

Title 19 Redlines

Chapter 19.18 TRAFFIC IMPACT ANALYSIS

19.18.010 Purpose and applicability.

B. Applicability.

1. A traffic impact analysis (TIA), in adherence to standards contained within this title and City of El Paso approved guidelines, shall be required under the following criteria:
 - a. For all proposed developments within the city limits and within the city's extraterritorial jurisdiction where the development is expected to generate traffic in excess of one thousand average daily trips.
 - b. If a development project will generate more than one hundred peak hour trips.
2. The number of trips generated by the proposed development shall be based on land uses and intensities according to the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual or locally approved trip generation rates. The daily trip generation rate shall be computed based upon the maximum land use intensity allowed under the proposed new zoning.
3. Exceptions. An applicant may request that the city manager or designee waive the requirement for a TIA. The requirement for a TIA may be waived under the following criteria:
 - a. The city manager or designee determine that a TIA is not needed due to traffic analysis or traffic studies already completed; or
 - b. Improvements are already, constructed that will serve and support the new development; or
 - c. Redevelopment of a building that was being used for office, retail, or warehouse use that is proposed to be converted to mixed-use residential development or apartment use as defined in El Paso City Code Title 20.10.363.

Chapter 19.23 EASEMENTS, BLOCK AND LOT DESIGN AND IMPROVEMENT STANDARDS

19.23.040 Lots—Determination and regulation of size.

- A. Zoning District Requirements, if Applicable. Lots shall conform to the minimum requirements of the established zoning district in which they are located, if located within the city's corporate limits. For small lot development as defined in El Paso City Code Title 20, the development shall meet the criteria found in 20.10.625 of the El Paso City Code.

Article 6. Definitions

Chapter 19.50 DEFINITIONS

19.50.030 Definitions.

“Small lot development” means a residential lot that is 4,000 square feet or less and meets the criteria in El Paso City Code Title 20.10.625.

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