



AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING

**August 10, 2026
THORMAN CONFERENCE ROOM, 801 TEXAS AVE, BASEMENT
1:30 PM**

Notice is hereby given that a Public Hearing of the Zoning Board of Adjustment will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the Zoning Board of Adjustment during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 744 253 998#

If you wish to sign up to speak, please send your request to ZBA@elpasotexas.gov or call (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available at the meeting location noted above for those who wish to sign-up on the day of the meeting. Requests to speak must be received by the time of the meeting.

A quorum of the Zoning Board of Adjustment members must be present and participate in the meeting.

PUBLIC COMMENT

ROLL CALL

AGENDA

1. **PZBA26-00023:** Lot 1, Block 91, Eastwood Heights Unit G, City of El Paso, El Paso County, Texas [BC-2340](#)
ADDRESS: 9901 Trinidad Drive
APPLICANT: Raymundo & Susana Baca
REPRESENTATIVE: Raymundo & Susana Baca
REQUEST: Special Exception J (Carport over a driveway)
DISTRICT: 3
ZIP CODE: 79925
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov
2. **PZBA26-00029:** Lot 1, Block 2, Esplanada, City of El Paso, El Paso County, Texas [BC-2341](#)
ADDRESS: 1000 Esplanada Circle
APPLICANT: Jorge Luis Aguirre
REPRESENTATIVE: Xavier Escobedo
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 1
ZIP CODE: 79932
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov
This item was postponed from June 15, 2026
3. **PZBA25-00031:** Lot 18, Block 53, Campbell Addition, City of El Paso, El Paso County, El Paso, Texas [BC-2342](#)
ADDRESS: 916 S. Ochoa St.
APPLICANT: Jose Salcido
REPRESENTATIVE: Jose Salcido
REQUEST: Special Exception B (Two or More Nonconforming Lots) & Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 8
ZIP CODE: 79901
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov
4. **PZBA26-00036:** Lot 11, Block 4, Scenic Heights, City of El Paso, El Paso County, Texas [BC-2344](#)
ADDRESS: 7712 Pawnee Court
APPLICANT: Theresa A. Salazar & Roger Salazar Jr.
REPRESENTATIVE: Edith Barron
REQUEST: Special Exception C (Rear Yard Setback, Single-family Residence)
DISTRICT: 1

ZIP CODE: 79912
STAFF CONTACT: Pratika Banjara, (915) 212-1644,
BanjaraP@elpasotexas.gov

5. Approval of Minutes: June 15, 2026

[BC-2346](#)

EXECUTIVE SESSION

The Zoning Board of Adjustment of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda. The Zoning Board of Adjustment will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

ADJOURN

NOTICE TO THE PUBLIC

Sign language interpreters and translation services will be provided for this meeting upon request. Requests must be sent to ZBA@elpasotexas.gov or by calling (915) 212-0088 a minimum of 72 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email BarronBC@elpasotexas.gov at least 72 hours in advance of the meeting.

Posted this the _____ of _____ at _____ AM/PM by _____



Legislation Text

File #: BC-2340, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just make sure all posting language is populated between "TITLE" and "END".

PZBA26-00023: Lot 1, Block 91, Eastwood Heights Unit G, City of El Paso, El Paso County, Texas
ADDRESS: 9901 Trinidad Drive
APPLICANT: Raymundo & Susana Baca
REPRESENTATIVE: Raymundo & Susana Baca
REQUEST: Special Exception J (Carport over a driveway)
DISTRICT: 3
ZIP CODE: 79925
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov

9901 Trinidad

Zoning Board of Adjustment — August 10, 2026



CASE NUMBER: PZBA26-00023
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: Raymundo & Susana Baca
REPRESENTATIVE: Raymundo & Susana Baca
LOCATION: 9901 Trinidad Dr. (District 3)
ZONING: R-3 (Residential)
REQUEST: Special Exception J (Carport Over a Driveway)
PUBLIC INPUT: None received as of August 4, 2026

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 J (Carport Over a Driveway) to permit the construction of a proposed carport over a driveway in a R-3 (Residential) 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. The accessory structure over the side street setback must be removed.
2. The accessory structure attached to the rear porch be modified to be separated five feet (5') as shown on the site plan.



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 21 feet 6 inches by 20 feet for a total of 430 square feet with 21 feet 6 inches of encroachment into the front yard setback and is located to within 3 feet 6 inches of the front property line.

BACKGROUND: The minimum front setback is 20 feet in the R-3 (Residential) zone district. The required front setback for the subject property is 25 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district. The current owner has owned the property since 1978 and the main building was constructed in 1963 based on El Paso Central Appraisal District records.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	25 Feet	3 Feet 6 Inches
Rear	25 Feet	No Change
Cumulative Front & Rear	50 Feet	28 Feet 6 Inches
Side	5 Feet	No Change
Side Street	10 Feet	No Change

CALCULATIONS FOR CARPORT:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	431 Square Feet	1/5 of 2155 Sq. Ft. (House 1 st floor area)
Requested Area of Encroachment	430 Square Feet	21 Feet 6 inches by 20 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:

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 not reviewed the request, and has not provided written approval. The Building Official has reviewed the request and has provided written approval. The proposed carport shall comply with all building code requirements, local amendments, and conditions of approval at the time of permitting
3. The carport shall resemble the main residential structure in scale and character and shall be open on three sides;	Yes. The existing carport shall 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 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 430 square feet is less than the maximum allowed area of 431 square feet.
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 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 July 30, 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 requests.

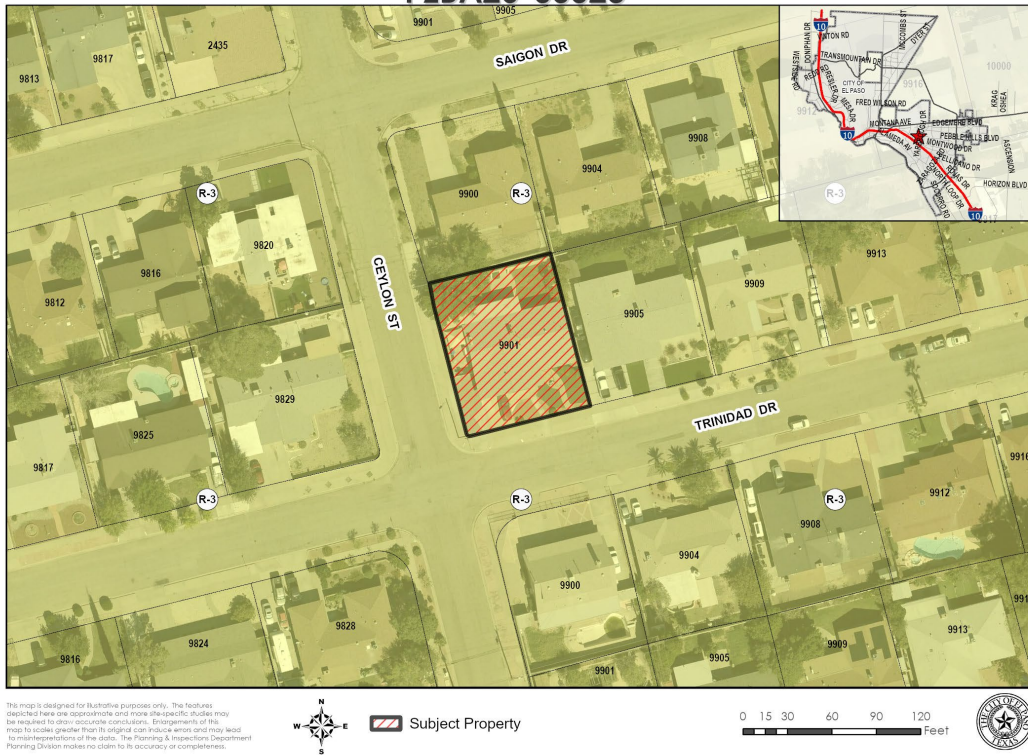
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. **(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.

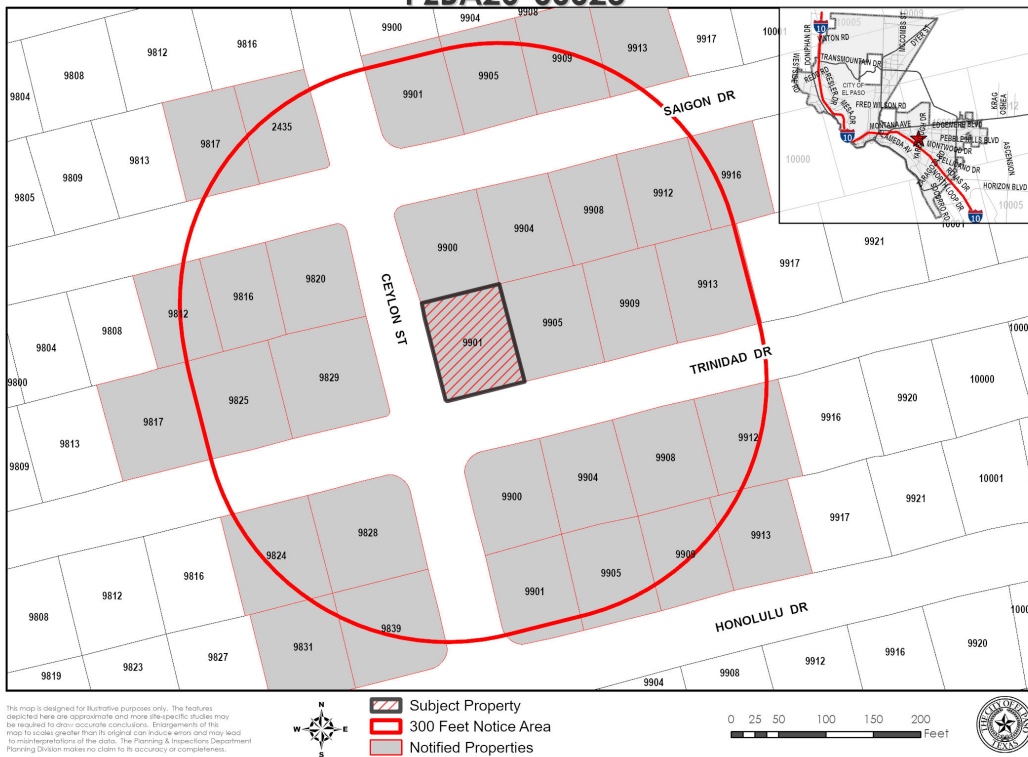
ZONING MAP

PZBA26-00023



NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00023



ELEVATION





Legislation Text

File #: BC-2341, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

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PZBA26-00029: Lot 1, Block 2, Esplanada, City of El Paso, El Paso
County, Texas
ADDRESS: 1000 Esplanada Circle
APPLICANT: Jorge Luis Aguirre
REPRESENTATIVE: Xavier Escobedo
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 1
ZIP CODE: 79932
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

This item was postponed from June 15, 2026

1000 Esplanada

Zoning Board of Adjustment — August 10, 2026



CASE NUMBER: PZBA26-00029
CASE MANAGER: Blanca Perez, (915) 212-1561, 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: Pending.

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 st 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.

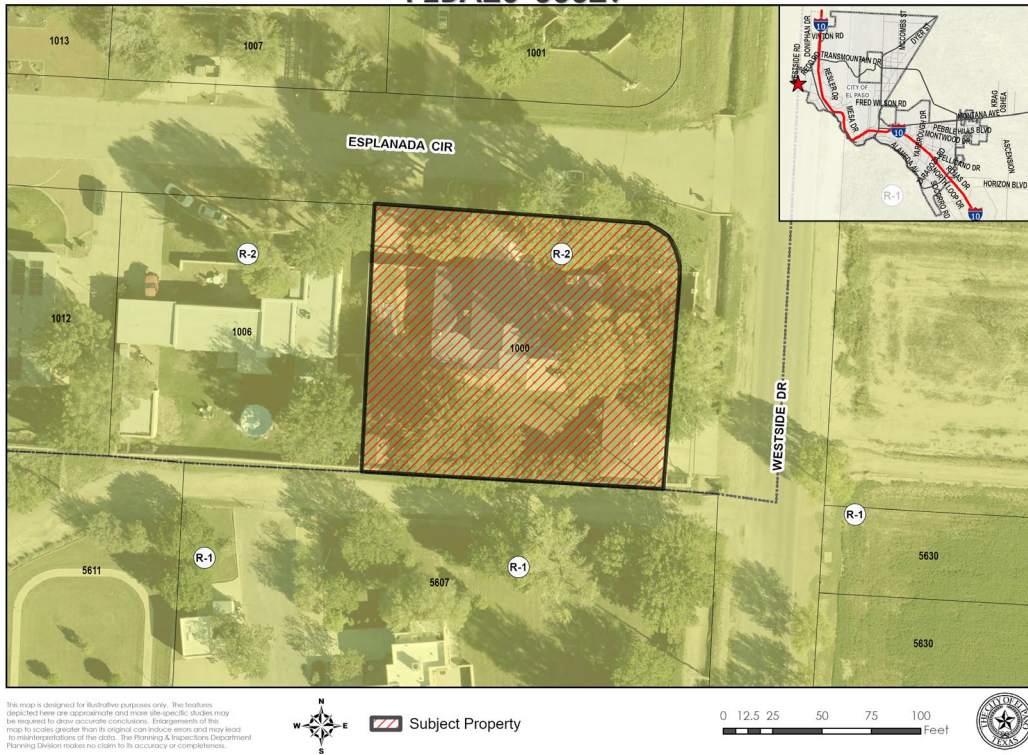
ZONING BOARD OF ADJUSTMENT OPTIONS:

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.

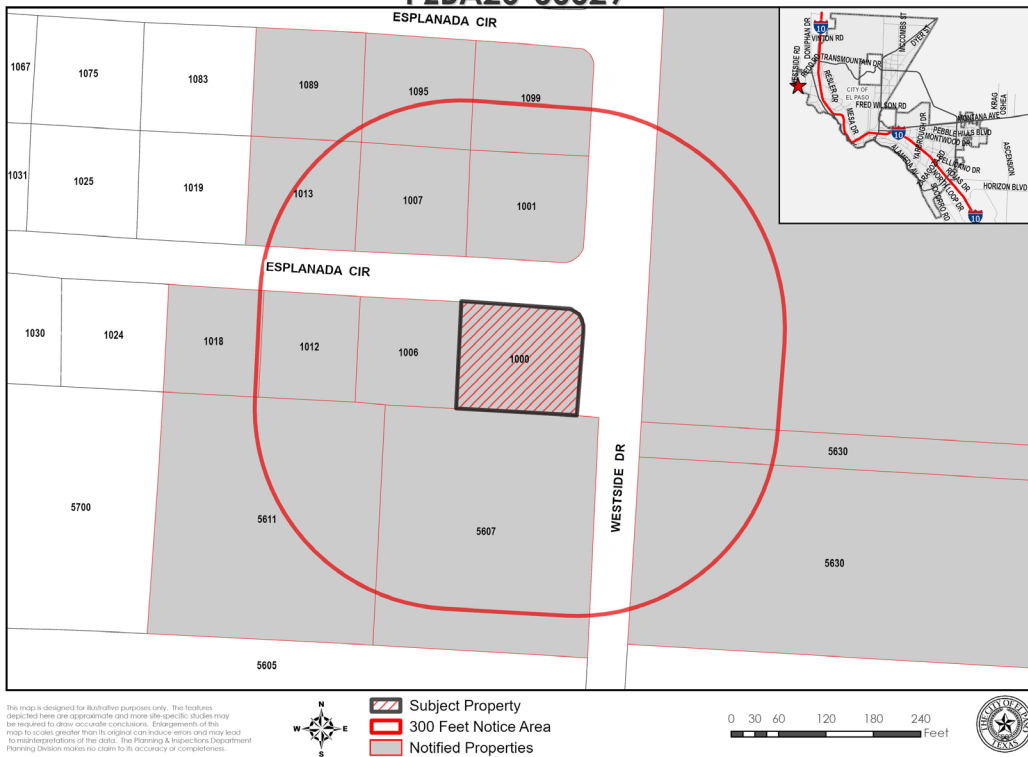
ZONING MAP

PZBA26-00029

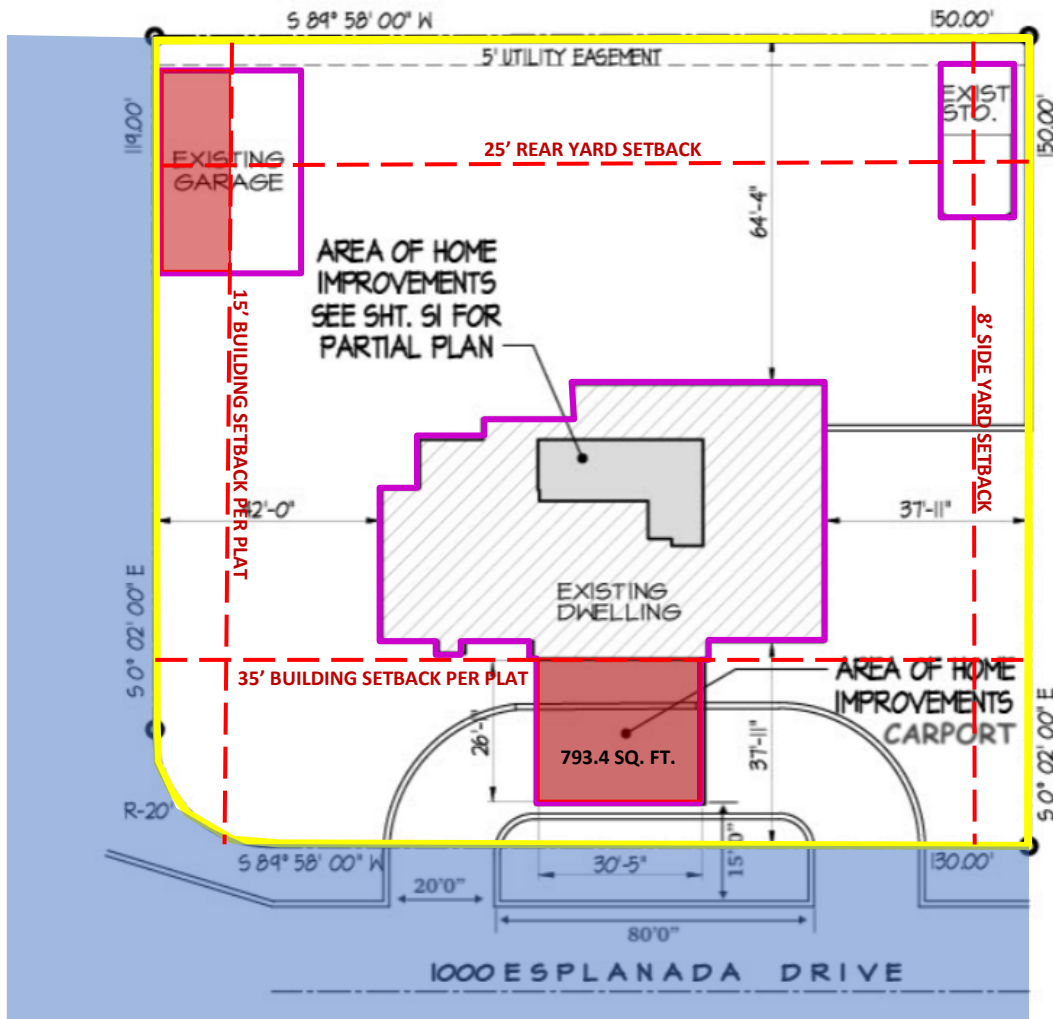


NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00029



SITE PLAN



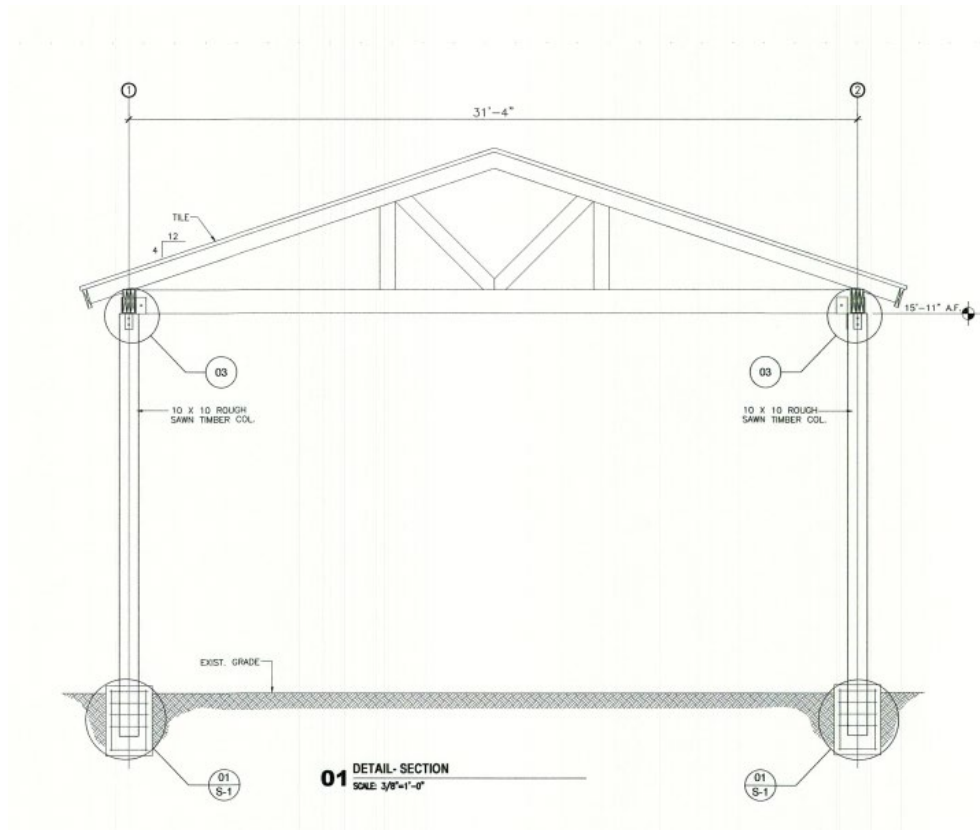
SITE PLAN

SCALE: 1" = 30'

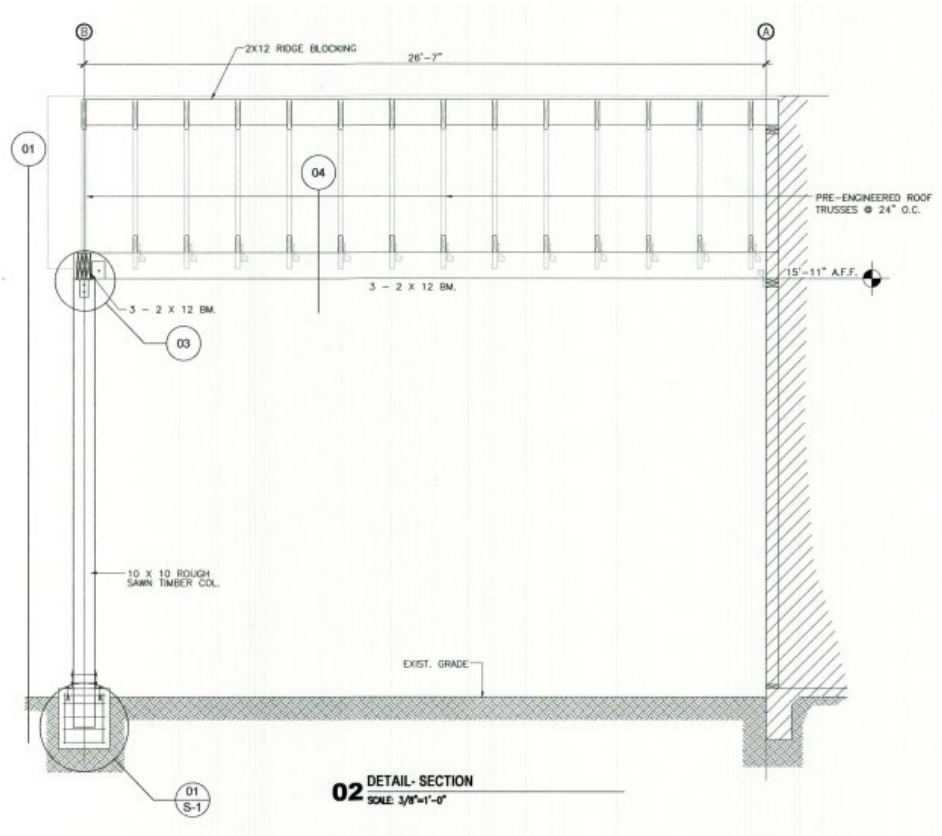
LEGAL DESCRIPTION

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

ELEVATION 1



ELEVATION 2





Legislation Text

File #: BC-2342, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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PZBA25-00031: Lot 18, Block 53, Campbell Addition, City of El Paso,
El Paso County, El Paso, Texas
ADDRESS: 916 S. Ochoa St.
APPLICANT: Jose Salcido
REPRESENTATIVE: Jose Salcido
REQUEST: Special Exception B (Two or More Nonconforming
Lots) & Special Exception K (In Existence Fifteen
Years or More)
DISTRICT: 8
ZIP CODE: 79901
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

916 S. Ochoa

Zoning Board of Adjustment — August 10, 2026



CASE NUMBER:	PZBA25-00031
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Jose Salcido
REPRESENTATIVE:	Jose Salcido
LOCATION:	918 S. Ochoa St. (District 8)
ZONING:	A-3 (Apartment)
REQUEST:	Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT:	None received as of August 4, 2026

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) and Section 2.16.050 K (In Existence Fifteen Years or More) to allow to legalize an existing single-family dwelling encroaching into the front, rear and side setbacks in an A-3 (Apartment) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception requests as the requested encroachments are less than the encroachments into the setbacks already present on at least two other neighboring properties and have existed for at least fifteen (15) years or more.

PZBA25-00031



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. Enlargement 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 25 50 100 150 200 Feet



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 single-family home, which extends 10 feet into the required front yard setback for 162.5 square feet of total encroachment, 4 feet into the left side setback for 193.75 square feet of encroachment, 4 feet into the right-side setback for 62 square feet of total encroachment, and 29 feet 4 inches into the rear yard setback for 760 square feet of total encroachment. Of these 760 square feet, 325 square feet were pre-existing and not built by the current owner and 435 square feet were built by the current owner.

BACKGROUND: The minimum front setback is 10 feet in the A-3 (Apartment) zone district and the required rear setback for the subject property is 30 feet to meet the cumulative front and rear setback of 40 feet in the A-3 (Apartment) zone district. The required side setbacks are 4 feet in the A-3 (Apartment) zone district.

Through site visits and aerial imagery, it was determined that there are two (2) properties on the same block that encroach into their rear setbacks, with encroachments equal to or larger than those on the subject property (435 square feet encroachment). These properties are located on 907 Virginia Street (965 square feet encroachment) and 917 Virginia Street (480 square feet encroachment).

According to El Paso Central Appraisal District records, the existing single-family dwelling was built in 1949. The existing property owner was not responsible for the encroachments into the front, side, and rear setbacks, but is responsible for the partial encroachment of an addition into the rear yard setback that was built in 2021. The subject property is currently registered as Legal Non-Conforming for the lack of sufficient lot width required in the A-3 (Apartment) zone district for the use of a single-family dwelling.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	10 Feet	0 Feet
Rear	30 Feet	8 Inches
Cumulative Front & Rear	40 Feet	8 Inches
Side (Left)	4 Feet	0 Feet
Side (Right)	4 Feet	0 Feet
Cumulative Side	N/A	N/A

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.B to:

Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;	Yes. Through aerial photos and site visits, it was established that two (2) properties on the same block or abutting street contain structures located in the rear yard setback larger than those on the subject property and with 0 feet rear yard setbacks.
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;	Yes. 907 Virginia Street and 917 Virginia Street have structures that extend into their respective rear yard setbacks and are in the same nature as the subject property.
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be	Yes. Only applicable lots are being considered.

used in determining the nonconforming lot restrictions of this special exception.	
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PUBLIC COMMENT: Public notice was sent on July 30, 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.

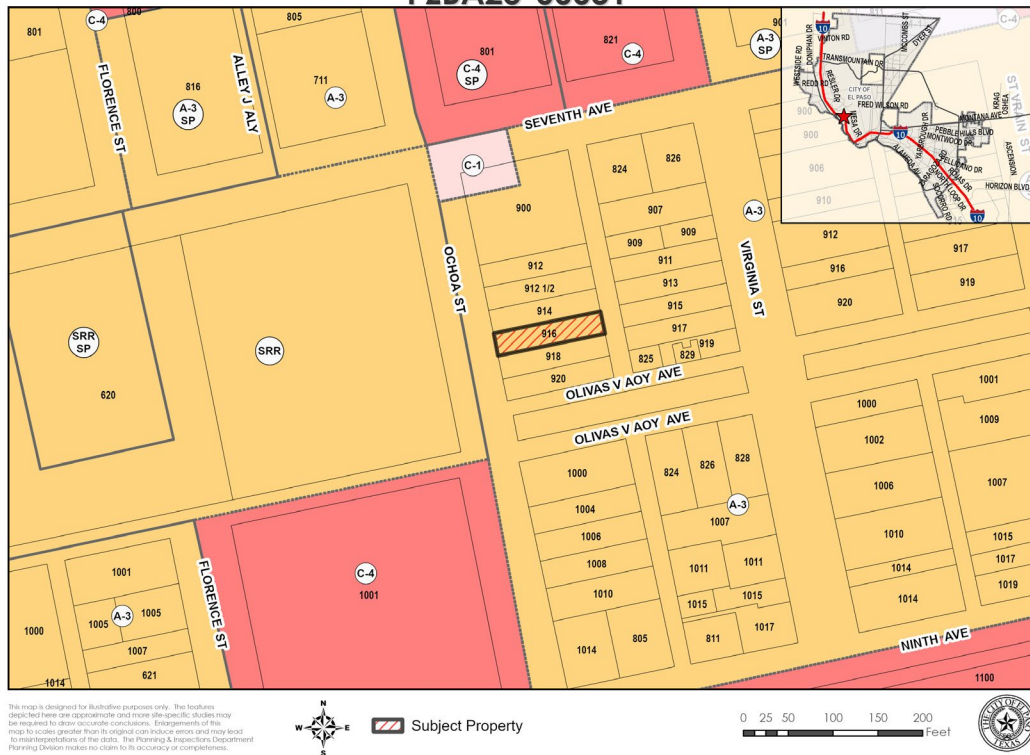
ZONING BOARD OF ADJUSTMENT OPTIONS:

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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.

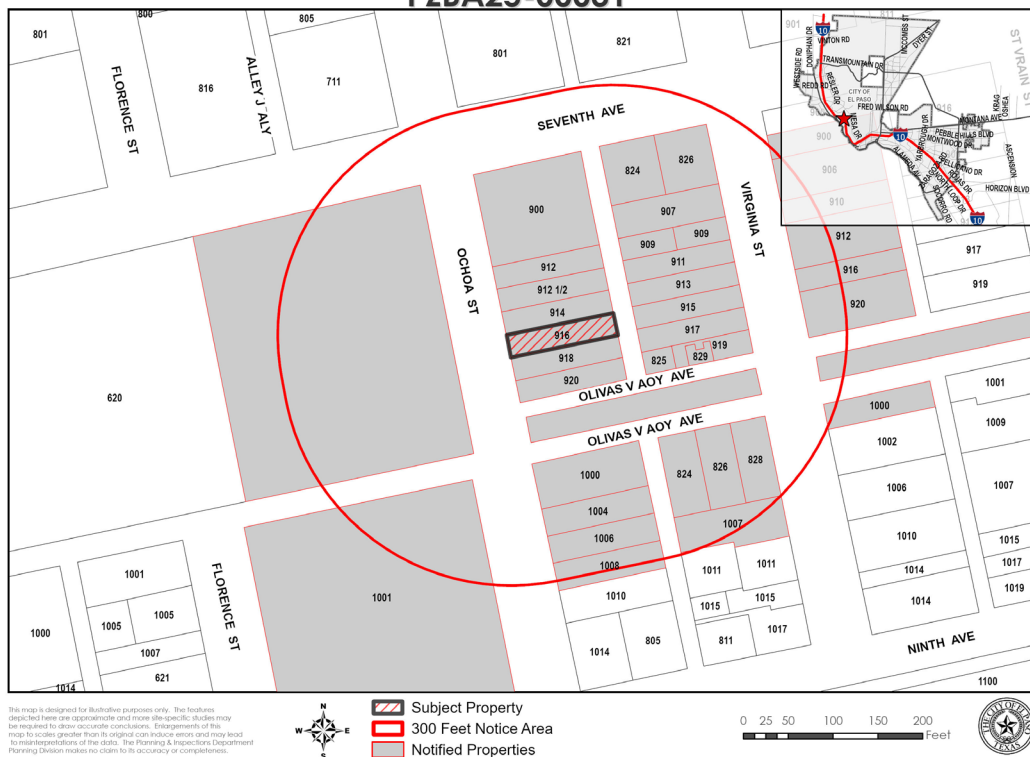
ZONING MAP

PZBA25-00031

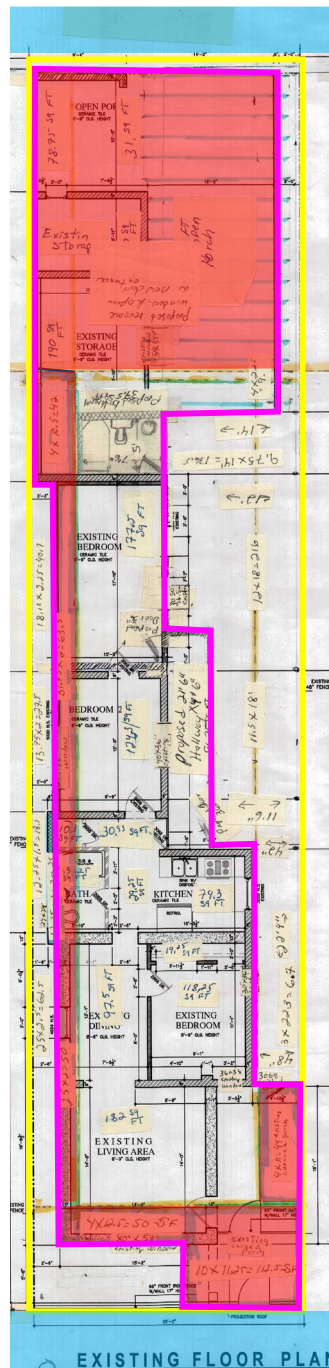


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00031



SITE PLAN



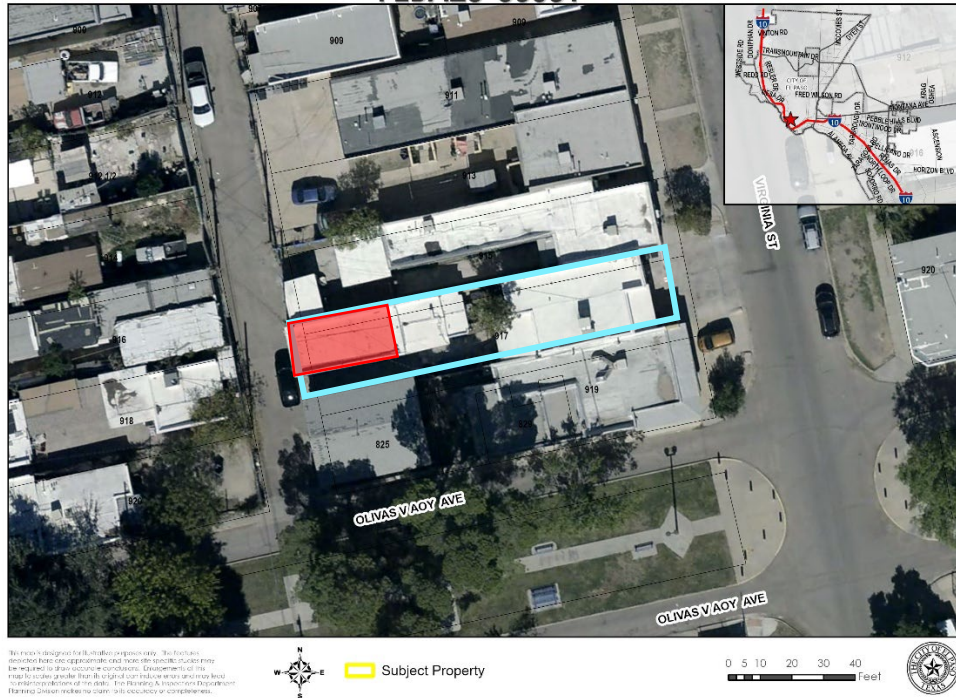
NONCONFORMING LOTS

PZBA25-00031



NONCONFORMING LOT 1

PZBA25-00031



NONCONFORMING LOT 2

PZBA25-00031



2010 Aerial

PZBA25-00031





Legislation Text

File #: BC-2344, **Version:** 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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PZBA26-00036: Lot 11, Block 4, Scenic Heights, City of El Paso, El Paso County, Texas
ADDRESS: 7712 Pawnee Court
APPLICANT: Theresa A. Salazar & Roger Salazar Jr.
REPRESENTATIVE: Edith Barron
REQUEST: Special Exception C (Rear Yard Setback, Single-family Residence)
DISTRICT: 1
ZIP CODE: 79912
STAFF CONTACT: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

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.

PZBA26-00036



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.

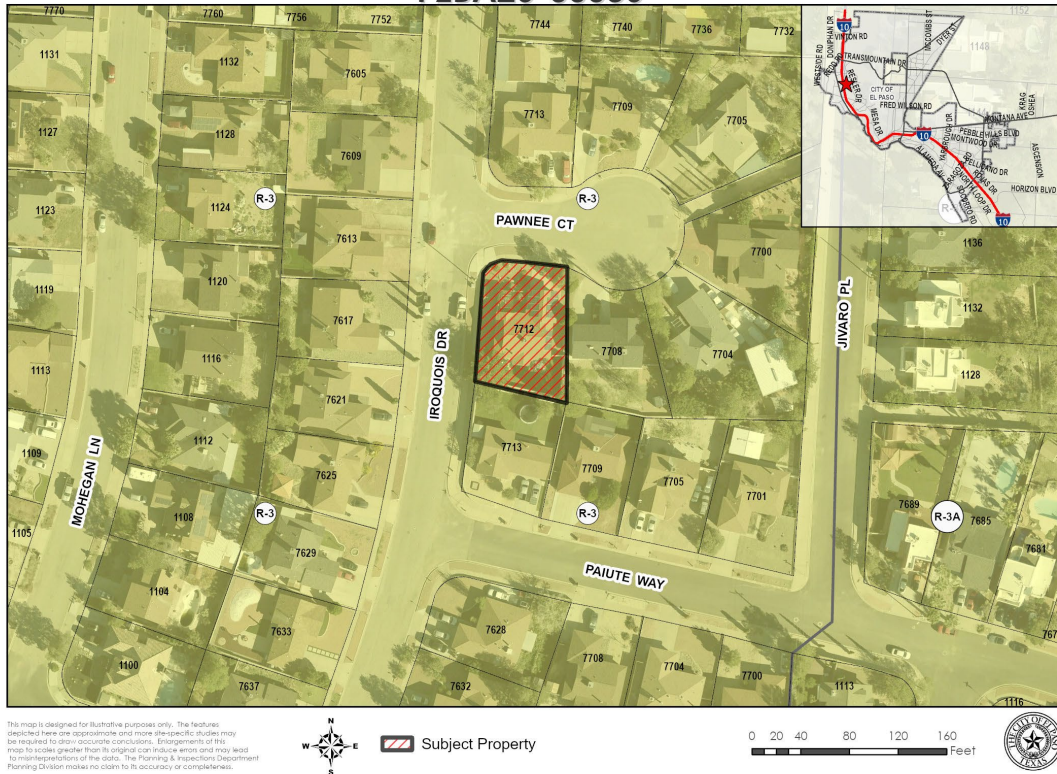
ZONING BOARD OF ADJUSTMENT OPTIONS:

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.

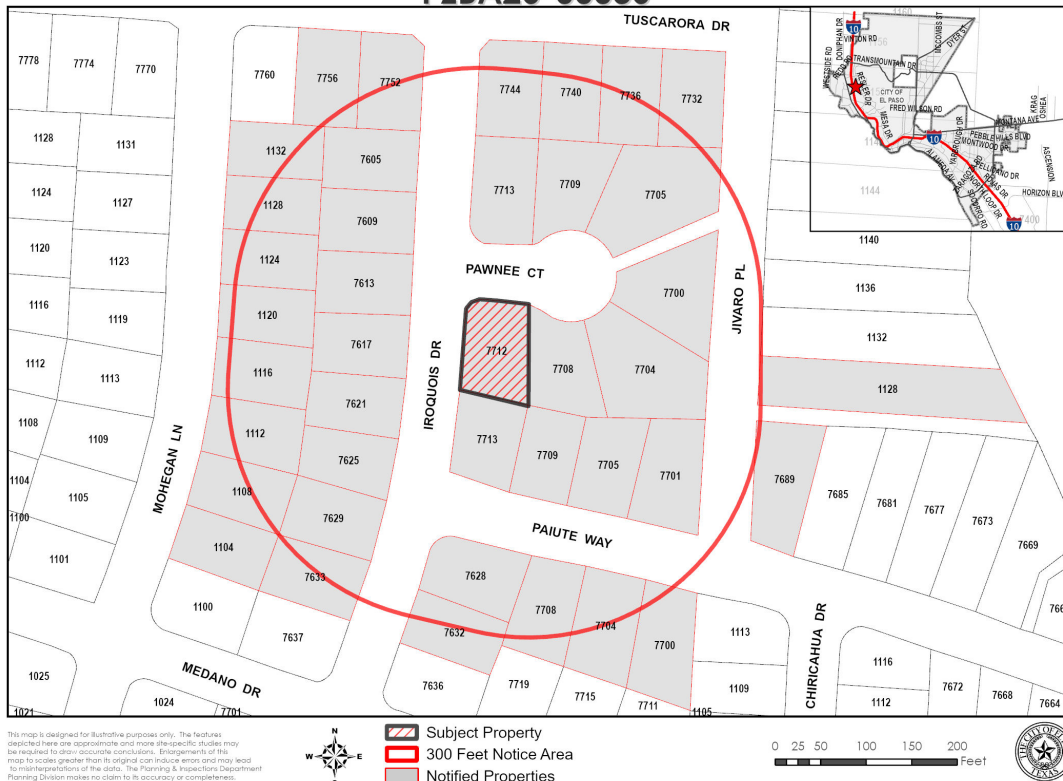
ZONING MAP

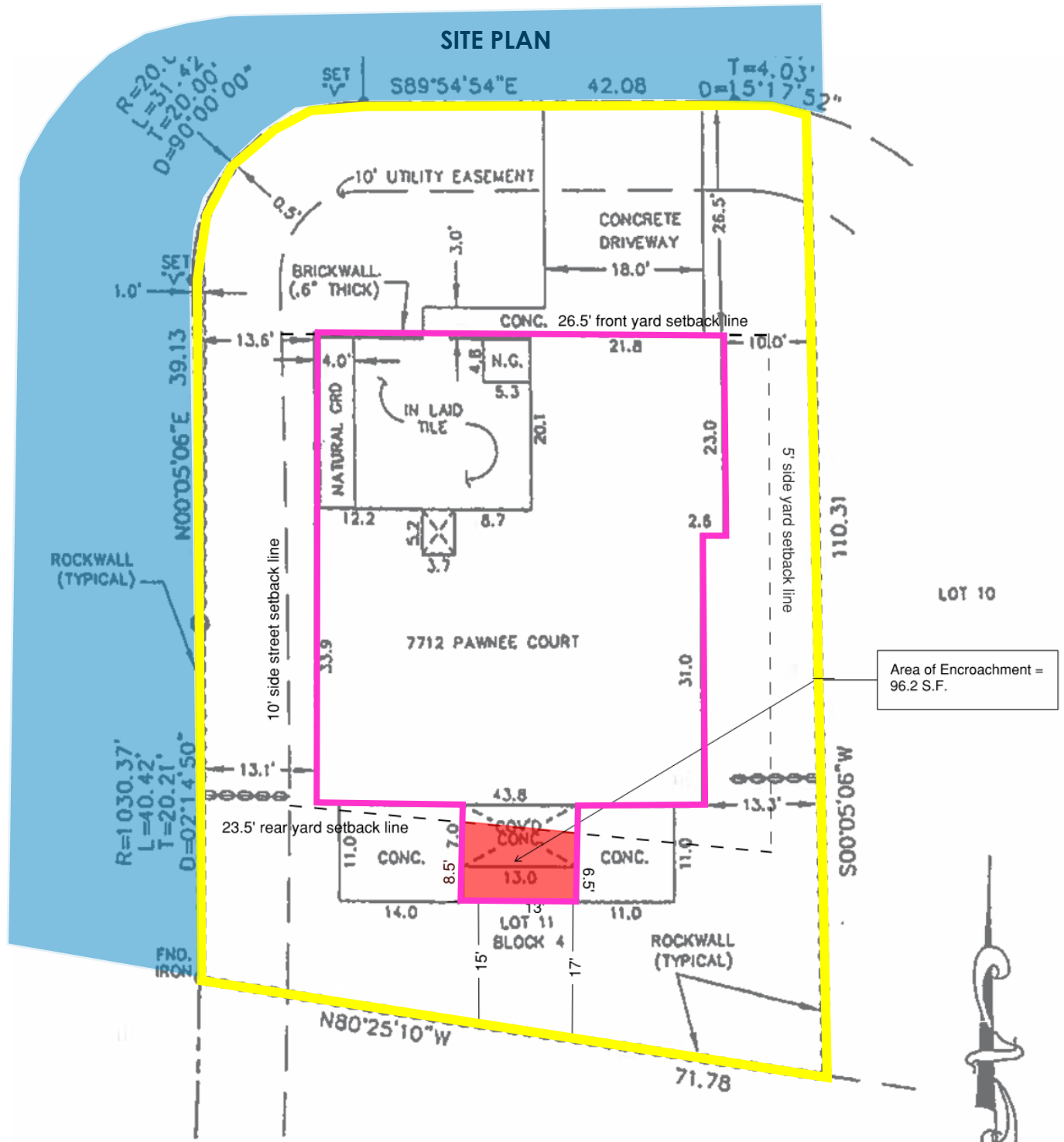
PZBA26-00036



NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00036







El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-2346, **Version:** 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Approval of Minutes: June 15, 2026



ZONING BOARD OF ADJUSTMENT MEETING
Thorman Conference Room, 801 Texas Ave., Basement
June 15, 2026
1:30 P.M.

MINUTES

The Zoning Board of Adjustment met at the above place and date.

The meeting was called to order at 1:32 p.m. Chairman Justin Bass present and presiding and the following Board Members and City Staff answered roll call.

BOARD MEMBERS PRESENT:

Justin Bass (Chair)
Roberto Chavez
Matthew Ibarra
Gloria Franco Clark
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe
Sairy Cohen **via Teams**

BOARD MEMBERS ABSENT:

Heidi Avedician
Martha Isabel Aguayo (Vice-Chairwoman)
Al Jurado Jr.

CITY STAFF INTRODUCTIONS

Luis Zamora, Chief Planner
Russell Abeln, Senior Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Saul Pina, Senior Planner
Jose Beltran, Planner
Blanca Perez, Planner
Alejandra Gonzalez, Planner
Pratika Banjara, Planner
Sarah Mendoza, Plans Examiner

AGENDA

Pratika Banjara, Planner, read the opening statement into the record.

Chairman Bass asked everyone giving testimony today or online, please stand and raise your right hand *"Do you swear to tell the truth and nothing but the truth."*

Andrew Salloum, Senior Planner, noted the following changes:

Requesting **Item #7 PZBA26-00029** to be POSTPONED TO THE NEXT MEETING.

ACTION: Motion made by Board Member Loveridge **TO POSTPONE ITEM PZBA26-00029 TO THE NEXT MEETING**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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PUBLIC HEARING
REGULAR AGENDA:

- 1. PZBA26-00021:** Lot 2, Block 3, Briarwood Estates, City of El Paso, El Paso County, El Paso Texas
ADDRESS: 705 Coeur D'Alene Circle
APPLICANT: Ana & Alejandro Trachter
REPRESENTATIVE: Henry Ordoñez
REQUEST: Special Exception B (Two or More Nonconforming Lots) & Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 1
ZIP CODE: 79922
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on June 5, 2026. Planning Division has received two (2) emails of inquiry but has not received any communication in support or opposition to the request. Staff recommends approval of the exception requests.

Henry Ordonez, representative attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Loveridge **TO APPROVE ITEM PER STAFF RECOMMENDATION**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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2. PZBA26-00022: Tract 25, Richard Lee, City of El Paso, El Paso County, Texas
ADDRESS: 9600 Farrell
APPLICANT: Victor M Rivera & Pedro R Cortez
REPRESENTATIVE: Vanessa Duran
REQUEST: Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 7
ZIPCODE: 79927
STAFF CONTACT: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

Pratika Banjara, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on June 3, 2026. Planning Division has not

received any communications in support or opposition to the request. Staff recommends approval with condition of the exception request. The condition is as follows:

- For the structure attached to the main home to be within the side setback and other existing accessory structures to be demolished or relocated.

Vanessa Duran, representative, attended and agreed with staff recommendation.

PUBLIC = George Stoltz, spoke in opposition to the request.
Nancy Stoltz, spoke in opposition to the request.

ACTION: Motion made by Board Member Ibarra to postpone for one month to allow time for the applicant to create demolition permits to alleviate residents' concerns, then withdrew to allow for further discussion.

ACTION: Motion made by Board Member Uribe **TO APPROVE STAFF RECOMMENDATION WITH THE CONDITION THAT THE STRUCTURE ATTACHED TO THE MAIN HOME TO BE WITHIN THE SIDE STREET SETBACK AND OTHER EXISTING ACCESSORIES STRUCTURES TO BE DEMOLISHED**, seconded by Board Member Loveridge.

AYES: Roberto Chavez, Christine Loveridge, Justin Bass, Fabian Uribe, Gloria Clark,

NAYS: Elizabeth Thurmond-Bengtson, Matthew Ibarra, Sairy Cohen

ABSTAIN: N/A

ABSENT: Heidi Avedician, Al Jurado Jr., Martha Aguayo

NOT PRESENT FOR THE VOTE: N/A

Motion Fails.

ACTION: Motion made by Board Member Bass **TO APPROVE STAFF RECOMMENDATION WITH CONDITION THAT FOR THE STRUCTURE ATTACHED TO THE MAIN HOME TO BE WITHIN THE SIDE STREET SETBACK AND OTHER EXISTING STRUCTURES TO BE DEMOLISHED OR RELOCATED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON THE STRUCTURE ON THE PROPERTY**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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3. PZBA26-00024: Lot 10, Block 3, Green Brook Unit One, City of El Paso, El Paso County, El Paso Texas
ADDRESS: 436 Bahia Kino Way
APPLICANT: Jesus L. Jaime
REPRESENTATIVE: Jesus L. Jaime
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 7
ZIP CODE: 79915
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on June 5, 2026. Planning Division has received one (1) phone call in support to the request. Staff recommends approval of the exception request.

Jesus Jaime, property owner and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA26-00024 PER STAFF RECOMMENDATIONS**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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4. PZBA26-00026: Lot 55, Block 9, Lomas Del Sol Unit 2, City of El Paso, El Paso County, El Paso Texas
ADDRESS: 6561 Cabana Del Sol Dr.
APPLICANT: Carolina Boudreau & Daniel Boudreau
REPRESENTATIVE: Carolina Boudreau & Daniel Boudreau
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 1
ZIP CODE: 79911
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on June 5, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Caroline Boudreau and Daniel Boudreau, property owners attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA26-00026 PER STAFF'S RECOMMENDATION**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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5. PZBA26-00027: Tract 412, Loma Terrace No. 5A Section Two, City of El Paso, El Paso County, Texas
ADDRESS: 8108 Margaret Lane
APPLICANT: Daniel Banda Ferrales
REPRESENTATIVE: Silvia Banda
REQUEST: Special Exception C (Rear yard setback, single-family residence)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506, GonzalezAG@elpasotexas.gov

Alejandra Gonzalez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on June 3, 2026. The Planning Division has

not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Silvia Banda, representative for property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Ibarra **TO APPROVE ITEM PZBA26-00027 PER STAFF RECOMMENDATION**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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- 6. PZBA26-00028:** Lots 39 & 40, Block 109, Austin Terrace Third Supplementary Map as Amended of Government Hill Addition, City of El Paso, El Paso County, Texas
- ADDRESS: 4652 Caples Circle
- APPLICANT: Gwendolyn N West & Dorothy G Bailey
- REPRESENTATIVE: Gwendolyn N West & Dorothy G Bailey
- REQUEST: Special Exception B (Two or More Non-Conforming Lots) and K (In Existence Fifteen Years or More)
- DISTRICT: 2
- ZIPCODE: 79903
- STAFF CONTACT: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

Pratika Banjara, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on June 3, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Gwendolyn West, property owner attended and answered questions from the board and agreed with staff recommendation.

Gail Bailey, property owner attended and agreed to staff recommendations

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA26-00028 PER STAFF RECOMMENDATION**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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- 7. PZBA26-00029:** Lot 1, Block 2, Esplanada, City of El Paso, El Paso County, Texas
- ADDRESS: 1000 Esplanada Cir.
- APPLICANT: Jorge Luis Aguirre
- REPRESENTATIVE: Xavier Escobedo
- REQUEST: Special Exception J (Carport Over a Driveway)
- DISTRICT: 1
- ZIPCODE: 79932

STAFF CONTACT: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

POSTPONED TO THE NEXT MEETING

8. Approval of Minutes: May 04, 2026

ACTION: Motion made by Board Member Loveridge, seconded by Board Member Bass
TO APPROVE MINUTES FOR MAY 04, 2026 and unanimously carried.

Motion Passed.

9. Adjournment

ACTION: Motion made by Board Member Clark **TO ADJOURN ZONING BOARD OF
ADJUSTMENT MEETING**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

Chairman Bass adjourned the meeting at 2:55 p.m.

EXECUTIVE SESSION

**The Zoning Board of Adjustment of the City of El Paso may retire into EXECUTIVE
SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government
Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent
with the terms of the Open Meetings Act. The Zoning Board of Adjustment will return to
open session to take any final action.**

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT
NEGOTIATIONS	

Approved as to form:


Luis Zamora, Zoning Board of Adjustments Executive Secretary