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S E R V I C E S O L U T I O N S S U C C E S S

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

DEPARTMENT: **Development Services Department**

AGENDA DATE: **CCA Introduction: 8/3/2010 Public Hearing: 8/24/2010**

CONTACT PERSON/PHONE: **Melissa Granado – (915) 541-4730**

DISTRICT(S) AFFECTED: **All**

SUBJECT:
An Ordinance amending Title 21, Smart Code, Chapter 21.30 (New Community Plans) and Chapter 21.50 (Building Scale Plans), and Chapter 21.80 (Tables), of the El Paso City Code to add Airport Special Districts and Standards for those districts to include Sequence of Community Design, Community Types, Civic Zones, Thoroughfare Standards, Density Calculations, Building Scale Plans, Building Configuration, Building Function, Parking and Density Calculations and Disposition, Parking Location Standards, Landscape Standards, Signage Standards, and Architectural Standards. The penalty as provided in Section 21.60 of the El Paso City Code.

BACKGROUND / DISCUSSION:
See attached report.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Unanimous Approval
City Plan Commission (CPC) – Approval recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director – Planning

_____

APPROVED FOR AGENDA:

CITY MANAGER: _____**DATE:** _____

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

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Carl L. Robinson

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Development Services Department
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ORDINANCE NO._____

AN ORDINANCE AMENDING TITLE 21, SMART CODE, CHAPTER 21.30 (NEW COMMUNITY PLANS) AND CHAPTER 21.50 (BUILDING SCALE PLANS), AND CHAPTER 21.80 (TABLES), OF THE EL PASO CITY CODE TO ADD AIRPORT SPECIAL DISTRICTS AND STANDARDS FOR THOSE DISTRICTS TO INCLUDE SEQUENCE OF COMMUNITY DESIGN, COMMUNITY TYPES, CIVIC ZONES, THOROUGHFARE STANDARDS, DENSITY CALCULATIONS, BUILDING SCALE PLANS, BUILDING CONFIGURATION, BUILDING FUNCTION, PARKING AND DENSITY CALCULATIONS AND DISPOSITION, PARKING LOCATION STANDARDS, LANDSCAPE STANDARDS, SIGNAGE STANDARDS, AND ARCHITECTURAL STANDARDS. THE PENALTY AS PROVIDED IN SECTION 21.60 OF THE EL PASO CITY CODE.

WHEREAS, the City Council of the City of El Paso on June 29, 2008 amended the El Paso City Code to add Title 21, Smart Code, to the El Paso City Code; and,

WHEREAS, the City desires to create an additional airport special district under new community plans as part of Smart Code development and establish standards for such development; and,

WHEREAS, the regulations established by this amendment have been adopted with reasonable consideration, among other things, for the character of the new district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and,

WHEREAS, the El Paso City Council, having considered the recommendations and held a public hearing at which the public was allowed to comment on the proposed ordinance amendments, finds that the amendments will further protect and provide for the public health, safety, morals and general welfare of the community, and will carry out the purpose and spirit of the policies expressed in The Plan for El Paso;

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

SECTION 1. That Title 21, Smart Code, Chapter 21.30, New Community Plans, of the El Paso City Code be amended as follows:

1. That **Section 21.30.010,** Instructions, is amended to add the following paragraph:

21.30.010 Instructions.

G. El Paso International Airport New Community Plans shall include a Regulating Plan consisting of one or more maps showing the following, and demonstrating their compliance with the standards described in this Chapter:

1. Civic Zones including playgrounds
2. Thoroughfare network and Block layout

3. Special Districts
4. Special Requirements, specifically the A, B-Grid
5. Numbers of Warrants or Variances, if any.

2. That **Section 21.30.020**, Sequence of Community Design, is amended to add the following paragraphs:

21.30.020 Sequence of Community Design

H. Airport New Community Plans shall include all of the above requirements in accordance with Table 16.

I. Airport New Community Plans shall include a combination of Airport Special Districts and T1.

3. That **Section 21.30.030**, Community Types, is amended to add the following paragraphs:

21.30.030 Community Types

E. Airport Resort Development (ARD)

1. An Airport Resort Development (ARD) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 80 acres and no more than 160 acres.

2. An ARD shall include Special Districts as allocated on Table 16a.

3. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Special District requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.

F. Airport Employment Development (AED)

1. An Airport Employment Development (AED) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 80 acres and no more than 160 acres.

2. An AED shall include Special Districts as allocated on Table 16a.

3. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Special District requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.

G. Airport Industrial Development (AID)

1. An Airport Industrial Development (AID) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 80 acres and no more than 160 acres.

2. An AID shall include Special Districts as allocated on Table 16a.

3. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Special District requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.

4. That **Section 21.30.050**, Civic Zones, is amended to add the following paragraph:

21.30.050 Civic Zones

E. Civic Space (CS) Specific to SD3 – SD6 Special Districts

1. Civic Spaces shall be designed as generally described in Table 13, and distributed throughout Special Districts as described in Table 16e.

2. Civic Spaces may be permitted within Special Districts by Right, but may not exceed 50% of the Special District.

5. That **Section 21.30.060**, Special Districts, is amended to add the following paragraphs:

21.30.060 Special Districts

C. Airport Special Districts shall only be available for New Communities on El Paso International properties.

D. Airport Special Districts shall be assigned and mapped on each Airport Community Plan according to the percentages allocated on Table16a.

E. An Airport Special District may include any of the elements indicated for its Special District number throughout this Code, in accordance with the metric standards summarized in Table 16.

6. That **Section 21.30.070**, Thoroughfare Standards, Paragraph A, Subparagraph 5 and Subparagraph 10, be amended as follows:

21.30.070 Thoroughfare Standards

A. General

5. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14c and Table 16c. The perimeter shall be measured as the sum of Lot Frontage Lines. Block perimeter at the edge of the development parcel shall be subject to approval by Warrant, if the deviation allowed by the Warrant is no more than twenty percent from the standard specified in Table 14c and Table 16c.

10. The standards for Thoroughfares within Special Districts shall be determined by Variance, except the Airport Special Districts Thoroughfare standards may be determined by Right from Tables 3A, 3B, 4A, 4B and 4C.

7. That **Section 21.30.070**, Thoroughfare Standards, Paragraph C, Public Frontage, Subparagraph 1, be amended as follows:

C. Public Frontages

1. General to all zones T1, T2, T3, T4, T5, T6 and Special Districts SD1, SD2,SD3, SD4, SD5, SD6

a. The public frontage contributes to the character of the transect zone, and includes the types of sidewalk, curb, planter, bike lanes and street trees.

b. Public Frontages shall be designed as shown in Table 4A and Table 4B and allocated within Transect Zones as specified in Table 14d and Special Districts as specified in Table 16d.

c. Within the public frontages, the prescribed types of public planting and public lighting shall be as shown in Table 4A, Table 4B, Table 5 and Table 6. The spacing may be adjusted by warrant to accommodate specific site conditions, if it is within a twenty percent deviation.

8. That **Section 21.30.080**, Density Calculations, Paragraphs A and D be amended as follows:

21.30.080 Density Calculations

A. All areas of the New Community Plan site that are not part of the T-1shall be considered cumulatively the Net Site Area. The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 14a and the Special Districts according to the parameters specified in Table 16a.

D. Within the percentage range shown on Table 14b for Other Functions, the housing units specified on Table 14b shall be exchanged at the following rates:

1. For Lodging: 2 bedrooms for each unit of Net Site Area Density.

2. For Office or Retail: 1000 square feet for each unit of Net Site Area Density.

3. Special Districts are not required to exchange Base Residential Density for Other Functions. Other Functions within a Special District is controlled by form metrics on Table 16.

9. That **Section 21.30.090** (Special Requirements), Paragraph A, be amended as follows:

21.30.090 Special Requirements

A. A New Community Plan may designate and upon designation shall enforce any of the following Special Requirements at the discretion of the applicant:

1. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. The Frontages assigned to the B-Grid shall not exceed thirty per cent of the total length of Frontages within a Pedestrian Shed. There is no limitation on the B-Grid within SD6.

2. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than seventy per cent glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and specified in Chapter 21.50. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 17d) Special Districts that require Retail Frontage do not require Retail use.

SECTION 2. That Title 21, Smart Code, Chapter 21.50, Building Scale Plans of the El Paso City Code shall be amended as follows:

1. That Section **21.50.030**, Special Requirements, Paragraph A, Subparagraph 1 and 2, be amended as follows:

21.50.030 Special Requirements

A. A New Community Plan or an Infill Community Plan may designate any of the following Special Requirements to be applied according to the standards of this Chapter:

1. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed thirty percent of the total length of Frontages within a Pedestrian Shed. There is no limitation on the B-Grid within SD6.

2. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than seventy percent glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and specified in Chapter 21.50. The first floor shall be confined to Retail use through the depth of the second Layer (Table 17d.) Special Districts that require Retail Frontage do not require Retail use.

2. That **Section 21.50.060**, Building Disposition, be amended as follows:

21.50.060 Building Disposition

A. Reserved.

B. Specific to zones T3, T4, T5, T6 and Special Districts SD3, SD4, SD5 and SD6

1. Newly platted Lots shall be dimensioned according to Table 14f, Table16f and Table 15.

2. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 14g, Table 16g and Table 15.

3. Lot coverage by building shall not exceed that recorded in Table 14f, Table 16f and Table 15.

4. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage length at the Setback, as specified on Table 14g, Table 16g and Table 15.

5. Setbacks for Principal Buildings shall be as shown in Table 14g, Table 16g and Table 15. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant provided it does not exceed a 10% deviation.

6. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 14h, Table 16h and Table 15.

C. Specific to zones T5, T6 and Special Districts SD4 and SD5

1. The Principal Entrance shall be on a Frontage Line.

3. That **Section 21.50.070**, Building Configuration, Paragraph A be amended as follows:

21.50.070 Building Configuration

A. General to zones T2, T3, T4, T5, T6 and Special Districts SD3, SD4, SD5 and SD6

1. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 7 and Table 14i and Table 16i.

2.Buildings on corner lots shall have two private frontages as shown in Table 17. Prescriptions for the parking layers pertain only to the principal frontage. Prescriptions for the first layer pertain to both frontages.

3. Building Heights and Setbacks shall conform to Table 8 and Table 14j and Table 16j.

4.Stories may not exceed fourteen feet in height from finished floor to finished floor, except for a first floor commercial function, which shall be a minimum of eleven feet and may be a maximum of twenty-five feet. A single floor level exceeding fourteen feet, or twenty-five feet at ground level, shall be counted as two stories. Mezzanines extending beyond thirty-three percent of the floor area shall be counted as an additional floor.

5.In a parking structure or garage, each level counts as a single story regardless of its relationship to habitable stories.

6.Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

4. That **Section 21.50.070**, Building Configuration, Paragraph D be amended as follows:

21.50.070 Building Configuration

D. Specific to zone T4 and Special Districts SD3

1.Balconies, open porches and bay windows may encroach the first layer fifty percent of its depth. (Table 17d).

2.Awnings may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.

5. That **Section 21.50.070**, Building Configuration, Paragraph E be amended as follows:

E. Specific to zones T5, T6 and Special District, SD4, SD5 and SD6.

1.Awnings, arcades, and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.

2.Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer one hundred percent of its depth. Balconies and bay windows may encroach the sidewalk twenty-five percent of its depth. (Table 17d).

3.Reserved.

4.In the absence of a building facade along any part of a frontage line, a streetscreen shall be built coplanar with the facade.

5.Streetscreens should be between 3.5 and eight feet in height. The streetscreen may be replaced by a hedge or fence, provided they are not transparent. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

6. That **Section 21.50.070**, Building Configuration, be amended to add the following paragraphs:

F. Specific to Special Districts SD3, SD4, SD5 and SD6

1. Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the Airport. Exclusions to this rule may be permitted by the Department of Aviation.

2. Building heights may further be limited by the EPIA Regulating Plan.

G. Specific to Special District SD6

1. Building heights shall be limited to 70 ft.

7. That **Section 21.50.080**, Building Function, Paragraphs A and D be amended as follows:

21.50.080 Building Function

A. General to zones T2, T3, T4, T5, T6 and Special Districts SD3, SD4, SD5 and SD6

1. Buildings in each Transect Zone and Special District shall conform to the Functions on Table 10 and Table 12 and Table 14k and Table 16k.

D. Specific to zones T5, T6 and Special Districts SD4 and SD5

1.First story commercial functions shall be permitted.

2.Manufacturing functions within the first story may be permitted by variance.

8. That **Section 21.50.090**, Parking and Density Calculations, Paragraph B be amended as follows:

21.50.090 Parking and Density Calculations

B. Specific to zones T4, T5, T6 and Special Districts SD3, SD4 and SD5

1.Buildable density on a lot shall be determined by the sum of the actual parking calculated as that provided (1) within the lot (2) along the parking lane corresponding to the lot frontage, and (3) by purchase or lease from a civic parking reserve within the pedestrian shed, if available.

2.The actual parking may be adjusted upward according to the shared parking factor of Table 11 to determine the effective parking. The shared parking factor is available for any two functions within any pair of adjacent blocks.

3.Based on the effective parking available, the density of the projected function may be determined according to Table 10.

4.Within the overlay area of a transit-oriented development (TOD) the effective parking may be further adjusted upward by thirty percent.

5. The total Density within each Transect Zone or Special District shall not exceed that specified by an approved Regulating Plan based on Chapter 21.30.

6.Accessory units do not count toward density calculations.

7.Liner buildings less than thirty feet deep and no more than two stories shall be exempt from parking requirements.

9. That **Section 21.50.100,** Parking Location Standards, Paragraphs A, C, D and E, be amended as follows:

21.50.100 Parking Location Standards

A. General to zones T2, T3, T4, T5, T6 and Special Districts SD3, SD4, SD5 and SD6.

1.Parking shall be accessed by rear alleys or rear lanes, when such are available on the regulating plan.

2.Open parking areas shall be masked from the frontage by a building or streetscreen.

3.For buildings on B-Grids, open parking areas may be allowed unmasked on the frontage.

C. Specific to zones T3, T4 and Special District SD3

1. Driveways at Frontages shall be no wider than 10 feet in the first Layer. (Table 3B-f)

D. Specific to zone T4 and Special District SD3

1. All parking areas and garages shall be located at the second or third Layer.

E. Specific to zones T5, T6 and Special Districts SD4 and SD5

1.All parking lots, garages, and parking structures shall be located at the second or third lot layer. (Table 17d)

2.Vehicular entrances to parking lots, garages, and parking structures shall be no wider than twenty-four feet at the frontage.

3.Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) except underground garage levels which may be exited by pedestrians directly into a building.

4.Parking structures on A-Grids shall have liner buildings lining the first and second stories.

5.A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten vehicular parking spaces.

10. That Section **21.50.110**, Landscape Standards, Paragraphs A, B, D, E and F be amended as follows:

Section 21.50.110, Landscape Standards

A. General to zones T2, T3, T4, T5, T6 and Special Districts SD3, SD4, SD5 and SD6

1. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 14f.

B. Specific to zones T2, T3, T4 and Special District SD3

1. The first Layer may not be paved, with the exception of Driveways as specified in Section 21.50.100 (B) and Section 21.50.100 (C). (Table 17d)

D. Specific to zone T4 and Special District SD3

E. Specific to zones T5, T6 and Special Districts SD4 and SD5

F. General to Special Districts SD3, SD4, SD5 & SD6

1. Site and Landscape Design Standards

a. The spacing and placement of plants shall be adequate and appropriate for species size at maturity and/or for the grouping of a single plant species.

b. All proposed street trees shall be centered a minimum of 5' clear of underground utilities, utility meters, and service lines.

c. Proposed trees shall be a minimum height of ten (10) feet.

d. Proposed street tree height and type shall be appropriate for the Frontage conditions.

e. Trees with existing or potential canopy covering sidewalks, driveways, Paths, Plazas, Alleys, Lanes, parking space or street pavements shall be of a type that, at maturity or with minor pruning at installation, provide a clear height of eight (8) feet for sidewalks and paths, twelve (12) feet for driveways, parking spaces and streets, and fifteen (15) feet for loading areas, exclusive of tree grates or planting areas with gravel mulch.

f. Vegetation with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the First Layer.

g. Bare and exposed ground on the site and / or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:

i. Naturally occurring arroyos, rock outcroppings or similar landscape features typically lacking in vegetation.

ii. Hiking trails and/or traces in T1.

iii. Clay or sand surfaces associated with recreation fields and facilities.

h. All required landscape areas shall be irrigated by an automatic underground irrigation system, drip irrigation or soaker hose.

i. Where possible and practical, bubbler and drip irrigation systems shall be utilized.

j. Stormwater detention and retention ponds shall be integrated landscape features, rather than single-purpose flood control and stormwater management ponds.

k. Stormwater detention and retention ponds shall be planted with appropriate trees, shrubs and grasses. Hydrophilic plants are required in basin areas prone to submersion.

l. Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.

2. Landscape Construction Standards

a. Open spaces and Civic Space shall be protected with a temporary construction fence during all site work and construction activities unless alterations to them are otherwise specified by landscape grading plans.

b. The soil structure of wide planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.

c. The topsoil within the construction area's limits of disturbance shall be removed, stored and amended as recommended by a landscape soils test.

d. Wind erosion shall be mitigated and controlled though dust abatement and similar practices during the period of site work and construction.

e. Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six (6) inches before planting.

f. Plants shall have normal, well-developed branches and vigorous root systems.

g. Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.

3. Landscape Maintenance

a. All grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.

b. No disturbed ground shall be left exposed. Turfgrass and other approved and appropriate groundcovers or mulch shall cover all non-paved and non-built developed areas.

c. It shall be the responsibility of the property owner(s) or his assigned agent(s) to:

i. Maintain and keep all screening and fencing in good condition at all times; and

ii. Maintain landscaping by keeping lawns properly mowed and edged, plants properly pruned and disease-free, and planting beds mulched, groomed and weeded, except in T1, and areas of naturally occurring vegetation and undergrowth; and

iii. Replace any required planting(s) which are significantly damaged, altogether removed, infested, disease ridden, or dead within one year or the next planting season, whichever occurs first, except in T1, and areas of naturally occurring vegetation and undergrowth.

G. Specific to Special Districts SD3 Airport T4

1. The first Layer may not be paved, with the exception of Driveways as specified in Section 21.50.100(B) and 21.50.100(C) (Table 17d)

2. The minimum required landscape area shall be thirty percent of the first layer of Principal and Secondary Frontages. The Building Scale Plans shall not have less than ten percent landscaped area for the entire site.

3. Preservation of existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements.

a. The root zones of existing trees and vegetation to be preserved shall be protected from clearing or construction activities.

b. Only areas of existing, undisturbed or naturalized vegetation may be exempt from installation of an irrigation system.

c. Noxious or invasive plants species identified on the prohibited plant list shall be removed.

d. The size and limits of existing vegetation shall be indicated on the landscape plan.

e. Priority shall be given to preserving and protecting significant trees that provide screening, buffering, wildlife habitat and/or linkages to wildlife habitat. The applicant may remove mature, healthy, non-invasive trees only within areas of a lot that are inside the proposed footprint of the primary structure, and only by warrant. The applicant shall replace mature trees that are removed on the site with trees of the same or similar species whose combined Caliper dimensions equal that of the tree removed.

f. During construction, the root zone of existing vegetation to be preserved shall be enclosed by a temporary protective fence.

4. Open spaces and Civic Space shall remain fenced and protected during all site work and construction activities unless alterations to them are otherwise specified by the plans.

5. A minimum of one tree shall be planted within the first Layer for each 40 feet of Frontage Line or portion thereof. (Table 17d)

6. Trees shall be a single species to match the species of Street Trees on the Public Frontage, or as shown on Table 6.

7. Parking spaces shall be broken with landscape islands every twenty (20) spaces.

8. The landscape islands shall be distributed throughout the lot and may be combined as a component of a stormwater management plan to facilitate water harvesting.

9. Landscape islands may be omitted for solar panel installations or other shading devices of equal or greater coverage.

10. Parking areas that exceed one hundred and twenty (120) spaces shall include a minimum of ten (10) foot wide pedestrian walkway that is visibly distinct from parking area paving through a change in surface texture, style and/or color.

11. Porous paving materials are encouraged in order to increase storm water infiltration on site.

H. Specific to Special Districts SD4 Airport T5.1 and SD5 Airport T5.2

1. Trees shall not be required in the first Layer.

2. The first Layer may be paved to match the pavement of the Public Frontage.

3. Landscape islands in interior parking lots shall only occur at the end of drive aisles.

4. Islands should be the minimum size for healthy growth for the specific species of tree.

5. Porous paving materials are encouraged in order to increase storm water infiltration on site.

I. Specific to Special District SD6 Airport Industrial

1. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly along B Streets, and to buffer between the Special District and the adjacent Airport Special Districts.

2. A Street Landscape Border may include the sidewalk and shall be a minimum of ten (10) feet in width, running the full length of the Street property line bounding the site except for points of ingress and egress. The measurement starts at the right-of-way.

3. A minimum of one tree shall be planted within the first Layer for each 40 feet of Frontage Line or portion thereof.

4. Fifty (50) percent or more of the Street Landscape Border area must have shrubs and vegetative cover.

5. An Interior Landscape Border is located along common property lines and is required between SD6 Airport Industrial and an Airport Special District.

6. Plants shall be five (5) gallon minimum and of a type that will maintain a screen at least thirty-six (36) inches high. The plant chosen to provide screening must have a mature width that will provide an opaque screen.

7. Fifty (50) percent of the Interior Landscape Border shall be equally covered with vegetation.

J. Specific to Airport SD Parks

Parks shall be managed with appropriate low care and drought tolerant grasses cut high or uncut. Parks may be left with native vegetation only.

K. Specific to Airport SD Greens

Greens shall be planted or managed with appropriate low care and drought tolerant turf grasses cut high.

L. Specific to Airport SD Squares

Squares shall be carefully graded, leveled, and planted with sod.

11. That **Section 21.50.120**, Signage Standards, Paragraphs A, C, D and E be amended as follows:

21.50.120 Signage Standards

A. General to zones T2, T3, T4, T5, T6 and *Special Districts* SD3, SD4 and SD5

1. There shall be no signage permitted additional to that specified in this section.

2.The address number, no more than six inches measured vertically, shall be attached to the building in proximity to the principal entrance or at a mailbox.

C. Specific to zones T4, T5, T6 and *Special Districts* SD3, SD4, SD5 and SD6

D. Specific to zones T2, T3, T4 and *Special Districts* SD3

E. Specific to zones T5, T6 and *Special Districts* SD4 and SD5

12. That **Section 21.50.140,** Architectural Standards, be amended as follows:

21.50.140 Architectural Standards

A. General to Zones T3, T4, T5, T6.

1. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.

2. Street screens should be constructed of a material matching the adjacent building Facade.

3. All openings, including porches, Galleries, Arcades and windows, with the exception of Shop fronts, shall be square or vertical in proportion.

4. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.

5. Doors and windows that operate as sliders are prohibited along Frontages.

6. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.

7. The exterior finish material on all Facades shall be limited to brick, cementitious siding and/or stucco.

8. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.

9. Balconies and porches shall be made of wrought iron or painted wood.

10. Accessory Buildings, enclosures, and fences shall be compatible with style and material of the Buildings they serve. Chain-link fencing is specifically prohibited.

B. General to Special Districts SD3, SD4, SD5 & SD6

1. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.

2. Street screens should be constructed of a material matching the adjacent building Facade.

3. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.

4. Doors and windows that operate as sliders are prohibited along Frontages.

5. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.

6. Flat and low-slope roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment. All roof screening of equipment shall be architecturally compatible with the building.

7. The maximum amount of allowed wood shall be no more than ten percent (10%) and utilized only for accents.

8. Balconies and porches shall be made of painted wood or wrought iron.

9. Stucco, masonry, and cementitious siding shall be kept neatly painted, if used.

10. Accessory Buildings, enclosures, and fences shall be compatible with style and material of the Buildings they serve. Chain-link fencing is specifically prohibited.

11. Approval by Director of Aviation: The type of building construction proposed shall be subject to the written prior approval of the Director of Aviation as authorized agent of Declarant. Tenant is encouraged to use natural material and native rock in the exterior elevations of Improvements.

C. Specific to Special District SD3

1. The exterior finish material on all Facades shall be limited to stone, brick, cementitious siding and/or stucco.

D. Specific to Special Districts SD4 & SD5

1. The exterior finish material on all Facades shall be limited to stone, brick, and/or stucco.

2. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these Standards. Pre-fabricated metal buildings are specifically prohibited.

E. Specific to Special District SD6

1. A minimum of fifteen percent (15%) of the exterior building façade materials on each elevation shall be brick, stone or stucco. The remainder of the façade shall be a combination of concrete, masonry, cementitious siding, or wood that has been treated to resist fire, rot, and insects.

2. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these Standards. Pre-fabricated metal buildings are specifically prohibited.

SECTION 3. That Title 21, Smart Code, Chapter 21.80, Tables of the El Paso City Code shall be amended as follows:

1. That **Section 21.80.070**, Table 4C: Thoroughfare Assemblies, is amended to add the thoroughfares attached as Exhibit 'A'; all other items shall remain in full force and effect;

2. That **Section 21.80.220**, Table 16: Special District Standards, be replaced in its entirety with Exhibit 'B'.

SECTION 4: Except as herein amended, Title 21, Smart Code, of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED THIS _____DAY OF _____, 2010.

THE CITY OF EL PASO

_____
John Cook
Mayor

ATTEST:

_____
Richarda Momsen
City Clerk

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Mathew McElroy, Deputy Director
Development Services Department

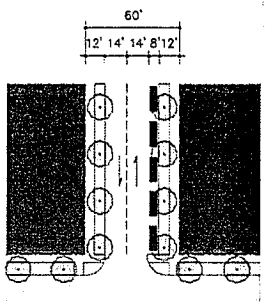
EXHIBIT "A"

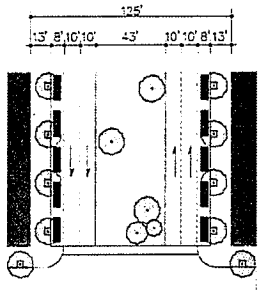
KEY ST-57-20-BL

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





	BSI-60-36	GA-125-56
Thoroughfare Type	Industrial Street	Multiway Boulevard
Transect Zone Assignment	T5, T4	T4, T5
Right-of-Way Width	60 feet	125 feet
Pavement Width	36 feet	28 feet 28 feet
Movement	Slow Movement	Free Movement
Design Speed	20 MPH	35 MPH
Pedestrian Crossing Time		
Traffic Lanes	2 lanes	4 one-way lanes
Parking Lanes	One Side @ 8 feet marked	Two Sides @ 8 feet marked
Curb Radius	15 feet	10 feet
Walkway Type	5 foot Sidewalk	13 foot sidewalk
Planter Type	7 foot Continuous planter	4X4 tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg
Transportation Provision	BR	BR,TR

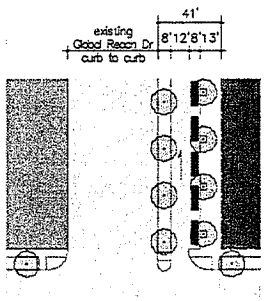
OPTIONAL SLIP LANES

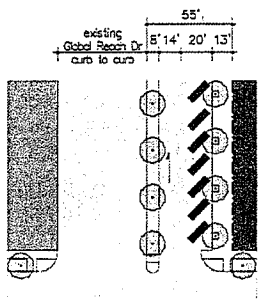
KEY ST-57-20-BL

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





	SL-41-20	SL-55-34
Thoroughfare Type	Slip Lane	Slip Lane
Transect Zone Assignment	T5, T4	T5, T4
Right-of-Way Width	41 feet	55 feet
Pavement Width	20 feet	34 feet
Movement	Slow Movement	Slow Movement
Design Speed	20 MPH	20 MPH
Pedestrian Crossing Time	6 seconds	7 seconds
Traffic Lanes	1 one-way lane	1 one way lane
Parking Lanes	One Side @ 8 feet marked	One Side Diagonal @ 8 feet marked
Curb Radius	12 feet	0 feet
Walkway Type	13 foot Sidewalk	13 foot Sidewalk
Planter Type	4X4' tree well	4X4' tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg	Trees at 30' o.c. Avg.
Transportation Provision	BR	BR

ALL OTHER THOROUGHFARE TYPES ARE FOUND IN THE EL PASO SMARTCODE

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TABLE 16: SPECIAL DISTRICT STANDARDS

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District as they currently exist, or as they are permitted. More pages can be added. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

	SD1 UTEP	SD2 Hospital	SD3 Aiport T4	SD4 Airport T5.1	SD5 Airport T5.2	SD6 Airport ST	SD7	
a. ALLOCATION OF ZONES								
CLD	NA	NA	NA	NA	NA	NA		
TND	NA	NA	NA	NA	NA	NA		
TOD	NA	NA	NA	NA	NA	NA		
ARD	NA	NA	20 - 50%	50 - 80%	NA	0 - 20%		
AED	NA	NA	NA	NA	50 - 70%	30 - 50%		
AID	NA	NA	NA	NA	10 - 30%	70 - 90%		
b. BASE RESIDENTIAL DENSITY								
By Right	24	24	24	36	NA	NA		
Other Functions	50 - 70%	50 - 70%	10 - 30%	30 - 70%	NA	NA		
c. BLOCK SIZE								
Block Perimeter	3000 ft. max. *	3000 ft. max. *	3000 ft. max. *	3000 ft. max. *	3000 ft. max. *	4000 ft. max. *		
d. THOROUGHFARES								
HW	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted		
BV	permitted	not permitted	not permitted	permitted	permitted	permitted		
AV	permitted	permitted	permitted	permitted	permitted	permitted		
CS	permitted	permitted	not permitted	permitted	permitted	not permitted		
DR	permitted	permitted	permitted	permitted	permitted	permitted		
ST	permitted	permitted	permitted	permitted	permitted	permitted		
RD	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted		
Rear Lane	not permitted	not permitted	permitted	not permitted	not permitted	not permitted		
Rear Alley	permitted	permitted	permitted	permitted	permitted	permitted		
Path	permitted	permitted	permitted	not permitted	not permitted	not permitted		
Passage	permitted	permitted	permitted	permitted	permitted	permitted		
Bicycle Trail	permitted	not permitted	permitted	not permitted	not permitted	not permitted		
Bicycle Lane	permitted	permitted	permitted	permitted	permitted	permitted		
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted		
e. CIVIC SPACES								
Park	permitted	permitted	permitted	permitted	permitted	not permitted		
Green	permitted	permitted	permitted	permitted	permitted	not permitted		
Square	permitted	permitted	permitted	permitted	permitted	permitted		
Plaza	permitted	permitted	permitted	permitted	permitted	permitted		
Playground	permitted	permitted	permitted	not permitted	not permitted	not permitted		
f. LOT OCCUPATION								DISPOSITION
Lot Width	NA	NA	20 ft. min 80 ft. max	NA	NA	NA		
Lot Coverage	NA	NA	70% max.	90% max.	90% max.	90% max.		
g. SETBACKS - PRINCIPAL BUILDING								
Front Setback	0 ft. min., 30 ft. max.	0 ft. min., 30 ft. max.	0 ft. min., 18 ft. max.	0 ft. min., 12 ft. max.	0 ft. min., 12 ft. max.	8 ft. or 25 ft.**		
Side Setback	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min., 24 ft. max.	0 ft. min., 24 ft. max.	8 ft. or 15 ft.**		
Rear Setback	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. or 20 ft.**		
h. BUILDING DISPOSITION								
Edgeyard	permitted	permitted	permitted	permitted	permitted	permitted		
Sideyard	permitted	permitted	permitted	permitted	permitted	permitted		
Rearyard	permitted	permitted	permitted	permitted	permitted	permitted		
i. PRIVATE FRONTAGES								CONFIGURATION
Common Yard	permitted	not permitted	not permitted	not permitted	not permitted	permitted		
Porch & Fence	not permitted	not permitted	permitted	not permitted	not permitted	not permitted		
Terrace or L.C.	permitted	permitted	permitted	permitted	permitted	permitted		
Forecourt	permitted	permitted	permitted	permitted	permitted	permitted		
Stoop	permitted	permitted	permitted	permitted	permitted	not permitted		
Shopfront	permitted	permitted	permitted	permitted	permitted	permitted		
Gallery	permitted	permitted	permitted	permitted	permitted	permitted		
Arcade	permitted	permitted	not permitted	permitted	permitted	not permitted		
Parking Lot	permitted	permitted	not permitted	not permitted	not permitted	permitted		
j. BUILDING CONFIGURATION								
Principal Building	6 Stories, max.	8 Stories, max.	3 Stories, max. **	6 Stories, max. **	6 Stories, max. **	3 Stories, max. **		
Outbuilding	NA	NA	2 Stories, max. **	3 Stories, max. **	3 Stories, max. **	2 Stories, max. **		
k. BUILDING FUNCTION								FUNCTION
Residential	open use	open use	limited use	open use ****	not applicable	not applicable		
Lodging	open use	open use	limited use	open use ****	not applicable	not applicable		
Office	open use	open use	limited use	open use	open use	open use		
Retail	open use	open use	limited use	open use	open use	open use		
Industrial	not applicable	not applicable	not applicable	open use	open use	open use		

* a Path or Passage may be used to determine Block size

** The 0 ft. and 3 ft. setbacks are for A Streets and the larger setbacks are for B Streets.

***Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the Airport. Exclusions to this rule may be permitted by the Department of Aviation. SD6 shall be limited to 70 ft.

**** Lodging and Residential in SD Airport T5.1 shall be limited to areas indicated on the Airport Master Plan.

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S

DEVELOPMENT SERVICES
PLANNING DIVISION

M E M O R A N D U M

DATE: July 26, 2010

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

FROM: Melissa Granado, Planner

SUBJECT: **Title 21 Amendments**

The City Plan Commission (CPC) on July 1, 2010 **recommended approval of the amendments to Title 21.**

The CPC determined that the Title 21 Amendments protects the best interest, health, safety and welfare of the public in general; and that the Amendments will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie 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

Development Services Department
2 Civic Center Plaza – 5th Floor · El Paso, Texas 79901 · (915) 541-4622 · Fax (915) 541-4725