



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



Title 20 Zoning Code Amendments

Personal Wireless Service Facilities (PWSF)

- **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) inquires and four (4) emails, and two (2) letters of concerns/comments to the current proposed amendments.**



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

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) Title 20 Chapter 20.10 Section 20.10.455

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





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
 - Initial meetings held in November 2017 and March 2018
 - Follow-up emails with proposed revisions April/May 2018
 - Follow-up meetings held in November 2018, September 2019
 - *Verizon, AT&T, T-Mobile, Crown Castle, APC Towers (9/9/19)*
- Neighborhood Associations
 - Sent proposed revisions November 2017
 - Neighborhood Coalition Meeting January 2018
 - About 20 Neighborhood Associations present
 - 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 and Setbacks
 - 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*



Current Code:

Residential - **75'**

Light Commercial – **75'**

Heavy Commercial - **125'**, *special permit=no limit*

Manufacturing - **150'**, *special permit=no limit*

Additional 25' with colocation (all districts)

Proposed Code (base zoning):

Residential - **35'**

Light Commercial – **35'**, *may vary with setbacks*

Heavy Commercial - **60'**, *may vary with setbacks, special permit=15' limit*

Manufacturing - **60'**, *may vary with setbacks, special permit=15' limit*

Additional 15' with colocation (all districts)





Current Code:

- Residential – **3:1 to Residential**, 1:1 all other districts
- Light Commercial – **3:1 to Residential**, 1:1 all other districts
- Heavy Commercial – **1:1 to Residential**, base zoning to all other districts
- Manufacturing – **1:1 to Residential**, base zoning to all other districts
- Special permit to reduce distance but not below 1:1 to Residential*

Proposed Code (no change):

- Residential – **3:1 to Residential**, 1:1 all other districts
- Light Commercial – **3:1 to Residential**, 1:1 all other districts
- Heavy Commercial – **1:1 to Residential**, base zoning to all other districts
- Manufacturing – **1:1 to Residential**, base zoning to all other districts
- Special permit to reduce distance but not below 1:1 to Residential*



SETBACKS

SEPAR



Current Code:

½ mile (2,640'), *Special permit to reduce distance in all districts*

Proposed Code:

½ mile (2,640')
Special permit to reduce distance removed in Residential and Light Commercial



ATION



Personal Wireless Service Facilities (PWSF)

Title 20 Chapter 20.10 Section 20.10.455

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)



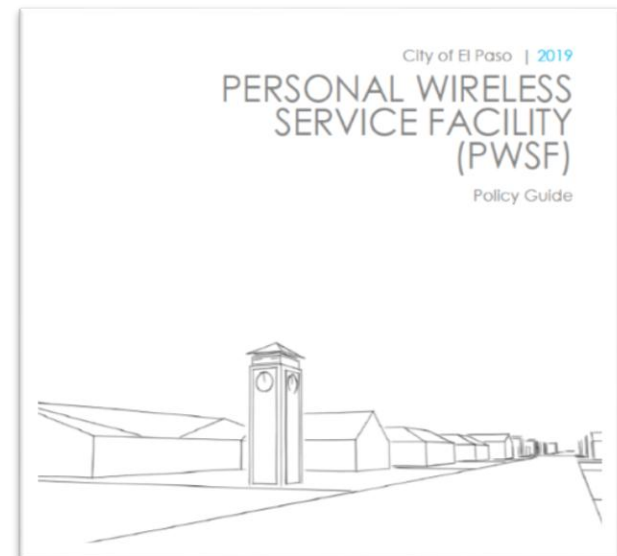
Policy Guide

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*





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 ?