

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

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD: Philip Davis

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 19 (SUBDIVISION AND DEVELOPMENT PLATS, ARTICLE II (SUBDIVISION STANDARDS), CHAPTER 19.18 (TRAFFIC IMPACT ANALYSIS), CHAPTER 19.23 (EASEMENTS, BLOCK AND LOT DESIGN AND IMPROVEMENT STANDARDS), AND ARTICLE VI (DEFINITIONS), CHAPTER 19.50 (DEFINITIONS) IN ORDER TO COMPLY WITH THE UPDATED REQUIREMENTS IN ACCORDANCE WITH SENATE BILL 15 AND SENATE BILL 840 OF THE TEXAS 89TH LEGISLATIVE SESSION. THE PENALTY IS AS PROVIDED IN 19.42 OF THE EL PASO CITY CODE.

WHEREAS, Senate Bill 15 (“SB 15”) and Senate Bill 840 (“SB 840”) were enacted on June 20, 2025 and May 28, 2025 respectively by the Texas 89th Legislative Session, with an effective date of September 1, 2025; and

WHEREAS, SB 15 and SB 840 seeks to increase the housing stock and housing options within Texas; and

WHEREAS, this Ordinance amends Title 19 (Subdivision and Development Plats) of the El Paso City Code to comply with SB 15 and SB 840.

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

Section 1. That Title 19 (Subdivision and Development Plats), Article II (Subdivision Standards), Chapter 19.18 (Traffic Impact Analysis), Subsection 19.18.010.B.3 is amended to include the following:

3. Exceptions

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.

Section 2. That Title 19 (Subdivision and Development Plats), Article II (Subdivision Standards), Chapter 19.23 (Easements, Block and Lot Design and Improvement Standards), Subsection 19.23.040.A is amended and replaced as follows:

A. Zoning Lot 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.

Section 3. That Title 19 (Subdivision and Development Plats), Article VI (Definitions), Chapter 19.50 (Definitions), Subsection 19.50.030 is amended to include the following new definition:

“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.

Section 4. Except as herein amended, Title 19 (Subdivision and Development Plats) of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip Etiwe, Director
Planning & Inspections Department