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

DEPARTMENT:Planning and Inspections Department, Planning DivisionAGENDA DATE:Introduction: June 12, 2018
Public Hearing: June 26, 2018CONTACT 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).

LEGAL: (if required) N/A	FINANCE: (if required) N/A
DEPARTMENT HEAD: Victor M	orrison-Vega
Planning	and Inspection Department
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APPROVED FOR AGENDA:	
	<i>I</i> '
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.

THE CITY OF EL PASO

Dee Margo Mayor

ATTEST:

Laura D. Prine City Clerk

APPROVED AS TO FORM:

For Karla M. Nieman Senior Assistant City Attorney

APPROVED AS TO CONTENT: Victor Morrison-Vega

Planning & Inspections Department

ORDINANCE NO. _____ 18-1007-2204 | 792211 Metro 31 and SCZ amendment KMN

EXHIBIT "A"

EXHIBIT A

CHAPTER 21.80 TABLES

SMARTCODE El Paso, Texas

TABLE 12: SPECIFIC FUNCTION & USE This table expands the categories of Table 10 to delegate specific Functions and uses within Transed Zones. Table 12 should be customized for local choracter and requiremerts.

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ORDINANCE NO. 18-1007-2204 | 792211 Metro 31 and SCZ amendment KMN

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EXHIBIT "B"

EXHIBIT 'B'

CHAPTER 21.80 TABLES

SMARTCODE 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.

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ORDINANCE NO. 18-1007-2204 792211 Metro 31 and SCZ amendment KMN

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<u>MEMORANDUM</u>

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.

<u>Attachments:</u> Attachment 1: Proposed Ordinance

SMARTCODE

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.

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Dicycle Trak	permitted	nol permitted	not permitted	not permitted	not permitted	not permitted	permitted
Bicycle Lese	permitted	permitted	permitted	permitted	permitted	cormitted	
Eleycia Roota	permitted	permitted	permitted	permitted	permitted	permitted	permitted
e. CIVIC SPACES			- heread	a particul	e pressoand	· percent	permitted
e, citic spaces Park	permitted	permitted	permitted	permitted	permitted	not permitted	permitted
Green	permitted	permitted	permitted	permitted	permitted	permited	pervited
Square	T permitted	T penvitted	permitted	I permitted	permitted	I permitted	T permitted
Piaza	T permitted	T permitted	T permitted	T permitted	T permitted	T permitted	T permitted
Playscound	permitted	E permitted	I NA	I NA	E NA	permitted	permitted
I. LOT OCCUPATION	N						
Lot Width	NA	NA	I NA	I NA	L NA	18 ft. min, 700 ft. max.	NA
Lot Coverage	TNA	T NA	1 90% max.	T 90% max.	T 90% max.	1 100% max.	TNA
s. SETBACKS - PRI	NCIBAL BUILDING						
Front Bothach	D R. min. 30 ft. max.	0 t, min, 30 t, max.	0 R. min. 12 R. max.	0 %, min,	0 ft. min,		
Elde Sethack	0 2 min.	T Oit min.	Ott. min. 24 ft. mis.	T OR. min.	I Bit min.	0 R. min., 6 R. mar.	0 R. min., 20 R. mar.
	T OL min.	T 38, min.	3t.min.	T 3 R. min.	T 3 E. min. or 20 E. min.*		0 ft.min. 0 ft.min.
				I STRETCHE	S & ANT. OF 20 P. MIL	J 3 1, 1787,	Ga. mm.
h. BULLDING DISPO Edgeyard	permitted	permitted	a semilar	1 and the d			
Eideyard	permitted		permitted	permitted	permitted	permited	permitted
noeyara Rearyard	permeted	permitted	permitted	permitted	permitted	permitted	permitted
		permitted	E permitted	E permitted	permitted	e permitted	permitted
. PRIVATE FRONTA			1				
Common Yard	permitted	not permitted	permitted	permitted	permitted	permitted	permitted
Porch & Fence	not permitted	not permitted	permitted	not permitted	betimeq ton	not permitted	permitted
ferrace or L.C.	permitted	permitted	permitted	permitted	permitted	permitted	permitted
feteceer)	permitted	permitted	permitted	permitted	permitted	permitted	permitted
lisep	permitted	permitted	permitted	permitted	permitted	betimeq	permitted
ikepfrent	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Bellety	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Arsade	permitted	permitted	permitted	permitted	not permitted	permitted	permitted
Parking Lot	permitted	permitted	not permitted	not parmitted	permitted	bettimeq ton	permitted
BUILDING CONFIG							
Pelasipai Beikilag		8 Stories, max.	12 Stories, max. ***	6 Stories, max. ***	3 Stories, max. ***	NA NA	6 Stories, max.
atballding	NA	I NA	3 Stories, max. ***	3 Storles, max. ***	2 Stories, max. ***	T NA	I NA
BUILDING FUNCT							
lesidentiat	open sale	open use	not applicable	not applicable	not explicable	tipen use	not applicable
edglag	open une	cpen use	COBIN LINE ****	not applicable	not explicable	apen use	open use
tilce	open use	open use	open use	open use	open use	Copen use	open use
tetali ndustriai	cpertune not applicable	cpen use not applicable	opensume not applicable	Copen use	open use	open use	open use

* a Path or Passage may be used to determine Block size ** 3 1, sebacks are for A Streets and the larger sebacks 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 immed to 70 rt.



Title 21 (SmartCode) Code Amendment

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

-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 Processes3.2 Improve the Visual Impression of the Community



CHAPTER 21.80 TABLES

21.80.150 Specific Function and Use

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



CHAPTER 21.80 TABLES

21.80.150 Specific Function and Use

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					



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





CHAPTER 21.80 TABLES

21.80.240 TABLE 16 SPECIAL DISTRICT STANDARDS

	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.	
. Private Frontag	es		
Common Yard	Not permitted	Permitted	
SD5			_
	Current Requirement	Proposed Requirement	
g. Setbacks			
	8 ft. max. or 25 ft. max.**	0 ft. min.	
Front Setback			



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.





