

# South of Artcraft

City Plan Commission — August 14, 2025

REZONING



**CASE NUMBER:** PZRZ25-00008  
**CASE MANAGER:** Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)  
**PROPERTY OWNER:** ASLM, LTD  
**REPRESENTATIVE:** Conde, Inc.  
**LOCATION:** South of Artcraft Rd. and East of Westside Dr. (District 1)  
**PROPERTY AREA:** 9.98 acres  
**REQUEST:** Rezone from G-MU (General Mixed Use) to C-1 (Commercial)  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** None received as of August 7, 2025

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from G-MU (General Mixed Use) to C-1 (Commercial) to allow for the use of commercial retail.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of Plan El Paso, the City's adopted Comprehensive Plan. The recommended conditions are as follows:

1. That access to Westside Drive shall be provided to the subject property and that access shall continue and be provided to the adjacent property to the south to avoid landlocking such property.
2. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.
3. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
  - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
  - b. Providing outdoor amplified sound.
4. That no office warehouse uses shall be permitted.

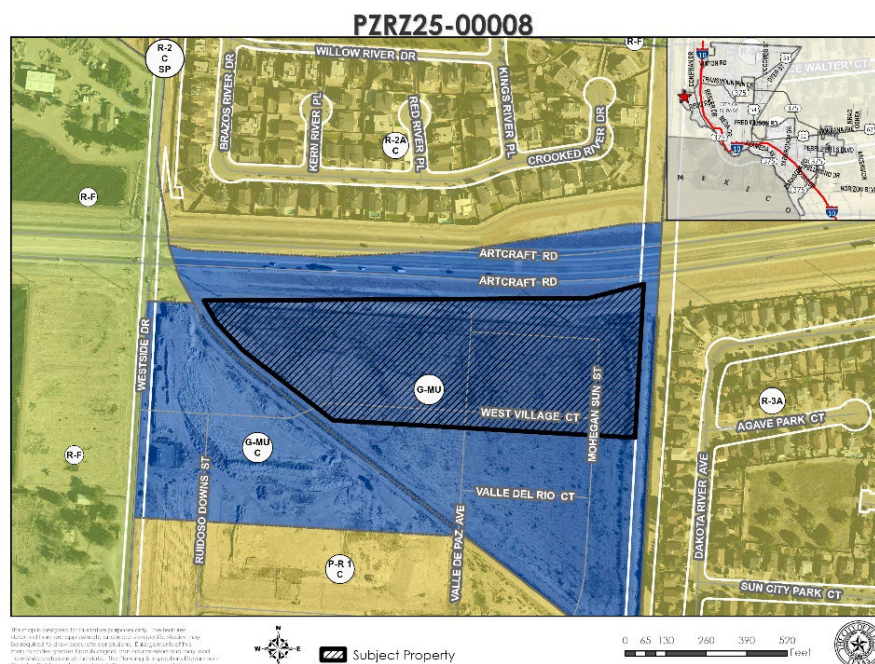


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from G-MU (General Mixed Use) to C-1 (Commercial) for the proposed use of commercial retail. The property is approximately 9.98 acres in size and is currently vacant. The conceptual site plan shows the proposed layout of three (3) commercial buildings and parking areas. Access to the subject property will be from Westside Drive. Vehicular access from Artcraft Road to the development will be subject to approval from the Texas Department of Transportation (TxDOT). The conceptual site plan is not subject to zoning compliance review under Title 20 of the El Paso City Code and is non-binding.

**PREVIOUS CASE HISTORY:** The Northwest Upper Valley Plan was adopted by City Council on January 13, 2004, and amended on July 25, 2017. This plan regulates development and furthers the goals and policies of *Plan El Paso*. The property lies within the Artcraft Road Corridor of the Northwest Upper Valley Plan. According to the plan, new commercial development must be limited to uses that are compatible with the surrounding neighborhood.

On July 7, 2021, Ordinance No. 19204 was approved by City Council, which rezoned the property from R-F (Ranch and Farm) and P-R I/c (Planned Residential I/conditions) to G-MU (General Mixed Use) and G-MU/c (General Mixed Use/conditions) and approved a Master Zoning Plan (MZP) for a mixed commercial and residential use development.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed rezoning is consistent with the Northwest Upper Valley Plan and the Artcraft Corridor Vision. In addition, the proposed rezoning is appropriate for the property, as it is compatible with existing low-intensity uses. To the north, the subject property is bounded by Artcraft Road (SH-178) and across Artcraft Road there are single-family dwellings zoned R-2A/c (Residential/conditions). To the east are single-family dwellings zoned R-3A (Residential). To the south are properties zoned G-MU (General Mixed Use) and G-MU/c (General Mixed Use/conditions) that consist of vacant lots. To the west of the subject property and across Westside Drive, there are vacant lots zoned R-F (Ranch and Farm) and G-MU/c (Commercial/conditions). The nearest school is Gonzalo and Sofia Garcia Elementary School, located 1 mile away and the closest park is Willow River Park, located 0.20 miles away.

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b><u>G-4, Suburban (Walkable):</u></b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject property and the proposed development meet the intent of the proposed G-4, Suburban (Walkable) - Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to G-MU (General Mixed Use), P-R I (Planned Residential) and R-3 (Residential) zoning districts and will provide missing commercial uses to the area.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b><u>C-1 (Commercial) District:</u></b> The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The proposed C-1 (Commercial) zoning district would allow the integration of neighborhood commercial uses that are compatible with adjacent G-MU (General Mixed Use), PR-I (Planned Residential I) and R-3 (Residential) zoning districts.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the</p>	<p>Yes. The subject property will have access from Westside Drive, which is designated as a major arterial</p>



intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	in the City's Major Thoroughfare Plan (MTP) and connects to Artcraft Road, which is also classified as a major arterial in the City of El Paso's MTP. Vehicular access from Artcraft Road is subject to approval by the Texas Department of Transportation (TxDOT).
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The proposed development lies within the Artcraft corridor identified in the Northwest Upper Valley Plan. The plan calls for commercial uses that are compatible with the neighborhood.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve any greenfield or environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area is undergoing a transition from agricultural uses within the last 10 years. The subject property was rezoned from R-F (Ranch and Farm) and PR-I/c (Planned Residential I/condition) to G-MU (General Mixed Use) and G-MU/c (General Mixed Use/conditions) in 2021. Property to the west across Westside Drive is currently undergoing a rezoning from R-F (Ranch and Farm) to C-1 (Commercial). Furthermore, the properties to the south were rezoned from R-F (Ranch and Farm) to PR-I/c (Planned Residential/condition) in 2007. In summary, this area is transitioning from obsolete agricultural land uses to new, compatible commercial development. This shift will provide a new source of commerce for the community.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The proposed development will have access to Westside Drive, which is designated as a major arterial in the City's Major Thoroughfare Plan (MTP). All appropriate infrastructure shall be installed at the time of development, which may include sidewalks, water and sewer extensions, stormwater drainage and roadway improvements. There are no bus stop located within a walkable distance (0.25 miles) of the subject property and the closest bus stop is located 0.51 miles away on Westside Drive and Borderland Road.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** Per the Texas Department of Transportation (TxDOT), the Artcraft Road main lanes have a current access denial line in place which prohibits TxDOT from granting access at this location. Staff recommends the included conditions to ensure compatibility with the existing surrounding developments.

**PUBLIC COMMENT:** The subject property lies within the boundaries of the Upper Valley Neighborhood Association, which was notified of the rezoning by the applicant. As required, public notices were sent to property owners within 300 feet on August 1, 2025. The Planning Division has not received any communication in support or opposition to the request from the public.

**RELATED APPLICATIONS:** None.

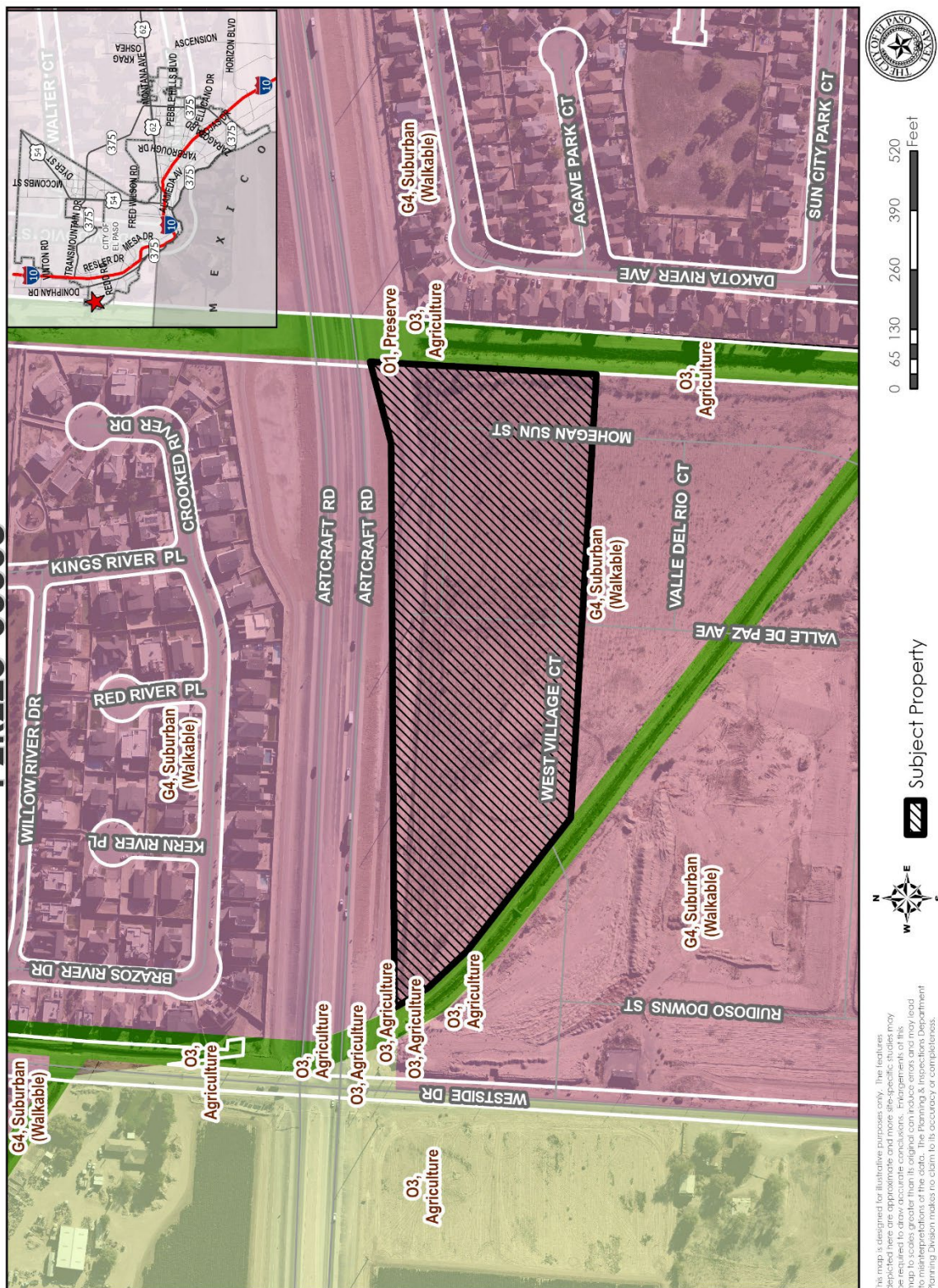
**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

**ATTACHMENTS:**

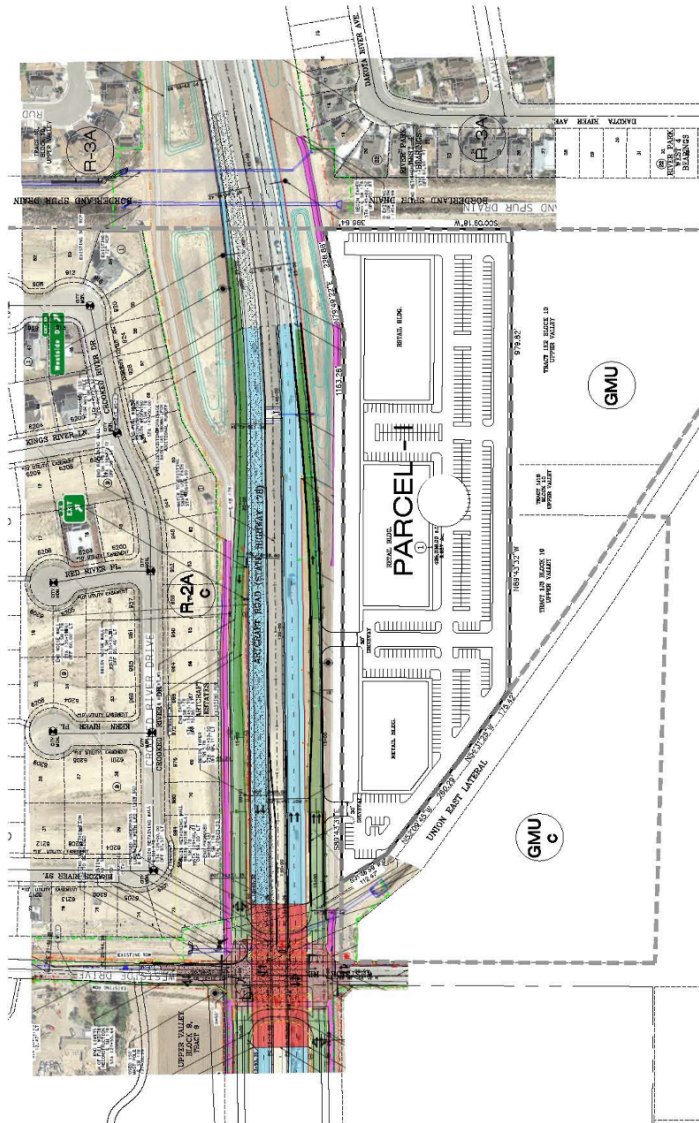
1. Future Land Use Map
2. Conceptual Site Plan
3. Ordinance No. 19204
4. Upper Valley Plan (Ordinance No. 18709)
5. Department Comments
6. Neighborhood Notification Boundary Map

# ATTACHMENT 1





# ARTCRAFT ADDITION REZONING PLAN



PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	0.067	C-4	CMT



SCHOOL DISTRICT  
CANUTILLO INDEPENDENT SCHOOL DISTRICT  
79655 ARTISAT RD. EL PASO, TX 79932

**CONDE INC.**  
6080 SURETY DR. SUITE 400  
ENG. - IVYNN CONDE CURRY  
SURVEYOR - BON A CONDE  
EL PASO, TEXAS 79905  
PHONE # (915) 592-0553

OWNER/ DEVELOPER  
EPWCY LLC  
6100 EASTSIDE DR.  
EL PASO, TEXAS 79933  
PHONE: (915) 592-0220


**CONDE INC.**  
 ENCLAVING / PLATING  
 601 / 60711 / 6110  
 6010 BOSTON RD. FIVE 30  
 N. PARK, TEXAS 75460  
 PHONE: (409) 546-1100

ORDERED DATE: FEBRUARY 18, 2005  
 CREDIT



# ATTACHMENT 3

39

019204

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF TRACT 1J3, 1J1B, AND 1K2, BLOCK 10, AND A PORTION OF TRACT 1H, BLOCK 10, UPPER VALLEY GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND P-R I/C (PLANNED RESIDENTIAL I/CONDITIONS) TO G-MU (GENERAL-MIXED USE) AND G-MU/c (GENERAL-MIXED USED/CONDITIONS) AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Tracts 1J3, 1J1B, and 1K2, Block 10, and a portion of Tract 1H, Block 10, Upper Valley Grant Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (Ranch and Farm) and P-R I/c (Planned Residential I/conditions) to G-MU (General Mixed Use) and G-MU/c (General-Mixed Use/conditions)** and approving a Master Zoning Plan (MZP), as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "B" and the Master Zoning Report attached as Exhibit "C" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

The Penalties for violating the standards imposed through this rezoning ordinance are found in Chapter 20.24 of the El Paso City Code.

ADOPTED this 7th day of July, 2021.

THE CITY OF EL PASO

Oscar Leiser  
Mayor

ATTEST:

Laura D. Prine  
Laura D. Prine  
City Clerk

APPROVED AS TO FORM:

Wendi Vineyard  
Wendi Vineyard  
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe  
Philip F. Etiwe, Director  
Planning & Inspections Department

21-1007-2732 / 1081056 | WV  
Ordinance No. 019204

South of Artcraft Rd. & East of Westside Dr.  
PZRZ21-00004

## EXHIBIT A



**BROCK & BUSTILLOS INC.**  
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.  
President

RANDY P. BROCK, P.E.  
Executive Vice President

SERGIO J. ADAME, P.E.  
Vice President - Engineering

AARON ALVARADO, R.P.L.S.  
Vice President - Surveying

TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

### METES AND BOUNDS DESCRIPTION (EAST COMMERCIAL PARCEL)

*A 17.6073 acres parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as Tracts 1J3, 1J1B and 1K2, Block 10, Upper Valley Grant Surveys and being more particularly described by metes and bounds as follows:*

**BEGINNING** at 1/2 inch rebar found on the south right-of-way line of Artcraft Road (State Highway No. 178) (variable width) and the west right-of-way line of Borderland Spur Drain (110 feet wide), identical to the northeasterly corner of said Tract 1K2;

**THENCE**, leaving the south right-of-way line of said Artcraft Road and following the west right-of-way line of said Borderland Spur Drain, South 00°09'18" West, a distance of 1,065.22 feet to the northeasterly right-of-way line of the La Union Lateral (50 feet wide) for the southeast corner of the parcel herein described;

**THENCE**, leaving the west right-of-way line of said Borderland Spur Drain and following the northeasterly right-of-way line of said La Union Lateral, North 56°02'03" West, a distance of 732.55 feet to a 5/8 inch rebar with survey cap No. "TX 5372" found for an angle point of the parcel herein described;

**THENCE**, continuing along the northeasterly right-of-way line of said La Union Lateral, North 54°31'27" West, a distance of 630.31 feet to an angle point of the parcel herein described;

**THENCE**, continuing along the northeasterly right-of-way line of said La Union Lateral, North 52°09'45" West, a distance of 260.29 feet to a 5/8 inch rebar with survey cap No. "TX 5372" found for an angle point of the parcel herein described;

**THENCE**, continuing along and passing the northeasterly right-of-way line of said La Union Lateral, North 31°46'59" West, a distance of 112.47 feet to a 5/8 inch rebar with busted survey cap found on the south right-of-way line of said Artcraft Road for the northwest corner of the parcel herein described;

**THENCE**, following the south right-of-way line of said Artcraft Road, South 89°43'30" East, a distance of 1,163.28 feet to a 5/8 inch rebar found for an angle point of the parcel herein described;

**THENCE**, continuing along the south right-of-way line of said Artcraft Road, North 79°49'23" East, a distance of 228.88 feet to the **POINT OF BEGINNING**.

Said parcel containing 17.6073 acres (766,972.0 square feet), more or less, and being subject to all easements, restrictions or covenants of record.

  
**Aaron Alvarado, TX R.P.L.S. No. 6223**  
**Date: January 05, 2021**  
**06884-026D-COMMERCIAL EAST-DESC**



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**BROCK & BUSTILLOS INC.**  
CIVIL ENGINEERS    URBAN DESIGNERS    LAND SURVEYORS

ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
AARON ALVARADO, R.P.L.S.  
Vice President - Surveying  
TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

**METES AND BOUNDS DESCRIPTION**  
**(WEST COMMERCIAL PARCEL)**

*A 4.4390 acres parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 1H, Block 10, Upper Valley Grant Surveys and being more particularly described by metes and bounds as follows:*

**COMMENCING** for reference at a 5/8 inch rebar with survey cap No. "TX 5372" found on the east right-of-way line of Westside Drive (50 feet wide) and the south right-of-way line of Artcraft Road (State Highway No. 178) (variable width); **WHENCE**, a 1/2 inch rebar found on the east right-of-way line of said Westside Drive, identical to the southwest corner of said Tract 1H, bears South 00°08'00" West, a distance of 3,538.39 feet; **THENCE**, following the south right-of-way line of said Artcraft Road, South 89°46'20" East, a distance of 30.00 feet to the northwest corner and the **POINT OF BEGINNING** of the parcel herein described;

**THENCE**, continuing along the south right-of-way line of said Artcraft Road, South 89°46'20" East, a distance of 60.34 feet to the northeast corner of the parcel herein described;

**THENCE**, continuing along the south right-of-way line of said Artcraft Road, South 23°46'17" East, a distance of 13.36 feet to an angle point of the parcel herein described;

**THENCE**, continuing and passing the south right-of-way line of said Artcraft Road, South 39°16'00" East, a distance of 175.00 feet to a 5/8-inch rebar with survey cap No. "TX 5372" found on the southwesterly right-of-way line of La Union Lateral (50 feet wide) for an angle point of the parcel herein described;

**THENCE**, continuing along the southwesterly right-of-way line of said La Union Lateral, South 54°35'00" East, a distance of 559.37 feet to the southeast corner of the parcel herein described;

**THENCE**, leaving the southwesterly right-of-way line of said La Union Lateral, South 58°17'23" West, a distance of 151.50 feet to an angle point of the parcel herein described;

**THENCE**, North 89°50'00" West, a distance of 369.75 feet to an angle point of the parcel herein described;

**THENCE**, North 00°08'00" East, a distance of 0.93 feet to an angle point of the parcel herein described;

**THENCE**, North 89°50'00" West, a distance of 135.00 feet to the southwest corner of the parcel herein described;

**THENCE**, North 00°08'00" East, a distance of 549.36 feet to the **POINT OF BEGINNING**.

Said parcel containing 4.4390 acres (193,363.8 square feet), more or less, and being subject to all easements, restrictions or covenants of record.

  
Aaron Alvarado, T.A.R.P.L.S. No. 6223

Date: January 05, 2021

06884-026D-COMMERCIAL WEST-DESC







## EXHIBIT C



### Village at Westside Crossings Application Package

Dated: May 13<sup>th</sup>, 2021.



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# **MASTER ZONING PLAN REPORT for VILLAGE at WESTSIDE CROSSING**

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# **VILLAGE at WESTSIDE CROSSING INTRODUCTION**

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## **MASTER ZONING PLAN REPORT** for **VILLAGE at WESTSIDE CROSSING**

This Master Zoning Plan is for a proposed GMU mixed use development at the southeast corner of Artcraft Road, an arterial running east-west and Westside Drive running north-south. The development falls within the Northwest Upper Valley Plan as described in Ordinance 01789. It falls entirely within the Artcraft Corridor as it is within 700 feet of Artcraft Road and is therefore subject to the portions of the ordinance that speak to the Corridor. See the attached map identifying the area to be rezoned. The area to be rezoned is approximately 22.04 acres.

The La Union Lateral cuts the land to be rezoned diagonally from the Artcraft/Westside intersection from northwest to southeast. That lateral belongs to the El Paso County Water Improvement District #1 and is not zoned. It will be crossed at two places by roads and placed underground as shown on the attachments for about 582 feet starting at the corner of the intersection. The large triangle north of the lateral of about 17 acres is currently zoned RF while the small portion south of the lateral of about 4 acres is currently zoned PR-1.

Vehicular access from Artcraft to the rezoned area is not currently allowed; thus, apart from portions served from the single-family development, commercial vehicular traffic will enter from Westside Drive. Discussions are underway with the Texas Department of Transportation (TXDOT) to allow access to Artcraft.

The single-family residential portion of the land to be rezoned consists of 48 lots of 5000 square feet each. It will be connected to the single-family development to the south by two bridges spanning the lateral, one on Mohegan Sun Boulevard on the east and one on Valle de Paz Avenue on the west. In addition, Valle de Paz Avenue will have an adjacent hike and bike trail will connect the development to the trail system running throughout the residential development to the south and to the existing hike and bike trail along Artcraft.

The setbacks for the single-family residential portion are to be the same as those for the single-family PR-1 development to the south: 20' - front; 20' - rear, 5' - side, and 10' - side street. The maximum residential structure height is 35 feet. The covenants for the residential portion will be the same as those of the PR-1 development.

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As shown on the Master Zoning Plan, the gross area of the of the commercial buildings of the GMU is currently shown to be 210,877 square feet. The main divisions of this are as follows:

Retail and Offices (coffee shops, restaurants, day care, gas station etc.)	75,655 sf.
Apartments (3 stories above retail, Approx. 150 rooms)	135,222 sf.

All uses and sizes in the commercial area are subject to land sales and/or leases. All uses permitted are included in the attached permitted uses list.

The setbacks for commercial lots are front – 0', rear – 20', side – 0, side street – 10'.  
Minimum average lot depth is 150 feet. Maximum building height for the hotel is 65 feet.  
Maximum building height for other commercial structures is 60 feet.

As per the Upper Valley Plan the residential and the commercial portions includes a 35' landscaped strip along Westside Drive that will include native or regionally-adapted plants and trees.

#### Schedule

The anticipated completion date for the development is 1 January 2024.



# GENERAL DESIGN PRINCIPLES

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**1. General Design Principles.** These design principles shall serve as guidelines only, and compliance with any guideline within the development will be determined on a case-by-case basis.

**a. Development Perspective.**

- The project property was recently cotton fields. The proposed development is intended to retain the characteristics of the area as per the North West Upper Valley Plan. Compliance with the NWUVP allows us to dedicate more than 3 times the parkland that would be otherwise required for a similar development in the adjacent PR-1 zoned land with encouraging commercial development in the Artcraft Corridor.
- Development is planned to include compatible uses that will serve the adjacent single-family home neighborhood. Both residential and commercial portions of the proposed GMU development will be connected to both single-family area and Artcraft by hike and bike trails.
- The proposed commercial design will be contiguous to and integrated with the adjacent neighborhood. It is organized as the neighborhood main street for the adjacent residential development with a pleasant pedestrian experience.

Bus stops are intended to be coordinated with Sun Metro. They will connect to existing hike and bike trail and continue connectivity throughout development. Valle de Paz Avenue will have an adjacent hike and bike trail that will connect the development to the trail system running throughout the residential development to the south and to the existing hike and bike trail along Artcraft.

- Vehicular access from Artcraft to the rezoned area is currently not allowed; thus, apart from portions served from the single-family development, all vehicular traffic will enter from Westside Drive. We have been working with TXDOT's consulting engineer Kelvin Kroeker of HTNB Corporation to include access from north boundary of the site and for access to Artcraft Rd.
- The single-family residential portion of the land to be rezoned consists of 48 single family lots of 5,000 square feet each. It will be connected to the single-family development to the south by two vehicular/pedestrian bridges spanning the La Union lateral, one on Mohegan Sun Boulevard on the east and one on Valle de Paz Avenue on the west. In addition, Valle de Paz Avenue will have a connecting hike and bike trail adjacent to it.
- Westside Village Court will be the main access to the commercial development having a wide R.O.W designed to have landscape at the front of commercial buildings with, parallel

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parking and a landscaped median at selected areas. Development designed to be pedestrian friendly and connecting with existing hike and bike trail along Artcraft Rd. to the North.

We are including a landscape buffer zone surrounding the residential area and also a 35' landscape strip at Westside Dr. Commercial will be adjacent to 7Ac park. Proposing to have landscape areas fronting the commercial at West Village Court. 1 tree per 10 parking spaces throughout development and having 3 park open spaces areas on GMU area.

- The proposed commercial / residential development consists of 22.04 acre.

**b. Building Perspective.**

- Buildings along the main street are intended to frame a pedestrian experience. Certain buildings will be planned to offer outdoor dining between the restaurant and the street. Current thoughts are that some 2 or 3 story buildings will be dedicated to professional office spaces and/or medical offices such as dentist, specialist, etc. on the upper floors.
  - Retail buildings and restaurants are designed to be street oriented towards West Village Court. Commercial buildings lining the Main Street are intended to keep "eyes on the street" with a large amount of glass on the facades. Occasional and spontaneous public gathering is proposed to be at frontage of commercial buildings.
  - No historic buildings have existed on this area. A 6.95-acre park is proposed to be named after upper valley farmers as a recognition of their work on these lands.
- 2. General Design Elements.** Our design elements shall serve as guidelines only, and compliance with any design element within the Village at Westside Crossings development will be determined on a case-by-case basis. It is not intended that every element of the mixed-use development conform to all or any set number of the enumerated design elements.
- Pedestrian friendly activity will be encouraged throughout development by extending existing hike and bike trails throughout the development. Our main street will be designed to have shade, benches, and other pedestrian amenities.
  - Proposed commercial uses will be compatible with and will serve adjacent neighborhoods. Permitted uses include grocery stores, apartments, a convenience store, medical offices, professional offices, retail spaces and restaurants.
  - Development to include landscaped streets, parking trees, parks and open spaces. The adjacent development has over 13 ac of park space, more than 7 of which are immediately

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adjacent the proposed GMU development. This is 3 times the park space that would be required for a similar residential development.

- Commercial buildings concept design is to have retail spaces of 1,200 square feet or more and no more than 4 stories tall.

**3. Architectural Objectives.** The architectural design has the following objectives:

- a. **Architectural compatibility.** Buildings will be related by a common architectural theme throughout the development.
- b. **Human scale design.** With the possible exception of a hotel, commercial (retail, office and apartments) buildings will be 1 to 4 story buildings.
- c. **Integration of uses.** Permitted uses such as offices, restaurants, and other uses listed on attached list will serve the adjacent neighborhood. Commercial uses to be compatible and beneficial to the residential development.
- d. **Encouragement of pedestrian activity.** Development is designed to encourage pedestrian friendly activity by extending existing hike and bike trail into the development. West Village Court design will include sidewalks with landscaped areas. Outdoor dining spaces will be provided at selected commercial spaces.
- e. **Buildings that relate to and are oriented toward the street and surrounding buildings.** Buildings along main street are proposed to be street oriented.
- f. **Buildings that contain special architectural features will signify entrances to the mixed-use development.** The proposed commercial development is designed to be a destination and West Village Court to be the focal point of commercial activity.
- g. **Buildings that focus activity on a neighborhood open space, square or plaza.** Commercial areas located on the south part of West Village Court will be adjacent to 7Ac of open space. Selected commercial spaces will include outdoor dining/gathering areas along the street and/ or park.

**4. Roadway Design.** The roadway designs will comply with the requirements of Title 19 (Subdivisions) of the El Paso City Code

- West Village Court Roadway Design: 88' R.O.W. at Westside Drive and will transition into a 55' R.O.W with a traffic circle separating the commercial residential portions of the development.
- Residential roadway design: 55 R.O.W.



**5. Parking.**

- For planning purposes, parking is designed to have 4 spaces per every 1000 sq.ft. This will be adjusted based on code requirements based on any particular use. Parking will be subject to a shared parking policy.

**6. Setbacks.**

- Residential: The setbacks for the residential portion are to be the same as those for the single-family PR-1 development to the south: 20' - front; 20' - rear, 5' - side, and 10' - side street.
- Commercial: The setbacks for commercial lots are front - 0, rear - 20', side - 0, side street - 10'. Minimum average lot depth is 150 feet.

**7. Landscaping.** Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code.

This landscape standards section is intended to establish a design standard to create a uniform and consistent character among establishments. The character of the development shall consist of the following criteria:

At a minimum, 40% of the plant material shall be evergreen and all plant material shall be drought tolerant, consisting of native and adapted species. All plant material shall be in the City of El Paso's Approved Plant and Tree List.

Planting areas shall consist of the same rock mulch cover type and create uniformity throughout the development. The use of boulders and water harvesting techniques are encouraged to enhance the development's diligence in regional best practices.

**Landscape Quantities**

A total of 15% of the net parcel area shall be landscaped, however, neither the building footprint nor the Right-of-Way are to be included within the accountable parcel area. The landscape units are acquired by dividing the (15%) landscape area by 1,000. This will result in the parcels units, and dictate landscape quantities as follows:

- One 2-inch caliper tree per Unit
- Fifteen 5-gallon shrubs per Unit
- Five 1-gallon shrubs per Unit

With the exception of street corners, all streets and frontages shall account for one shade tree at every thirty feet and include shrubs between spans that are intended to create a pedestrian buffer. Medians will consist of smaller decorative trees and low-lying plant material.

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Parking lots shall include one shade tree for every 10 parking spaces and trees shall be installed no more than six feet from back-of-curb. The intent is that we reduce heat-island effect.

Additionally, canopy trees or shade structures may be provided so that at least 50% of the patio area will be shaded within 5 years of planting.

Landscaping plans including shade structures must be approved by the City Planning Commission.

Park equipment will consist of soccer fields, playground equipment and shaded trees.

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# SUBMITTAL REQUIREMENTS

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## Submittal Requirements

	PROJECT	SFD	SFA	MF	C
<b>General Data Required for the Mixed Use District.</b>					
Total acreage;	22.04				
Maximum proposed total number of dwelling units for all residential land uses combined;	48				
Maximum proposed total Floor Area for all nonresidential land uses combined, expressed in square feet.	210,877 S.F.				
<b>General Data Required for Each Proposed Subdistrict.</b>					
Total acreage;	Same as above				
Maximum proposed total number of dwelling units for all residential land uses combined;	Same as above				
Maximum proposed floor area for all nonresidential land use uses combined, expressed in square feet.	Same as above				
<b>Property Development Regulations Required per Subdistrict by Land Use Type.</b>					
Proposed acreages for each proposed land use including parks, open space, buffer zones, trails and school sites (as applicable);	Provided in MZP Report				
Minimum and maximum lot coverages;		5,114.72 S.F.	N/A	N/A	201,900 S.F.
Minimum lot width;		50'	N/A	N/A	N/A
Minimum lot depth;		100'	N/A	N/A	150'
Minimum building setbacks:					
Front,		20'	N/A	N/A	0'
Rear,		20'	N/A	N/A	20'
Cumulative front and rear,		N/A	N/A	N/A	N/A
Side-interior,		5'	N/A	N/A	0'
Side-street,		10'	N/A	N/A	10'
Cumulative side setbacks,		N/A	N/A	N/A	N/A
Garage;		N/A	N/A	N/A	N/A
Maximum building height:					
Primary structure(s),		35'	N/A	N/A	60'
Accessory structure(s);		N/A	N/A	N/A	N/A
Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land;		5 units per acre	N/A	N/A	N/A
Maximum proposed intensity for each nonresidential land use type expressed in floor area ratio (FAR).		N/A	N/A	N/A	0.6 FAR





# DEVELOPMENT PLAN REQUIREMENTS

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## Development Plan Map Requirements

Overall development boundary, labeled with bearings and distances; Refer to Master Zoning Plan.

General arrangement and acreages of existing and proposed land uses including open space; Provided below.

Proposed phasing boundaries; GMU rezoned area is included to be built under Phase III of Village at Westside Crossing Subdivision, refer to attached Preliminary Plat for Phasing Schedule and phasing boundaries.

Layout and relationship of proposed development where adjacent to existing development; Included on the Master Zoning Plan

General location and acreages for each proposed park, open space, buffer zone, trails Locations Included on Master Zoning Plan. Note that the majority of the open spaces provided will be maintained by the Village at Westside Crossings Home-Owners Association (HOA).

### Proposed acreage for each land use type, park, and open space

1. COMMERCIAL / RETAIL / OFFICE / APARTMENTS	9.25 Ac
2. RESIDENTIAL (48 RESIDENTIAL LOTS)	5. 61 Ac
3. PARK / OPEN SPACE	2.77 Ac

Development Plan Map Requirements.					
Overall development boundary, labeled with bearings and distances;	Refer to MZP				
General arrangement and acreages of existing and proposed land uses including open space;	Refer to MZP				
Proposed phasing boundaries;	Phasing schedule including on plat				
Layout and relationship of proposed development where adjacent to existing development;	Included on MZP				
General location and acreages for each proposed park, open space, buffer zone, trails and school site (as applicable), provided that any change in location may be approved administratively by the parks director.	Locations included on MZP				
<b>A table or list depicting the proposed acreage for each land use type, park, open space, trail and school site (as applicable) shall accompany the MZP.</b>					
<b>A written report shall accompany the MZP that describes:</b>	Provided in MZP report				

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Purpose	Provided in MZP report				
Characteristics	Provided in MZP report				
Components	Provided in MZP report				
Timing of the proposed mix of land uses within the development,	Provided in MZP report				
General statement of how the development relates to the city's comprehensive plan	Provided in MZP report				
A detailed description shall be required for each proposed land use, identifying the permissible uses for any subdistrict within the mixed-use district to determine the compatibility of such uses within the mixed-use district.	Provided in MZP report				
<b>A phasing schedule shall be submitted with the rezoning application that indicates the proposed phasing of the development, the approximate time frame in which construction and development is expected to begin and the duration of time required for completion of the development.</b>	Provided in MZP report				

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# **PROPOSED LIST OF PERMITTED BUSINESSES / TENANTS**

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## Village at Westside Crossings

### Proposed List of Permitted Businesses and/or Tenants

All offerings are subject to prior sale, lease, or withdrawal from the market without notice. Possible commercial uses, these uses cannot be designated without securing a possible tenant, but all compatible uses will be the below:

- Grocery
- Supermarket
- Convenience Store with gas pumps
- Office, Business
- Office, Medical
- Office, Professional
- Bank
- Veterinary Treatment Center
- Pet shop
- Barber Shop
- Beauty Salon
- Boutique
- Flower Shop
- Sporting Goods Store
- Community Recreational Facility
- Restaurant (sit down)
- Restaurant (drive in or walk up)
- Delicatessen
- Bakery
- Ice Cream Parlor
- Brewery
- Nightclub, bar, cocktail lounge
- Childcare Facility
- Apartments
- Hotel
- Personal Wireless Service Facility (PWSF) facility mounted.
- Other Uses:
  - o Driving School
  - o Wireless Telephone Tower with approval of HOA.

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- Other Retail Establishments (high-volume):
  - o Furniture / Housewares / Decorations
  - o Beauty Salons / Barber Shop / Salon & Spa
  - o Cellular / Wireless / Cable / Internet
  - o Gift Shop / Cards / Florists
  - o Shipping / Packaging / Postal Mail services
  - o Bridal Shop / Dress shop / Formalwear
  - o Tailoring / Alterations
  - o Beauty Supplies
  - o Bicycle shop
  - o Beverage specialty store
  - o Sporting Goods / Hunting / Boating
  - o Tobacco / Cigar shop
  - o Apparel (Mens, Womens, Children, Family, Maternity, Uniforms, Activewear)

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# **ATTACHMENT 4**

22.1 CITY CLERK DEPT.  
2017 JUN -6 AM 11:44

ORDINANCE NO. 018709

**AN ORDINANCE AMENDING A PORTION OF THE NORTHWEST UPPER VALLEY PLAN, A STUDY AREA PLAN INCORPORATED WITHIN "PLAN EL PASO," TO CALIBRATE POLICY RECOMMENDATIONS TO MEET THE GOALS AND POLICIES OF "PLAN EL PASO."**

**WHEREAS,** *Plan El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on March 6, 2012 pursuant to provisions of the Texas Local Government Code as the Comprehensive Plan for the City; and

**WHEREAS,** the Comprehensive Plan provides a basis for the City's regulations and policies that directs its physical and economic development; and

**WHEREAS,** *Plan El Paso*, upon adoption, incorporated all existing study area plans into the Comprehensive Plan; and

**WHEREAS,** the *Northwest Upper Valley Plan* is one of the aforementioned study area plans; and

**WHEREAS,** Policy 1.3.3 of *Plan El Paso* states that study area plans will remain in effect, except for any provisions that may conflict with the Comprehensive Plan, until such time as any of these study area plans are amended or repealed by the City Council; and

**WHEREAS,** the *Northwest Upper Valley Plan* makes policy recommendations that are in conflict with the Comprehensive Plan; and

**WHEREAS,** the proposed amendment to the *Northwest Upper Valley Plan* will address these conflicts and directly address goals and policies stated in *Plan El Paso*; and

**WHEREAS,** after conducting a public hearing, the proposed amendment to the *Northwest Upper Valley Plan* will have no negative impact upon the public health, safety, morals, and general welfare of the City, and will carry out the purpose and spirit of the policies expressed in *Plan El Paso*,

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

ORDINANCE NO. 018709  
Doc#643371\_2  
Matter#17-1007-1902

PLCP16-00003



1. That portions of the *Northwest Upper Valley Plan* are amended, as further detailed in Exhibit "A" attached herein.
2. Except as otherwise amended herein, the *Northwest Upper Valley Plan* will remain in full force and effect.

ADOPTED this 25<sup>th</sup> day of July, 2017.



ATTEST:

Laura D. Prine  
for Richarda Duffy Momsen  
City Clerk

THE CITY OF EL PASO

Dee Margo  
Dee Margo  
Mayor

APPROVED AS TO FORM:

Omar A. De La Rosa  
Omar A. De La Rosa  
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols  
Larry F. Nichols, Director  
Planning & Inspections Department

CITY CLERK DEPT.  
2017 JUL -5 AM 8:37

018709

ORDINANCE NO. \_\_\_\_\_  
17-1007-1902|686934  
Northwest Upper Valley Plan Amendment  
OAR

PLCP16-00003

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## EXHIBIT "A"

### Northwest Upper Valley Plan June 2017 Amendment

#### Northwest Planning Area

The recommendations of Plan El Paso, adopted on March 6, 2012, provide goals and policies for the development and redevelopment of the City of El Paso and its extra-territorial jurisdictions. The Northwest Upper Valley Plan, first adopted January 13, 2004, was incorporated into Plan El Paso upon that document's adoption. Plan El Paso indicated that special study area plans remain in effect after their incorporation into the comprehensive plan, except for any provisions that may conflict with the plan, until such time as any study area plan is amended or repealed by City Council.

Plan El Paso provides multiple recommendations for the direction of development in the Upper Valley. An emphasis of these recommendations is the implementation of cluster development principles as a more effective means of fulfilling the intent of the Northwest Upper Valley Plan:

*"If housing is not allowed to cluster, and large lot zoning (such as 2.5 units per acres) is permitted, this will likely result in the subdivision of entire sites into private individual lots, leaving no meaningful open space or landscape being preserved. The unfortunate result would be the creation of suburban subdivisions similar to those constructed in recent decades through El Paso, and a loss of the farmland and open space that give the valley its unique character. (Plan El Paso, p.2-40)"*

This amendment imposes restrictions on the Northwest Upper Valley Plan area that will result in development that better fulfills the intent of the plan, and furthers the goals and policies of Plan El Paso.

#### Artercraft Road Corridor

- The Artercraft Road Corridor shall be defined as the area extending 700 feet on either side of the Artercraft Road right-of-way from Doniphan Drive to the New Mexico state line.
- Recognizing that there will be increased interstate heavy traffic on Artercraft Road, new development along the Artercraft Corridor should be planned in such a way as to promote the welfare, beauty and comfort of the area along the Artercraft Corridor and in the remainder of the Northwest Upper Valley Study Area.

#### Residential Development

- New development should be encouraged to provide and make provisions to maintain a thirty five foot (35') landscaped strip of property along Artercraft Road, Westside Drive, Gomez Road, Upper Valley Road, Borderland Road, and Strahan Road, and along any irrigation canals, spurs and drains, measured from the edge of the right-of-way, to include native plants and trees.

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#### ORDINANCE NO. \_\_\_\_\_

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Northwest Upper Valley Plan Amendment  
OAR

PLCP16-00003

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### **Commercial Development**

- New commercial development should be encouraged to provide and make provision to maintain a landscaped buffer along any property line that abuts residential uses.
- Commercial development should be restricted to neighborhood-compatible uses.
- A detailed site development plan should be encouraged for all commercial zoning requests.

### **Remainder of Northwest Upper Valley Study Area**

This area – between the Rio Grande and the New Mexico state line and between Country Club Road and Borderland Road, but excluding the Artcraft Road Corridor – is characterized by the following:

- The area is a mix of agricultural uses and medium-density single-family residential neighborhoods with a suburban character. There is limited open space that is publicly owned and maintained or otherwise accessible to the public.
- Only a few collector roads serve the area and traffic circulation is hampered by the need to cross the Rio Grande on bridges at Country Club, Artcraft Road, and Borderland Road. Growth to the west in New Mexico and to the north in El Paso County will continue to funnel more people onto the routes for these bridges.
- Because of continuing agricultural use, the area is criss-crossed by irrigation canals and drains and their access roads that fall under the jurisdiction of El Paso County Irrigation District #1.
- Most existing residential developments front onto the few collector roads and back onto irrigation ditches, leaving interior tracts of land that are accessible only by ditch-bank roads or by long or irregular routes to the collector roads.
- The area has unique features that attract many people to use the area for recreational activities such as bird watching, cycling, and horseback riding.
- The area lies in the Rio Grande flood plain, providing the potential for flooding, and there is not an up to date comprehensive drainage study or flood plan for this area.

As a result:

- New residential development should be limited to the gross density permitted in the underlying zoning district.
- New development should provide and make provision to maintain at least 30% of the net developable area of the development as open space, inclusive of any parkland dedication requirement.
- “Net Developable Area” means the total platted area of a subdivision excluding rights-of-way and areas required for stormwater retention and conveyance.
- Provided open space should serve a clear function, such as preservation of natural landscape, vegetation or unique features, agricultural production, or functional recreational spaces. Open spaces should be preserved via deed restriction or public dedication, and maintained in perpetuity by a homeowners association, land trust or other non-profit organization, or the municipality.
- In new residential developments, open space should be distributed in a manner that provides scenic, agricultural, or recreational value to residents, when possible.

**ORDINANCE NO.** \_\_\_\_\_

17-1007-1902|686934  
Northwest Upper Valley Plan Amendment  
OAR

018709

**PLCP16-00003**

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- Within residential developments, developers should be discouraged from providing Park Dedication Fees in lieu of land for parks.
- The City, the El Paso County Water Improvement District No. 1, and developers should work together to plan for the safe passage of horses, cyclists and pedestrians along all arterials, collectors and sub-collectors and keep the area and the Rio Grande River Park accessible and compatible for these uses through the use of multi-use trails and ditch-banks.

018709

**ORDINANCE NO.** \_\_\_\_\_  
17-1007-1902|686934  
Northwest Upper Valley Plan Amendment  
OAR

**PLCP16-00003**

Page 5 of 5



# Northwest Upper Valley Plan



**Approved by the City Council:  
January 13, 2004**



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**Published by authority of the Mayor and City Council**

**Approved by the City Council: January 13, 2004**

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# Northwest Upper Valley Plan

## Concept Analysis Purpose

The purpose of this report is to provide alternative policies and guidelines for development, examine proposed development impacts, and review existing zoning regulations applicable to the study area in order to make recommendations to amend the City's comprehensive plan, *The Plan for El Paso*. The report reviews the land development trends in the area and proposes three alternative growth patterns that could occur depending on the actions taken by the City. The alternatives and their consequences are described in detail so that the public and City Council will be able to make an informed decision to amend *The Plan for El Paso*.

The Mayor and City Council voted on September 16, 2003 to direct the Planning, Research and Development Department to examine a portion of the Upper Valley at the northwesterly edge of the city limits and analyze the effect of a Comprehensive Plan amendment. The area has been predominantly low-density residential and agricultural use. Since the year 2000, however, several large parcels of land were rezoned and subdivided to allow higher density residential development, leading to concern by the established residents that the rural ambiance is deteriorating.

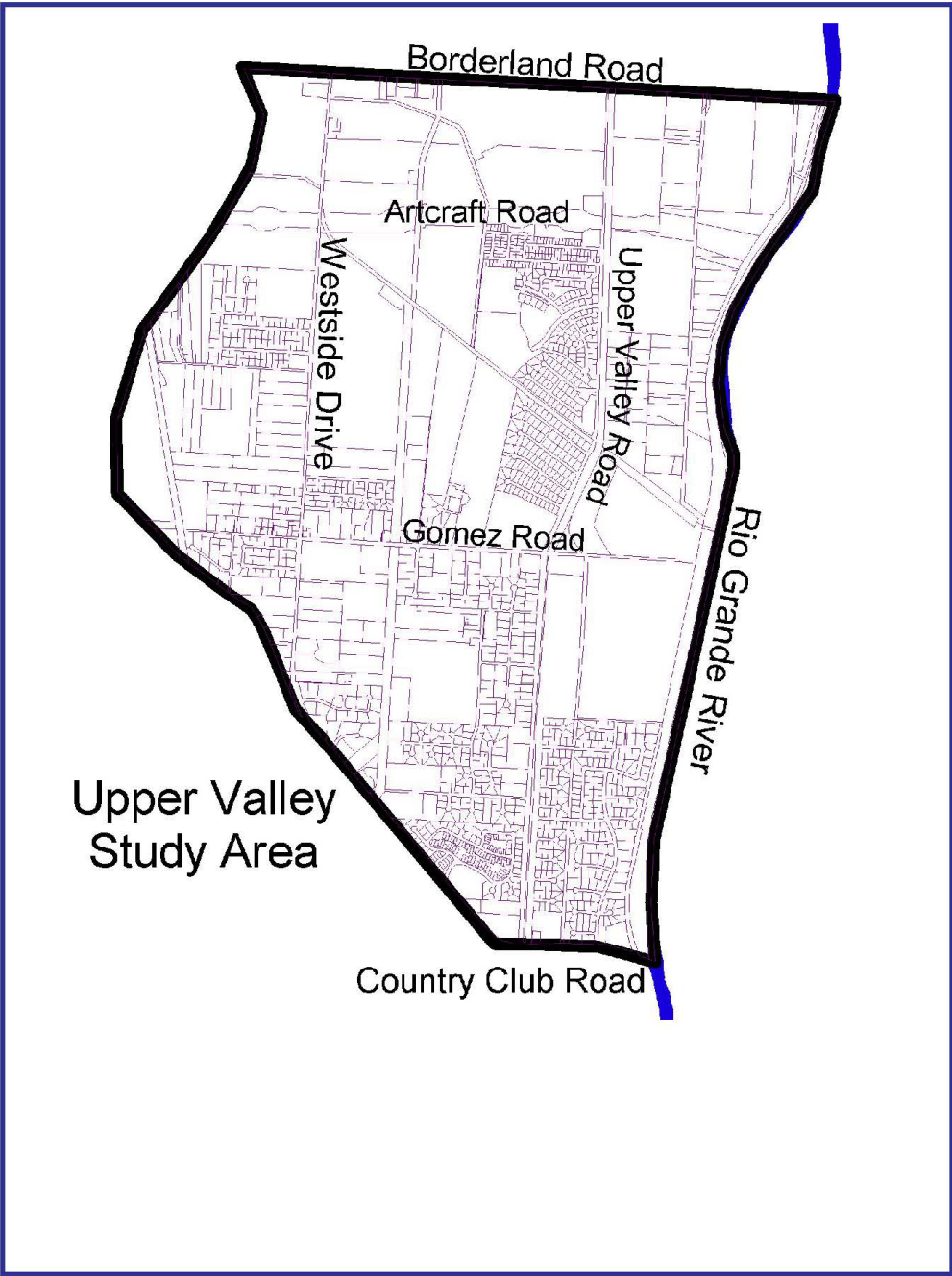
After meeting with groups of residents, the City Council directed the Department to "prepare an amendment with public input, as provided for in *The Plan for El Paso*, of the City's comprehensive plan, to modify the goals, policies and land use recommendations for a portion of the Upper Valley Study Area within the Northwest Planning Area referred to as Policy Area #5A...." The Council then included a general list of policies that the proposed amendment should incorporate. A second motion directed staff to review the Major Thoroughfare Plan status of Gomez Road (Redd Road extension), one of several thoroughfares passing through the study area that are planned for widening and includes an extension connection across the Rio Grande to Redd Road.

## Description of area

The subject area of the Upper Valley consists of approximately 2,500 acres, or about 3.9 square miles. It is bounded on the North by Borderland Road, on the East by the Rio Grande, on the South by Country Club Road and on the West by the Texas/New Mexico state line as noted in Map 1. From North to South the area is about 2 <sup>3</sup>/<sub>4</sub> miles in length and it is about 1.9 miles at its widest point from the river to the New Mexico Border. Geographically it is a flat river flood plain containing rich soil for agriculture. A network of irrigation canals and drains criss-crosses the area.

The existing land use is primarily low density residential. Some large agricultural tracts exist as well, mostly north of Gomez Road. There is one elementary school, in the Canutillo School District, and no police or fire stations within the study area. There are no completed parks, but one park is currently under construction and the Rio Grande Trail System River Park along the river is under development. Except for a small store at Gomez Road and Westside Drive, commercial uses exist only on Country Club Road within the area.

Map 1. Study Area - Northwest Upper Valley



The super arterial Arcraft Road goes east-west across the top quarter of the area providing access to Interstate Highway 10 and New Mexico. All other roads are two lanes at this time. Country Club Road provides IH-10 access; Borderland Road crosses the river but does not reach the freeway. The only way traffic in the study area can reach these east-west arterials is on two north-south roads, Westside Drive and Upper Valley Road. All other roads provide strictly internal circulation to the area.

## History

### 1950-1980

Prior to 1954 the study area was under El Paso County jurisdiction. It was mostly farmland with scattered houses serving the agricultural residents. Small portions were annexed into the City of El Paso on three occasions: The City annexation of 1954 included 52 acres north of Country Club Road within the current study area. More importantly, this annexation brought the whole of the study area into the extraterritorial jurisdiction of the City. The annexation of 1968 specifically added a small 6-acre area adjacent to the previously annexed area. Another annexation in 1978 was mainly east of the river, but it included about 13 acres of the current study area.

Subdivision records indicate 246 acres were subdivided from 1970 to 1980. A total of 452 lots were created by the new subdivisions. The gross density is calculated to be 1.8 lots/acre. No zoning information is available since the vast majority of the area was under the County, which has no zoning authority.

### 1980-1990

A major annexation in 1987 of over 2,400 acres brought the entire study area into the City and established the current boundaries. During the 1980's a total of 89 acres was subdivided. The total number of lots in those subdivisions was 118 lots for an average gross density of 1.3 lots per acre.

By the year 1990 the total population was 1,982 living in 578 dwelling units according to the U.S. Census Bureau, 1990 Census.

In 1987 all Upper Valley annexed land was initially zoned R-3 (Residential) as required by ordinance. However, soon thereafter the City prepared a zoning plan, as also required by ordinance, in order to determine and apply the most appropriate zoning. The vast majority of land was rezoned from the R-3 designation to lower intensity uses during this period. The only cases of up zoning were the Tennis West Planned Residential project, which required PR-1 zoning and a small subdivision that went from R-F back up to R2A -sp.

#### 1980-1990 Re-Zoning Cases

<u>New</u>	<u>Old</u>	<u>Total Acres</u>	<u>Total Parcels</u>
C-1	R-3	5.17	1
PR-1	R-3	47.94	165
R-1	R-3	294.62	179
R-2	R-3	256.33	501
R-3	R-F	2.30	1
R-F	R-3	1,239	372
S-D	R-3	4.30	2
		1,849.66	1,221

**1990-2000**

The Upper Valley Plan was approved in 1996 and is still referenced in the 1999 Plan for El Paso. The Upper Valley Plan divided the Upper Valley into several policy areas and each had specific policy recommendations. The study area between Borderland Road and Country Club, bounded by the Rio Grande and the City limits was designated Area 5A.

The 1996 Upper Valley Plan recommended that Area 5A remain “low density residential” with “medium density residential and neighborhood commercial” to be allowed as nodes at four major intersections. The proposed nodes were to be at the intersections Westside Drive makes with Arcraft and with Gomez as well as at the intersections Upper Valley Road makes with Arcraft and Country Club.

The policy recommendations of the Upper Valley Plan were made in qualitative terms; no numerical densities or zoning categories were recommended. However, a section titled “Justification” stated that large lot single family residences (R-1, R2 and R2-A) represent the dominant land use in this area ... and are expected to remain in the future.” The intent of the plan was to restrict rezonings to R2-A or less except at the proposed nodes.

The 1996 Upper Valley Plan envisioned several future roadway expansions, which were also reflected in the Major Thoroughfare Plan. Arcraft was shown as a super arterial between New Mexico and IH-10. The plan also included the connection of Gomez Road to Redd Road via a new bridge across the River. Gomez and Westside Roads were planned as major arterials and Upper Valley Road planned as a minor arterial. A network of hike and bike trails is proposed to take advantage of the canal network.

**1990-2000 Re-Zoning Cases**

<u>New</u>	<u>Old</u>	<u>TotalAcres</u>	<u>TotalParcels</u>
C-1	R-3	12.8	4
R-1	R-F	10.4	14
R-2	R-F	107.79	7
R-2	R-1	152.2	285
R-2 c	R-2	96.7	1
R-2	R-3	93.9	247
R3	R-F	60.17	4
S-D	R-3	4.3	2
		538.26	564

During the 1990's 169 acres of land were subdivided. The total number of lots was 237 with an average density of 1.4 lots per acre. Some R-1 subdivisions and a private park in another subdivision cause this low average; most of the new developments had a somewhat higher density.

The 2000 U.S. Census counted a population of 2,184, a 10% increase from 1990. Dwelling units were counted to be 698, an increase of 20%, which shows a reduced number of persons per household in the area. Family income went up by 75% during the same time. The 1990 median family income was \$50,557 and the 2000 median family income was \$88,553. In conjunction with population increases the Damian Elementary School opened in 1992 at the extreme northern end of the study area.

The zoning change requests recorded during this decade contrast with the previous decade in that most were for up zoning to more intensive use. The first R3-A request was approved during this time.



### 2000-present

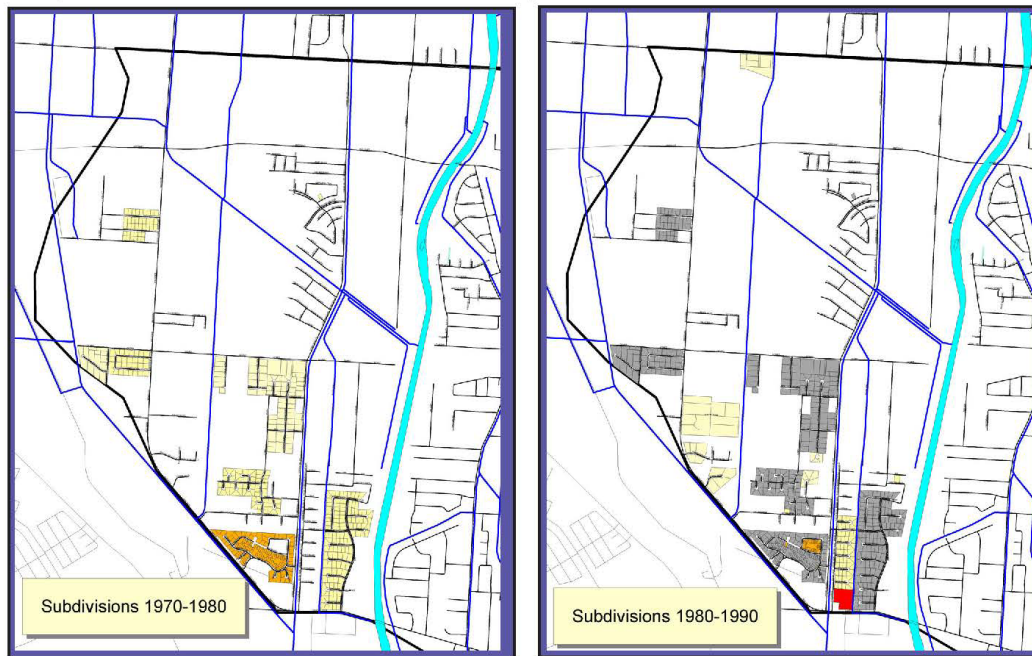
The construction of Arcraft Road was completed in 2000. Previously, residents had to use congested Country Club Road to get to other parts of El Paso. Arcraft Road is a super arterial that provides a direct link from the study area to IH-10. The 1999 update of the Plan for El Paso recognized that this improved access would stimulate growth. The Plan, approved by City Council, included specific policies for the Arcraft Corridor in the Upper Valley. These policies designated the entire corridor for “mixed use”, including office parks and apartment complexes. The accompanying maps showed medium density residential and mixed use in the corridor.

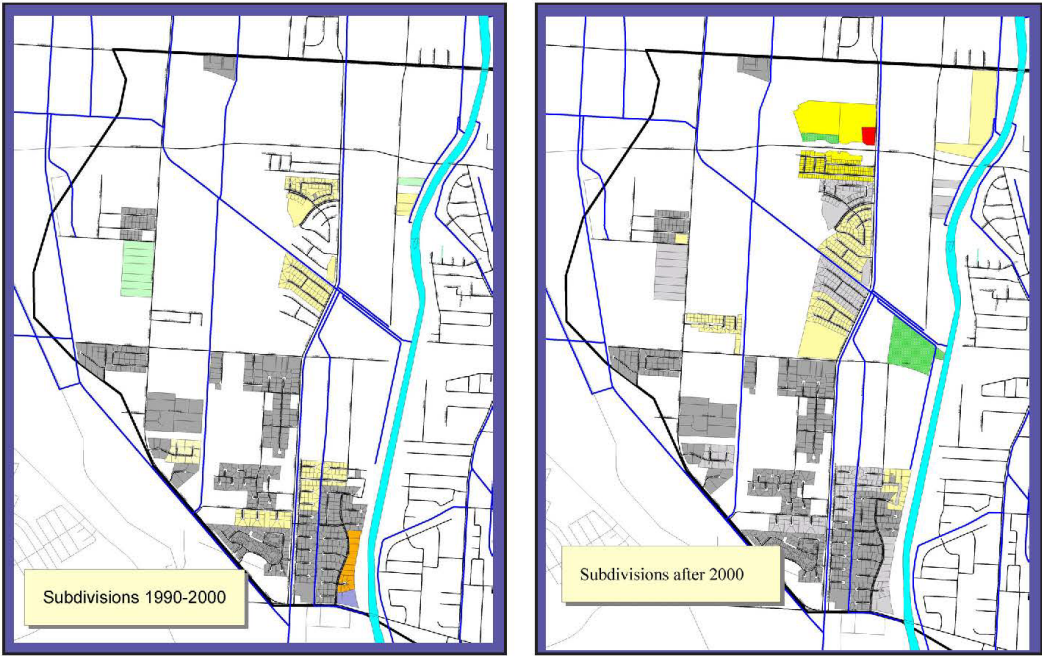
#### 2000-Nov. 2003 Re-Zoning Cases

<u>New</u>	<u>Old</u>	<u>TotalAcres</u>	<u>TotalParcels</u>
C-2	R-F	1.95	1
R-2	R-F	79.86	55
R-2	R-3	35.1	3
R-3A	R-F	105.94	141
		220.9	199

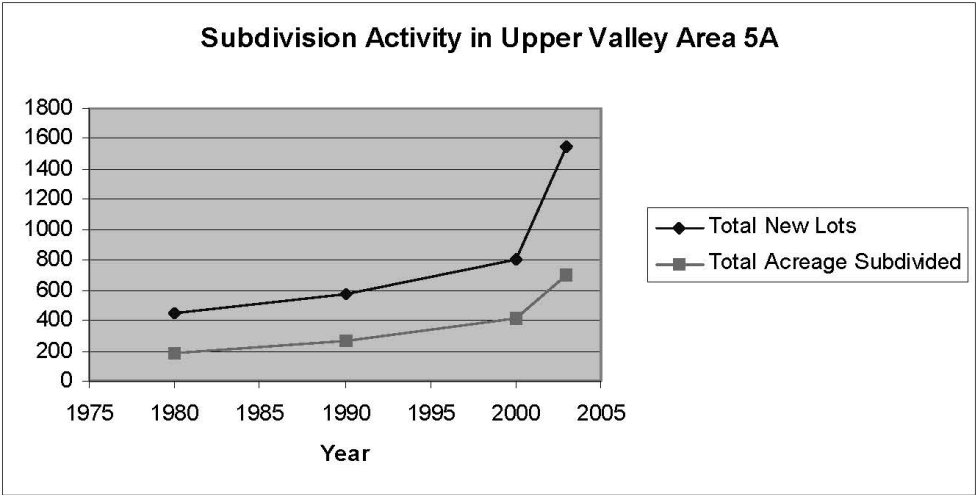
In the three years between the opening of Arcraft Road and this report, the Planning department has received subdivision applications covering 220 acres. At the latest count, the number of lots in these requests total 713 for a calculated net density of 3.4 per acre. Among these subdivisions were the first R3-A projects within the study area. Building all 713 new home sites would more than double the number of dwelling units in the study area since the 2000 census, which counted 698.

**Maps 2 to 5. Subdivision Growth - Time Series Analysis, 1980, 1990, 2000, 2003**





Graph 1. Subdivision Growth Over Time



All but one zoning change since 2000 has been to up zone R-F (Ranch Farm) to more intensive residential or commercial uses, including over 100 acres for R3-A. The areas rezoned to R3-A are all part of subdivisions abutting the Artercraft corridor.

<u>Use</u>	<u>Number of Parcels</u>
Single Family	800
Ranch/Farm	153
Vacant	368
Commercial	10
Other	19

Two new parks have been dedicated for a total acreage of 40 acres. This equals 1.6% of the total study area. No new schools, police stations or fire facilities have been added although new facilities have been built outside of the area that provide additional service. According to EPISD criteria, an elementary school should be constructed when 600 students are available, with the corresponding number rising to 1000 for a middle school and 2000 for a high school. The current student population is accommodated within existing schools at this time.

## Current Conditions

### Existing land uses

The Planning Department field checked the existing land use of all parcels during the year 2002. At that time the most common land use in the study area was single family residential. Eight hundred parcels had single-family homes on them and an additional 153 parcels were identified as having Ranch-Farm uses. Vacant parcels totaled 368 and 10 had commercial uses. The remaining 19 parcels had other uses including 2 churches and 2 industrial uses.

<u>Current Zoning</u>	<u>Total Acres</u>	<u>Total Parcels</u>
C-1	12.75	4
C-2	1.95	1
PR-1	47.94	165
R-1	303.01	198
R-2	435.68	845
R-2A	119.05	6
R-3A	244.15	146
R/F	958.37	145
S-D	4.3	2
<b>Totals</b>	<b>2,127.20</b>	<b>1,512</b>

### Existing Zoning

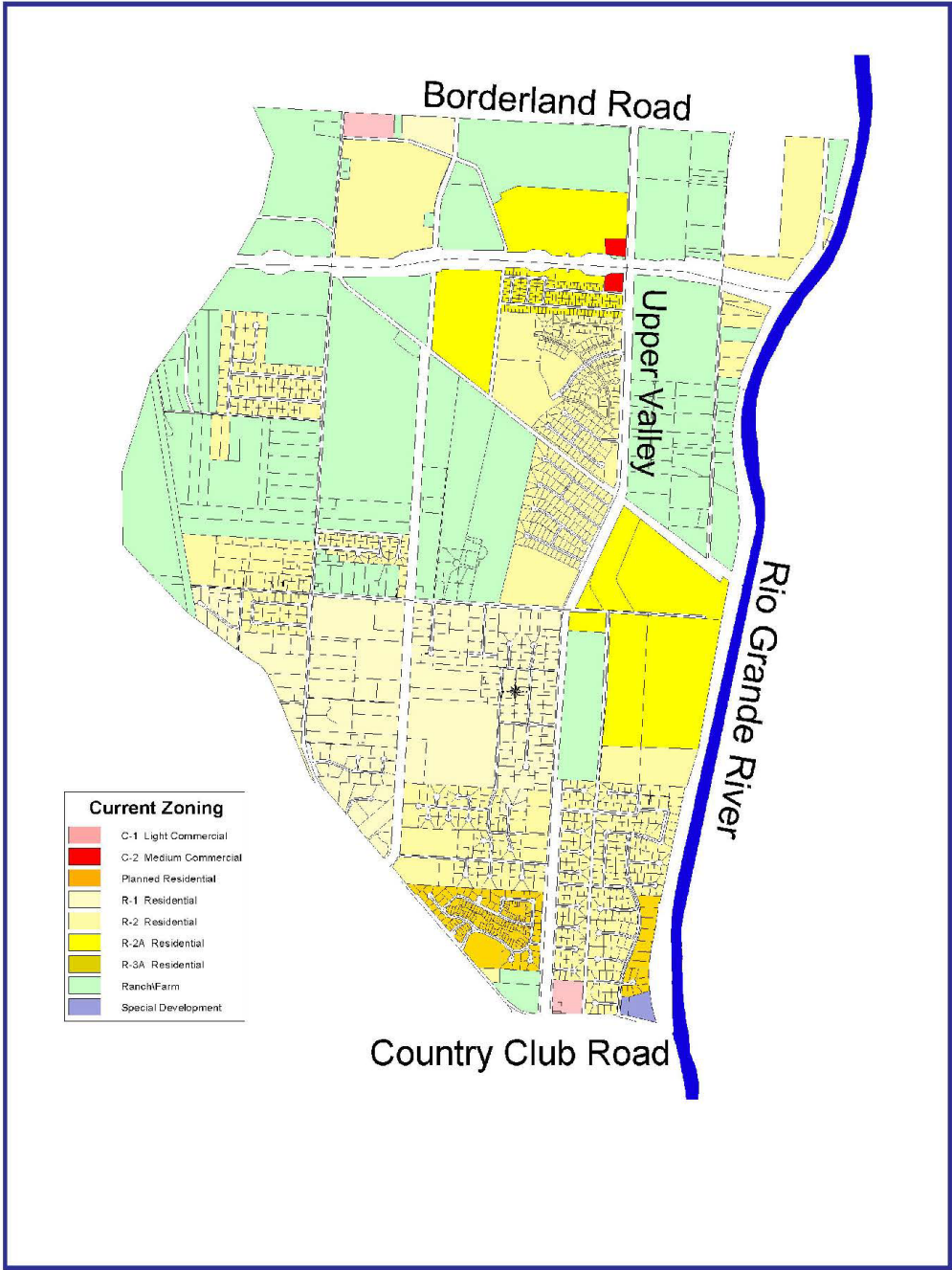
The predominant zoning designation in the study area at the time of this study, November 2003, is R-F (ranch farm), with nearly 40% of land zoned as such. R-1 makes up another 12% so the existing zoning is over 50% very low density residential. R-2 and R-2A are now over 20%. With the exception of 60 acres rezoned in 1996, most of the R-3A rezoning has occurred in the past three years to now constitute nearly 10% of the study area. The table below does include the area of the streets and the canals that occur within districts.

### Short Range Planned Projects

Some new public services are planned in the short-term for the area. Two new parks have been dedicated, the 36 acre Valley Creek park next to the river at the extension of Gomez Road and a 3.4 acre unnamed park just north of Artercraft Road. The Rio Grande Trail System is under construction within the levee banks of the river. It consists of a hike and bike trail within the flood plain of the river.

Gomez Road will be extended, as a two-lane road, to provide access to Valley Creek Park. Right of way is also being acquired to accommodate four lanes on Upper Valley Road sometime in the future. The future connection of Gomez Road to Redd Road across the river is not planned until sometime between 2015 and 2025.

Map 6. Current Zoning - November, 2003





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No new schools are known to be planned at this time within the study area. The area north of Gomez Road is in the Canutillo school district and the area south of Gomez Road is in the El Paso school district. Typical school district policies state that an elementary school should house 600-850 students, a middle school 1,000 – 1,200 students and a high school 2,000 – 2,300 students. A school district uses a “student per population” index to estimate the future need for new schools. Each dwelling unit is assumed to produce 0.2384 elementary aged children, 0.0993 middle school pupils and 0.1369 high school students.

The Fire department bases the need for new stations first on the distance from existing stations and second on the number of calls they receive per day. The study area is served by two fire stations outside the area but within the maximum distance requirement. Since the call rate at the two stations in the upper valley is still very low, no new stations are being planned at this time.

## Alternative futures

Two questions need to be considered when charting the future of an area: “How many people should live there and how should they be accommodated?” These are policy questions to be decided by the City Council. Depending upon the policy choice, planning controls can be implemented to attempt to direct growth toward or away from the area. A certain amount of growth is inevitable in the study area as the regional population pressure grows, but the density and impact on city services can be guided by policy.

The City’s existing answer to the first question has been made in the form of a growth projection. A projection is an educated guess based on certain assumptions such as density of development and attractiveness of an area. By incorporating a given growth projection into the City Plan the policy decision has been made implicitly that the projected amount of growth will be acceptable.

### How many people: MPO Projections

The El Paso MPO and the Planning, Research and Development Department work together to develop projections of population growth for over 660 separate zones in the region. These projections are based on regional control figures, which estimate the total growth in the region. The total new growth is then distributed to the zones deemed most likely to experience growth. Zones with low densities close to existing development are assumed to be prime candidates for growth. The final built-out density is assumed to match the average of recent, nearby growth.

According to this methodology, growth in the study area is projected to climb dramatically after the year 2000. The growth between 1990 and 2000, according to the census, was only 10% but the projected growth between 2005 and 2015 is estimated by the MPO to be 81%. The bottom line is that the over 2200 new dwelling units are expected to be constructed in this area between the year 2000 and the year 2025. In fact, 713 new lots have already been created in proposed new subdivisions since that time, so actual growth may exceed projections if the current trend is continued.

Another way of looking at how much growth an area should accommodate is by examining the portion of the whole region that the area holds. The percentage of the county’s population in the study area in 1990 was 0.33 %. According to the 2000 census that percentage had dropped slightly to 0.32% of the County. The growth projections suggest that in 2005 that number will increase to 0.5 percent and by 2025 the study area’s share will be 0.8 percent.

Such increases in population in an area must result in increased average housing densities. In 1990 there was one dwelling unit on the average for every four acres. In 2000 there was one household for every 3.5 acres. If the projections are correct, in 2025 there will be a household on every .8 acres on the average.

The MPO also projects employment growth. They project a total of 1091 employees will find jobs within the study area by the year 2030. Of course, these estimates are based on regional totals and may or may not actually occur.

<i>New dwelling units needed to meet growth projection</i>	<i>Year</i>			
	<i>2005</i>	<i>2015</i>	<i>2025</i>	<i>2030</i>
	<i>none</i>	<i>995 du</i>	<i>1542 du</i>	<i>2526 du</i>
<i>Gross density</i>		<i>Total Acres Needed for Housing</i>		
<i>1.5 du/acre</i>	<i>none</i>	<i>663 ac</i>	<i>1028 ac</i>	<i>1684 ac</i>
<i>2.5 du/acre</i>	<i>none</i>	<i>398 ac</i>	<i>617 ac</i>	<i>1010 ac</i>
<i>3.5 du/acre</i>	<i>none</i>	<i>284 ac</i>	<i>441 ac</i>	<i>722 ac</i>

#### **How should new growth be accommodated: Alternative Urban Forms**

The second question that needs to be answered is what the urban form should be to accommodate the future population in the study area. If the projected numbers of new dwelling units are accepted as the appropriate share that study area should hold, it means that 1515 new du's will need to be accommodated by 2025, in addition to the 713 already on the way.

One dimension of urban form is the gross density, how many houses per acre of land. Gross density means the overall average number of houses per every acre, including acreage set aside for parks, roads (often 30%) and all other uses. Net density counts only the actual lots that the houses sit on. The total acreage required to accommodate the projected growth at different gross densities is shown below. As can be seen in the table, the 713 lots in the new and proposed subdivisions surpass the projected need for 2005.

Land zoned R-F or R-1 is most likely to be subdivided to accommodate growth in the future. Currently there remain 958 acres zoned R-F (ranch farm) and 303 acres zoned R-1 (residential), so any average density in the above table requiring more than 958 acres would require rezoning existing R-1 as well as all the R-F. Rezoning additional acreage for commercial uses would also be required to accommodate development.

<b><u>Gross Densities of Typical Existing Subdivisions</u></b>					
<i>Name</i>	<i>Actual Zoning</i>	<i>Size in Acres</i>	<i>Number of Sites</i>	<i>Gross Density</i>	<i>Comments</i>
<i>River Park West</i>	<i>R-3A</i>	<i>31.2</i>	<i>137</i>	<i>4.4</i>	<i>Includes a park, pond and commcl</i>
<i>Los Nogales</i>	<i>R-2A</i>	<i>15.4</i>	<i>57</i>	<i>3.7</i>	<i>East of river (outside area)</i>
<i>Laguna Meadows</i>	<i>R-2</i>	<i>64</i>	<i>156</i>	<i>2.4</i>	<i>Includes a park and pond</i>
<i>Rancho Sereno</i>	<i>R-1</i>	<i>11.47</i>	<i>14</i>	<i>1.2</i>	
<i>Tennis West</i>	<i>PR-1</i>	<i>45.9</i>	<i>130</i>	<i>2.8</i>	<i>Incl tennis courts and ponds</i>

It is unrealistic to assume a uniform density over all the new growth as the table does above. The gross density of a typical subdivision depends on the zoning, which determines the size of the residential homesites, and on the amount of land devoted to non-residential uses. Non-residential uses include roads, which all subdivisions have, parks, schools, drainage structures and possibly even commercial parcels. Subdivisions can vary in their gross density even within the same zoning district. Nevertheless, the table below shows a typical gross density for zoning districts, in dwelling units per acre. These were obtained from subdivisions already built within or nearby to the study area.

Since zoning ultimately creates urban form, various combinations of zoning districts and their typical densities were combined in different ways to develop the three alternative concepts discussed next.



R-1 sp 1.2 units per acre



R-3A 4.4 units per acre incl. park and ponding area



R-2 sp 2.4 units per acre including ponding area



R-F .14 units per acre



PR-1 2.8 units per acre including parks and ponds



## Alternative Plan Analysis

### Alternative A Analysis

The first alternative was created to represent a continuation of current trends. It assumes all R-F land will eventually be rezoned to R-3A or R-2A. Most R-1 land is assumed to be rezoned to R-2A or R-2. The locations of the imagined future land uses are suggested in the concept map labeled “Alternative A.”

### Land Required for housing

Using the sample densities as a guide, this scenario would be able to accommodate nearly 4000 new dwelling units in addition to those subdivided at the time of this writing.

### Schools, Parks

The number of new dwelling units allowed would generate an estimated 939 elementary, 391 middle and 539 high school students. This is enough students to fill more than one new elementary school, depending on the age of the students. At the mandated ratio of one acre of park per 200 dwelling units this plan should provide 20 new acres of parkland.

### Pros and Cons of Alternative A

#### Pros

- Requires no change in plan or policy
- Understood by development community
- Increases tax base
- Higher densities require less land per DU

#### Cons

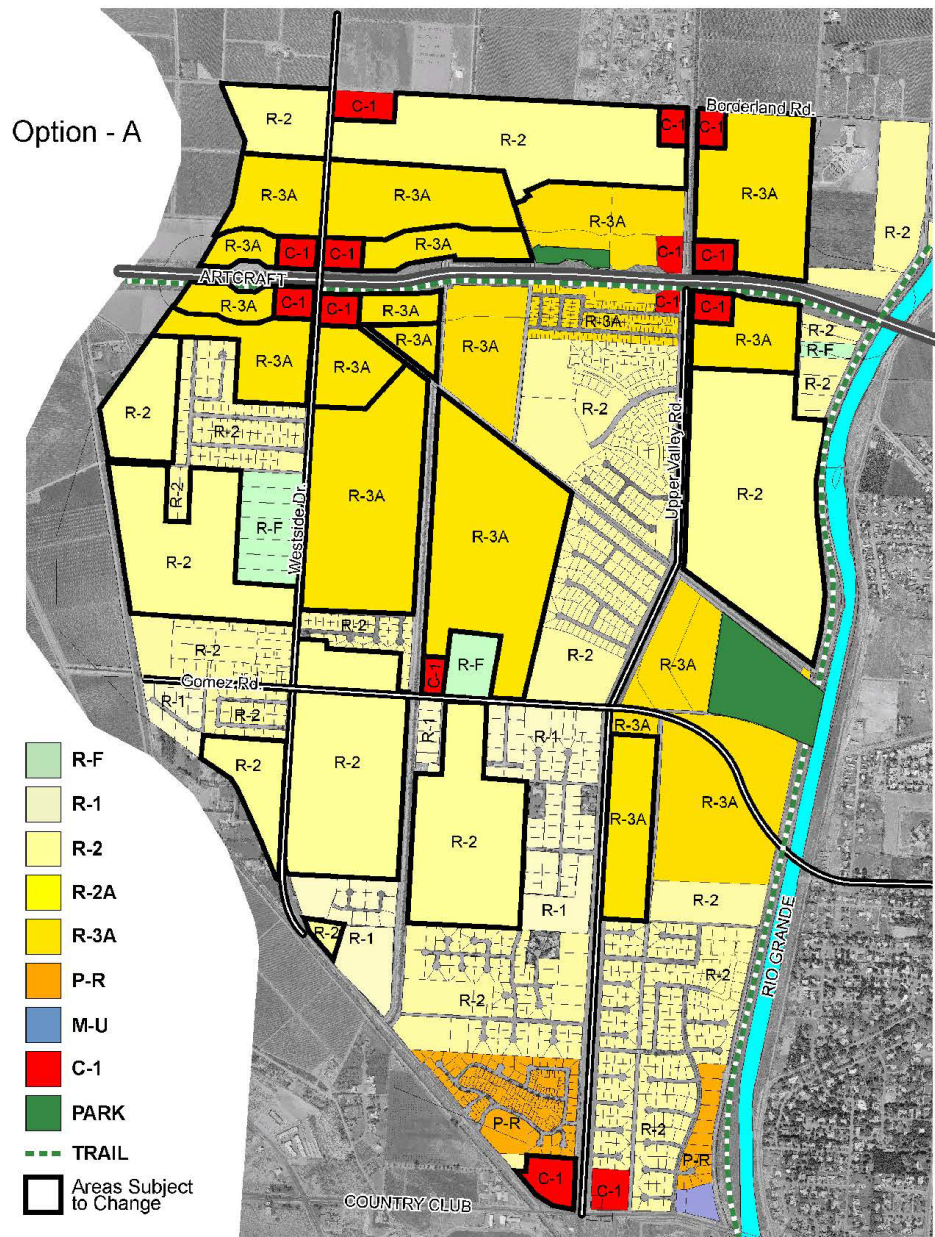
- Allows growth far exceeding projected numbers
- Changes rural ambience
- Diminishes agricultural land reserve
- Requires extensive public services

<i>Zoning</i>	<i>Available Land (Acres)</i>	<i>Density</i>	<i>Possible New DU's</i>
<i>C-1</i>	<i>34.5</i>		
<i>R-2</i>	<i>851</i>	<i>2.3</i>	<i>1957</i>
<i>R2-A, R-3</i>	<i>426</i>	<i>3.8</i>	<i>1618</i>
<i>R-3A</i>	<i>79</i>	<i>4.3</i>	<i>339</i>
<i>Total</i>			<i>3914</i>

Possible Future under Alternative A



Map 7. Alternative A Scenario - Conceptual Future Growth



**Alternative B**

This concept is illustrated in the map “Alternative B.” The Council motion of September 16, 2003 listed the following as directions as to how the Plan should be amended:

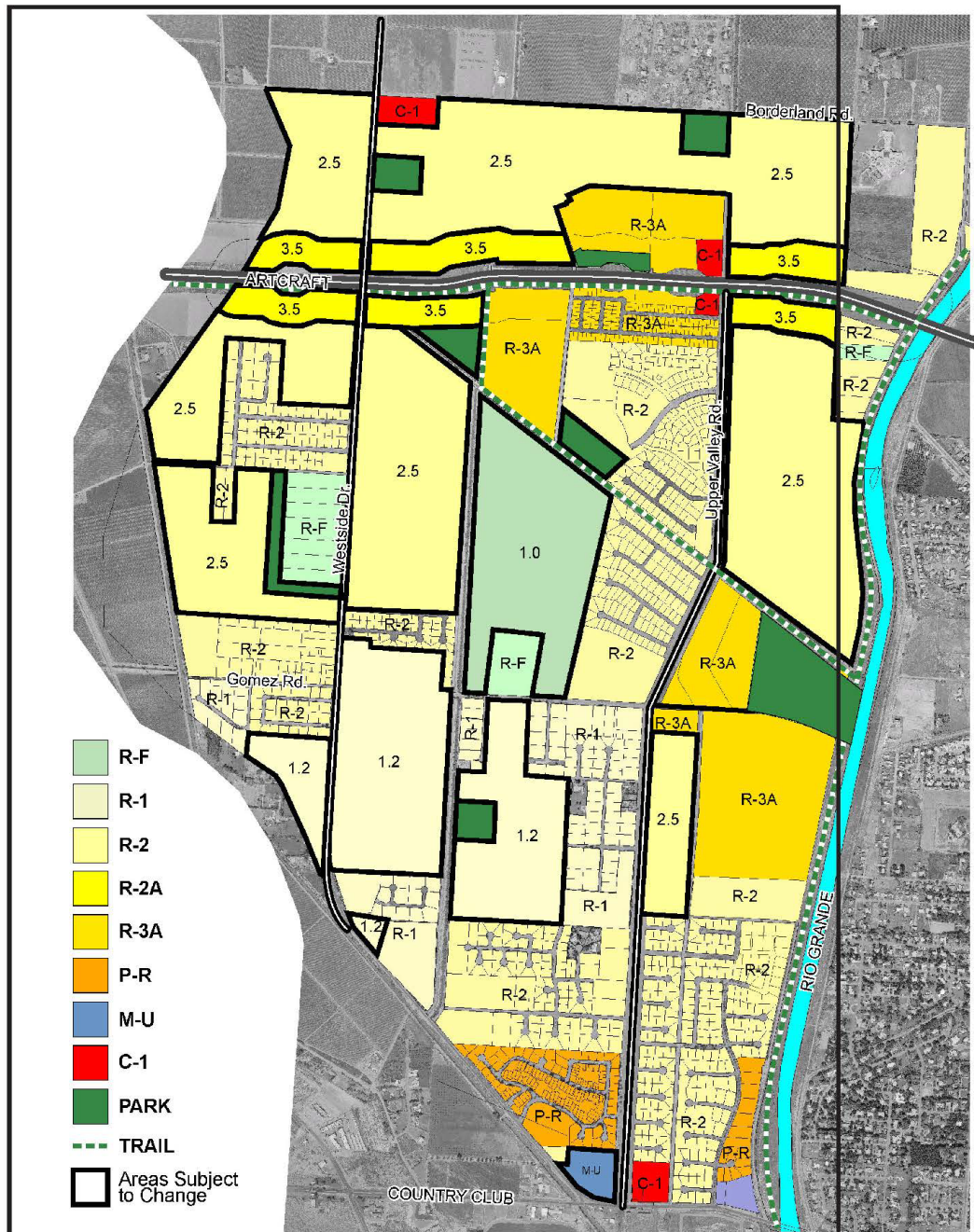
1. Along the Arcraft Road corridor:
  - Define the “Arcraft Road Corridor” as the area extending 400 feet on either side of the Arcraft right-of-way lines;
  - Restrict the density for any new residential development along the Arcraft Road Corridor to no more than five (5) dwelling units to the gross acre;
  - Require that developers provide and maintain a landscaped strip of property along Arcraft Road acceptable to the City and TxDOT;
  - Restrict commercial and mixed-use development to the “nodes” of the following intersections (with the “nodes” defined as the area extending 300 feet each way from the rights-of-way making the following intersection) as follows:
    - Arcraft Road at Upper Valley Road for commercial
    - Arcraft Road at Westside Drive for mixed-use
  - Restrict such commercial development to neighborhood-compatible uses with ample parking provided on-site;
  - Require a detailed site development plan for any commercial zoning requests;
  - Restrict commercial signage to neighborhood scale as allowable under law;
  - Prohibit on-street parking on any street crossing Arcraft Road;
  - Strictly enforce litter ordinances from any authorized commercial development.
2. For areas outside of the Arcraft Road corridor:
  - Large lot single-family residences should continue to be the dominant use in this area, consisting of a mix of R-2 and R-1.
  - Until such time as a comprehensive drainage study and flood plan for this area has been performed by the City, the Federal Emergency Management Agency, or a similar agency, the density for any new residential development to no more than four (4) dwelling units to the gross acre;
  - Discourage the use of Park Fees and require open and green space areas be planned and implemented wherever possible within a development;
  - For large tract developments (40 acres or more) of this region, encourage a layered approach to zoning and development, with buffers insulating less intensely developed properties from higher developed parcels, unless not possible by reason of acreage configuration or other reasons.
  - Encourage uses that accommodate the keeping of horses and plan for safe passage of horses and bikers along all arterials, collectors and sub-collectors through the use of horse trails, bike trails and/or ditch banks as well as access to the river park.

<i>Zoning</i>	<i>Available Land (Acres)</i>	<i>Density</i>	<i>Possible New DU's</i>
<i>Commercial</i>	<i>29</i>		
<i>R-1</i>	<i>210</i>	<i>1.2</i>	<i>258</i>
<i>R-2</i>	<i>849</i>	<i>2.3</i>	<i>1952</i>
<i>R2-A, R-3</i>	<i>219</i>	<i>3.8</i>	<i>835</i>
<i>Total New</i>			<i>3045</i>

Possible Future under alternative B



Map 8. Alternative B Scenario - Conceptual Future Growth



**Alternative B Analysis**

Alternative B attempts to imagine how amending the comprehensive plan in this way would control growth. No rezonings that conflict with the plan are contemplated, only rezonings from landowners taking full advantage of the maximum allowed by the wording are projected.

**Land Required for Housing**

Using the densities typical for the zoning which is likely to result based on this plan could allow up to 3045 new dwelling units in addition to those already subdivided at the time of this writing. This plan could accommodate the MPO projections through the year 2030.

**Schools, Parks**

The number of new dwelling units allowed would generate an estimated 725 elementary, 302 middle and 416 high school students.

At the mandated ratio of one acre of park per 200 dwelling units this plan should provide a minimum of 15 new acres of parkland.

**Pros and Cons of Alternative B****Pros**

- Understandable by development community
- Allow economic return to landowners
- Maintains lower densities
- Mandates horse trails

**Cons**

- Requires more land per DU
- Changes rural ambience
- Does not preserve substantial amount of open space

**Alternative C Analysis**

This alternative plan was designed as a way to preserve more open space by taking advantage of the Planned Residential zoning category. Under such a zone, development is clustered around areas of open space and built at densities that are not permitted under regular residential zoning. Properly designed planned developments could accommodate the same number of dwelling units as conventional subdivisions while clustering the acreage that would otherwise be used as larger side and backyards into open space.

The concept map labeled “Alternative C” illustrates a possible way that new housing development could be planned to allow landowners to a similar return on their properties and still preserve open space for recreational or specialized farm uses.



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### Land Requirements

This scenario could also accommodate the 2025 growth projections but not the 2030 projections.

### Schools, Parks

The number of new dwelling units allowed would generate an estimated 533 elementary, 222 middle and 306 high school students.

Substantial amounts of open space would be retained under this plan. If the City purchased the land outright it would then be city parkland. This option is prohibitively expensive. Another option would be for developers to donate the land to a land trust, which could then transfer it to the City. If the developer retained ownership of the open space the cost of creating recreational opportunities would be the responsibility of the developer. However the City could assist in improving the open land to minimum standards for certain types of recreation such as biking, hiking or wildlife preserves if they were available to the public.

Studies have shown that cost of conserving open space can be offset by the benefits of not having to provide public services to the area.

### Pros and Cons of Alternative C

#### Pros

- Requires less land per DU
- Allow sufficient economic return to landowners
- Maintains rural ambience
- Could preserve some farmland
- Less expensive to provide services

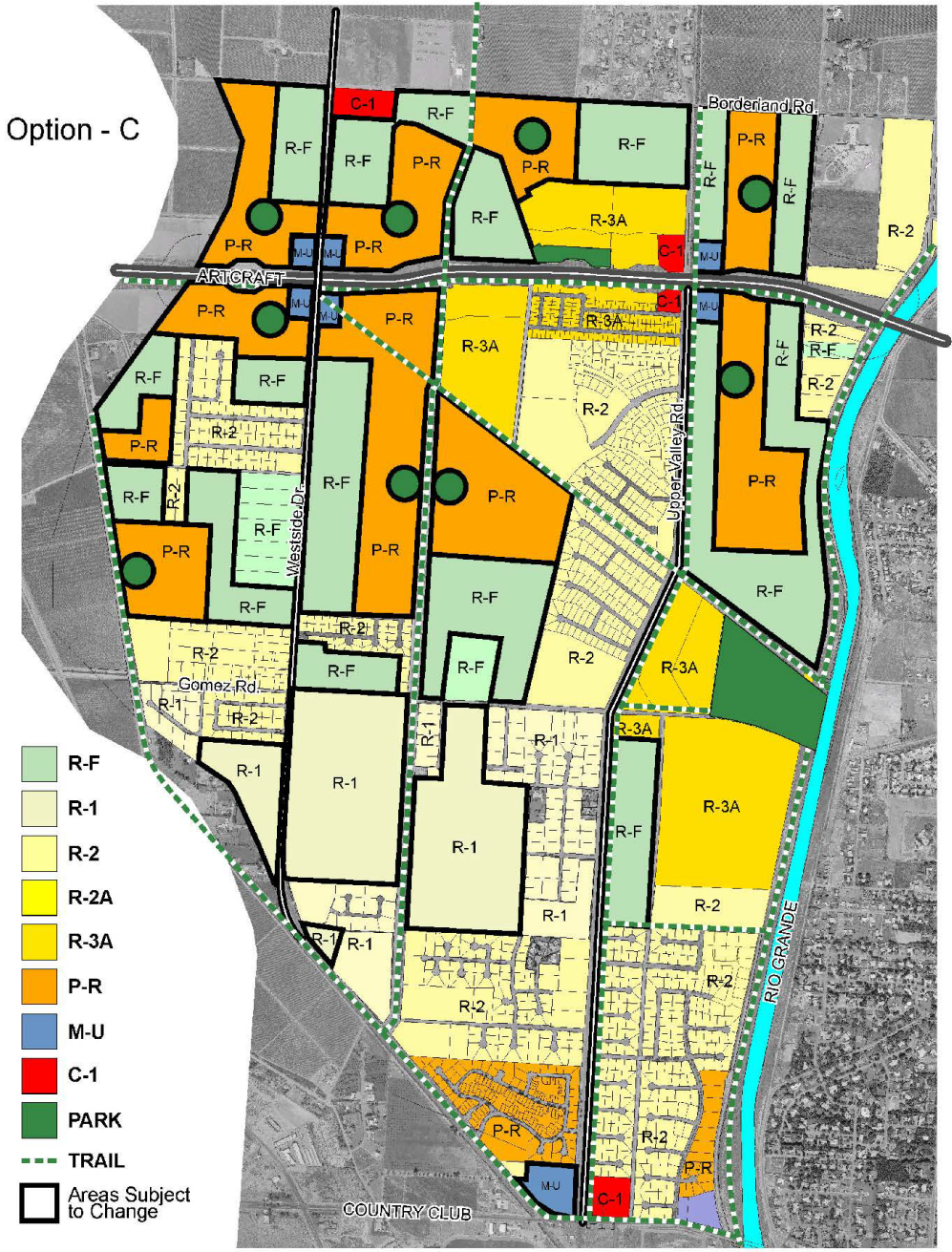
#### Cons

- May require changes in ordinances
- Marketability not proven in El Paso
- Requires consolidation of properties

<i><b>Zoning</b></i>	<i><b>Available Acres</b></i>	<i><b>Density</b></i>	<i><b>Dwelling units</b></i>
<i>Commercial</i>	29		0
<i>PR-1</i>	445	2.8	1248
<i>R-3A</i>	79	4.3	340
<i>R-2A</i>	85	3.7	315
<i>R-2</i>	42	2.3	99
<i>R-1</i>	174	1.22	213
<i>Open or R-F</i>	452		0
<i><b>Total</b></i>			<b>2215</b>

Possible Future under Alternative C

Map 9. Alternative C Scenario - Conceptual Future Growth



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## Transportation infrastructure Analysis

### Alternative A:

Since this concept is essentially the one analyzed by the MPO their recommendations can be examined first. Virtually all new capacity would be in the form of roadway widening.

- Artercraft – super arterial
- Westside Dr. – Major arterial-with-bike-lane cross section 120’
- Gomez Rd. – Major arterial-no-bike-lane cross section 110’ connecting to a bridge across the Rio Grande and thence to Redd Road.
- Upper Valley Rd. minor arterial-no-bike-lane cross section 110’

### Alternative modes

A bike path is shown in the Plan for El Paso on Westside Drive. Artercraft Road already has a bicycle path. Transit service will be in the area but at long headways.

### Gomez/Redd connection

If the planned connection to Redd Road via a new river crossing is not built the level of congestion and delay drivers experience on other roads would increase. The road that would be impacted most would be Upper Valley Road, which would approach its maximum capacity if Gomez was not connected but would be well under capacity if Gomez were connected.

Some other roads would show increases in traffic, but traffic on Borderland and Westside roads could actually decrease. The increases on Artercraft would be easily accommodated by that super-arterial. Country Club Road, however, is projected to be well over capacity irregardless of the Gomez connection construction.

The table below shows the expected traffic on roads in the area for the year 2025. It also shows the volume to capacity ratio, which is simply how much of the roads comfortable capacity will be used up. Numbers less than one (1.00) show that the road could handle the expected traffic. Numbers close to or exceeding one (1.00) show that the traffic would be too much for the road in question.

#### *Predicted Daily Traffic and V/C ratio*

	<i>Network with Gomez Road</i>		<i>Network without Gomez Road</i>	
<i>Artercraft</i>	<i>33,582</i>	<i>0.55</i>	<i>43,696</i>	<i>0.71</i>
<i>Westside</i>	<i>5,579</i>	<i>0.8</i>	<i>6,535</i>	<i>0.51</i>
<i>Upper Valley</i>	<i>9,985</i>	<i>0.69</i>	<i>13,996</i>	<i>0.94</i>
<i>Borderland</i>	<i>5,065</i>	<i>0.93</i>	<i>5,622</i>	<i>0.8</i>
<i>Country Club</i>	<i>20,582</i>	<i>1.62</i>	<i>19,731</i>	<i>1.76</i>
<i>Gomez</i>	<i>12,977</i>	<i>0.83</i>	<i>2,991</i>	<i>0.50</i>

Comparison of Traffic with and without Gomez/Redd Road Connection

**Alternative B:**

Analysis will be done when land uses are solidified.

**Alternative modes**

This concept calls for horse trails to be maintained “wherever possible”. The bike paths of the Plan for El Paso would continue to be part of the plan.

**Alternative C: Clustered Plan**

Analysis will be done when land uses are solidified.

**Alternative modes**

This alternative shows a more comprehensive network of walking, bicycle and equestrian trails along the canals and drains. Studies from other cities suggest this may reduce the number of short trips to the commercial uses that are made by automobile.

## Implementation Strategies

**Alternative A:**

This concept will be implemented if no changes are made to the Plan for El Paso land use and thoroughfare sections. Zoning change requests to R-3A, R3 or R-2A would also be approved on a case-by-case basis. The planned widening and new construction of the thoroughfares shown on the Major Thoroughfare Plan will also need to take place.

**Alternative B:**

This plan would require amendment of the Plan for El Paso by adding a sub area plan that explicitly incorporates gross density limits, requirement for site plans, landscape buffers, and parking and signage restrictions. These requirements could then be added to any zoning change requests, perhaps as special contract conditions.

Park and/or thoroughfare plans would need to be amended to encourage open space and equestrian trails.

**Alternative C:**

This concept could be implemented in differing ways but each would require several actions to occur. Any Planned Residential projects following this plan would need to be fairly large and thus cover property that is currently under different owners. In order to ensure equitable treatment of property owners and avoid potential takings, a mechanism would need to be set up to prevent takings claims by landowners whose property remains open space.



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One way of implementing this concept would be to allow transfer of development rights between property owners. This would permit low intensity uses to continue while allowing economic gain to the landowners. The State of Texas has not passed legislation enabling transfer of development rights so a City ordinance would be required. Purchase of development rights is another concept that could be investigated.

A third option would be creating a mandatory open space zoning district. Open space zoning, or cluster zoning, allows the same number of units as is permitted under the regular zoning. The units are clustered and about half of the site is consolidated into a large open space. There is a precedent for this concept in the Planned Mountain Development district.

Existing Planned Residential zoning requires that all land be under “unified control” so properties would need to be consolidated prior to applying for review of development plans. Current Planned Residential zoning rules state that the minimum size for a PR project is three acres, but in the Upper Valley that minimum may need to be raised.

The standards for design review would need to be defined in the sub-area plan so that Planned Residential projects would adhere to the goals of providing open space and rural ambience. Park plans and thoroughfare plans would need to be amended to reflect the goal of the sub area plan.

Zoning changes for increased density would need to be recommended against if they did not incorporate Planned Residential projects that met the standards of the plan.

## **Recommendation: Amendment to *The Plan for El Paso***

In formulating the recommendations given in this section the Planning , Research and Development Department attempted to balance three major goals:

1. The need for land to accommodate future population growth in the El Paso region, including a range of income levels.
2. The desires of existing residents to preserve the quality of life in the study area.
3. The rights of landowners to achieve reasonable economic return on their property.

Fiscal goals were not included. Such analysis could not be performed within the short time frame of the study. It was assumed that the tax revenue would balance the cost of servicing new growth.

### **Goal 1:**

According to MPO projections, if the study area is to accommodate its fair proportion of regional growth, the total number of housing units in the study area in the year 2030 should be 3,939. The census found 698 housing units in the year 2000. Subdivision records indicate that since that time approximately 700 new home sites have entered the subdivision process. Therefore any plan should permit at least 2,541 new homes to be built. Moreover, the range of lot sizes and prices should reasonably accommodate many income levels.

Under the recommendations, over 3,000 additional new homes would be possible. Although the amendment would discourage any new R3A zoning, an overall total of approximately 950 housing units could result within areas already zoned R3A. About 300 new units would also be possible in areas already zoned R2A.

### **Goal 2:**

The Planning, Research and Development Department and the City Council held well-attended public hearings before drafting these recommendations. Sixty-five surveys were returned after a meeting held within the study area. The vast majority of comments received stated that low density, large lot housing was preferred if new development were to occur at all. A vociferous segment of the public was strongly biased against the most recent R-2A rezoning case.

In the early meetings the Department put forward a concept for clustered development to preserve larger contiguous areas of open space. This concept was given due consideration by the participating public but was ultimately rejected in favor of large lot development. Reasons given included the lack of institutional structure to manage the open space and distrust that the open space would actually be preserved from future development.

The representatives of the resident group with which the Department had contact support the recommendations.

### **Goal 3:**

Forty one percent of the land in the study area is already zoned such that higher densities than 2 units/acre are grandfathered in. Another 14% is zoned R-1 and is already developed at densities of less than 2 units/acre.

The map displays a complex arrangement of land use zones. Key features include:

- Legend:**
  - R-F: Light green
  - R-1: Light yellow
  - R-2: Yellow
  - R-2A: Bright yellow
  - R-3A: Orange-yellow
  - P-R: Orange
  - M-U: Blue
  - C-1: Red
  - PARK: Dark green
  - TRAIL: Dashed green line
  - Areas Subject to Change: Black outline
- Geographic Labels:** Borderland Rd, Artcraft, Westside Dr, Gomez Rd, Upper Valley Rd, RIO GRANDE, COUNTRY CLUB.
- Zone Numbers:** Various numerical values (e.g., 2.0, 3.7, 4.4, 1.2, 3.5, 2.5) are placed within specific zones, likely indicating density or acreage.
- Zone Types:** The map shows a mix of residential zones (R-1, R-2, R-2A, R-3A), commercial zones (C-1), and parks (PARK).



Approximately 900+ acres land in the study area (45%) remain zoned R-F (ranch farm). This is the land for which reasonable economic expectations most need to be met. Some of this land has been purchased by land developers, while most remains in agricultural use. Drought conditions have affected the profitability of farming in recent years so sale or development can be an attractive option. During the nineteen nineties, before the opening of Arcraft Road/Gary Ord Highway, the average density of farmland conversion development was about 2 units per acre.

Gated, large lot subdivisions have found a market on Westside mountain areas. Properly designed projects in the study area would have a reasonable expectation of selling as well.

## **Text of Amendment: (Approved by City Council January 13th, 2004)**

### **Northwest Planning Area**

The recommendations of The Plan for El Paso adopted in 1999 serve as guidelines for development and redevelopment for the City of El Paso and its extra territorial jurisdictions. Within the Northwest planning area, the recommendations of the Northwest Upper Valley Plan adopted in 2004 will serve as guidelines for development and redevelopment of the area bounded by the Rio Grande, Country Club Road, the Texas/New Mexico State line and Borderland Road. *Land included within a valid land study and subdivision or zoning applications on file as of January 12, 2004 are specifically exempted from the provisions of this Plan Amendment for so long as the project that necessitated such application is continued.*

### **Arcraft Road Corridor**

- The Arcraft Road Corridor shall be defined as the area extending 400 feet on either side of the Arcraft Road right-of-way from Doniphan Drive to the New Mexico State line.

Recognizing that there will be increased interstate heavy traffic on Arcraft Road, new development along the Arcraft Corridor should be planned in such a way as to promote the welfare, beauty and comfort of the area along the Arcraft Corridor and in the remainder of the Northwest Upper Valley Study Area.

### **Residential development:**

- Any new residential development within the Arcraft Road Corridor should be low density no more than five (5) dwelling units per gross acre.
- New development should be encouraged to provide and make provisions to maintain a thirty-five foot (35') landscaped strip of property along Arcraft Road measured from the edge of TxDOT right of way to include native plants and trees.



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**Commercial development:**

- New commercial development should be restricted to the western side of the intersection of Arcraft Road at Upper Valley Road in an area extending 300 feet from the rights-of-way making the intersection.
- Commercial development should be restricted to neighborhood-compatible uses.
- A detailed site development plan should be encouraged for all commercial zoning requests.

**Remainder of Northwest Upper Valley Study Area**

This area--between the Rio Grande and the New Mexico State Line and between Country Club Road and Borderland Road, but excluding the Arcraft Road Corridor-- is characterized by the following:

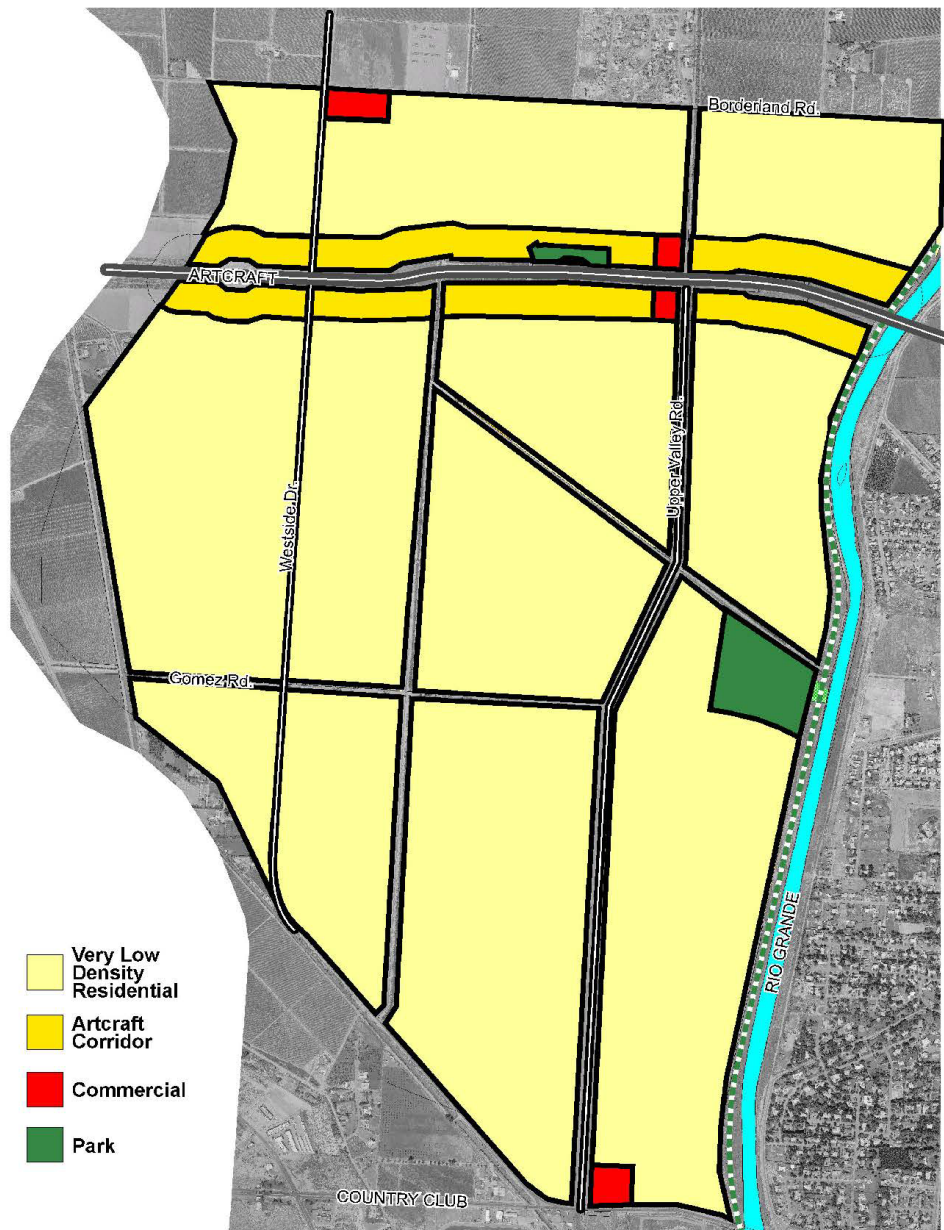
- The area is a mix of agricultural use and very low-density large-lot single-family residences (a mix of R-1 and R-2), providing substantial open space and greenery. Residents have consistently expressed an interest in promoting the continuation of only agricultural and very low-density single family uses.
- Only a few collector roads serve the area and traffic circulation is hampered by the need to cross the Rio Grande on bridges at Country Club, Arcraft Road, and Borderland Road. Growth to the west in New Mexico and to the north in El Paso County will continue to funnel more people onto the routes for these bridges.
- Because of continuing agricultural use, the area is criss-crossed by irrigation canals and drains and their access roads that fall under the jurisdiction of the El Paso County Irrigation District #1.
- Most existing residential developments front onto the few collector roads and back onto irrigation ditches, leaving interior tracts of land that are accessible only by ditch-bank roads or by long or irregular routes to the collector roads.
- The area has unique features that attract many people to use the area for recreational activities such as bird watching, cycling, and horseback riding.
- The area lies in the Rio Grande flood plain, providing the potential for flooding, and there is not an up to date comprehensive drainage study or flood plan for this area.

As a result,

- New residential development should be very low density (a maximum of two and one half (2.5) dwelling units per gross acre) and on large lots.
- Buffering uses should be encouraged between areas of less-compatible uses.
- New street lighting should be encouraged to conform with recognized dark sky standards in order to preserve rural ambience. If dark sky standards are adopted by the City of El Paso they will take precedence.
- Within residential developments, open areas and green space areas should be planned and implemented wherever possible and developers should be discouraged from providing Park Dedication Fees in lieu of land for parks.
- The City, the El Paso County Water Improvement District No. 1, and developers should work together to plan for the safe passage of horses and cyclists along all arterials, collectors and sub-collectors and keep the area and the Rio Grande River Park accessible and compatible for these uses through the use of horse trails, bike trails and ditch banks.

The 2025 Projected General Land Use Map for the area is amended as shown on Map 11.

Map 11. Plan Amendment Recommendation- Year 2025 Projected General Land Use



## Exhibit 1

## Results of Survey Given at Public Meeting on Upper Valley Plan

*Survey from Meeting on Upper Valley Study – November 13, 2003*

The most important factors to me for “quality of life” in the Upper Valley: **RANK (1= most important)**

- 1.9 points Keeping the density of housing low
- 2.1 points Keeping the size of the lots large
- 2.9 points Keeping the value of the homes high
- 3.3 points Preserving public open space, parks, and trails
- 3.6 points Maintaining rural uses such as for horses and farms
- 4.0 points Avoiding traffic and roadway problems
- 4.4 points Avoiding overcrowded schools

From this meeting, I believe:

<b><u>tain</u></b>	<b><u>Agree</u></b>	<b><u>Disagree</u></b>	<b><u>Uncer-</u></b>
A revision of the Plan for the			
Upper Valley is needed	59	2	2
The Council Revision will generally accommodate demand thru 2025	10	21	20
Most of the growth will be north of Gomez, in Canutillo ISD	12	10	13
Canutillo ISD will need to build 1 or more schools in the area	49	4	6
Valley Creek Park (37 acs) will be heavily used by Upper Valley residents	31	10	14
River Park trail will be heavily used by Upper Valley residents	31	8	15
Several smaller parks are also needed	27	18	9
Hike, bike, and horse trails should be included, with access to canal roads	51	5	1
I'd prefer a network of connecting trails rather than small parks in subdivisions	34	12	8
I'd accept tracts with smaller lots in exchange for more public open space	6	45	4
The Council Revision is fair toward landowners and developers.	7	34	13
The Revision to the Plan adequately describes the land use guidelines by referring to limits of 5 units per acre (Arctcraft) and 4 units per acre	10	20	18
Away from Arctcraft, the overall area should include a mix of R-1 and R-2, rather than each rezoned tract including both R-1 and R-2.	17	13	6
Currently, R-1 comprises 26% of all non-RF acreage; I want this % maintained in future.	38	12	4
R-1 zoning on existing tracts should be maintained; RF tracts should be rezoned R-1 or R-2 depending on surroundings.	38	15	1
R-1 should be mandated on tracts with certain characteristics; other tracts could be zoned R-1 or R-2, at landowner's option.		30	14
6			
City should seek legal way to require that each RF tract rezoned include both R-1 and R-2.	40	11	3
Gomez Road should not cross the Rio Grande before year 2015		54	7
2			
Gomez Road running West from Upper Valley Road should stay 2 lanes		51	5
5			
Gomez Road running East from Upper Valley Road can be 4 lanes	10	42	7



### Survey Concerns

1. No R3A. (3)
2. Need for emergency assistance, fire & police substations. (4)
3. Why does City Council ignore CPC recommendations?
4. Repair the northern portion of Upper Valley Road starting on Gomez Road. (2)
5. Need to widen Country Club Road and install streetlights. (2)
6. Need streetlights on Upper Valley Road and Westside Drive. (2)
7. Make sure park fees are used for parks.
8. Why was Gomez Road paved if there is no money?
9. Water concerns. (7)
10. Do not need rezoning. (2)
11. Heavy construction trucks are tearing up the roads and are only being patched up instead of putting a base under the asphalt, which in turn would be able to handle heavy trucks.
12. Concerns about increased density, lack of infrastructure, drainage, and infringement on irrigation rights. (8)
13. Survey could be clearer, and questions are confusing. (3)
14. Gomez Road should not cross the River.
15. Primary zoning should be RF & R1 with irrigation. (12)
16. RF could be zoned for 3-acre Ranchettes.
17. Current Master Plan already references maintaining rural quality of life in the Upper Valley. How will a new plan be enforced any differently in the face of pressure from developers?
18. Development must stop until roads are repaired.
19. The City is only interested in developers. (2)
20. Concerned about traffic flow to Damian Elementary School and new High School at Transmountain & I-10. Borderland Road cannot handle traffic now.
21. Taxes being raised.
22. Over population. (4)
23. New Schools needed. (5)
24. The Valley is unique, desert is not. Schwartz can build in the east, north, etc. (3)
25. Heavy traffic. (5)
26. We must do all we can to enhance and preserve the natural greenery and beauty of the Valley. (7)
27. Afraid of losing home to Gomez Road expansion.
28. Need a Drainage Study.
29. Do the right thing. (2)
30. Will irrigation ditches be maintained so that water allotment from the Rio Grande River will continue?
31. Land has better uses than houses.
32. What is being done to preserve the animals; skunks, raccoons, owls, herons, etc. (4)
33. If Gomez Road is expanded, it will need constant repair due to the high water table.
34. Representative Austin said the Community wanted streetlights, but it does not want them.
35. Ensure mix of R1 & R2 outside of corridor, and ensure compliance with plan. (4)
36. Concerned that roadways have adequate passage for safe crossing of pedestrians and horses.
37. A traffic light at Upper Valley Road will make it very difficult to get out of Country Place Estates.
38. Would like a public horse arena.
39. Horses are not compatible with bike trails.
40. Willing to help work on plan. (2)

**\*\* Number after comment is the number of times it was commented. If there is no number, comment was only made once.**

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Exhibit 2

Ordinance Amending the Comprehensive Plan

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING THE NORTHWEST UPPER VALLEY PLAN AS A SPECIFIC STUDY AREA PLAN TO BE INCORPORATED INTO THE CITY'S COMPREHENSIVE PLAN, THE PLAN FOR EL PASO, AND WHICH PLAN SHALL AMEND THE PLAN FOR EL PASO AND THE YEAR 2025 GENERAL LAND USE MAP INCORPORATED THEREIN.**

**WHEREAS**, *The Plan for El Paso* was adopted by the El Paso City Council on April 27, 1999, and further ratified on February 18, 2003, pursuant to the provisions of Section 219.002 of the Texas Local Government Code as the comprehensive plan for the City; and

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

**WHEREAS**, a specific recommendation of *The Plan for El Paso* is the creation of specific study area plans that will serve as a separate policy documents that give general support to the objectives of the City's comprehensive plan; and

**WHEREAS**, the El Paso City Council on September 16, 2003 directed the Planning, Research and Development Department to prepare amendments to the *The Plan of El Paso* to modify the goals, policies and land use recommendation for a portion of the Upper Valley with public input and to present these amendments to City Council within ninety (90) days; and

**WHEREAS**, the City Planning, Research and Development Department has developed a study area plan for the Northwest Upper Valley which identifies the impacts of growth and new development and proposes guidelines aimed at protecting the existing characteristics of the Northwest Upper Valley; and

**WHEREAS**, the El Paso City Council finds that the adoption of the Northwest Upper Valley Plan as herein enumerated will have no negative impact upon the public health, safety, morals and

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general welfare of the City, and that the study area plan will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*.

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

1. **THAT**, the El Paso City Council hereby adopts the Northwest Upper Valley Plan as a specific study area plan, and that same shall be incorporated into *The Plan for El Paso* for all purposes, including amending the Year 2025 Projected General Land Use Map for the long-range development of the Northwest Upper Valley

2. **Except** as herein modified, *The Plan for El Paso* and its related documents shall remain in full force and effect as to the long-range general policies for guiding growth and development in the City.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

**THE CITY OF EL PASO**

\_\_\_\_\_  
**Joe Wardy**  
Mayor

**ATTEST:**

\_\_\_\_\_  
**Richarda Momsen**  
City Clerk

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
**Matt Watson**  
Assistant City Attorney

\_\_\_\_\_  
**Patricia D. Adauto**  
Deputy Chief Administrative Officer  
Building & Planning Services

**ORDINANCE NO.** \_\_\_\_\_





# **ATTACHMENT 5**

## **Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL WITH CONDITIONS** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The recommended conditions are as follows:

1. *That access to Westside Drive shall be provided to the subject property and that access shall continue and be provided to the adjacent property to the south to avoid landlocking such property.*
2. *That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
  - a. *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
  - b. *Providing outdoor amplified sound.*
4. *That no office warehouse uses shall be permitted.*

## **Planning and Inspections Department – Plan Review & Landscaping Division**

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

## **Planning and Inspections Department – Land Development**

No objections to the proposed rezoning.

## **Fire Department**

No adverse comments.

## **Police Department**

The 911 District has no comments or concerns regarding this rezoning.

## **Environment Services**

No comments received.

## **Sun Metro**

No comments received.

## **Streets and Maintenance Department**

### **Traffic & Transportation Engineering**

No TIA is required.

A TIA report was provided and approved as part of rezoning Ordinance No. 19204 approved in 2021.

### **Streets Lighting:**

Street Lights Department does not object to this request.

Artcraft Road is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

Project at Artcraft Road falls within TxDOT ROW, if any part of the project extends beyond that into the City of El Paso's right-of-way, the contractor must comply with El Paso City Municipal Codes and DSC guidelines.

**Contract Management:**

The project at Artcraft Road falls within TxDOT R.O.W. If any part of the project extends beyond that into the City of El Paso's right-of-way, the contractor must comply with El Paso City Municipal Codes and DSC guidelines.

**El Paso Water**

EPWater-PSB does not object to this request.

**Water**

There is an existing 12-inch diameter water main that extends along Westside Drive located approximately 7-feet west of the eastern right-of-way line. This main increases to a 16-inch diameter water main approximately 570-feet north of Miss Bev Avenue and continues north to Artcraft Road. No direct service connections are allowed to the 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. The 16-inch and 12-inch water mains are available for main extensions.

There are no water mains along Artcraft Road.

Water mains required to serve the project need to be extended by creating a looped system. Owner/Developer is responsible for all extension costs.

Previous water pressure from fire hydrant #6301 located at Westside Drive, 1800-feet north of Gomez Road, has yielded a static pressure of 72 psi, a residual pressure of 40 psi, and a discharge of 1,186 gallons per minute.

**Sanitary Sewer**

There is an existing 15-inch diameter sanitary sewer main along Westside Drive. This sewer main dead ends approximately 400-feet North of Miss Bev Avenue. This main is available for service and main extensions.

**General**

Sanitary sewer main improvements may be required downstream, depending on the anticipated land use and density of the proposed development. Owner/Developer is responsible for improvement costs.

La Union Lateral is an El Paso County Water Improvement District No. 1 facility. Permits for installation of water and sanitary sewer mains within the right of way are required. Lot owner is responsible for permit, survey and consideration fees.

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater:**

We reviewed this property for City Engineering Land Development 5 Day Review under the Addition called "Artcraft" and provided the following comments:

1. Artcraft Rd. is a state highway; TXDOT roads are not designed to take in outside storm sewer flow.
2. Onsite Ponding note should read: "On-site ponding of all storm-water runoff discharge volume is required within this subdivision and shall comply with all provisions of the Municipal Code Section 19.19.010, DSC panel 1-4C-J, and DDM #11.1
3. The El Paso County Viewer (FEMA Region 6) shows this property within the flood zone; the structure shall be built 1 foot above the BFE.
4. The plans do not show a pond; need to show where the storm sewer runoff will eventually land.

*Note: Comments to be addressed at the platting stage.*

**El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

TXDOT comments are to remove the proposed driveways along the SH 178 ramp. There is an access denial line along this location and TXDOT purchased the access rights years ago.

Access will need to be located on Westside drive.

Please have requestor submit grading and drainage plans for TXDOT approval once the said changes are made.

*Note: Comments to be addressed at the permitting stage.*

**El Paso County Water Improvement District #1**

An application, fee, and three irrigable land exhibits have been submitted.

**Texas Gas Service**

In reference to case PZRZ25-00008 - Artcraft and Westside, Texas Gas Service will need an easement to provide service to these buildings.

Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

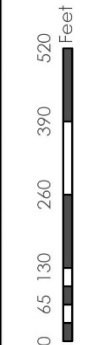
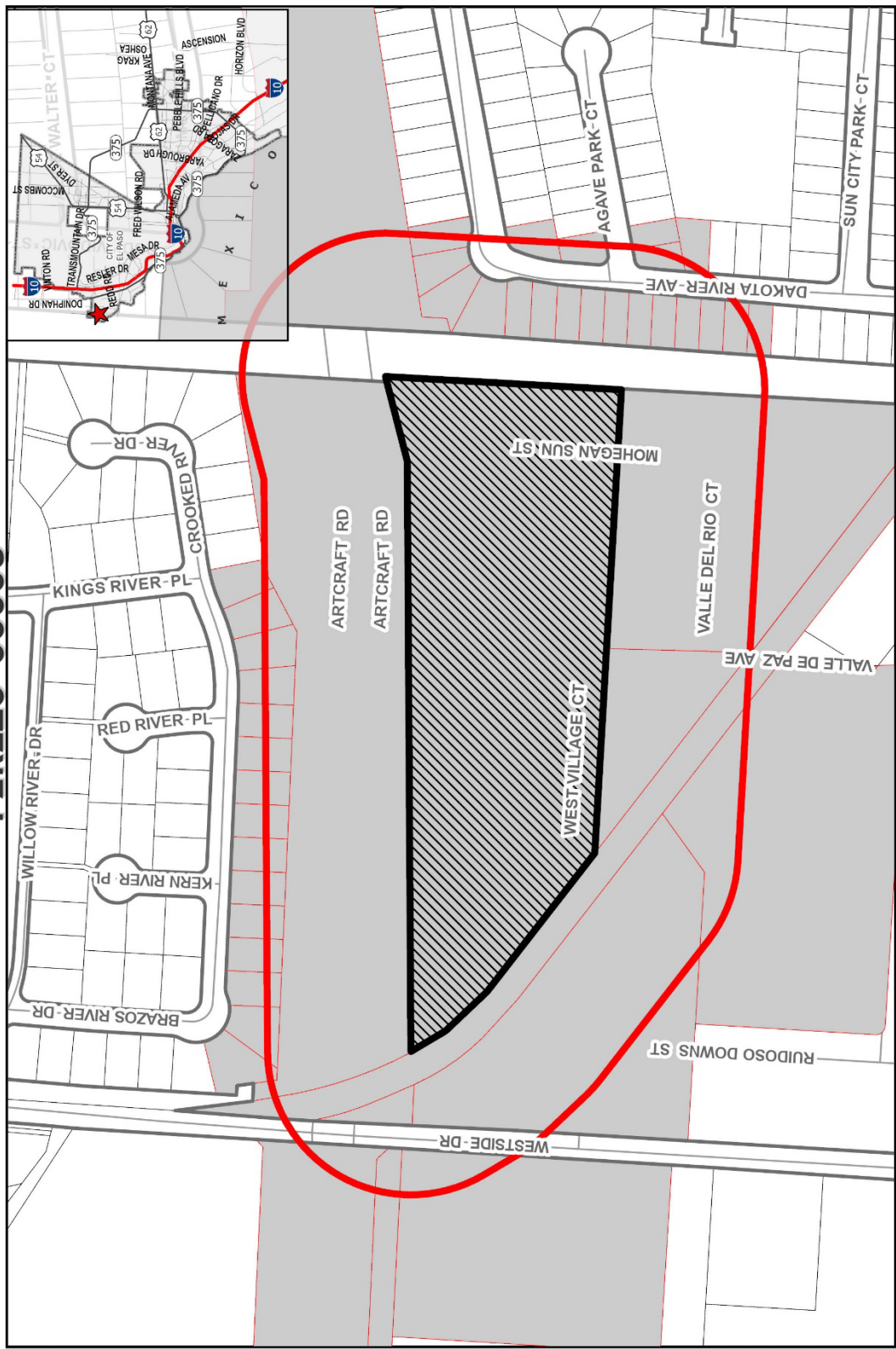
**El Paso Electric**

We have no comments for Artcraft and Westside.

PZRZ25-00008

# ATTACHMENT 6

PZRZ25-00008



- Subject Property
- 300 Feet Notice Area
- Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to confirm the accuracy of the map. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.