



City of El Paso – City Plan Commission Staff Report

Amendment to Title 20

On May 19, 2016, the City Plan Commission approved an amendment to Title 20 to allow temporary public assembly uses in the Ranch and Farm zoning district, no more than three times in a calendar year, and provided all other standards of the City code and permitting requirements are satisfied.

On May 24, 2016, City Council also approved this amendment, but requested that staff bring back an amendment with a requirement for City Council to approve events with an expected attendance of 500 or more persons. City Council subsequently requested for staff to meet with members of the public who had expressed concerns about the limitation on the number of events.

A stakeholder meeting was held on Aug. 24, 2016, including staff from Planning & Inspections, Environmental Services, Destination El Paso and members of the public. A couple of additional revisions were recommended by staff: to allow the Building Official, under the authority in El Paso City Code Section 20.04.070, to permit temporary uses that are similar in nature to those specifically listed in the ordinance, and to define a temporary parking lot in accordance with state regulations (Texas Administrative Code Rule 111.149). The amendment is recommended for approval.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), SECTION 20.10.680 (TEMPORARY USES) OF THE EL PASO CITY CODE, TO AMEND THE TEMPORARY PLACES OF ASSEMBLY SECTION **TO DEFINE A TEMPORARY LOT AND TO REQUIRE CITY COUNCIL APPROVAL FOR EVENTS HELD ON PROPERTY ZONED RANCH FARM WHEN MORE THAN 500 PEOPLE WILL BE IN ATTENDANCE. 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, City Council has determined that temporary places of assembly such as but not limited to fairs festivals, carnivals, and bazaars should be permitted in the Ranch and Farm zoning district in order to promote the health, safety, morals and general welfare of the community; and,

WHEREAS, City Council recognizes that some temporary places of assembly should be permitted but should be subject to certain development standards in order to promote the health, safety, morals and general welfare of the community;

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

SECTION 1. That Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses), Subsection 20.10.680 C.3 (Temporary places of assembly), of the El Paso City Code be amended as follows:

This use is allowed on a developed lot and only on an undeveloped lot that complies with parking restriction for temporary lots in Chapter 20.14 (Off-Street Parking, Loading and Storage). A temporary lot is defined as a lot used for less than one month, after which access is prohibited. Such temporary lots shall be required to apply water or suitable oil or chemical. These uses shall be permitted in the following zoning districts: R-F (Ranch & Farm), C-1 to C-5 (Commercial), M-1 (Manufacturing), GMU (General Mixed Use) and P-I (Planned Industrial). Applications for temporary places of assembly will be required to obtain all necessary permits. Temporary places of assembly include the following uses and other similar uses as determined by the Building Official:

SECTION 2. That Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations), Section 20.10.680 (Temporary Uses), Subsection 20.10.680 C.3 (Temporary places of

assembly), Subsubsection 20.10.680 C.3.b Fair, circus, rodeo, festival, carnival or concert of the El Paso City Code be amended as follows:

b. Fair, circus, rodeo, festival, carnival or concert operated at a location other than a stadium, auditorium or other public assembly facility designed to accommodate such an event. These uses must meet all of the following requirements:

- (1) The property in which the temporary use will operate is at least three acres or more in size.
- (2) There shall be at least a buffer zone of one thousand five hundred feet (1,500) between the area, in which the use will operate, and any residential zoning district or use. This measurement will be measured from the outermost footprint of the event including all required parking.
- (3) The temporary event shall comply with all of the parking requirements of Title 20.
- (4) Additional requirements:
 - (a) Any property zoned R-F is limited to hosting these uses to three times per calendar year.
 - (b) Events held on property zoned R-F where an applicant estimates that the event will have at least 500 people in attendance will require approval from City Council prior to the issuance of a temporary use permit.

SECTION 2. 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 _____ 2016.

CITY OF EL PASO

Oscar Leaser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

ORDINANCE NO. _____
16-1007-1700/#535209_3
Title 20 Amendment – Temporary Places of Assembly
KMN

APPROVED AS TO CONTENT: