

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: May 3, 2011
Public Hearing: May 24, 2011

CONTACT PERSON/PHONE: Kimberly Forsyth, (915) 541-4668

DISTRICT(S) AFFECTED: City-wide

SUBJECT:

An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Appendix A (Permissible Uses) and Appendix C (Table of Parking Requirements and Standards) of the El Paso City Code to add a definition for transitional housing and to designate where transitional housing will be allowed. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – approval recommendation April 20, 2011
City Plan Commission (CPC) – approval recommendation April 21, 2011

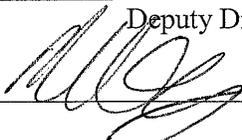
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy

Deputy Director-Planning and Economic Development



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS), APPENDIX A (PERMISSIBLE USES) AND APPENDIX C (TABLE OF PARKING REQUIREMENTS AND STANDARDS) OF THE EL PASO CITY CODE TO ADD A DEFINITION FOR TRANSITIONAL HOUSING AND TO DESIGNATE WHERE TRANSITIONAL HOUSING WILL BE ALLOWED. 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 does not currently have a definition for transitional housing or designate zoning districts where this use may operate; and,

WHEREAS, currently there are no provisions in the zoning ordinance to allow for transitional housing as a use within the city; and,

WHEREAS, the City has determine that such use should be allowed; 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 the regulation of transitional housing within the City of El Paso 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 20.02, General Provisions and Definitions, of the El Paso City Code shall be amended to add the following definition:

20.02.1105 Transitional housing

"Transitional housing" means an establishment that:

- a. provides room and board to more than four persons on a temporary basis while those individual are transitioning to a more permanent form of housing and that negotiates the sleeping arrangements on a daily basis, whether or not the facility is operated for profit or charges for these services, and
- b. may also provide ancillary services such as counseling, vocational training, bathing, dining and food preparation,
- c. this use includes pre-parole detention facilities, halfway houses for adults and/or juveniles and shelters for the homeless.

SECTION 2. That Title 20, Zoning, Appendix A, Table of Permissible Uses, of the El Paso City Code be amended as follows:

Appendix A

Add line 3.175 "Transitional housing" as permitted (P) use in C-4 (Commercial), C-5 (Commercial) and M-1 (Manufacturing) Districts, and as a special permit (S) use in all Apartment Districts, S-D

(Special Development) District, and in C-1, C-2 and C-3 (Commercial) Districts; and detailed site plan (D) in Special Districts GMU (General Mixed Use) and IMU (Industrial Mixed Use).

SECTION 3. That Title 20, Zoning, Appendix C, Table of Parking Requirements and Standards, of the El Paso City Code be amended as follows:

Appendix C

Add line 3.175 "Transitional housing" and add "1/400 GFA, minimum of 3 spaces.

SECTION 4. Except as herein amended, Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

ADOPTED THIS _____ day of _____ 2011.

CITY OF EL PASO

John F. Cook, Mayor

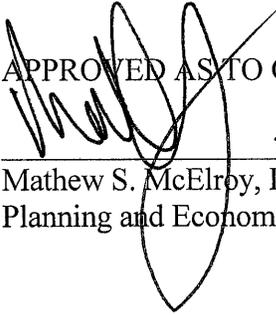
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew S. McElroy, Deputy Director
Planning and Economic Development Dept.