

7712 Pawnee

Zoning Board of Adjustment — August 10, 2026



CASE NUMBER: PZBA26-00036
CASE MANAGER: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov
PROPERTY OWNER: Theresa A. Salazar & Roger Salazar Jr.
REPRESENTATIVE: Edith Barron
LOCATION: 7712 Pawnee Ct. (District 1)
ZONING: R-3 (Residential)
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
PUBLIC INPUT: One (1) call in support as of August 6, 2026

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) to legalize an existing home addition in a R-3 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception request as the requested area of encroachment is less than the maximum permitted.

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Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to legalize the construction of an existing home addition, which extends 8.5 feet into the rear yard setback for a 96.2 square foot area of total encroachment.

BACKGROUND: The minimum rear setback is 20 feet in the R-3 (Residential) zone district. The required rear setback for the subject property is 23.5 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district.

According to the El Paso Central Appraisal District records, the home was built on 1983 and the current owner has owned it since 2023. The owners began the construction of the home addition before obtaining the required permit. They are now requesting the special exception to legalize the construction and bring the addition into compliance.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	26.5 feet	No Change
Rear	23.5 feet	15 feet
Cumulative Front & Rear	50 feet	41.5 feet
Side (Left)	5 feet	No Change
Side (Right)	10 feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	267.58 square feet	18.97' (56.93' average lot width ÷ 3) X 14.1' (3/5 of 23.5' required rear yard setback)
Requested Area of Encroachment	96.2 square feet	

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.C CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.C to:
Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line, 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 maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;	Yes. The maximum permitted area of encroachment is 267.58 square feet, which is more than the requested area of encroachment of 96.2 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 10-foot rear yard setback.
4. The minimum side and side street yard setbacks shall not be reduced;	Yes. The minimum side and side street yard setbacks are not reduced.
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining areas shall be permanent open space

PUBLIC COMMENT: Public notice was sent on July 29, 2026, to all property owners within 300 feet of subject property. As of August 6, 2026, the Planning Division received one (1) call in support to the special exception request.

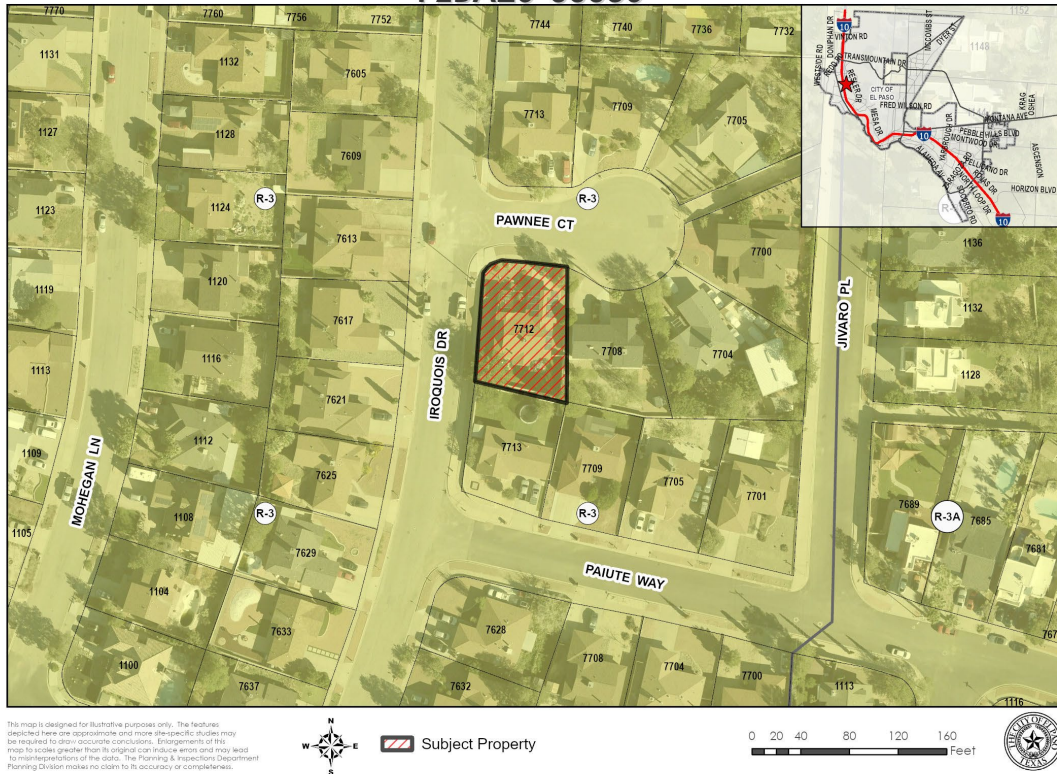
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. **(Staff Recommendation)**
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.

ZONING MAP

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NEIGHBORHOOD NOTIFICATION MAP

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