

11767 Stephanie

Zoning Board of Adjustment — April 20, 2026



CASE NUMBER: PZBA25-00034
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Belinda Rosales
REPRESENTATIVE: Eduardo M. Diaz
LOCATION: 11767 Stephanie Dr. (District 6)
ZONING: R-3A/sc (Residential/special contract)
REQUEST: Special Exception J (Carport Over a Driveway)
PUBLIC INPUT: None received as of April 14, 2026

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 J (Carport Over a Driveway) to permit a proposed carport over a driveway in an R-3A/sc (Residential/special contract) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the special exception request as the requested area of encroachment is less than the maximum permitted for a carport. The condition is as follows:

1. That the storage structure located in the rear yard be removed or relocated from the 5-foot utility easement area.

PZBA25-00034



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 5 10 20 30 40 Feet



Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed carport of approximately 19 feet 10 inches by 10 feet and an area of 198 square feet, of which 198 square feet will encroach 10 feet into the front yard setback and would be located to within 10 feet of the front property line.

BACKGROUND: The minimum and required front setback for the subject property is 20 feet in the R-3A/sc (Residential/special contract) zone district. The required rear setback for the subject property is 25 feet to meet the cumulative front and rear setback of 45 feet in the R-3A/sc (Residential/special contract) zone district. The existing patio in the rear is encroaching the setback but is less than the maximum square feet allowed to encroach by right per Section 20.12.040 – Yards. Additionally, the storage structure in the rear yard of the property is located within the five-foot (5') utility easement area and shall be relocated or removed.

According to El Paso Central Appraisal District records, the single-family dwelling was built in 1986.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 Feet	10 Feet
Rear	25 Feet	No Change
Cumulative Front & Rear	45 Feet	35 Feet
Side (Left)	5 Feet	No Change
Side (Right)	5 Feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS FOR CARPORT:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	343.2 Square Feet	1/5 of 1,716 Sq. Ft. (House 1 st floor area)
Requested Area of Encroachment	198 Square Feet	19 Feet 10 Inches by 10 Feet (Encroachment only)

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.J CRITERIA	
The Zoning Board of Adjustment is empowered under Section 2.16.050.J to: <i>Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway, provided the following criteria is met:</i>	
Criteria	Does the Request Comply?
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;	Yes. The residence has a valid certificate of occupancy for one continuous year.
2. The zoning board of adjustment has received the written approval of the structural design from the building official;	Yes. The Building Official has reviewed the request, and has provided written approval.
3. The carport shall resemble the main residential structure in scale and character and shall be open on three sides;	Yes. The proposed carport does resemble the main residential structure and is open on three sides based on submitted elevation drawings.
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling, with the first-floor area of the dwelling defined as the sum of the gross horizontal area, exclusive of garages, atriums, stairwells, and open porches, measured from the exterior faces of the exterior walls; and, shall be measured as the area covered by the carport roof, to include overhangs;	Yes. The proposed carport encroachment of 198 square feet is less than the maximum allowed area of 343.2 square feet.
5. Elevation drawings of the proposed structure shall be submitted;	Yes. Elevation drawings of the proposed structure were submitted.

6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;	Not applicable. This is not a duplex.
7. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this Code;	Yes. It is not possible to provide a carport in the front yard without encroaching into the required front setback.
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining area shall be permanent open space

PUBLIC COMMENT: Public notice was sent on April 10, 2026 to all property owners within 300 feet of the subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

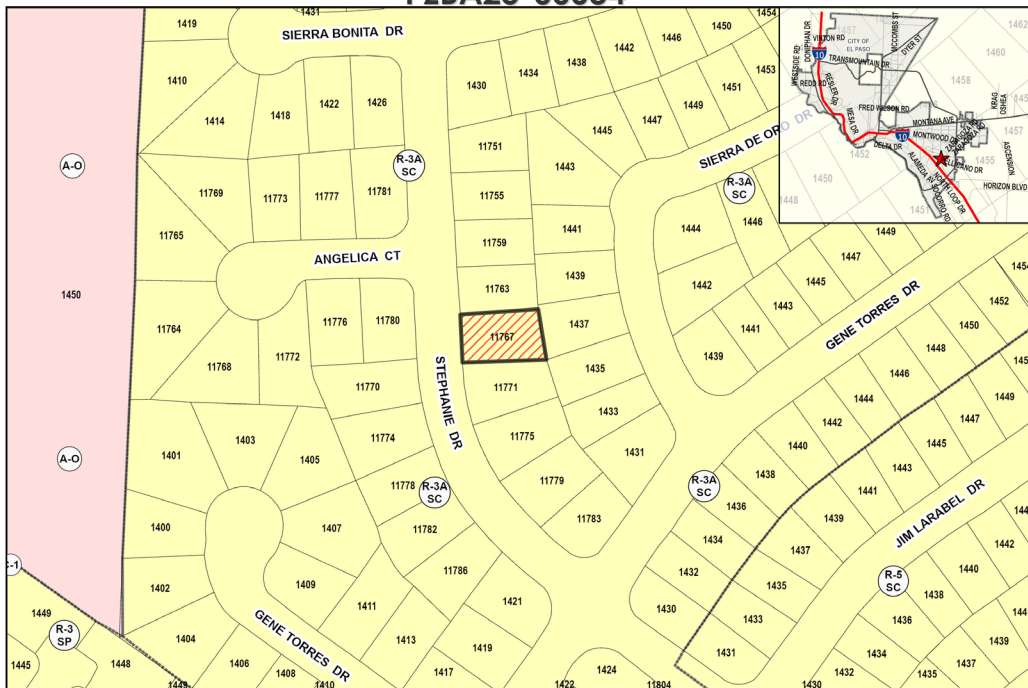
ZONING BOARD OF ADJUSTMENT OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured.
2. **Approval with Modification** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate. **(Staff Recommendation)**
3. **Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

ZONING MAP

PZBA25-00034



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



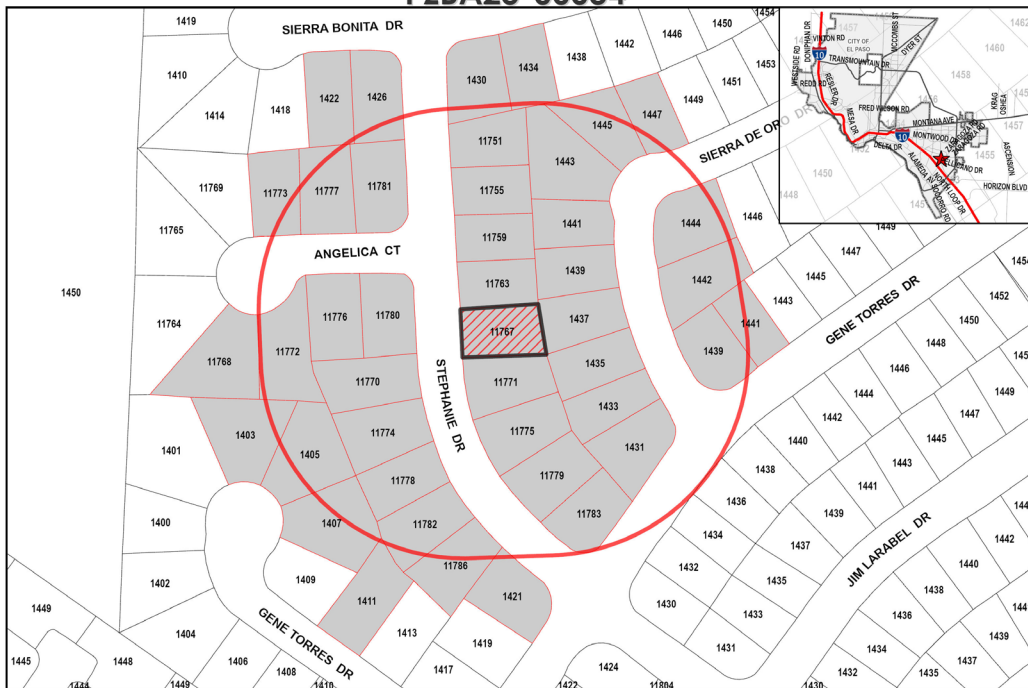
Subject Property

0 30 60 120 180 240 Feet



NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00034



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

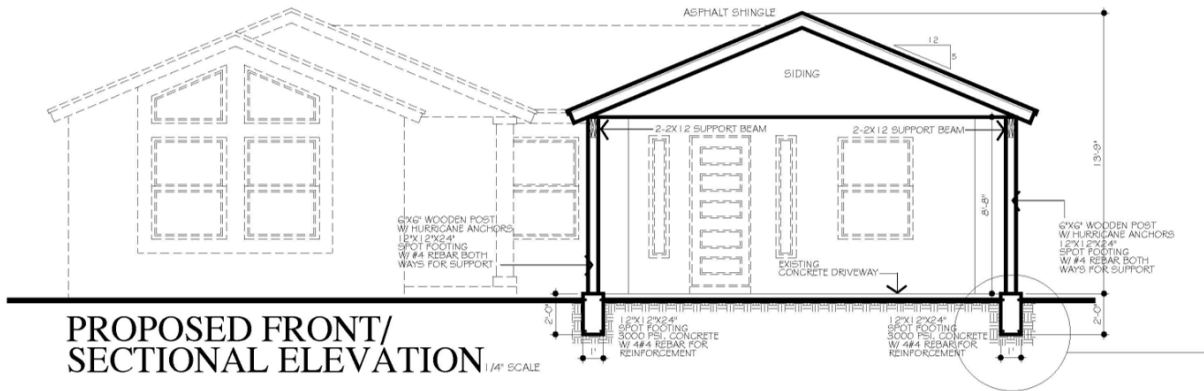


Subject Property
 300 Feet Notice Area
 Notified Properties

0 30 60 120 180 240 Feet



ELEVATION 1



ELEVATION 2

