

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: October 18, 2016
Public Hearing: November 15, 2016

CONTACT PERSON/PHONE: Ryan Kirby, (915) 212-1586, KirbyRL@elpasotexas.gov
Larry F. Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov

DISTRICT(S) AFFECTED: All Districts

SUBJECT:

An Ordinance amending Title 21 (Smartcode), Chapter 21.50 (Building Scale Plans), Chapter 21.50.140 (Architectural Standards), of the El Paso City Code, to amend the architectural standards for roof design to calibrate the design 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.

BACKGROUND / DISCUSSION:

The proposed amendment modifies language in the SmartCode Architectural Standards to clarify regulations on roof pitch.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) - Approval Recommendation (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.50 (BUILDING SCALE PLANS), SECTION 21.50.140 (ARCHITECTURAL STANDARDS), OF THE EL PASO CITY CODE, TO AMEND THE ARCHITECTURAL STANDARDS FOR ROOF DESIGN TO CALIBRATE THE DESIGN 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, Title 21 (Smart Code) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

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

WHEREAS, a public hearing regarding the proposed amendment was held before the City Plan Commission, and the Commission recommended approval of the amendment; 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 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

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

SECTION 1. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.140 (Architectural Standards), 21.50.140 A. 6 of the El Paso City Code is amended as follows:

6. Gable roofs, if provided, shall be sloped with a grade no less than 25%, or no less than 3 inches of rise for every foot of run. Roofs for porches, dormers, and attached sheds may be no less than 2 inches of rise for every foot of run.

SECTION 2. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.140 (Architectural Standards), 21.50.140 B. 5 of the El Paso City Code is amended as follows:

5. Gable roofs, if provided, shall be sloped with a grade no less than 25%, or no less than 3 inches of rise for every foot of run. Roofs for porches, dormers, and attached sheds may be no less than 2 inches of rise for every foot of run.

ORDINANCE NO. _____

SECTION 3. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.140 (Architectural Standards), 21.50.140 D. 6 of the El Paso City Code is amended as follows:

6. Gable roofs, if provided, shall be sloped with a grade no less than 25%, or no less than 3 inches of rise for every foot of run. Roofs for porches, dormers, and attached sheds may be no less than 2 inches of rise for every foot of run.

SECTION 4. Except as herein amended, Title 21 (SmartCode), of the El Paso City Code shall remain in full force and effect.

ADOPTED THIS _____ **DAY OF** _____, 2016.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols
Director - Planning & Inspections

ORDINANCE NO. _____

Doc #570755_2/16-1007-1797
Title 21 Building Scale Plans - Architectural Standards
KMN



Recommendation/Public Input

- Planning Division recommendation: Approval
- CPC Recommendation: Approval (6-0)

Public Input – The Planning Division has not received any phone calls or letters in support or opposition to this request.

Strategic Goal #3 Promote the Visual Image of El Paso

3.2 Improve the visual impression of the community

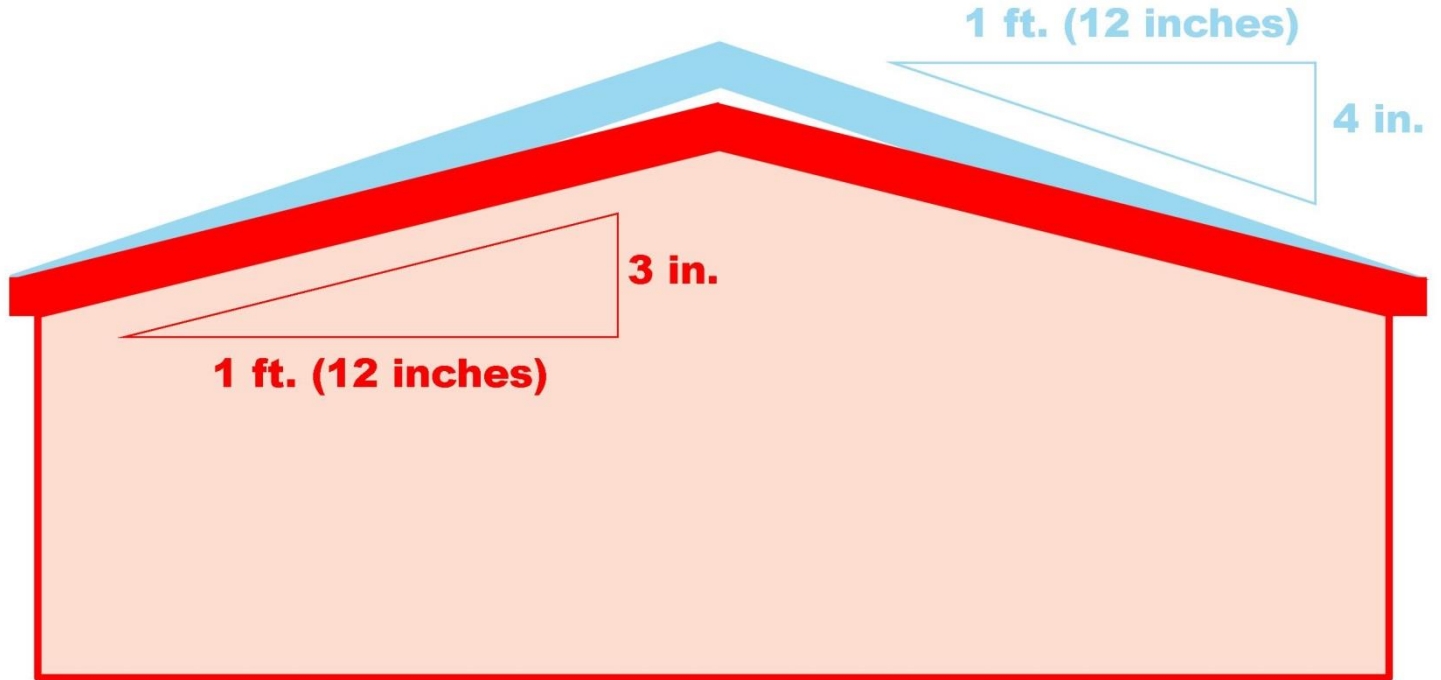


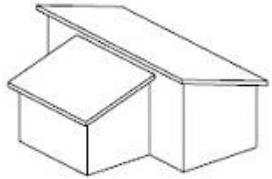
21.50.140 A, B, & D - Architectural Standards

~~Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.~~

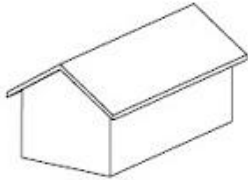
21.50.140 A, B, & D - Architectural Standards

Gable roofs, if provided, shall be sloped with a grade no less than 25%, or no less than 3 inches of rise for every foot of run. Roofs for porches, dormers, and attached sheds may be no less than 2 inches of rise for every foot of run.

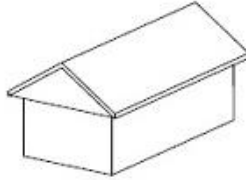




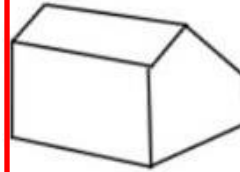
Skillion and Lean-to Roof



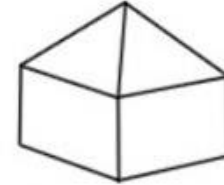
Open Gable Roof



Box Gable Roof



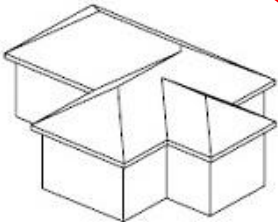
Saltbox Roof



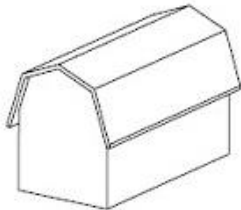
Pyramid Hip Roof



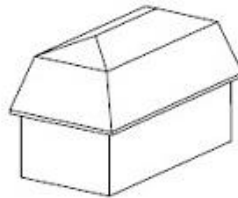
M-Shaped Roof



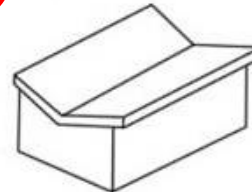
Hip and Valley Roof



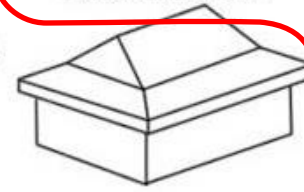
Gambrel Roof



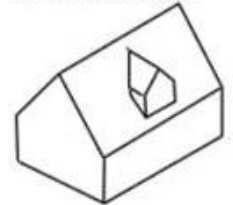
Mansard Roof



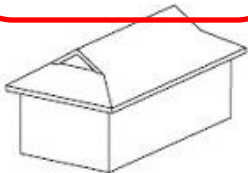
Butterfly Roof



Combination Roof



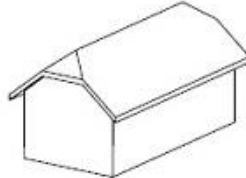
Dormer



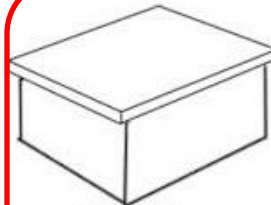
Dutch Gable Roof



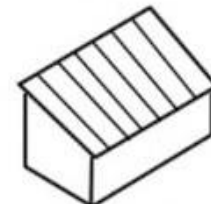
Hexagonal Gazebo Roof



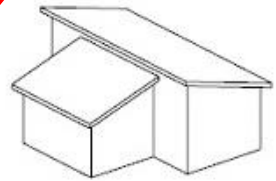
Jerkinhead Roof



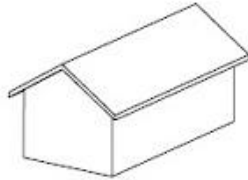
Flat Roof



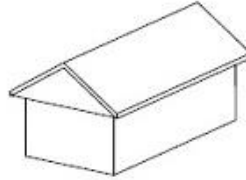
Shed Roof



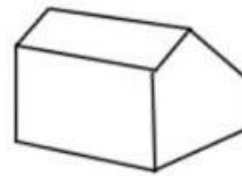
Skillion and Lean-to Roof



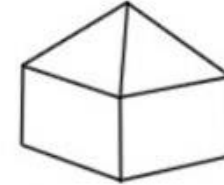
Open Gable Roof



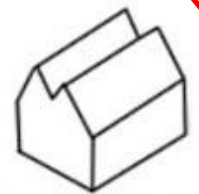
Box Gable Roof



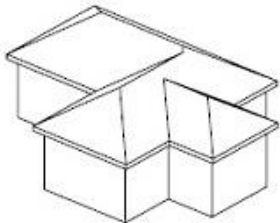
Saltbox Roof



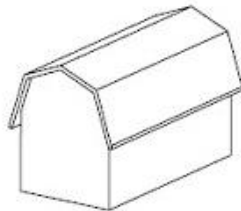
Pyramid Hip Roof



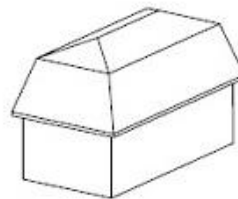
M-Shaped Roof



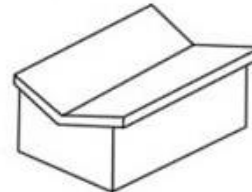
Hip and Valley Roof



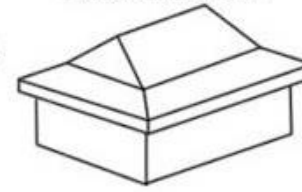
Gambrel Roof



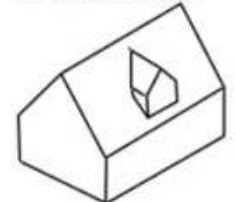
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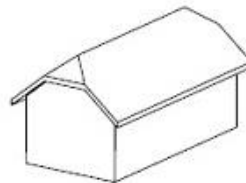
Dormer



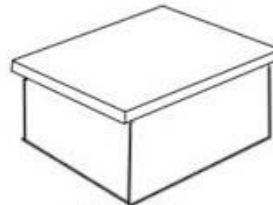
Dutch Gable Roof



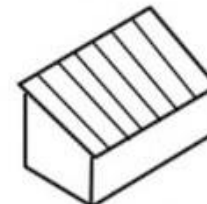
Hexagonal Gazebo Roof



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Questions?