

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

**DEPARTMENT:** Planning & Inspections Department

**AGENDA DATE:** Introduction: June 14, 2016  
Regular Agenda: July 12, 2016

**CONTACT PERSON NAME AND PHONE NUMBER:** Kimberly Forsyth, (915) 212-1563,  
forsythkl@elpasotexas.gov

**DISTRICT(S) AFFECTED:** All Districts

**SUBJECT:**

An Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses) of the El Paso City Code, to amend the additional requirements section of the temporary places of assembly to require City Council approval for events held on property zoned Ranch and Farm when more than 500 people will be in attendance. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

**BACKGROUND / DISCUSSION:**

On May 24, 2016, City Council approved an ordinance amending Title 20 to allow for a temporary public assembly use in the Ranch and Farm (R-F) zoning district, but limiting these temporary uses to no more than three times in a calendar year. The temporary use is required to comply with all City codes and permitting requirements. Property in the R-F zoning district requires a special permit if this type of use becomes more frequent.

During the discussion on this item, Rep. Svarzbein requested that staff come back to City Council with an additional amendment to require City Council approval, prior to permit issuance, for temporary events in the R-F zoning district when the applicant estimates there will be 500 or more attendees.

**PRIOR COUNCIL ACTION:**

May 24, 2016 Approval of ordinance amending Title 20

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

May 19, 2016 – unanimously recommended by City Plan Commission for approval

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

  
\_\_\_\_\_  
Larry F. Nichols  
Planning & Inspections Director

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), SECTION 20.10.680 (TEMPORARY USES) OF THE EL PASO CITY CODE, TO AMEND THE ADDITIONAL REQUIREMENTS SECTION OF THE TEMPORARY PLACES OF ASSEMBLY TO REQUIRE CITY COUNCIL APPROVAL FOR EVENTS HELD ON PROPERTY ZONED RANCH FARM WHEN MORE THAN 500 PEOPLE WILL BE IN ATTENDANCE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, Title 20 (Zoning) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

**WHEREAS**, City Council has determined that temporary places of assembly such as but not limited to fairs festivals, carnivals, and bazaars should be permitted in the Ranch and Farm zoning district in order to promote the health, safety, morals and general welfare of the community; and,

**WHEREAS**, City Council recognizes that some temporary places of assembly should be permitted but should be subject to certain development standards in order to promote the health, safety, morals and general welfare of the community;

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

**SECTION 1.** That Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses), Subsection 20.10.680 C.3(Temporary places of assembly), Subsubsection 20.10.680 C.3.b Fair, circus, rodeo, festival, carnival or concert of the El Paso City Code be amended as follows:

b. Fair, circus, rodeo, festival, carnival or concert operated at a location other than a stadium, auditorium or other public assembly facility designed to accommodate such an event. These uses must meet all of the following requirements:

(1) The property in which the temporary use will operate is at least three acres or more in size.

(2) There shall be at least a buffer zone of one thousand five hundred feet (1,500) between the area, in which the use will operate, and any residential zoning district or use. This measurement will be measured from the outermost footprint of the event including all required parking.

(3) The temporary event shall comply with all of the parking requirements of Title 20.

(4) Additional requirements:

- (a) Any property zoned R-F is limited to hosting these uses to three times per calendar year.
- (b) Events held on property zoned R-F where an applicant estimates that the event will have at least 500 people in attendance will require approval from City Council prior to the issuance of a temporary use permit.

**SECTION 2.** Except as expressly herein amended, Title 20, Zoning, of the El Paso City Code shall remain in full force and effect.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

**CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leaser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Nickman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Larry F. Nichols, Director  
Planning and Inspections Department



## **Recommendation/Public Input**

- **Planning Division recommendation:** Approval
- **CPC Vote:** Unanimous approval
- **Public input:** None received

### **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 20 amendment approved 5/24/16**

- To allow a temporary public assembly use in the Ranch and Farm (R-F) zoning district, up to three times in a calendar year.
- To allow a temporary public assembly use on undeveloped property if it meets all City code requirements.
- Temporary public assembly uses shall comply with all City code and permitting requirements.

### **Proposed amendment**

- Temporary public assembly uses in R-F zoning districts with estimated 500 or more attendees will require City Council approval prior to permit issuance.