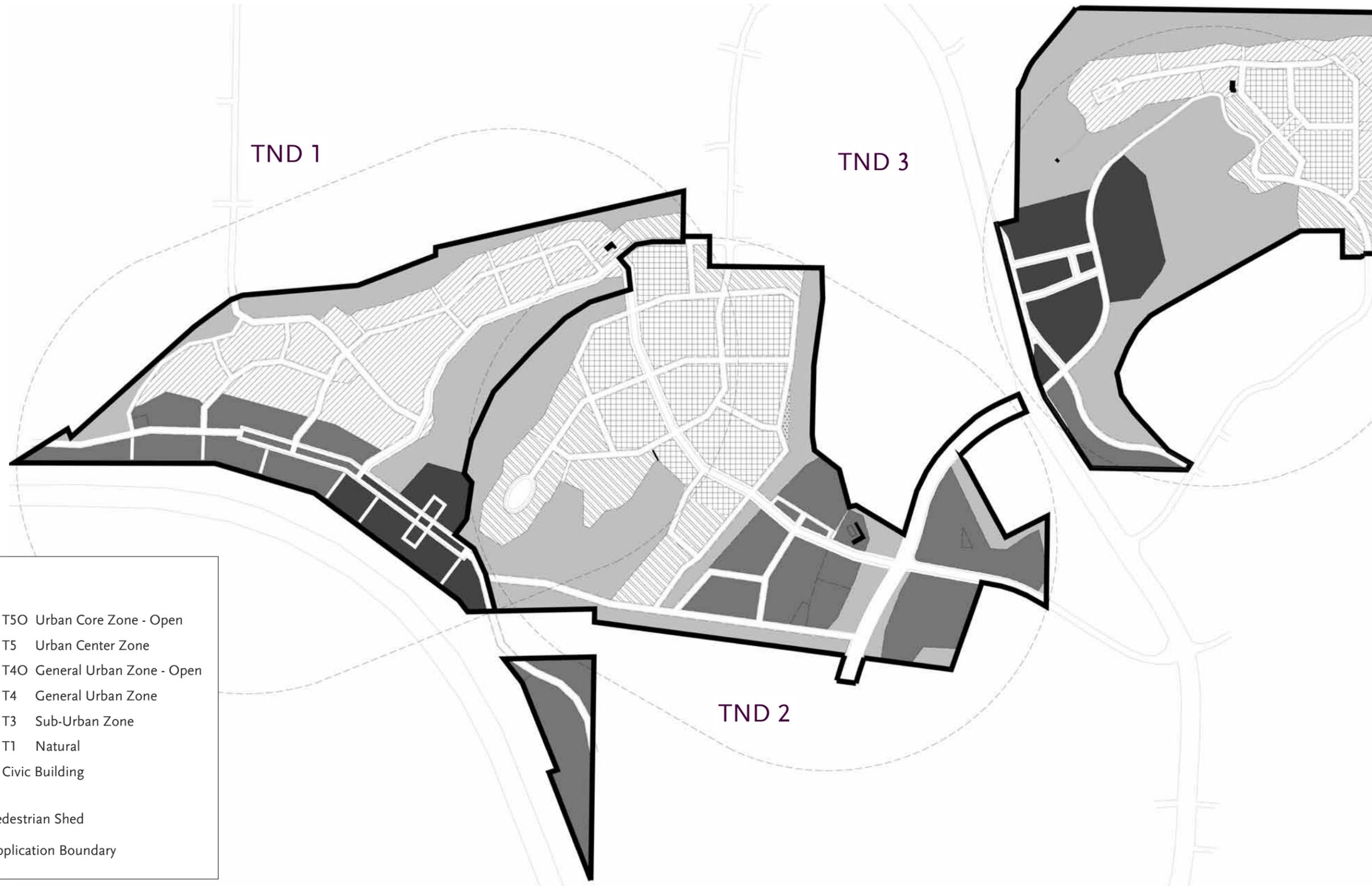


T50 Transect Zone

T50 Transect Summary Table

a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)	
CLD requires	not permitted
TND requires	30% max
RDC requires	30% max
b. BASE RESIDENTIAL DENSITY (see Section 3,4)	
Reserved	
By Right	100 units / ac. gross
Other Functions	30 - 60% min
c. Block SIZE	
Block Perimeter	2000 ft. max
d. THOROUGHFARES (see Table 3 and Table 4)	
HW	not permitted
BV	permitted
AV	permitted
CS	permitted
DR	permitted
ST	permitted
RD	not permitted
Rear Lane	not permitted
Rear Alley	required
Path	not permitted
Passage	permitted
Bicycle Trail	not permitted
Bicycle Lane	not permitted
e. CIVIC SPACES (see Table 13)	
Park	not permitted
Green	permitted
Square	permitted
Plaza	permitted
f. LOT OCCUPATION	
Lot Width	18 ft. min 180 ft. max
Lot Coverage	90% max

g. SETBACKS - PRINCIPAL BUILDING	
Front Setback (Principal)	0 ft. min 12 ft. max
Front Setback (Secondary)	0 ft. min 12 ft. max
Side Setback	0 ft. min 24 ft. max
Rear Setback	0 ft. min
Frontage Buildout	80% min
h. SETBACKS - OUTBUILDING	
Front Setback	40 ft. max from rear prop
Side Setback	0 ft. min
Rear Setback	3 ft. max
i. BUILDING DISPOSITION (see Table 9)	
Edgeyard	not permitted
Sidyard	permitted
Rearyard	permitted
j. PRIVATE Frontages (see Table 7)	
Common Yard	not permitted
Porch & Yard	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awnings	permitted
Gallery	permitted
k. BUILDING CONFIGURATION (see Table 8)	
Principal Bulding	8 Stories max, 2 min
Outbuilding	2 Stories max
l. BUILDING FUNCTION (see Table 10 & Table 12)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use



Legend

- T5O Urban Core Zone - Open
- T5 Urban Center Zone
- T4O General Urban Zone - Open
- T4 General Urban Zone
- T3 Sub-Urban Zone
- T1 Natural
- Civic Building
- Pedestrian Shed
- Application Boundary

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