

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

**DEPARTMENT:** Planning and Economic Development Department

**AGENDA DATE:** Introduction: Nov. 2, 2010  
Public Hearing: Nov. 30, 2010

**CONTACT PERSON/PHONE:** David A. Coronado, (915) 541-4632

**DISTRICT(S) AFFECTED:** City-wide

**SUBJECT:**

An Ordinance amending Title 21 (SmartCode), Chapter 21.10 (General to All Plans), Section 21.10.040 (Process), of the El Paso City Code to clarify the application submittals. The penalty is as provided for in 21.60 of the El Paso City Code.

**BACKGROUND / DISCUSSION:**

The ordinance will help clarify the SmartCode application process by outlining in detail all of the required documentation necessary for submittal.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

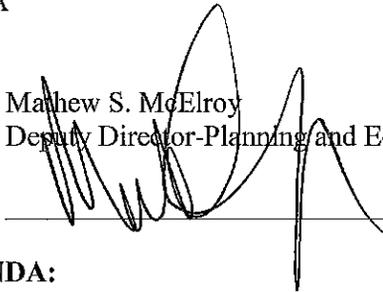
Development Coordinating Committee (DCC) – Unanimous approval  
City Plan Commission (CPC) – pending

\*\*\*\*\*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 21, (SMARTCODE), CHAPTER 21.10 (GENERAL TO ALL PLANS), SECTION 21.10.040, (PROCESS), OF THE EL PASO CITY CODE TO CLARIFY THE APPLICATION SUBMITTALS. THE PENALTY IS AS PROVIDED FOR IN 21.60 OF THE EL PASO CITY CODE**

**WHEREAS**, the City Council of the City of El Paso, by Ordinance 016945 approved on June 29, 2008, adopted Title 21, SmartCode, and added Title 21 to the El Paso City Code; and,

**WHEREAS**, the City desires to amend Title 21 to clarify the approval process for rezoning property to SmartCode; 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 amendment 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; and,

**WHEREAS**, the El Paso City Council finds that the regulations established by this amendment have been adopted with reasonable consideration, among other things, for the character of each 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;

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

**SECTION 1.** That Title 21, SmartCode, Chapter 21.10, General to All Plans, Section 21.10.040, Process, Paragraph B, of the El Paso City Code is amended as follows:

21.10.040 Process.

B. Any property to be developed under this title must be zoned "SmartCode Zone." The rezoning application shall include the following:

1. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches, showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction;

2. One copy of the regulating plan demonstrating compliance with this Title and consisting of the following:

a. For New Community Plans. A map or set of maps showing:

- (1) The locations of transect zones, civic zones including playgrounds. The locations of the transect zones shall be in conformance with the regulations set forth in this title;
- (2) Special districts if any; (Section 21.30.060)
- (3) Special requirements if any; (Section 21.30.090)
- (4) The thoroughfare networks and block layout; and,

(5) The lettering shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader.

b. For Infill Community Scale Plans. A map or set of maps showing the following:

(1) The outline(s) of the pedestrian shed(s) and the boundaries of the community or communities;

(2) The locations of transect zones and civic zones including playgrounds within each pedestrian shed, assigned according to an analysis of existing conditions and future needs. The locations of the transect zones shall be in conformance with the regulations set forth in this title;

(3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);

(4) Special districts, if any (Section 21.40.050);

(5) Special requirements, if any (Section 21.40.070); and,

(6) The lettering of the zoning map(s) shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader;

3. Any requests for warrants or variances; and,

4. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the city code.

**SECTION 2:** Except as herein amended, Title 21, SmartCode, 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 S. McElroy, Deputy Director  
Planning and Economic Development  
Department