



## *City of El Paso – City Plan Commission Staff Report*

### **Amendment to Title 20 (Zoning) Clean-up of Chapter 20.14 (Off-Street Parking, Loading, and Storage Standards)**

The Planning Staff has noted that several items need correction in the most recent (May 2011) ordinance change to Chapter 20.14 and Appendix C (Table of Parking Requirements and Standards):

- Section 20.14.020 (Scope) 2. Addition to or enlargement of an existing building or facility which ~~does not~~ exceeds 50 percent of the original square footage;
- Title of Appendix C In Section 20.14.050 C, the Appendix C is named Table of Parking Requirements and Standards; however, the title “Parking Regulations” was used. The title of Appendix C will be re-titled as Table of Parking Requirements and Standards.
- Appendix C Additional parking requirements for transitional housing.
- Appendix C Incorrectly lists requirement for single-family dwelling as 4/dwelling unit; the correct requirement is 2/dwelling unit.
- Appendix C Incorrectly lists parking requirement for shopping center community as minimum 1/240 GFA and maximum as 1/200 GFA. The intent was to reduce the shopping center parking requirements from the previous code and to require minimum 1/300 GFA and maximum 1/250 GFA.
- Appendix C Incorrectly lists parking requirement for shopping center regional as minimum 1/240 GFA and maximum as 1/200 GFA. The intent was to reduce the shopping center parking requirements from the previous code and to require minimum 1/325 GFA and 1/270 GFA.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.14 (OFF-STREET PARKING, LOADING, AND STORAGE STANDARDS), SECTION 20.14.020 (SCOPE), AND APPENDIX C (PARKING REGULATIONS) OF THE EL PASO CITY CODE TO AMEND THE TITLE OF APPENDIX C, TO AMEND THE APPLICABILITY PROVISIONS; TO AMEND TRANSITIONAL HOUSING PARKING REQUIREMENTS AND AMEND SINGLE-FAMILY DETACHED DWELLING AND SHOPPING CENTER PARKING REQUIREMENTS. THE PENALTY IS AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, Title 20 (Zoning) of the El Paso City Code, Chapter 20.14 (Off-Street Parking, Loading and Storage Standards), of the El Paso City Code addresses the parking requirements for land uses; and,

**WHEREAS**, the City has determined that the provisions should apply to additions to or enlargements of existing buildings or facilities which exceed 50 percent of the original square footage; and,

**WHEREAS**, transitional housing requirements need to be addressed and the parking requirements for a single-family detached dwelling needs to be amended; and,

**WHEREAS**, it is necessary to amend the minimum and maximum parking requirements for shopping center, both community and regional; 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 finds that the proposed amendment as herein enumerated will have a positive impact upon the public health, safety, morals, and general welfare of the City; and that the zoning regulations as amended will carry out the purpose and spirit of the policies expressed in *Plan El Paso*.

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

**SECTION 1.** That Title 20, Zoning, Chapter 20.14, Off-Street Parking, Loading, and Storage Standards, Section 20.14.020, Scope, Paragraph A, Applicability, Subparagraph 2, of the El Paso City Code is hereby amended:

20.14.020 Scope

2. Addition to or enlargement of an existing building or facility which exceeds 50 percent of the original square footage;

**SECTION 2.** That Title 20 Zoning, Appendix C, Parking Regulations, of the El Paso City Code is hereby retitled as follows:

12-1007-420/doc #122714/parking/lcue

ORDINANCE NO. \_\_\_\_\_

Appendix C – Table of Parking Requirements and Standards

**SECTION 3.** That Title 20, Zoning, Appendix C, Parking Regulations, of the El Paso City Code is hereby amended to add the following:

3.175	Transitional housing	1/400 sf GFA, Minimum 3 spaces	Note 1	Note 3	None	Allowed	2A,B
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**SECTION 4.** That Title 20, Zoning, Appendix C, Parking Regulations, single-family detached dwelling, of the El Paso City Code is hereby amended as follows:

13.31	Single-family detached dwelling	2/dwelling unit
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**SECTION 5.** That Title 20, Zoning, Appendix C, Parking Regulations, shopping center parking requirements, of the El Paso City Code is hereby amended as follows:

		Minimum	Maximum
14.36	Shopping center, community	1/300 sf GFA	1/250 sf GFA
14.37	Shopping center, regional	1/325 sf GFA	1/270 sf GFA

**SECTION 6.** Except as herein amended, Title 20, Zoning shall remain in full force and effect.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

**THE CITY OF EL PASO, TEXAS**

\_\_\_\_\_  
John F. Cook  
Mayor

**ATTEST:**

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Richarda Duffy Momsen  
Municipal Clerk

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

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Mathew S. McElroy, Director  
City Development Department