

# 1000 Esplanada

Zoning Board of Adjustment — June 15, 2026



**CASE NUMBER:** PZBA26-00029  
**CASE MANAGER:** Blanca Perez, (915) 212-1561, [PerezBM@elpasotexas.gov](mailto:PerezBM@elpasotexas.gov)  
**PROPERTY OWNER:** Jorge Luis Aguirre  
**REPRESENTATIVE:** Xavier Escobedo  
**LOCATION:** 1000 Esplanada Cir. (District 1)  
**ZONING:** R-2 (Residential)  
**REQUEST:** Special Exception J (Carport Over a Driveway)  
**PUBLIC INPUT:** None received as of June 9, 2026

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 J (Carport Over a Driveway) to allow to legalize an existing carport over a driveway in an R-2 (Residential) zone district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **DENIAL** of the special exception request as the requested area of encroachment is greater than the maximum permitted for a carport and does not match the residential character of the neighborhood.

## PZBA26-00029



Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special exception to allow to legalize the construction of an existing carport of approximately 26 feet 1 inch by 30 feet 5 inches and an area of 793.4 square feet, of which 793.4 square feet encroaches 35 feet into the front yard setback and is located to within 8 feet 11 inches of the front property line.

**BACKGROUND:** The minimum front yard setback is 25 feet in the R-2 (Residential) zone district. The required front yard setback for the subject property is 35 feet to meet the cumulative front and rear yard setback of 60 feet in the R-2 (Residential) zone district.

The carport encroachment was identified during the review of a building permit application for interior improvements submitted in 2026. Staff found that an existing carport, constructed in 2024 without permits, encroaches into the 35-foot front yard setback established by the recorded Esplanada Subdivision Plat. An existing garage was also found to encroach into the 15-foot side street yard setback. Because these setbacks were established on the subdivision plat, they cannot be modified through the Zoning Board of Adjustment (ZBA); a replat would be required to remove or amend them. While the zoning ordinance requires a minimum 25-foot front yard setback, the property remains subject to the 35-foot platted setback. Additionally, no other homes within the subdivision appear to have front yard setbacks less than 35 feet, indicating that the proposal is not consistent with the established development pattern of the neighborhood.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	*35 Feet	8 Feet 11 Inches
Rear	25 Feet	No Change
Cumulative Front & Rear	60 Feet	33 Feet 11 Inches
Side	8 Feet	No Change
Side Street	**15 Feet	No Change
Cumulative Side	20 Feet	No Change

\*Front yard setback established by Esplanada Subdivision Plat

\*\*Accessory structure shall comply with side street yard setback established by Esplanada Subdivision Plat

**CALCULATIONS FOR CARPORT:**

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	716.2 Square Feet	1/5 of 3,581 Sq. Ft. (House 1 <sup>st</sup> floor area)
Requested Area of Encroachment	793.4 Square Feet	26 Feet 1 Inch by 30 Feet 5 Inches (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:  
*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:*

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 existing carport does resemble the main residential structure and is open on three sides.
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	No. The existing carport encroachment of 793.4 square feet is greater than the maximum allowed area of 716.2 square feet.

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;	
5. Elevation drawings of the proposed structure shall be submitted;	Yes. Elevation drawings of the existing 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 yard 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 June 5, 2026 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

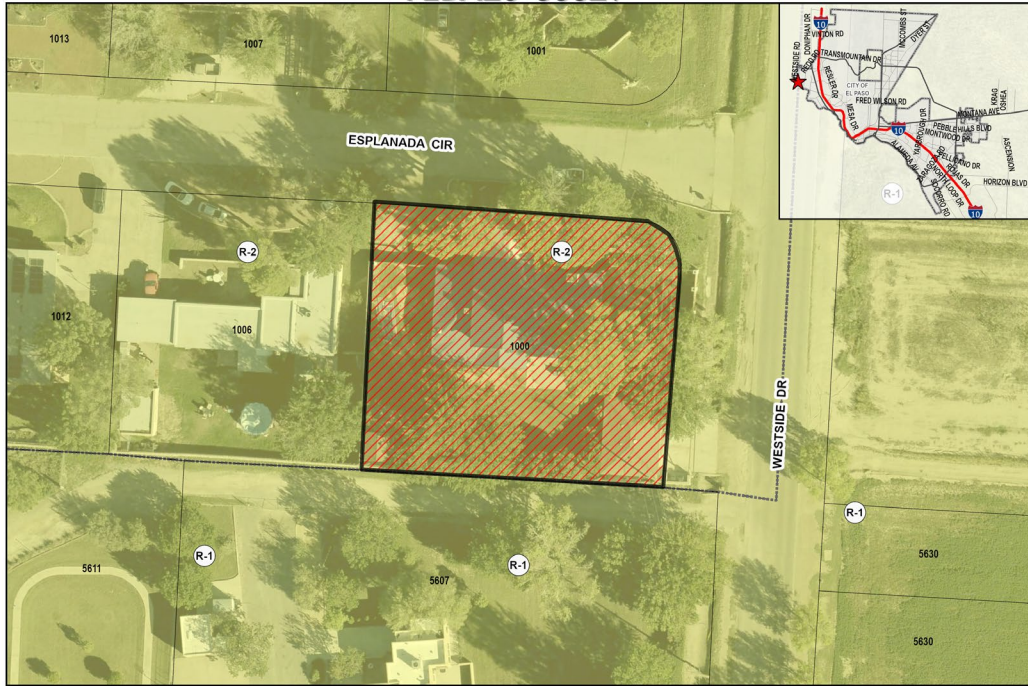
**ZONING BOARD OF ADJUSTMENT OPTIONS:**

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 Modifications** 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.
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. **(Staff Recommendation)**

# ZONING MAP

PZBA26-00029



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.

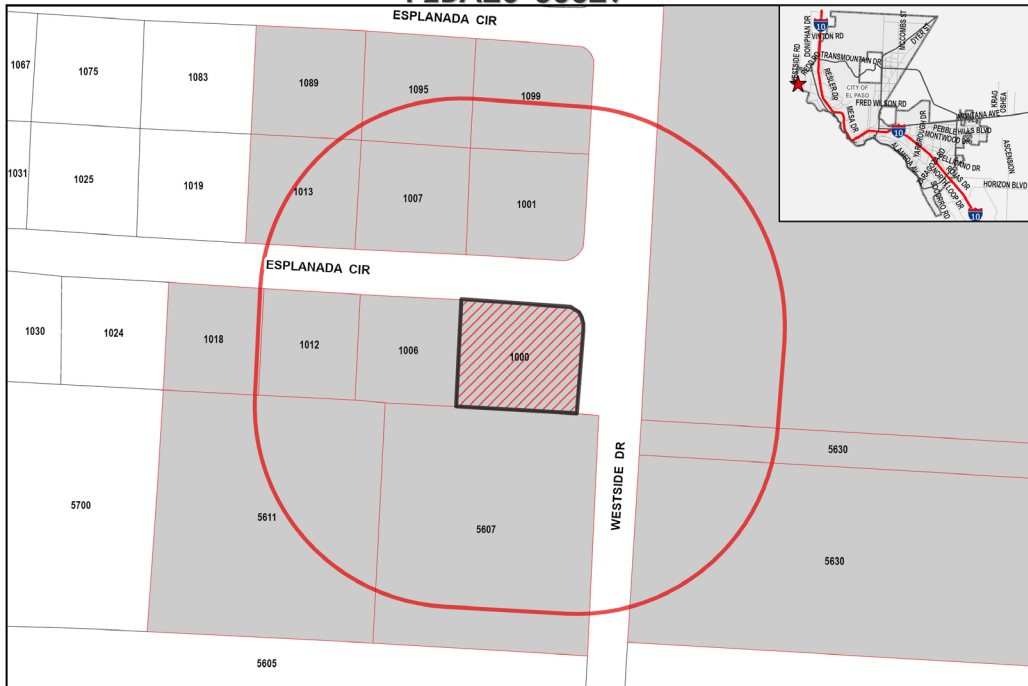


Subject Property



# NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00029



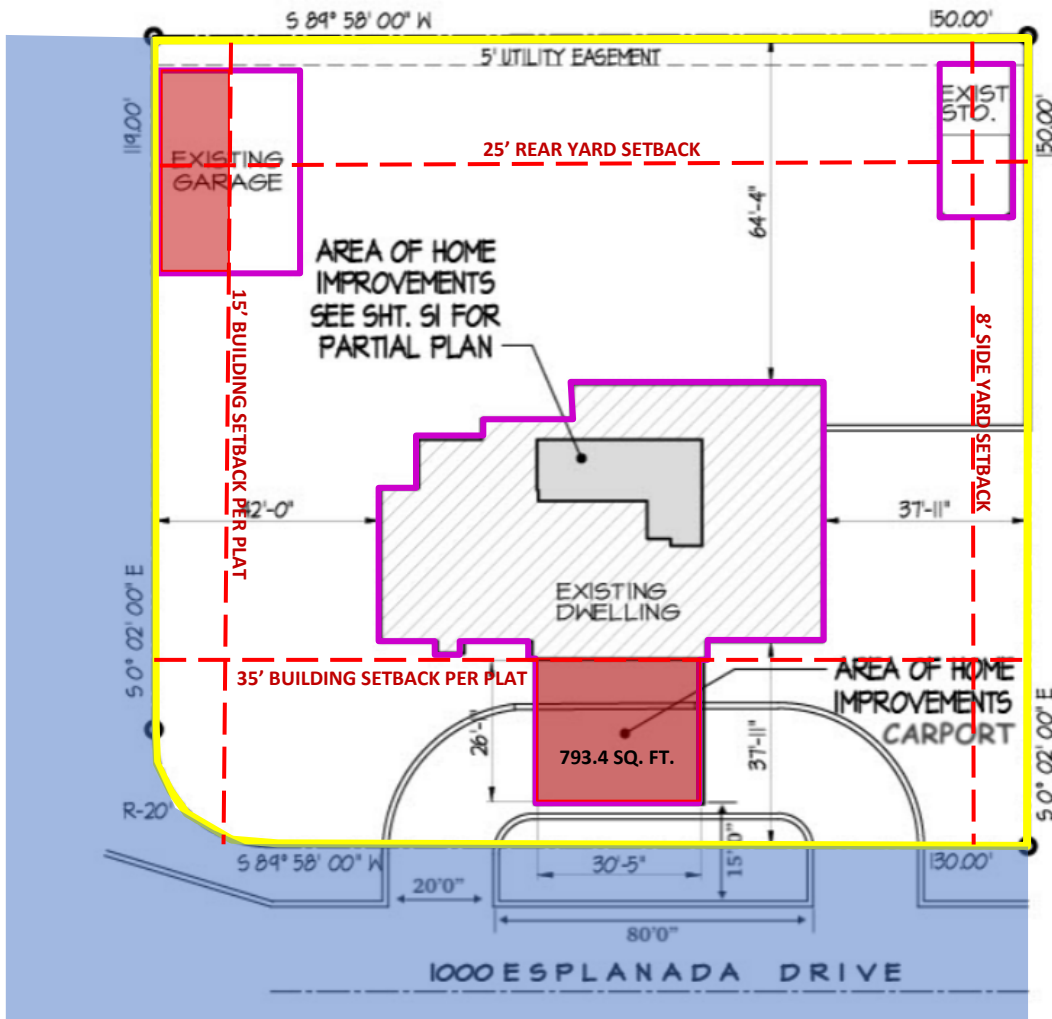
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Subject Property  
 300 Feet Notice Area  
 Notified Properties



# SITE PLAN



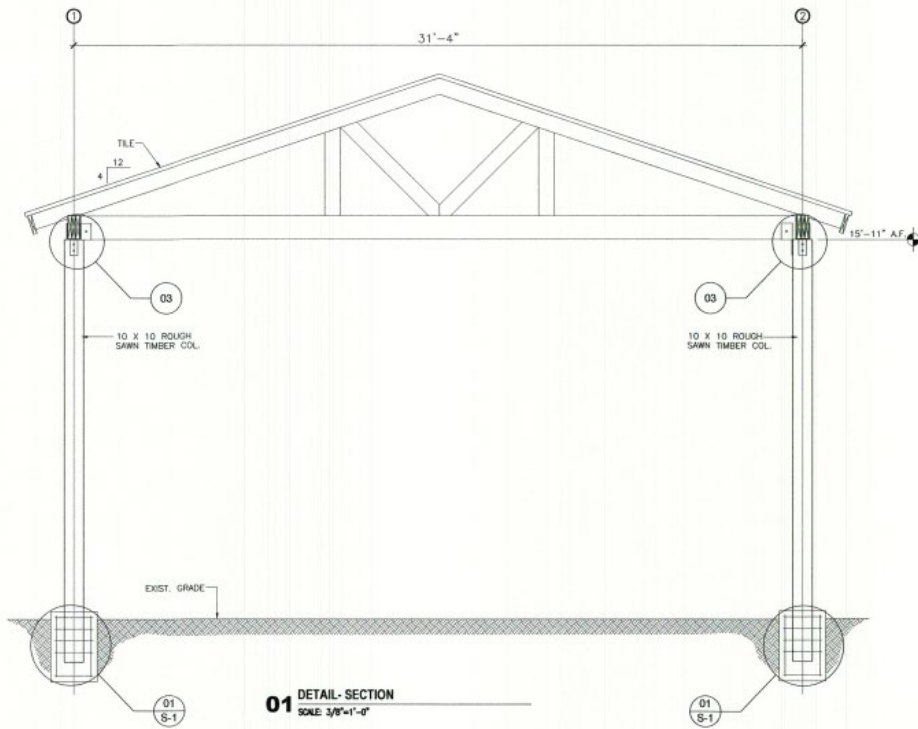
## SITE PLAN

SCALE: 1" = 30'

### LEGAL DESCRIPTION

1000 ESPLANADA DRIVE  
 LOT 1, BLOCK 2 ESPLANADA  
 EL PASO COUNTY, TEXAS.

# ELEVATION 1



# ELEVATION 2

