



Title 20 Zoning Code Amendments

Personal Wireless Service Facilities (PWSF)

Title 20

Chapter 20.04 Section 20.04.520 *(Notice)*

Chapter 20.10 Section 20.10.455 *(PWSF)*

Chapter 20.22 Section 20.22.100 *(Nonconforming PWSF)*

Appendix A *(Table of Permissible Uses)*

- Proposed revisions to the code
- Policy Guide

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



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- **The CPC was introduced to the changes on March 23, 2017 (no action)**
- **The CPC recommended unanimous approval 6-0 on April 6, 2017**
- **The City Council heard this item on October 3, 2017 (deleted-no action)**
 - **Planning received two (2) letters in opposition to the proposed amendments to the proposed ordinance at that time**
 - **City Council asked for additional outreach and research**
- **The Planning Division has received two (2) inquiries and three (3) emails, and two (2) letters of concerns/comments to the current proposed amendments.**



Outreach

Previous outreach involved:

- Cell Tower Providers
 - Sent proposed revisions November/December 2016, January and April 2017
 - In person meeting December 2016
- Worked with Legal staff

Additional outreach since 2017 City Council meeting:

- Cell Tower Providers
 - Meetings held in November 2017 and March 2018
 - Follow-up with proposed revisions April/May 2018
 - Meeting held in November 2018
- Neighborhood Associations
 - Sent proposed revisions November 2017
 - Neighborhood Coalition Meeting January 2018
 - Over 85% preferred the CPC/Staff recommended version



Concerns

- **From Cell Tower Providers, generally:**
 - Height and Coverage in Residential areas
 - Existing tower provisions
 - Separation between towers
 - More flexibility
- **From Neighborhood Associations, generally:**
 - Notification boundary increase
 - *Amendment proposed to increase notification boundary*
 - Analysis of other locations
 - *Amendment includes policy guide to show analysis*
 - Historic District protection
 - *Amendment has Historic Review and discourages placement in residential zoning districts*
 - Special Permit as “backdoor”
 - *Amendment removes Special Permit opportunities*



Research

Researched six Texas Cities to include San Antonio, Houston, Austin, Laredo, Galveston, Dallas.

In addition, research was also conducted on codes other cities and The American Planning Association.

- **Cities limiting the height of towers based on underlying zoning include:**
 - Dallas, TX
 - Denver, CO
 - Mesa, AZ
 - Cleveland, OH
 - Irvine, CA

- **Cities with lower or similar population density that limit height on zoning include:**
 - **Colorado Springs, CO**
 - Residential height: 30'-45'
 - **Nashville, TN**
 - Residential height: 3 Stories

*El Paso
Residential Height: 35'*



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Goals

- Encourage colocations which would result in a decrease in the overall number of new tower requests
- Receive better designs which blend in with scale and context in their surroundings





Personal Wireless Service Facilities (PWSF)

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Objectives

- Create new regulations to encourage siting facilities in commercial and manufacturing zoning districts
- Requiring space on new facilities to allow for colocations
- Providing a policy guide with visual diagrams to remove the ambiguity from the existing code





Personal Wireless Service Facilities (PWSF)

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Total PWSF Applications

(2015-2018)

655

New Tower requests

(2015-2018)

25

New Towers

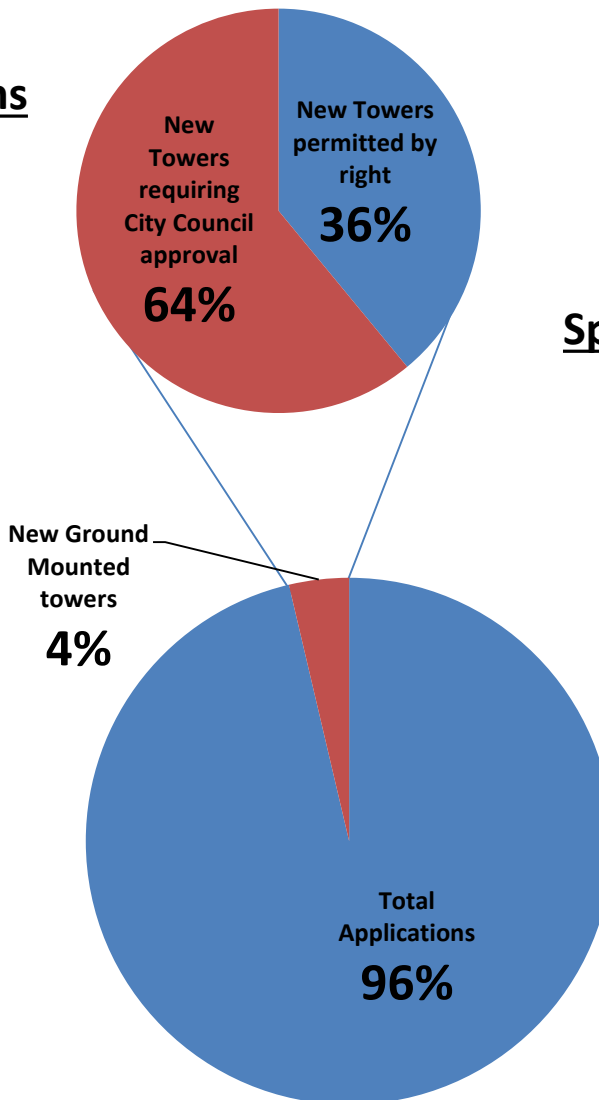
(2015-2018)

25

Special Permit required

(2015-2018)

16





Personal Wireless Service Facilities (PWSF)

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Proposed Revisions include regulations pertaining to:

- Reformatting Section 20.10.455
- Height to align with base zoning
- Special Permit provisions
- Colocations of additional carriers
- Historic District regulations
- Camouflaging
- Siting and Facility Type Preferences
- Adoption of Policy Guide (by Director)



Personal Wireless Service Facilities (PWSF)

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Siting Preferences

- What types of facilities are preferred by the City and order of preference
 - Antennae Co-location on existing camouflaged PWSF
 - *Facility*
 - *Roof*
 - *Ground-Mounted*
 - Antennae Co-location on existing PWSF
 - *Facility*
 - *Roof*
 - *Ground-Mounted*
 - New Facility-Mounted PWSF, meeting applicable camouflaging and screening requirements
 - New Roof-Mounted PWSF, meeting applicable camouflaging and screening requirements
 - New Ground-Mounted PWSF, meeting applicable camouflaging and screening requirements



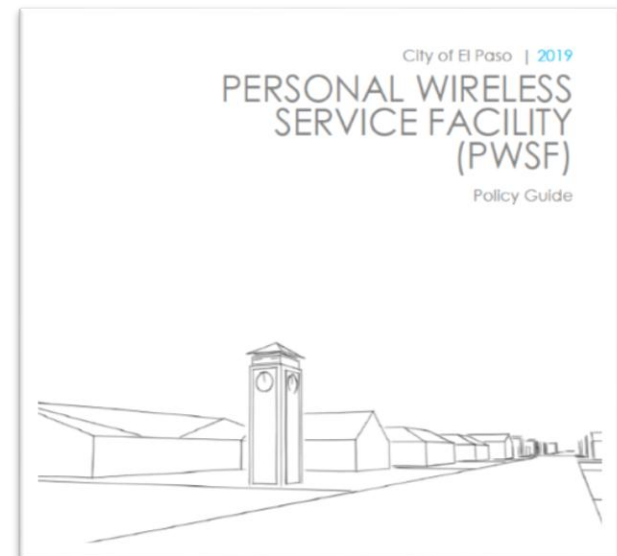
Policy Guide

Reasons for Policy Guide

- Provide direction to service providers and their consultants in regard to the types of facilities that are encouraged and discouraged
- Assure a degree of predictability and consistency
- Design guidelines which are intended to encourage co-location of personal wireless service facilities to minimize the visual impact
- Serve as a supplement to be used in conjunction with 20.10.455
- To be adopted and amended by the Director

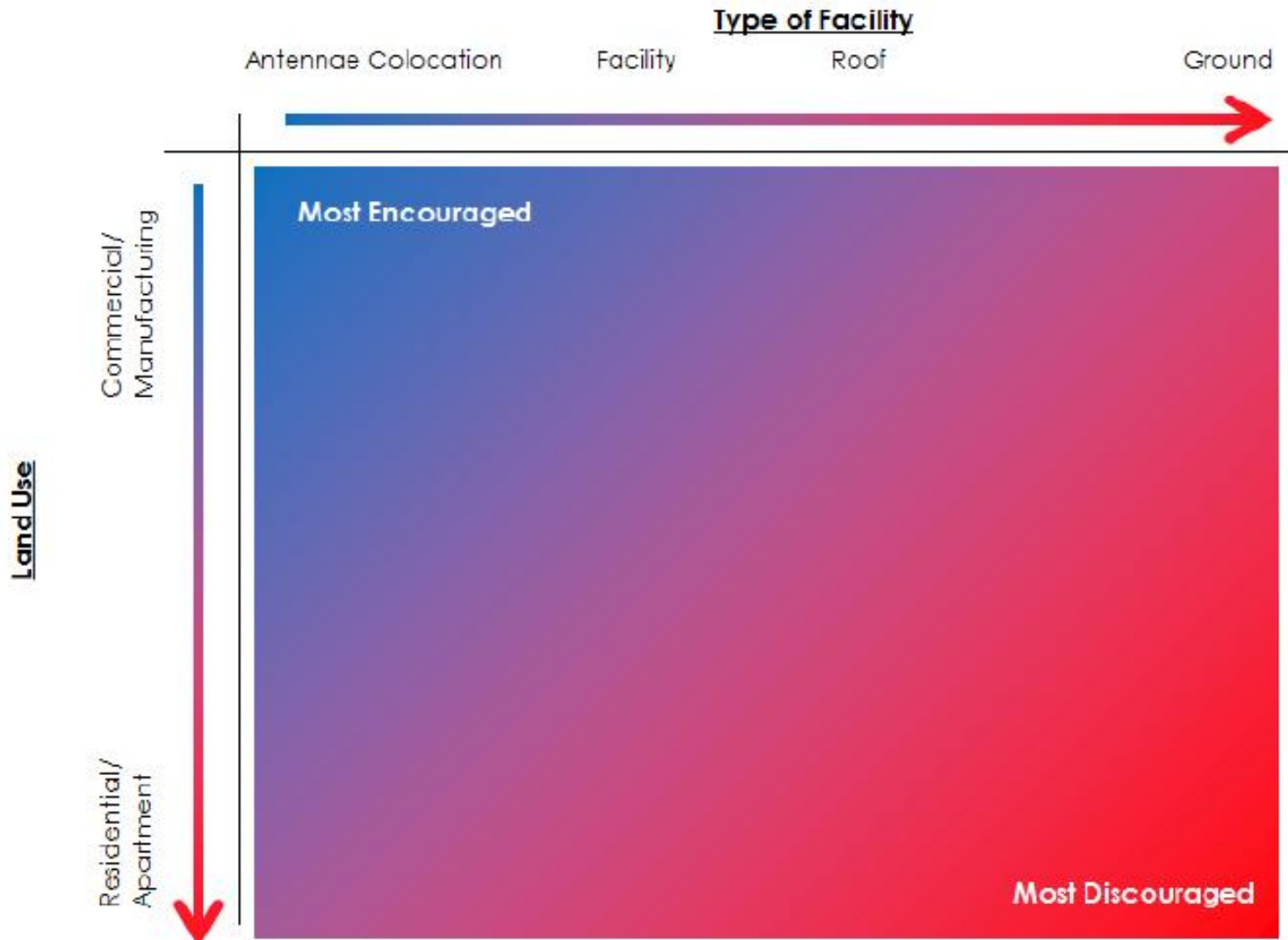
Topics included:

- *Preferences for locations and types of facilities*
- *Measurements*
- *Analysis*
- *Scale and Context*
- *Camouflaging*





Personal Wireless Service Facilities (PWSF) Title 20 Chapter 20.10 Section 20.10.455



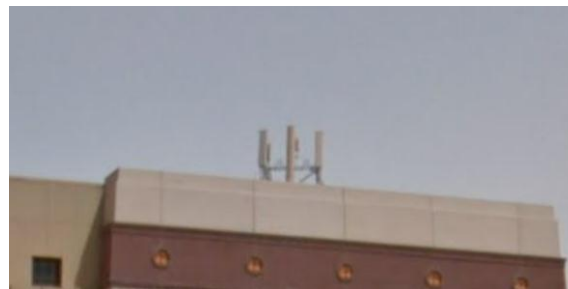


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Types of Macro Sites

- Facility-Mounted
- Roof-Mounted
- Ground-Mounted

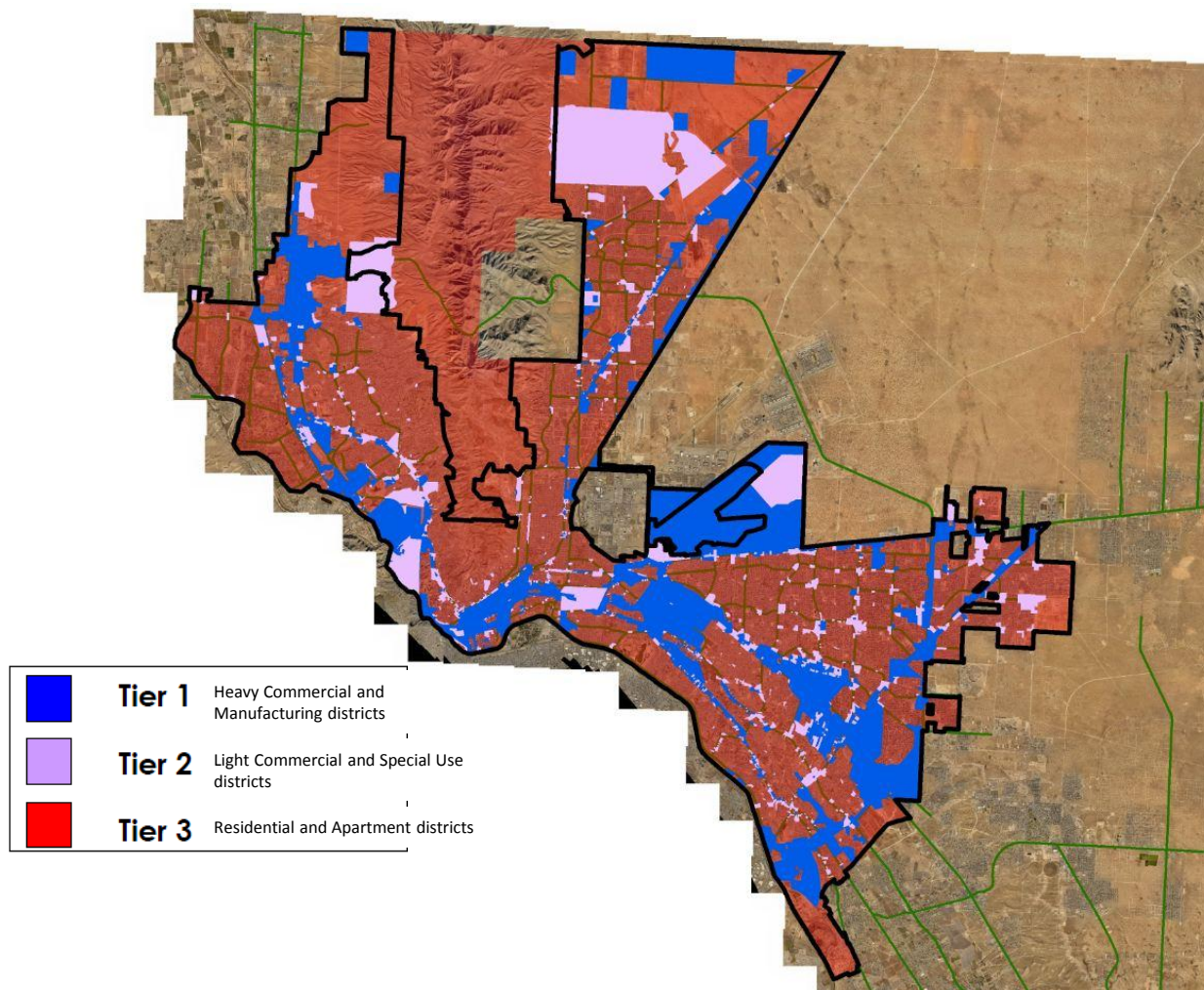




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Siting and Type Preferences





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Examples



"Delivering Outstanding Services"



Updates

Ground Mounted-PWSF

- **Existing Towers**
 - Clarifying existing provisions in the code to allow for modifications to existing towers, relocation on property, replacements, and properties effected by right-of way acquisition
- **Notification for Special Permits requests**
 - Increased from 300' to 500' to be consistent with public utility facilities
- **Additional Clarification**
 - Amendment to Appendix A (Table of Permissible Uses)
 - Amendment to 20.04.520 (Notice)
 - Amendment to 20.22.100 (Non-Conforming PWSF)
 - Policy Guide to be adopted and amended by the Director



QUESTIONS ?