

# MEDICAL CENTER OF THE AMERICAS – REGULATING PLAN ADJUSTMENTS

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❖ PZRZ11-00014 – June 21<sup>st</sup>, 2011 Original Regulating Plan Approval by City Council

1. PLRG13-00001 – June 10<sup>th</sup>, 2013
2. PLRP14-00004 - November 12th, 2014
3. PLRP15-00005 - December 3rd, 2015
4. PLRP16-00001 - August 2nd, 2016
5. PLRP16-00003 - November 22nd, 2016
6. PLRP17-00002 - August 15th, 2017
7. PLRP18-00003 - April 26, 2018
8. PLRP19-00003 - April 19, 2019

PZRZ11-00014



# MEDICAL CENTER OF THE AMERICAS

EL PASO, TEXAS



SMARTCODE - TITLE 21 APPLICATION

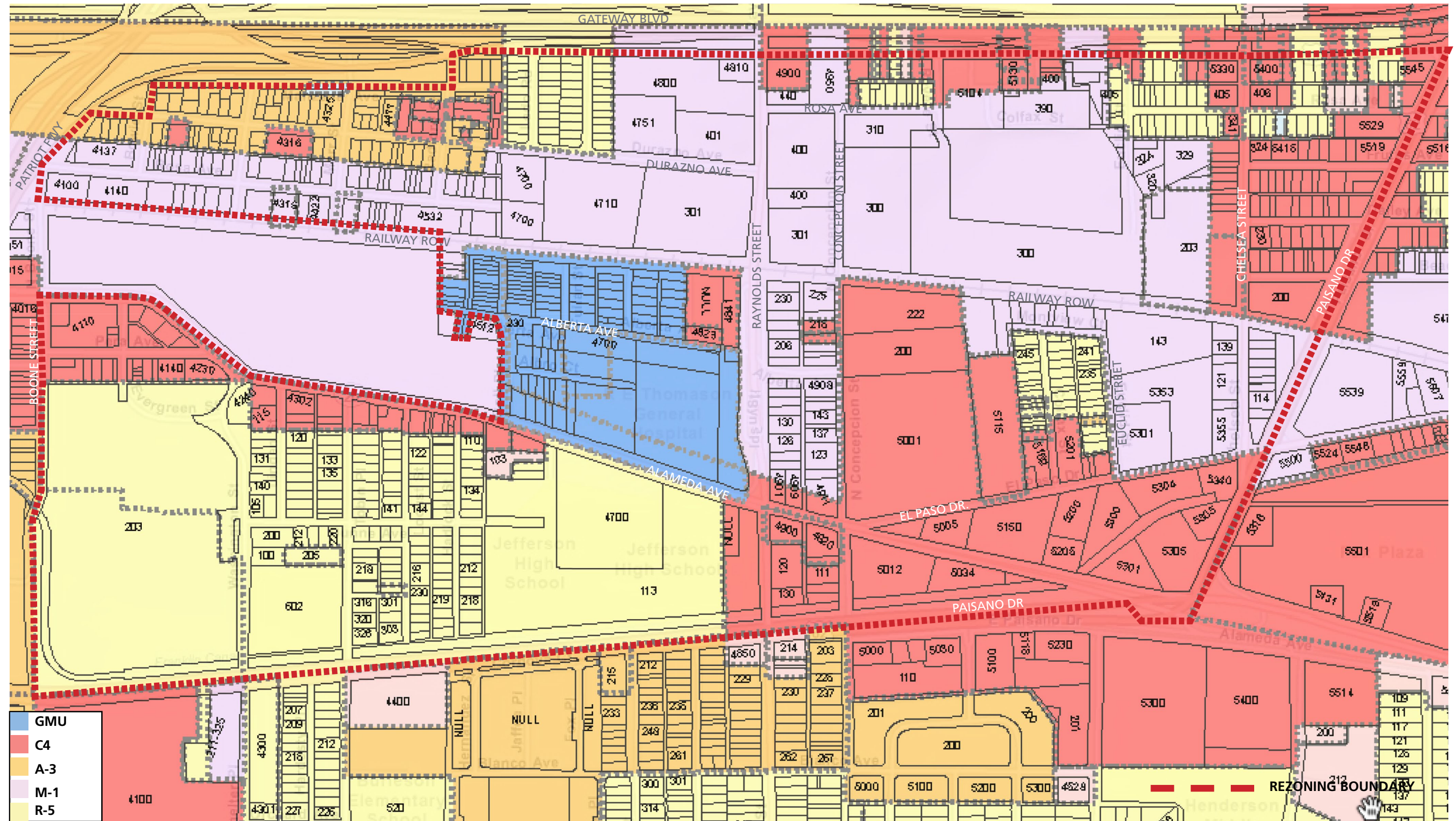
JUNE 2011 - REVISED AREA

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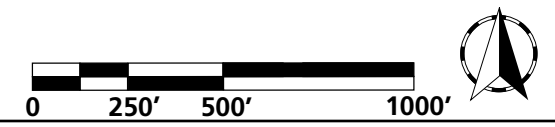








RCD Community Boundary Area = 406.9 acres  
MCA Planning Area = 132 acres



**21.40.020 Community Types**

**C. Infill RCD (Regional Center Development)**

1. An Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An Infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use

corridor or center.

2. The edges of an Infill RCD should blend into adjacent neighborhoods without buffers.

**D. Infill TOD (Transit-Oriented Development)**

1. Any Infill TND or Infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section

21.50.090(B)(4).



**20.40.030 Transect Zones**

A. Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

**21.80.170 Table 14 Requirements for a RCD:**

- T6 = 40 - 60%
- T5 = 10 - 30%
- T4O = 50% max.
- T4 = 10 - 30%

**Recommended allocations. Not required for Chapter 20.40 Application.**

Transect Areas extend to centerline of the thoroughfares

**INFILL RCD TRANSECT ALLOCATIONS**

T6	T5	T4O	T4	SD	Civic	Total
77.4	54.7	47.9	54.4	73.6	72.5	384.6*
20.1%	14.2%	12.5%	14.1%	18.1%	18.9%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.

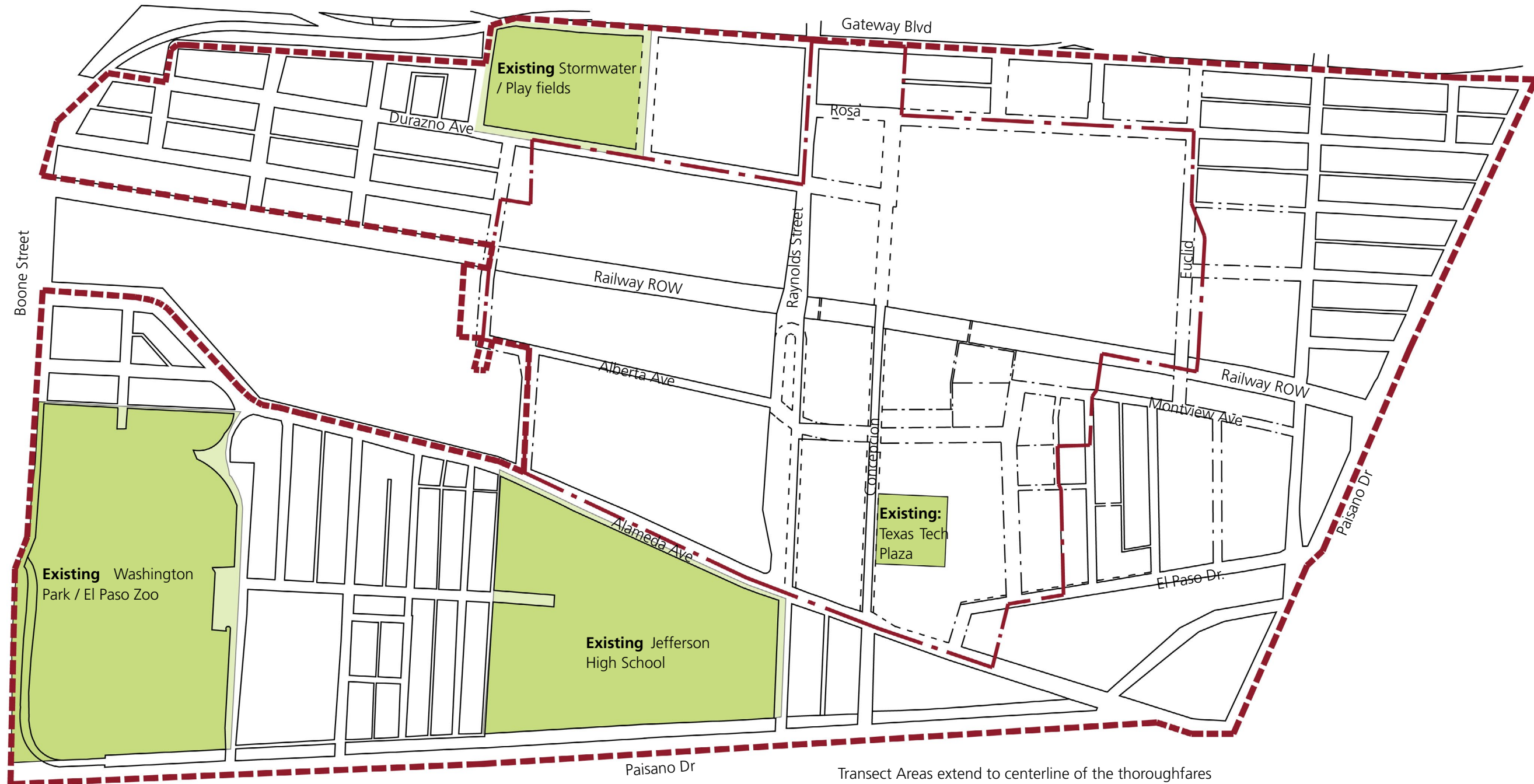
**MCA TRANSECT ALLOCATIONS**

T6	T5	T4	SD	Civic	Total
44.5	1.0	0.8	73.6	2.3	130.7*
34.0%	.8%	0.6%	56.3%	1.8%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.







**21.40.040 Civic Zones**

**A. General**

1. Infill Plans should designate civic space zones (CS) and civic building zones (CB).
2. A civic zone may be permitted if it does not occupy more than 20% of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.40.050.
3. Parking for civic zones shall be calculated per the stan-

dards of Chapter 20.14 and Appendix C of this code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves.

**B. Civic Space Zones (CS)**




1. Civic spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adja-

cent Transect Areas extend to centerline of the thoroughfares

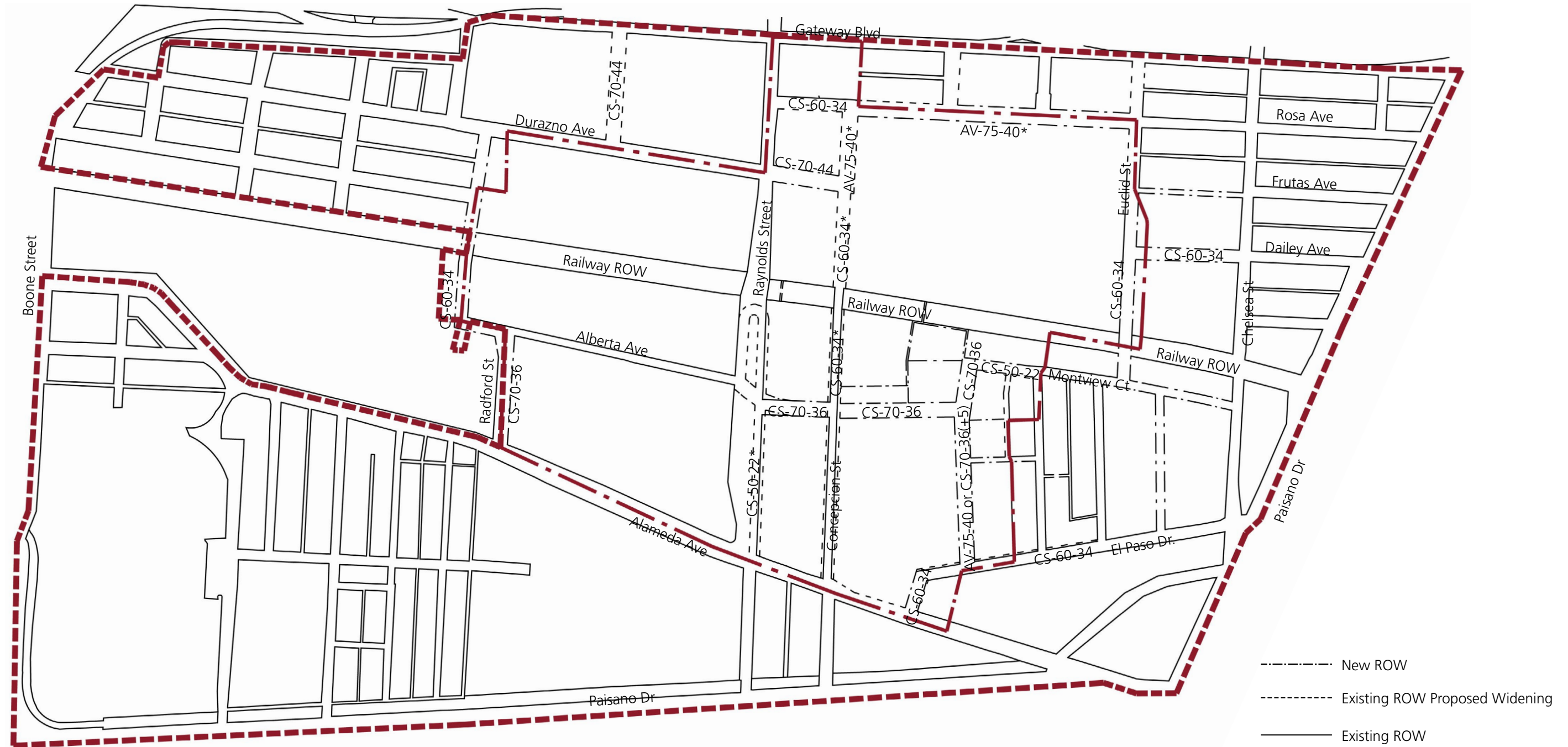
in a process of public consultation subject to the approval of the City Council.

**C. Civic Building Zones (CB)**

1. Civic buildings shall be permitted on civic zones reserved in the infill regulating plan.
2. Civic buildings shall be subject to the requirements of Chapter 21.50.

-  Civic Zone
-  MCA Planning Area
-  Infill RCD Boundary





**21.10.040** Infill Regulating Plans shall consist of one or more maps showing the following:

**B.2.b.(3)** A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);

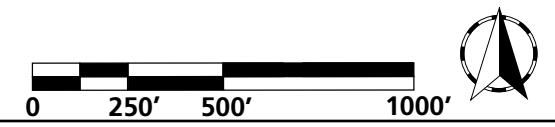
**Infill Community Plans** have no requirements for Thoroughfare Network or Block Perimeter because of the existing condition constraints. New connections are made where possible, however this RCD has the additional limitation of the railway.

\*Street may be upgraded to Designated Thoroughfare Standard

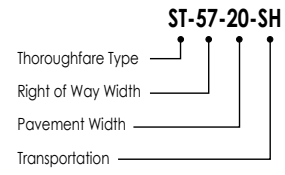


21.10.040 Infill Regulating Plans shall consist of one or more maps showing the following:

**B.2.b.(3)** A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);



## KEY



### THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

### TRANSPORTATION TYPE

- Bicycle Lane: BL
- Bicycle Trail: BT
- Bicycle Route: BR
- Sharrow: SH
- Path: PT
- Transit Route: TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	

**RA-24-24**

Thoroughfare Type	Rear Alley
Transect Zone Assignment	T5
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	10 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Public Frontage Type	None
Walkway Type	None
Planter Type	None
Curb Type	Inverted Crown
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	None

**CS-50-22**

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5, T6
Right-of-Way Width	50 feet
Pavement Width	22 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	6.2 seconds
Traffic Lanes	1 lane
Parking Lanes	One side @ 8 feet marked
Curb Radius	15 feet
Public Frontage Type	Arcade, Gallery, Shopfront
Walkway Type	18/10 foot Sidewalk
Planter Type	4'x4' tree well
Curb Type	Vertical
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	TR, SH

**CS-60-34**

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T4O, T5, T6
Right-of-Way Width	60 feet
Pavement Width	34 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet marked
Curb Radius	10 feet
Public Frontage Type	Arcade, Gallery, Shopfront
Walkway Type	13 foot Sidewalk
Planter Type	4'x4' tree well
Curb Type	Vertical
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, SH, TR

**CS-70-36**

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T4O, T5, T6
Right-of-Way Width	70 feet
Pavement Width	36 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	10 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	Arcade, Gallery, Shopfront
Walkway Type	17 foot Sidewalk
Planter Type	9'x9' tree well
Curb Type	Vertical
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, SH, TR

**CS-70-44**

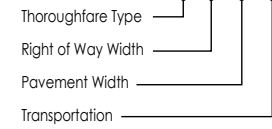
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T4O, T5, T6
Right-of-Way Width	70 feet
Pavement Width	44 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	12.2 seconds
Traffic Lanes	2 lanes
Parking Lanes	Reverse angle @ 16 feet, parallel @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	Arcade, Gallery, Shopfront
Walkway Type	13 foot Sidewalk
Planter Type	9'x9' tree well
Curb Type	Vertical
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, SH, TR

AV-75-44 or CS-70-36(+5)  
CS-60-34

AV-75-40\*

### KEY

**ST-57-20-SH**

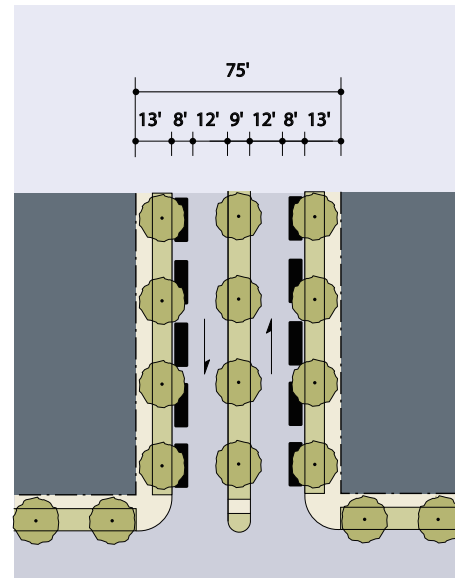


### THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

### TRANSPORTATION TYPE

- Bicycle Lane: BL
- Bicycle Trail: BT
- Bicycle Route: BR
- Sharrow: SH
- Path: PT
- Transit Route: TR



### AV-75-40

Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	75 feet
Pavement Width	40 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Side @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	ST, FC, DY/LC, PF
Walkway Type	6 foot Sidewalk
Planter Type	7 foot Continuous planter
Curb Type	Curb or Swale *
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, TR





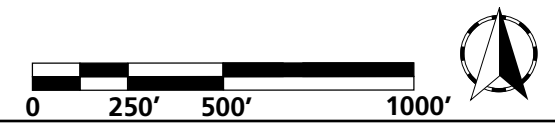
**20.40.070 Special Requirements**

A. An infill community plan may designate any of the following special requirements:

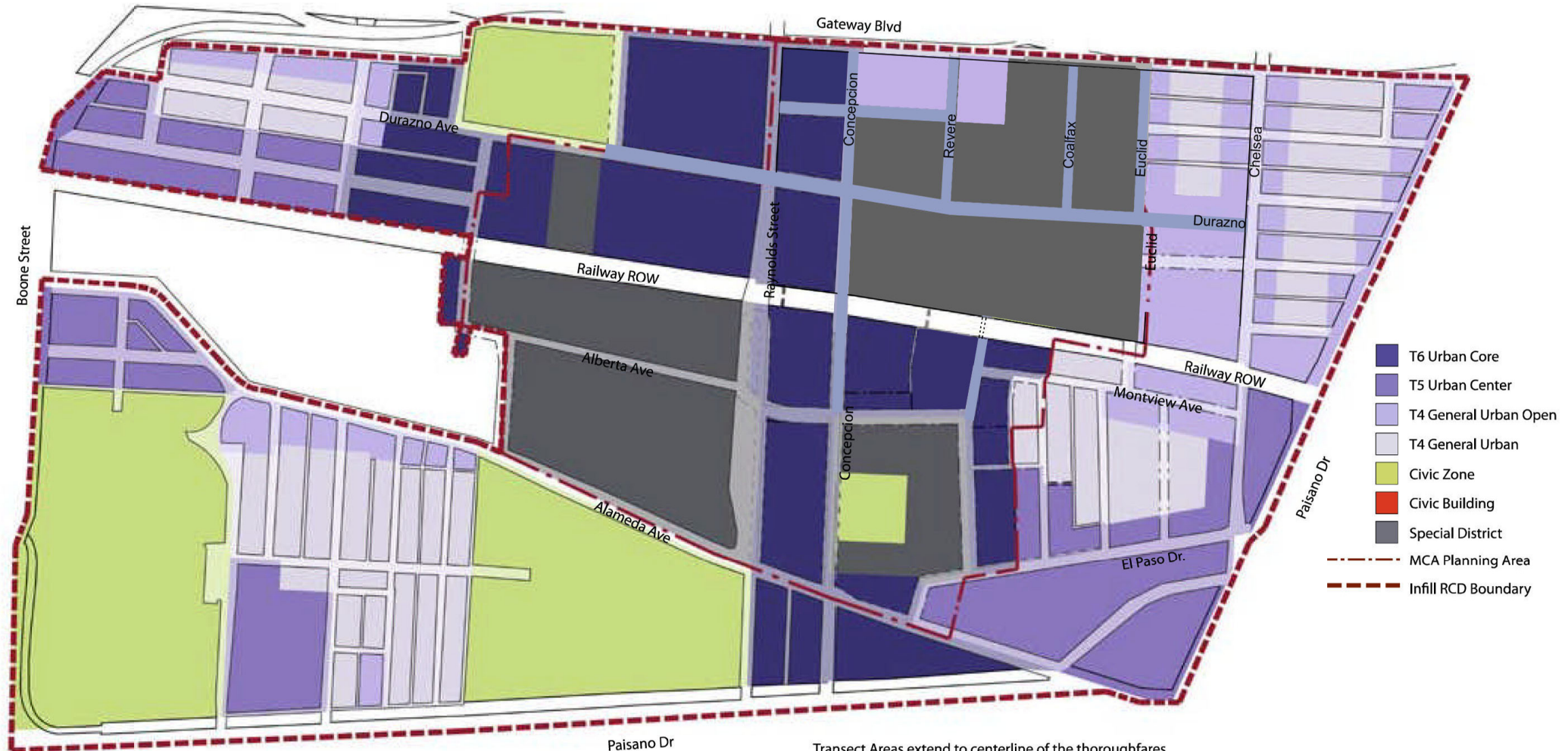
1. A differentiation of the thoroughfares as A-Grid and B-Grid.

3. Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns.

-  Required Gallery
-  B-Street



## **APPROVED ADJUSTMENTS**



20.40.030 Transect Zones

A. Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

21.80.170 Table 14 Requirements for a RCD:

- T6 = 40 - 60%
- T5 = 10 - 30%
- T4O = 50% max.
- T4 = 10 - 30%

Recommended allocations. Not required for Chapter 20.40 Application.

Transect Areas extend to centerline of the thoroughfares

**INFILL RCD TRANSECT ALLOCATIONS**

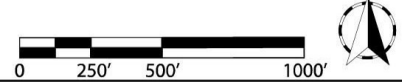
T6	T5	T4O	T4	SD	Civic	Total
77.4	54.7	46.6	54.4	74.9	76.6	384.6*
20.1%	14.2%	12.1%	14.1%	19.5%	19.9%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.

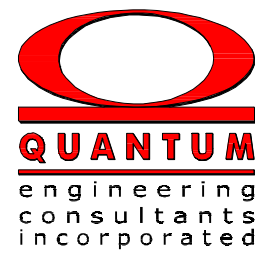
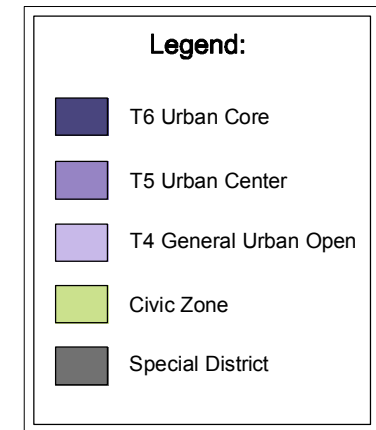
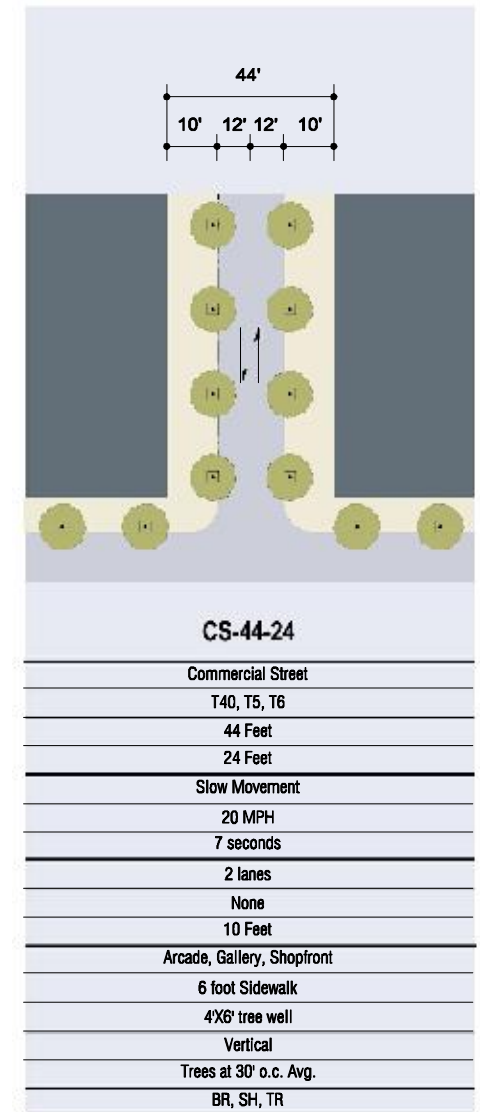
**MCA TRANSECT ALLOCATIONS**

T6	T5	T4	SD	Civic	Total
44.5	1.0	1.2	73.2	2.3	130.7*
34.0%	.8%	0.9%	56.0%	1.8%	100%

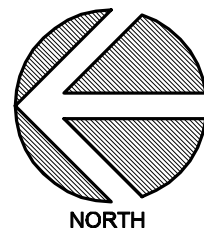
\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.





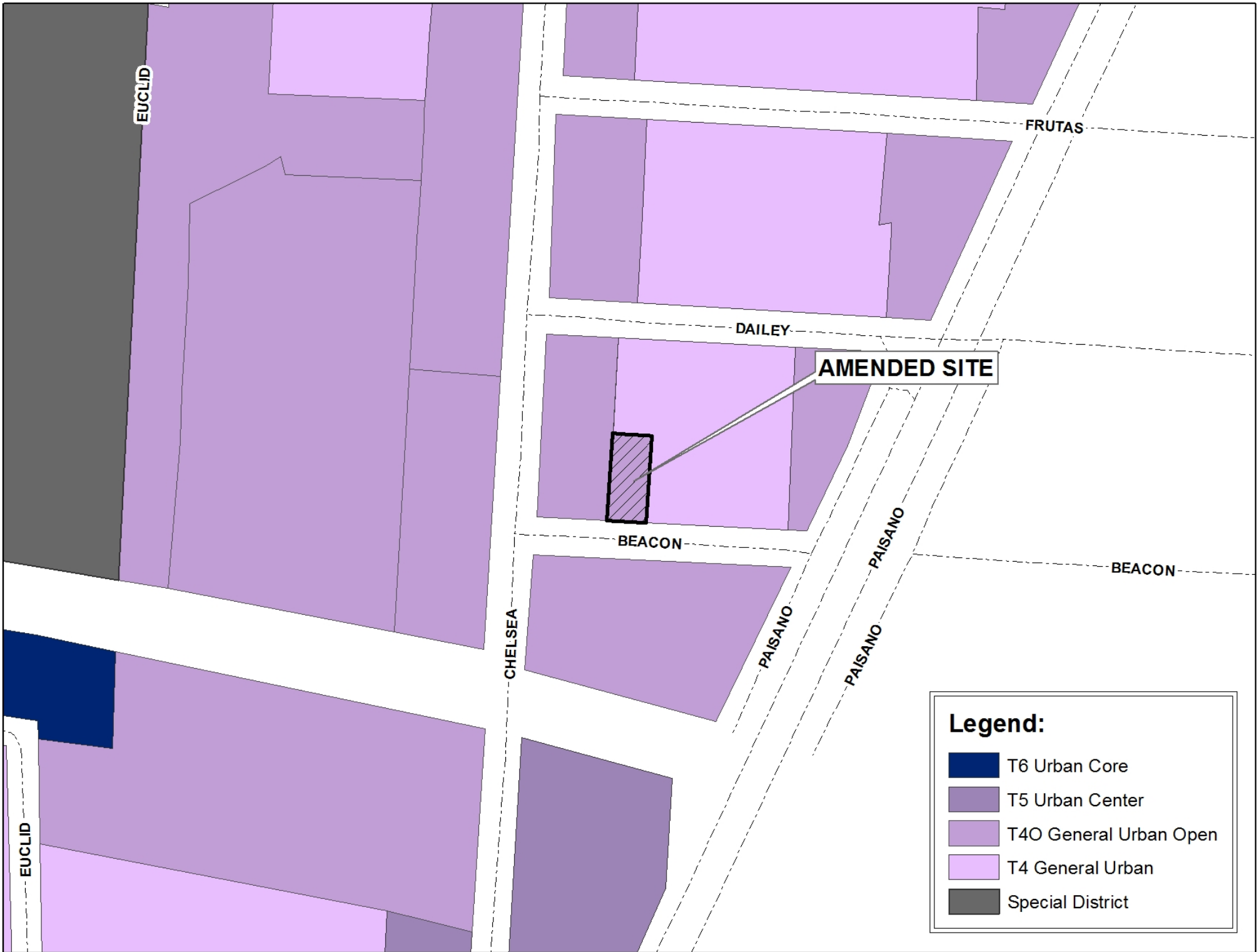


414 Executive Center Blvd  
 Ste 200 El Paso TX 79902  
 P 915.532.7272  
 F 915.532.7373








**Thoroughfare Assignment**

SCALE: 1" = 300'



**Legend:**

-  T6 Urban Core
-  T5 Urban Center
-  T40 General Urban Open
-  T4 General Urban
-  Special District



**20.40.030 Transect Zones**

A. Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

**21.80.170 Table 14 Requirements for a RCD:**

- T6 = 40 - 60%
- T5 = 10 - 30%
- T4O = 50% max.
- T4 = 10 - 30%

**Recommended allocations. Not required for Chapter 20.40 Application.**

Transect Areas extend to centerline of the thoroughfares

**INFILL RCD TRANSECT ALLOCATIONS**

T6	T5	T4O	T4	SD	Civic	Total
77.4	54.7	46.9	54.1	74.9	76.6	384.6*
20.1%	14.2%	12.2%	14.1%	19.5%	19.9%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.

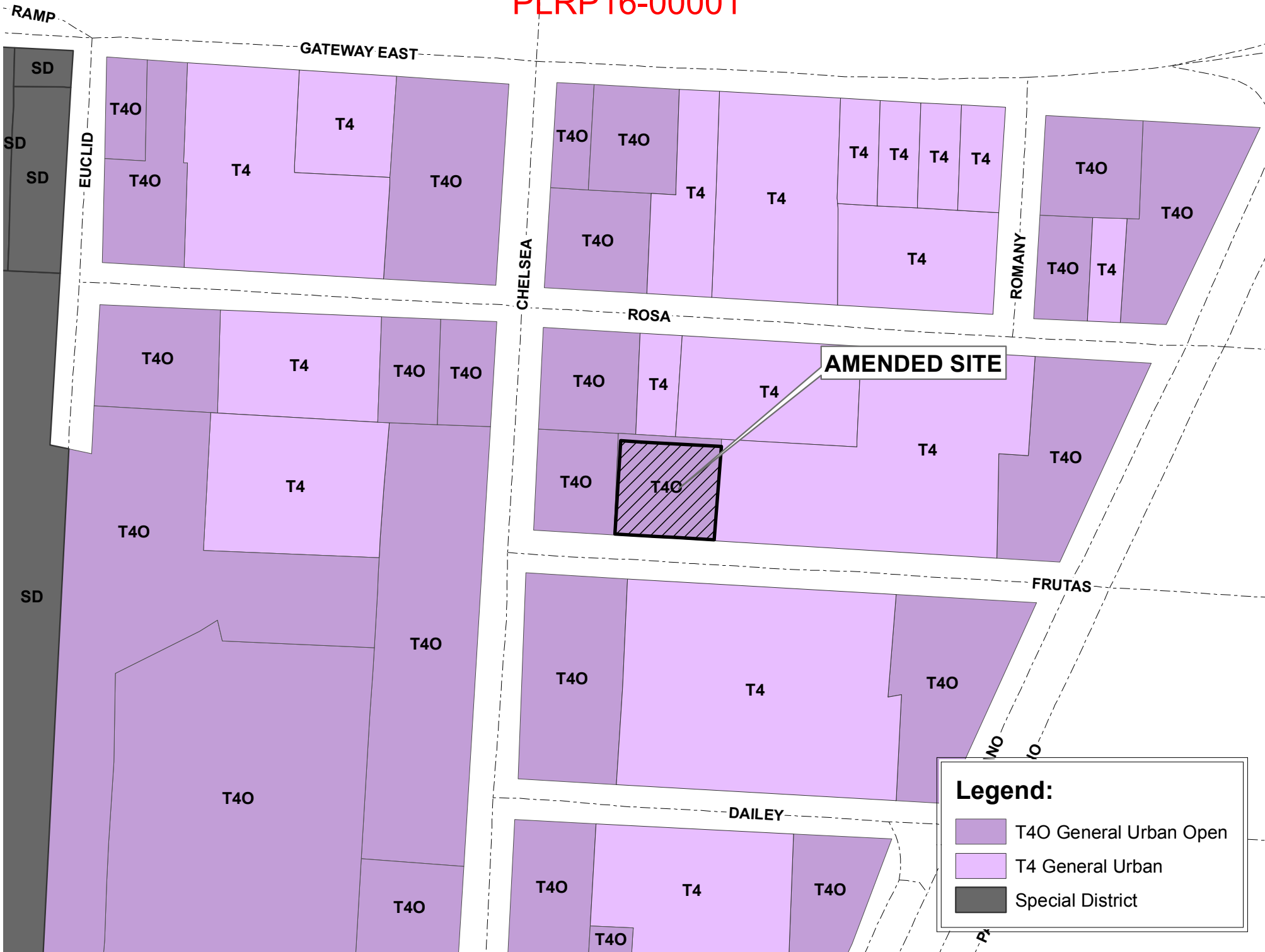
**MCA TRANSECT ALLOCATIONS**

T6	T5	T4	SD	Civic	Total
44.5	1.0	0.8	73.6	2.3	130.7*
34.0%	.8%	0.6%	56.3%	1.8%	100%




\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.



# PLRP16-00001



**Legend:**

-  T40 General Urban Open
-  T4 General Urban
-  Special District



### 20.40.030 Transect Zones

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B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

### 21.80.170 Table 14 Requirements for a RCD:

- T6 = 40 - 60%
- T5 = 10 - 30%
- T4O = 50% max.
- T4 = 10 - 30%

**Recommended allocations. Not required for Chapter 20.40 Application.**

Transect Areas extend to centerline of the thoroughfares

### INFILL RCD TRANSECT ALLOCATIONS

T6	T5	T4O	T4	SD	Civic	Total
77.4	54.7	47.05	53.95	74.9	76.6	384.6*
20.1%	14.2%	12.2%	14.0%	19.5%	19.9%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.

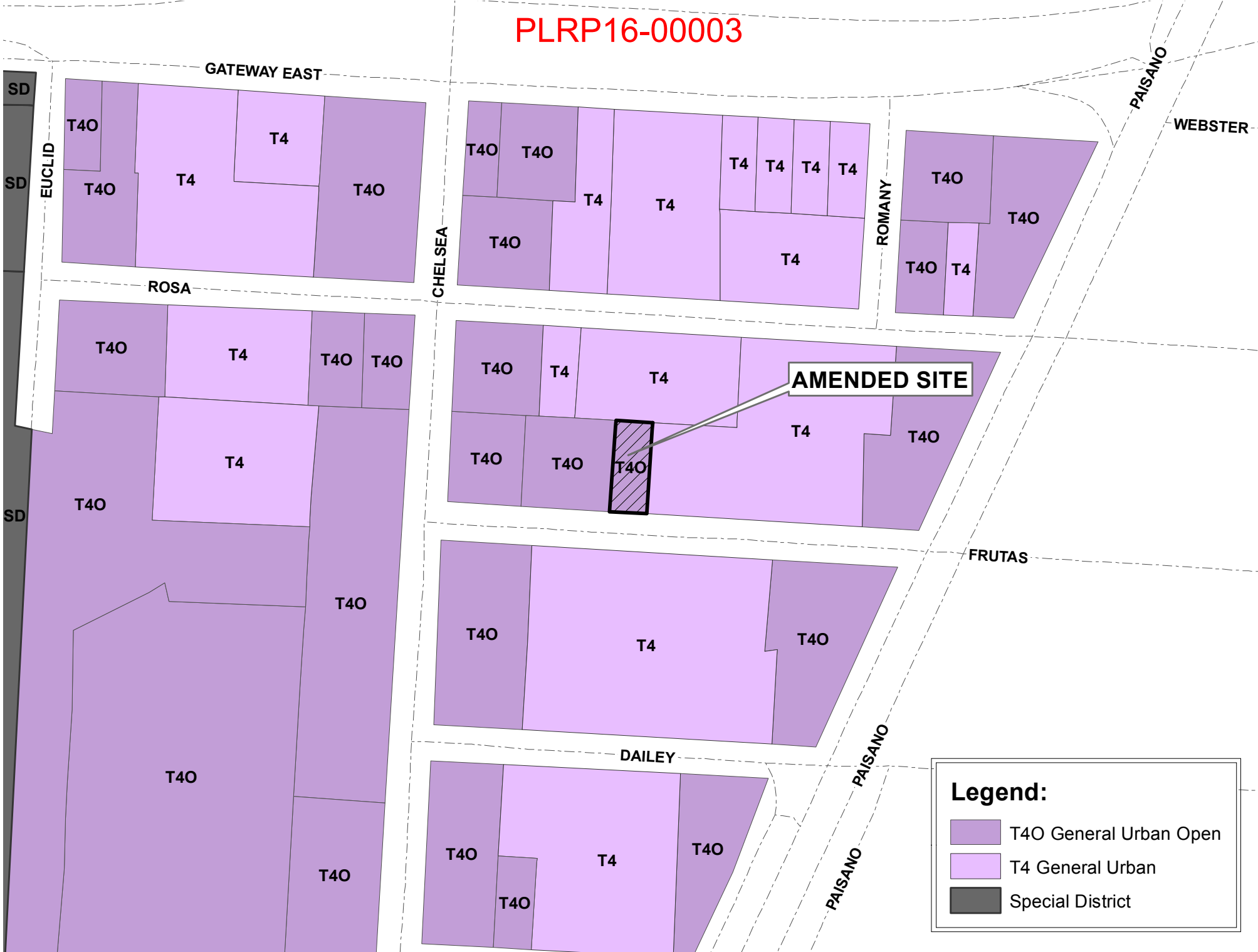
### MCA TRANSECT ALLOCATIONS

T6	T5	T4	SD	Civic	Total
44.5	1.0	0.8	73.6	2.3	130.7*
34.0%	.8%	0.6%	56.3%	1.8%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.

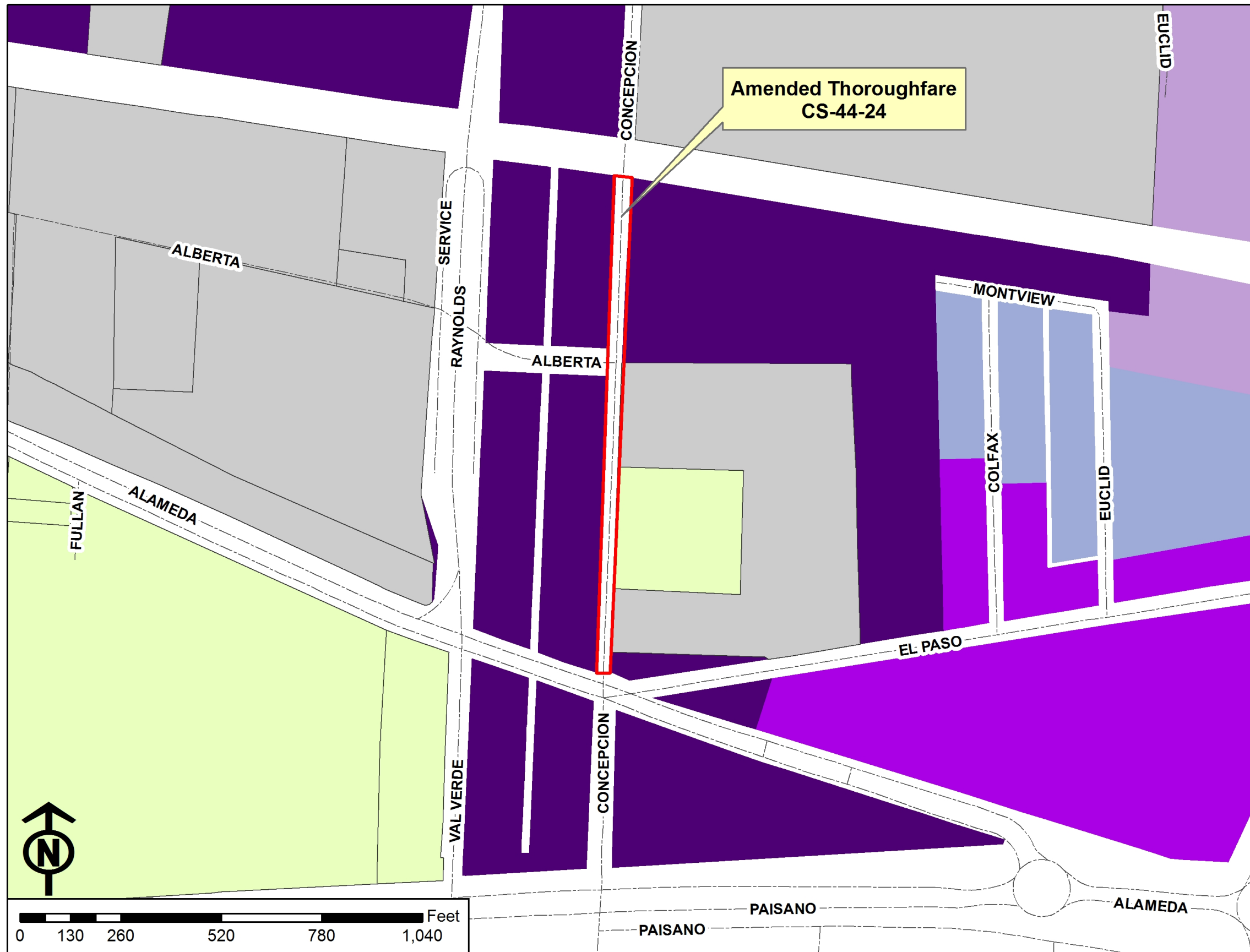


PLRP16-00003

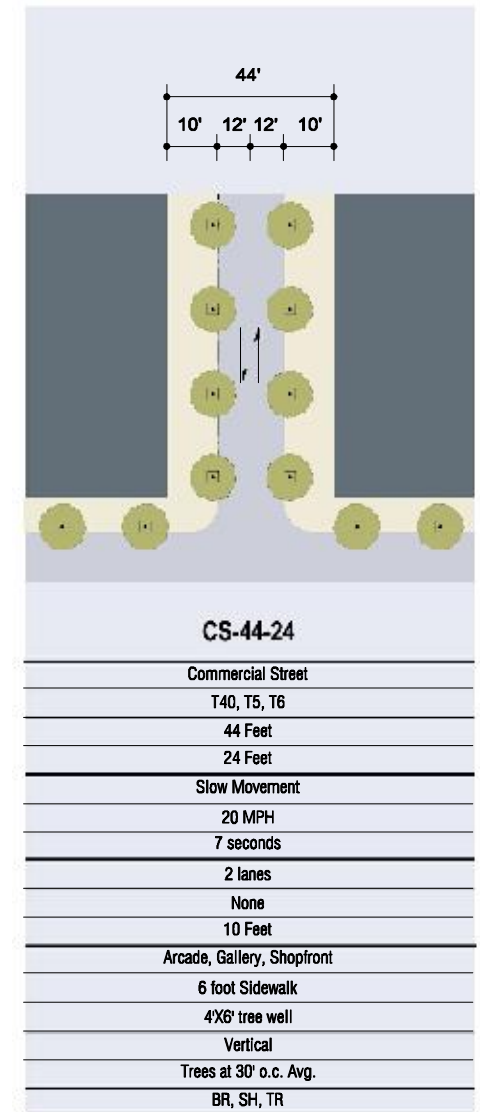


**Legend:**

- T40 General Urban Open
- T4 General Urban
- Special District

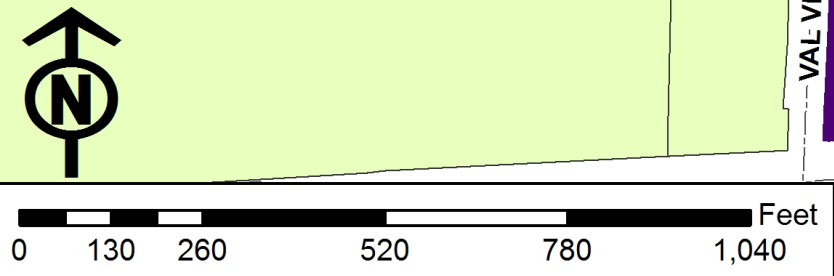


Amended Thoroughfare  
CS-44-24

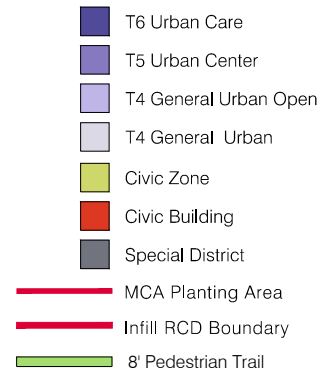
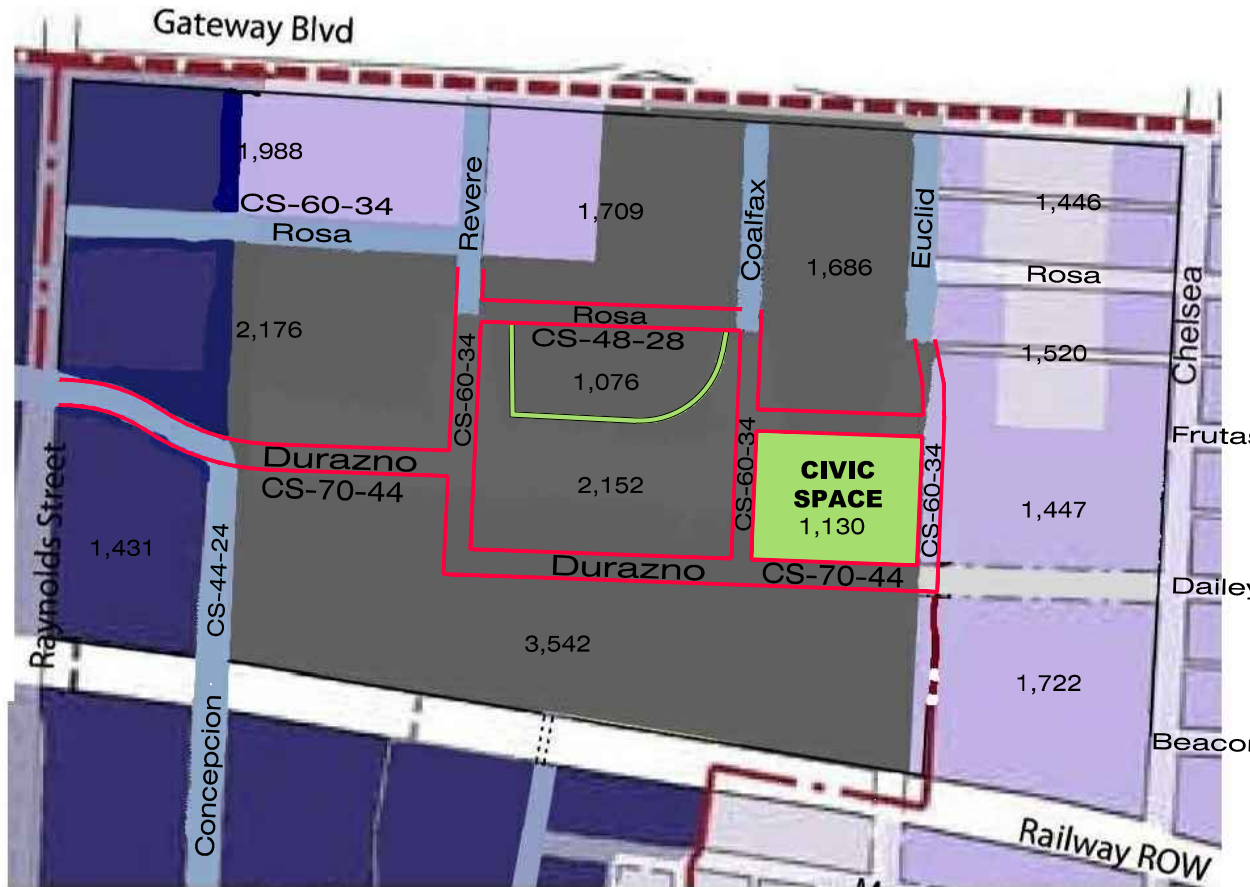


**Legend:**

- T6 Urban Core
- T5 Urban Center
- T40 General Urban Open
- T4 General Urban
- Special District 6
- Civic Zone



# PLRP18-00003



## 20.40.030 Transect Zones

A. Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

## 21.80.170 Table 14 Requirements for a RCD:

T6 = 40 - 60%

T5 = 10 - 30%

T40 = 50% max.

T4 = 10 - 30%

Recommended allocations. Not required for Chapter 2.0.40 Application.

Transect Areas extend to centerline of the thoroughfares

## INFILL RCD TRANSECT ALLOCATIONS

T6	T5	T40	T4	SD	Civic	Total
77.4	54.7	46.6	54.4	73.1	78.4	384.6*
20.1%	14.2%	12.1%	14.1%	19.0%	20.4%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1

## MCA TRANSECT ALLOCATIONS

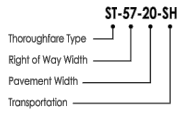
T6	T5	T4	SD	Civic	Total
44.5	1.0	1.2	71.4	4.1	130.7*
34.0%	.8%	0.9%	54.7%	3.1%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1





**KEY**

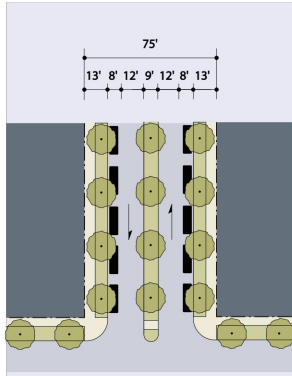


**THOROUGHFARE TYPES**

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

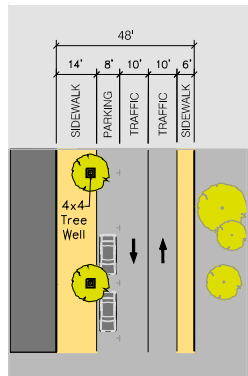
**TRANSPORTATION TYPE**

- Bicycle Lane: BL
- Bicycle Trail: BT
- Bicycle Route: BR
- Sharrow: SH
- Path: PT
- Transit Route: TR



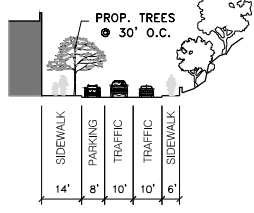
**AV-75-40**

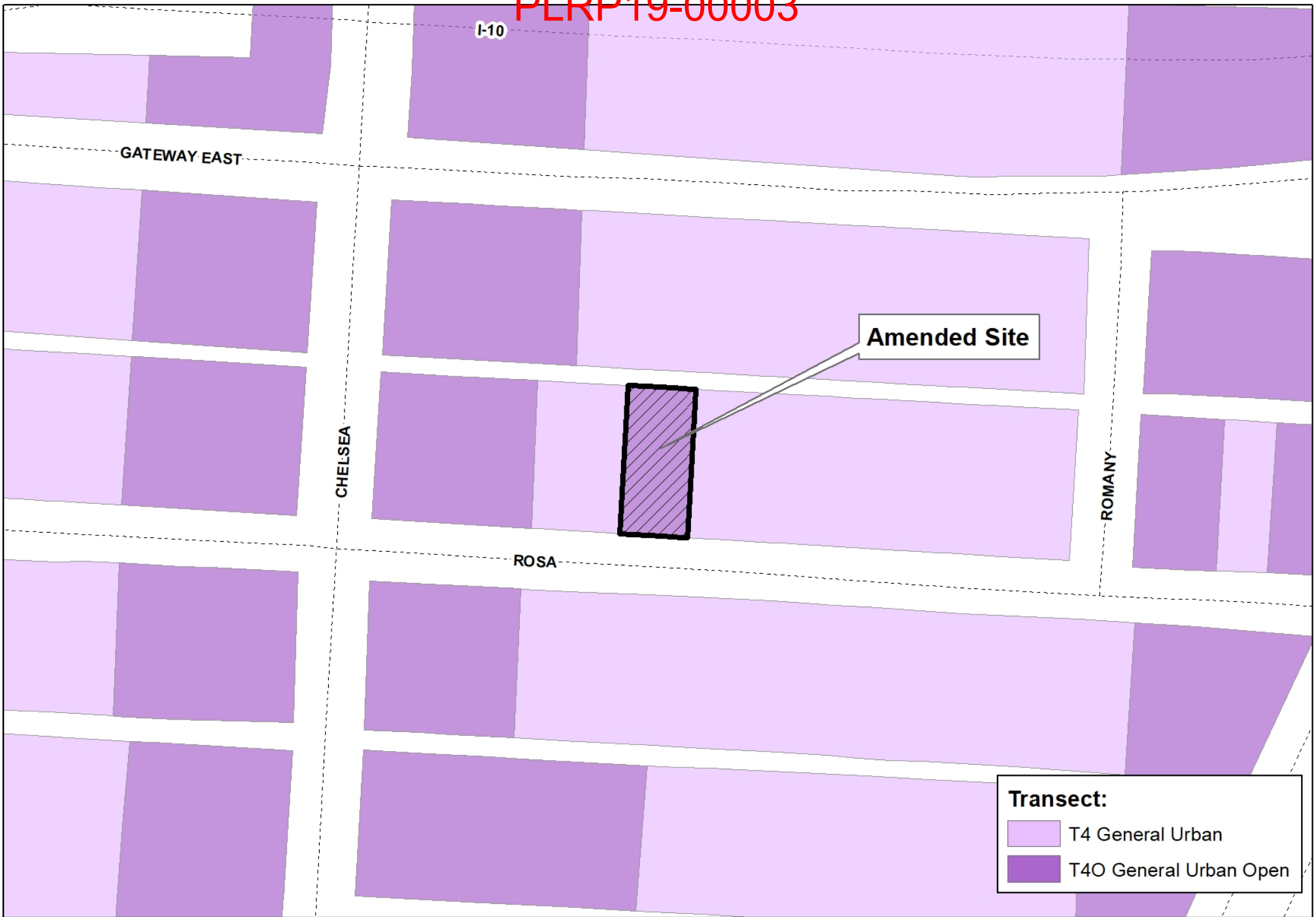
Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	75 feet
Pavement Width	40 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Side @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	ST, FC, DY/LC, PF
Walkway Type	6 foot Sidewalk
Planter Type	7 foot Continuous planter
Curb Type	Curb or Swale *
Landscape Type	Trees @ 30' o.c. Avg.
Transportation Provision	BR, TR



**CS-48-28**

Thoroughfare Type	Commercial / Street
Transect Zone Assignment	T4C, T5, T6
Right-of-Way Width	48 feet
Pavement Width	28 feet
Movement	Slow Movement
Design Speed	22 mph
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	One Side @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	ST, FC, DY/LC, PF
Walkway Type	14/6 foot sidewalk
Planter Type	4x4 Tree well
Curb Type	Curb or Swale *
Landscape Type	Trees @ 30' o.c. Avg.
Transportation Provision	BR, TR





This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

