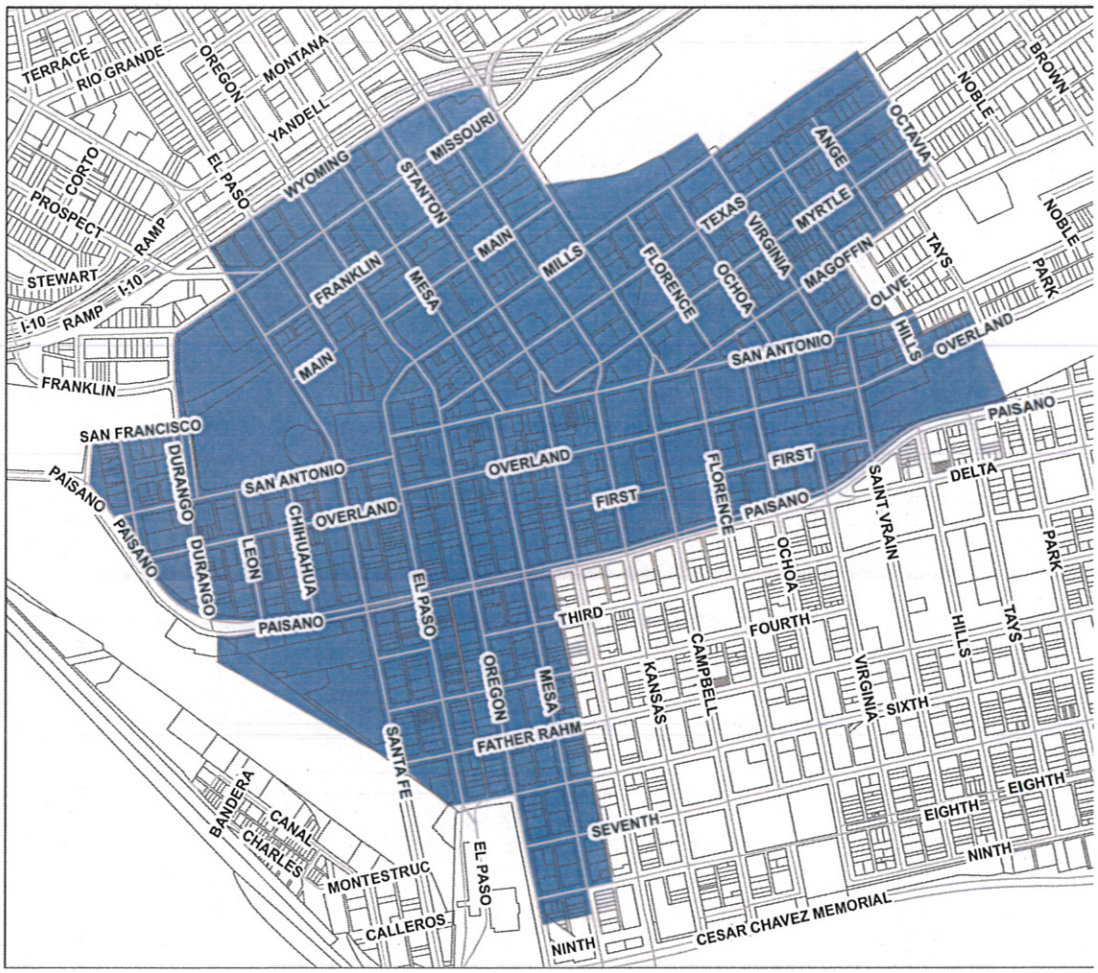
City of El Paso – City Plan Commission Staff Report

Amendment to Title 19, Parkland Dedication Exclusion in areas with an Adaptive Reuse Overlay

The El Paso Downtown 2015 Plan, adopted by City Council in 2006, and the new Comprehensive Plan currently underway, emphasize the importance of a vibrant downtown. The City Council has directed that various incentives and code amendments be implemented to help promote revitalization, to increase housing opportunities and to overcome development barriers in the area covered by the Downtown 2015 Plan.

The costs associated with parkland dedication or park fees can be one of those development barriers. This amendment to Title 19 is one element of a larger adaptive reuse program to provide incentives in the Downtown 2015 Plan area.

Downtown 2015 Plan area



ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), CHAPTER 19.20 (PARKS AND OPEN SPACE), SECTION 19.20.060 (EXCLUSIONS FROM DEDICATION REQUIREMENT), OF THE EL PASO CITY CODE TO ADD AN EXCLUSION FOR PROPERTIES COVERED UNDER AN ADAPTIVE REUSE OVERLAY. THE PENALTY IS AS PROVIDED IN CHAPTER 19.42 OF THE CITY OF EL PASO CITY CODE.

WHEREAS, Title 19 (Subdivisions) of the El Paso City Code (the "Code") was adopted to promote the health, safety, morals and general welfare of the community; and,

WHEREAS, the Subdivision Ordinance helps guide the physical development of the community by promoting orderly and healthful design, and particularly by providing adequate public facilities; and,

WHEREAS, the Downtown 2015 Plan for the City of El Paso, Texas was adopted on October 31, 2006; and

WHEREAS, the Downtown 2015 Plan encourages mixed use development and increased housing opportunities, redevelopment and adaptive reuse of existing buildings, and incentives to stimulate investment by private developers; and

WHEREAS, parkland dedication requirements in Title 19 (Subdivision and Development Plats) inhibit the redevelopment and reuse of existing buildings within the Downtown 2015 Plan area; and,

WHEREAS, the City Plan Commission has recommended approval of the amendments, and the El Paso City Council finds that the amendments proposed herein will further protect and provide for the public health, safety, morals and general welfare of the community, and

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

Section 1. That Title 19, Subdivisions, Chapter 19.20, Parks and Open Space, Section 19.20.060, Exclusions from Dedication Requirement, of the El Paso City Code be amended to add the following exclusion:

19.20.060 - Exclusions from dedication requirement.

I. Land within a subdivision, whether residential or nonresidential, covered by an Adaptive Reuse Overlay.

Section 2. Except as herein amended, Title 19, Subdivisions, of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED this _____of _____2012

THE CITY OF EL PASO

_____
John F. Cook, Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

SIGNATURES CONTINUE ON FOLLOWING PAGE

APPROVED AS TO CONTENT:

_____
Mathew McElroy,
Deputy Director
Planning & Economic Development

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

ORDINANCE NO. _____