

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



DEPARTMENT: Urban Planning & Design

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 10 (Supplemental Use Regulations) Section 035 (Accessory Dwelling Unit (ADU)). 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::

- Chihuahuita 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)

AN ORDINANCE AMENDING AND REPLACING IN ITS ENTIRETY THE FOLLOWING PROVISIONS OF EL PASO CITY CODE TITLE 20 (ZONING), CHAPTER 10 (SUPPLEMENTAL USE REGULATIONS) SECTION 035 (ACCESSORY DWELLING UNIT (ADU)) TO UPDATE REQUIREMENTS FOR ACCESSORY DWELLING UNITS. 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, Overarching goals identified in the Code Assessment include the delivery of more diverse and affordable housing options including revisions to the existing Accessory Dwelling Unit requirements; and

WHEREAS, Accessory Dwelling Units represent one example of a housing typology that represents a more affordable alternative to single-family dwellings; and

WHEREAS, The modifications implement the recommendations of the adopted Code Assessment and other approved master plans and policies.

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

SECTION 1. That Title 20 (Zoning), Chapter 10 (Supplemental Use Regulations) Section 035 (Accessory Dwelling Unit (ADU)) be amended and replaced as follows:

20.10.035 Accessory dwelling unit (ADU).

A. Detached accessory dwelling units shall comply with the following:

1. Only one ADU is permitted on a lot with a residential use.
2. If the lot is designated for on-site ponding, the maximum lot coverage, including all buildings and impervious surfaces, is fifty percent.
3. The ADU shall not exceed eight hundred square feet of gross floor area, except that for lots containing eight thousand square feet or more, the ADU shall not exceed one thousand two hundred square feet.
4. The ADU shall comply with all building code requirements for a dwelling unit, including but not limited to, heating and cooling, cooking and bathroom facilities.

5. The ADU shall be located no closer to the front than the principal residential structure's facade.
 6. The required rear and side yard setbacks of the underlying zoning district may be reduced to zero (0) feet when the structure (if applicable) is fire rated in accordance with Title 18 (Building and Construction). Otherwise, the ADU shall comply with all setback requirements of the underlying zoning. Under no circumstances may an ADU be built within a utility easement without prior approval from the utilities.
 7. The height of the ADU shall not exceed the height of the principal residential use.
 8. Windows shall not be permitted on the wall of an ADU that is within ten feet of the property line abutting a residential use or district, if the ADU is located over another structure, taller than one story, or fifteen feet high.
 9. ADUs shall not be included in the density calculation base zoning district nor towards the number of units in the principal residential structure.
 10. Off-street parking shall not be required for ADUs.
- B. Attached accessory dwelling units are permitted when they comply with the following:
1. Only one ADU is permitted on a lot with a residential use. In no instance shall an ADU be permitted on a lot containing a quadruplex or an apartment use.
 2. The ADU shall not exceed eight hundred square feet of gross floor area except that for lots containing eight thousand square feet or more, the ADU shall not exceed one thousand two hundred square feet gross floor area.
 4. The ADU shall comply with all building code requirements for a dwelling unit, including but not limited to, heating and cooling, cooking and bathroom facilities.
 5. The ADU shall comply with all yard standards of the zoning district except when converting an existing, attached structure to an ADU. If located within the required yard setbacks, the common walls shared with abutting structures shall be fire rated in accordance with Title 18 (Building and Construction). Additionally, the requirements of 20.10.035.A.9. shall apply.
 6. A separate entrance shall be provided for the ADU either through an exterior door or vestibule.
 7. ADUs shall not be included in the density calculation of the base zoning district nor towards the number of units in the principal residential structure.
 9. Off-street parking shall not be required for ADUs.
 10. If an attached garage is provided to the ADU, no garage door shall be placed in the front of the structure.

SECTION 2. Except as herein amended Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

Signatures on following page

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:

Jesus Quintanilla

Jesus A. Quintanilla
Assistant City Attorney