

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

DEPARTMENT: Planning & Economic Development Department

AGENDA DATE: Introduction: December 6, 2011
Public Hearing: January 3, 2012

CONTACT PERSON/PHONE: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov

DISTRICT(S) AFFECTED: City-wide

SUBJECT:

An Ordinance amending Title 21 (SmartCode), Chapter 21.80 (Tables) of the El Paso City Code to modify standards for the T4O transect (General Urban Zone – Open) to increase the height and number of building stories allowed in T4O. The penalty is as provided for in Chapter 21.60 of the El Paso City Code.

BACKGROUND / DISCUSSION:

The ordinance will help calibrate the SmartCode to the local character of the place and local conditions.

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) – Unanimous Approval

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director-Planning & Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.80 (TABLES) OF THE EL PASO CITY CODE TO MODIFY STANDARDS FOR THE T4O TRANSECT (GENERAL URBAN ZONE – OPEN) TO INCREASE THE HEIGHT AND NUMBER OF BUILDING STORIES ALLOWED IN T4O. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 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, Title 21 of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, a determination has been made that the height allowed and number of building stories allowed in T4O should be increased; 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; 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; and,

WHEREAS, the City of El Paso's SmartCode requires calibration to the local character of the place and local conditions;

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

SECTION 1. That Title 21 (SmartCode), Chapter 21.80 (Tables), of the El Paso City Code is amended as follows:

1. That Section 21.80.170 - Table 14: Summary table, be replaced in its entirety with Exhibit "A," which is attached hereto for all purposes.
2. That Section 21.80.200 - Table 15C. Form-based code graphics – T4O, be replaced in its entirety with Exhibit "B," which is attached hereto for all purposes.

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 _____, 2012.

THE CITY OF EL PASO

John Cook

Mayor

ATTEST:

Richarda Momsen

City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar

Assistant City Attorney

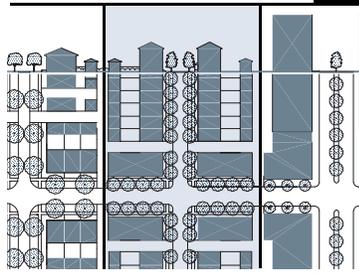
Mathew McElroy, Deputy Director

Planning and Economic Development

Department - Planning

ORDINANCE NO. _____

T40



(see Table 1)

BUILDING FUNCTION (see Table 10 & Table 12)

a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use

BUILDING CONFIGURATION (see Table 8)

a. Principal Building	4 stories max, 20 ft. min.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	20 ft. min 450 ft. max.*
b. Lot Coverage	90% max.

BUILDING DISPOSITION (see Table 9)

a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

a. Front Setback (P)	0 ft. min. 12 ft. max.
b. Front Setback (S)	6 ft. min. 12 ft. max.
c. Side Setback	0 ft. min.
d. Rear Setback	0 ft. min.**
Frontage Buildout	80% min. at setback

SETBACKS - OUTBUILDING

a. Front Setback	40 ft. max. from rear prop.
b. Side Setback	0 ft.
c. Rear Setback	3 ft. max.

PRIVATE FRONTAGES (see Table 7)

a. Common Law	not permitted
b. Porch & Fence	not permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted

Refer to Summary Table 14

PARKING REQUIREMENTS

See Table 10 & Table 11

* only 1 building in excess of 200 ft. wide permitted per Pedestrian Shed

** or 15 ft. from center line of alley

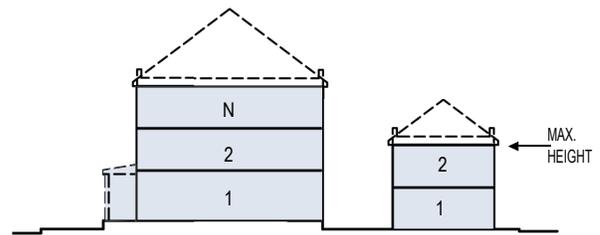
Graphics are illustrative only. Refer to metrics for Setback and height information.

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

TABLE 15C. FORM-BASED CODE GRAPHICS - T40

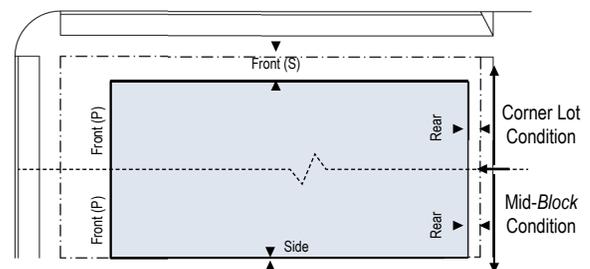
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Principal Building minimum height shall be 20 ft.



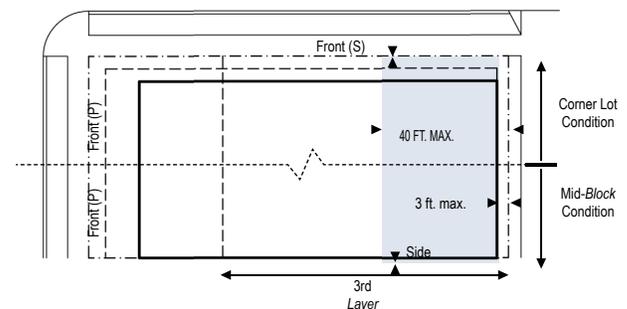
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.

