

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

DEPARTMENT: Capital Improvement Department

AGENDA DATE: Introduction: July 30, 2024
Public Hearing: August 27, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Yvette Hernandez P.E., City Engineer, 212-1860

DISTRICT(S) AFFECTED: All Districts

STRATEGIC GOAL: Goal 3 -Promote the Visual Image of the City

SUBGOAL: N/A

SUBJECT:

Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 14 (Off-Street Parking, Loading and Storage Standards) Article I (Vehicular Parking), Section 050 (Parking Requirements and Standards), removing off-street parking minimums for property located within the Downtown, Uptown, and Surrounding Neighborhoods Master Plan area.

BACKGROUND / DISCUSSION:

On July 5, 2023, the El Paso City Council adopted the Downtown, Uptown, and Surrounding Neighborhoods Master Plan by resolution. Included in the adopting resolution was direction by the City Council to the City Manager to begin the implementation process of the Master Plan.

Subsequently, on October 10, 2023, a presentation was made to the City Council identifying specific code sections within Title 20 (Zoning) that necessitated amendment to allow for implementation of the Master Plan. By resolution on that date, City Council gave the City Manager direction to begin the process of making the identified changes and to bring them to City Council for adoption. Included within the recommendations was a proposed change eliminating minimum off-street parking requirements within the Plan area.

Finally, on June 27, 2024, the El Paso City Plan Commission recommended approval of the proposed change unanimously by a vote of 5-0. No letters in support or opposition of the proposed change have been received.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES ___NO

PRIMARY DEPARTMENT: Capital Improvement Department

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Jvette Hernandez

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FOLLOWING PROVISIONS OF EL PASO CITY CODE TITLE 20 (ZONING), CHAPTER 14 (OFF-STREET PARKING, LOADING AND STORAGE STANDARDS), ARTICLE I (VEHICULAR PARKING), SECTION 050 (PARKING REQUIREMENTS AND STANDARDS) AND SECTION 070 (PARKING REDUCTIONS). THE PENALTY IS AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, On June 23, 2023, the El Paso City Council adopted the Uptown, Downtown, and Surrounding Neighborhoods Master Plan; and

WHEREAS, In the adopting resolution, the El Paso City Council directed the City Manager to begin the implementation of the Plan; and

WHEREAS, The Plan identifies the elimination of off-street parking requirements as a key policy recommendation; and

WHEREAS, The City has conducted a parking occupancy study and determined there to be significant parking oversupply; and,

WHEREAS, eliminating off-street parking requirements will remove a significant barrier that is preventing the realization of the plan.

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

SECTION 1. That Title 20 (Zoning), Chapter 14 (Off-Street Parking, Loading and Storage Standards), Article I (Vehicular Parking), Section 050 (Parking Requirements and Standards) be amended and replaced as follows:

- D. Off-street parking. Off-street parking minimums shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952 and also include all property within the Downtown, Uptown, and Surrounding Neighborhoods Master Plan boundary as depicted in Exhibit A.

SECTION 2. That Title 20 (Zoning), Chapter 14 (Off-Street Parking, Loading and Storage Standards), Article I (Vehicular Parking), Section 070 (Parking Reductions) be amended and replaced as follows:

- B. New Development in Redevelopment Areas. Up to a one hundred percent reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or transit-oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located within one of the following redevelopment areas: The Downtown, Uptown and Surrounding Neighborhoods Plan area as depicted in Exhibit A of Section 20.14.050.D., and any other redevelopment area or transit-oriented development corridor as may be recommended by the city plan commission and approved by the city council;
2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction; and
3. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

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 _____, 2024.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

Additional signatures on following page

APPROVED AS TO CONTENT:

Alex Hoffman

Alex Hoffman, AICP, CNU-A
Capital Improvement Department
Capital Planning

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant Attorney

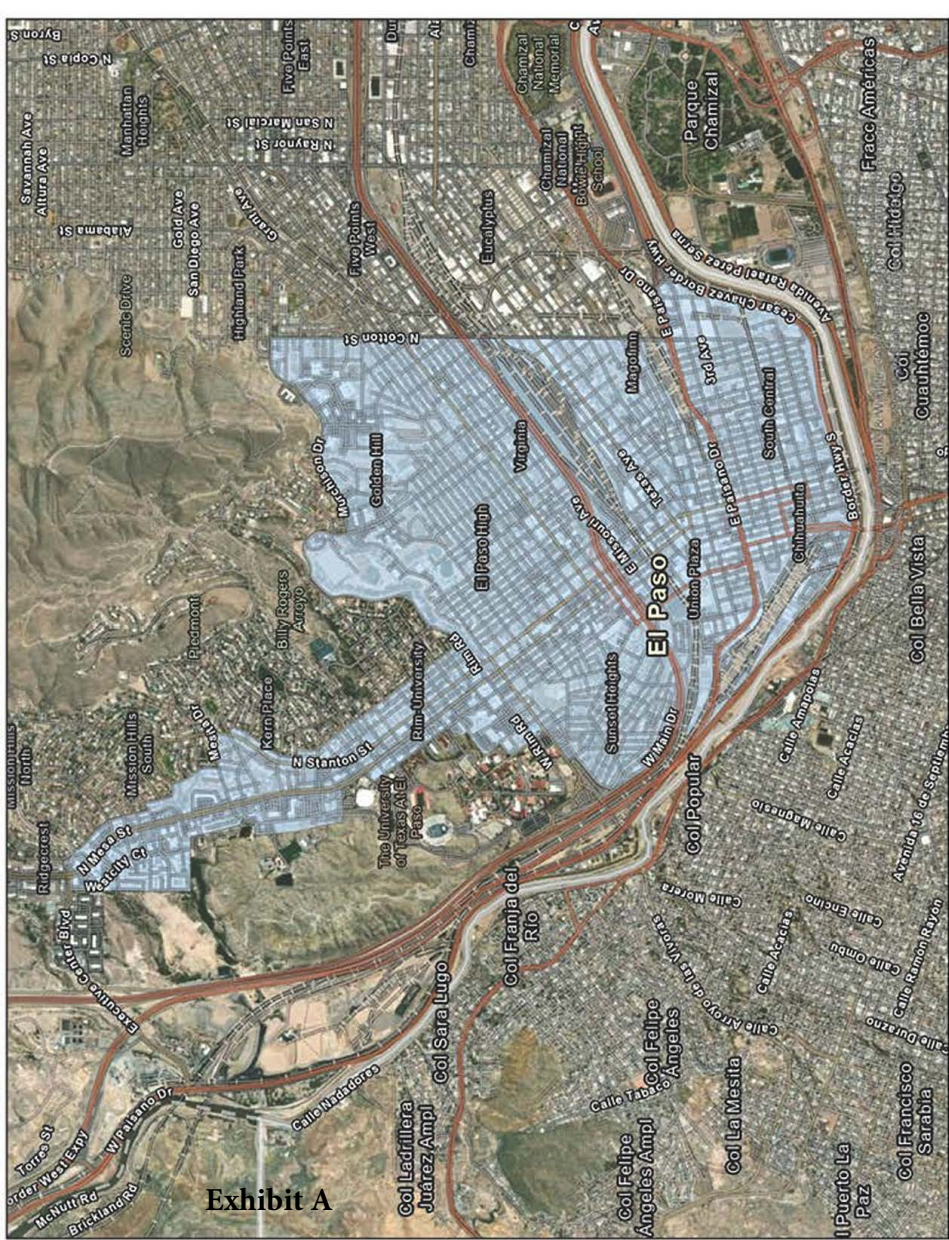


Exhibit A