

D R A F T 03/14/08

ORDINANCE # _____

AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), CHAPTER 19.16 (IMPROVEMENT STANDARDS AND DESIGN PRINCIPLES), SECTION 19.16.010 (GENERAL DESIGN PRINCIPLES) OF THE EL PASO CITY CODE BY ADDING A SECTION ON SMART GROWTH GENERAL DESIGN PRINCIPLES. THE PENALTY IS AS PROVIDED IN CHAPTER 19.04.190 OF THE CITY OF EL PASO CITY CODE.

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

WHEREAS, 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 regulations established by this amendment are designed to promote the health and general welfare of the public by requiring placement of buildings, parking and open space in a manner that will reinforce safe environments, and include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile; and,

WHEREAS, open air and semi-enclosed public gathering spaces can act as central organizing elements in a large development helping to shape the relationship between different land uses and provide focal points and anchors for pedestrian activity; and,

WHEREAS, the City recognizes the importance of having developments that adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas; 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 amendments, finds that the adoption of the regulations as submitted 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 19, (Subdivisions), Chapter 19.16 (Improvement Standards and Design Principles) Section 19.16.010 (General Design Principles) of the El Paso City Code is amended by adding the following paragraph:

19.16.010 (General Design Principles)

G. The purpose of this section is to incorporate smart growth general design principles for those proposed subdivisions consisting of three (3) or more total gross acres. The intent of these smart growth general design principles is to achieve a development that is designed to promote a pedestrian-friendly environment through connected sidewalks, pathways, parks, trails, greenbelts, plazas, open areas, or other walkable features, while accommodating a range of transportation choices where possible, including a network of transit, pedestrian and bicycle systems that provide alternatives to the automobile. These smart growth general design principles shall serve as guidelines only, and compliance with any design element within the proposed subdivision shall be determined on a case-by-case basis as part of the plat review and approval process. It is not intended that every proposed subdivision conform to all or any set number of the enumerated smart growth general design principles; provided, however, that the intent and spirit of these regulations shall be considered in evaluating the proposed subdivision application.

1. The proposed subdivision should be designed to promote a pedestrian-friendly environment through connected sidewalks, pathways, parks, trails, greenbelts, plazas, open areas, or other walkable features.

2. The proposed subdivision should accommodate a range of transportation choices where possible, including a network of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

3. The streets should be of comfortable scale and interconnectivity to reduce the number and length of automobile trips, and are laid out in a network to serve both vehicles and pedestrians.

4. The design and layout of the proposed subdivision should contribute to the physical definition of streets as civic places.

5. The proposed subdivision should be designed to allow a mix of land use types and densities, as allowed by the underlying zoning, to be integrated within the proposed development and not isolated.

6. The subdivision design should be sensitive to the natural site resources – hydrology, terrain, geology, ecology, wildlife, and vegetation – and where possible, preserves these resources.

7. Overall, the proposed subdivision should enhance good urban design, scale, diversity, and proper integration of land use types to achieve quality growth.

Section 2. Except as herein amended, Title 19 (Subdivisions), Chapter 19.16 (Improvement Standards and Design Principles) of the El Paso City Code shall remain in full force and effect.

(SIGNATURES ON FOLLOWING PAGE)

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APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO, TEXAS

John Cook, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Patricia D. Aduato, Deputy City
Manager for Development & Infrastructure
Services

D R A F T 03/14/08

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.12 (DENSITY AND DIMENSIONAL STANDARDS) OF THE EL PASO CITY CODE BY ADDING A SECTION ON SMART GROWTH GENERAL DESIGN PRINCIPLES. 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 was adopted to promote the health, safety, morals and general welfare of the community; and,

WHEREAS, 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 regulations established by this amendment are designed to promote the health and general welfare of the public by requiring placement of buildings, parking and open space in a manner that will reinforce safe environments, and include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile; and,

WHEREAS, open air and semi-enclosed public gathering spaces can act as central organizing elements in a large development helping to shape the relationship between different land uses and provide focal points and anchors for pedestrian activity; and,

WHEREAS, the City recognizes the importance of having developments that adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas; 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 amendments, finds that the adoption of the regulations as submitted 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 the above findings are adopted and incorporated herein as if fully set out.

SECTION 2. That the following amendments are hereby made in Title 20 (Zoning):

20.12 Density and Dimensional Standards

Section 20.12.025 Smart Growth, General Design Principles.

A. Purpose. It is intended that the community shall be developed to adhere to smart growth general design principles which are designed to ensure a high-quality development that responsibly accommodates and maximizes the social, economic and environmental opportunities presented by new development. These methods benefit the community by: delivering a safer and healthier environment for the residents; creating an environment that is supportive of pedestrian and transit mobility, protecting and enhancing sensitive environments; and preserving home values through sustainable development methods. These principles are designed to integrate the design of streets, buildings and open space to reinforce safe environments, and include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile. Such principles allow for development that adequately accommodates automobiles while respecting the pedestrian and the spatial form of public areas.

B. Requirements. All zoning applications submitted on or after the effective date of these regulations and having a total gross acreage of three (3) or more acres shall be required to submit a detailed site development plan per the requirements of this Title which shall incorporate the following design criteria as applicable to the type of application requested. These general design principles shall serve as guidelines only, and compliance with any design element within a development shall be determined on a case-by-case basis as part of the detailed site development plan review and approval process. It is not intended that every development conform to all or any set number of the enumerated design elements; provided, however, the intent and spirit of these regulations shall be considered in evaluating the proposed zoning application.

1. The proposed development is designed to promote a pedestrian-friendly environment through connected sidewalks, pathways, parks, trails, greenbelts, plazas, open areas, or other walkable features.

2. The proposed development accommodates a range of transportation choices where possible, including a network of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

3. The streets and driveways are of comfortable scale and interconnectivity to reduce the number and length of automobile trips, and are laid out in a network to serve both vehicles and pedestrians.

4. The buildings and landscaping within the proposed development contribute to the physical definition of streets as civic places.

5. The buildings relate to and are oriented toward the street so that parking lots do not dominate the public space by more than fifty (50) percent of the area along the primary abutting street.

6. The proposed mix of land use types and densities, as allowed by the underlying zoning, are integrated within the proposed development and not isolated, with buildings that are diverse in function and in disposition on their lots.

7. The site planning is sensitive to the natural site resources – hydrology, terrain, geology, ecology, wildlife, and vegetation – and that clustering be incorporated to preserve these resources where possible.

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8. The buildings conform in scale, form and character throughout the proposed development to ensure compatibility of the area.

9. The off-street parking areas are designed to enhance convenience and accessibility of the pedestrian environment.

10. Overall, the proposed development enhances good urban design, scale, diversity, and proper integration to achieve quality growth.

11. Where a public street is adjacent to the property line, direct pedestrian and bicycle access from that street to a customer entrance shall be provided. The pedestrian and bicycle access points must be fully accessible during operating hours.

SECTION 3. Except as herein amended Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2008.

THE 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:

Patricia D. Aduato, Deputy City Manager
for Development & Infrastructure Services