



**City of El Paso – City Plan Commission  
Ordinance to Amend Title 20 Zoning, Chapter 20.12  
(Density and Dimensional Standards) Section  
20.10.020 (Table of Density and Dimensional  
Standards) Appendix B. Subpart C. (Building  
Setbacks) A-O Apartment Office and C-1  
(Commercial)**

- The current minimum front yard setback for the A-O (Apartment-Office) Zoning District for “Other Permitted Uses” is greater than the minimum front yard setbacks in the Apartment Zoning Districts for “Other Permitted Uses”. The current minimum rear yard setback for C-2 (Commercial) Zoning Districts for “Other Permitted Uses” is greater than the minimum rear yard setbacks for all the other Commercial Zoning districts for “Other Permitted Uses”.
- The amendment proposes to align the A-O (Apartment-Office) Zoning District front yard setbacks and the C-2 rear yard setbacks with other apartment and commercial districts to maintain consistency.

**Attachments:**

Attachment 1: Proposed Ordinance

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, SUBPART C (BUILDING SETBACKS) TO REVISE THE MINIMUM FRONT YARD SETBACK FOR THE A-O (APARTMENT-OFFICE) ZONING DISTRICT AND THE MINIMUM REAR YARD SETBACK FOR THE C-2 (COMMERCIAL) ZONE DISTRICTS FOR "OTHER PERMITTED USES." 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, the current minimum front yard setback for the A-O (Apartment-Office) Zoning District for "Other Permitted Uses" is greater than the minimum front yard setbacks in the Commercial Zoning Districts for "Other Permitted Uses;" and

WHEREAS, the current minimum rear yard setback for C-2 (Commercial) Zoning District for "Other Permitted Uses" is greater than the minimum rear yard setbacks for all the other Commercial Zoning Districts for "Other Permitted Uses;" and,

WHEREAS, the Texas Local Government Code Section 211.005(b) requires "that zoning regulations be uniform for each class or kind of building in a district...the regulations shall be adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality;" 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 20.12 (Density and Dimensional Standards), Section 20.12.020 (Table of Density and Dimensional Standards), Appendix B, row P.3 A-O Zoning District for "Other Permitted Uses," of the El Paso City Code be amended as follows:

Subpart C, Building Setbacks, Minimum Front Yard (in feet): 0

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**SECTION 2.:** That Title 20 Zoning, Chapter 20.12 (Density and Dimensional Standards), Section 20.12.020 (Table of Density and Dimensional Standards), Appendix B, row U.2 C-2 Zoning District for "Other Permitted Uses," of the El Paso City Code be amended as follows:

Subpart C, Building Setbacks, Minimum Rear Yard (in feet): 10

**SECTION 3.:** 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:**

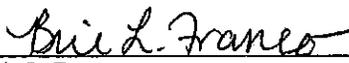
**ATTEST:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Brie L. Franco  
Assistant City Attorney

\_\_\_\_\_  
Larry F. Nichols, Director  
Planning & Inspections Department

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