

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: June 12, 2018
Public Hearing: June 26, 2018

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, morrison-vegavx@elpasotexas.gov
Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

DISTRICT(S) AFFECTED: All Districts

SUBJECT:

An Ordinance amending Title 21 (SmartCode), Chapter 21.80 (Tables), Section 21.80.150 (Table 12: Specific Function and Use), and Section 21.80.230 (Table 16: Special District Standards) of the El Paso City Code, to clarify the SmartCode provisions and to calibrate the SmartCode to the local character of the place and local conditions; the penalty is as provided for in Chapter 21.60 of the El Paso City Code. **(All Districts)**

BACKGROUND / DISCUSSION:

The proposed ordinance will help clarify the SmartCode provisions and to calibrate the SmartCode to the local character of the place and local conditions.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this proposed master plan amendment.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (7-0).

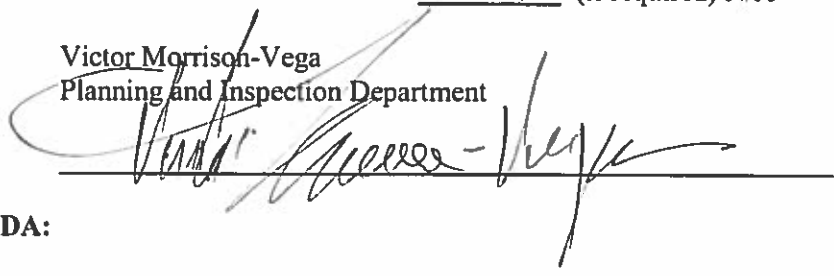
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.80 (TABLES), SECTION 21.80.150 (TABLE 12: SPECIFIC FUNCTION AND USE), AND SECTION 21.80.230 (TABLE 16: SPECIAL DISTRICT STANDARDS) OF THE EL PASO CITY CODE, TO CLARIFY THE SMARTCODE PROVISIONS AND TO CALIBRATE THE SMARTCODE TO THE LOCAL CHARACTER OF THE PLACE AND LOCAL CONDITIONS; THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE

WHEREAS, the City Council of the City of El Paso, by Ordinance 016945 approved on June 29, 2008, adopted Title 21 (SmartCode), and added Title 21 to the El Paso City Code; and

WHEREAS, Title 21 of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the El Paso City Council, having considered the recommendations and held a public hearing at which the public was allowed to comment on the proposed ordinance amendments, finds that the amendments will further protect and provide for the public health, safety, morals and general welfare of the community, and will carry out the purpose and spirit of the policies expressed in The Plan for El Paso; and

WHEREAS, the El Paso City Council finds that the regulations established by this amendment have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and

WHEREAS, the City of El Paso's SmartCode requires calibration to the local character of the place and local conditions;

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

SECTION 1. That Title 21 (SmartCode), Chapter 21.80 (Tables), Section 21.80.150 (Table 12: Specific Function & Use), of the El Paso City Code be replaced in its entirety with Exhibit "A".

SECTION 2. That Title 21 (SmartCode), Chapter 21.80 (Tables), Section 21.80.230 (Table 16: Special District Standards), of the El Paso City Code be replaced in its entirety with Exhibit "B".

SECTION 3. Except as herein amended, Title 21 (SmartCode), of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2018.

ORDINANCE NO. _____

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

for 

Karla M. Nieman
Senior Assistant City Attorney



Victor Morrison-Vega
Planning & Inspections Department

ORDINANCE NO. _____

18-1007-2204 | 792211
Metro 31 and SCZ amendment
KMN

EXHIBIT "A"

EXHIBIT 'A'

SMARTCODE

CHAPTER 21.80 TABLES

El Paso, Texas

TABLE 12: SPECIFIC FUNCTION & USE

This table expands the categories of Table 10 to delegate specific Functions and uses within Trained Zones. Table 12 should be customized for local character and requirements.

	T1	T2	T3	T4	T4O	T5	T5O	T6	SD		T1	T2	T3	T4	T4O	T5	T5O	T6	SD
a. RESIDENTIAL										i. OTHER: AGRICULTURE									
Wood Use Block										Grain Storage									
Fla Building										Livestock Pen									
Apartment Building										Greenhouse									
Live-Work Unit										Stable									
Row House										kennel									
Duplex House										i. OTHER: AUTOMOTIVE									
Courtyard House										Gasoline									
Sidney House										Automobile Service									
Cottage										Truck Maintenance									
House										Drive-Through Facility									
Villa										Real-Clay									
Accessory Unit										Roadside Stand									
b. LODGING										BBQ Stand									
Hotel (no room limit)										Shopping Center									
Inn (up to 12 rooms)										Shopping Mall									
Bed & Breakfast (up to 5 rooms)										i. OTHER: CIVIL SUPPORT									
School Dormitory										Fire Station									
c. OFFICE										Police Station									
Office Building										Cemetery									
Live-Work Unit										Funeral Home									
d. RETAIL										Hospital									
Open-Market Building										Medical Clinic									
Retail Building										i. OTHER: EDUCATION									
Display Gallery										College									
Restaurant										High School									
Kiosk										Trade School									
Push Cart										Elementary School									
Liquor Selling Establishment										Other: Childcare Center									
e. CIVIC										i. OTHER: INDUSTRIAL									
Bus Shelter										Heavy Industrial Facility									
Convention Center										Light Industrial Facility									
Conference Center										Truck Depot									
Exhibition Center										Laboratory Facility									
Fountain or Public Art										Water Supply Facility									
Library										Sewer and Waste Facility									
Live Theater										Electric Substation									
Movie Theater										Wireless Transmitter									
Museum										Cremation Facility									
Outdoor Auditorium										Warehouse									
Parking Structure										Produce Storage									
Passenger Terminal										Self-Storage Warehouse									
Playground																			
Sports Stadium																			
Surface Parking Lot																			
Religious Assembly																			

BY RIGHT

SC91

ORDINANCE NO. _____

18-1007-2204 | 7922 |

Metro 31 and SCZ amendment

KMN

EXHIBIT 'B'

SMARTCODE

CHAPTER 21.80 TABLES

El Paso, Texas

TABLE 16: SPECIAL DISTRICT STANDARDS

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District as they currently exist, or as they are permitted. More pages can be added. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

[illegible]

• **Path** – Shows how to read & interpret that story

— 2.5, authors are for A. Students and the larger authors are for B. Students

*Building height shall be limited to the height requirements established in Federal Aviation Regulations Part 77 for structures registered in the Airport. **Exemption:** The site may be permitted by the Department of Aviation. EIR shall be prepared.

— **Lesson 10** will be tested in exam material — **Do Smart Study Now**

SC101

ORDINANCE NO.

18-1007-2204 | 79221 |

Metro 31 and SCZ amendment

KMN

MEMORANDUM

DATE: June 5, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Harrison Plourde, Senior Planner

SUBJECT: Title 21 (SmartCode), Table 12 and Table 16

The City Plan Commission (CPC), on May 17, 2018 voted 7-0 to recommend **approval** of the amendment to the tables found within Title 21 (SmartCode).

Applicant: City of El Paso

Attachments:
Proposed Ordinance



**City of El Paso – City Plan Commission
An Ordinance Amending Title 21 (Smartcode), Chapter
21.80 (Tables), Table 12 (Specific Function and Use), and
Table 16 (Special District Standards) of the El Paso City
Code, to clarify the SmartCode provisions and to calibrate
the SmartCode to the local character of the place and local
conditions.**

- The proposed amendment modifies use regulations within Table 12 applicable to certain transect zones within the SmartCode:
 - The “mini-storage” use has been renamed “self-storage warehouse” to match the pre-existing term and definition found in Title 20.02.854.
 - The proposed amendment permits “self-storage warehouse” in the T5 (Urban Center) and T5-O (Urban Center Open) transect zones. The use is compatible with the medium- to high-density residential uses that are permitted in the T5 and T5-O transect zones, and the regulations of these transect zones ensure that the use must be constructed in a manner appropriate to the intent of the zones.
 - The proposed amendment adds additional transect zones in which single-family residential uses (“cottage,” “house,” and “villa”) to match the types listed in Table 9 (Building Disposition) as “edgeyard” disposition type buildings. This amendment rectifies conflicting regulations in the two tables.
- The amendment to Table 16 modifies the standards of several Special Districts. SmartCode Special Districts are intended to be applied in areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any standard transect zone.

Attachments:

Attachment 1: Proposed Ordinance

El Paso, Texas

TABLE 16: SPECIAL DISTRICT STANDARDS

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District as they currently exist, or as they are permitted. More pages can be added. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
a. ALLOCATION OF ZONES							
CLD	NA	NA	NA	NA	NA	NA	NA
TND	NA	NA	NA	NA	NA	NA	NA
TOD	NA	NA	NA	NA	NA	NA	NA
ARD	NA	NA	80% max.	50% max.	NA	NA	NA
AED	NA	NA	NA	50% max.	80% max.	NA	NA
b. BASE RESIDENTIAL DENSITY							
By Right	24	24	NA	NA	NA	48	24
Other Facilities	50 - 70%	50 - 70%	NA	NA	NA	NA	50 - 100%
c. BLOCK SIZE							
Block Perimeter	3000 ft. max. *	3000 ft. max. *	2400 ft. max. *	3000 ft. max. *	4000 ft. max. *	2000 ft. max. *	3000 ft. max.
d. THOROUGHFARES							
HW	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
BV	permitted	not permitted	permitted	permitted	permitted	permitted	not permitted
AV	permitted	permitted	permitted	permitted	permitted	permitted	not permitted
CS	permitted	permitted	permitted	permitted	permitted	permitted	permitted
DR	permitted	permitted	permitted	permitted	permitted	permitted	permitted
ET	permitted	permitted	permitted	permitted	permitted	permitted	permitted
RD	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
Rear Lane	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	permitted
Rear Alley	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Path	permitted	permitted	not permitted	not permitted	not permitted	permitted	permitted
Passage	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Bicycle Trail	permitted	not permitted	not permitted	not permitted	not permitted	not permitted	permitted
Bicycle Lane	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted
e. CIVIC SPACES							
Park	permitted	permitted	permitted	permitted	permitted	not permitted	permitted
Green	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Square	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Plaza	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Playground	permitted	permitted	NA	NA	NA	permitted	permitted
f. LOT OCCUPATION							
Lot Width	NA	NA	NA	NA	NA	16 ft. min. 700 ft. max.	NA
Lot Coverage	NA	NA	90% max.	90% max.	90% max.	100% max.	NA
g. SETBACKS - PRINCIPAL BUILDING							
Front Setback	0 ft. min., 30 ft. max.	0 ft. min., 30 ft. max.	0 ft. min., 12 ft. max.	0 ft. min.	0 ft. min.	0 ft. min., 6 ft. max.	0 ft. min., 20 ft. max.
Side Setback	0 ft. min.	0 ft. min.	0 ft. min., 24 ft. max.	0 ft. min.	6 ft. min.	0 ft. min.	0 ft. min.
Rear Setback	0 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min. or 20 ft. min. **	3 ft. min.	0 ft. min.
h. BUILDING DISPOSITION							
Edgeward	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Sideyard	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Rearyard	permitted	permitted	permitted	permitted	permitted	permitted	permitted
i. PRIVATE FRONTAGES							
Common Yard	permitted	not permitted	permitted	permitted	permitted	permitted	permitted
Porch & Fence	not permitted	not permitted	permitted	not permitted	not permitted	not permitted	permitted
Terrace or L.C.	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Petocourt	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Sleep	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Sleepfront	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Gallery	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Arcade	permitted	permitted	permitted	permitted	not permitted	permitted	permitted
Parking Lot	permitted	permitted	not permitted	not permitted	permitted	not permitted	permitted
j. BUILDING CONFIGURATION							
Principal Building	6 Stories, max.	8 Stories, max.	12 Stories, max. ***	6 Stories, max. ***	3 Stories, max. ***	NA	6 Stories, max.
Outbuilding	NA	NA	3 Stories, max. ***	3 Stories, max. ***	2 Stories, max. ***	NA	NA
k. BUILDING FUNCTION							
Residential	open use	open use	not applicable	not applicable	not applicable	open use	not applicable
Lodging	open use	open use	open use ****	not applicable	not applicable	open use	open use
Office	open use	open use	open use	open use	open use	open use	open use
Retail	open use	open use	open use	open use	open use	open use	open use
Industrial	not applicable	not applicable	not applicable	open use	open use	open use	open use

* a Path or Passage may be used to determine Block size

** 3 ft. setbacks are for A Streets and the larger setbacks are for B Streets.

*** Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the Airport. Exclusions to this rule may be permitted by the Department of Aviation. SD5 shall be limited to 70 ft.

**** Lodging in SD3 shall be limited to areas indicated on the Airport Master Plan.



Title 21 (SmartCode) Code Amendment

Title 21 (Smartcode), Chapter 21.80 (Tables), Table 12 (Specific Function and Use), and Table 16 (Special District Standards)

**-Proposed Amendments for Clarification, Calibration, and
Revision**

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide Business Friendly Permitting and Inspection Processes

3.2 Improve the Visual Impression of the Community



Title 21 (Smartcode), Chapter 21.80 (Tables), Table 12 (Specific Function and Use), and Table 16 (Special District Standards)

CHAPTER 21.80 TABLES

21.80.150 Specific Function and Use

	T1	T2	T3	T4	T40	T5	T50	T6	SD
a. RESIDENTIAL									
Mixed Use Block					■	■	■	■	■
Flex Building				■	■	■	■	■	■
Apartment Building				■	■	■	■	■	■
Live/Work Unit			■	■	■	■	■	■	■
Row House				■	■	■	■	■	
Duplex House				■	■	■			
Courtyard House				■	■	■			
Sideyard House			■	■	■	■			
Cottage		■	■	■	■				
House		■	■	■	■				
Villa		■	■	■	■				
Accessory Unit		■	■	■	■	■			



Title 21 (Smartcode), Chapter 21.80 (Tables), Table 12 (Specific Function and Use), and Table 16 (Special District Standards)

CHAPTER 21.80 TABLES

21.80.150 Specific Function and Use

T1	T2	T3	T4	T4O	T5	T5O	T6	SD
----	----	----	----	-----	----	-----	----	----

f. OTHER: INDUSTRIAL

Heavy Industrial Facility									■
Light Industrial Facility					■	■	■	■	■
Truck Depot									■
Laboratory Facility								■	■
Water Supply Facility									■
Sewer and Waste Facility									■
Electric Substation									■
Wireless Transmitter									■
Cremation Facility									■
Warehouse									■
Produce Storage									■
Self-Storage Warehouse						■	■		■



Title 21 (Smartcode), Chapter 21.80 (Tables), Table 12 (Specific Function and Use), and Table 16 (Special District Standards)

CHAPTER 21.80 TABLES

21.80.240 TABLE 16 SPECIAL DISTRICT STANDARDS

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
g. SETBACKS - PRINCIPAL BUILDING							
Front Setback	0 ft. min., 30 ft. max.	0 ft. min., 30 ft. max.	0 ft. min., 12 ft. max.	0 ft. min.	0 ft. min.	0 ft. min., 8 ft. max.	0 ft. min., 20 ft. max.
Side Setback	0 ft. min.	0 ft. min.	0 ft. min., 24 ft. max.	0 ft. min.	6 ft. min.	0 ft. min.	0 ft. min.
Rear Setback	0 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min. or 20 ft. min.**	3 ft. min.	0 ft. min.
i. PRIVATE FRONTAGES							
Common Yard	permitted	not permitted	permitted	permitted	permitted	permitted	permitted
Porch & Fence	not permitted	not permitted	permitted	not permitted	not permitted	not permitted	permitted
Terrace or L.C.	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Forecourt	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Stoop	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Shopfront	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Gallery	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Arcade	permitted	permitted	permitted	permitted	not permitted	permitted	permitted
Parking Lot	permitted	permitted	not permitted	not permitted	permitted	not permitted	permitted





Title 21 (Smartcode), Chapter 21.80 (Tables), Table 12 (Specific Function and Use), and Table 16 (Special District Standards)

CHAPTER 21.80 TABLES

21.80.240 TABLE 16 SPECIAL DISTRICT STANDARDS

SD1

	Current Requirement	Proposed Requirement
g. Setbacks		
Rear Setback	3 ft. min.	0 ft. min.

SD4

	Current Requirement	Proposed Requirement
g. Setbacks		
Front Setback	0 ft. min., 12 ft., max.	0 ft. min.
Side Setback	0 ft. min. 24 ft. max.	0 ft. min.
i. Private Frontages		
Common Yard	Not permitted	Permitted

SD5

	Current Requirement	Proposed Requirement
g. Setbacks		
Front Setback	8 ft. max. or 25 ft. max.**	0 ft. min.
Side Setback	8 ft. max. or 15 ft. max.**	6 ft. min.

SD1 UTEP	SD2 Hospital	SD3 Airport T5.1	SD4 Airport T5.2	SD5 Airport ST	SD6 MCA	SD7 NW PARK
---------------------	-------------------------	-----------------------------	-----------------------------	---------------------------	--------------------	------------------------



Title 21 (Smartcode), Chapter 21.80 (Tables), Table 12 (Specific Function and Use), and Table 16 (Special District Standards)

TABLE 9: BUILDING DISPOSITION

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

a. **Edgeyard:** Specific Types - single family House, cottage, villa, estate house, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.

