

**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 1, 2016

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov
Raul Garcia, (915) 212-1643, GarciaR1@elpasotexas.gov

DISTRICT(S) AFFECTED: All

SUBJECT:

An ordinance amending Title 20 (Zoning), Chapter 20.18 (Sign Regulations), Article III (Billboard Regulations), Section 20.18.270 (Relocation of Billboards) to revise the height requirements for relocated billboards; the penalty being as provided for in Chapter 20.24 of the El Paso City Code. (All Districts)

BACKGROUND / DISCUSSION:

On September 6, 2016 The City Plan Commission recommended Approval on a 6-0 vote.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this ordinance amendment.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Recommended Approval 6-0.

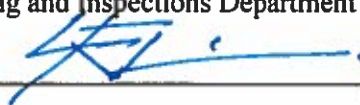
*****REQUIRED AUTHORIZATION*****

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 20 (ZONING), CHAPTER 20.18 (SIGN REGULATIONS), ARTICLE III (BILLBOARD REGULATIONS), SECTION 20.18.270 (RELOCATION OF BILLBOARDS) TO REVISE THE HEIGHT REQUIREMENTS FOR RELOCATED BILLBOARDS; THE PENALTY BEING 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, the Texas Department of Transportation (TXDOT) has adopted height regulations for signs along interstate and primary highways; and

WHEREAS, the City wishes to adopt height regulations for signs that conform with State regulations; and

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 has determined that this amendment is in the best interest of the public and will promote the public health, safety and welfare of the City;

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

SECTION 1. That Title 20 (Zoning), Chapter 20.18 (Sign Regulations), Article III (Billboard Regulations), Section 20.18.270 (Relocation of Billboards), Sub-section 20.18.270(E) (Restrictions on Relocations) of the El Paso City Code be amended as follows:

12. The height of a relocated billboard may not exceed forty-two and one-half feet (42 ½) above grade of the center point of the main-traveled way. For the purposes of this section, height is measured from the centerline of the main-traveled way closest to the sign face, at a point perpendicular to the sign location. A frontage road of a controlled access highway or freeway is not considered the main-traveled way for purposes of this subsection. In the event that the main-traveled way that is perpendicular to the sign structure is below grade, sign height will be measured from the base of the sign structure.

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

ADOPTED THIS _____ day of _____, 2016.

(SIGNATURES ON FOLLOWING PAGE)

ORDINANCE NO. _____

16-1007-1791 / 568001_2
Billboard Heights Amendment
KMN

ATTEST:

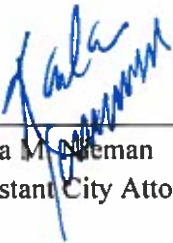
CITY OF EL PASO

Richarda Duffy Momsen
City Clerk

Oscar Leaser, Mayor

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Karla M. Nieman
Assistant City Attorney



Larry F. Nichols, Director
Planning and Inspection Department

ORDINANCE NO. _____
16-1007-1791 / 568001_2
Billboard Heights Amendment
KMN

MEMORANDUM

DATE: October 10, 2016

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Raul Garcia, Lead Planner

SUBJECT: Title 20 Ordinance Amendment

The City Plan Commission (CPC), on September 6, 2016 voted 6-0 to recommend approval of an ordinance amending Title 20 (Zoning), Chapter 20.18 (Sign Regulations), Article III (Billboard Regulations), Section 20.18.270 (Relocation of Billboards) to revise the height requirements for relocated billboards.

The CPC found that the amendment is in conformance with Plan El Paso. The CPC also determined that the amendment protects the best interest, health, safety and welfare of the public in general; that the proposed amendment is compatible with adjacent land uses; and, that the amendment will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has not received any letters or phone calls in support or opposition of the amendment request.

Attachments:
Ordinance Amendment



Title 20 Zoning Code Amendment

Relocation of Billboards – Height

3. Promote the Visual Image of El Paso



Recommendation/Public Input

- Planning Division recommendation: Approval
- CPC Vote: Approval Recommendation (6-0)
- Public Input: The Planning Division has not received any phone calls or letters in support or opposition to the request.

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



Definition

20.18.270(A) Relocation of Billboards

Legal and legal non-conforming billboards located on or overhanging a parcel of land acquired by the State of Texas for roadway expansion projects may be relocated subject to the restrictions in this section.



Title 20.18.270 (E) - Relocation of billboards.

Existing height provision:

12. The height of a relocated billboard may not exceed forty-two and one-half feet above grade of the center point of the main-traveled way; however, at no time shall the overall sign height exceed forty-two and one-half feet.



Texas Administrative Code

Title 43, Part I, Chap. 21, Subchapter I, Div. I, Rule 21.189

Sign Height Restrictions

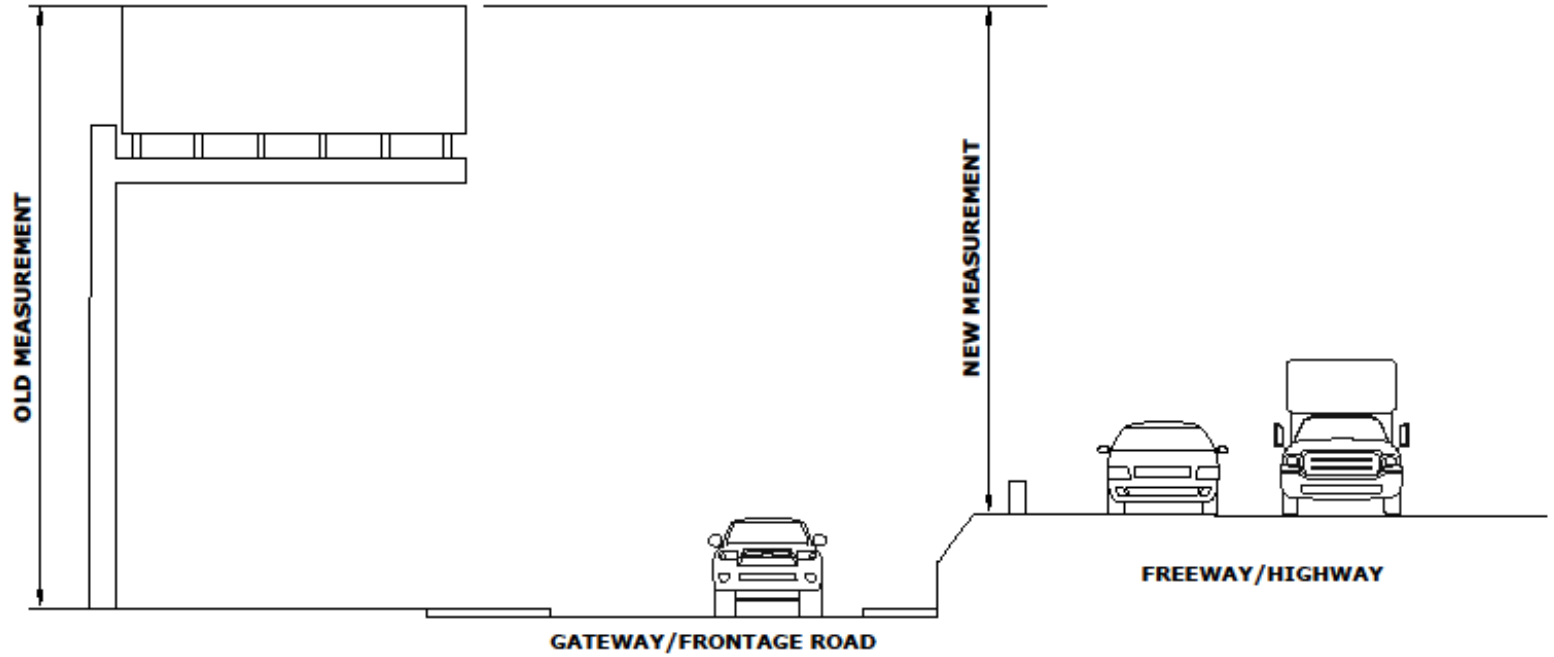
- a. Except as provided by subsection (f) of this section, a sign may not be erected that exceeds an overall height of 42-1/2 feet.
- e. For the purposes of this section, height is measured from the centerline of the main-traveled way closest to the sign face, at a point perpendicular to the sign location. A frontage road of a controlled access highway or freeway is not considered the main-traveled way for purposes of this subsection. In the event that the main-traveled way that is perpendicular to the sign structure is below grade, sign height will be measured from the base of the sign structure.
- f. The height measurement does not include any renewable energy device such as solar panels or wind turbines that are attached to the sign structure above the sign face to improve the energy efficiency of the sign structure.



Title 20.18.270 (E) - Relocation of billboards.

Proposed provision:

12. The height of a relocated billboard may not exceed forty-two and one-half feet (42 ½) above grade of the center point of the main-traveled way. For the purposes of this section, height is measured from the centerline of the main-traveled way closest to the sign face, at a point perpendicular to the sign location. A frontage road of a controlled access highway or freeway is not considered the main-traveled way for purposes of this subsection. In the event that the main-traveled way that is perpendicular to the sign structure is below grade, sign height will be measured from the base of the sign structure.





20.18.250 Special Control Areas

<p>A. Significant Landmarks Designated by the United States, the State of Texas, or the City of E1 Paso.</p>	<p>Within 500 feet of any designated historical landmark, site or building property line.</p>
<p>B. All Historic Districts</p>	<p>Within the boundaries of the district and or within 500 feet of the center line of streets forming the boundaries of the district.</p>
<p>C. Designated Special Districts, Central Business District</p>	<p>The area bounded by Interstate Highway 10 on the north, St. Vrain/Virginia Streets on the east, Paisano Drive on the south, and by a line tangent to the west facade of Union Depot, running north to south from Interstate Highway 10 to Paisano Drive.</p>
<p>South El Paso</p>	<p>The area bounded by Paisano Drive on the north, Rio Grande International Boundary on the south, Park Street on the east, and Santa Fe Street on the west.</p>
<p>Ysleta Mission Area (includes the Tigua Indian Reservation)</p>	<p>Within a 1,200 feet radius from Mission steeple.</p>
<p>Mountain Development Area (MDA)</p>	<p>Such lands as defined by the Zoning, Grading, and Subdivision Ordinances of the City of E1 Paso for the protection of the Franklin Mountains.</p>
<p>D. Freeway Interchanges</p>	<p>Areas Restricted From Signage</p>
<p>I-10 at U.S. 54</p>	<p>Within 1,000 feet from right-of-way line from Raynolds on the east, Yandell on the north, Gramma on the west, and junction with the Paisano/Juarez exits on the south.</p>



20.18.250 Special Control Areas (cont'd)

U.S. 54 at Loop 375 (Cesar Chavez Border Highway)	Within 1,000 feet from right-of-way line from junction of I-10 and U.S. 54 to junction with Loop 375, including the Cordova Port of Entry.
I-10 at Loop 375 (Transmountain Road)	Within 1,500 feet of this intersection.
I-10 at Loop 375 (Americas Avenue)	Within 1,500 feet of this intersection.
E. Designated Scenic Corridors	Within 1,000 feet from either right-of-way line of an arterial within the following scenic corridors:
	Loop 375 (Cesar Chavez Border Highway and Americas Avenue) from Santa Fe Street to I-10
	Zaragoza Road from Zaragoza Port of Entry to Alameda Avenue
	I-10 from Schuster Drive to the Central Business District
	Mesa Street from Sun Bowl Drive to the Central Business District
	Rim Road
	Scenic Drive
	Schuster Drive/Murchison Drive
	McKelligon Canyon Road



20.18.250 Special Control Areas (cont'd)

	Alabama Drive/Magnetic Drive
	Airport Drive
	Fred Wilson Avenue
	U.S. 54 from Hondo Pass Avenue to the Texas/New Mexico State line
	Alameda Avenue from Loop 375 (Americas Avenue) to Zaragoza Road
	Old Gary-Artcraft Road/Paseo del Norte Road
	Country Club Road/Westside Drive
	Diana Drive from U.S. 54 to Dyer Street
	Doniphan Drive
	Resler Drive
	E1 Paso Street
	Hondo Pass Avenue
	Martin Luther King Jr. Boulevard
	McCombs Street from U.S. 54 to the Texas/New Mexico state line



20.18.250 Special Control Areas (cont'd)

	McKinley Avenue
	Northeast Parkway
	Paisano Drive from Sunland Park Drive to Alameda Avenue
	Santa Fe Street
	Airway Boulevard
	Loop 375 from I-10 to Railroad Drive
	Stanton Street
	Spur 601
	Woodrow Bean-Transmountain Road
F. Park/open space	Within 1,500 feet of the property line.
G. School, Church or Hospital	Within 500 feet of the property line.



20.18.250 Special Control Areas (cont'd)

H. Ports of Entry	
Santa Fe/Stanton	The following area at the Santa Fe Port of Entry: Bounded by the alley in Block 43, Campbell Addition, running north-south from Paisano to the International Border, the centerline of Paisano Drive, running east-west; the centerline of the alley in Block 139, Campbell Addition, running north-south from Paisano to the centerline of Sixth Street, running east to the centerline of Block 74 thence said line running south to the International Border, the International Border being the southern boundary.
Stanton	Within the following area at the Stanton Street Port of Entry: Bounded by the centerline of the alley of Block 47, Campbell Addition, running north-south from the International Border to the centerline of Paisano Drive, the east-west to the centerline of the alley of Block 137 Campbell Addition, running north-south to the border line being the southern boundary.
Zaragoza	Within 500 feet of the centerline of Zaragoza Road, running from the bridge abutment to Socorro Road.
Cordova (including I-10/U.S. 54 and U.S. 54/Loop 375 freeway interchanges)	Within 500 feet from the state right-of-way from Raynolds on the east, Yandell on the north, Gramma on the west, and junction with the Paisano/Juarez exits on the south.
	Within 500 feet from the state right-of-way line from junction of I-10 and U.S. 54 to junction with Loop 375, including the Cordova Port of Entry.
New Ports-of-Entry	Within 1,500 feet from the property line of a port-of-entry.



QUESTIONS?