

Street level view of main civic building in the commercial/retail area. Central open space is on left side of image, with fountain amenity. Image location is immediately south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.

SmartCode Application
 El Paso, Texas
 Code of Ordinances
 Title 21 Application
 Painted Dunes Traditional
 Neighborhood Development

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Prepared for:
 El Paso Water Utilities-Public Service Board

Prepared by:



URS
 URS Corporation
 9400 Amberglen Blvd.
 Austin, TX 78729

and
 City of El Paso, Texas



December 2012

Project Data

Project Name: Painted Dunes
 Application Type: New Community
 Community Type: Traditional Neighborhood Development
 Total Site Area: 451.4 Acres
 Net Site Area: 341.4 Acres
 Pedestrian Shed: 3 pedestrian sheds

Painted Dunes Golf Course

54

Patriot Freeway

Pipeline R.O.W.

Dyer Rd

Sean Haggerty Dr

Angora Loop St S

Railroad Dr

Fort Bliss Military Reservation

Application Boundary



Aerial

This aerial photograph of Painted Dunes shows where the new community is located relative to existing/planned development.

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SmartCode Application:
 Painted Dunes Traditional
 Neighborhood Development

12-10-12

Figure 1

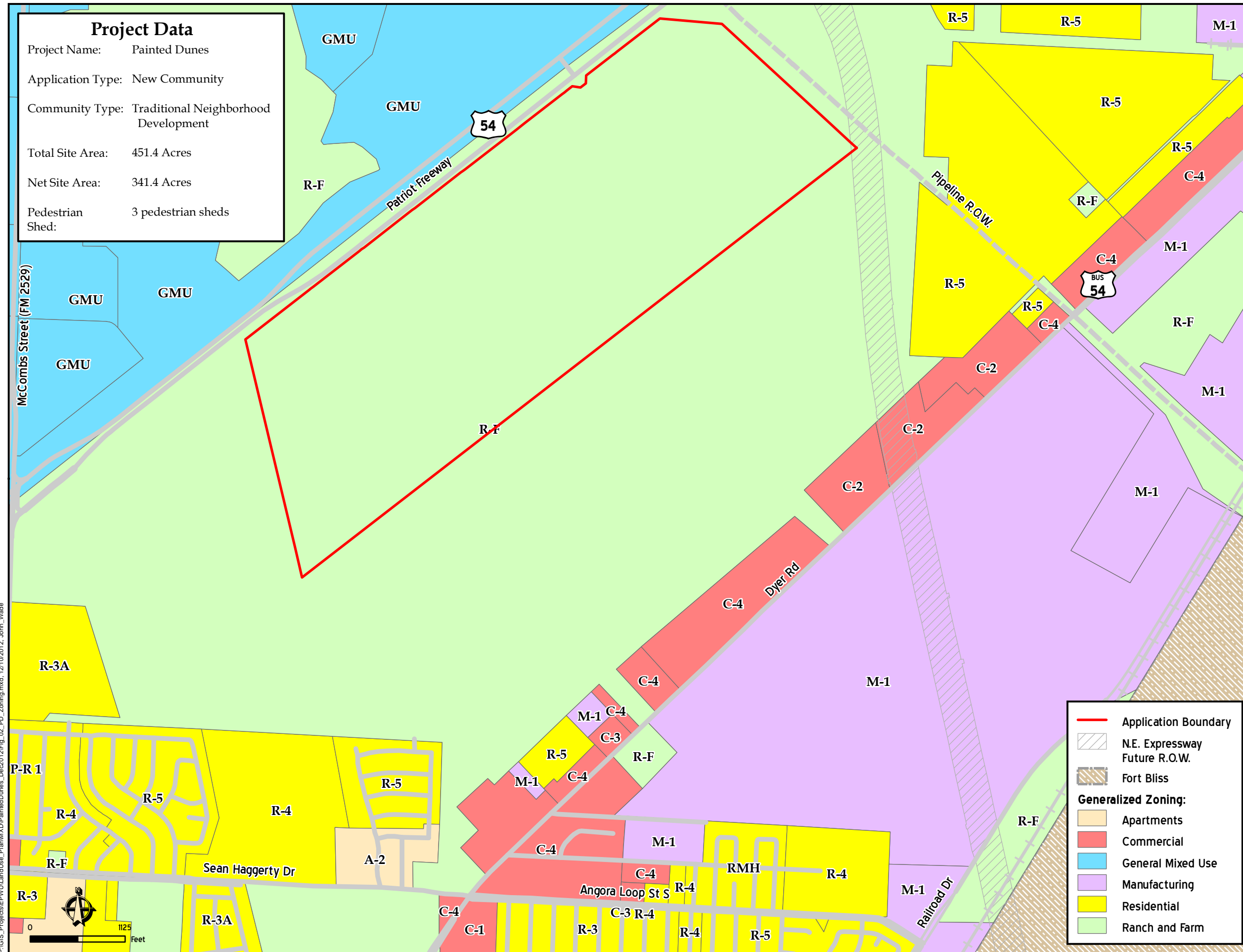
Project Data

Project Name: Painted Dunes
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 Community Type: Traditional Neighborhood Development
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 Pedestrian Shed: 3 pedestrian sheds

Zoning Map

The zoning for the property between US Highway 54 (Patriot Freeway) and Dyer Rd is R-F: Ranch and Farm District.

Per section 21.10.040 (B)(1).
 The legal description for Painted Dunes is included under separate cover.



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 Neighborhood Development**

12-10-12 Figure 2

Project Data

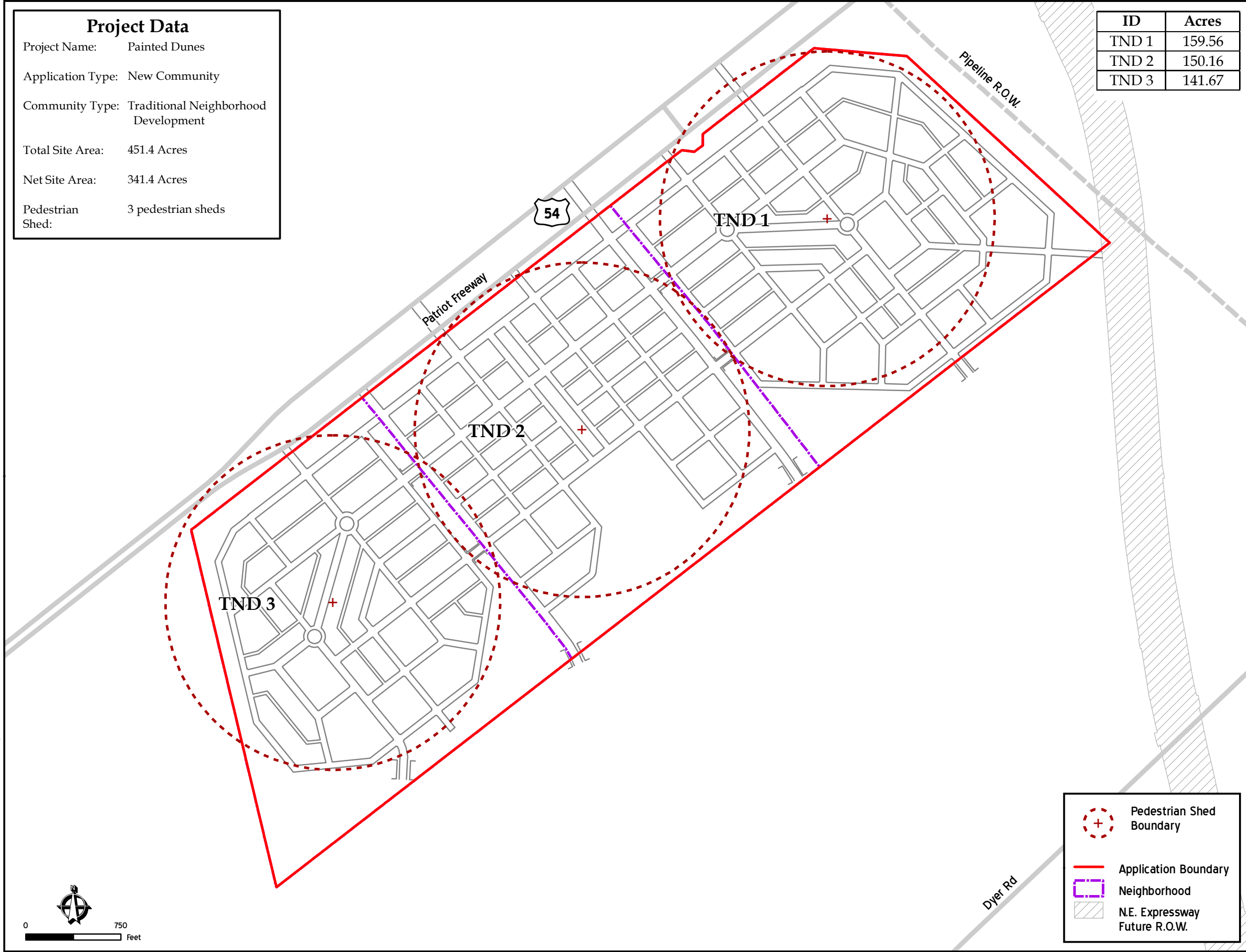
Project Name: Painted Dunes
 Application Type: New Community
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 Total Site Area: 451.4 Acres
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ID	Acres
TND 1	159.56
TND 2	150.16
TND 3	141.67

Project Size, Site Plan, and Pedestrian Sheds

Requirements:
 TND 80 - 160 Acres

- Identify pedestrian shed(s). Pedestrian shed requirements for a TND is set forth in section 21.30.030 (B).
 - Compliance with minimum continuous acreage requirements for selected community type(s) per section 21.30.030.
- For TNDs: "A Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres."



Pedestrian Shed Boundary
 Application Boundary
 Neighborhood
 N.E. Expressway Future R.O.W.

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**SmartCode Application:
 Painted Dunes Traditional
 Neighborhood Development**

12-10-12 Figure 3

Project Data

Project Name: Painted Dunes
 Application Type: New Community
 Community Type: Traditional Neighborhood Development
 Total Site Area: 451.4 Acres
 Net Site Area: 341.4 Acres
 Pedestrian Shed: 3 pedestrian sheds

Transect Zone Allocation

Requirements

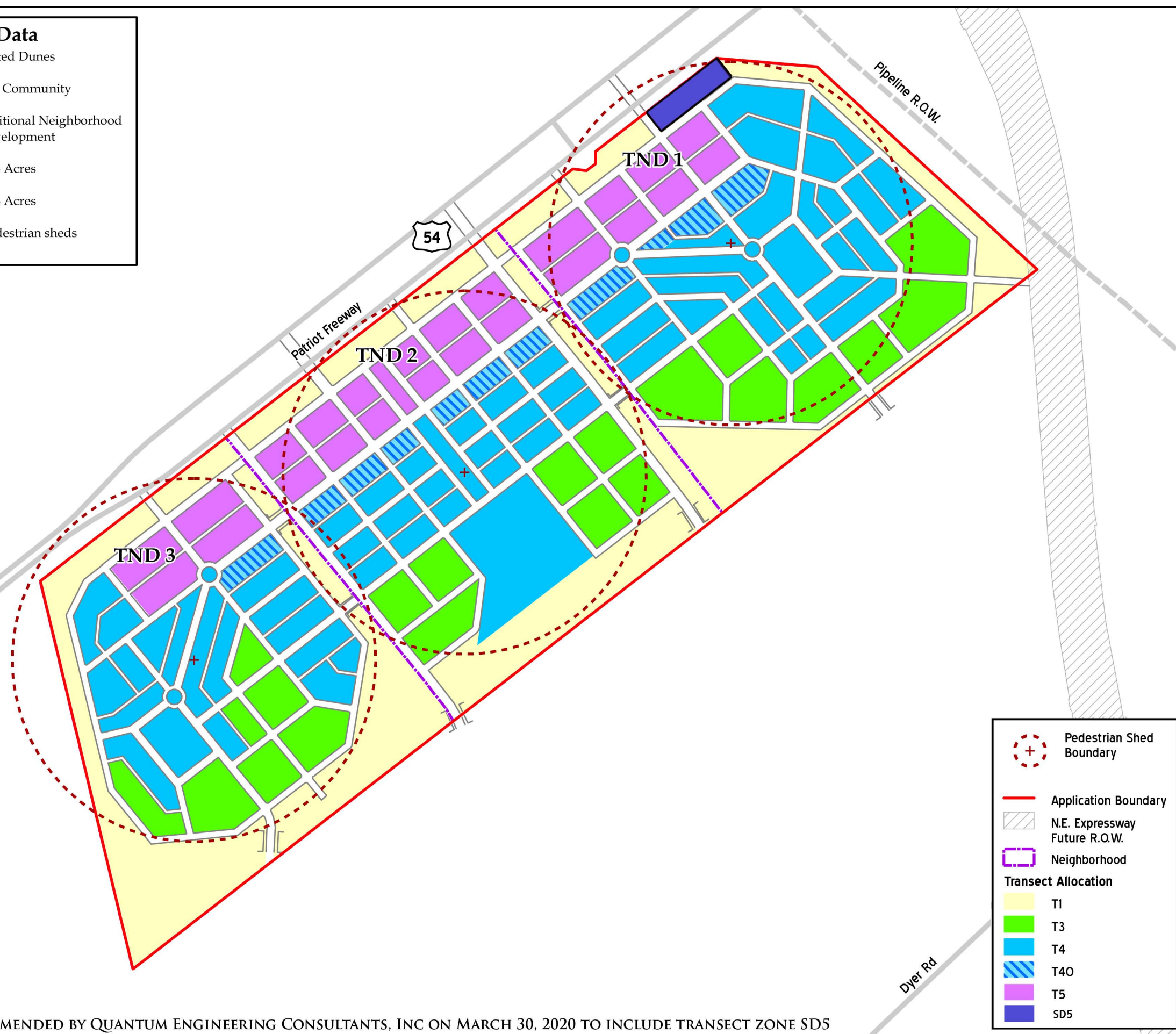
TND	
T1	no minimum
T2	no minimum
T3	10 - 30%
T4	30 - 60%
T4O	40% max
T5	10 - 30%

Transect Zone	Acres	% Net Site Area (Acres)		Total Net Area (Acres)
		Area	Percentage	
TND 1	T1	25.42	-	134.14
	T3	27.11	20.21%	
	T4	45.83	34.17%	
	T4O	5.64	4.20%	
	T5	13.76	10.26%	
	SD5	2.60	1.94%	
Road		39.20	29.22%	
TND 1 total acres =		159.56		

TND 2	T1	32.98	-	117.18
	T3	18.49	15.8%	
	T4	35.74	30.5%	
	T4O	6.21	5.3%	
	T5	17.46	14.9%	
	Roads	39.28	33.5%	
TND 2 total acres =		150.16		

TND 3	T1	49.01	-	92.66
	T3	18.59	20.1%	
	T4	33.96	36.7%	
	T4O	1.72	1.9%	
	T5	9.48	10.2%	
	Roads	28.91	31.2%	
TND 3 total acres =		141.67		

- T1 lands are not included in Net Site Area.
- Compliance with transect zone allocation requirements as set forth in 21.80 Table 14: Summary Table.

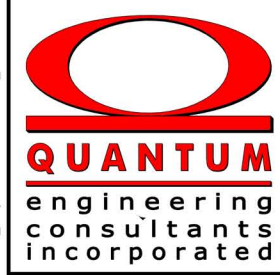


Legend

- Pedestrian Shed Boundary
- Application Boundary
- N.E. Expressway Future R.O.W.
- Neighborhood

Transect Allocation

- T1
- T3
- T4
- T4O
- T5
- SD5



AMENDED BY QUANTUM ENGINEERING CONSULTANTS, INC ON MARCH 30, 2020 TO INCLUDE TRANSECT ZONE SD5

**SmartCode Application:
Painted Dunes Traditional
Neighborhood Development**

12-10-12 Figure 4

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Project Data

Project Name: Painted Dunes
 Application Type: New Community
 Community Type: Traditional Neighborhood Development
 Total Site Area: 451.4 Acres
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 Pedestrian Shed: 3 pedestrian sheds

Maximum Block Size

Compliance with maximum block size requirements as set forth in 21.80 Table 14: Summary Table:

Maximum allowable block perimeter:
 T3 - 3,000 feet max
 T4 - 2,400 feet max
 T4O - 2,400 feet max
 T5 - 2,000 feet max

The joint Elementary/Middle School site is contingent upon acceptance from the Ysleta Independent School District.



Application Boundary
 N.E. Expressway Future R.O.W.
 Neighborhood
 Block
 Elementary/Middle School

Transect Allocation

- T1
- T3
- T4
- T4O
- T5
- SD5



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EL PASO WATER UTILITIES PUBLIC SERVICE BOARD

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THE CITY OF EL PASO TEXAS

**SmartCode Application:
 Painted Dunes Traditional
 Neighborhood Development**

12-10-12 Figure 5

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Project Data

Project Name: Painted Dunes
 Application Type: New Community
 Community Type: Traditional Neighborhood Development
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 Pedestrian Shed: 3 pedestrian sheds

Dwelling Unit Density

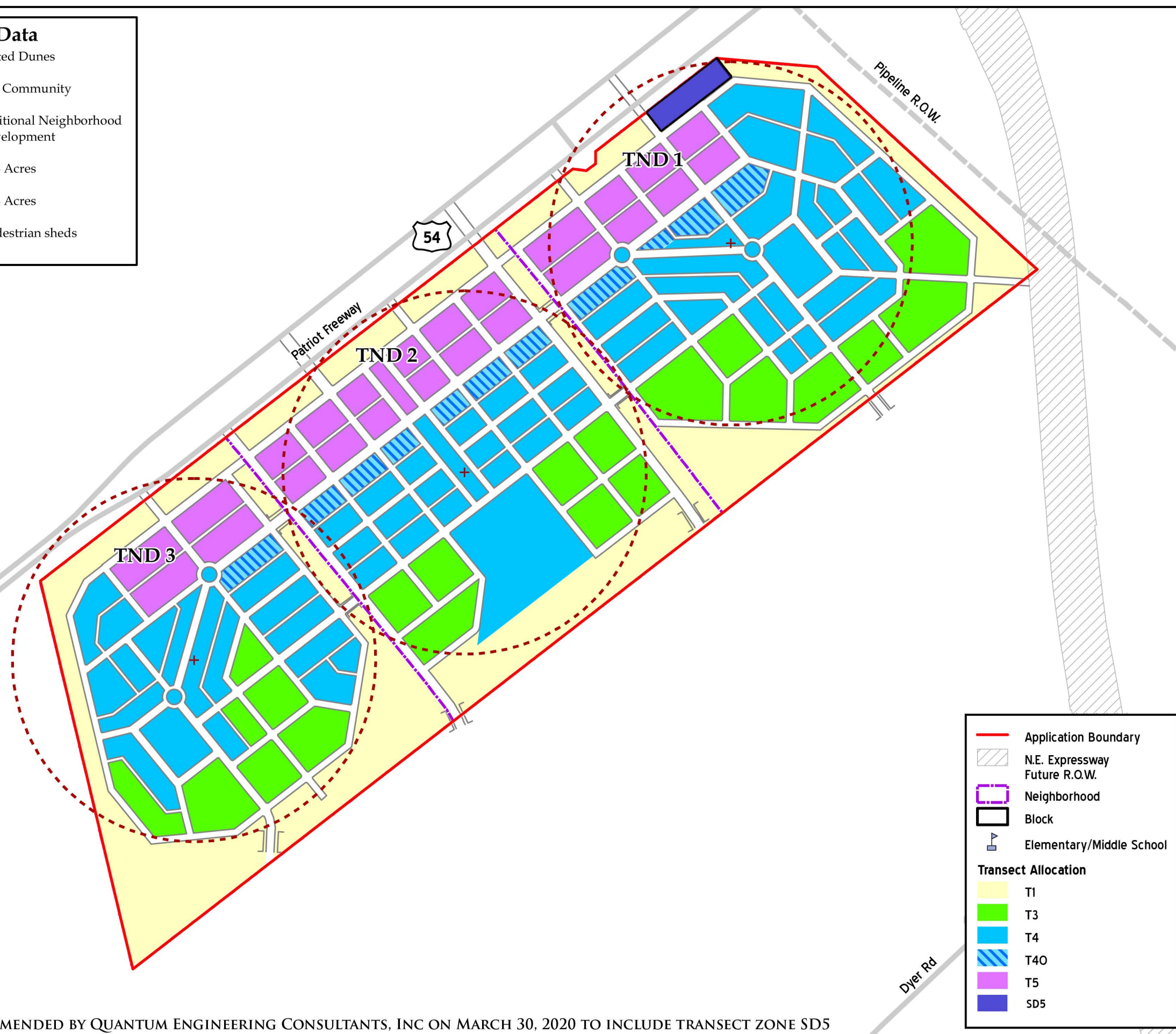
Requirements

TND	
T1	By Variance
T2	By Variance
T3	6 Units/ Acre Gross
T4	15 Units/ Acre Gross
T4O	20 Units/ Acre Gross
T5	24 Units/ Acre Gross

Transect Zone	Dwelling		
	Acres	Units	
TND 1	T3	27.11	98
	T4	45.83	293
	T4O	5.64	36
	T5	13.76	165
TND 2	T3	18.49	67
	T4	35.74	229
	T4O	6.21	40
	T5	17.46	210
TND 3	T3	18.59	67
	T4	33.96	217
	T4O	1.72	11
	T5	9.48	114

Compliance with 21.30.080(B): "Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14."

NOTE: The El Paso Water Utilities shall service this development based on the density shown within Figure 6 of this regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities on its ability to provide water and wastewater service to the area. The determination will be made at the subdivision platting stage for any phase where an increase is proposed.



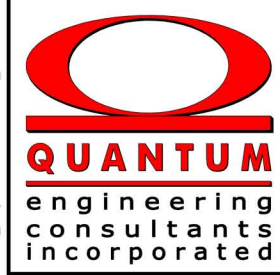
Application Boundary
 N.E. Expressway Future R.O.W.
 Neighborhood
 Block
 Elementary/Middle School

Transect Allocation

- T1
- T3
- T4
- T4O
- T5
- SD5



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**SmartCode Application:
 Painted Dunes Traditional
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12-10-12 Figure 6

Project Data

Project Name: Painted Dunes
 Application Type: New Community
 Community Type: Traditional Neighborhood Development
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 Pedestrian Shed: 3 pedestrian sheds

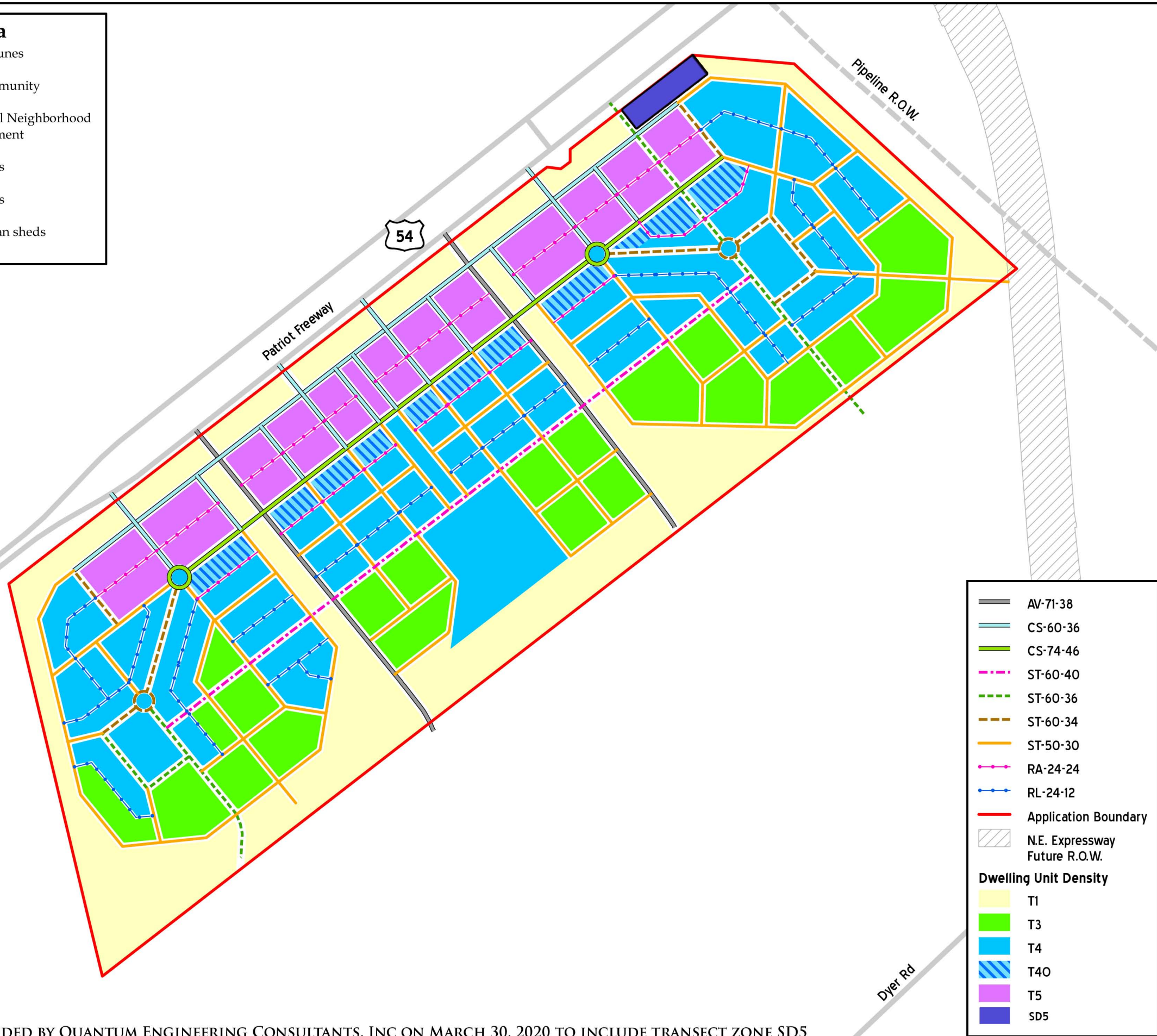
Thoroughfare Assignment

- Compliance with thoroughfare termination and cul-de-sac limitation, as set forth in 21.30.070(A)(6). "All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval in T2 and T3 by Warrant only where there are exceptional topographic conditions that do not allow through connections."

Number of culs-de-sac: 0

- Pedestrian frontage on vehicular thoroughfares are not shown. Compliance with required percentage of lots affronting thoroughfares, as set forth in 21.30.070(A)(7). "Each lot shall enfront a vehicular Thoroughfare, except that twenty percent of the lots within each Transect Zone may enfront a passage. By Warrant, lots within each Transect Zone that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum."

The July 2011 Texas Department of Transportation (TxDOT) Access Management Manual Table 2-1 states that frontage road connection spacing criteria for roadways with a posted speed limit above 50 miles per hour should have a minimum driveway spacing of 425 feet for one-way frontage roads. EPWU met with TxDOT staff on May 20, 2010 to discuss minimum driveway spacing requirements along US Highway 54 (Patriot Freeway) for the Painted Dunes Master Plan. TxDOT staff requested a minimum driveway spacing of 750 feet instead of the required 425 feet. The thoroughfare network has been designed to accommodate the TxDOT request.



	AV-71-38
	CS-60-36
	CS-74-46
	ST-60-40
	ST-60-36
	ST-60-34
	ST-50-30
	RA-24-24
	RL-24-12
	Application Boundary
	N.E. Expressway Future R.O.W.
Dwelling Unit Density	
	T1
	T3
	T4
	T40
	T5
	SD5



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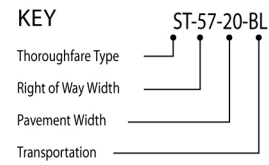
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Painted Dunes Traditional
Neighborhood Development**

12-10-12
Figure 7

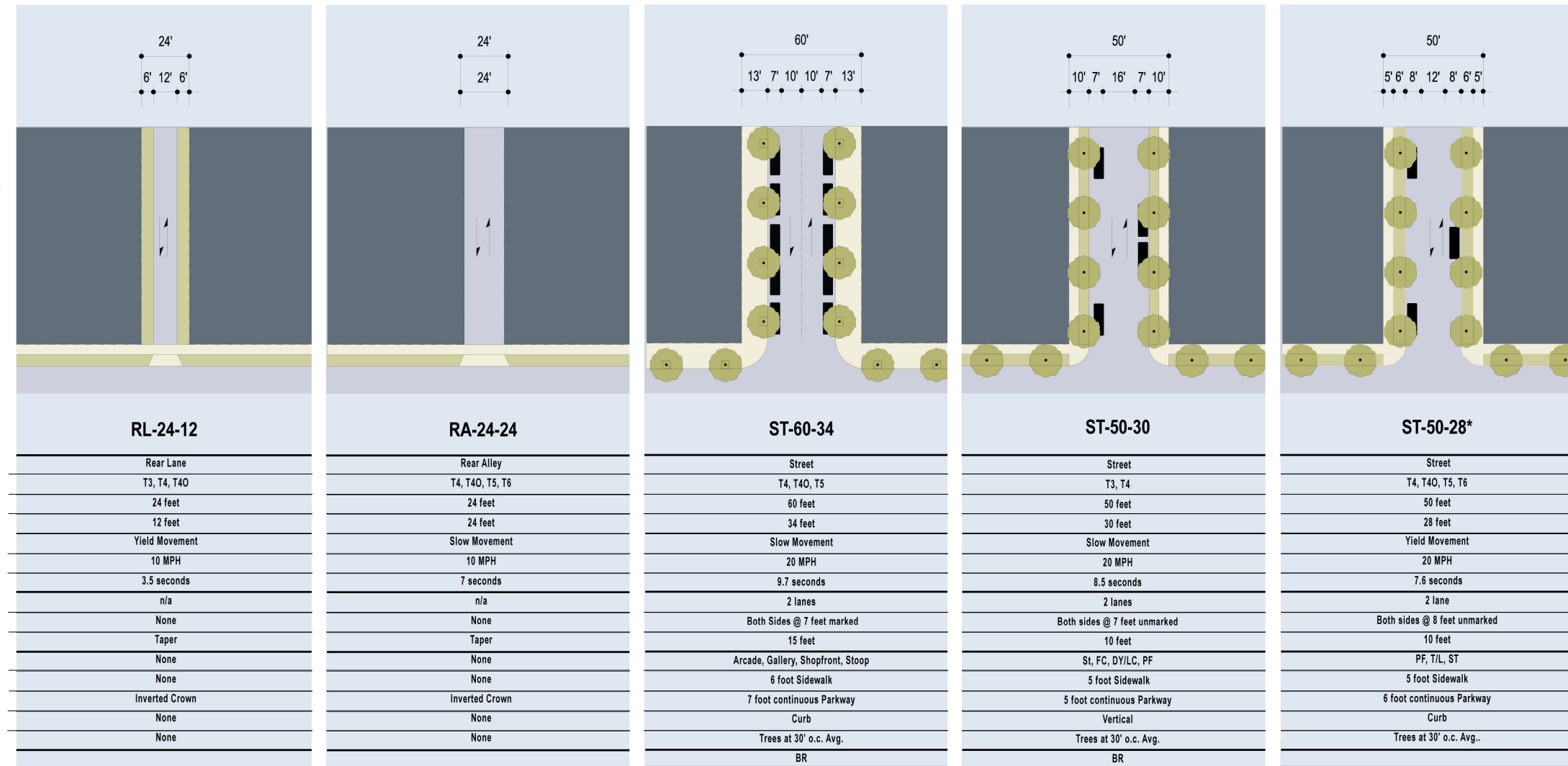
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SmartCode Approved Streets



THOROUGHFARE TYPES

- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR



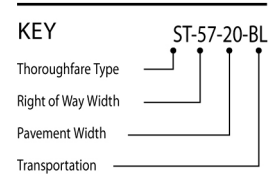
* PERMITTED IN T4 WITH 40' MID-BLOCK STAGING AREA.

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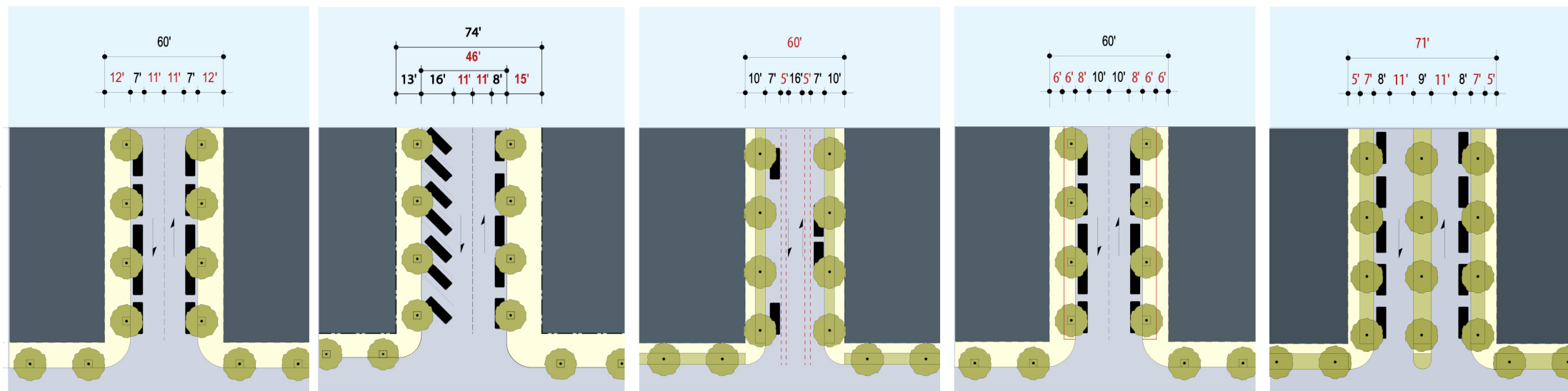
SmartCode Application:
Painted Dunes Traditional
Neighborhood Development

Thoroughfare Standards - SmartCode Streets



THOROUGHFARE TYPES

- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR



Thoroughfare Type	Commercial Street	Commercial Street	Street	Street	Avenue
Transect Zone Assignment	T40, T5, T6	T40, T5, T6	T3, T4	T4, T40, T5	T3, T4, T40, T5
Right-of-Way Width	60 feet	74 feet	60 feet	60 feet	71 feet
Pavement Width	36 feet	46 feet	40 feet	38 feet	38 feet total
Movement	Slow Movement	Slow Movement	Slow Movement	Slow Movement	Slow Movement
Design Speed	20 MPH	25 MPH	20 MPH	20 MPH	25 MPH
Pedestrian Crossing Time	9.7 seconds	12.2 seconds	8.5 seconds	9.7 seconds	5.7 seconds - 5.7 seconds
Traffic Lanes	2 lanes	2 lanes	2 lanes	2 lanes	2 lanes
Parking Lanes	Both sides @ 7 feet marked	Reverse angle @16 feet, parallel @ 8 feet marked	Both sides @ 7 feet unmarked	Both Sides @ 8 feet marked	Both sides @ 8 feet marked
Curb Radius	10 feet	10 feet	10 feet	15 feet	10 feet
Public Frontage Type	Arcade, Gallery, Shopfront	Arcade, Gallery, Shopfront	St, FC, DV/LC, PF	Arcade, Gallery, Shopfront, Stoop	PF, T/LW, FC, ST, SH
Walkway Type	12 foot Sidewalk	13 foot Sidewalk / 15 foot Sidewalk	5 foot Sidewalk	6 foot Sidewalk	5 foot Sidewalk
Planter Type	4'x4' tree well	9' x 9' tree well	5 foot continuous Parkway	6 foot continuous Parkway	7 foot continuous Parkway
Curb Type	Vertical	Vertical	Vertical	Curb	Curb or Swale
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg..
Transportation Provision	BR, SH, TR	BR, SH, TR	BR	BR	BR, TR

* PAVEMENT WIDTH INCLUDES TWO FIVE FOOT CONTINUOUS BICYCLE LANES

Streets from SmartCode to be Modified

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SmartCode Application:
Painted Dunes Traditional
Neighborhood Development

Project Data

Project Name: Painted Dunes
 Application Type: New Community
 Community Type: Traditional Neighborhood Development
 Total Site Area: 451.4 Acres
 Net Site Area: 341.4 Acres
 Pedestrian Shed: 3 pedestrian sheds

Civic Spaces & Schools

- Compliance with civic space allocation: For new communities, section 21.30.050 (C)(1) states: "Each pedestrian shed shall assign at least five percent of its urbanized area to civic space."
- Compliance with main civic space requirement: For new communities, section 21.30.050(C)(4) states: "Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed."
- Compliance with civic space frontage requirements: For new communities, per section 21.30.050(C)(6): "Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds"
- Compliance with civic building requirements: New communities per section 21.30.050(D)(1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."
- Compliance with maximum civic building allocation: For new communities per section 21.30.050 (D)(4): "Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed."

Note:
 (1) School lots have been consolidated in one central location.



	ID	Type	Acres	Distance to Centroid	% of Urbanized Area to Civic Space
TND 1	A	Playground	0.50	640	0.4%
	B	Playground	0.93	410	0.7%
	C	Playground	0.32	800	0.2%
	D	Plaza	0.32	800	0.2%
	E	Plaza	0.23	800	0.2%
	F	Square (Main Civic Space)	3.28	240	2.5%
	G	Playground	1.01	1120	0.8%
	H	Playground	0.50	1090	0.4%
TND 2	I	Playground	0.83	670	0.7%
	J	Playground	0.77	700	0.7%
	K	Plaza	1.00	585	0.9%
	L	Square (Main Civic Space)	1.85	0	1.6%
	M	Playground	0.82	705	0.7%
	N	Playground	0.77	710	0.7%
TND 3	O	Plaza	0.40	600	0.4%
	P	Plaza	0.26	600	0.3%
	Q	Playground	0.38	600	0.4%
	R	Playground	0.92	295	1.0%
	S	Playground	0.42	560	0.5%
	T	Playground	0.25	620	0.3%
	U	Square (Main Civic Space)	3.28	370	3.5%
	V	Playground	0.25	1070	0.3%
		Greenway 1	6.53	1,250	
		Greenway 2	6.32	1,060	

Legend

- Civic Space
- Greenway/Civic Space (12.85 Acres)
- Elementary/Middle School
- Civic Building
- Application Boundary
- N.E. Expressway Future R.O.W.
- Neighborhood



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 Painted Dunes Traditional
 Neighborhood Development**

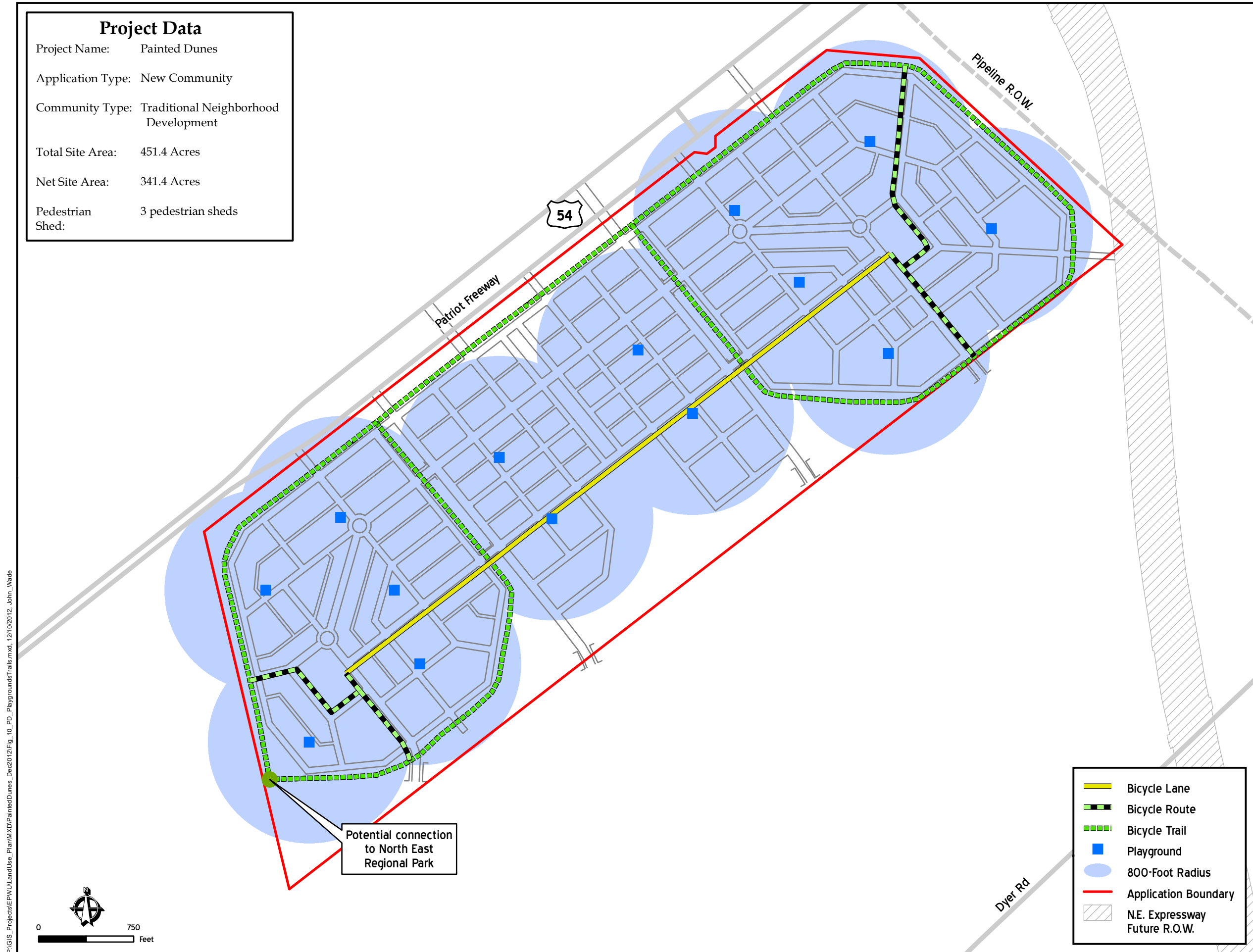
12-10-12 Figure 9

Project Data

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Playgrounds & Trails

• Compliance with playground allocation requirements:
 For new communities, per section 21.30.050(C)(5): "Within 800 feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."



	Bicycle Lane
	Bicycle Route
	Bicycle Trail
	Playground
	800-Foot Radius
	Application Boundary
	N.E. Expressway Future R.O.W.



SmartCode Application:
Painted Dunes Traditional Neighborhood Development

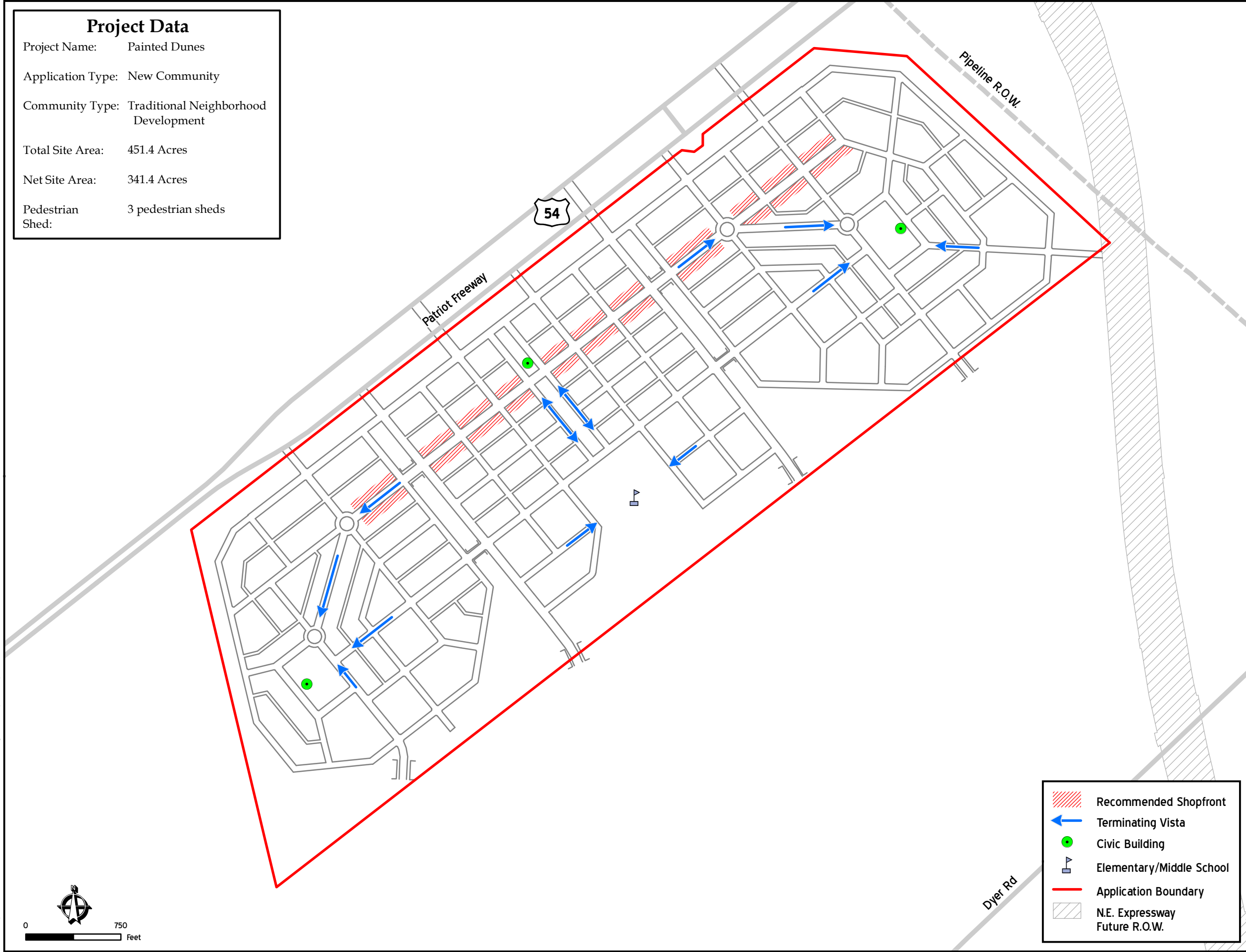
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Project Data

Project Name: Painted Dunes
 Application Type: New Community
 Community Type: Traditional Neighborhood Development
 Total Site Area: 451.4 Acres
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Special Requirements

- Compliance with special requirements for shopfronts:
 For new communities, per section 21.30.090 (A)(2): "A designation for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of the frontage..."
 The indicated required shopfront locations are recommended.
- Compliance with special requirements for terminated vistas:
 For new communities, per section 21.30.090 (A)(6): "Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC."
 The indicated terminating vista locations are recommended.



	Recommended Shopfront
	Terminating Vista
	Civic Building
	Elementary/Middle School
	Application Boundary
	N.E. Expressway Future R.O.W.




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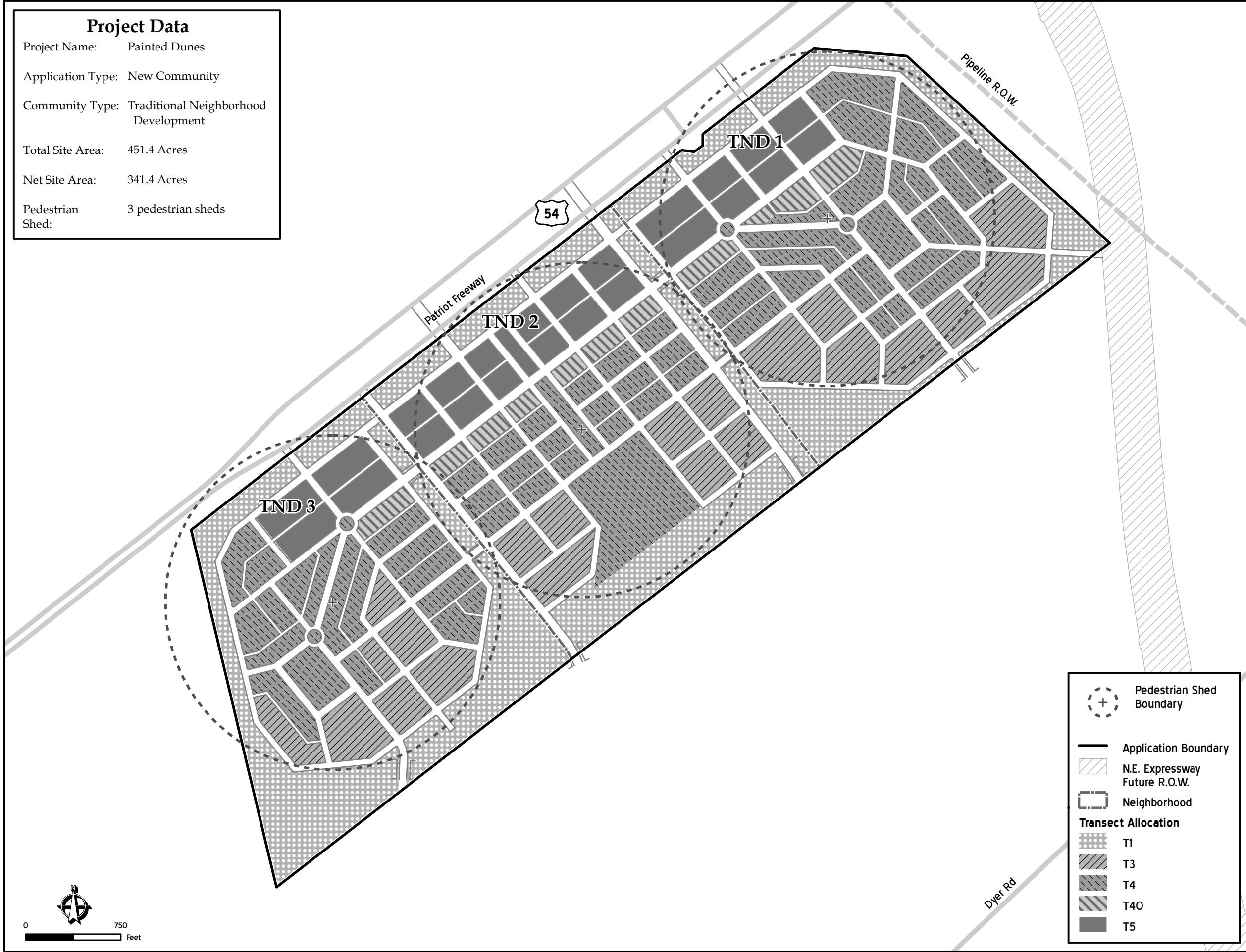
12-10-12
Figure 11

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Project Data

Project Name: Painted Dunes
 Application Type: New Community
 Community Type: Traditional Neighborhood Development
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Black & White Regulating Map for Recording



	Pedestrian Shed Boundary
	Application Boundary
	N.E. Expressway Future R.O.W.
	Neighborhood
Transect Allocation	
	T1
	T3
	T4
	T40
	T5



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**SmartCode Application:
Painted Dunes Traditional
Neighborhood Development**

12-10-12
Figure 12



Street level view of the commercial/retail area. Image location is immediately south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.

SmartCode Application

El Paso, Texas

Code of Ordinances

Title 21 Application

Painted Dunes Traditional
Neighborhood Development

Appendix A: Artistic Renderings



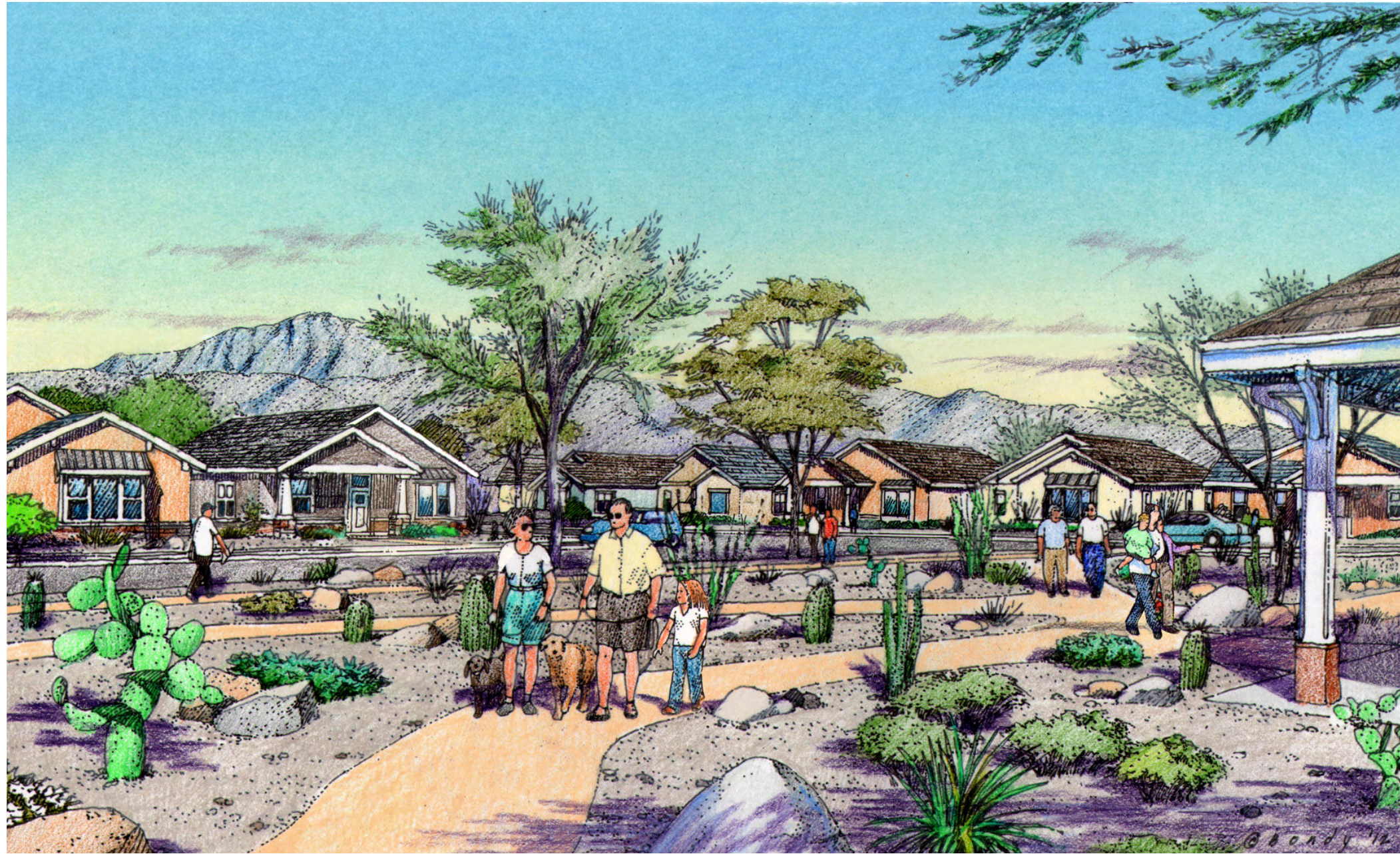
SmartCode Application
El Paso, Texas
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Title 21 Application
Painted Dunes Traditional
Neighborhood Development
Appendix A: Artistic Renderings

Aerial view of commercial/retail area and drainage way. Transit center is located adjacent to drainage way and on main arterial of roadway network. Mixed-use residential/commercial/retail buildings are shown on top on image. Image location is immediately south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.



*Street level view of park and small civic building in the residential area.
Small civic building is located on left side of image, and medium-density residential is shown at back of image.
Image location is at end of radial street and south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.*

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El Paso, Texas
Code of Ordinances
Title 21 Application
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Appendix A: Artistic Renderings



SmartCode Application
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Appendix A: Artistic Renderings

Street level view of park and low-density residential area. Small lot single-family homes are shown in this image. Image looks westerly toward Franklin Mountains.