



DEPARTMENT: Planning & Economic Development
AGENDA DATE: Introduction 5/17/11; Public Hearing 5/24/11
CONTACT PERSON/PHONE: Mathew McElroy, 541-4193
DISTRICT(S) AFFECTED: All

SUBJECT:

An ordinance amending Title 19 (Subdivisions), Section 19.15.060 (Street Standards) and Chapter 19.15.080 (Street Length) of the El Paso City Code to amend access to lots and street length provisions the penalty is as provided in Chapter 19.42 of the City of 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) - Recommends approval.
City Plan Commission (CPC) - Recommends approval.

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew McElroy
Deputy Director, Planning & Economic Development

[Handwritten signature of Mathew McElroy]

APPROVED FOR AGENDA:

CITY MANAGER: _____ DATE: _____

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), SECTION 19.15.060 (STREET STANDARDS) AND CHAPTER 19.15.080 (STREET LENGTH) OF THE EL PASO CITY CODE TO AMEND ACCESS TO LOTS AND STREET LENGTH PROVISIONS THE PENALTY IS AS PROVIDED IN CHAPTER 19.42 OF THE CITY OF EL PASO CITY CODE.

WHEREAS, Title 19 (Subdivisions) of the El Paso City Code (the “Code”) was adopted to promote the health, safety, morals and general welfare of the community; and,

WHEREAS, the Subdivision Ordinance helps guide the physical development of the community by promoting orderly and healthful design, and particularly by providing adequate public facilities; and,

WHEREAS, the City Council adopted a Resolution on January 6th 2011 detailing the relationship between the built environment and obesity and directed the City Manager to recommend subdivision code changes to increase opportunities for physical activity; and,

WHEREAS, the City Council has determined that smaller blocks create walkable neighborhoods that promote the general welfare of the community; and,

WHEREAS, the Subdivision Ordinance establishes the requirements for street lengths in new development; and,

WHEREAS, the Subdivision Ordinance establishes the requirements for lots facing arterial roads in new development; and,

WHEREAS, arterial streets can be redesigned for a more efficient use of land and to become more walkable; and,

WHEREAS, the City Plan Commission has recommended approval of the amendments, and the El Paso City Council finds that the amendments proposed herein will further protect and provide for the public health, safety, morals and general welfare of the community, and

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

Section 2. That Title 19, Subdivisions, Chapter 19.15, Roadways, Section 19.15.060, Street Standards, Paragraph F, of the El Paso City Code is amended as follows:

19.15.060, Street Standards

F. Lots Accessing Arterial Streets. Where a subdivision abuts or contains an existing or proposed arterial street, the city manager, or designee may require that single-family lots shall not directly access an existing or proposed arterial and no residential lot frontage, other than the side of the lot with no access, shall be allowed on arterial streets, except where the proposed subdivision meets one or more of the following criteria as determined by the city plan commission:

1. Where residential lot frontage is provided from an arterial street on an adjoining property, and the city plan commission determines that a public benefit would result from permitting the proposed development to be similarly designed; or

2. Where the only street frontage which may be provided to the residential lots is from an arterial street due to the shape, topography or other physical condition of the property;

3. Where otherwise an exception is granted by the city plan commission as provided in Chapter 19.48 of this title. The city plan commission may approve an exception to single-family lot direct access in those situations where the property being platted is so shallow that no alternative exists or the lots are large with circular driveways or with some other means of reducing conflicts with arterial traffic. Pedestrian access points from single-family residential to provide for maintenance and access to the arterial right-of-way may also be required;

4. Where residential lot frontage is permitted on an arterial street, the block face and lot(s) facing the arterial shall meet the following requirements:

a. lots shall be accessed from an alley at the rear of the property

b. lots shall not have driveway access to the arterial.

c. the development shall provide street trees placed at 30 feet on center along the entire block face where lots face the arterial

d. the arterial shall provide for on street parking.

e. the sidewalk width along the entire face of the block with lots facing the arterial shall be a minimum of 6 feet

f. the parkway along the entire face of the block with lots facing the arterial shall be a minimum of 13 feet.

g. a build to line shall be provided on the plat.

Section 2. That Title 19, Subdivisions, Chapter 19.15, Roadways, Section 19.15.080, Street Length, Paragraph A, of the El Paso City Code is amended as follows:

Section 19.15.080, Street Length

A. Length of a Block or Street Segment. The maximum length of any block or street segment (including a looped street) shall be one thousand six hundred feet along arterial streets, except that where lots are designed under 19.15.060.F.4 blocks may not exceed eight hundred feet. Block faces shall not exceed one thousand feet along other streets and the full perimeter of a block shall not exceed two thousand four hundred feet except when Table 19.15-3 specifies otherwise or where topographic features or parcels of one-half acre or larger would justify an exception from this requirement. Cul-de-sac streets shall adhere to Table 19.15-1 or other requirements herein. Measurements shall be as measured along the centerline of the street from the centerline or center point of one intersection to the centerline or center point of the next intersection. For the purposes of measurement, either a full four-way intersection or a "T" three-way intersection shall be considered an intersection. Traffic calming may be provided by the developer or may be required in accordance with the adopted Neighborhood Management Policy and in accordance with the DSC by the city manager or designee.

Section 3. Except as herein amended, Title 19, Subdivisions, of the El Paso City Code shall remain in full force and effect.

SIGNATURES ON FOLLOWING PAGE

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PASSED AND APPROVED this _____ of _____ 2011

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:



Mathew McElroy,
Deputy Director
Planning & Economic Development

APPROVED AS TO FORM:



Lupe Cuellar
Assistant City Attorney

CITY CLERK DEPT.
2011 APR 11 PM 2:49

ORDINANCE NO. _____



MEMORANDUM

DATE: May 9, 2011

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Mathew McElroy, Deputy Director
Planning & Economic Development

SUBJECT: Amendment to Title 19 amending access to lots and street length provisions.

The City Plan Commission (CPC), on May 5, 2011, voted 6-0 to recommend approval of the proposed Title 19 amendment.

Mayor
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City Council

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