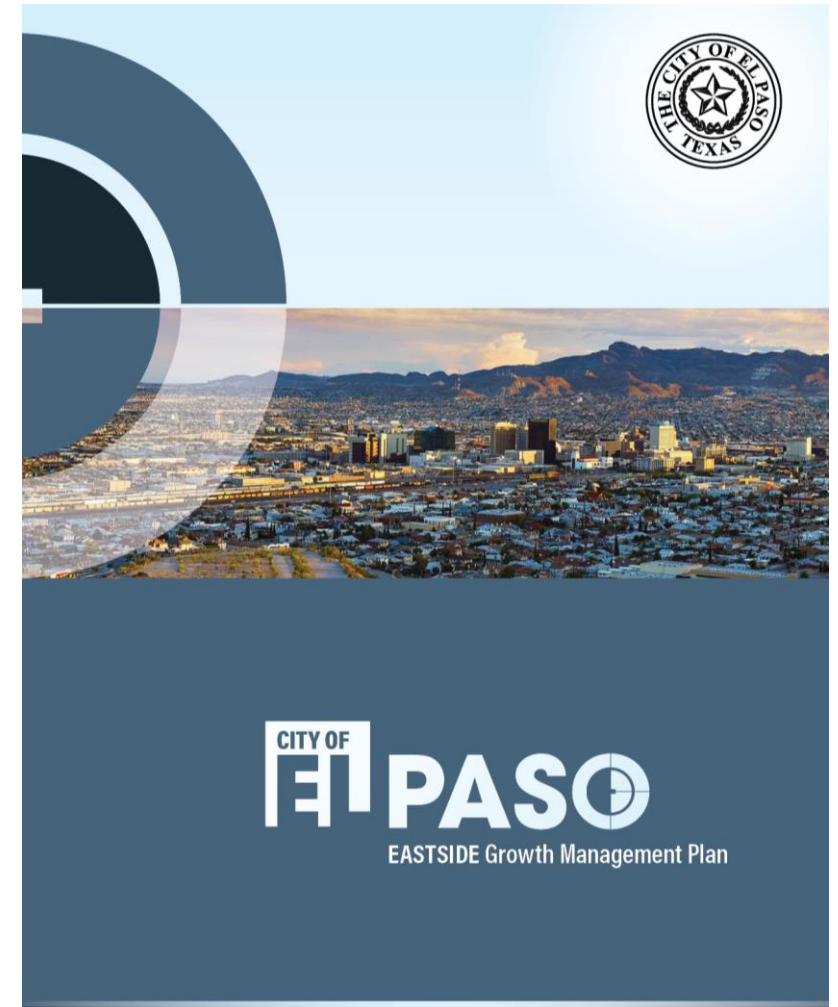




# Eastside Policies CFT Update

# Eastside Facilities Master Plan

- Adopted by City Council February 2, 2021
- Identified a significant gap in public facilities;
- Development pattern was not financially sustainable;
- Created a CFT which included City Representatives from Districts 3,5,6 and 7



# Eastside Master Plan Cross Functional Team Members

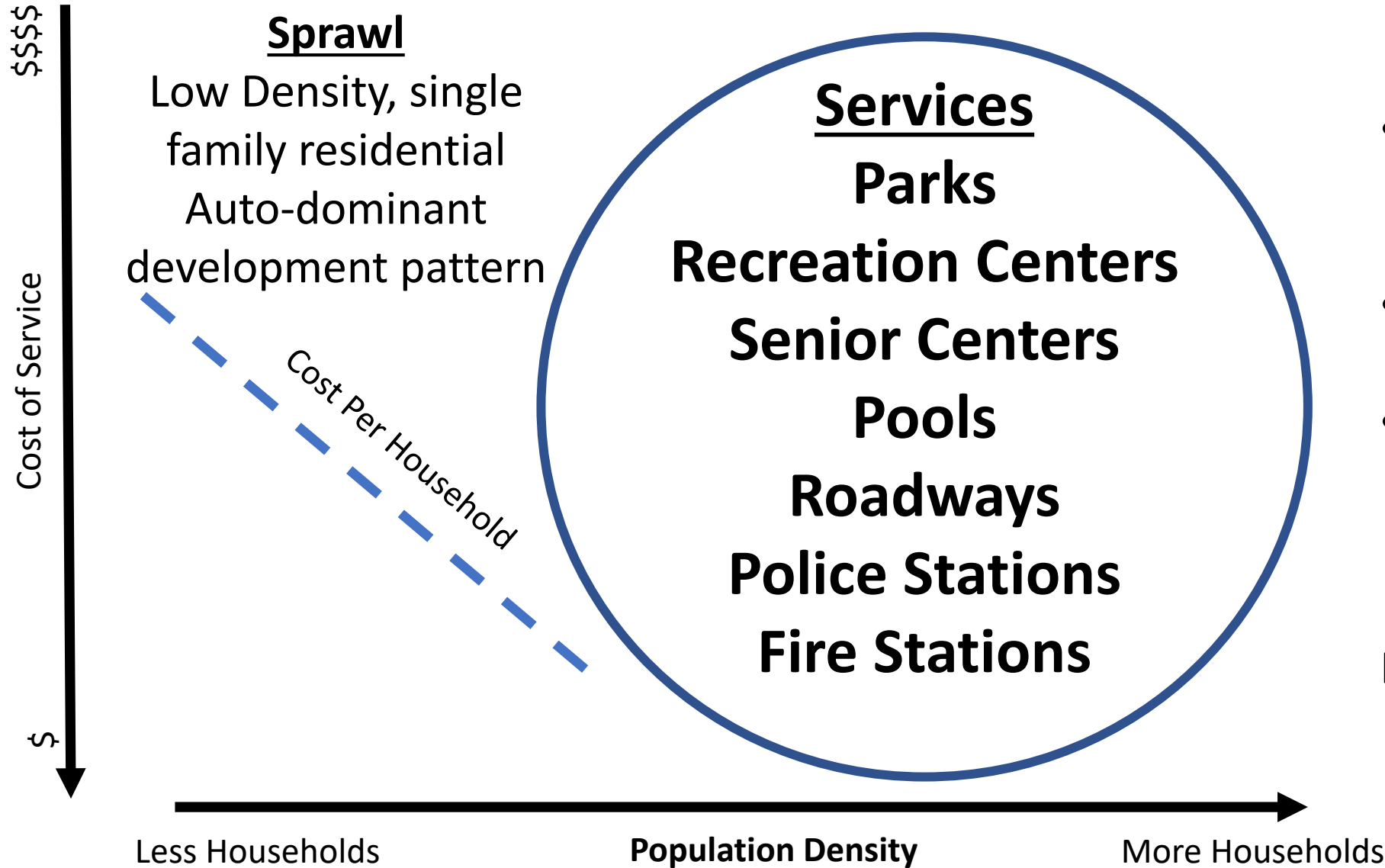
- Internal Departments
  - Capital Improvements Department
  - City Attorney's Office
  - Economic Development
  - Environmental Services
  - Fire Department
  - Planning and Inspections
  - Streets and Maintenance
  - Sun Metro
- City Council
  - District 3
  - District 5
  - District 6
  - District 7
- El Paso County
  - Planning & Economic Development Department
  - Commissioner Precinct #3

# Eastside Policies Cross Functional Team

- **Purpose:** Evaluate policies and ordinance changes related to: growth management, land use, annexation and transportation in alignment with our Strategic Plan.
- **Role:** Review the various policies identified as deliverables of the Eastside Master Plan and provide recommendations to Staff and City Council as a whole.
- **Outcomes:** New policies and code language aimed at addressing the City's outward growth.

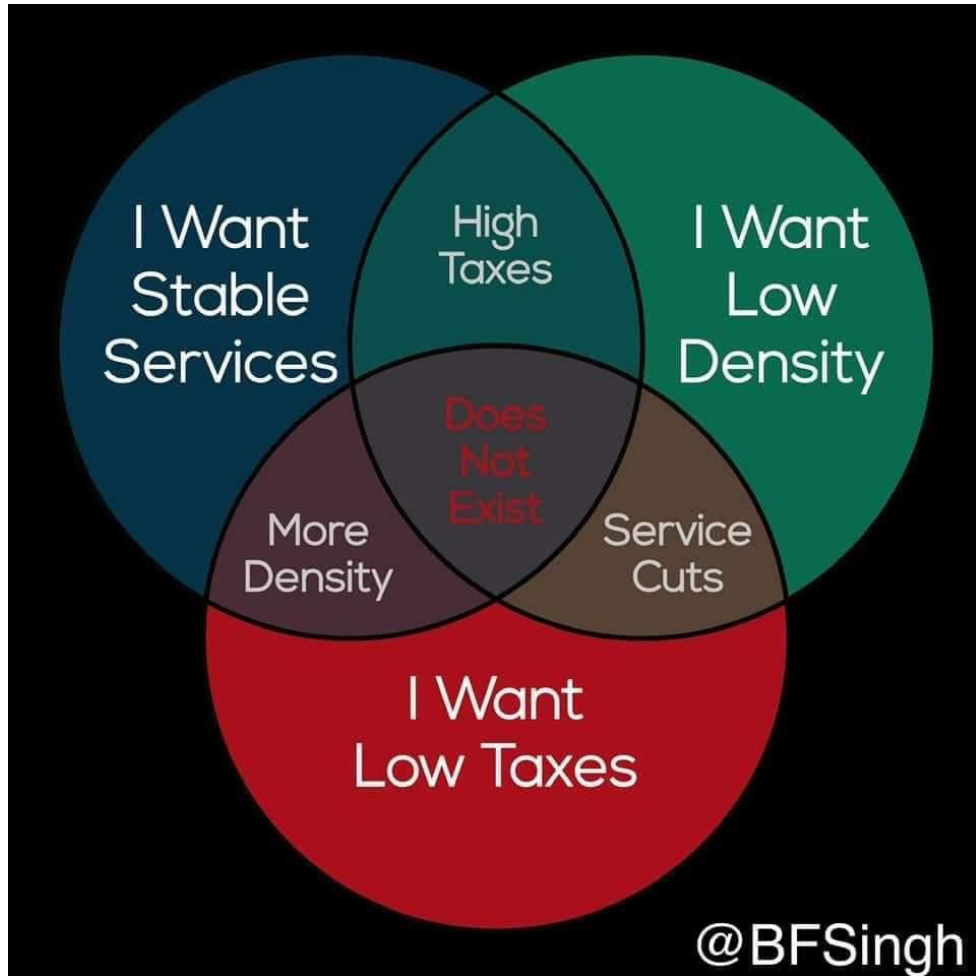


# Growth Management, Infill and Service Cost



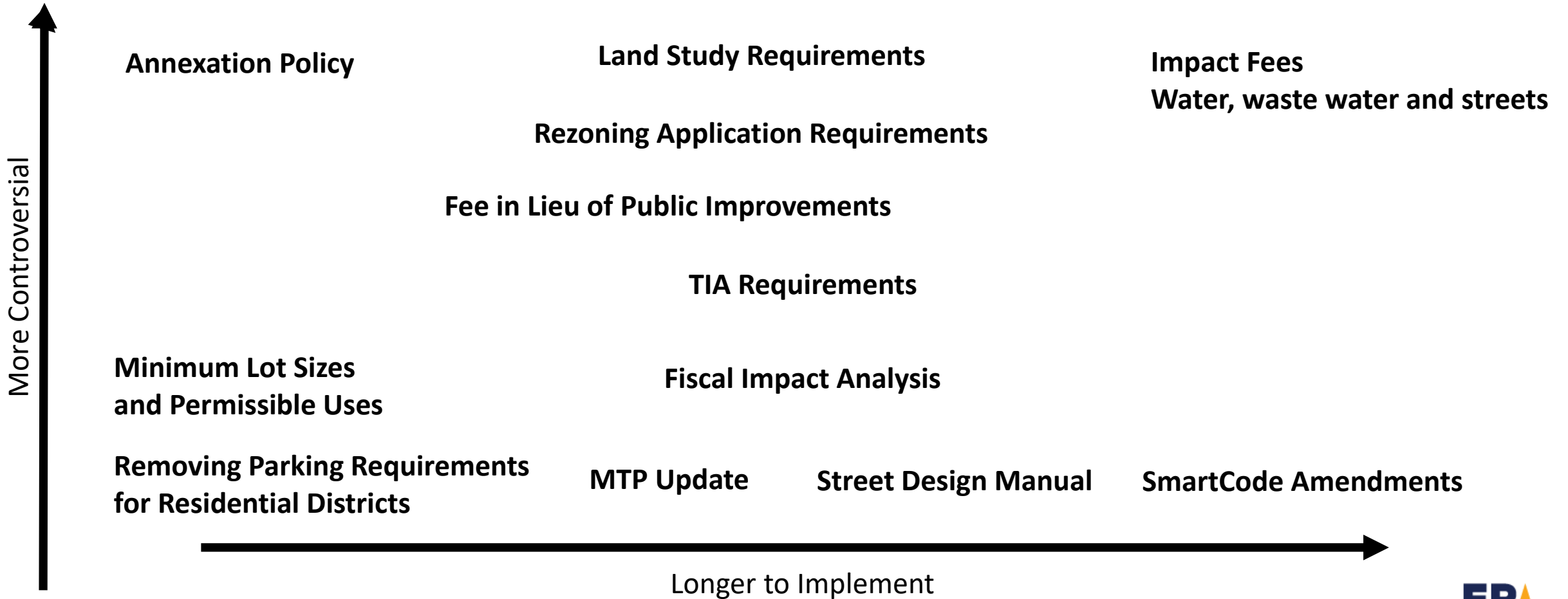
- **Effective growth management leads to infill.**
- **Infill increases density.**
- **Density reduces service cost.**

# The Cost of Unrestrained Outward Growth



- Services > Revenue = Increased Taxes
- The City's outward growth pattern of primarily single family residential comes at a high cost.
  - Low Density = High Taxes or Service Cuts
  - High Density = Lower Taxes and Stable Services
- Who Pays for Outward Growth:
  - New users or all residents?

# Growth Management Policies





# Policies for Discussion

- Annexation Policy
- Fee in Lieu of Public Improvements
- Reducing Parking Minimums in Residential Zoning Districts for Residential Uses
- Legalizing Missing Middle Housing in Residential Districts



# Annexation Policy



It is the policy of the City of El Paso that existing taxpayers should not be burdened by the cost of providing municipal services or infrastructure necessary to support municipal services in areas of potential annexation. Currently State law requires the municipality, through a service plan, to provide the annexed area with a level of services, infrastructure and infrastructure maintenance that is comparable to similar areas within the City. However, State law does not permit the involuntary recovery of capital improvements costs for infrastructure necessary to support the services required in a service plan, except through impact fees, which is limited to only certain infrastructure costs.

Therefore the City, except in extraordinary cases (such as circumstances where the property is not required to be in the City's Annexation Plan), will only annex property through voluntary annexation where the property owners agree through either an annexation agreement or a development agreement providing for annexation, to pay for their share of providing infrastructure necessary to support municipal services within their area of annexation. This will allow the City to recover capital improvement costs necessitated by extending municipal services, to include infrastructure costs, to the newly annexed area that are not recovered through impact fees. The City Council by adoption of this Policy establishes an annexation fee of \$ 820.00 per dwelling unit or equivalent to recover these costs. The Planning Division shall review all applications to determine appropriate capital improvements to be recommended to the City Council constituting an annexation fee. The City Council recognizes that said costs and corresponding financial benefits that may arise from annexation of particular land tracts may vary and must be judged on a case by case basis. In addition to this broad policy statement, the Council desires to establish the circumstances and conditions under which a voluntary annexation proposal may be favorably received.

As a basis for that more detailed assessment, the Council has reviewed the Annexation Assessment and Strategy Study prepared by Halff Associates and presented January 21, 2009. The findings of that Study were supplemented by water and wastewater infrastructure planning information from the El Paso Water Utilities reflecting their anticipated service needs in the next ten years. Acting on that information and input from City staff the Council has adopted a scheme of preferred areas of annexation reflected in The Annexation Maps adopted by reference herein. In summary these maps depict in the color green approximately 4,000 acres in the West and 13,000 acres in the East most desirable for annexation. In addition more than 40,000 acres are reflected in blue that also have desirable annexation characteristics, and may be considered by the Council for annexation in accordance with the specifics of this policy statement.

- Adopted in 2009
- Allows for Council to vary the fees based on the specifics of a development

## Policy Requirements

- Established a fee of \$820/unit for recovery cost of infrastructure
- Require the developer to pay for all collector and arterial streets as identified on the Major Thoroughfare Plan
- Require the dedication of land for public facilities (but not construction)
- Demonstrate “smart growth principles”

# Annexation Policy—cont.

## Criteria for Preferred Annexation Areas

Evaluation of areas for annexation based on the need to protect public health, safety, and welfare for the City of El Paso should consider annexation to:

1. Provide zoning, land use, building codes, and other development regulations to promote and maintain safe living and working conditions and sustainable development.
2. Extend regulations before development occurs, on undeveloped land, where growth is anticipated.
3. Areas that, without regulations, could have an adverse impact on adjacent areas within the City.
4. Areas where unregulated development could have an adverse environmental impact within the City.
5. Areas where unregulated development could have an adverse financial impact to the City.
6. Areas where unregulated development could have an adverse impact on Military missions/operations within the City.

The City shall reserve any annexation fees obtained from the adoption of this new Policy in one or more special accounts to be used only for public capital improvements in the annexed areas. The minimum annexation fee will be determined upon the recommendations of the fiscal impact analysis. Annexation fees shall address the proportionate share of impacts on public capital improvements for roadways, mobility enhancements (transit services, bicycle, and pedestrian facilities), parks and recreation amenities, stormwater, water and sewer infrastructure, libraries, senior centers, police, and fire services.

- Replaces the baseline \$820/unit fee with one that is determined by a Fiscal Impact Analysis (one time cost to be paid for by the City).
- Would require the developer to pay their proportionate share for mobility improvements, roadways and facilities.
- Key Item for Consideration:  
By requiring more of developers through the annexation requirements, this may have the effect of pushing development into the City's ETJ.

# Fee in Lieu of Public Improvements

- Current policy gives CPC the ability to waive the City's proportionate share of public improvements;
- In place since 2012, millions of dollars worth of public improvements have been waived.
- If located near or adjacent to existing substandard infrastructure, ensures new standards for public improvements are not implemented.
- Allows for waivers of public improvements such as: lighting, curb, sidewalk, roadway dedication and improvement and bicycle facilities.

Further, Section 19.10.050 permits the waiving of improvement to adjacent/abutting roadways if any of the following condition apply:

- a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood; or,
- b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;
- c. For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.

# Fee In Lieu of Public Improvements—cont.

## B. Payment in Lieu of Improvement

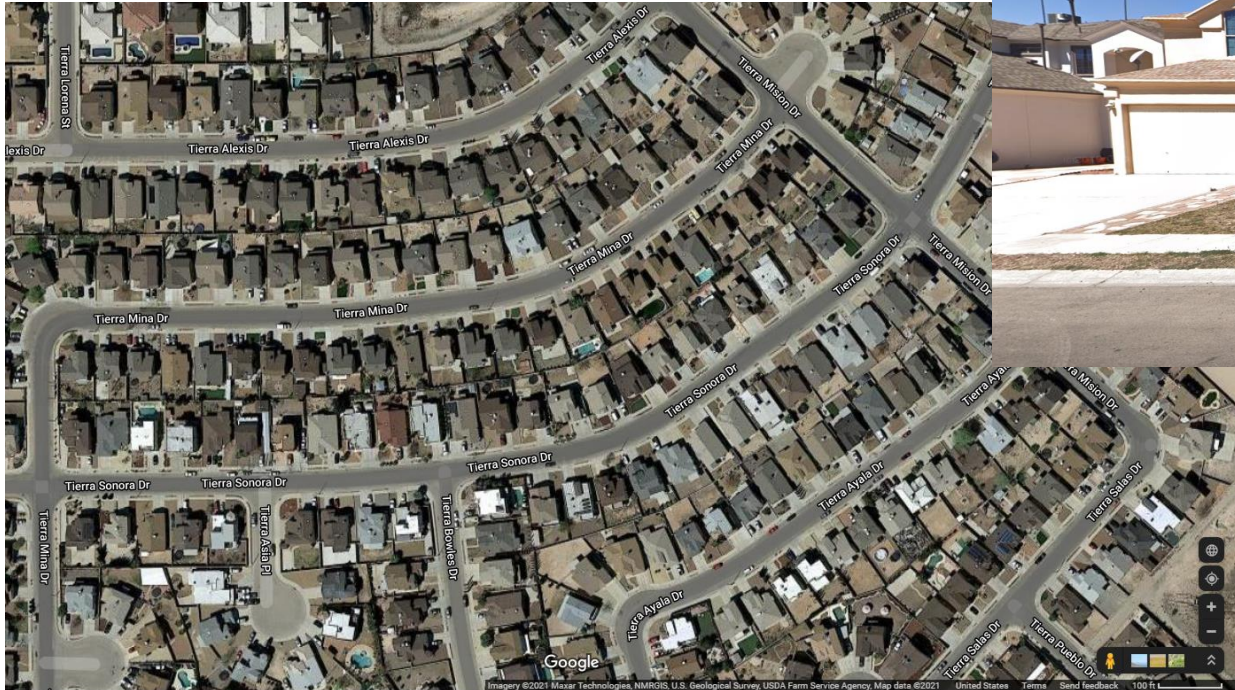
1. Determination: The City Manager, in his/her discretion, may accept a payment in lieu of the actual improvements where it is determined that the preferred improvements are impractical due to the existing conditions and a payment into a capital projects fund is appropriate.
2. Fee Calculation. Where the city requires or accepts payment of cash in lieu of the dedication of the improvement, such payment shall be determined using a Certified Estimate of Probable Cost of the proposed improvements prepared by the applicant and confirmed by the City Engineer.
3. Form Tendered. A cash payment made pursuant to this chapter shall be tendered in the form of a cashier's check, payable to the City of El Paso. The cashier's check shall be submitted to the city manager or designee and shall accompany the recording plat submission.
4. Refunds. Under no circumstance shall fees received in lieu of improvement required by this title be refunded to the applicant after the filing of a Final Plat
5. Fund Established. The city shall establish a special fund for the deposit of all sums paid in improvements pursuant to this chapter. The city shall account for all sums paid with reference to the individual subdivisions involved.

- New policy still mandates developers pay their proportional share, but no longer allows the CPC to be the decision-maker.
- If public improvements cannot be constructed, a fee can instead be paid based on cost estimates of City-led projects.
- The funds would be deposited in a specific fund to be use for constructing public improvements (similar to Park Fees).
- Does not prohibit a developer from appealing the determination of their proportionate share.

# Increasing Density and Housing Choice

- Eliminating minimum parking requirements in residential districts;
- Permitting “missing middle housing” options in certain residential districts (triplexes and quadruplexes);
- Reducing minimum lot requirements to allow for greater housing densities and encouraging more vertical construction.

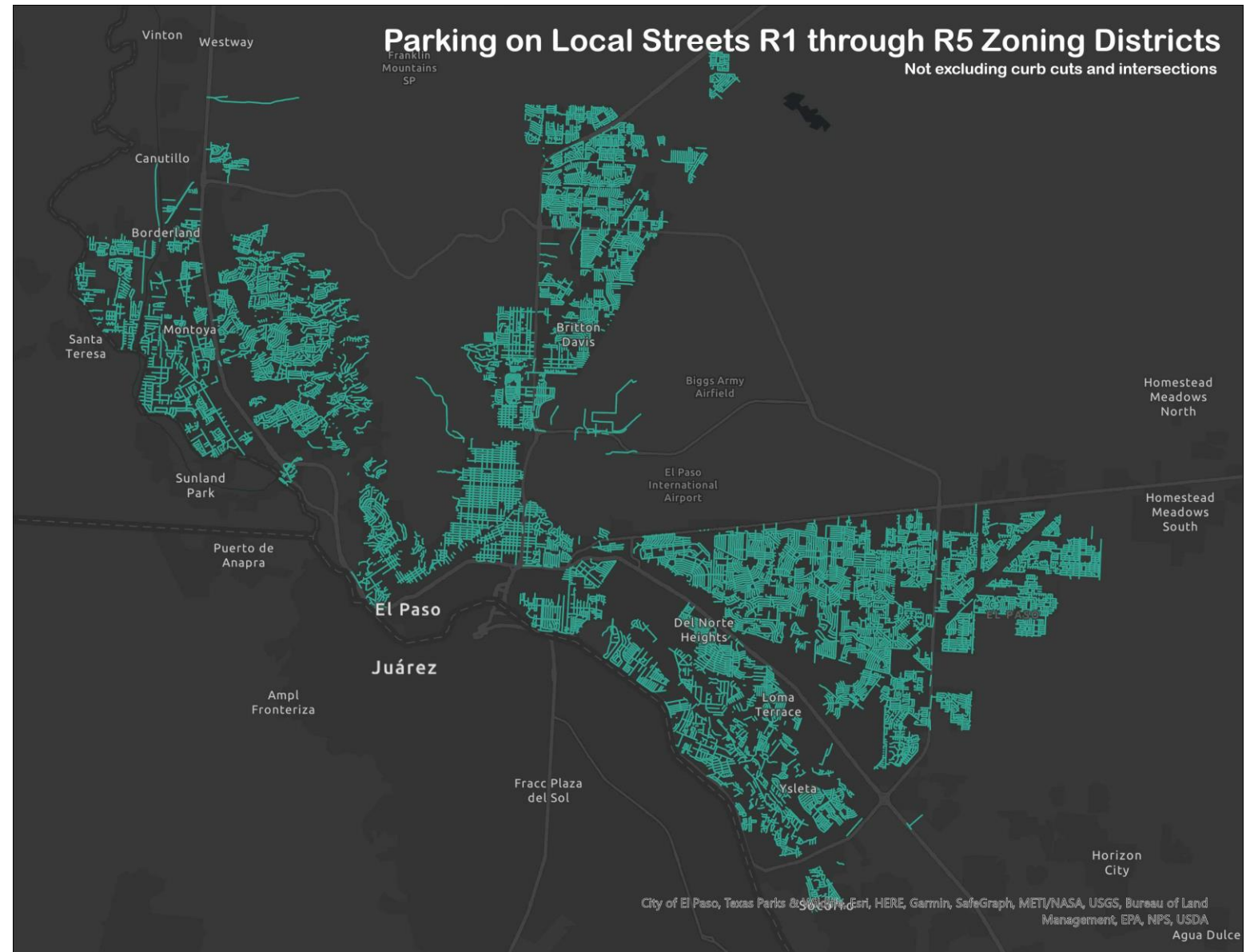
# Parking Reform for Residential Uses



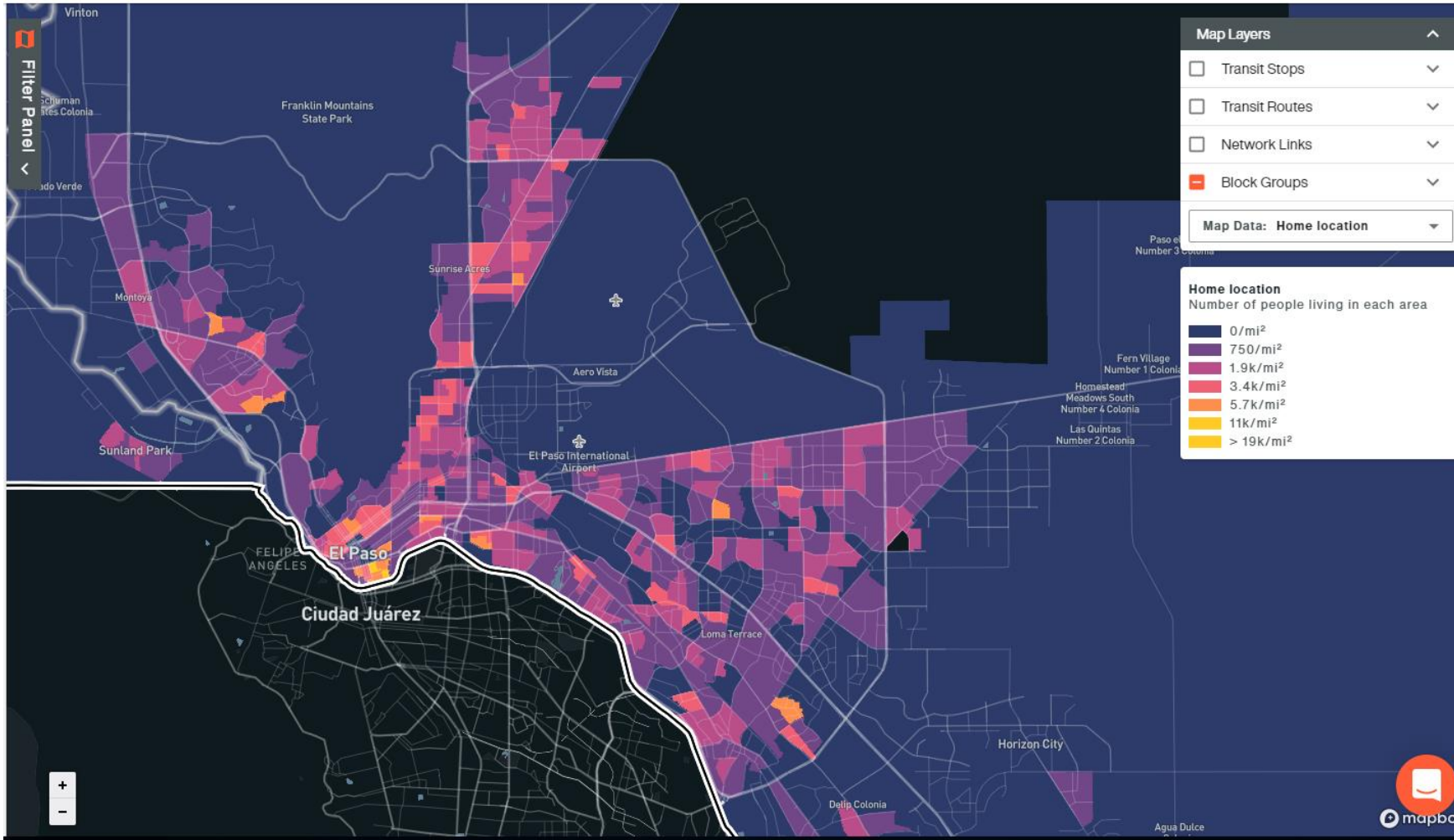
- Eliminating minimum parking standards for residential uses allows homeowners to decide whether they want off-street parking;
- Current oversupply of parking residential districts;
- Restricts how much and what type of housing can be built.
- Makes housing less affordable.

# Parking Oversupply

- Approximately 700K on-street parking spaces on local streets in residential zoning districts.
- Represents more than 2 spaces for every housing unit and occupies nearly 3 sq. mi. of land area.



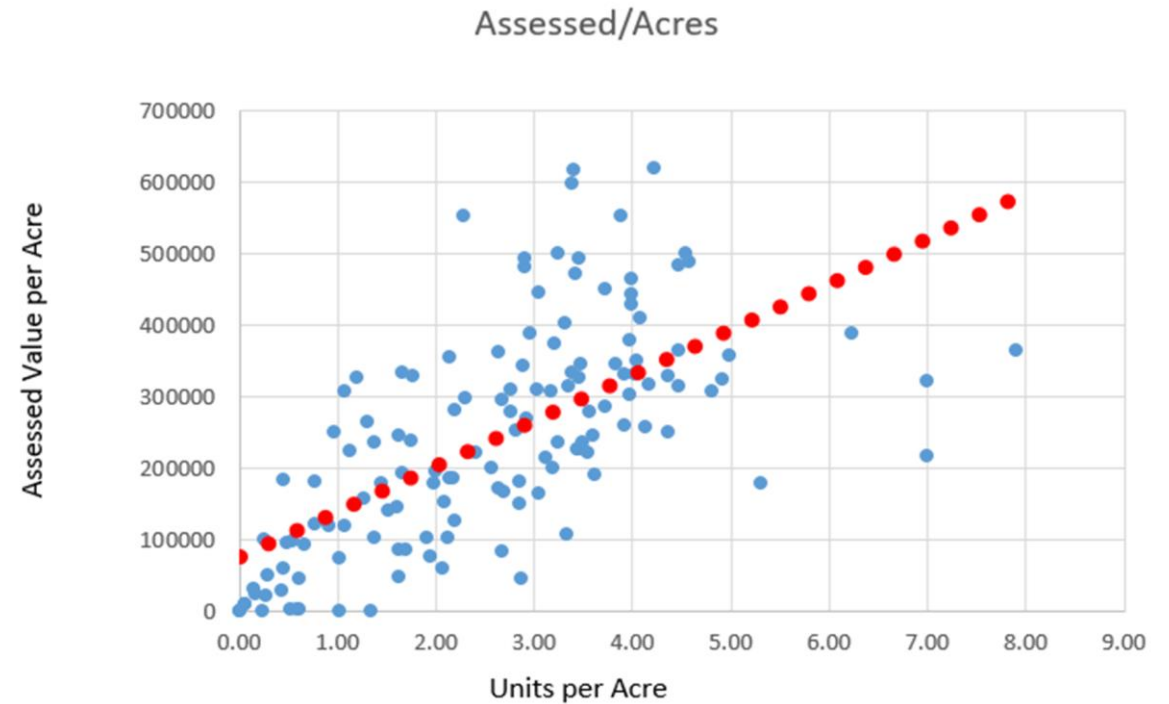
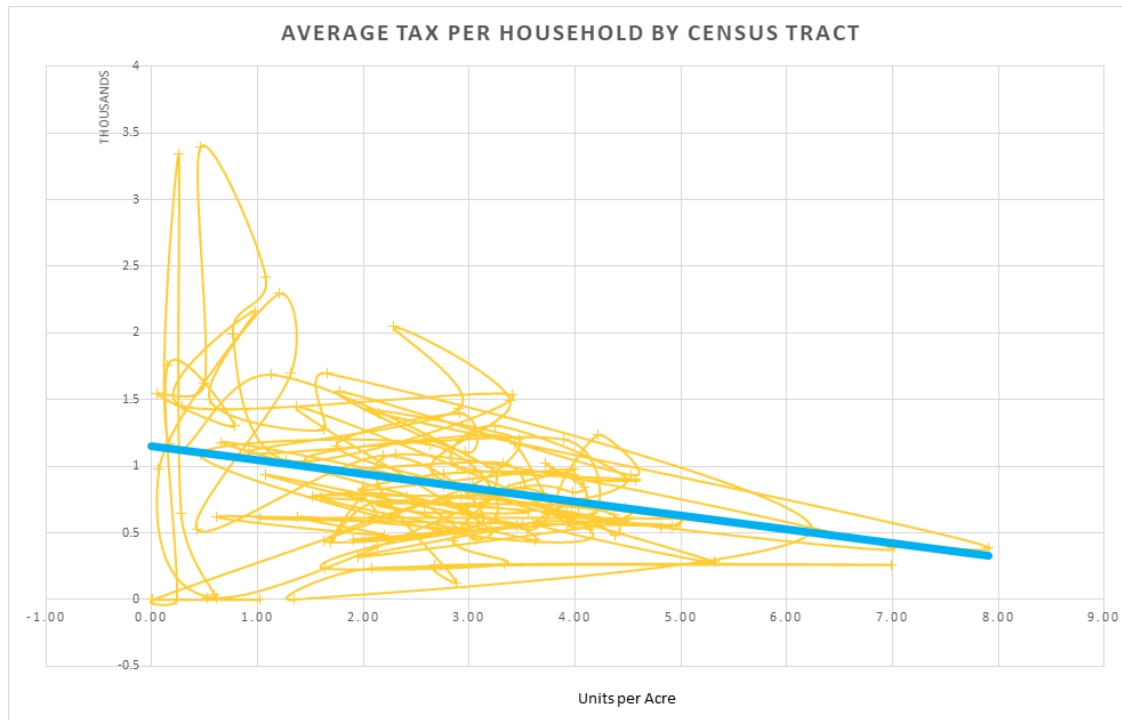
# Car-Free and One-Vehicle Owning Households



Approximately 200k (31%) residents have zero or 1 car.



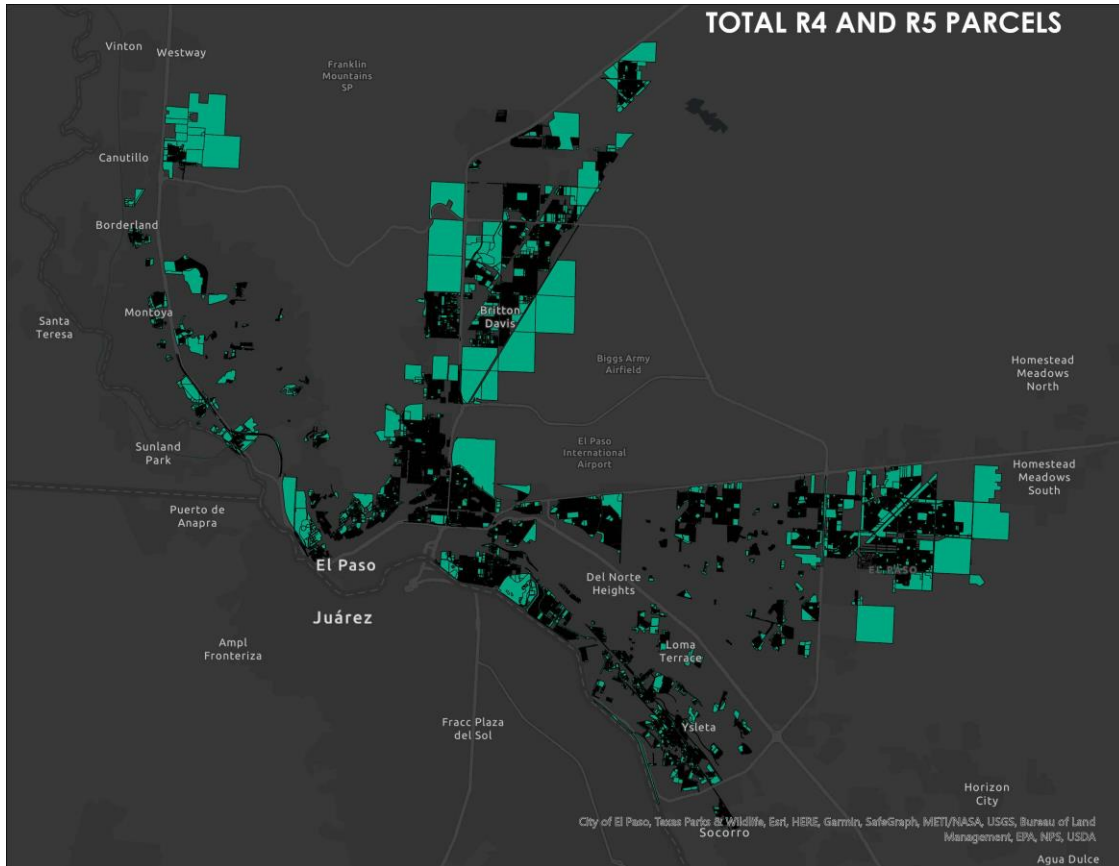
# Housing Density and Taxes



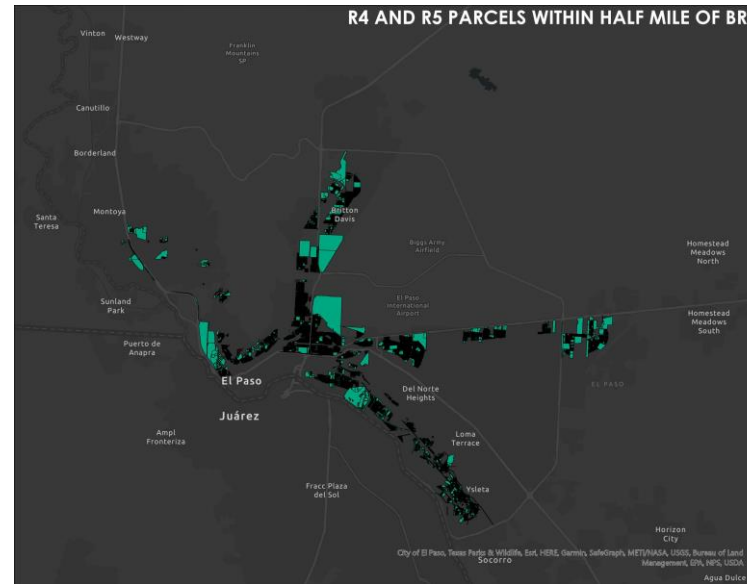
Increased density:

- reduces the cost of service per household;
- reduces the taxes per household;
- increases City tax revenue per acre

# Increasing Opportunities for Housing Choice

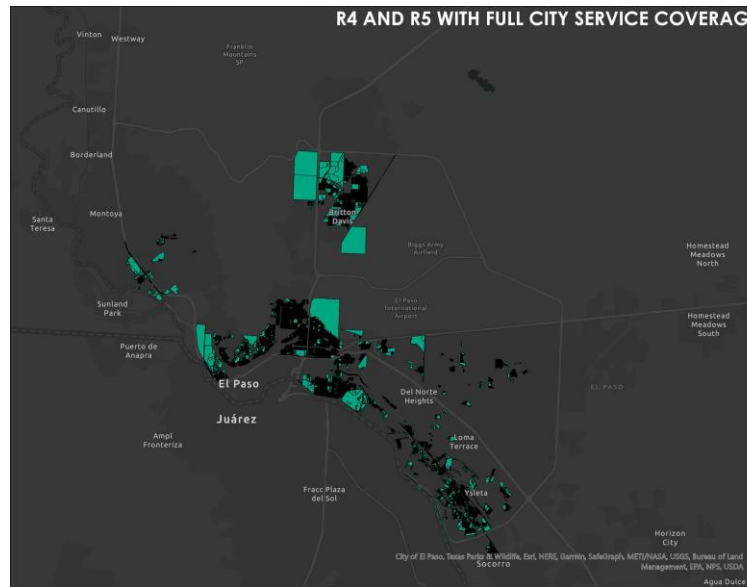


**R-4 and R-5 zoned Properties**



## **Supporting Transit Ridership**

Allowing increased housing density within ½ mile of BRT Routes



## **Reducing Service Cost**

Increasing the number of households within services areas of all service types.

# Public Engagement

## Eastside Master Plan



The Eastside Master Plan will assist the City of El Paso in analyzing how growth patterns in East El Paso are affecting the demand for multiple new municipal city services, such as parks, police and fire stations, recreation facilities, thoroughfares, and other infrastructure within the study area. It will also provide the tools and key policies needed for managing growth and development throughout East El Paso.



Through this analysis, the City will be able to determine whether there are adequate public facilities for not only the existing population, but what the future demand will be if population growth trend continues for East El Paso. From this analysis, the City will be able to provide a financial forecast for the construction of additional City facilities and/or implementing new City services in this area of El Paso.

The plan is being developed with public input, which was obtained through a City survey and at three community meetings which were hosted in November of 2018. With the input obtained from the from the community, the City is creating a comprehensive plan that the whole community will benefit from.

Based on these findings of the analysis, the City will be able to create new implementation strategies that will help ensure that future City developments in

East El Paso are created, designed and built in a cost effective and timely fashion according to its populations needs. It will also help ensure that future infrastructure growth is managed in such a way as to not create a long-term operations and maintenance burden on the City and its taxpayers. The goal is to have the analysis completed and implemented by the Fall of 2021.

This project is part of the City of El Paso's commitment to enhance the quality of life for residents visitors and businesses.



[View the full Eastside Master Plan](#)

[Adopted Eastside Facilities Master Plan](#)

- Begin public engagement on policies covered to receive feedback on proposed changes.
- Scheduled to cover policy changes with the Developer's Group March 31.
- Coordination with Representatives' offices for community meetings.
- Boards and Commissions

# Next Steps

Future Items for Discussion:

- Street Design Manual and Major Thoroughfare Plan Update;
- Plan El Paso Growth Management Chapter;
- Traffic Impact Analysis Requirements.



## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People