ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.12 DENSITY AND DIMENSIONAL STANDARDS; SECTION 20.12.020 TABLE OF DENSITY AND DIMENSIONAL STANDARDS, APPENDIX B OF THE EL PASO CITY CODE, TO AMEND THE MINIMUM DISTRICT AREA FOR RESIDENTIAL, GENERAL, AND INDUSTRIAL MIXED USE DISTRICTS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the zoning regulations of the City of El Paso have been established for the purpose of promoting the health, safety, morals and general welfare of its citizens; and

WHEREAS, the zoning regulations have been adopted in conformance with *Plan El Paso;* and

WHEREAS, *Plan El Paso* recommends that the City prevent incompatible zoning; and

WHEREAS, the City believes that zoning that allows for flexibility in uses, while still preventing incompatible zoning allows for orderly development and in order to encourage such mixed use development adopted regulations allowing for mixed use zoning provided that certain requirements were met; and,

WHEREAS, the City wishes to amend such regulations to add more flexibility; and,

WHEREAS, a public hearing was held and the City Plan Commission recommended approval of the proposed changes; and

WHEREAS, the El Paso City Council finds that the proposed amendments as herein provided 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 20.12.020, Appendix B-Density and Dimensional Standards be amended as follows:

Line JJ. R-MU, Minimum District Area

1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.

Line KK. G-MU, Minimum District Area

3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.

Line LL. I-MU, Minimum District Area

3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.

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 _____, 2014.

CITY OF EL PASO

_____
Oscar Leeser, Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

_____
Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Mathew S. McElroy, Director
City Development Department

ORDINANCE NO._____