

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



DEPARTMENT: Capital Improvement Department

AGENDA DATE: 7/22/25

PUBLIC HEARING DATE: 8/19/25

CONTACT PERSON NAME: Alex Hoffman/Daniela Quesada

PHONE NUMBER: 1.915.212-1564

DISTRICT(S) AFFECTED: All Districts

STRATEGIC GOAL:

Goal 3 -Promote the Visual Image of the City

SUBGOAL:

N/A

SUBJECT:

An ordinance amending and replacing in its entirety the following provisions of El Paso City Code Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II (Definitions). The Penalty is as provided in Chapter 20.24 of the El Paso City Code.

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 were proposed changes and additions to several definitions.

Finally, on August 8, 2024, the El Paso City Plan Commission unanimously recommended approval of the proposed

COMMUNITY AND STAKEHOLDER OUTREACH:

A robust community engagement plan of individual neighborhood meetings followed a 12-month plus engagement phase as part of the Downtown, Uptown, and Surrounding Neighborhoods Master Plan, where this policy recommendation was discussed and included in the final adopted plan. The following neighborhood groups and stakeholders were met with::

- Chihuahueta Neighborhood Association (9.3.25)
- Kern Place (7.17.24)
- Rio Grande Neighborhood Association (7.22.24)
- Rim Area Neighborhood Association (8.15.24 and 8.26.24)
- South Side Neighborhood Association (7.11.24)
- Sunset Heights Neighborhood Association (7.10.24 and 9.10.24)
- Sunrise Civic Association (8.15.24)

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD:

Alex Hoffman

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

Ordinance: _____

AN ORDINANCE AMENDING AND REPLACING IN ITS ENTIRETY THE FOLLOWING PROVISIONS OF EL PASO CITY CODE TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS), ARTICLE II (DEFINITIONS). THE PENALTY IS AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, On September 26, 2023, the El Paso City Council adopted the Targeted Zoning Code Assessment and directed the City Manager to implement the various recommendations; and

WHEREAS, The Code Assessment identified barriers to the implementation of various adopted master plans and policies; and

WHEREAS, The definitions contained in this ordinance are intended to clarify ambiguous existing definitions or create new definitions where the Zoning Ordinance currently is silent; and

WHEREAS, The updated and new definitions will allow for other future amendments identified in the Code Assessment to be brought forward.

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

SECTION 1. That Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II (Definitions) be amended and replaced as follows:

Definitions

20.02.029. Accessory Dwelling Unit. "Accessory dwelling unit" or ADU means an additional, subordinate dwelling unit located on the same lot as the principal residential use that includes its own independent living facilities with provisions for sleeping, cooking, bathroom facilities, and is designed for residential occupancy independent of the principal residential use.

20.02.029.1. Accessory Dwelling Unit-Attached/Interior "Accessory dwelling unit - Attached/Interior" means an ADU that is located within (internal) or attached to the principal residential use. Within the principal dwelling means space such as a finished basement or attic. Attached to the principal dwelling means space such as a converted attached garage or structural addition.

20.02.029.2. Accessory dwelling unit - Detached. "Accessory dwelling unit - Detached" means an ADU that is separated at least five feet (roof to roof) from the principal residential use typically at ground level or above a detached garage or other similar structure.

20.02.033. Adaptive Reuse. "Adaptive reuse" means the conversion or change of use of all or any part of an existing building to another use allowed in the underlying district or any construction to expand or modify an existing non-residential building to another use.

20.02.074. Apartment building(s) (five or more units) "Apartment building (s) (five or more units)" means a building, part of a building, or multiple buildings containing five or more units in total on any one parcel.

20.02.156. Building, Height of "Height of building" means the vertical distance measured from the mean elevation of any abutting right of way (including alleys) or finished grade within the lot limits—whichever is greater—to the highest point of the structure, exclusive of chimneys, ventilators, air conditioners and ducts, elevator equipment, flagpoles, communication antennas, church spires, belfries, water towers, or other similar vertical projections.

20.02.337 – Emergency shelter "Emergency shelter" means a facility that provides temporary housing and appropriate supportive services to more than five persons, exclusive of the support staff, whom have been victims of a crime or who have been affected by disasters or crises, and are seeking shelter on an emergency basis. The persons seeking shelter could for example, be victims of domestic violence, sexual assault, or human trafficking. This use does not include a homeless shelter or halfway house as defined in this Title.

20.02.463 Housing Priority Area. "Housing Priority Area" means the adopted geographic area of the City where infill development and redevelopment is prioritized as per Sections 20.10.280 and 20.10.355.

20.02.516. Live-Work Flex Unit. "Live-work flex unit" means a building that contains one or more dwelling units as well as commercial use(s) that are operated by one of the residents.

20.02.526. Lodging House (Single Room Occupancy). "Lodging house" (Single Room Occupancy) means a structure other than a hotel, motel or tourist home, that provides living units that have separate sleeping areas and some combination of shared bath, toilet facilities. The structure may or may not have separate or shared cooking facilities for residents.

20.02.573. Mixed Use Development. "Mixed Use Development" means the combination of two or more land use categories (commercial, industrial, office, or residential) contained within a single property or building.

20.02.072.1. Apartment, Large. "Apartment, Large" means one or more residential buildings containing more than twenty (20) units.

20.02.072.2. Apartment, Medium. "Apartment, Medium" means one or more residential buildings containing more than eight units (8) but not more than twenty (20) in total.

20.02.072.3. Apartment, Small. "Apartment, Small" means one or more residential buildings containing more than four (4) units but not more than eight (8) in total.

20.02.1092. Townhouse. "Townhouse" (or rowhouse) means an attached or detached residential structure designed to be occupied as a unit, but forming one of a group or series of buildings that may be separated from one another by property lines and/or part of condominium regime.

SECTION 2. 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 _____, 2025.

THE CITY OF EL PASO

Renard U. Johnson Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO CONTENT:

Alex Hoffman

Alex Hoffman, AICP, CNU-A
Urban Planning and Design Division

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

Amended definitions

Space reserved for the ASL
interpreter

Do not move, modify, or add
any information on this box.

20.02.029. Accessory Dwelling Unit. "Accessory dwelling unit" or ADU means ~~an accessory~~ an additional, subordinate dwelling unit located on the same lot as the principal residential use that includes its own independent living facilities with provisions for sleeping, cooking, and sanitation bathing, and toilet-room facilities, and is designed for residential occupancy independent of the principal residential use. ~~building that is intended to be used as a dwelling unit.~~

20.02.033. Adaptive Reuse. "Adaptive reuse" means the conversion or change of use of all or any part of an existing building to a ~~nother residential use, a mixed-use or any~~ use allowed in the underlying district or any construction to expand or modify an existing non-residential building ~~located to another use in an area designated with an adaptive reuse overlay that meets the development guidelines adopted in the city's comprehensive plan for the area.~~

20.02.074. Apartment building (s) (five or more units) "Apartment building (s) (five or more units)" means a building ~~, or~~ part of a building, or multiple buildings containing five or more ~~attached dwelling units~~ in total on any one parcel.

20.02.156. Building, Height of "Height of building" means the vertical distance measured from the mean elevation of ~~the street curb~~ any abutting right of way (including alleys) or finished grade within the lot limits—whichever is greater—to the highest point of the structure, exclusive of chimneys, ventilators, air conditioners and ducts, elevator equipment, flagpoles, communication antennas, church spires, belfries, water towers, or other similar vertical projections.



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20.02.337 – Emergency shelter "Emergency shelter" means a facility that provides temporary housing and appropriate supportive services to more than five persons, exclusive of the support staff, whom have been victims of a crime **or who have been affected by disasters or crises**, and are seeking shelter on an emergency basis. The persons seeking shelter could for example, be victims of domestic violence, sexual assault, or human trafficking. This use does not include a homeless shelter or halfway house as defined in this Title.

20.02.516. Live-Work Flex Unit. "Live-work flex unit" means a building **that contains** ~~with~~ one or more dwelling units ~~and as well as~~ **one principal** commercial use(s) that ~~is owned and/or are~~ operated by one of the residents.

20.02.526. Lodging House (Single Room Occupancy). "Lodging house" (Single Room Occupancy) means a **dwelling structure** other than a hotel, motel or tourist home, **that provides living units that have separate sleeping areas and some combination of shared bath, toilet facilities. The structure may or may not have separate or shared cooking facilities for residents.** ~~where, for compensation and by prearrangement, lodging, meals, or lodging and meals, are provided to more than five persons unrelated by blood or marriage to the owner or operator, including residential fraternity and sorority houses.~~

20.02.1092. Townhouse. "Townhouse" (or rowhouse) means ~~a single-family dwelling~~ **an attached or detached residential structure** designed to be ~~sold-occupied~~ as a unit, but forming one of a group or series of ~~three or more attached single-family dwellings~~ **buildings that may be** separated from one another by ~~common~~ property lines **and/or part of condominium regime.**



NEW definitions

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