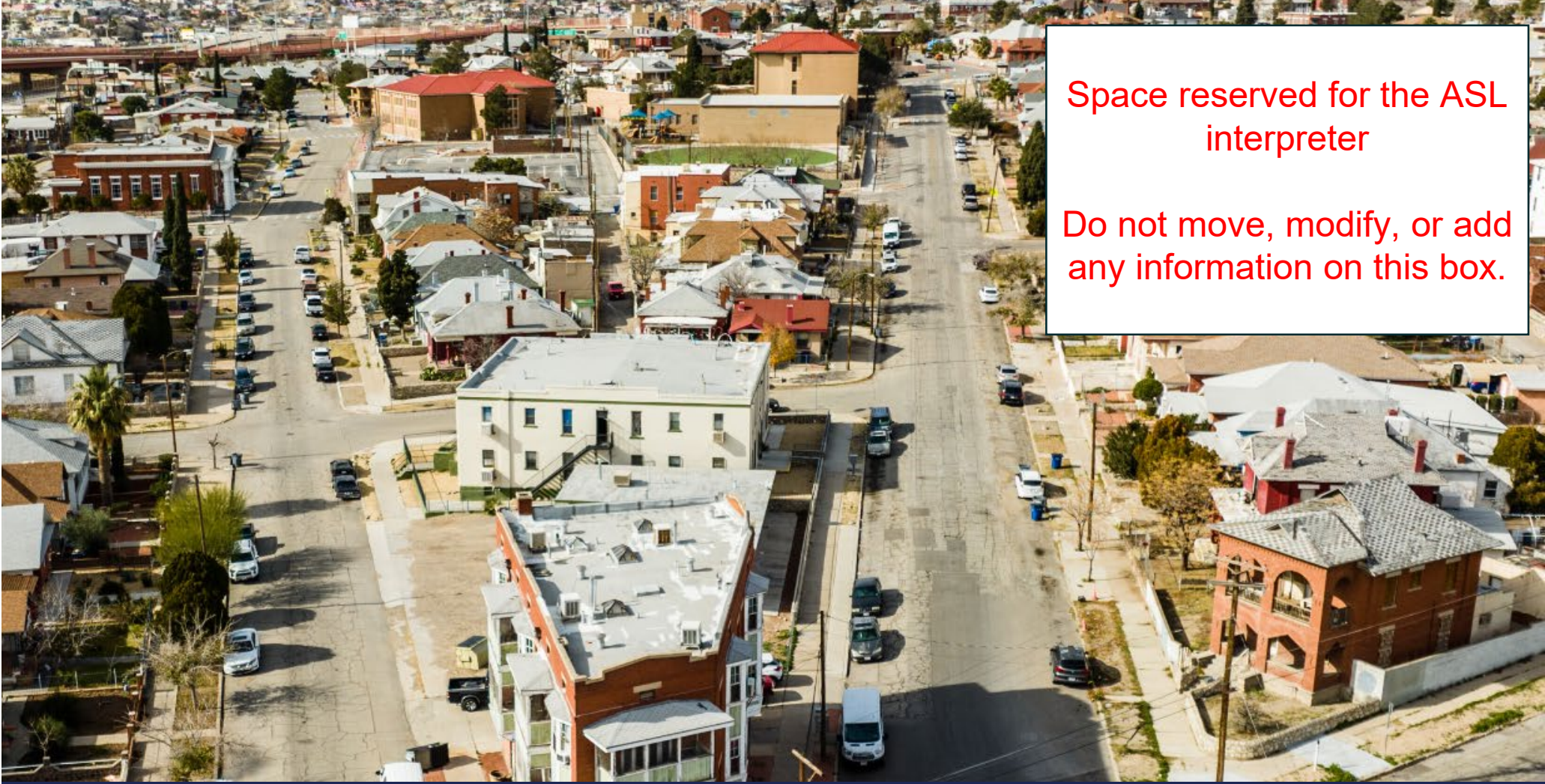


CLARION



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PLAN IMPLEMENTATION AND ZONING CODE UPDATES

TARGETED CODE ASSESSMENT

OCTOBER 2023

PROJECT GOALS

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Overarching Strategy:

- Implement Approved Master Plans and Policies

Policy-Related Outcomes:

- Address Housing Affordability
- Promote Housing Choice
- Reduce or Remove Barriers to Development
- Reinvest in Priority Areas



PREVIOUS COUNCIL ACTIONS

- **City of El Paso Infill and Redevelopment Policy (2022)**
- **Downtown + Uptown Plan (2023)**
- **Onward Alameda: Our Corridor Master Plan (2022)**
- **Transit-Oriented Development (TOD) Incentive Policy (2017)**
- **El Paso Complete Streets Policy (2022)**
- **El Paso Regional Housing Plan (2019)**
- **Resilient El Paso (2016)**
- **City Council Strategic Plan (2021)**



Implementation

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HISTORIC CONTEXT: INCLUSIVE NEIGHBORHOODS

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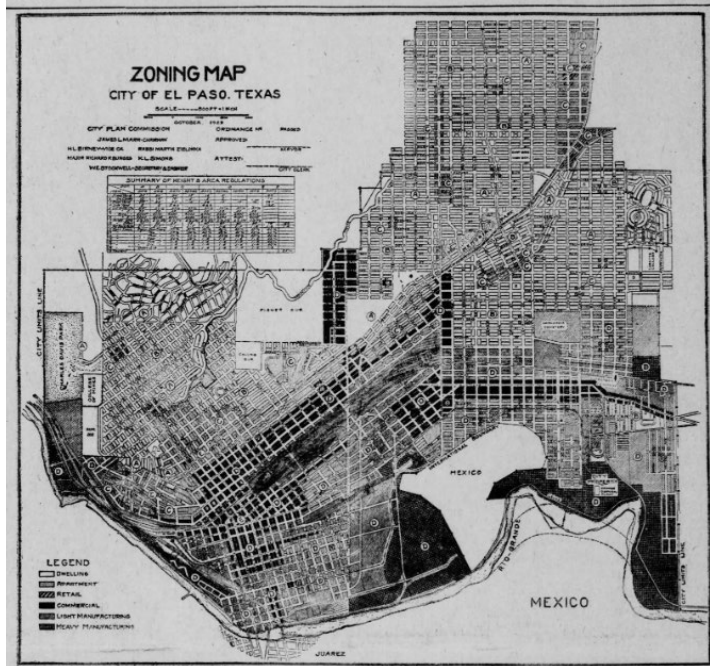
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Zoning for Inclusive Neighborhoods

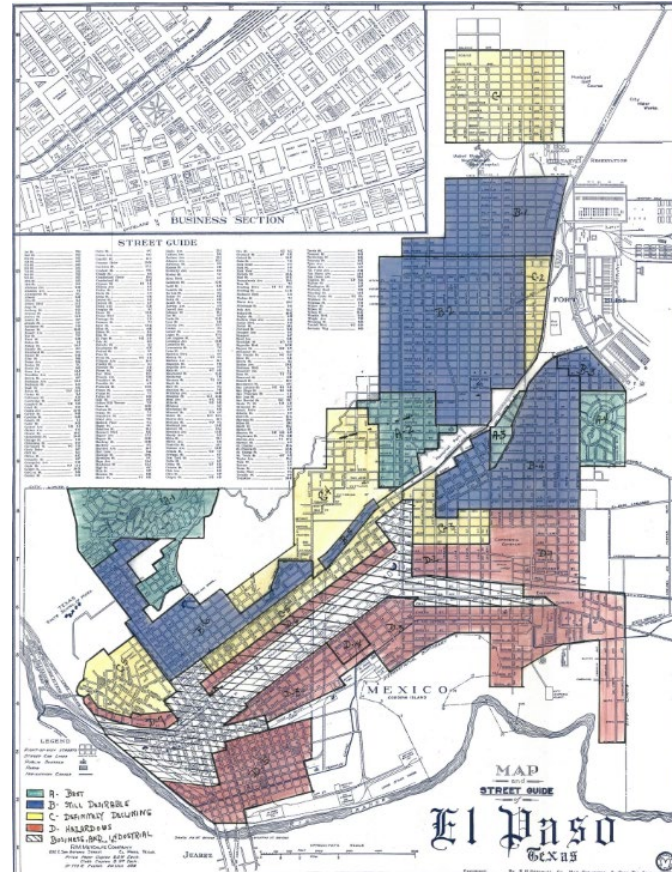
Acknowledging past harm of exclusionary zoning, land use, and lending practices that categorically excluded entire races and classes from neighborhoods.

Nor shall any such building be erected upon less than fifty feet in width, or the equivalent thereto, if said property is of irregular shape, as a building site, nor shall any building be erected, nor shall any trade or business be carried on, upon said property, which shall be a public or private nuisance, or offensive or injurious to the neighboring inhabitants or property owners in said addition; and that no spirituous, malt, vinous or intoxicating liquors of any kind shall ever be sold or manufactured thereon, except in drug stores for medicinal purposes; that no part of said property shall ever be owned, held or leased by negro, and any attempt to invest any interest therein by devise, conveyance, lease or otherwise, in a negro, shall cause the title thereto to revert to the grantor, herein, its successors, assigns or legal representatives!

CITY PLAN ENGINEER EXPLAINS PROPOSED ZONE ORDINANCE



Original 1930 City Zoning Map



Residential Security Map, Redlined Neighborhoods

Restrictive Covenants, Rim Road

HOW WE GET THERE

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1. Legalize Much of What is Existing

- Through a series of “quick fixes” that loosen requirements like setbacks and parking that legalize existing conditions in neighborhoods that existed prior to zoning regulations.

2. Create Tools for Planned (New) Growth

- Develop tools (like new zoning districts) to facilitate development that does not already exist but is called for in adopted plans and policies.

PURPOSE OF THE PROJECT

- **Develop zoning code amendments to facilitate successful implementation of adopted plans and other priority initiatives**
- **Targeted effort focused on infill development (not a comprehensive zoning code update)**
- **May set the stage for potential additional code amendments in the future (separate project)**

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PURPOSE OF THE CODE ASSESSMENT

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- **Evaluate the need for potential edits to different areas of the zoning code**
 - Zoning districts (dimensional standards)
 - Land uses
 - Development standards (e.g., site design, parking, landscaping)
 - Administration (e.g. site plan procedure)
- **For all topics:**
 - Are existing zoning regulations working well?
 - Are any zoning standards or procedures acting as barriers to the goals identified in the three plans?

INFORMED BY:

- Staff input
- Stakeholder interviews
- Online survey
- Experience of project team (Clarion and EPS) with similar regulations in Texas and other states

PARTICIPANTS IN INITIAL STAKEHOLDER INTERVIEWS & SURVEY

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- **Bridges (Parking)**
- **Community Development**
- **Economic Development**
- **Environmental Services**
- **Fire**
- **Housing Opportunity Management Enterprises (HOME)**
- **Parks and Recreation**
- **Planning and Inspections**
- **Streets**
- **Sun Metro**
- **Architects**
- **Infill developers**





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PRIORITY INITIATIVES

PRIORITY INITIATIVES

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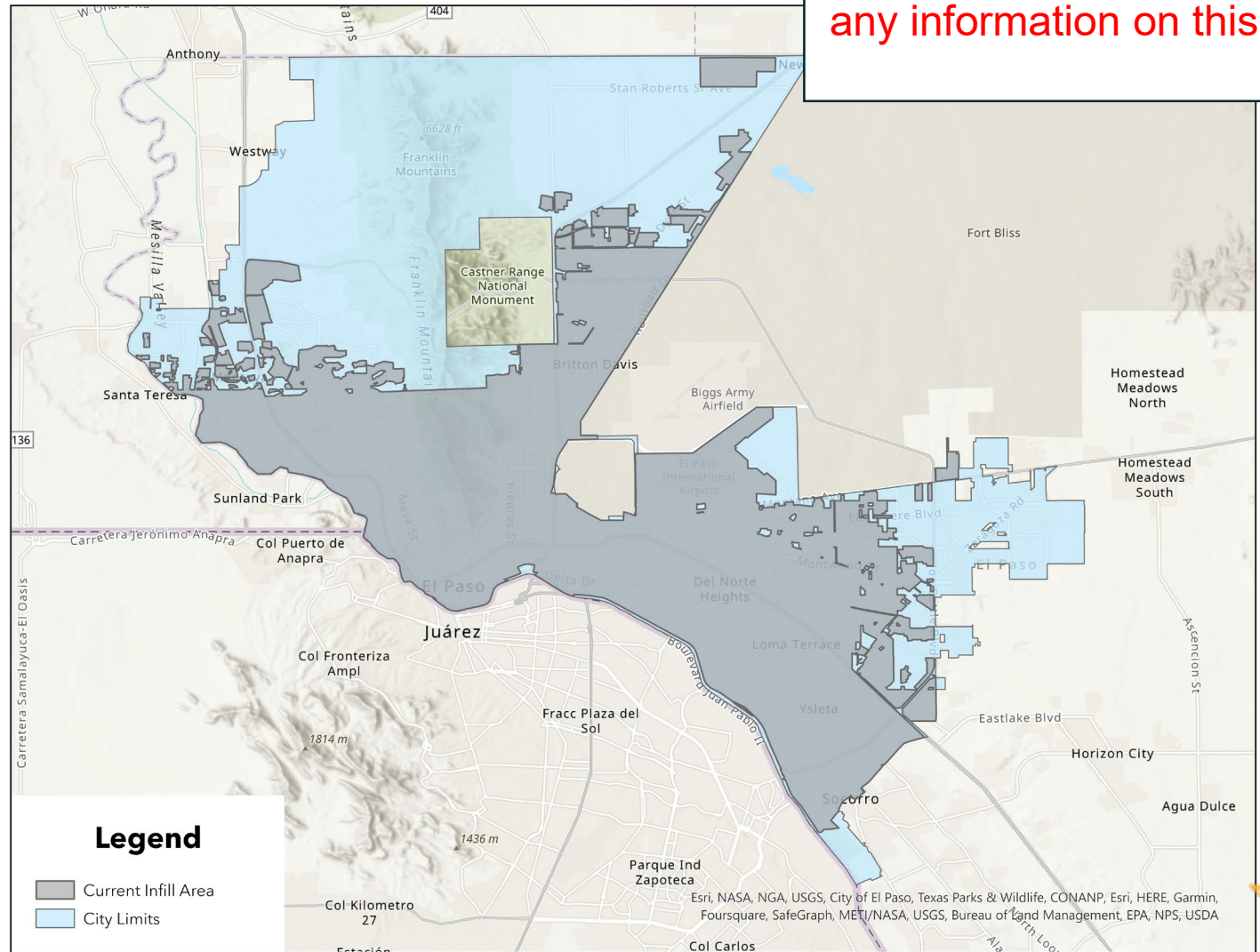
- **City of El Paso Infill and Redevelopment Policy (2022)**
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- **City Council Strategic Plan (2021)**

KEY TAKEAWAYS

- **Infill and revitalization of El Paso's core are common threads**
- **Implementation being led by different departments**
- **Geographic priorities have evolved over time**
- **Areas of overlap have contributed to implementation challenges**

CURRENT INFILL AREA

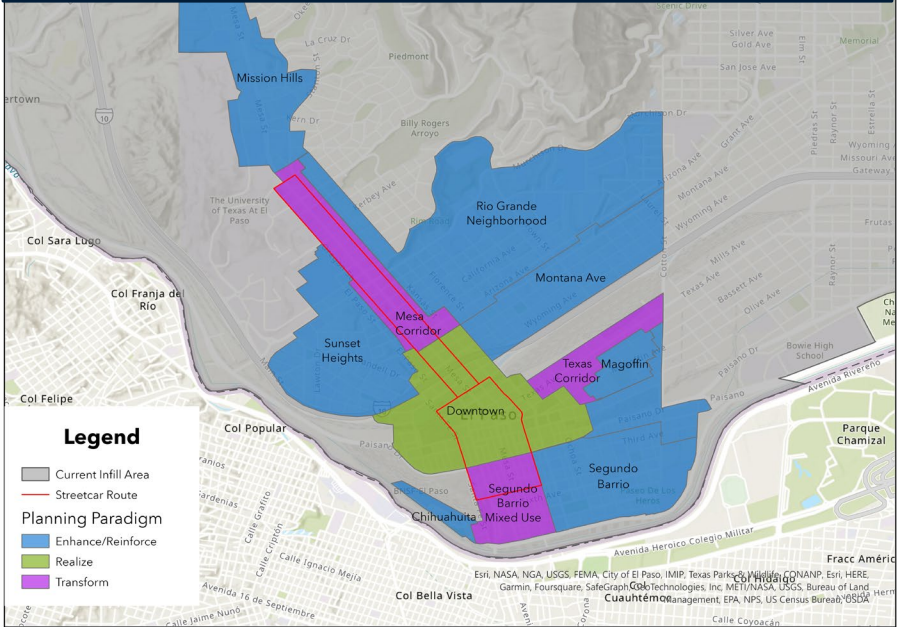
- Established in 2003 in conjunction with the City's initial Infill and Redevelopment Policy
- 51 percent of the City's total land area
- 133 Square Miles



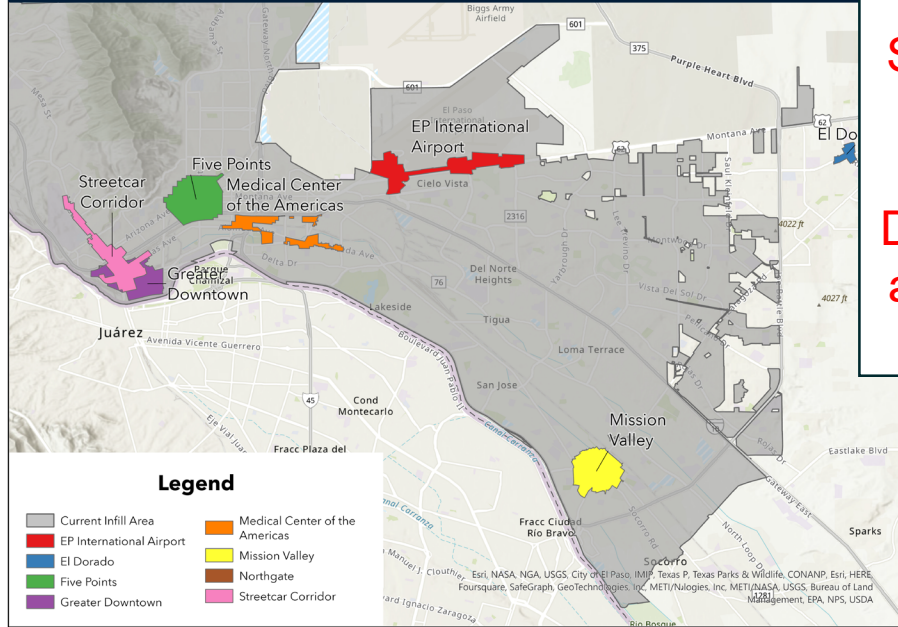
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DOWNTOWN + UPTOWN MASTER PLAN



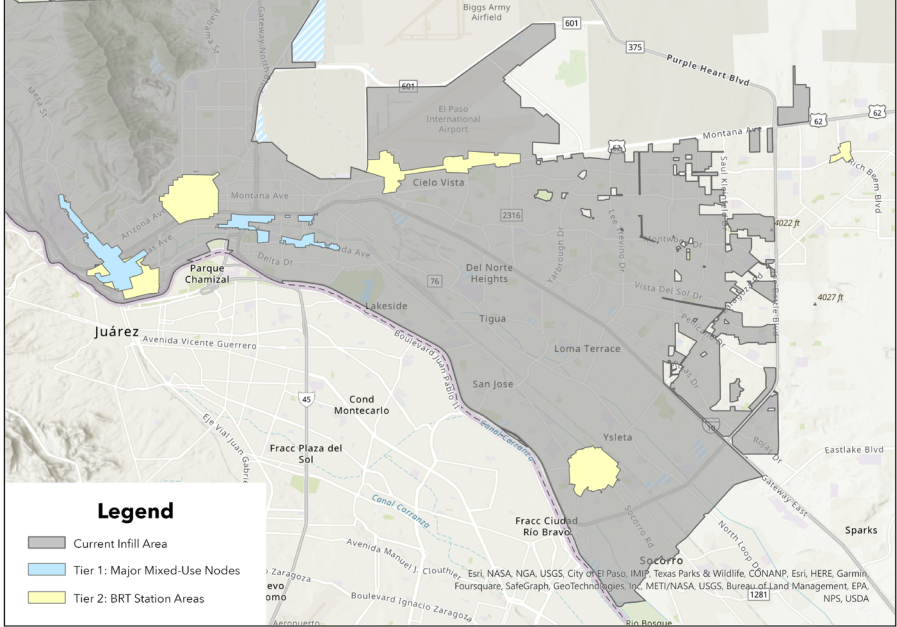
TOD INCENTIVE AREAS



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EL PASO REGIONAL HOUSING PLAN



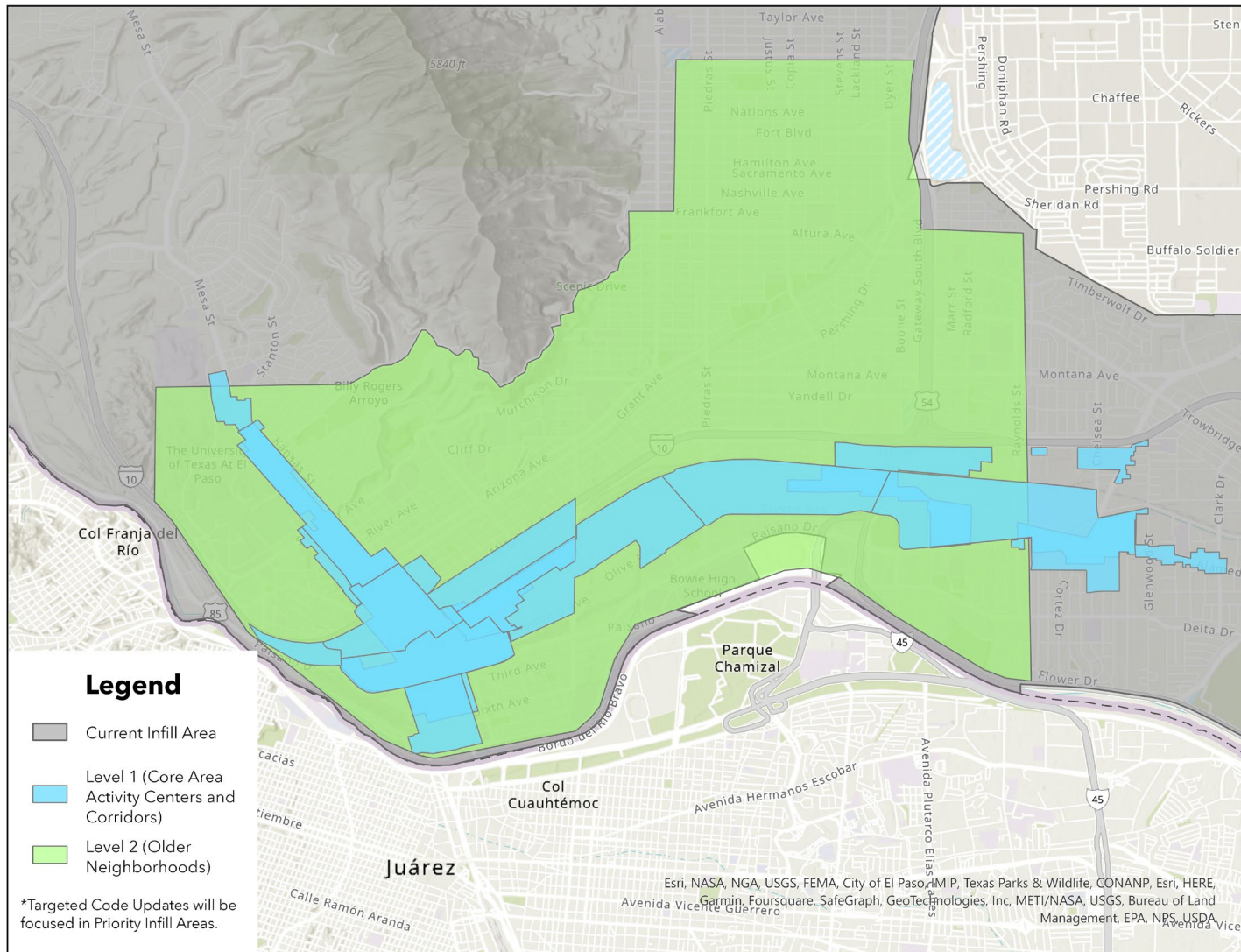
ONWARD ALAMEDA CORRIDOR PLAN



PRIORITY INFILL AREA (PROPOSED)

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- **Narrow focus for targeted code updates and regulatory/financial incentives**
- **Align overlapping plan boundaries**
- **Distinguish Core Area Centers and Corridors from Older Neighborhoods (Pre-1930)**



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SUMMARY OF RECOMMENDATIONS

OVERARCHING THEMES

- **Remove regulatory barriers and streamline approvals for infill development**
- **Expand flexibility for nonconforming uses**
- **Incorporate form-based rules where appropriate**
- **Establish a coordinated implementation strategy**



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FOCUS AREAS

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- 1. Facilitate denser, mixed-use development where supported by infrastructure and services**
- 2. Diversify housing options in older neighborhoods**
- 3. Encourage historic preservation and adaptive reuse**
- 4. Expand the adoption of sustainable development practices**
- 5. Promote safe, healthy, and livable neighborhoods**

SUMMARY OF RECOMMENDATIONS

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TIER 1: TARGETED CODE AMENDMENTS (“QUICK FIXES”)

- Address commonly cited issues that are expected to have broad support
- Quick fixes that can be used to “test” new concepts or enhanced tools

TIER 2: NEW TOOLS (“LONGER-TERM EFFORTS”)

- More complex code updates and other changes that warrant more in-depth discussion



TIER 1: TARGETED CODE AMENDMENTS (“QUICK FIXES”)

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1

Facilitate denser, mixed-use development where supported by infrastructure and services



- Offer built-in **flexibility on dimensional standards**
- Remove minimum parking requirements for multi-family residential
- Allow missing middle and transit-supportive uses by right
- Establish standards for residential adjacency and trash storage / collection

2

Diversify housing options in older neighborhoods



- Offer built-in flexibility on dimensional standards
- **Expand opportunities for accessory dwelling units**
- **Allow missing middle housing types by right**
- **Remove minimum parking requirements**
- Establish density incentives for affordable projects

3

Encourage historic preservation and adaptive reuse



- Expand applicability of Adaptive Reuse Overlay incentives / **streamline review and approvals**
- Bring greater predictability to the Neighborhood Conservation Overlay
- Document opportunities for flexibility in Title 18
- Facilitate the use of historic tax credits

4

Expand the adoption of sustainable development practices



- Clarify landscape incentives for infill to prioritize shade
- Require use of low-water landscaping and stormwater best management practices
- Encourage adoption of green building strategies that advance local priorities
- **Establish parking maximums**

5

Promote safe, healthy, and livable neighborhoods



- Establish common open space requirements as an alternative to park dedication
- Require transit-supportive amenities
- **Require complete streets**
- Encourage neighborhood-supportive uses
- Maintain street tree spacing requirements

TIER 2: NEW TOOLS EFFORTS")

("LONGER-TE

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1

Facilitate denser, mixed-use development where supported by infrastructure and services



- Establish a new set of mixed-use zoning districts
- Adopt standards to achieve higher quality architecture, site, and building design
- Calibrate density/height bonuses for regulatory and financial incentives
- **Eliminate parking minimums for all other uses**

2

Diversify housing options in older neighborhoods



- Establish and adopt development prototypes to streamline approvals and design costs
- **Establish new traditional neighborhood zoning tools**

3

Encourage historic preservation and adaptive reuse



- **Pursue anti-displacement strategies** for historically disadvantaged or vulnerable communities

4

Expand the adoption of sustainable development practices



- Establish a new standalone sustainability section in Title 20 that includes a menu of options.

5

Promote safe, healthy, and livable neighborhoods



- **Establish a new neighborhood mixed-use zoning district**



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NEXT STEPS

NEXT STEPS

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Opportunities for Input		
Code Assessment released, <i>September 2023</i>	Public draft released, <i>mid-November 2023</i>	Public draft released, <i>mid/late April 2024</i>
Presentations to City Council and City Plan Commission, <i>October 2023</i>	Public outreach, <i>early January 2024</i>	Public outreach, <i>May 2024</i>
	Final review/adoption, <i>February/March 2024</i>	Final review/adoption process, <i>June/July 2024</i>

REQUESTED COUNCIL ACTION

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- Accept the general recommendations included in the code assessment as strategies for implementation of previously-adopted plans and policies; and
- Direct the City Manager to initiate the process of the recommended text amendments to the Municipal Code