



# SMARTCODE APPLICATION EL PASO, TEXAS

## METRO 31 DEVELOPMENT REGULATING PLAN

PREPARED FOR THE CITY OF EL PASO  
25 MAY 2018

ADJUSTMENTS PREPARED BY CITY OF EL PASO  
15 MARCH 2019

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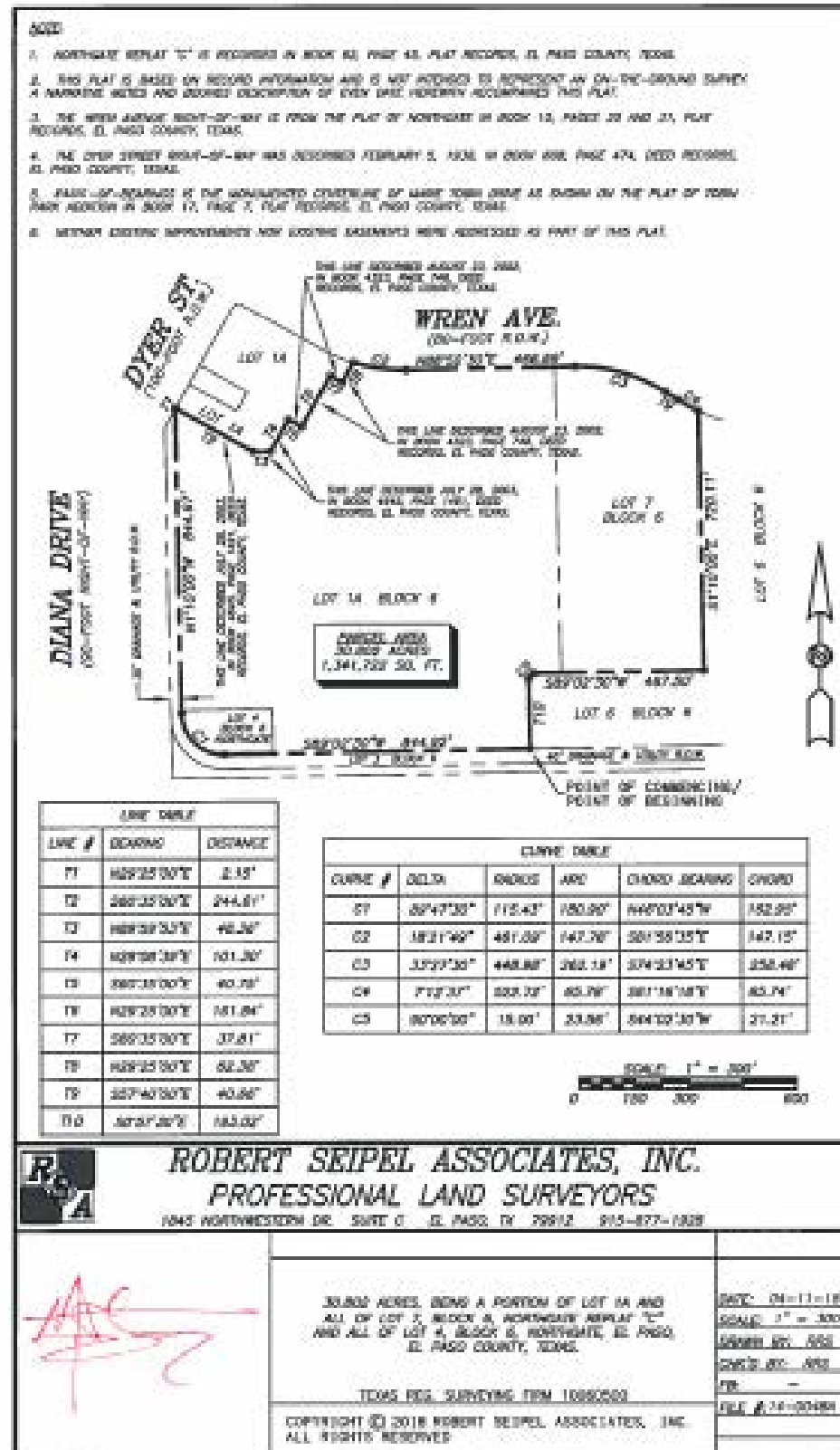
*Site Location*

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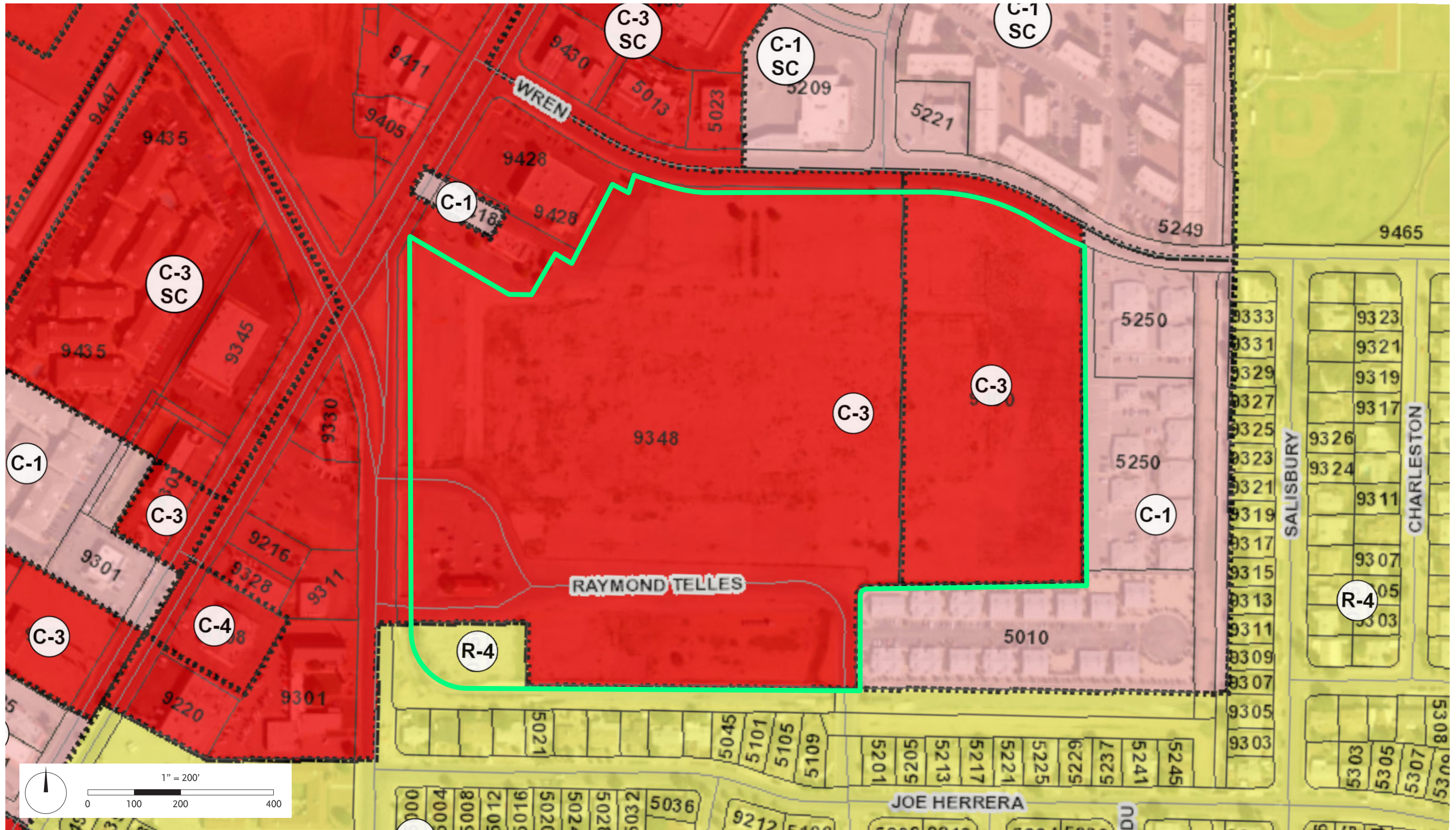


## SITE AERIAL



Legal	Acreage
A parcel of land being a portion of Lot 1A and all of Lot 7, Block 6, Northgate Replat "C" and all of Lot 4, Block 6, Northgate, El Paso, El Paso County, Texas.	30.802
<b>Total Acreage</b>	<b>30.802</b>

## LEGAL DESCRIPTION

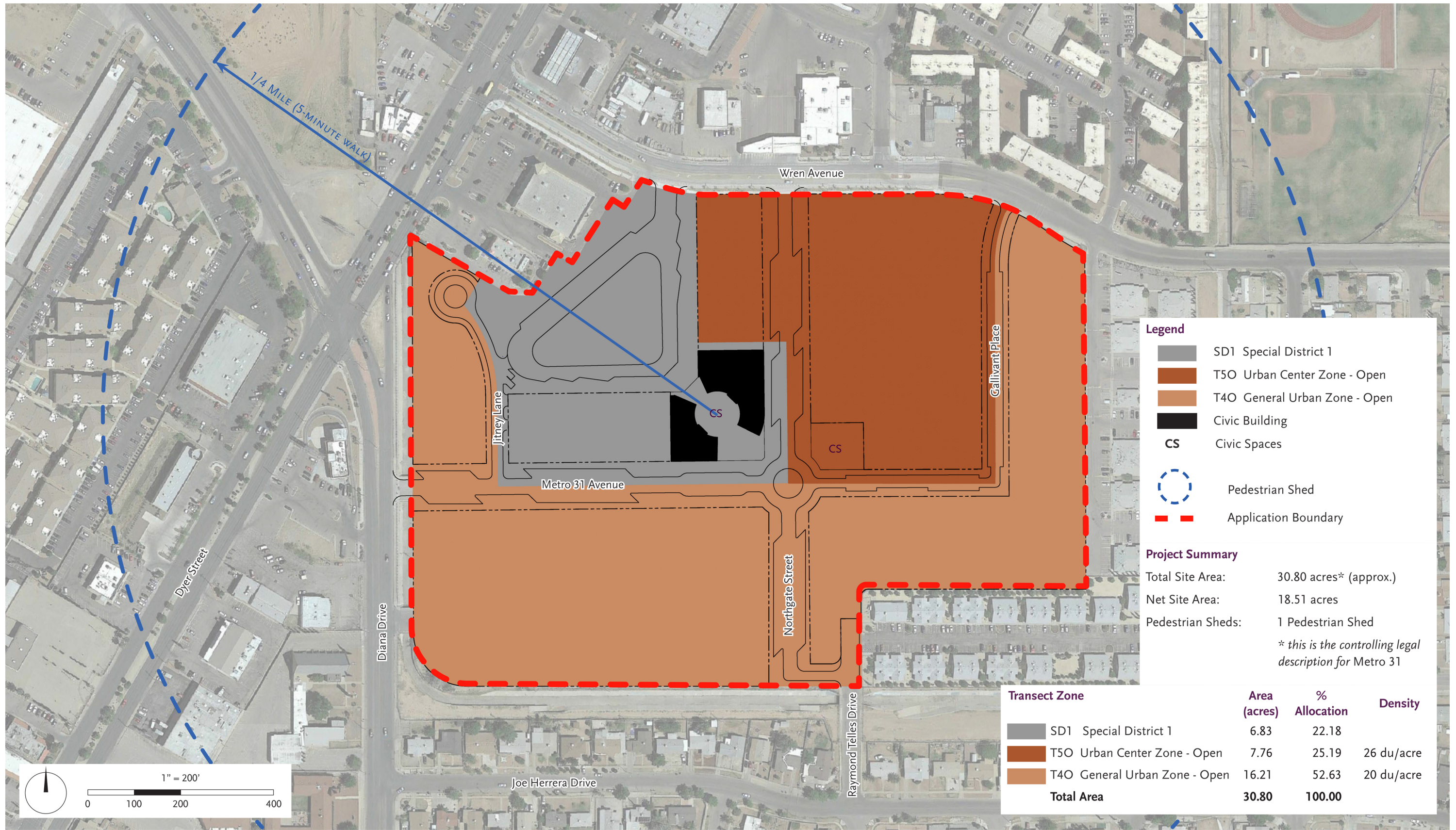


# EXISTING ZONING

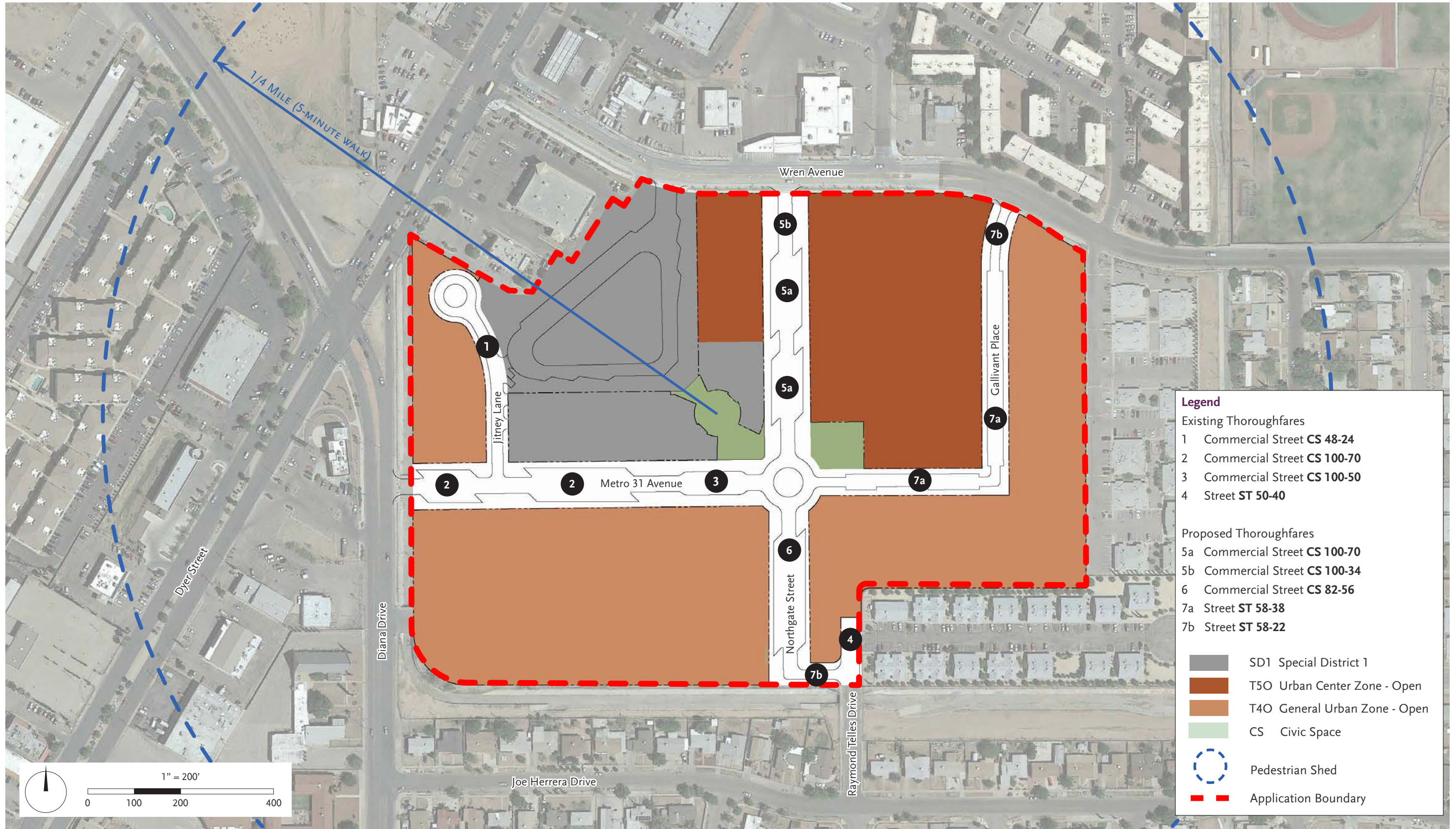


# SITE PLAN

## (INCLUDING PROJECT BOUNDARY & DEVELOPABLE AREA)



# TRANSECT ZONE ALLOCATION



**Legend**

Existing Thoroughfares

- 1 Commercial Street **CS 48-24**
- 2 Commercial Street **CS 100-70**
- 3 Commercial Street **CS 100-50**
- 4 Street **ST 50-40**

Proposed Thoroughfares

- 5a Commercial Street **CS 100-70**
- 5b Commercial Street **CS 100-34**
- 6 Commercial Street **CS 82-56**
- 7a Street **ST 58-38**
- 7b Street **ST 58-22**

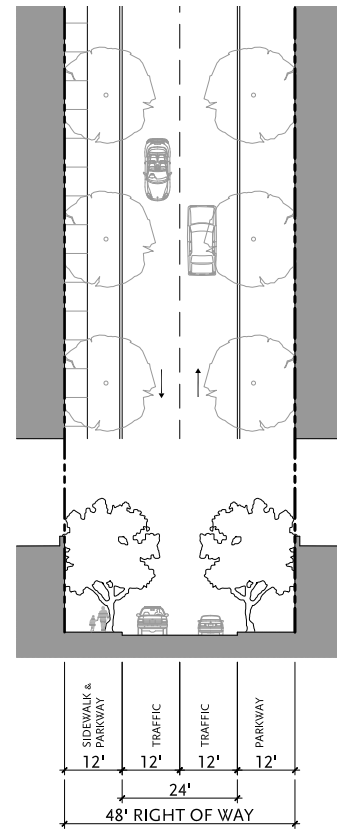
- SD1 Special District 1
- T50 Urban Center Zone - Open
- T40 General Urban Zone - Open
- CS Civic Space
- Pedestrian Shed
- Application Boundary

# THOROUGHFARE ASSIGNMENT



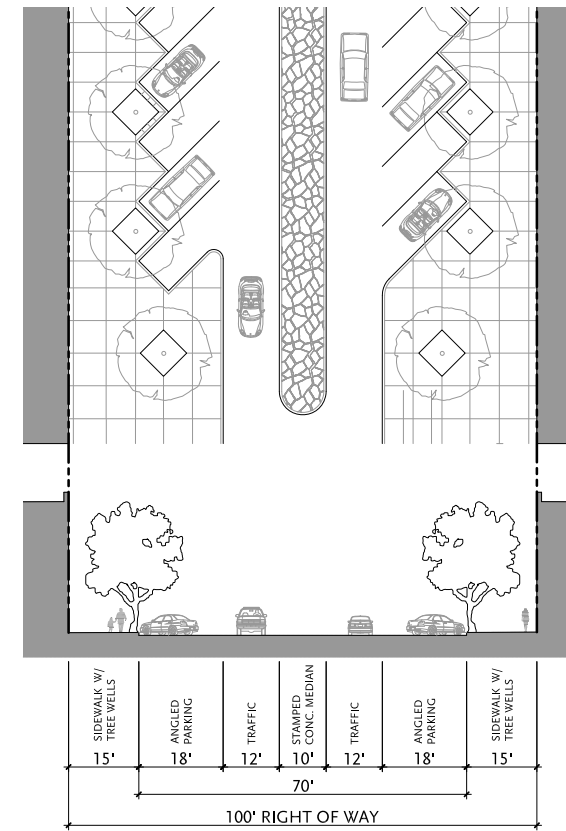
Notes:

1. Pavement width includes gutter where present, and is measured from outside face of curb to outside face of curb.
2. For thoroughfares with multiple transect zones, public frontage types will be specific to the respective transect zone.
3. Proposed changes indicated in red text with original standard enclosed in brackets [ ].



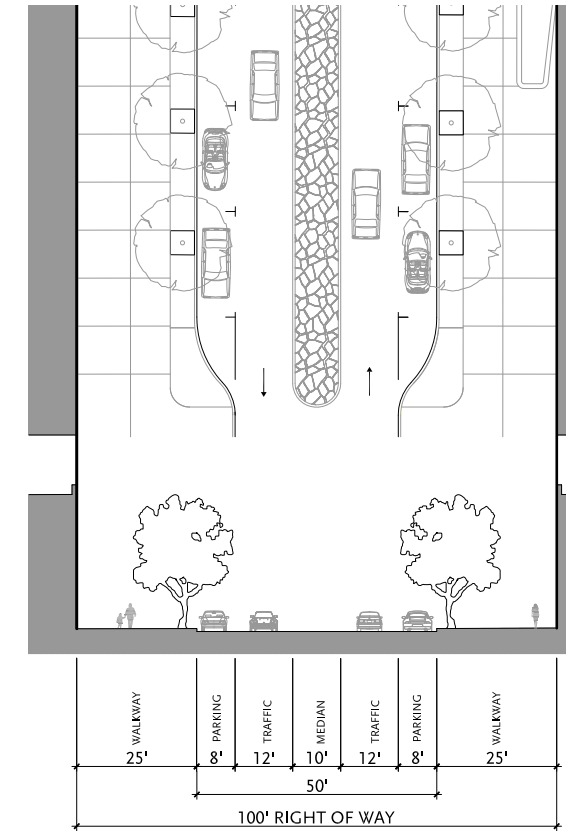
1. CS 48-24  
(Modification of CS 60-34)

**SD1 T40**



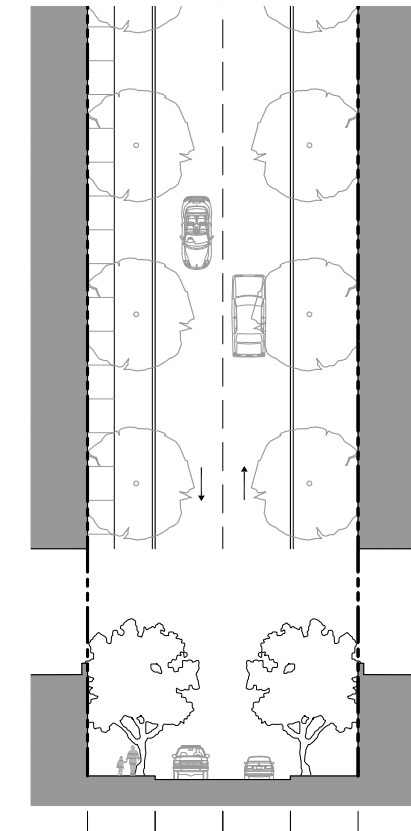
2. CS 100-70  
(Modification of CS 100-64)

**SD1 T40**



3. CS 100-50  
(Modification of CS 80-44)

**SD1 T40**



4. ST 50-40  
(Modification of ST 60-34)

**T40**

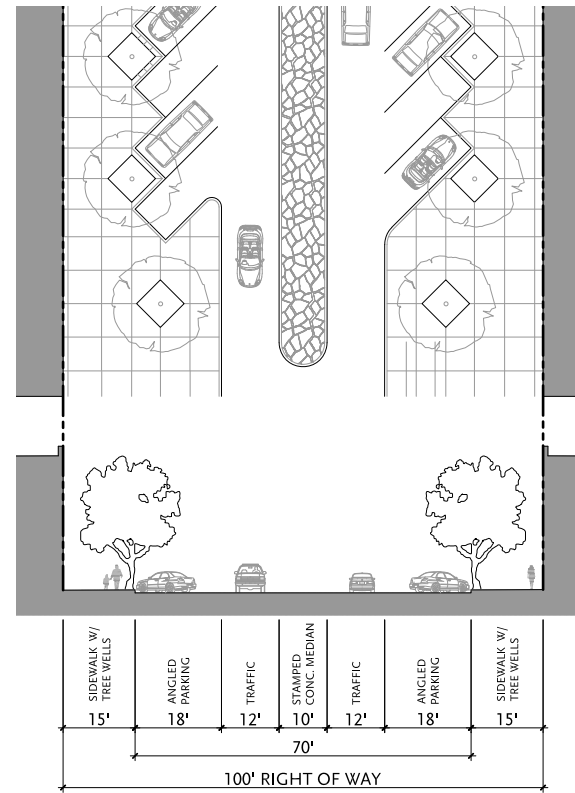
Thoroughfare Type	Commercial Street	Commercial Street	Commercial Street	Street
Transect Zone Assignment	SD1, T40,	SD1, T40,	SD1, T40,	T40
Right-of-Way	48 feet [60 feet]	100 feet	100 feet [80 feet]	50 feet [60 feet]
Pavement Width	24 feet [34 feet]	70 feet [64 feet]	50 feet [44 feet]	40 feet [34 feet]
Movement	Slow	Slow	Slow	Slow
Design Speed	20 mph	25 mph	25 mph	20 mph
Pedestrian Crossing Time	6.8 seconds [9.7 seconds]	9.3 seconds [8.5 seconds]	9.1 seconds [8 seconds]	8.1 seconds [9.7 seconds]
Traffic Lanes	2	2	2	2
Parking Lanes	None [Both sides at 7 feet marked]	Both sides angled at 18 feet [17 feet] marked	Both sides parallel at 8 feet marked	Both sides at 8 feet [7 feet] marked
Curb Radius	10 feet	10 feet	15 feet [10 feet]	15 feet
Public Frontage Type	Arcade, Gallery, Shopfront	Forecourt, Shopfront, Gallery, Arcade, Common Entry	Forecourt, Shopfront, Gallery, Arcade, Common Entry	Arcade, Gallery, Shopfront, Stoop
Walkway Type	12 foot conc. [13 foot conc.]	15 foot [18 feet] conc.	25 foot [18 feet] conc.	5 foot [6 foot] sidewalk
Planter Type	6x6 [4x4] foot tree well /continuous parkway	6x6 [4x4] foot tree well	6x6 [4x4] foot tree well	None [7 foot continuous parkway]
Curb Type	Curb	Curb	Curb	Curb
Landscape Type	Trees	Trees	Trees	Trees
Transportation Provision	n/a	n/a	n/a	n/a

# THOROUGHFARE STANDARDS

(EXISTING STREETS)

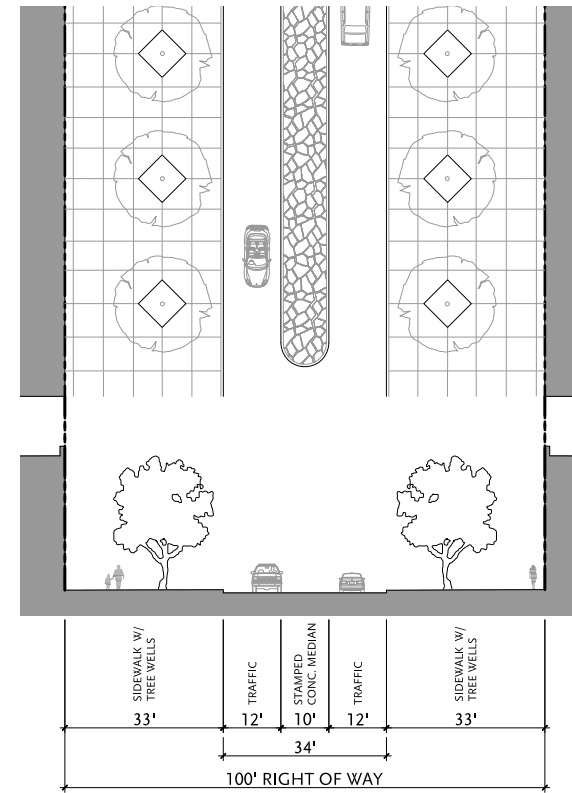
Notes:

1. Pavement width includes gutter where present, and is measured from outside face of curb to outside face of curb.
2. For thoroughfares with multiple transect zones, public frontage types will be specific to the respective transect zone.
3. Proposed changes indicated in red text with original standard enclosed in brackets [ ].



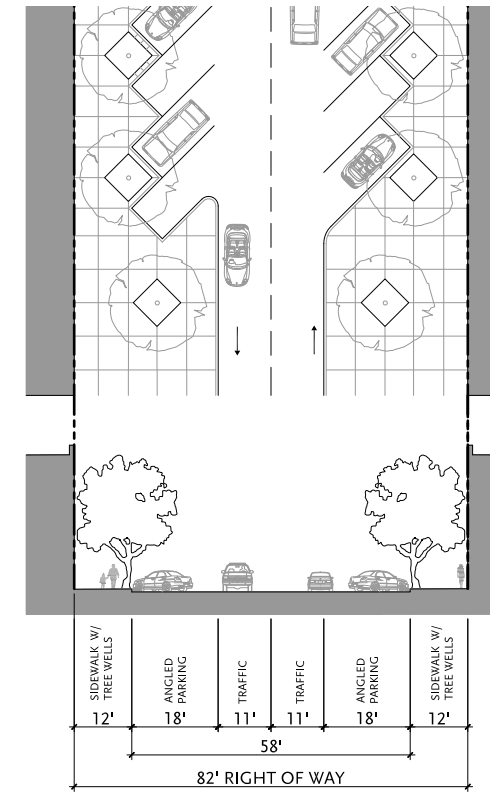
5a. CS 100-70  
(Modification of CS 100-64)

**SD1 T50**



5b. CS 100-34  
(Modification of CS 100-64)

**T50**



6. ST 82-58  
(Modification of CS 80-54)

**T40**

Thoroughfare Type	Commercial Street
Transect Zone Assignment	SD1, T50
Right-of-Way	100 feet
Pavement Width	70 feet [64 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	9.3 seconds [8.5 seconds]
Traffic Lanes	2
Parking Lanes	Both sides angled at 18 feet [17 feet] marked
Curb Radius	10 feet
Public Frontage Type	Forecourt, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	15 foot [18 foot] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Thoroughfare Type 5a built to be consistent with existing Thoroughfare Type 2b design.

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T50
Right-of-Way	100 feet
Pavement Width	34 feet [64 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	4.5 seconds [8.5 seconds]
Traffic Lanes	2
Parking Lanes	None [Both sides angled at 17 feet marked]
Curb Radius	10 feet
Public Frontage Type	Forecourt, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	33 foot [18 foot] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Thoroughfare Type 5b is the portion of Thoroughfare Type 5a near Wren Avenue

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T40, T50
Right-of-Way	82 feet [80 feet]
Pavement Width	58 feet [54 feet]
Movement	Slow
Design Speed	25 mph
Pedestrian Crossing Time	6.1 seconds [5.7 seconds]
Traffic Lanes	2
Parking Lanes	Both sides angled at 18 feet [17 feet] marked
Curb Radius	15 feet [10 feet]
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	12 foot [13 foot] conc.
Planter Type	6x6 [4x4] foot tree well
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

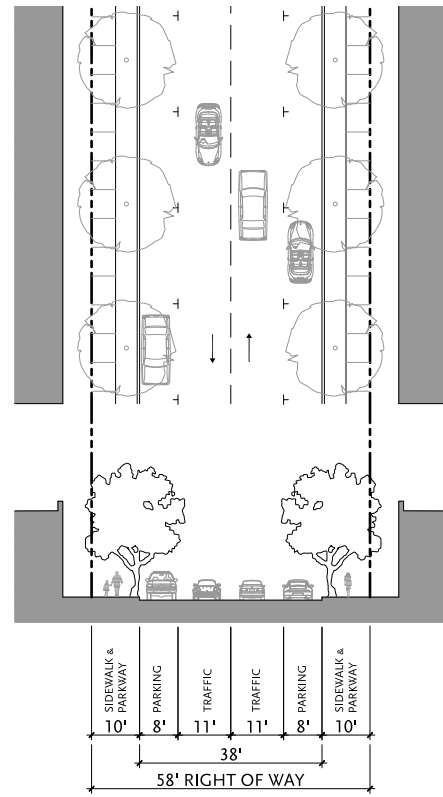
\* Modified to accommodate Sun Metro Buses

# THOROUGHFARE STANDARDS

(PROPOSED STREETS)

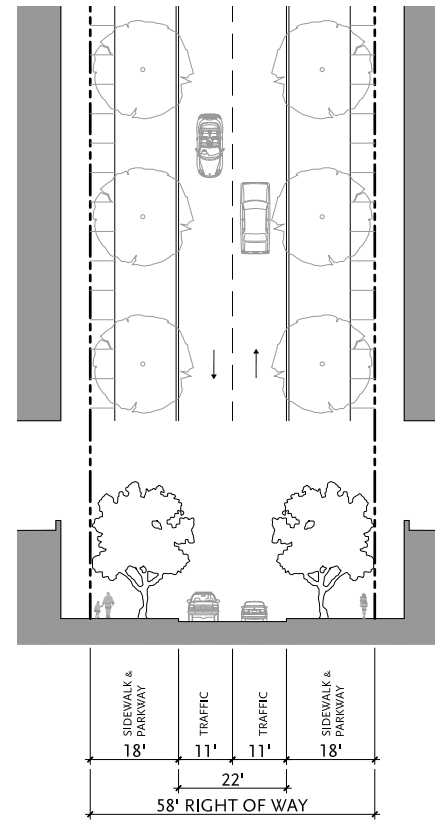
Notes:

1. Pavement width includes gutter where present, and is measured from outside face of curb to outside face of curb.
2. For thoroughfares with multiple transect zones, public frontage types will be specific to the respective transect zone.
3. Proposed changes indicated in red text with original standard enclosed in brackets [ ].



7a. ST 58-38  
(Modification of ST 60-34)

**T40 T50**



7b. ST 58-22  
(Modification of ST 60-34)

**T50**

Thoroughfare Type	Street
Transect Zone Assignment	T40, T50
Right-of-Way	58 feet [60 feet]
Pavement Width	38 feet [34 feet]
Movement	Slow
Design Speed	20 mph
Pedestrian Crossing Time	10.8 seconds [9.7 seconds]
Traffic Lanes	2
Parking Lanes	Both sides at 8 feet [7 feet] marked
Curb Radius	15 feet
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	5 foot [6 foot] sidewalk
Planter Type	5 foot [7 foot] continuous parkway
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

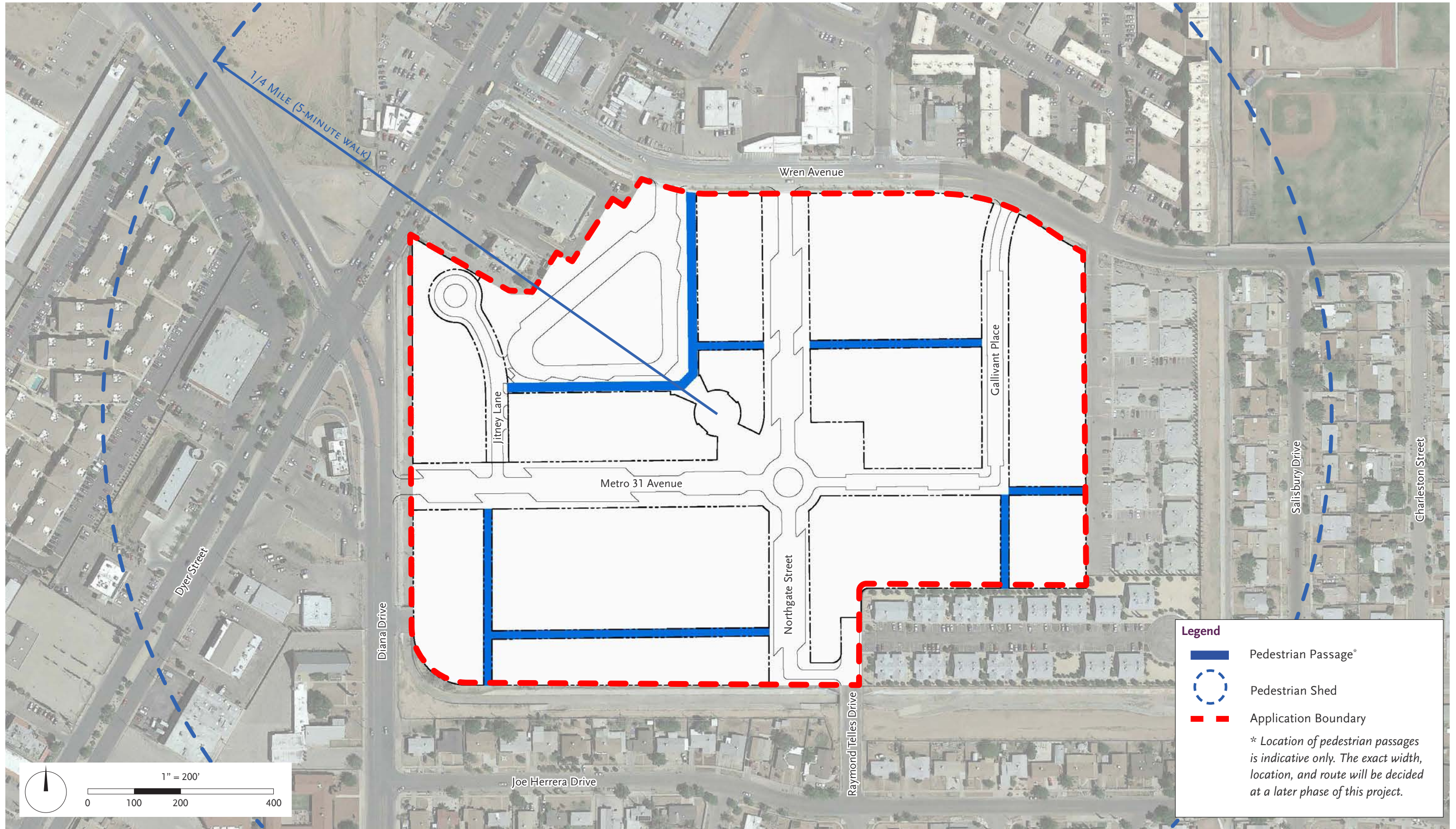
\* Modified to accommodate Sun Metro Buses

Thoroughfare Type	Street
Transect Zone Assignment	T50
Right-of-Way	58 feet [60 feet]
Pavement Width	22 feet [34 feet]
Movement	Slow
Design Speed	20 mph
Pedestrian Crossing Time	6.3 seconds [9.7 seconds]
Traffic Lanes	2
Parking Lanes	None [Both sides at 7 feet marked]
Curb Radius	15 feet
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry
Walkway Type	5 foot [6 foot] sidewalk
Planter Type	13 foot [7 foot] continuous parkway
Curb Type	Curb
Landscape Type	Trees
Transportation Provision	n/a

\* Modified to accommodate Sun Metro Buses

# THOROUGHFARE STANDARDS

(PROPOSED STREETS)



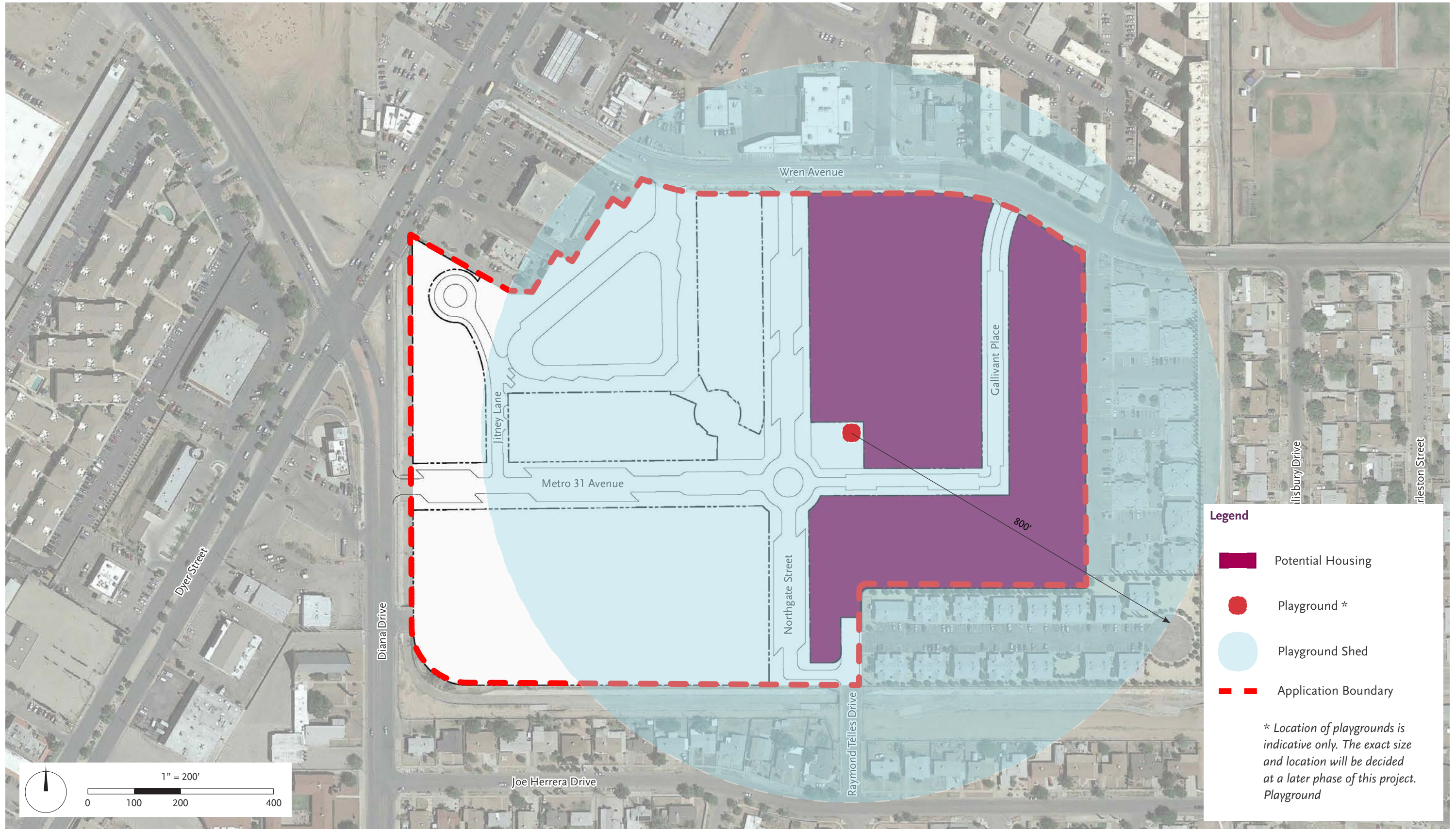
# PEDESTRIAN PASSAGES



## MAXIMUM BLOCK SIZE



## CIVIC SPACE AND BUILDINGS

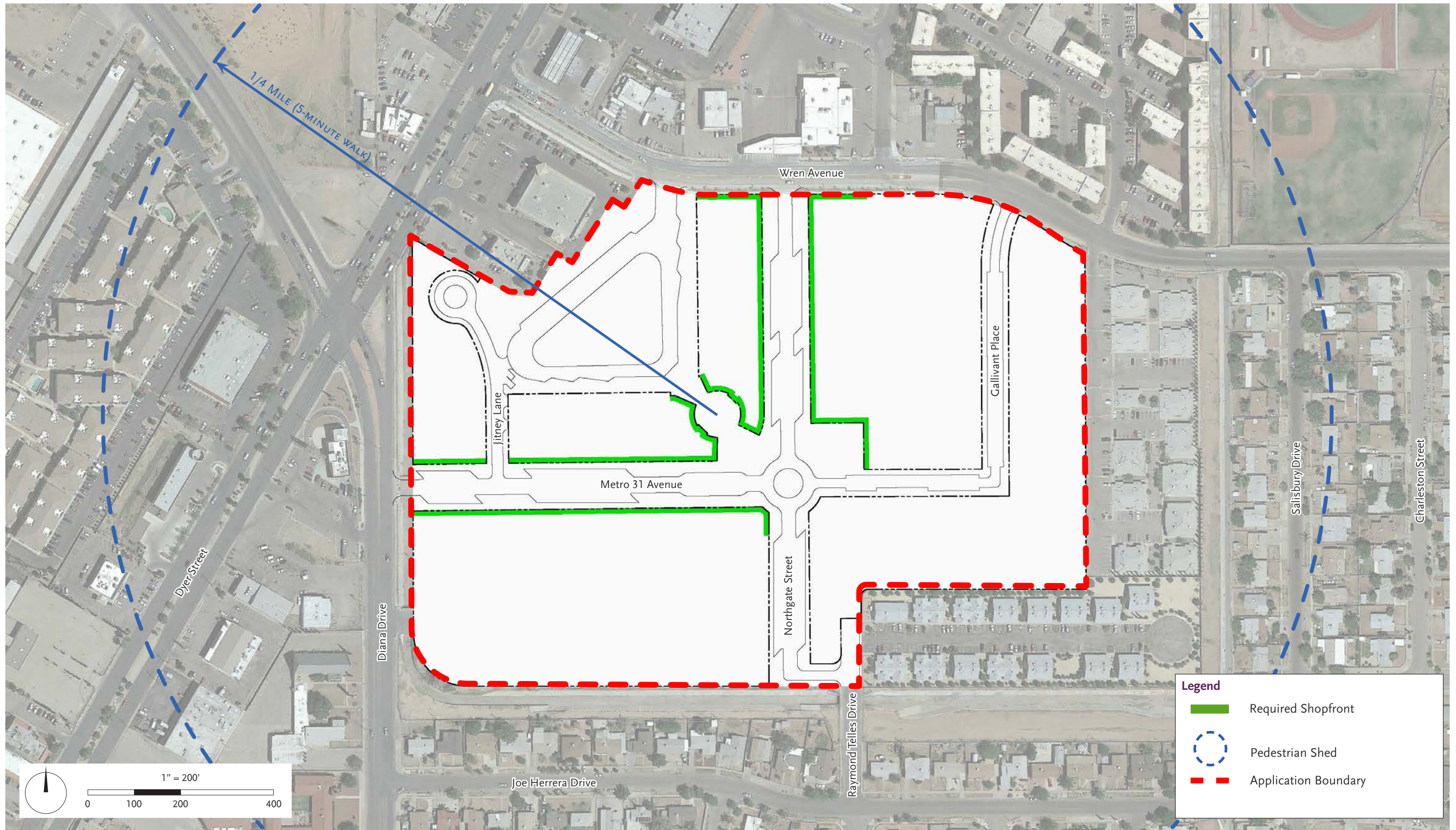


**Legend**

- Potential Housing
- Playground \*
- Playground Shed
- Application Boundary

*\* Location of playgrounds is indicative only. The exact size and location will be decided at a later phase of this project. Playground*

# PLAYGROUNDS



# SPECIAL REQUIREMENTS



