



City of El Paso – City Plan Commission
Ordinance to Amend Title 20 Zoning, Chapter
20.10.680 Temporary Uses and Appendix A Table of
Permissible Uses

- The amendment proposes to include temporary places of assembly uses such as sporting events and truck repair in (P-I) Planned Industrial district, and athletic facilities and sports arenas in M-I (Light Manufacturing) zone district.
- The proposed amendment is intended to calibrate conventional Zoning Code to allow appropriate uses in industrial areas in response to the significant obsolescence of heavy manufacturing and industrial uses in areas within the City of El Paso. This amendment is also intended to minimize impacts and conflicts between the established Plan El Paso Comprehensive Plan and conventional Zoning Code.

Attachments:

Attachment 1: Proposed Redlined Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.08 (PERMISSIBLE USES), SECTION 20.08.030 C. (APPENDIX A), (TABLE OF PERMISSIBLE USES), TO ALLOW HEAVY TRUCK (SALES, STORAGE, REPAIR & RENTAL) IN THE P-I (PLANNED INDUSTRIAL) ZONING DISTRICT, AN ATHLETIC FACILITY (INDOOR) IN THE M-1 (MANUFACTURING) ZONING DISTRICT AND A SPORTS ARENA IN THE M-1 (MANUFACTURING) ZONING DISTRICT, AND CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), SECTION 20.10.680 (TEMPORARY USES), TO ~~INCLUDE THE P-I (PLANNED INDUSTRIAL) ZONING DISTRICT AS A DISTRICT~~ WHERE TEMPORARY USES ARE ALLOWED AND TO INCLUDE OUTDOOR SPORTING EVENTS AS A TEMPORARY USE AND TO CREATE STANDARDS FOR SUCH USE, AND CHAPTER 20.14 (OFF-STREET PARKING, LOADING AND STORAGE STANDARDS), SECTION 20.14.050 (PARKING REQUIREMENTS AND STANDARDS), APPENDIX C, (TABLE OF PARKING REQUIREMENTS AND STANDARDS), TO CREATE PARKING REQUIREMENTS AND STANDARDS FOR OUTDOOR SPORTING EVENTS. THE PENALTY IS 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, currently there are no regulations in Title 20 to allow for heavy truck (sales, storage, repair, & rental) in the P-I (Planned Industrial) zone, or for athletic facilities (indoor) in the M-1 (Light Manufacturing) zoning districts, or for sports arenas in the M-1 (Light Manufacturing) zoning district, nor to allow for outdoor sporting events as temporary uses in the P-I (Planned Industrial) zone district; and,

WHEREAS, the City has determined that these uses should be allowed in M-1 and the P-I zone districts; 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 20.08 (Permissible Uses), Section 20.08.030 C. (Table of Permissible Uses, Appendix A), Section 8.0 (Motor Vehicle Sale and Service Operations), Section 11.0 (Recreational, Amusement and Entertainment), and Section 16.00 (Temporary Uses) of the El Paso City Code be amended as follows:

Section 8.15 Heavy Truck (Sales, Storage, Repair & Rental) be permitted by approval of a Detailed Site Development Plan "D" in the P-I (Planned Industrial) zone district.

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Section 11.04 Athletic Facility (indoor) be permitted by right "P" in the M-1 (Manufacturing) zone district.

Section 11.44 Sports Arena be permitted by right "P" in the M-1 (Manufacturing) zone district.

Create a new Section 16.115 Outdoor Sporting Events be permitted by right "P" in the C-1 to C-5 (Commercial), M-1 (Manufacturing), GMU (General Mixed Use) and P-I (Planned Industrial) zone districts. This use will not be allowed "X" in every other zoning district. Add the following code sections in the Supplemental Standards Column 20.10.010, 20.10.020, and 20.10.680

SECTION 2. That Title 20 Zoning, Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses), Section C. Temporary uses allowed, Subsection 3. Temporary places of assembly be amended as follows:

3. Temporary places of assembly. This use is only allowed in a developed lot located in C-1 to C-5 (Commercial), M-1 (Manufacturing), GMU (General Mixed Use) and P-I (Planned Industrial) zone districts. Applications for temporary places of assembly shall be reviewed by the fire marshal. This use includes:

- e. Outdoor Sporting Events operated at a location other than a stadium, auditorium or other facility designed to accommodate such an event and if all the following requirements are met:
 - (1) The property in which the temporary use will operate is at least one acre in size.
 - (2) There shall be at least a 20' foot buffer zone between the areas in which the use will operate, to include required parking, and any residential zoning district or use.
 - (3) The temporary event shall comply with the parking requirements of Appendix C of Title 20.

SECTION 3. That Title 20 Zoning, Chapter 20.14 (Off-Street Parking, Loading and Storage Standards), Section 20.14.050 (Parking Requirements and Standards), Subsection C. Table of Parking Requirements and Standards (Appendix C), Section 16.00 Temporary uses be amended as follows:

16.00	Temporary Uses	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen parking
16.025	Carnival	Min. 1/1200 sf of gross outdoor and indoor rec areas Max. 1/1000 sf of gross outdoor & indoor rec areas	None	1/100,000 sf of gross outdoor & indoor rec areas	Required: Allowed Notes: 2E

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16.11	Outdoor Sporting Events	Min. Note 1 Max None	None	None	Required: Allowed Notes: 2E
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SECTION 4. Except as expressly herein amended, Title 20, Zoning, of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____ 2015.

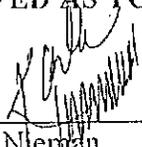
CITY OF EL PASO:

ATTEST:

Oscar Leeser, Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:



Karla M. Nieman
Assistant City Attorney

APPROVED AS TO FORM:

Mathew S. McElroy, Director
Planning and Inspections Department

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