



AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING

**November 10, 2025
MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR
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: 775 076 00#

If you wish to sign up to speak please contact Berenice Barron at BarronBC@elpasotexas.gov or (915) 212-1583 no later than by the start 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. Board Member Elections: Chair and Vice Chair

[BC-1384](#)

2. Adoption of 2026 Zoning Board of Adjustments Meeting Schedule [BC-1385](#)
3. **PZBA23-00076** Lot 17 and a portion of Lot 16, Block 1, Shadow Mountain Heights Replat A, City of El Paso, El Paso County, Texas [BC-1386](#)
ADDRESS: 433 Golden Spring Dr.
APPLICANT: Stuart and Nancy Shiloff
REPRESENTATIVE: George Halloul
REQUEST: Special Exception B (Two or More Nonconforming Lots) And Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 1
ZIP CODE: 79912
STAFF CONTACT: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
4. **PZBA25-00019** Lot 15, Block 30, Cedar Grove Replat, City of El Paso, El Paso County, Texas [BC-1387](#)
ADDRESS: 205 Baywood Rd.
APPLICANT: Lizette Cobo
REPRESENTATIVE: Lizette Cobo
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 3
ZIP CODE: 79915
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
5. **PZBA25-00027** Lots 18, Block 2, Park North Subdivision, and a portion Of Block 81, Township 2, Section 14, City of El Paso, El Paso County, Texas [BC-1388](#)
ADDRESS: 3005 Park North Dr.
APPLICANT: Michael Ben and Norma J. Loustaunau
REPRESENTATIVE: Saul Anaya
REQUEST: Special Exception J (Carport Over a Driveway) and Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 2
ZIP CODE: 79904
STAFF CONTACT: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

6. **PZBA25-00032** Lot 1, Block 6, Enrique Franco Unit 1, City of El Paso, [BC-1389](#)
El Paso County, Texas
ADDRESS: 8409 Hartford Dr.
APPLICANT: Justin and Jessica Holston
REPRESENTATIVE: Flores General Construction
REQUEST: Special Exception C (Rear Yard Setback, Single-family Residence)
DISTRICT: 7
ZIP CODE: 79907
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov
7. **PZBA25-00036** Lot #7, Block 23, East Gate Subdivision Unit 2, City of [BC-1390](#)
El Paso, El Paso County, Texas
ADDRESS: 1746 Onizuka
APPLICANT: Eduardo & Terri Davila
REPRESENTATIVE: Eduardo & Terri Davila
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 6
ZIP CODE: 79936
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov
8. **PZBA25-00037** Lot 218, Block 10, Valley View Heights, City of El [BC-1391](#)
Paso, El Paso County, Texas
ADDRESS: 6530 Mohawk Dr.
APPLICANT: Jose M. Romo
REPRESENTATIVE: Jose M. Romo
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 3
ZIP CODE: 79925
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov
9. **PZBA25-00041** A portion of Lot 36, Block 56, Pebble Hills Unit No. 8, [BC-1392](#)
City of El Paso, El Paso County, Texas
ADDRESS: 3469 East Glen Drive
APPLICANT: Jason Readye
REPRESENTATIVE: Yancy Adan Quiñones
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 3
ZIP CODE: 79936

STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

- 10. PZBA25-00044** Lot 43, Block 30, Castner Heights Unit 7, City of El Paso, El Paso County, Texas [BC-1393](#)
ADDRESS: 4509 General Maloney Cir.
APPLICANT: Rogelio and Luz Carrillo
REPRESENTATIVE: Rogelio and Luz Carrillo
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 4
ZIP CODE: 79924
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov
- 11. PZBA25-00045** Lot 22, Block 359, Vista Del Sol Unit No. 78, City of El Paso, El Paso County, Texas [BC-1394](#)
ADDRESS: 11765 Angelica Ct.
APPLICANT: Eduardo and Yolanda Ochoa
REPRESENTATIVE: Eduardo and Yolanda Ochoa
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 6
ZIP CODE: 79936
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov
- 12. PZBA25-00046** Lot 5, Block 7, Womble Subdivision, City of El Paso, El Paso County, Texas [BC-1395](#)
ADDRESS: 6220 Cleveland Ave.
APPLICANT: Jorge and Gloria Lara
REPRESENTATIVE: Jorge and Gloria Lara
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 2
ZIP CODE: 79905
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov
- 13. PZBA25-00051** Lot #8, Block 5, Rim Road Addition, City of El Paso, El Paso County, Texas [BC-1396](#)
ADDRESS: 937 Rim Rd.
APPLICANT: George Salom Jr.

REPRESENTATIVE: Martina Lorey
REQUEST: Special Exception B (Two or More Nonconforming
Lots)
DISTRICT: 8
ZIP CODE: 79902
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov

14. Approval of Minutes: September 8, 2025

[BC-1397](#)

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 will be provided for this meeting upon request. Requests must be made to Berenice Barron at BarronBC@elpasotexas.gov 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 _____



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1384, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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Board Member Elections: Chair and Vice Chair



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1385, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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Adoption of 2026 Zoning Board of Adjustments Meeting Schedule



Planning and Inspections Department

MAYOR

Renard U. Johnson

2026 ZONING BOARD OF ADJUSTMENT SCHEDULE

CITY COUNCIL

District 1

Alejandra Chávez

District 2

Dr. Josh Acevedo

District 3

Deanna M. Rocha

District 4

Cynthia Boyar Trejo

District 5

Ivan Niño

District 6

Art Fierro

District 7

Lily Limón

District 8

Chris Canales

The Zoning Board of Adjustment (ZBA) will meet at 2nd Floor, Main Conference Room* (City 1 Building, 300 N. Campbell Avenue) on Mondays at 1:30 p.m. on the following dates:

2026

Main Hearing	Backup Hearing**
January 26	***
February 9	February 23
March 9	March 23
April 6	April 20
May 4	May 18
June 15	June 29
July 13	July 27
August 10	August 24
September 21	***
October 5	October 19
November 2	November 16
November 30	***

CITY MANAGER

Dionne Mack

* Meeting place subject to change.

** Back up hearings may be conducted as a second main hearing during same month as needed or may not be held.

***No back up meeting date available. The board may call for a special meeting any day other than Mondays as needed.

These meetings will be held in a hybrid format and will utilize Teams and live streaming services available to the public. People are encouraged to attend in person.

Philip F. Etiwe, Director

City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0104 | FAX (915) 212-0084



Legislation Text

File #: BC-1386, **Version:** 1

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

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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".

PZBA23-00076 Lot 17 and a portion of Lot 16, Block 1, Shadow
Mountain Heights Replat A, City of El Paso, El Paso
County, Texas
ADDRESS: 433 Golden Spring Dr.
APPLICANT: Stuart and Nancy Shiloff
REPRESENTATIVE: George Halloul
REQUEST: Special Exception B (Two or More Nonconforming
Lots) And Special Exception K (In Existence Fifteen
Years or More)
DISTRICT: 1
ZIP CODE: 79912
STAFF CONTACT: Andrew Salloum, (915) 212-1603,
SalloumAM@elpasotexas.gov

433 Golden Springs

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA23-00076
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: Stuart and Nancy Shiloff
REPRESENTATIVE: George Halloul
LOCATION: 433 Golden Springs Dr. (District 1)
ZONING: R-3 (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots) and Special Exception K (In Existence Fifteen Years or More)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize an existing home structure and accessory structure in an R-3 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception request as the requested encroachment is less than/equal to the encroachments into that setback already present on at least two other neighboring properties and have existed for at least fifteen years.

433 Golden Springs Drive



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 50 100 200 300 Feet



Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize an existing accessory structure for the swimming pool equipment, which extends 5 feet into their required side yard setback for a total encroachment of 74.51 square feet. Additionally, the applicant is requesting a special exception to allow to legalize the construction of home structure, which extends 2.14 foot into the required side yard setback for a total encroachment of 5.59 square feet.

BACKGROUND: The minimum side yard setback is 5 feet in the R-3 (Residential) zone district. Aerial photographs indicate there are two other properties on the same block that also contain structures located in the side yard that encroach into their respective side yard setbacks located at 423 Golden Springs Drive (108 square feet) and 425 Golden Springs Drive (75 square feet).

According to records from the El Paso Central Appraisal District, the current owner has held the property since 1997. The main residence was constructed in 1991; however, the exact date of construction for the accessory structure is unknown. Aerial imagery from 2009 confirms that home structure existed in its current location and condition at that time, indicating the encroachment has been present for over 15 years.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	25 feet	No Change
Rear	25 feet	No Change
Cumulative Front & Rear	50 feet	No Change
Side (East)	5 feet	No Change
Side (West)	5 feet	0 foot
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 houses on the same block extends 5 feet into the side 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. There are two (2) other houses on the same block located within the side yards which extend into their required 5-foot side yard setback.
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 used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.K CRITERIA

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

Permit the encroachment into the required yard setbacks for structures; provided, however, that the applicant can prove the following conditions:

Criteria	Does the Request Comply?
1. The encroachment into the required yard setback has been in existence for more than fifteen years;	Yes. The encroachment has been in existence for more than fifteen years.
2. Neither the applicant nor current property owner is responsible for the construction of the encroachment;	Yes. Neither the applicant nor owner were responsible for the construction of the encroachment.
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built;	Yes. Neither the applicant nor owner owned the property at the time.
4. The encroachment, if into the required front yard setback, does not exceed fifty percent of the required front yard setback;	Not applicable. Encroachment is not into the front yard setback.
5. The encroachment does not violate any other provision of the El Paso City Code.	Yes. The encroachment does not violate any other provision of the El Paso City Code.

PUBLIC COMMENT: Public notice was sent on October 31, 2025 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.

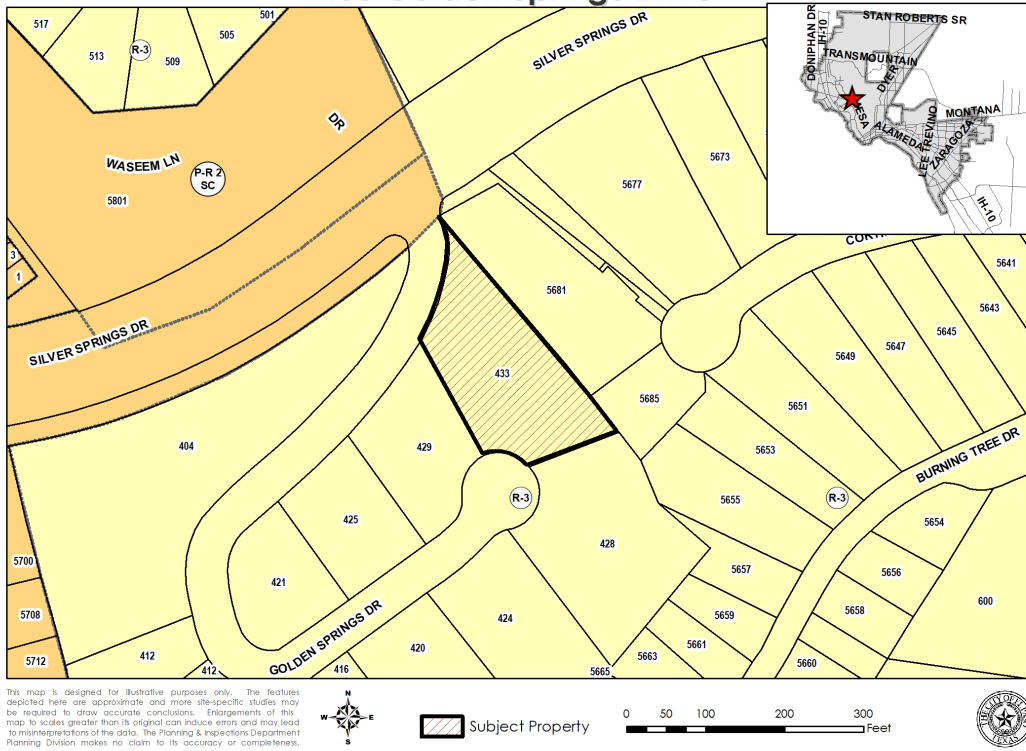
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. **(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.

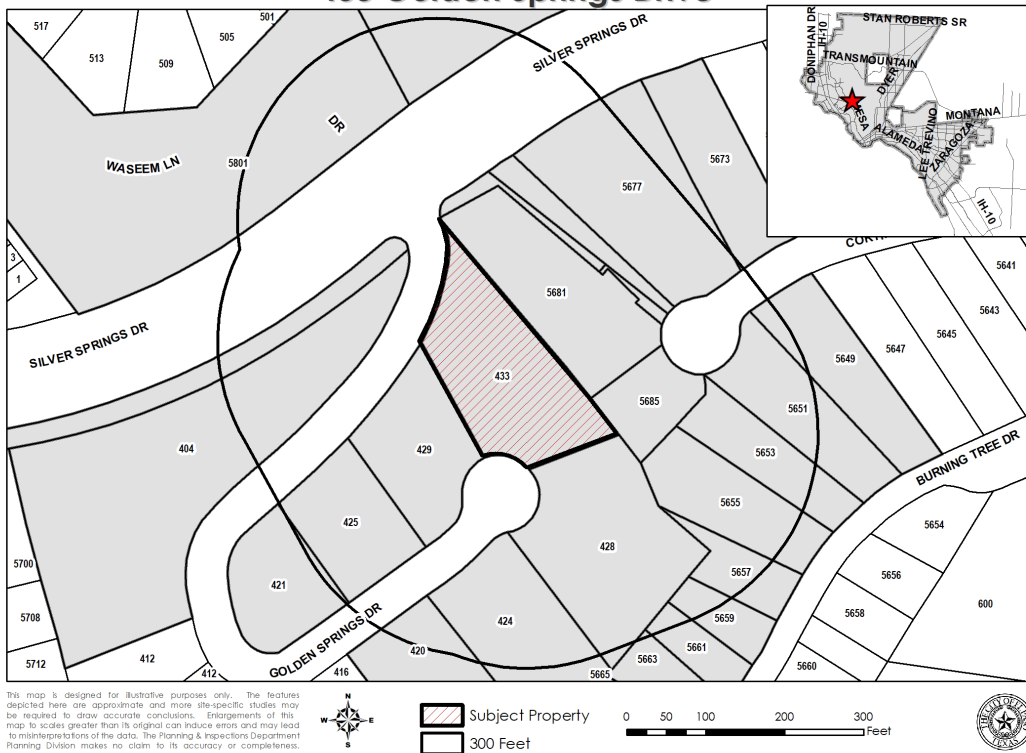
ZONING MAP

433 Golden Springs Drive



NEIGHBORHOOD NOTIFICATION MAP

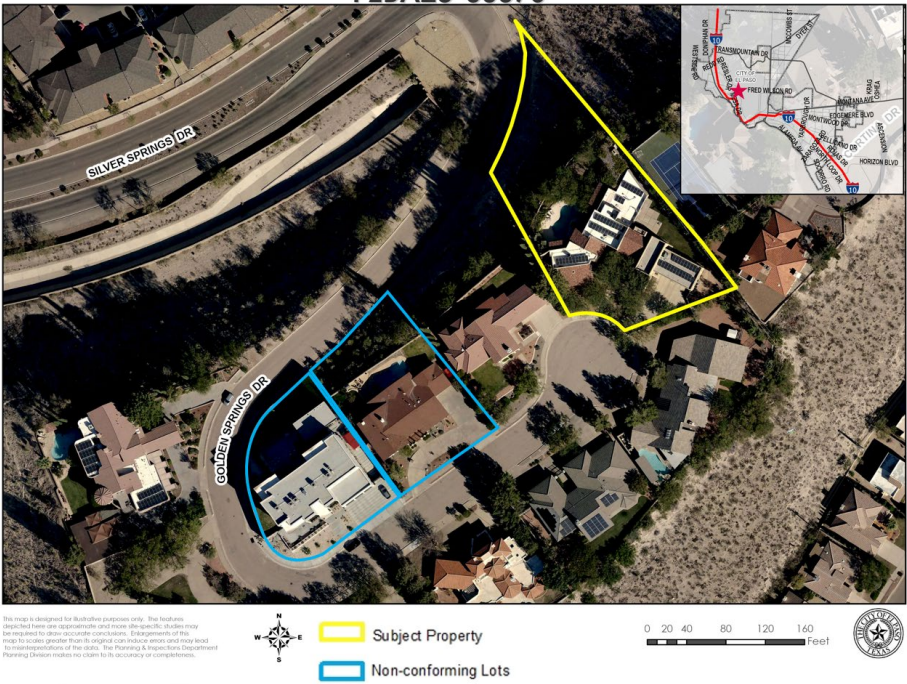
433 Golden Springs Drive



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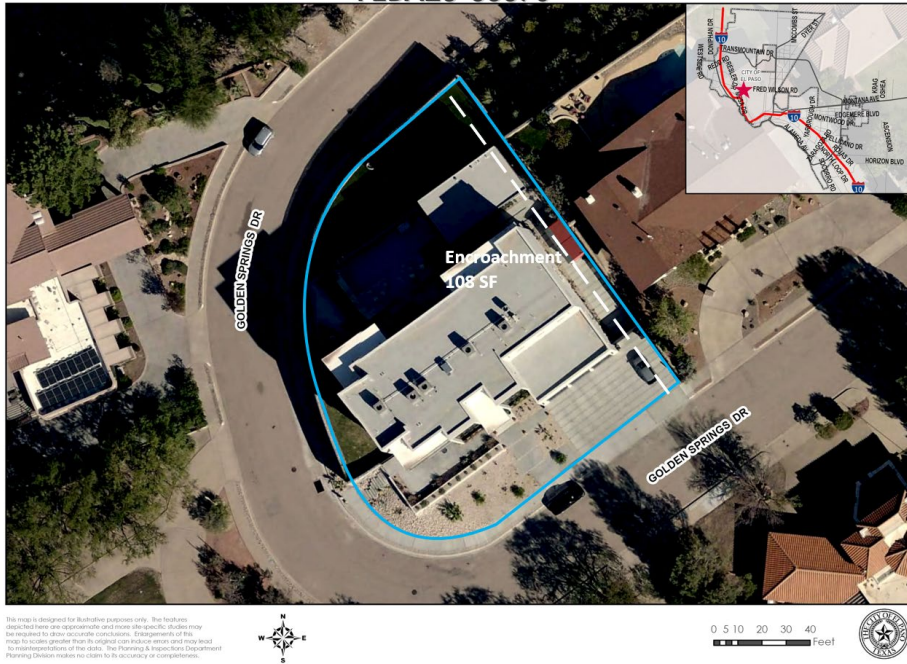
NONCONFORMING LOTS

PZBA23-00076



NONCONFORMING LOT 1 (423 GOLDEN SPRING)

PZBA23-00076



NONCONFORMING LOT 2 (425 GOLDEN SPRING)



2009 AERIAL





Legislation Text

File #: BC-1387, **Version:** 1

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

AGENDA LANGUAGE:

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PZBA25-00019 Lot 15, Block 30, Cedar Grove Replat, City of El Paso,
El Paso County, Texas
ADDRESS: 205 Baywood Rd.
APPLICANT: Lizette Cobo
REPRESENTATIVE: Lizette Cobo
REQUEST: Special Exception B (Two or More Nonconforming
Lots)
DISTRICT: 3
ZIP CODE: 79915
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

205 Baywood

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00019
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Lizette Cobo
REPRESENTATIVE: Lizette Cobo
LOCATION: 205 Baywood Rd. (District 3)
ZONING: R-5 (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: Four (4) phone calls of inquiry received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize an existing home addition in an R-5 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the special exception request as the requested encroachments are less than the encroachments into that setback already present on at least two other neighboring properties. The conditions are as follows:

1. That the overhang of the rear addition encroaching into the rear 5-foot utility easement be removed.
2. The existing carport encroaching into the southerly side setback shall be modified or removed to comply with the zoning requirements of the El Paso City Code.

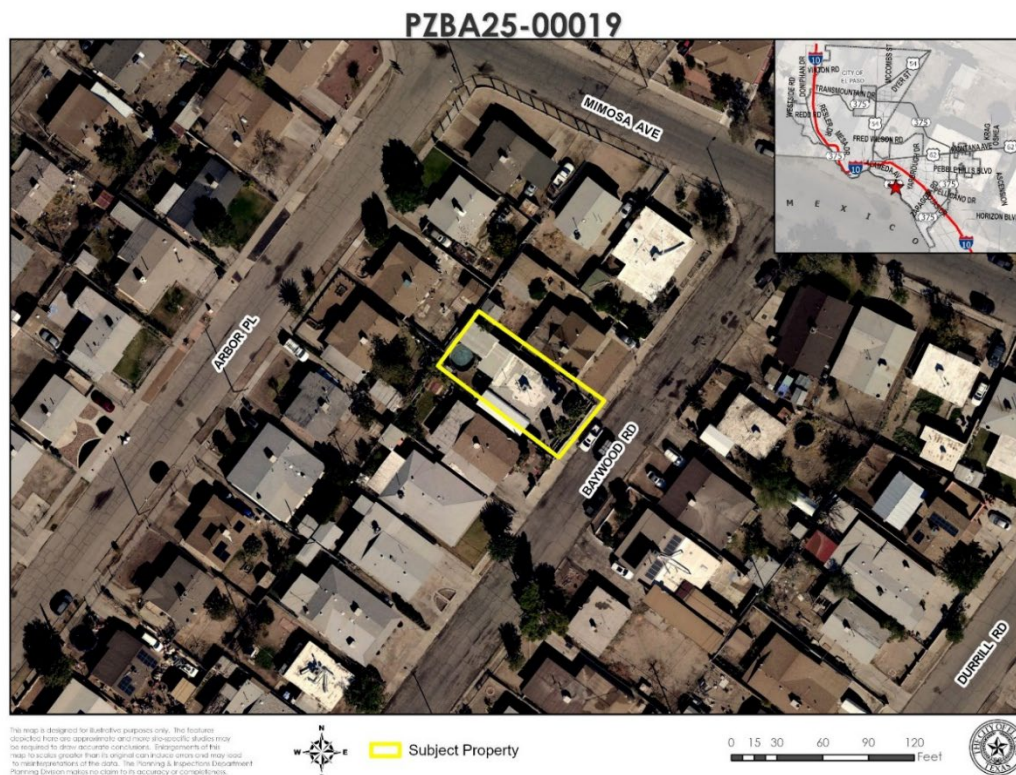


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing rear addition, which extends 13.17 feet into the required rear yard setback for 171.21 square feet of encroachment and which extends 2 feet into the northerly side setback for a total encroachment area of 40 square feet.

BACKGROUND: The minimum front setback is 10 feet in the R-5 (Residential) zone district. The required rear setback for the subject property is 18.17 feet to meet the cumulative front and rear setback of 45 feet in the R-5 (Residential) zone district. The required side setback is 5 feet in the R-5 (Residential) zone district. Aerial photographs indicate that there are four (4) nearby properties located on the same block or abutting street that encroach into their respective rear and side setbacks, with encroachments equal to or larger than those on the subject property. These properties are located at 206 Baywood Road (272.45 S.F. side addition encroachment), 214 Baywood Road (208.24 S.F. side addition encroachment), 220 Arbor Place (177 S.F. rear addition encroachment and 139.49 S.F. side addition encroachment) and 222 Arbor Place (275 S.F. rear addition encroachment and 149.56 S.F. side addition encroachment). The property located at 222 Arbor Place was registered as legal nonconforming in 2025 for the rear and side addition encroachments, while the remainder of the aforementioned properties do not have any issued permits on record. The existing carport encroaching into the southerly side setback shall be modified or removed to have a two-foot (2') setback and a five-foot (5') masonry wall along the side property line as required to comply with zoning requirements.

Based on Central Appraisal District records, the single-family dwelling was built in 1958 and the carport and addition encroachments were built in 2021 by the current owner. The request is due to a code enforcement citation that was issued in August of 2024.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	26.83 feet	No Change
Rear	18.17 feet	5 feet
Cumulative Front & Rear	45 feet	31.83 feet
Side (North)	5 feet	3 feet
Side (South)	5 feet	2 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 four (4) homes on the same block and abutting street have similar rear and side setback encroachments.
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. There are four (4) homes on the same block or abutting street located at 206 Baywood Road, 214 Baywood Road, 220 Arbor Place and 222 Arbor Place are in the same nature of encroachment 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 October 31, 2025 to all property owners within 300 feet of the subject property. The Planning Division has received four (4) phone calls of inquiry but no communication in support or opposition to the special exception request.

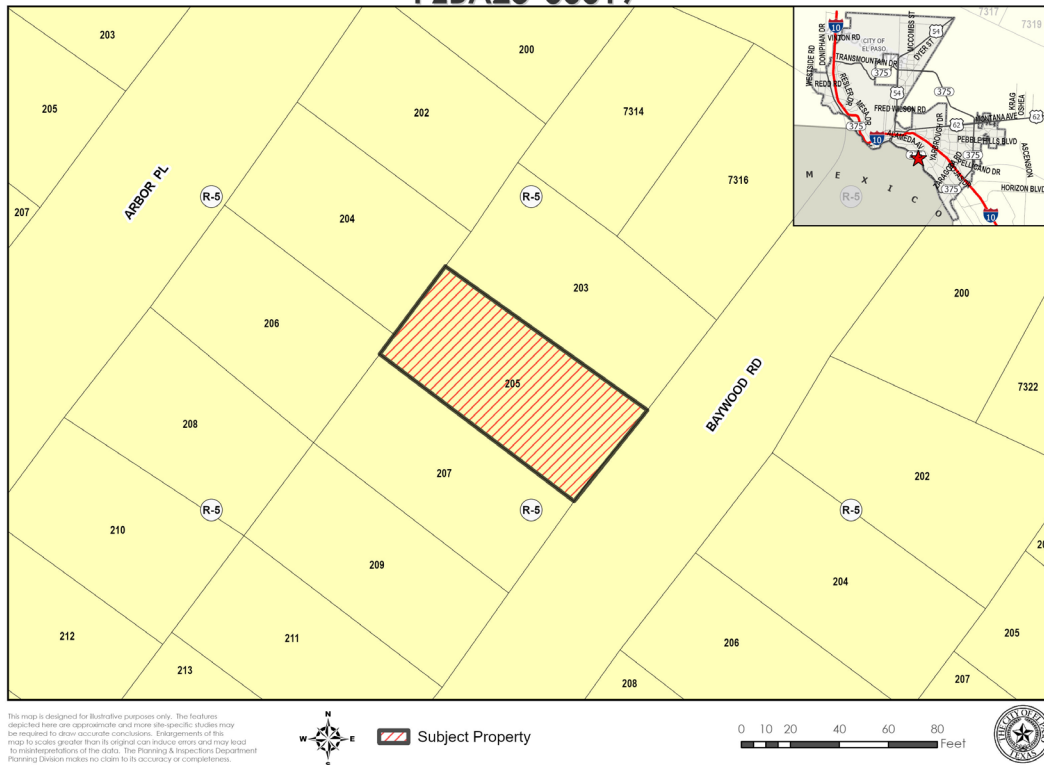
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. (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.

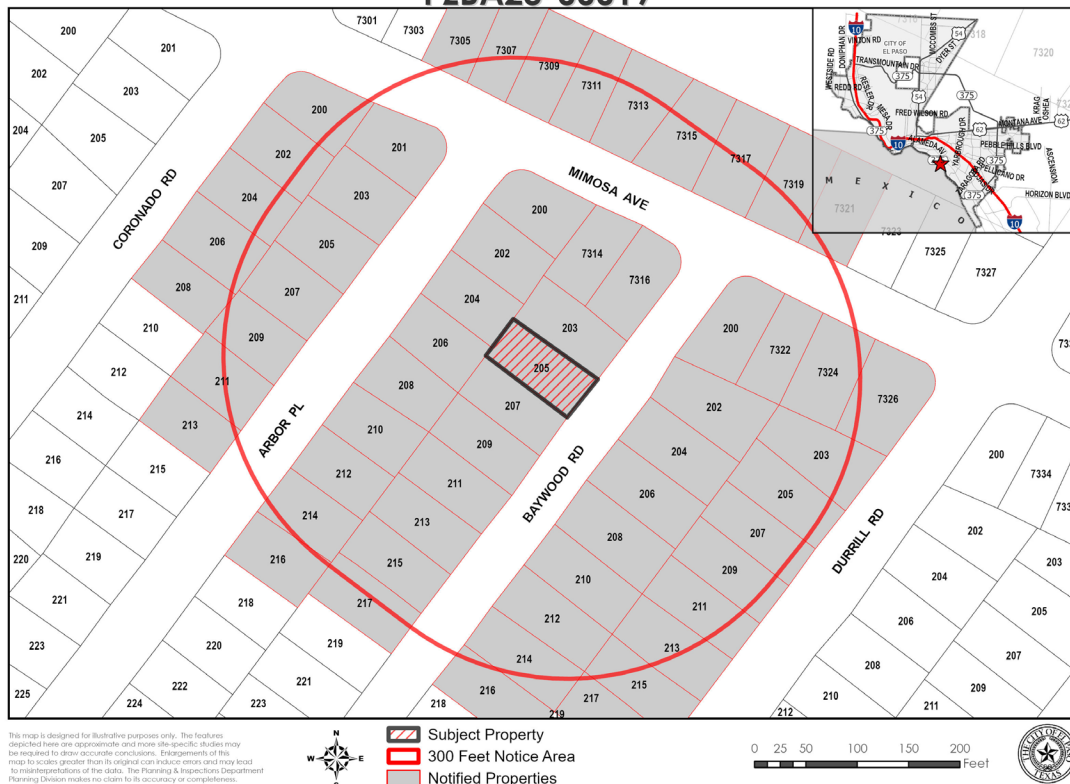
ZONING MAP

PZBA25-00019

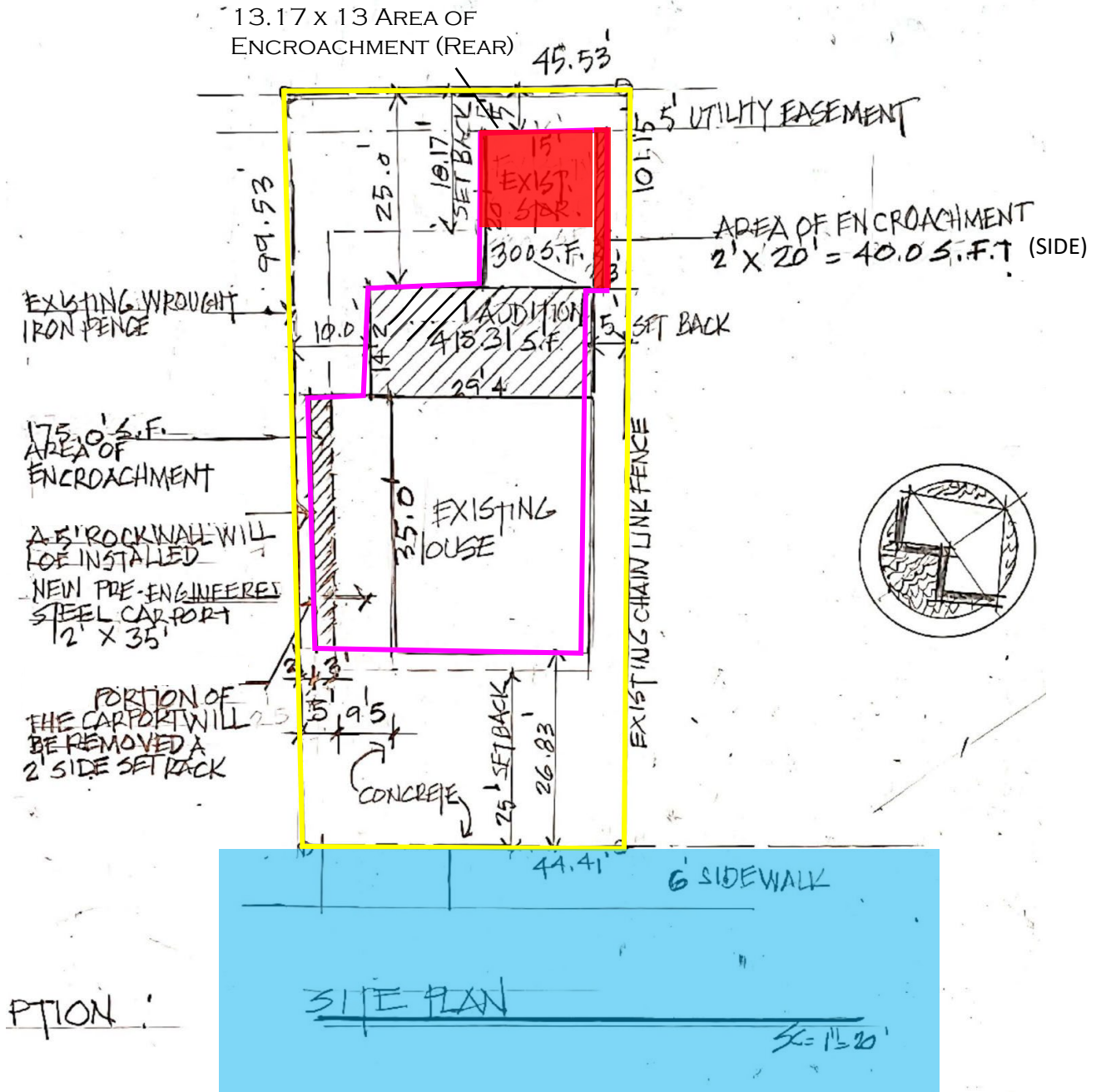


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00019

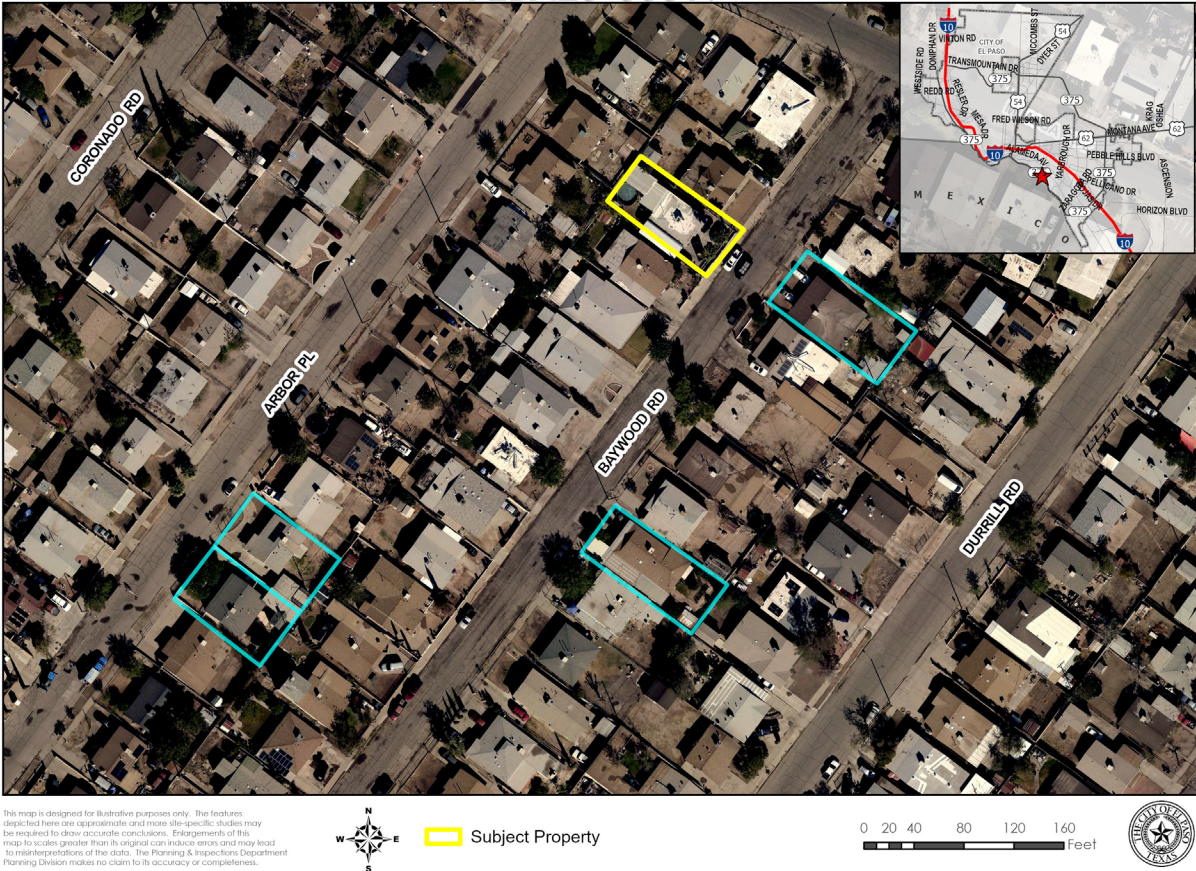


SITE PLAN



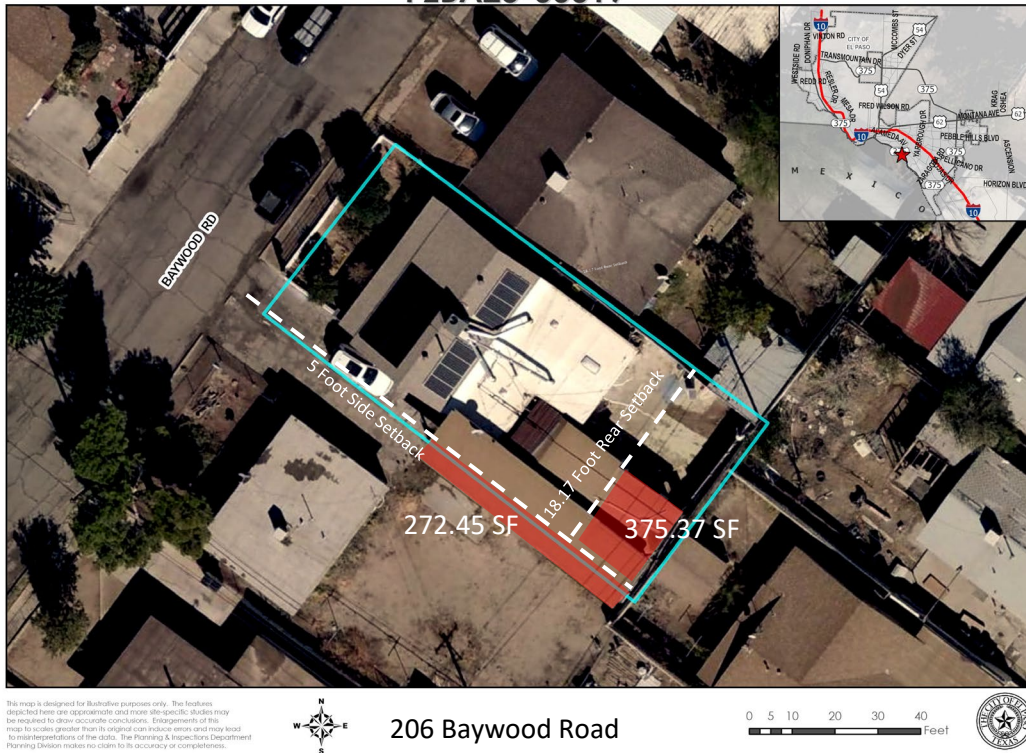
NONCONFORMING LOTS

PZBA25-00019



NONCONFORMING LOT 1

PZBA25-00019



NONCONFORMING LOT 2

PZBA25-00019



NONCONFORMING LOT 3

PZBA25-00019



NONCONFORMING LOT 4

PZBA25-00019





Legislation Text

File #: BC-1388, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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Of Block 81, Township 2, Section 14, City of El Paso,
El Paso County, Texas
ADDRESS: 3005 Park North Dr.
APPLICANT: Michael Ben and Norma J. Loustaunau
REPRESENTATIVE: Saul Anaya
REQUEST: Special Exception J (Carport Over a Driveway) and
Special Exception K (In Existence Fifteen Years
or More)
DISTRICT: 2
ZIP CODE: 79904
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

3005 Park North

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00027
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Michael Ben and Norma J. Loustaunau
REPRESENTATIVE: Saul Anaya
LOCATION: 3005 Park North Dr. (District 2)
ZONING: R-2 (Residential)
REQUEST: Special Exception J (Carport Over a Driveway) and Special Exception K (In Existence Fifteen Years or More)
PUBLIC INPUT: None received as of November 4, 2025.

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 J (Carport Over a Driveway) and K (In Existence Fifteen Years or More) to allow to legalize an existing carport over a driveway and an existing home in a R-2 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of special exception K request as the requested encroachment has been in existence for more than fifteen (15) years. Staff also recommends **APPROVAL WITH CONDITIONS** of the special exception J request as the requested area of encroachment is more than the maximum permitted for a carport. The conditions are as follows:

1. The carport shall resemble the main residence in scale and character.
2. The carport shall be modified to comply with the side setback requirement.
3. The carport shall be modified to comply with the maximum permitted area of 422 square feet, in accordance with Special Exception J criteria.

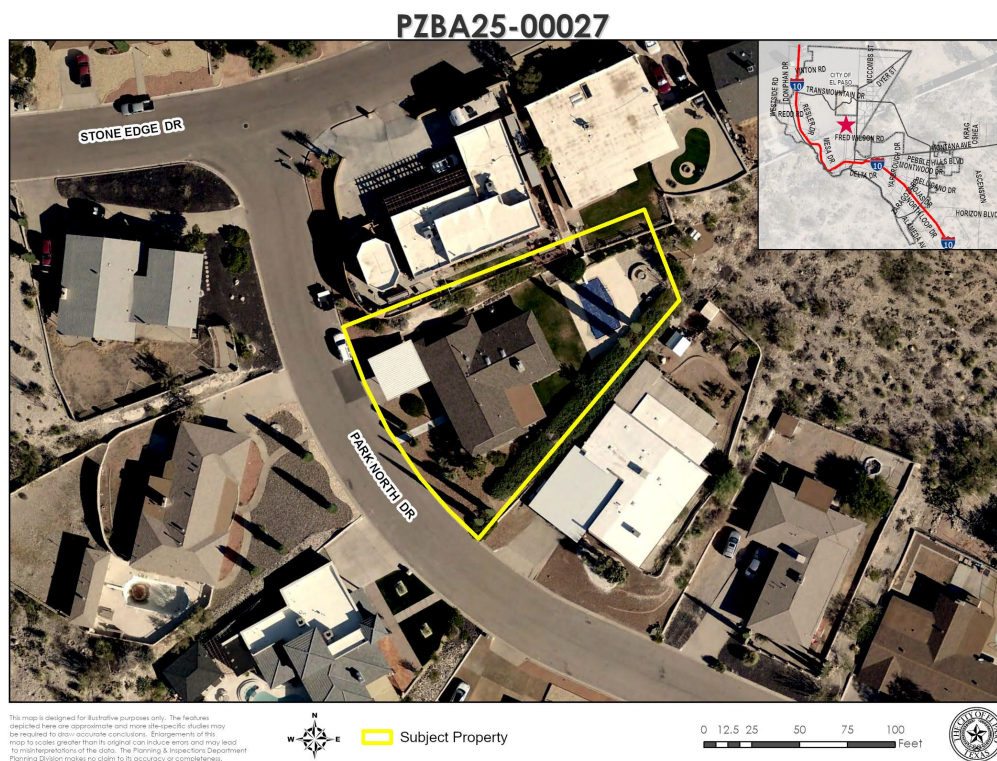


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing carport of approximately 24 feet by 24 feet and an area of 576 square feet, of which 411.86 square feet encroaches 20.7 feet into the front yard setback and is located to within 4.3 feet of the front property line. The carport shall be modified to comply with the side setback requirement. The applicant is also requesting a special exception to legalize the construction of an existing home, which extends 3.6 feet into the side yard setback and of which 66.08 square feet of that structure encroach into the side yard setback.

BACKGROUND: The required front setback for the subject property is 25 feet to meet the cumulative front and rear setback of 60 feet in the R-2 (Residential) zone district. The required side setback for the subject property is 8 feet to meet the cumulative sides setback of 20 feet in the R-2 (Residential) zone district.

The current owner has owned the property since 2014 and the building was constructed in 1968 based on El Paso Central Appraisal District records. The existing home encroachment has been in existence approximately for 57 years. Based on 2009 aerial imagery, the property existed back then as it does today, with the home in its current location.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	25 Feet	4.3 Feet
Rear	35 Feet	No Change
Cumulative Front & Rear	60 Feet	39.3 Feet
Side (Right)	12 Feet	No Change
Side (Left)	8 Feet	4.4 Feet
Cumulative Side	20 Feet	16.4 Feet

CALCULATIONS FOR CARPORT:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	422 Square Feet	1/5 of 2114 Sq. Ft. (House 1 st floor area)
Requested Area of Encroachment	411.86 Square Feet	20.7 Feet by 18.8 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 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 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 existing carport encroachment of 411.86 square feet is less than the maximum allowed area of 422 square feet and shall not go over the maximum requirement.

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

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.K CRITERIA

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

Permit the encroachment into the required yard setbacks for structures; provided, however, that the applicant can prove the following conditions:

Criteria	Does the Request Comply?
1. The encroachment into the required yard setback has been in existence for more than fifteen years;	Yes. The encroachment has been in existence for more than fifteen years.
2. Neither the applicant nor current property owner is responsible for the construction of the encroachment;	Yes. Neither the applicant nor owner were responsible for the construction of the encroachment.
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built;	Yes. Neither the applicant nor owner owned the property at the time.
4. The encroachment, if into the required front yard setback, does not exceed fifty percent of the required front yard setback;	Not applicable. Encroachment is not into the front yard setback.
5. The encroachment does not violate any other provision of the El Paso City Code.	Yes. The encroachment does not violate any other provision of the El Paso City Code.

PUBLIC COMMENT: Public notice was sent on October 29, 2025 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.

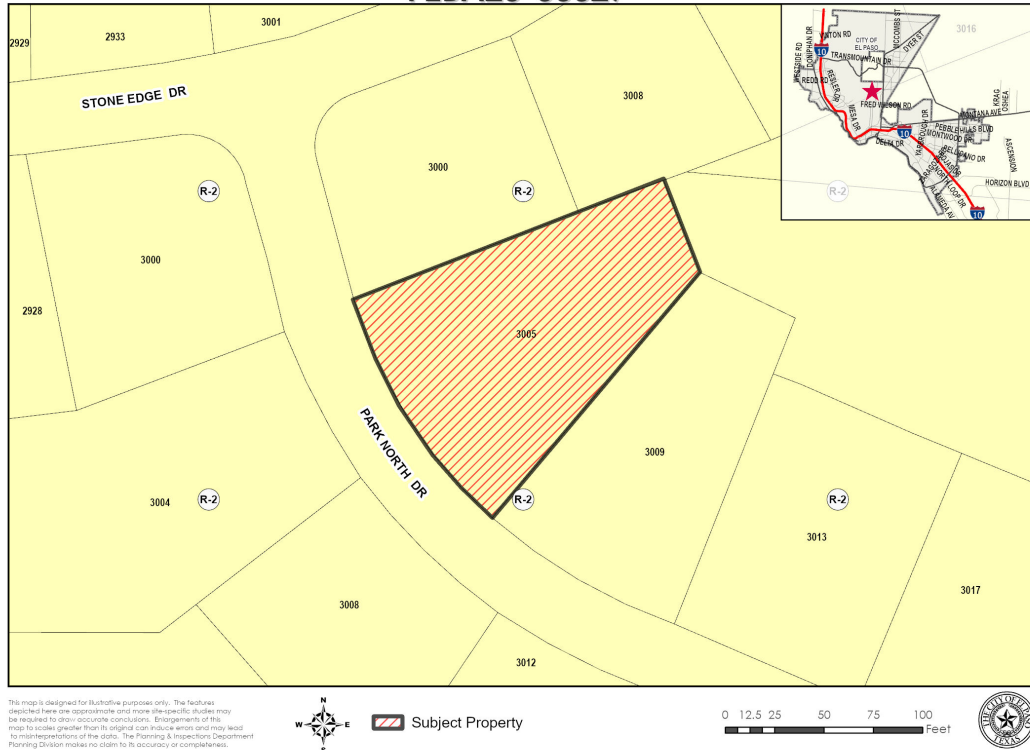
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. **(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.

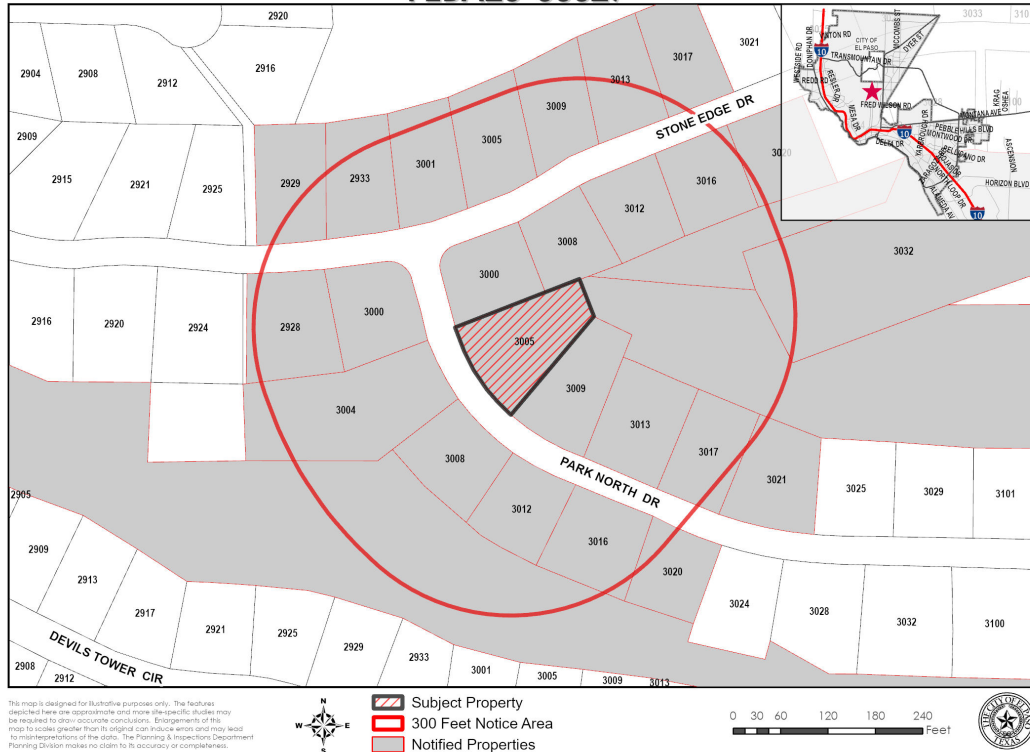
ZONING MAP

PZBA25-00027

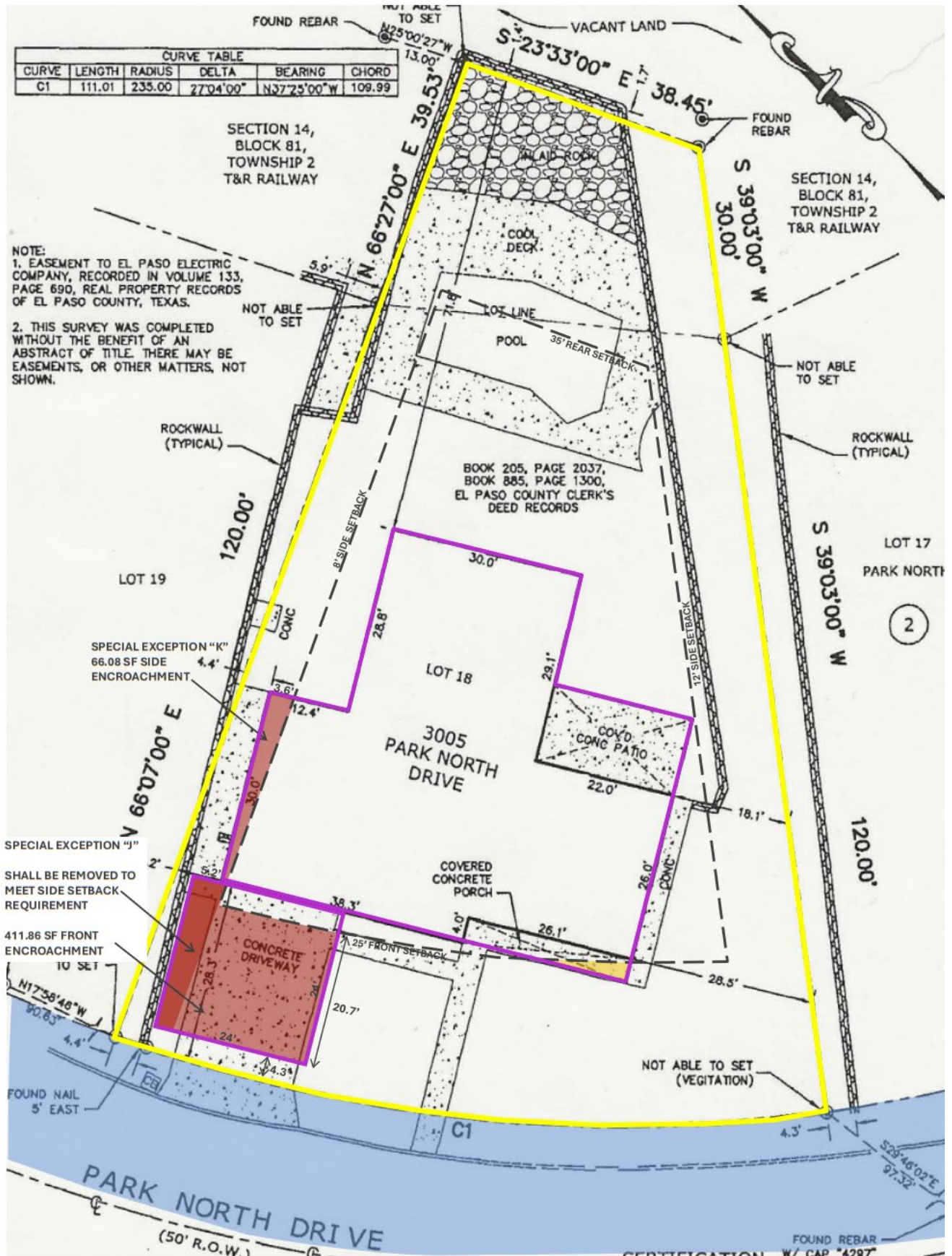


NEIGHBORHOOD NOTIFICATION MAP

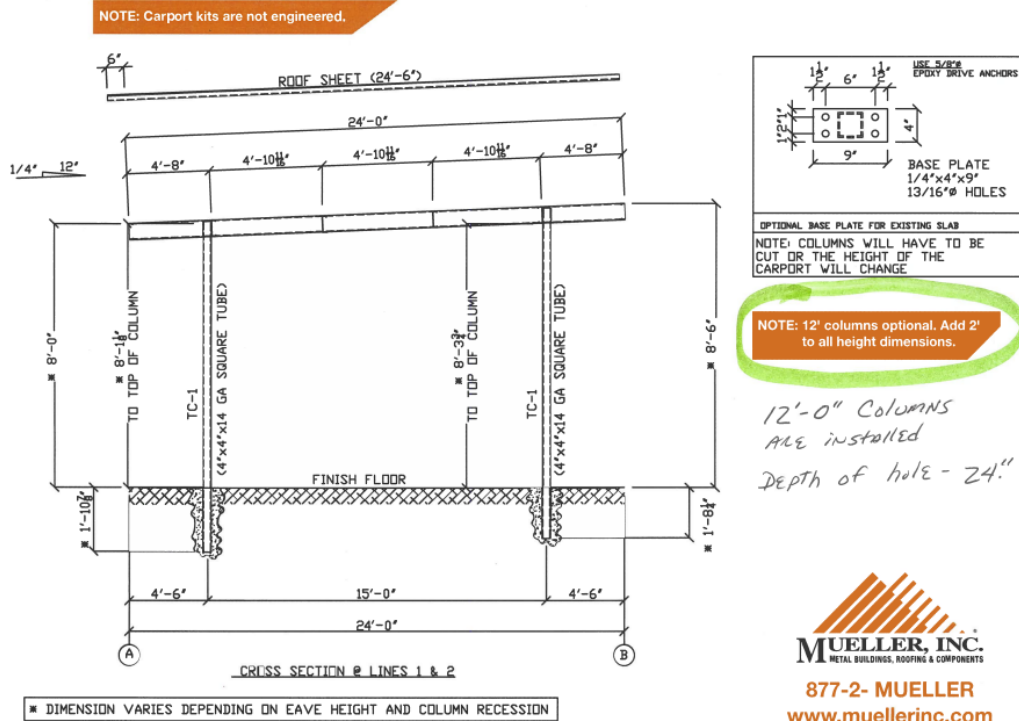
PZBA25-00027



SITE PLAN

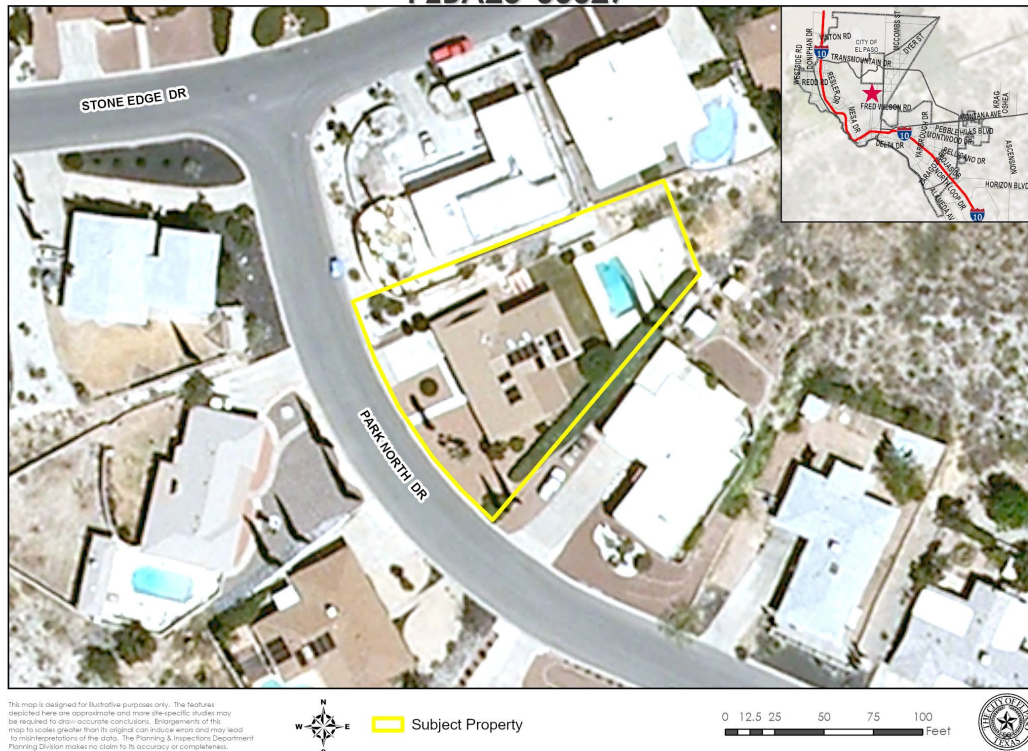


ELEVATION



2009 Aerial

PZBA25-00027





Legislation Text

File #: BC-1389, **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".

PZBA25-00032 Lot 1, Block 6, Enrique Franco Unit 1, City of El Paso,
El Paso County, Texas
ADDRESS: 8409 Hartford Dr.
APPLICANT: Justin and Jessica Holston
REPRESENTATIVE: Flores General Construction
REQUEST: Special Exception C (Rear Yard Setback, Single-family
Residence)
DISTRICT: 7
ZIP CODE: 79907
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

8409 Hartford

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00032
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Justin and Jessica Holston
REPRESENTATIVE: Flores General Construction
LOCATION: 8409 Hartford Dr. (District 7)
ZONING: R-3 (Residential)
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) to permit a proposed home addition and garage in an 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. The condition is as follows:

- The accessory structures shall be removed or relocated from the five-foot easement area.

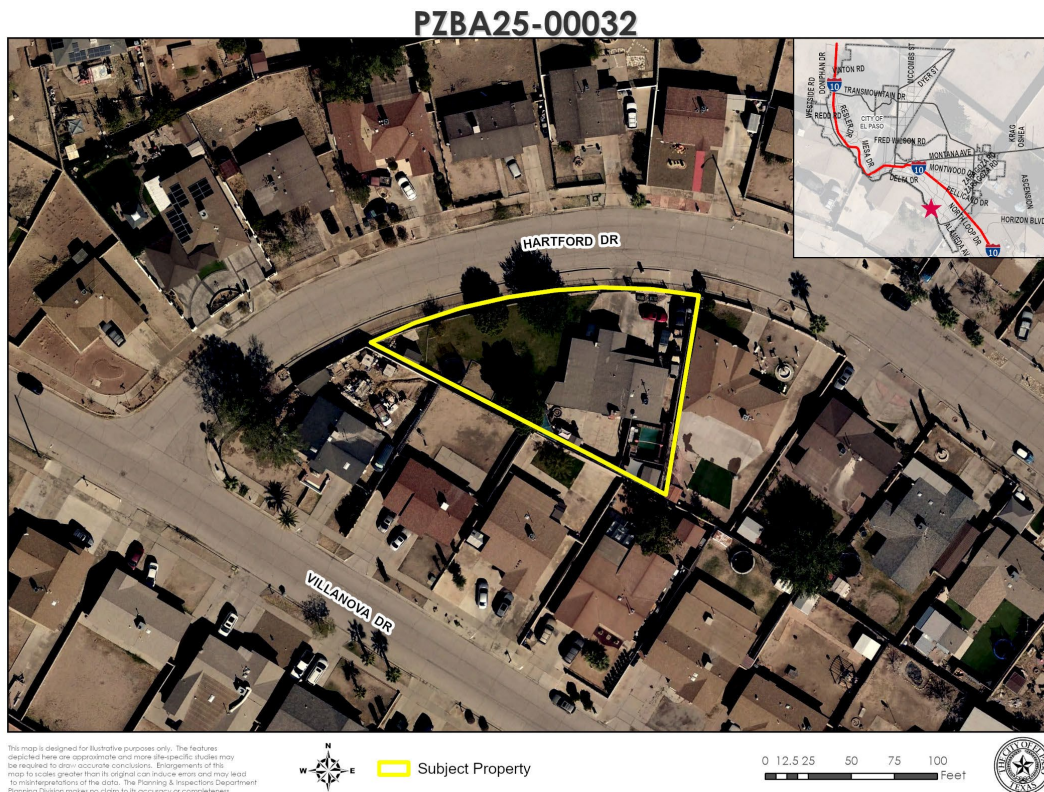


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed home addition and garage, 7 feet of which would extend into the rear yard setback for a 136.29 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 25 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district.

Based on Section 20.12.040 – Yards, open and unenclosed porches not exceeding 180 square feet in area may extend up to 12 feet into a required rear yard. The applicant is proposing an unenclosed porch, totaling 180 square feet, that would extend 8 feet into the proposed setback.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	25 feet	No Change
Rear	25 feet	18 feet
Cumulative Front & Rear	50 feet	43 feet
Side	5 feet	No Change
Side Street	10 feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	711.6 square feet	47.44' (142.31' average lot width ÷ 3) X 15' (3/5 of 25' required rear yard setback)
Requested Area of Encroachment	136.29 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 711.6 square feet, which is more than the requested area of encroachment of 136.29 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 October 29, 2025 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.

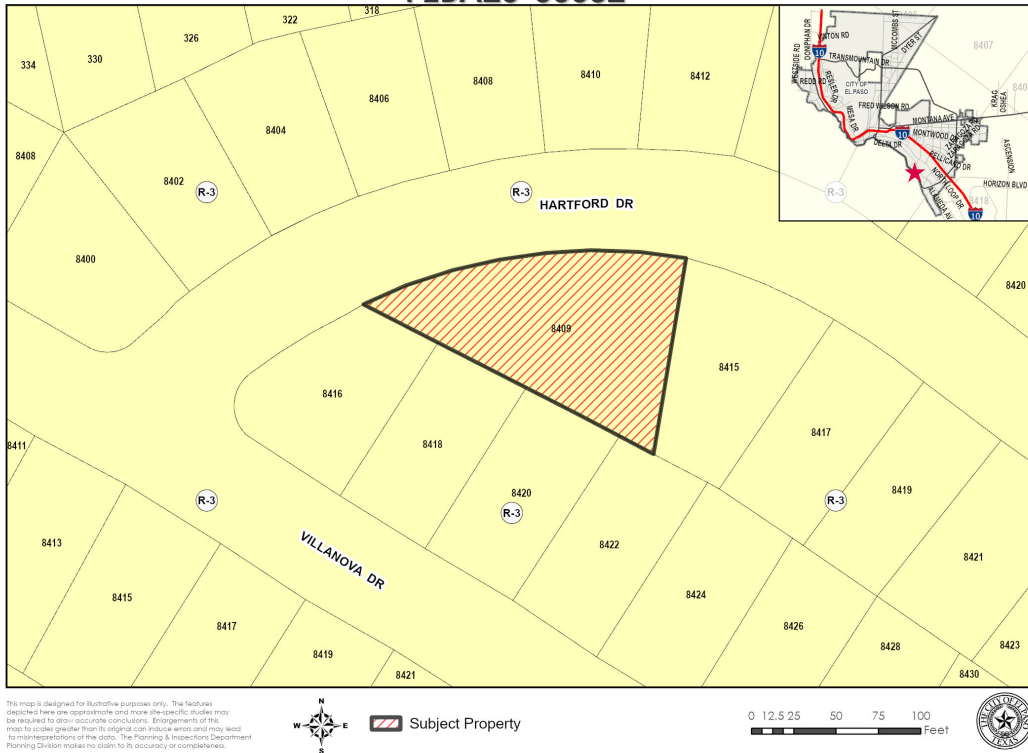
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. (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.

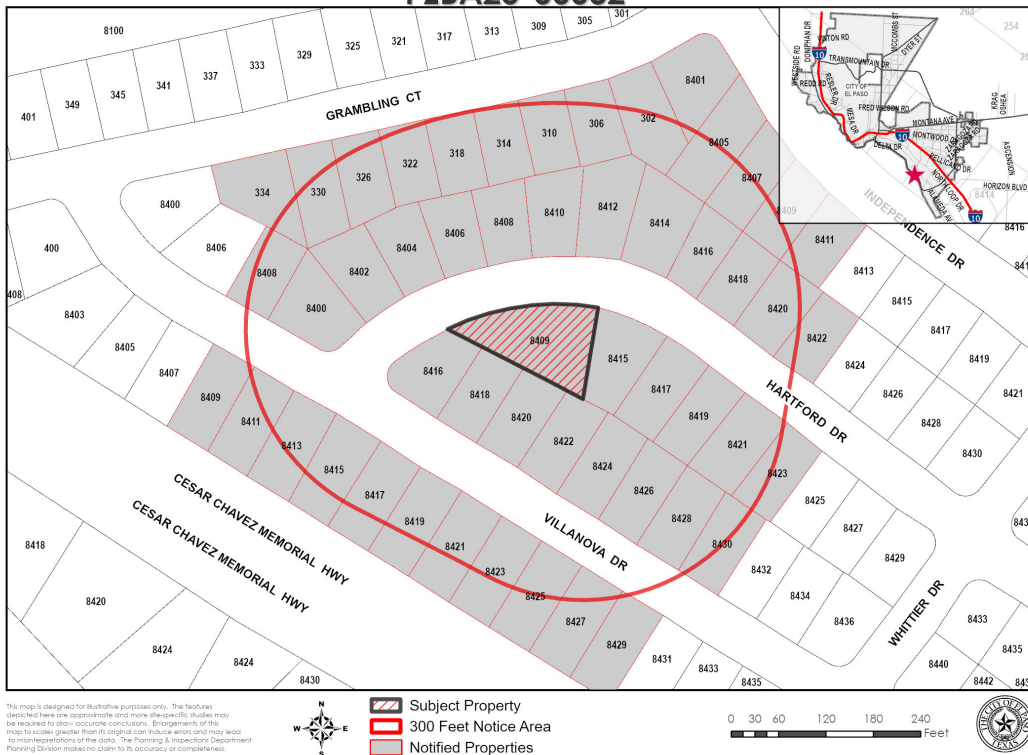
ZONING MAP

PZBA25-00032



NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00032



LEGAL DESCRIPTION

CITY OF EL PASO, EL PASO COUNTY, TEXAS

EXIST
SPR
REMOVED

LOT WIDTH = $172.31 \times \frac{1}{3}$
 $= 57.43$
 $= 71.45 \text{ S.F.}$

SITE PLAN

$$x = 11 \rightarrow 20$$



Legislation Text

File #: BC-1390, **Version:** 1

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

AGENDA LANGUAGE:

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PZBA25-00036 Lot #7, Block 23, East Gate Subdivision Unit 2, City of
El Paso, El Paso County, Texas
ADDRESS: 1746 Onizuka
APPLICANT: Eduardo & Terri Davila
REPRESENTATIVE: Eduardo & Terri Davila
REQUEST: Special Exception B (Two or More Nonconforming
Lots)
DISTRICT: 6
ZIP CODE: 79936
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov

1746 Onizuka

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00036
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: Eduardo & Terri Davila
REPRESENTATIVE: Eduardo & Terri Davila
LOCATION: 1746 Onizuka Dr. (District 6)
ZONING: R-3A (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to permit a proposed carport over a driveway in an R-3A (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least two other neighboring properties. The conditions are as follows:

1. The carport shall resemble the main residential structure in scale and character and shall be open on three sides.
2. The mesh canopy in the side yard shall be removed.

PZBA25-00036

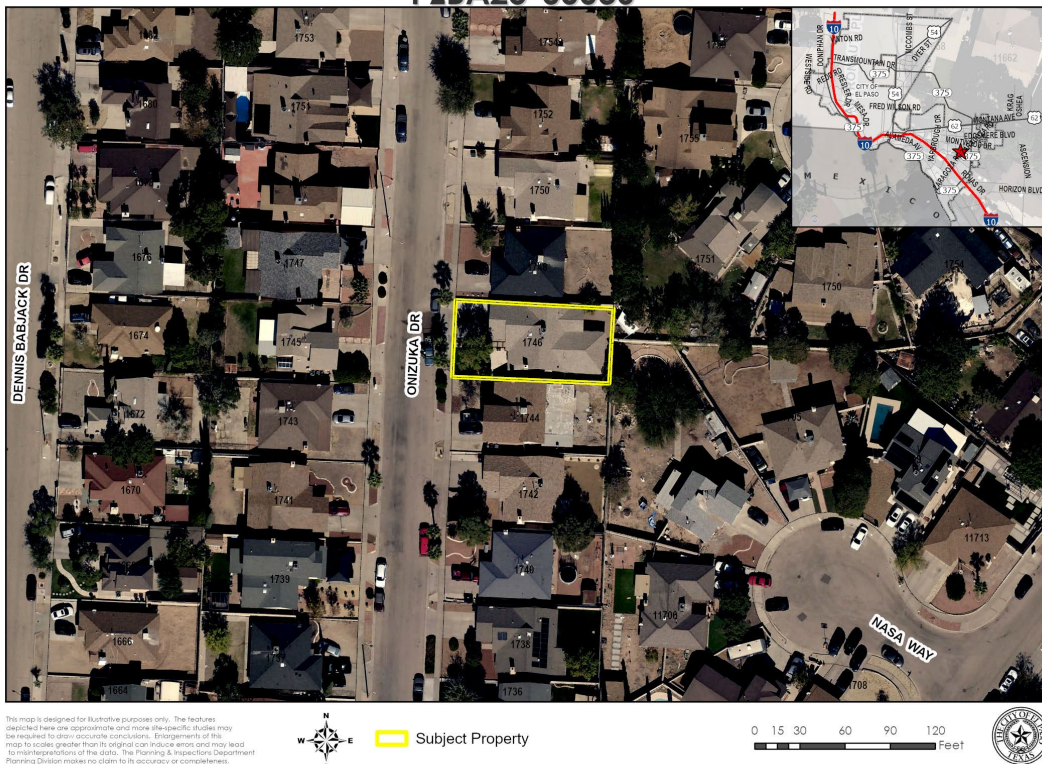


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed carport of approximately 20 feet by 15 feet and an area of 300 square feet, of which 300 square feet encroaches 15 feet into the front yard setback and is located to within 10 feet of the front property line.

BACKGROUND: The minimum front setback is 15 feet in the R-3A (Residential) zone district. The required front setback for the subject property is 25 feet to meet the cumulative front and rear setback of 45 feet in the R-3A (Residential) zone district. Aerial photographs indicate there are two other properties within the same block on the same side of the street that have similar encroachments. These properties are located at 1747 Onizuka Drive (330.14 S.F. front yard encroachment) and 1749 Onizuka Drive (489.56 S.F. front yard encroachment). The property located at 1747 Onizuka Drive has been granted a special exception for the front and rear encroachments. The property located at 1749 Onizuka Drive does not have any issued permits on record.

The current owner has owned the property since May 1987. The main residence was built approximately in 1987 based on El Paso Central Appraisal District. On August 7, 2023, the property owner obtained Zoning Board of Adjustment approval for the rear encroachment of the existing 305 square foot addition to the house.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	25 Feet	10 feet
Rear	5 feet	No Change
Cumulative Front & Rear	45 feet	15 feet
Side (North)	5 feet	No Change
Side (South)	5 feet	No Change

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 residence has a valid certificate of occupancy for one continuous year.
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 houses on the same block contain carport canopies that extend into the front setback.
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. Two (2) other houses on the same block present carport canopies extending into their required 25-foot front setback located at 1747 Onizuka Drive, and 1749 Onizuka Drive.
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 used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

PUBLIC COMMENT: Public notice was sent on October 29, 2025 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.

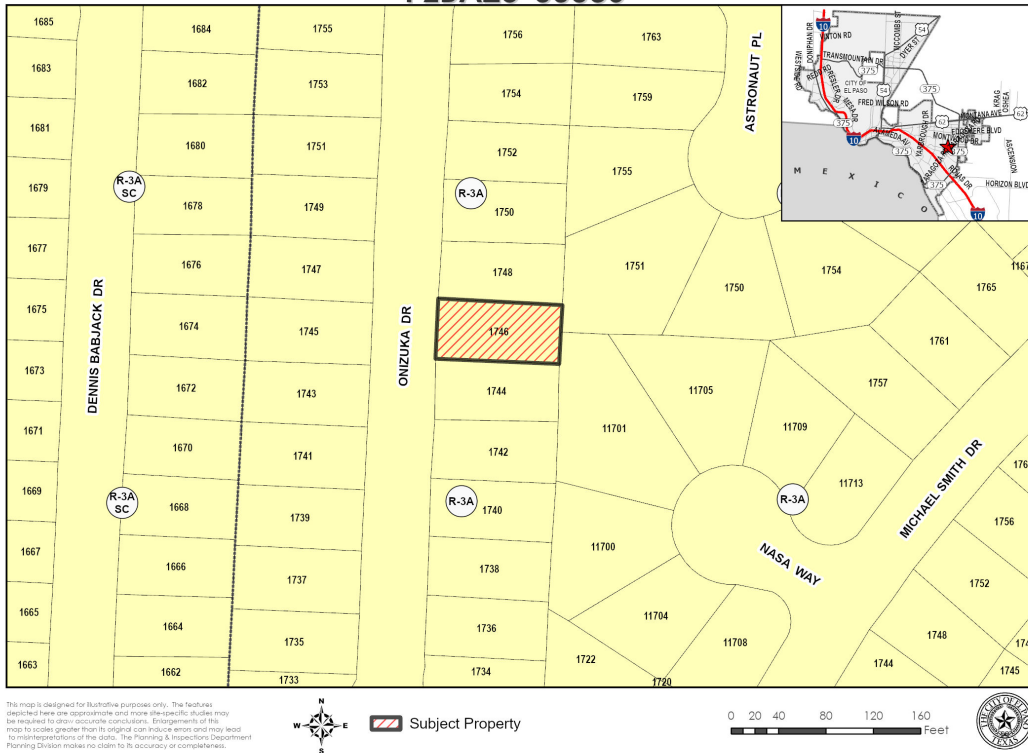
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. (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.

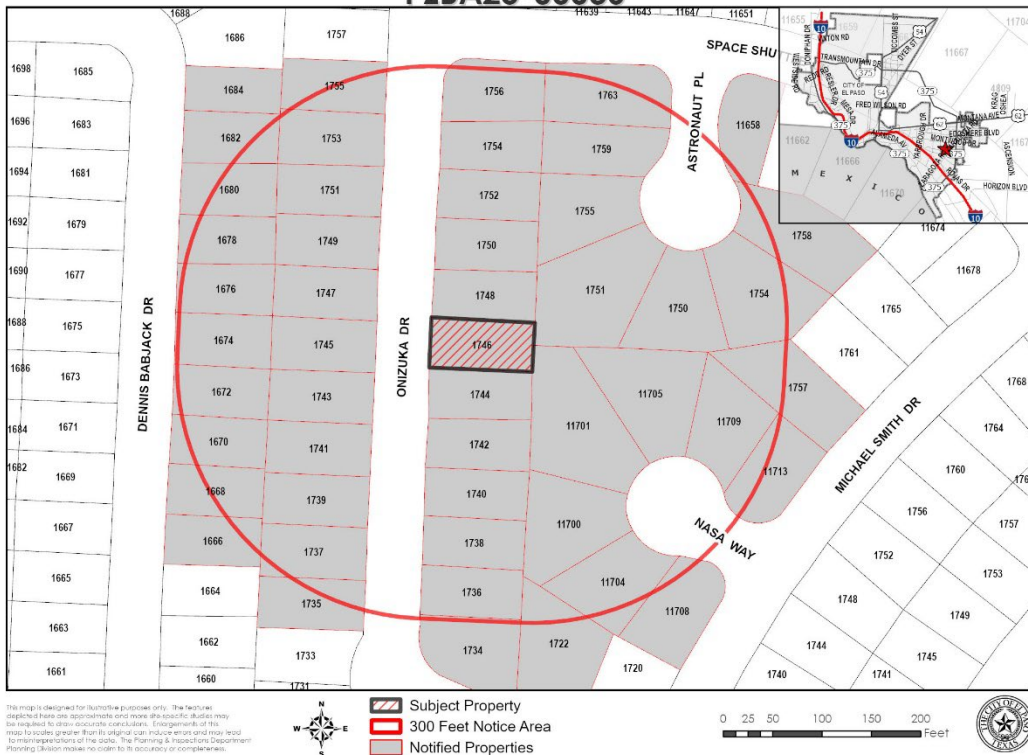
ZONING MAP

PZBA25-00036

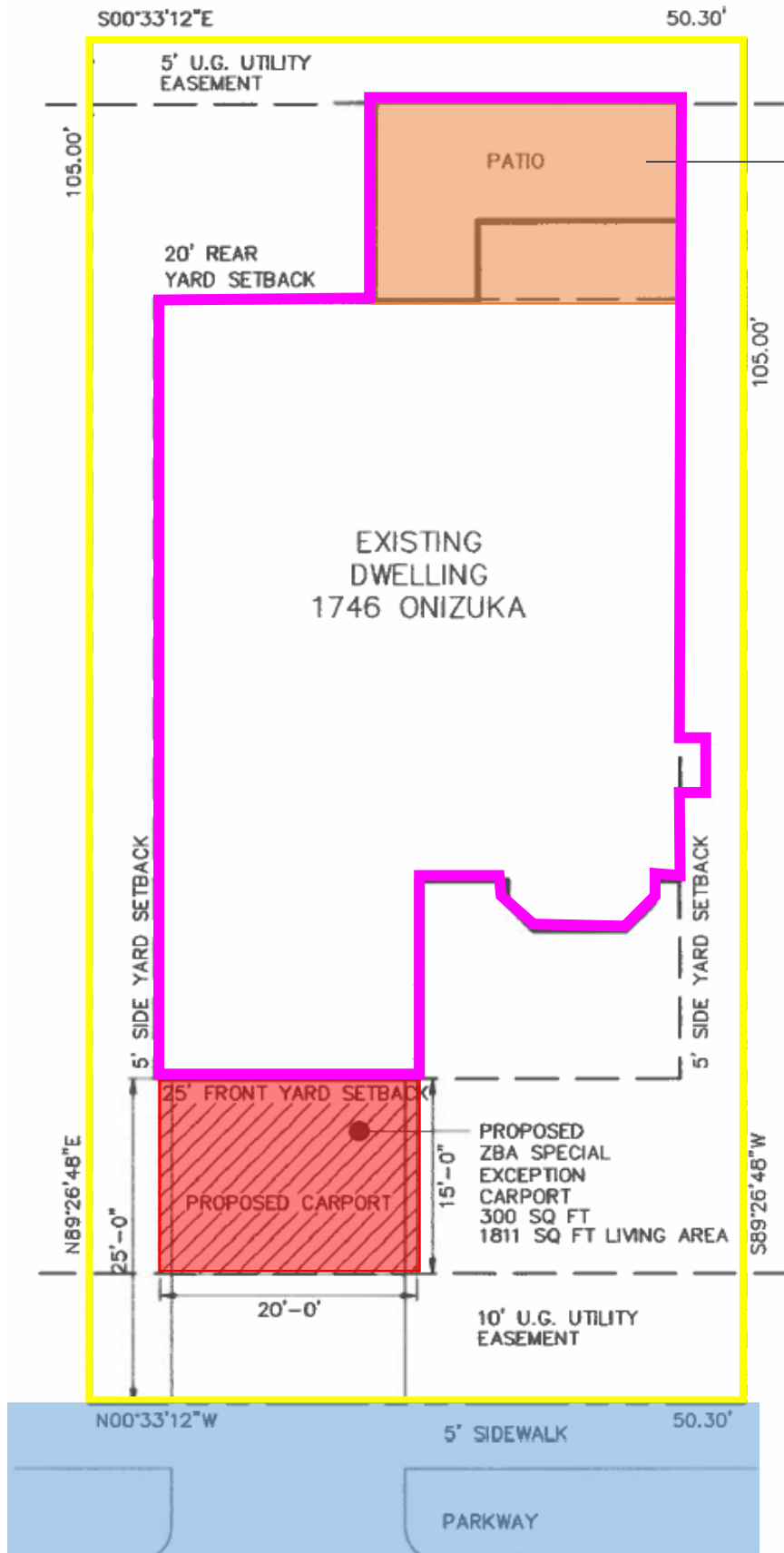


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00036



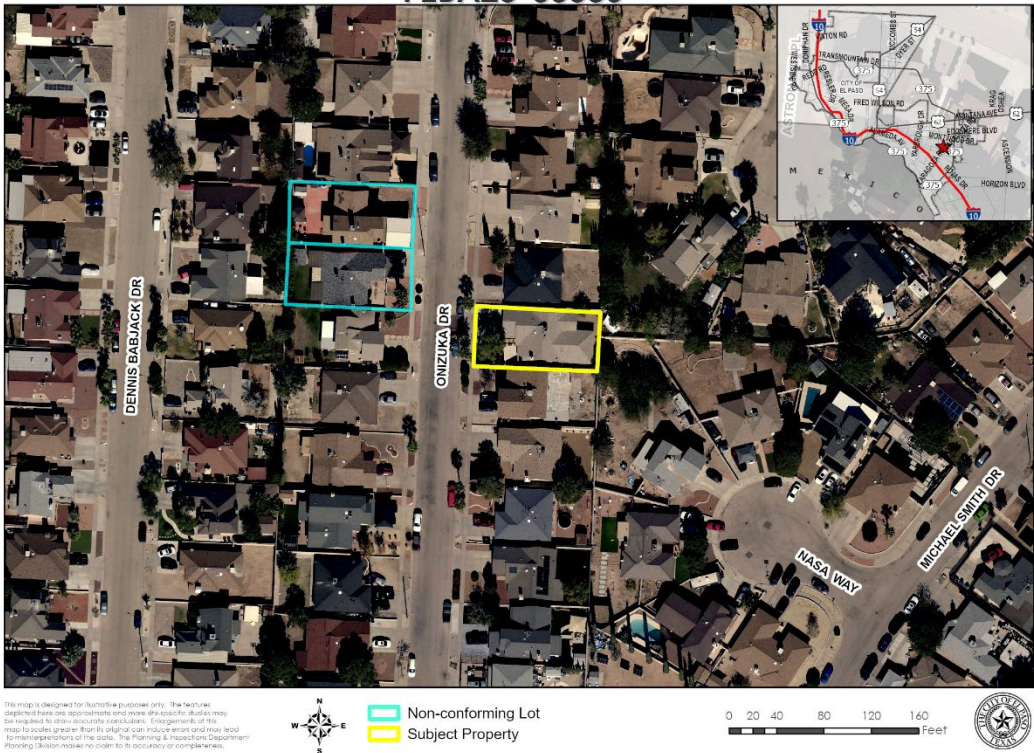
SITE PLAN



On August 7, 2023, ZBA was approved for the rear encroachment of 305 SQ.FT.

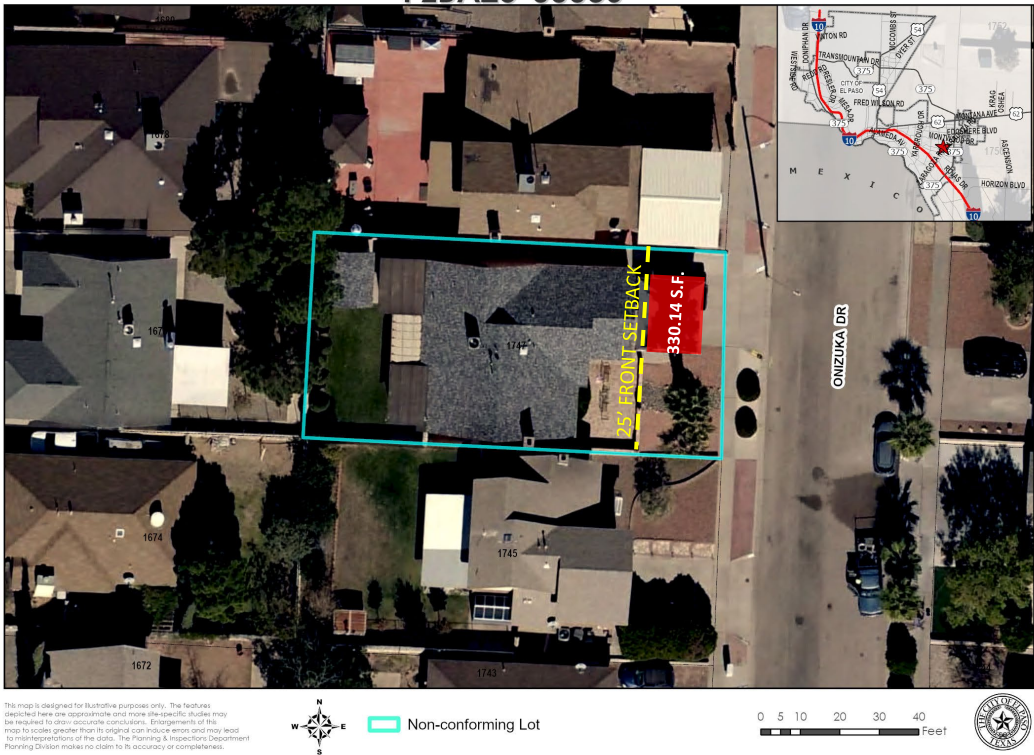
NONCONFORMING LOTS

PZBA25-00036



NONCONFORMING LOT 1 (1747 Onizuka Drive)

PZBA25-00036



NONCONFORMING LOT 2 (1749 Onizuka Drive)

PZBA25-00036



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to draw accurate conclusions. Enlargements of this map for uses greater than its original can impact users and may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Non-conforming Lot

0 5 10 20 30 40 Feet





Legislation Text

File #: BC-1391, **Version:** 1

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

AGENDA LANGUAGE:

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PZBA25-00037 Lot 218, Block 10, Valley View Heights, City of El
Paso, El Paso County, Texas
ADDRESS: 6530 Mohawk Dr.
APPLICANT: Jose M. Romo
REPRESENTATIVE: Jose M. Romo
REQUEST: Special Exception B (Two or More Nonconforming
Lots)
DISTRICT: 3
ZIP CODE: 79925
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

6530 Mohawk

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00037
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Jose M. Romo
REPRESENTATIVE: Jose M. Romo
LOCATION: 6530 Mohawk Dr. (District 3)
ZONING: R-4 (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize an existing accessory dwelling unit (ADU) in an R-4 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Pending.

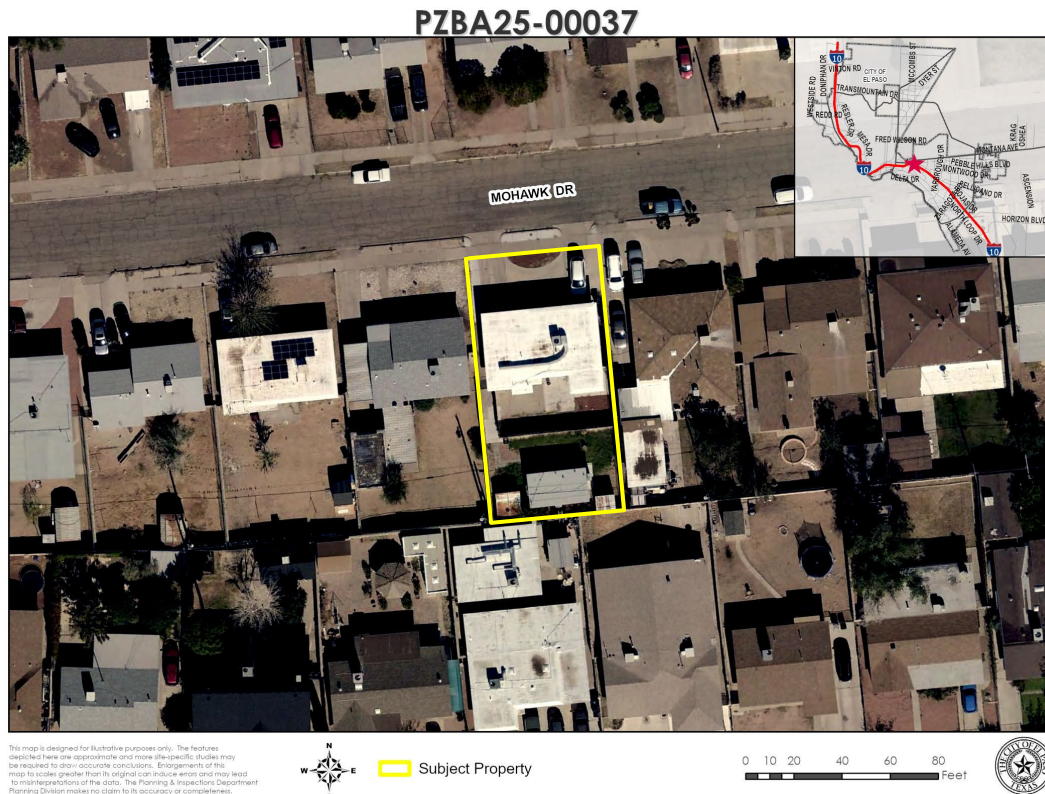


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing accessory dwelling unit (ADU), which extends 5 feet into the required 10-foot rear yard setback for 114.5 square feet of total encroachment.

BACKGROUND: Accessory dwelling units (ADUs) are required to maintain a minimum setback of ten feet from any property line where the accessory use is permitted. Based on aerial imagery, permits, and El Paso Central Appraisal District records, there are at least two other properties on the same block with similar ADU encroachments. At 6519 Navajo Drive, the ADU encroaches approximately 285 square feet into the required setback; while a permit was issued, however inspections were never finalized. At 6511 Navajo Drive, the ADU encroaches approximately 215 square feet into the required setback, and no permit is on record for this structure.

SETBACKS FOR ADU	REQUIRED SETBACK	REQUESTED SETBACK
Front	10 feet	No Change
Rear	10 feet	5 feet
Side (West)	10 feet	No Change
Side (East)	10 feet	No Change

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 one house on the same block has an ADU that extends 10 feet into the rear setback, and another house has an ADU that extends 8 feet.
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. There are two other properties with ADUs that encroach into the rear required setback beyond the existing encroachment of 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 used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

PUBLIC COMMENT: Public notice was sent on October 29, 2025 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:

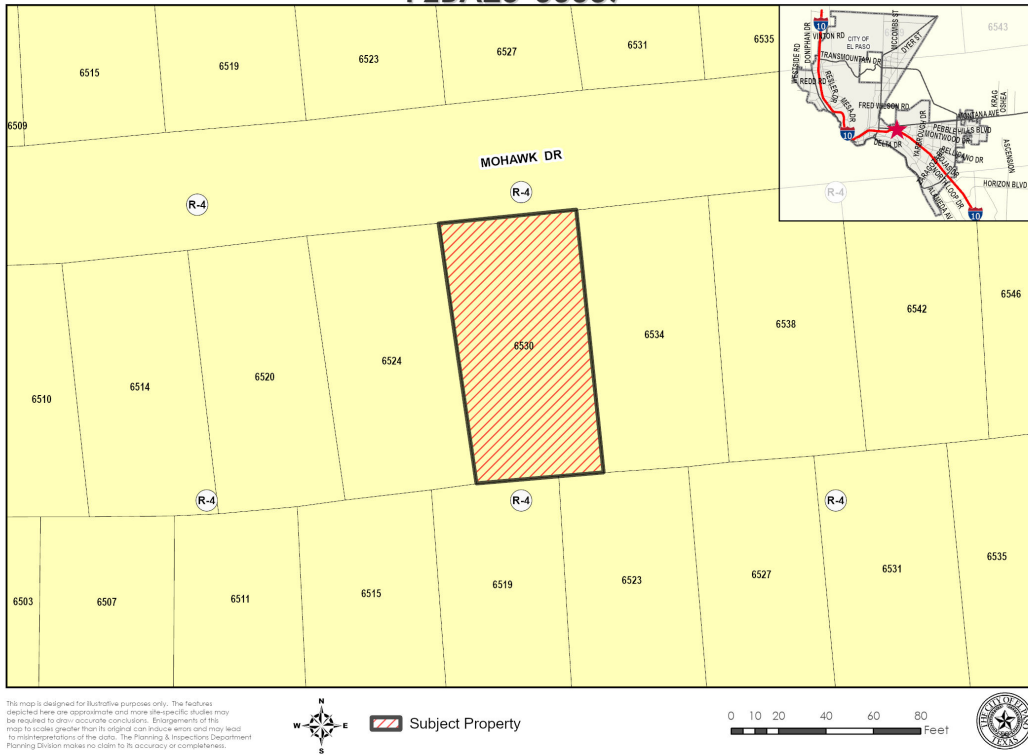
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA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

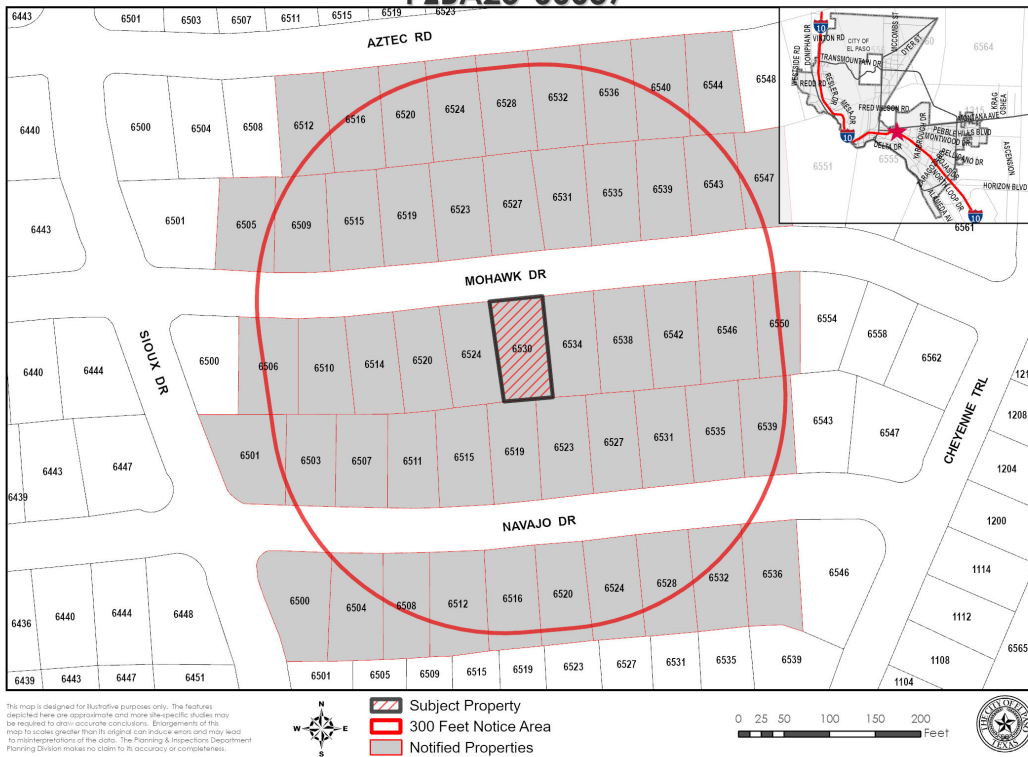
ZONING MAP

PZBA25-00037

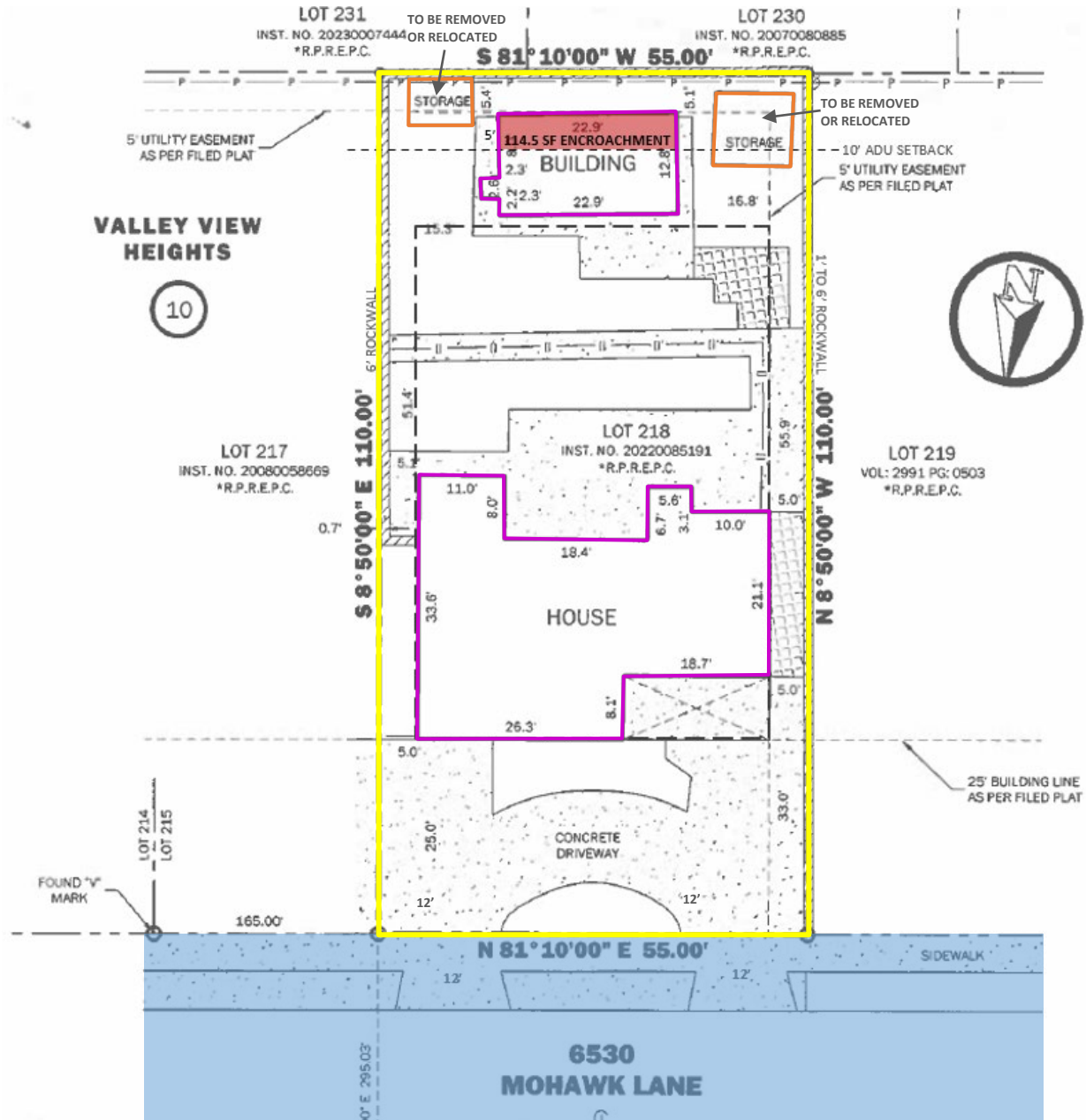


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00037

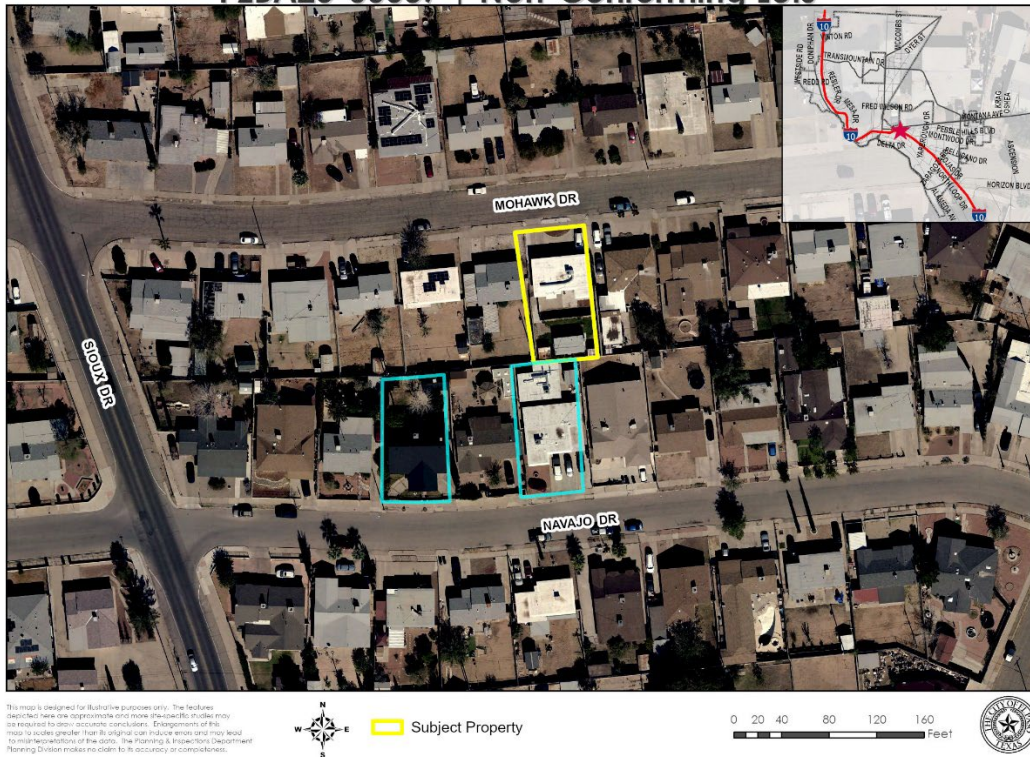


SITE PLAN



NONCONFORMING LOTS

PZBA25-00037 | Non-Conforming Lots



NONCONFORMING LOT 1

PZBA25-00037 | 6519 Navajo Dr.



NONCONFORMING LOT 2

PZBA25-00037 | 6511 Navajo Dr.





Legislation Text

File #: BC-1392, Version: 1

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

AGENDA LANGUAGE:

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PZBA25-00041 A portion of Lot 36, Block 56, Pebble Hills Unit No. 8,
City of El Paso, El Paso County, Texas
ADDRESS: 3469 East Glen Drive
APPLICANT: Jason Readye
REPRESENTATIVE: Yancy Adan Quiñones
REQUEST: Special Exception B (Two or More Nonconforming
 Lots)
DISTRICT: 3
ZIP CODE: 79936
STAFF CONTACT: Jose Beltran, (915) 212-1607,
 BeltranJV@elpasotexas.gov

3469 East Glen

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00041
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Jason Readye
REPRESENTATIVE: Yancy Adan Quiñones
LOCATION: 3469 East Glen Dr. (District 3)
ZONING: R-4 (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize an existing carport in an R-4 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least two other neighboring properties. The conditions are as follows:

1. The accessory storage structure located in the rear of the property shall be modified, relocated, or removed from the five-foot (5') utility easement area.
2. That the carport shall resemble the main home in scale and character.

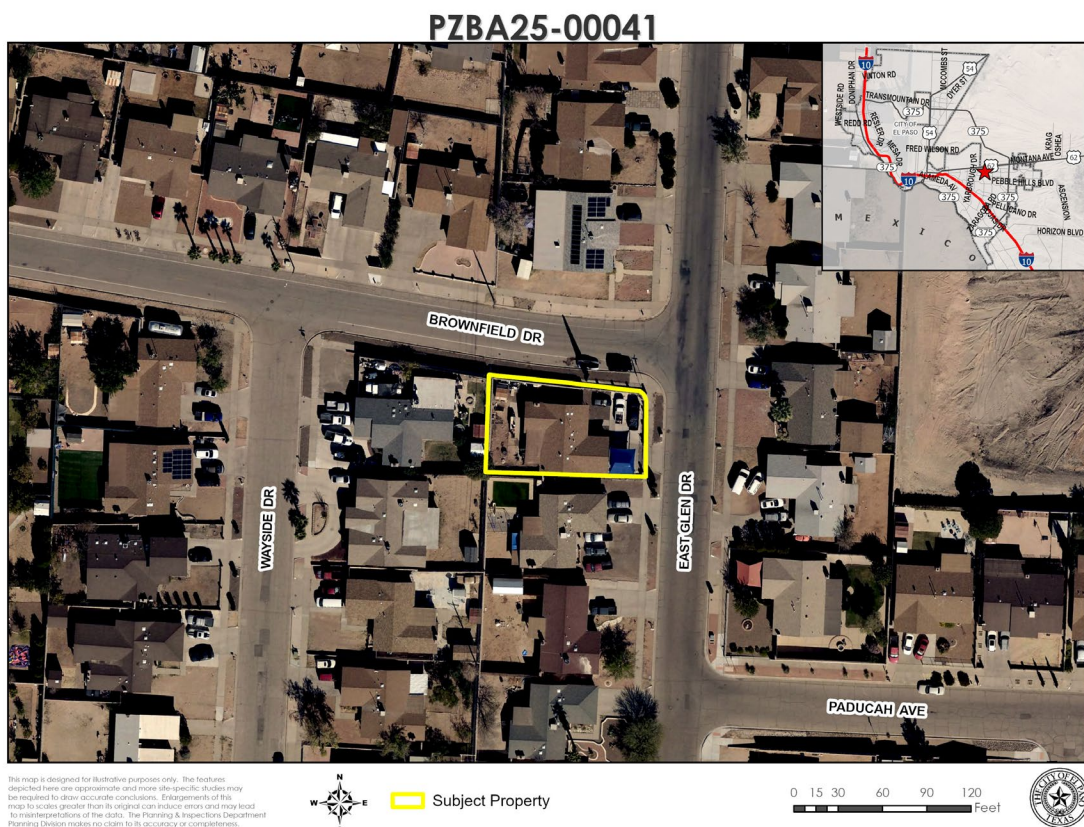


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing carport, which extends 15 feet 3 inches into the required front yard setback and 2 feet 6 inches into the required side yard setback for 264.27 square feet of encroachment of the front yard setback and 43.29 square feet of encroachment of the side yard setback.

BACKGROUND: The minimum front setback is 10 feet in the R-4 (Residential) zone district. The required front yard setback for the subject property is 21 feet to meet the cumulative setback of 45 feet in the R-4 (Residential) zone district. The required side yard setback is 5 feet in the R-4 (Residential) zone district. Aerial photographs indicate that there are four (4) nearby properties located on the same block or abutting street that encroach into their respective front yard and side yard setbacks, with encroachments equal to or larger than those on the subject property. These properties are located at 3441 East Glen Drive (201.03 S.F. side yard encroachment), 3472 East Glen Drive (131.95 S.F. side yard encroachment), 3484 East Glen Drive (492.79 S.F. front yard encroachment, 49.40 S.F. side yard encroachment) and 3452 Wayside Drive (277.40 S.F. front yard encroachment, 89.45 S.F. side yard encroachment). The property located at 3484 East Glen Drive is registered as Legal Non-conforming for the front and side encroachments, while the remainder of the aforementioned properties do not have any issued permits on record.

Based on Central Appraisal District records, the single-family dwelling was built in 1977 and the encroaching carport was built in 2021 by the current owner. The request is due to a code enforcement citation that was issued in January of 2024. Additionally, the storage structure in the rear of the property is located within the five feet (5') utility easement area and will have to be removed, modified or relocated.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	21 feet	5 feet 9 inches
Rear	24 feet	No Change
Cumulative Front & Rear	45 feet	29 feet 9 inches
Side (North)	5 feet	No Change
Side (South)	5 feet	2 feet 6 inches
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 four (4) homes on the same block and abutting street have structures that extend twenty-one feet (21') and five feet (5') into their required front and side 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. There are four (4) homes on the same block or abutting street located at 3441 East Glen Drive, 3472 East Glen Drive, 3484 East Glen Drive and 3452 Wayside Drive 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 October 31, 2025 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.

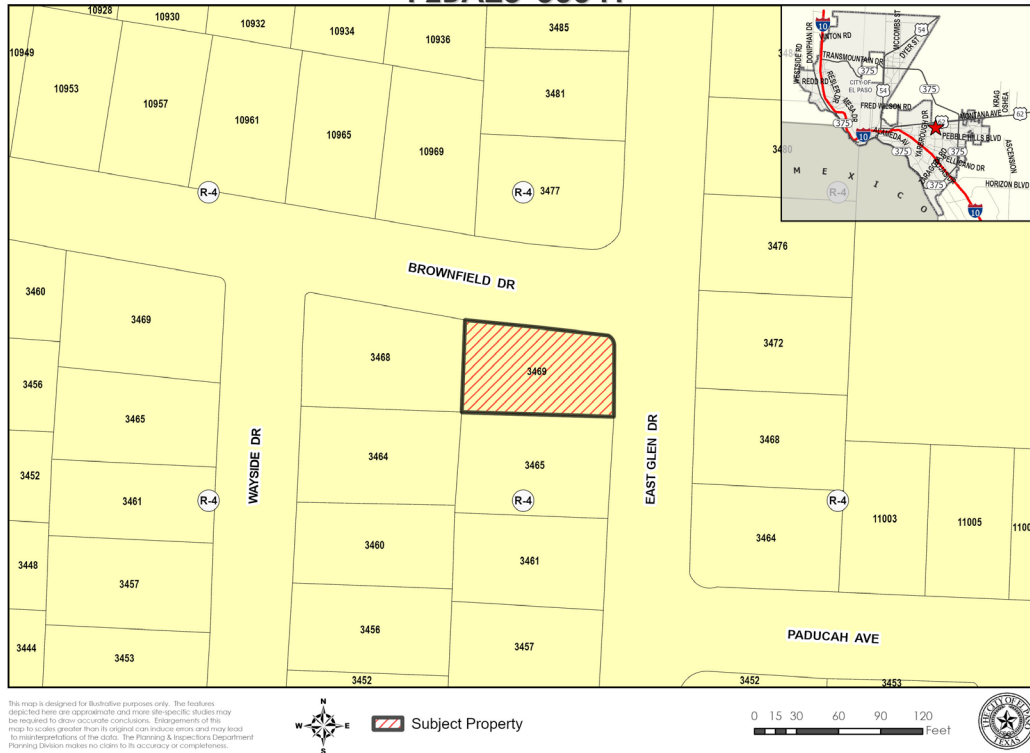
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. (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.

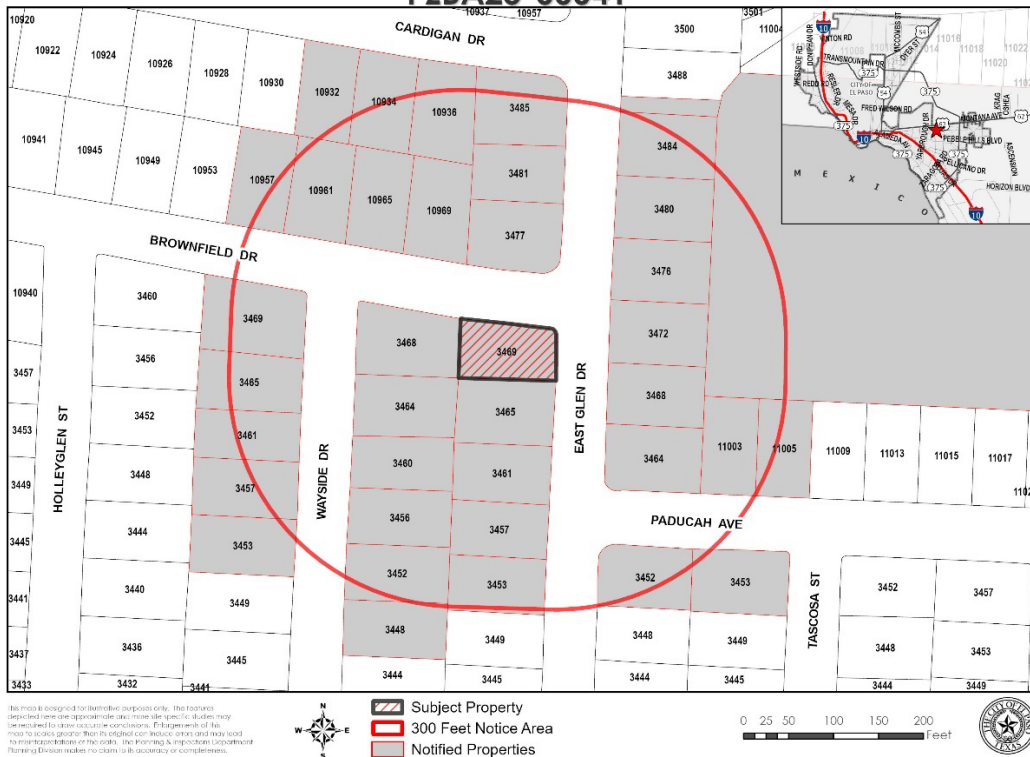
ZONING MAP

PZBA25-00041

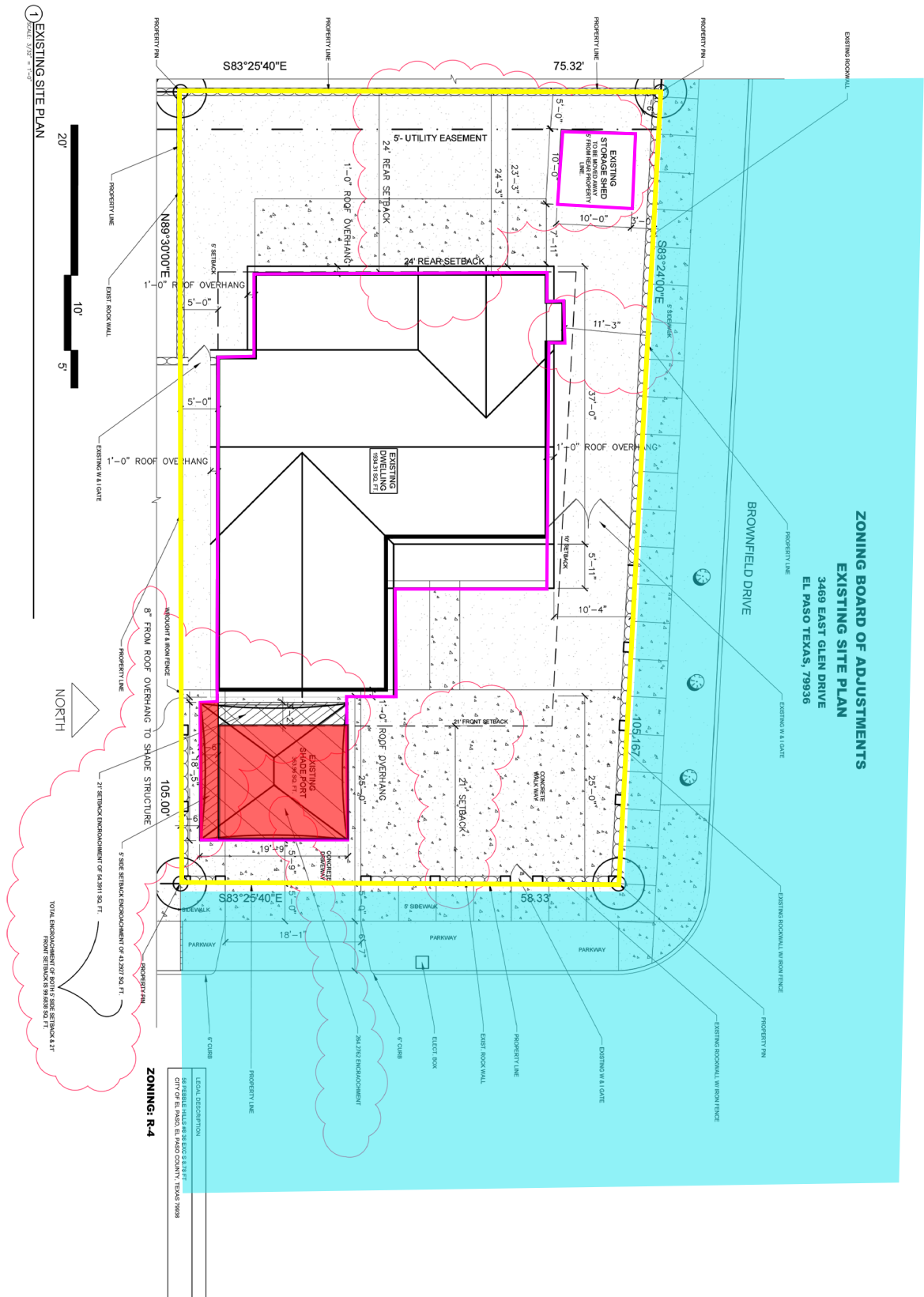


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00041

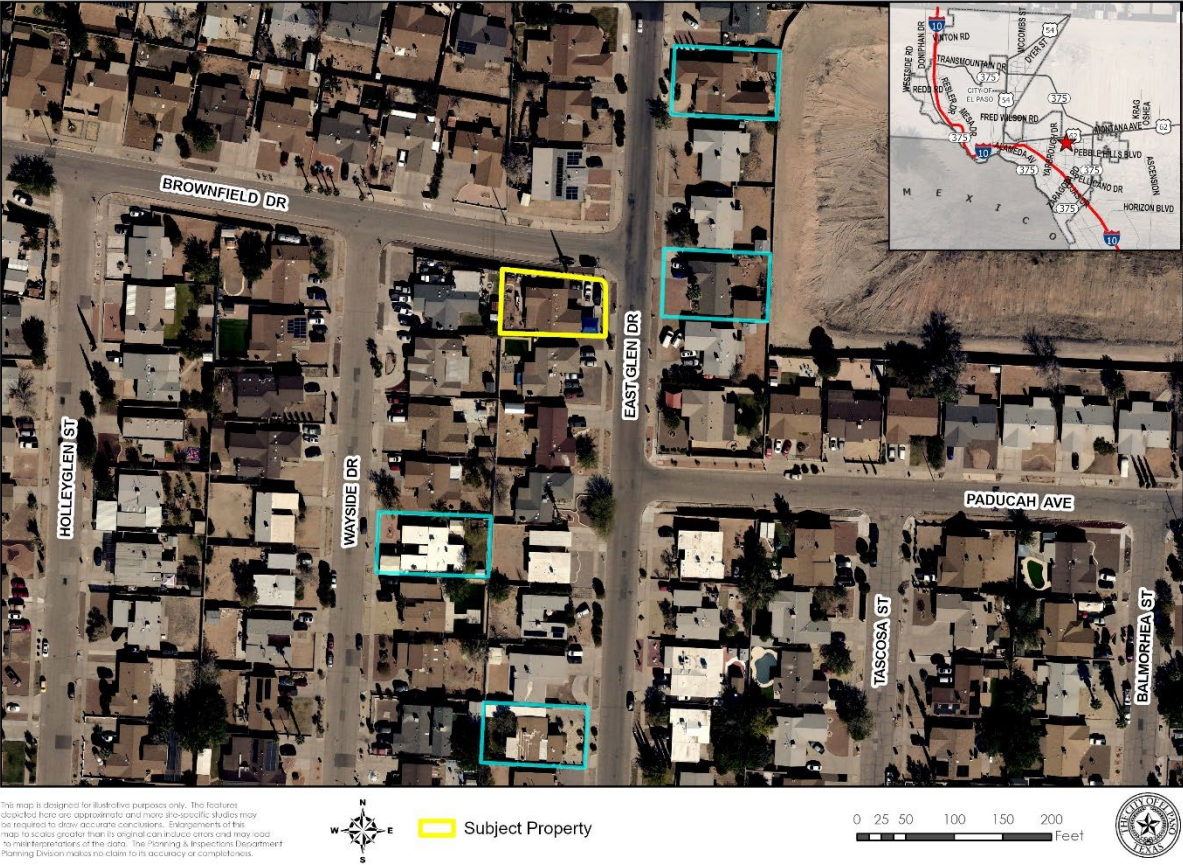


SITE PLAN



NONCONFORMING LOTS

PZBA25-00041



NONCONFORMING LOT 1

PZBA25-00041



NONCONFORMING LOT 2

PZBA25-00041



NONCONFORMING LOT 3

PZBA25-00041



NONCONFORMING LOT 4

PZBA25-00041





Legislation Text

File #: BC-1393, **Version:** 1

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

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PZBA25-00044 Lot 43, Block 30, Castner Heights Unit 7, City of El Paso, El Paso County, Texas
ADDRESS: 4509 General Maloney Cir.
APPLICANT: Rogelio and Luz Carrillo
REPRESENTATIVE: Rogelio and Luz Carrillo
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 4
ZIP CODE: 79924
STAFF CONTACT: Blanca Perez, (915) 212-1561,
 PerezBM@elpasotexas.gov

4509 General Maloney

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00044
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Rogelio and Luz M. Carrillo
REPRESENTATIVE: Rogelio and Luz M. Carrillo
LOCATION: 4509 General Maloney Cir. (District 4)
ZONING: R-3A (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize an existing porch, a canopy and two accessory structures in an R-3A (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least two other neighboring properties. The conditions are as follows:

1. Existing porch shall remain open on three sides.
2. Above ground pool shall be removed from easement.

PZBA25-00044



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 porch, canopy, and two accessory structures. The porch and canopy structures encroach 20 feet into the required rear yard setback, totaling approximately 368 square feet. Two accessory structures encroach 5 feet into the required side yard setback, totaling approximately 72 square feet.

BACKGROUND: The required rear setback for the subject property is 25 feet to meet the cumulative front and rear setback requirement of 45 feet in the R-3A (Residential) zone district. The required side setback is 5 feet in the same district. Aerial imagery indicates that several homes on the same block have similar encroachments. At 4457 General Maloney Circle, an addition encroaches approximately 550 square feet into the rear setback; the accessory structure on this property was originally approved, but a later unpermitted addition now connects it to the main dwelling, resulting in one continuous structure. At 4445 General Maloney Circle, a similar condition exists, with the home encroaching approximately 530 square feet into the rear setback following an unpermitted addition that connected the approved accessory structure to the main dwelling. Additionally, at 4512 General Maloney Circle, an accessory structure encroaches approximately 75 square feet into the side setback with no permit on record, and at 4528 General Maloney Circle, another accessory structure encroaches approximately 83 square feet into the side setback, also with no permit on record.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	No Change
Rear	25 feet	5 feet
Cumulative Front & Rear	45 feet	25 feet
Side	5 feet	0 feet
Side Street	10 feet	No Change
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. Based on aerial photos and site visits, it was determined that one home on the same block encroaches approximately 25 feet into the rear setback, while another encroaches approximately 23 feet. In addition, two other properties on the block each extend approximately 5 feet into the side yard setback.
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. There are other properties with single-family dwellings that encroach into their required rear and side setbacks beyond the existing encroachment of 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 used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

PUBLIC COMMENT: Public notice was sent on October 29, 2025 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.

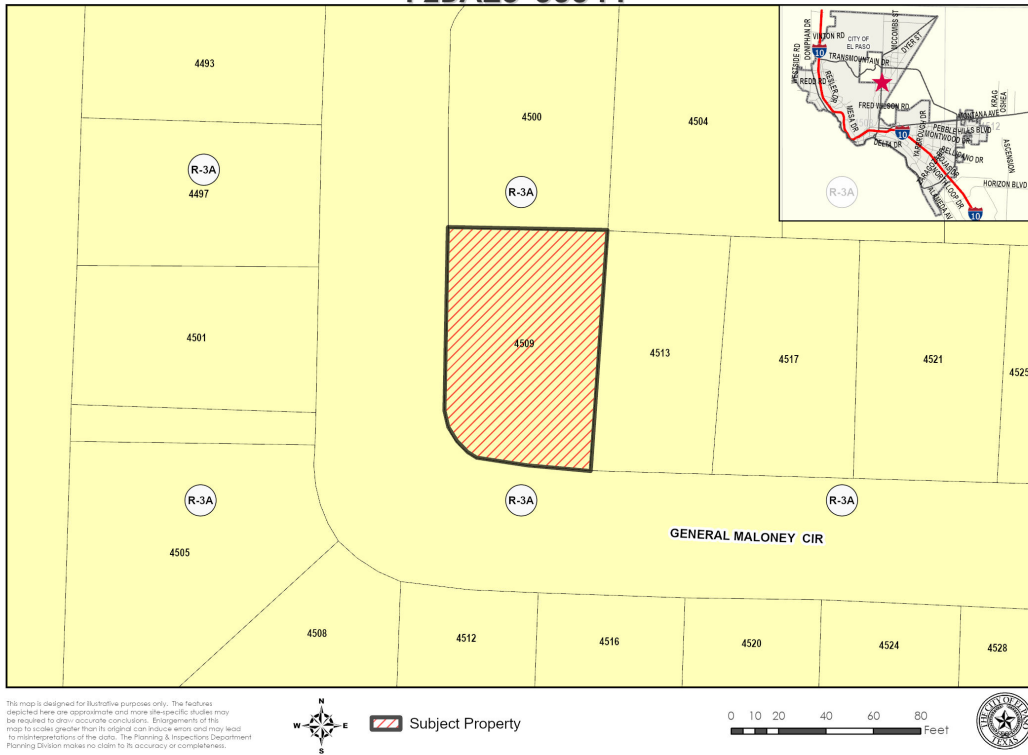
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. **(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.

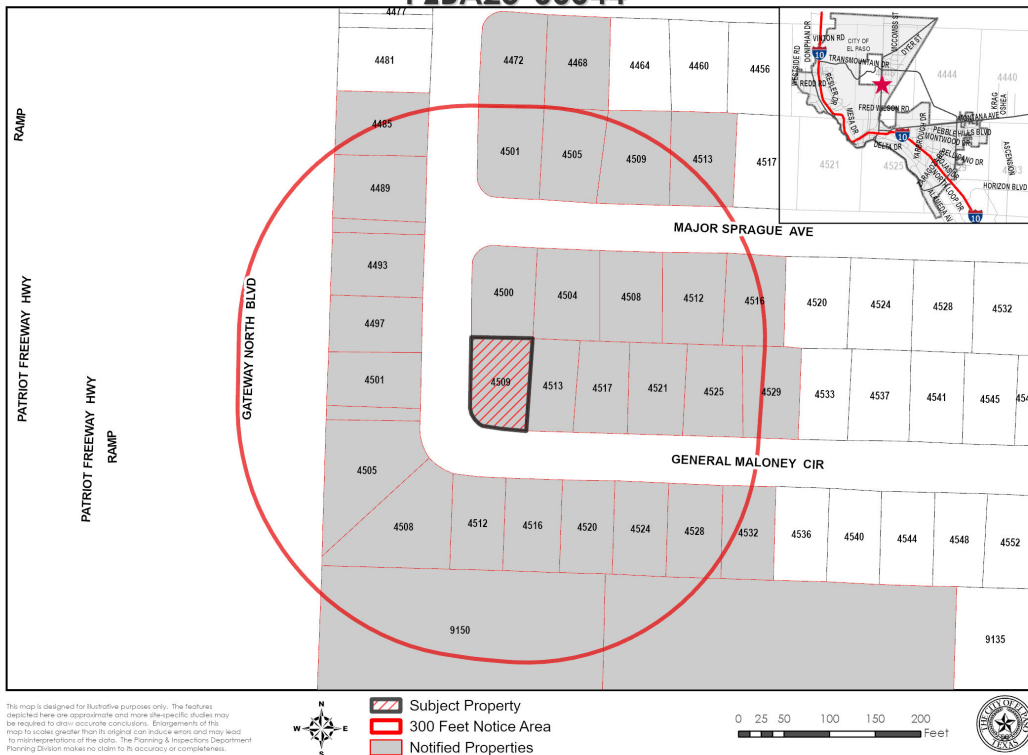
ZONING MAP

PZBA25-00044

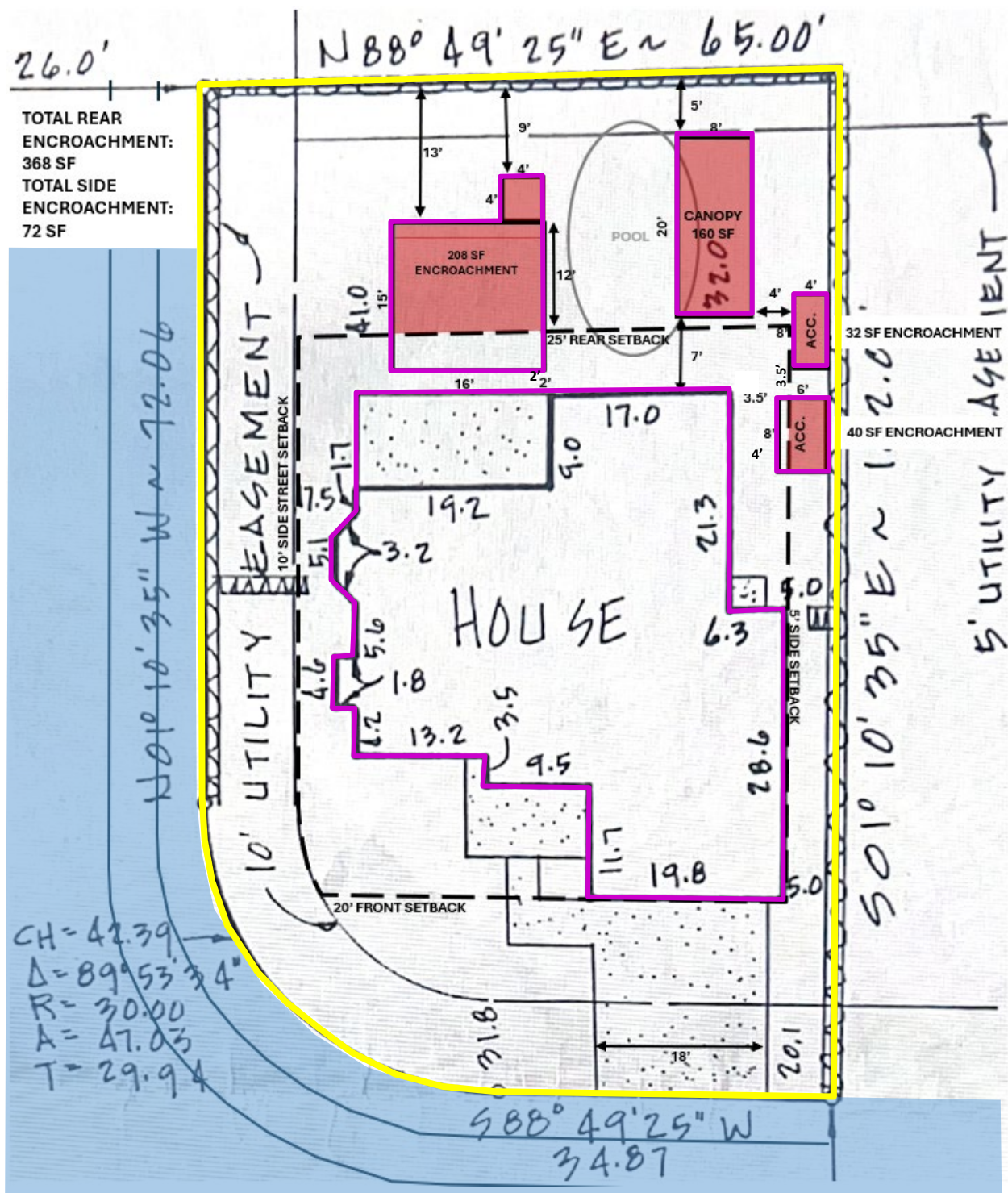


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00044



SITE PLAN



NONCONFORMING LOTS

PZBA25-00044



NONCONFORMING LOT 1

PZBA25-00044 | 4445 Gen. Maloney Cir.



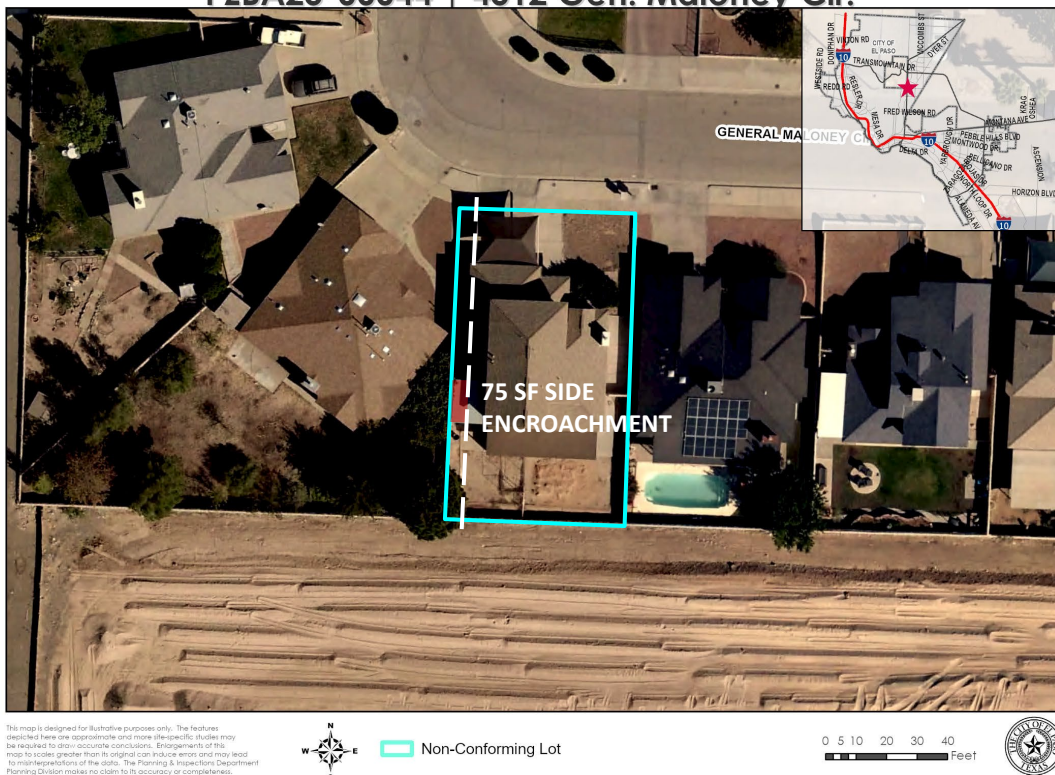
NONCONFORMING LOT 2

PZBA25-00044 | 4457 Gen. Maloney Cir.



NONCONFORMING LOT 3

PZBA25-00044 | 4512 Gen. Maloney Cir.



NONCONFORMING LOT 3

PZBA25-00044 | 4528 Gen. Maloney Cir.



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.



Non-Conforming Lot

0 5 10 20 30 40
Feet





Legislation Text

File #: BC-1394, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

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PZBA25-00045 Lot 22, Block 359, Vista Del Sol Unit No. 78, City of
El Paso, El Paso County, Texas
ADDRESS: 11765 Angelica Ct.
APPLICANT: Eduardo and Yolanda Ochoa
REPRESENTATIVE: Eduardo and Yolanda Ochoa
REQUEST: Special Exception C (Rear Yard Setback,
Single-Family Residence)
DISTRICT: 6
ZIP CODE: 79936
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

11765 Angelica

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00045
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Eduardo and Yolanda Ochoa
REPRESENTATIVE: Eduardo and Pauline Ochoa
LOCATION: 11765 Angelica Ct. (District 6)
ZONING: R-3A (Residential)
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) to allow to legalize an existing garage structure in an R-3A (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.

PZBA25-00045

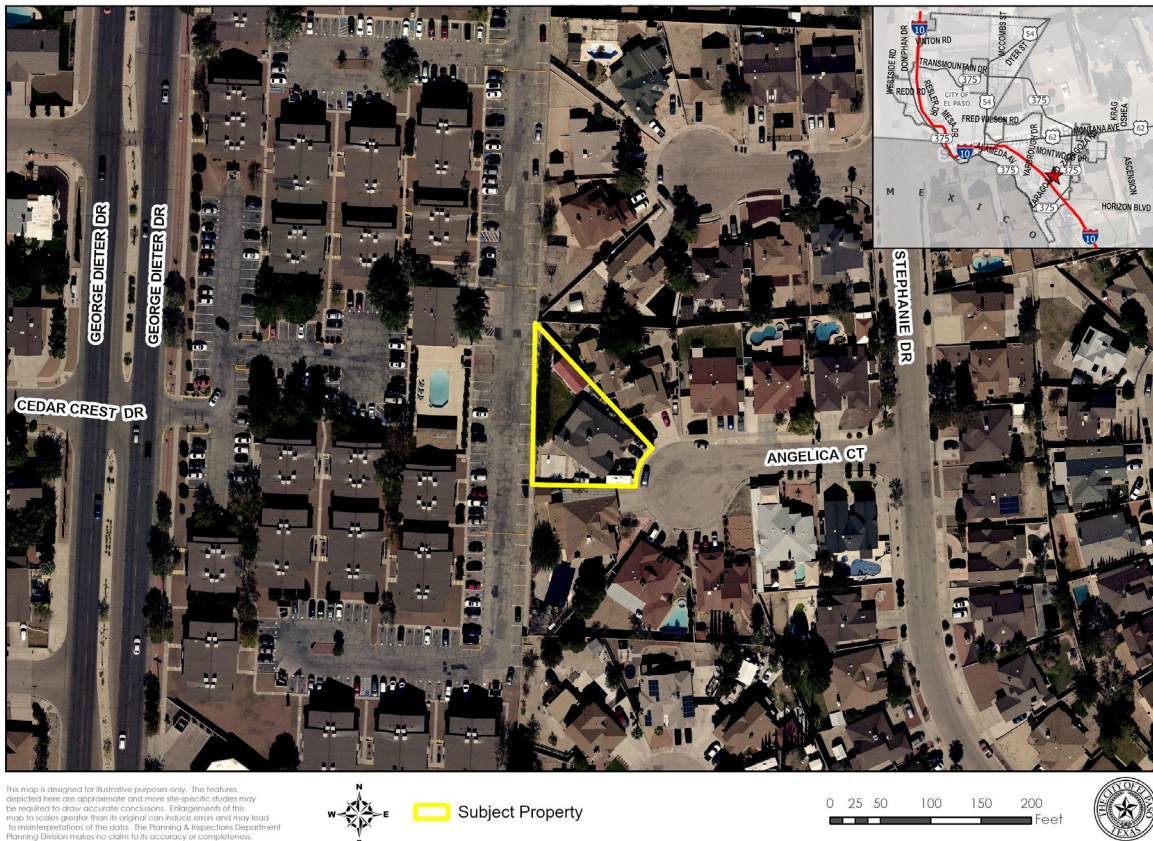


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing garage structure, 19.76 feet of which extends into the 30-foot rear yard setback for 474.24 square foot area of total encroachment.

BACKGROUND: The minimum rear setback is 15 feet in the R-3A (Residential) zone district. The required rear setback for the subject property is 30 feet to meet the cumulative front and rear setback of 45 feet in the R-3A (Residential) zone district.

According to Central Appraisal District records, the existing single-family home was built in 1987. The existing garage encroachment was built without permits by the current owner in 2025. The request is due to a code enforcement citation that was issued in August of 2025.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	15 feet	No Change
Rear	30 feet	10.24 feet
Cumulative Front & Rear	45 feet	25.24 feet
Side (Left)	5 feet	No Change
Side (Right)	5 feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	823.14 square feet	45.73' (137.205' average lot width ÷ 3) X 18' (3/5 of 30' required rear yard setback)
Requested Area of Encroachment	474.24 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 823.14 square feet, which is more than the requested area of encroachment of 474.24 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 10.24 foot rear yard setback.
4. The minimum side and side street yard setbacks shall not be reduced;	Yes. The minimum side 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

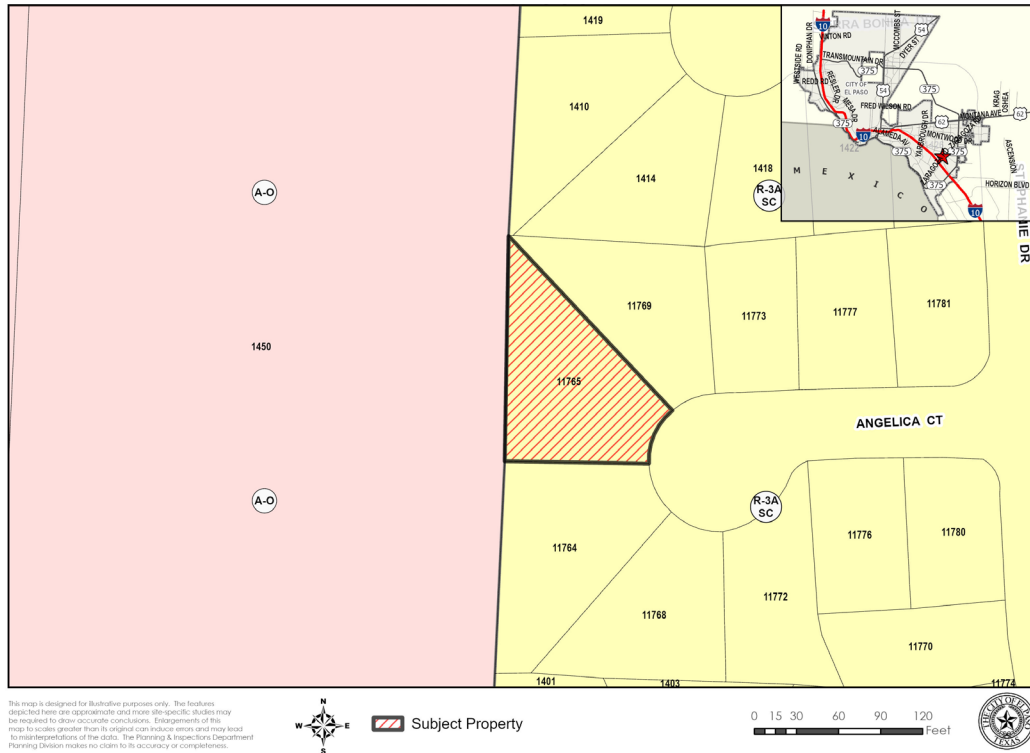
PUBLIC COMMENT: Public notice was sent on October 29, 2025 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

ZONING BOARD OF ADJUSTMENT OPTIONS:

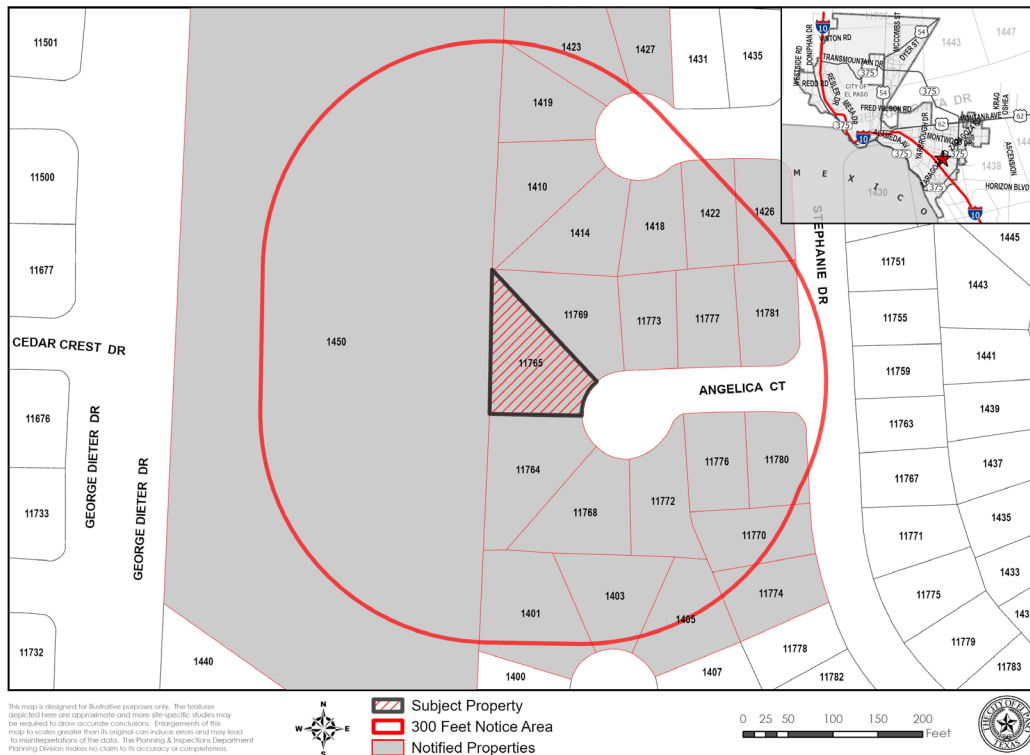
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1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that 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.

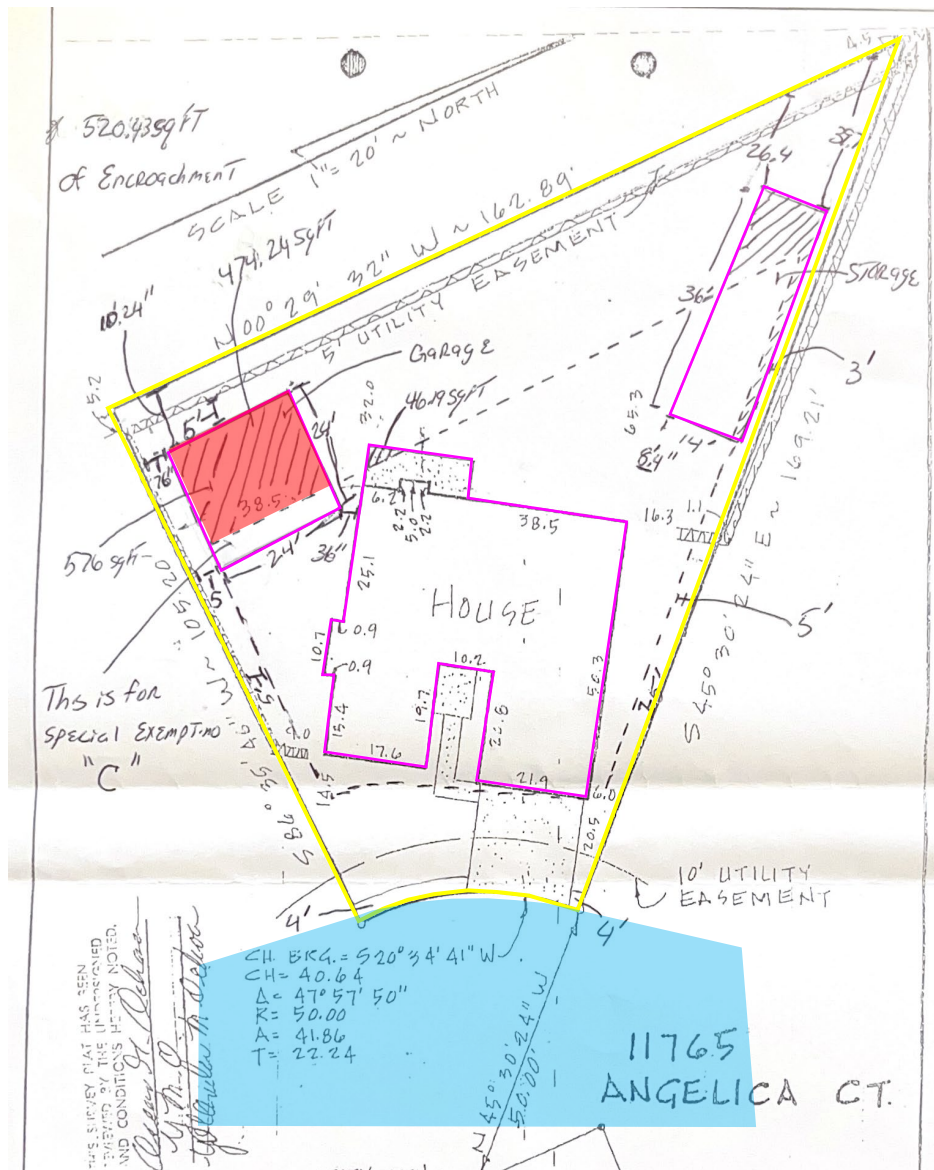
ZONING MAP PZBA25-00045



NEIGHBORHOOD NOTIFICATION MAP PZBA25-00045



SITE PLAN





Legislation Text

File #: BC-1395, **Version:** 1

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

AGENDA LANGUAGE:

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PZBA25-00046 Lot 5, Block 7, Womble Subdivision, City of El Paso,
El Paso County, Texas
ADDRESS: 6220 Cleveland Ave.
APPLICANT: Jorge and Gloria Lara
REPRESENTATIVE: Jorge and Gloria Lara
REQUEST: Special Exception B (Two or More Nonconforming
Lots)
DISTRICT: 2
ZIP CODE: 79905
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

6220 Cleveland

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00046
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Jorge and Gloria Lara
REPRESENTATIVE: Jorge and Gloria Lara
LOCATION: 6220 Cleveland Ave. (District 2)
ZONING: R-5 (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize the construction of two existing porches and an accessory structure in an R-5 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least two other neighboring properties. The condition is as follows:

- Existing and proposed porch shall remain open on three sides.

PZBA25-00046

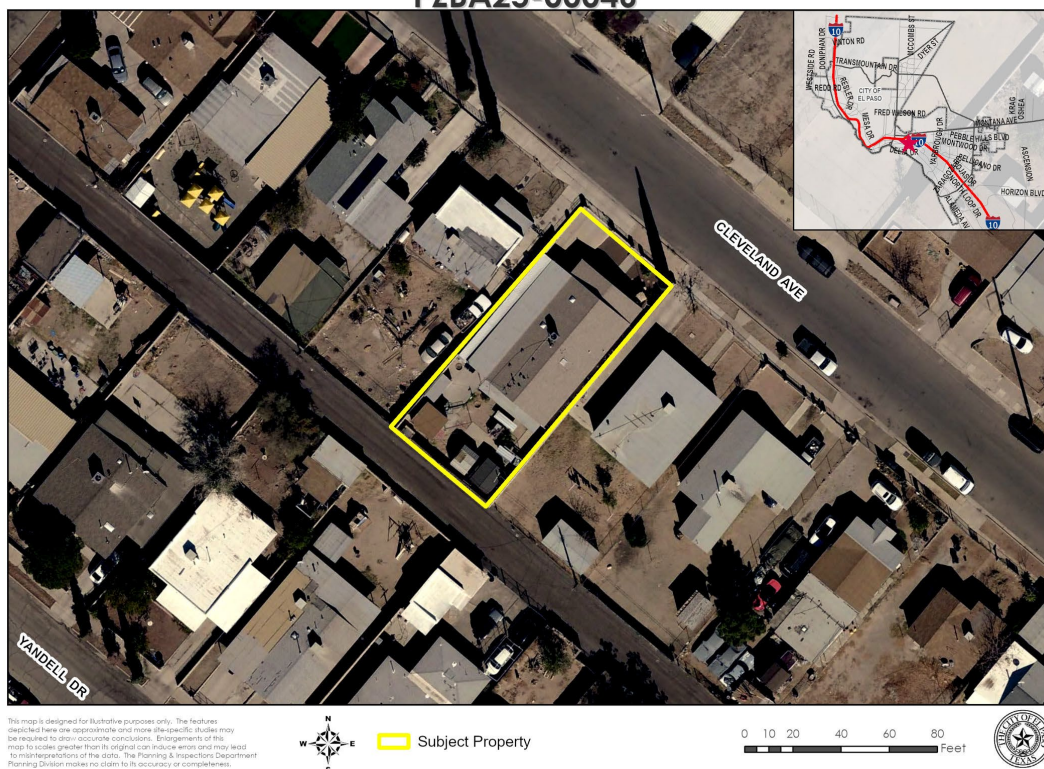


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of two existing porches and an accessory structure, which extends 18 feet into the required rear yard setback for 170.71 square feet of total encroachment and also extends 5 feet into the required side yard setback for 407.01 square feet of total encroachment.

BACKGROUND: The minimum side setback is 5 feet in the R-5 (Residential) 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-5 (Residential) zone district. Aerial imagery indicates that other homes on the same block have similar or larger encroachments. At 6264 Cleveland Avenue, an addition encroaches approximately 450 square feet into the side yard setback and 800 square feet into the rear yard setback, with no permits on record for these encroachments. Similarly, at 6231 E. Yandell Drive, an addition encroaches approximately 425 square feet into the side yard setback and 740 square feet into the rear yard setback, also without any permits on record.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	20 feet
Rear	25 feet	7 feet
Cumulative Front & Rear	45 feet	27 feet
Side (Left)	5 feet	No Change
Side (Right)	5 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 houses on the same block extends 25 feet into the rear setback, and also both extend 5 feet into the side setback.
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. Other single-family dwellings in the area also encroach into their required rear and side yard setbacks to a greater extent than the existing encroachment on 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 used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

PUBLIC COMMENT: Public notice was sent on October 30, 2025 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.

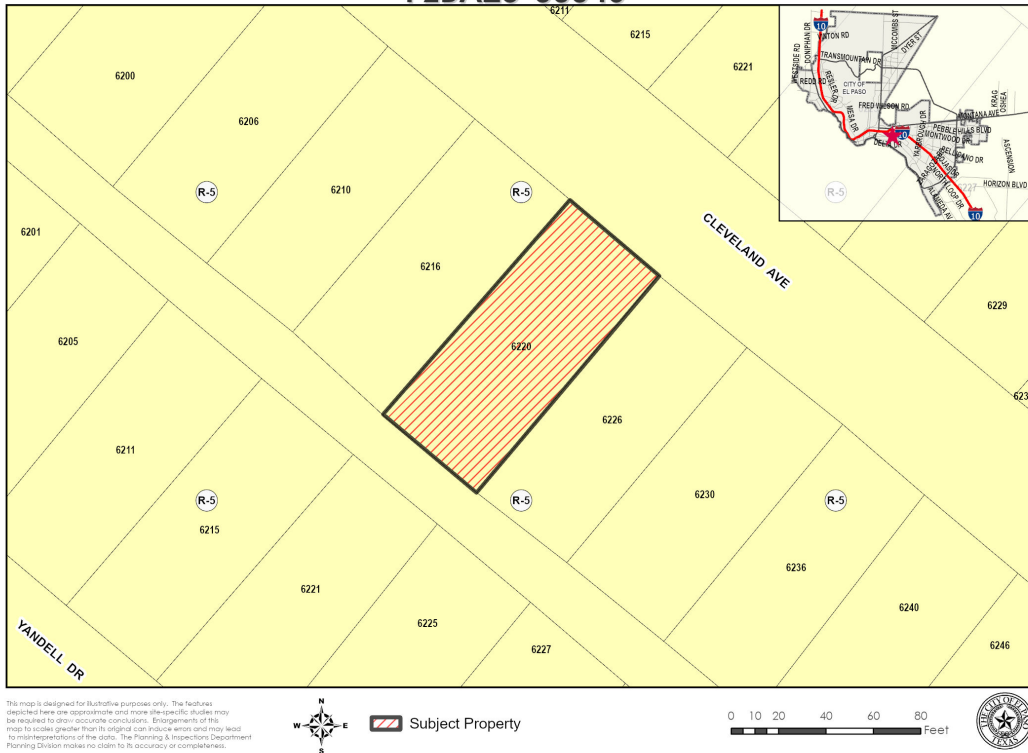
ZONING BOARD OF ADJUSTMENT OPTIONS:

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. (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.

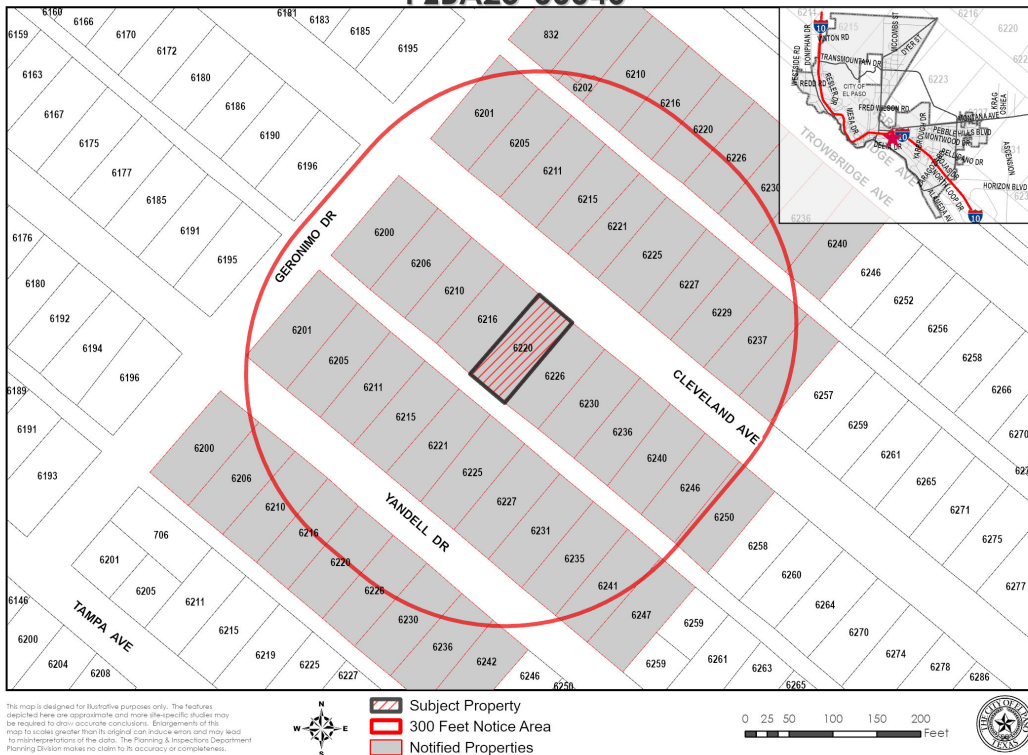
ZONING MAP

PZBA25-00046



NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00046



51'-0"

N53°06'0" W-50°

6' ROCK WALL

123.98 SF REAR ENCROACHMENT

17.86 SF SIDE ENCROACHMENT

48.77 SF REAR ENCROACHMENT

EXISTING STORAGE

11.91'

11.91'

3.5'

25' REAR SETBACK

46.66'

3.84'

17.17' V.I.F.

C-4" PURLING

2/AS-1

PROPOSED PORT

122.5 SF SIDE ENCROACHMENT

266.65 SF SIDE ENCROACHMENT

6' ROCK WALL

5' SIDE SETBACK

EXISTING BUILDING 1599 SF

30'

10'

53.33'

EXISTING CARPORT 533.3 SF

1.25'

PORCH

5' SIDE SETBACK

EXISTING COLUMNS

1/AS-1

SPECIAL EXCEPTION "B"

TOTAL REAR ENCROACHMENT: 172.75 SF

TOTAL SIDE ENCROACHMENT: 407.01 SF

150 SF PORCH

5'

4'

SIDEWALK

20' BLDG SET BACK

12' DRIVEWAY

ROCK WALL

5' CONCRETE SIDEWALK

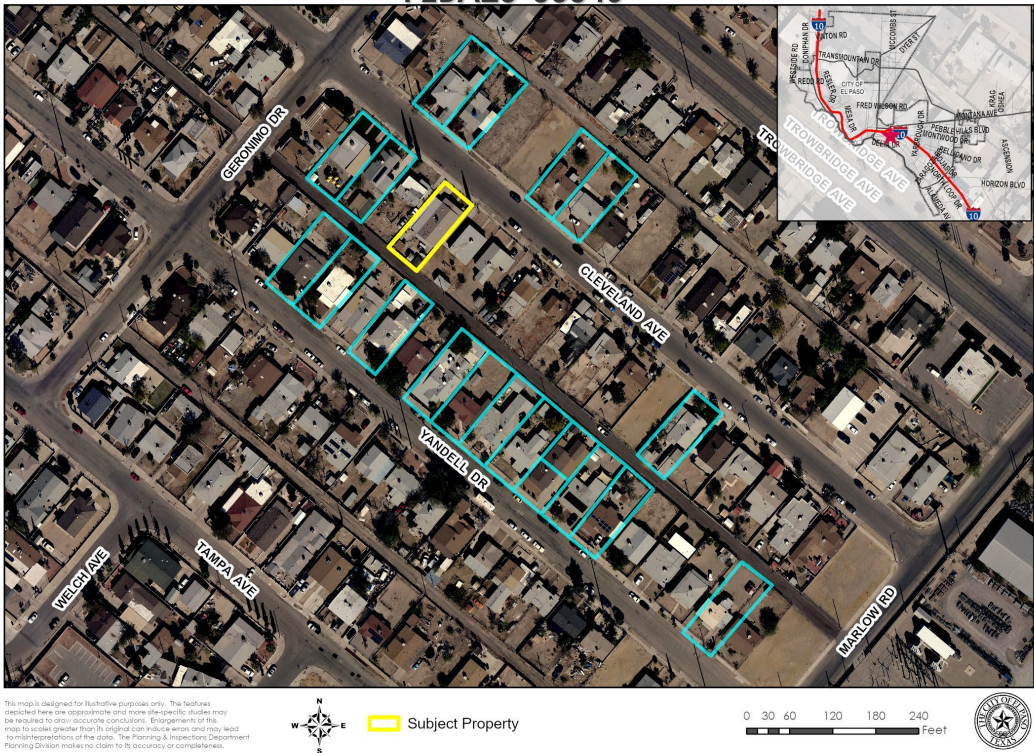
CONCRETE APRON

OVERALL SITE PLAN - 6220 CLEVELAND AVE.

SCALE: 1/8" = 1'-0"

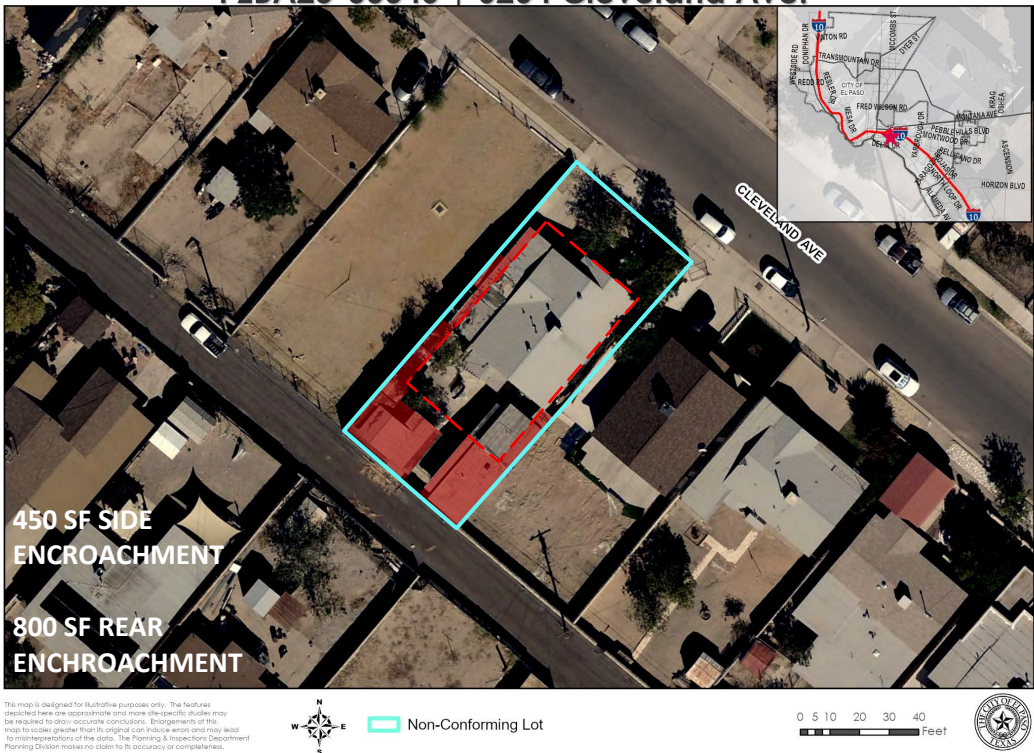
NONCONFORMING LOTS

PZBA25-00046



NONCONFORMING LOT 1

PZBA25-00046 | 6264 Cleveland Ave.



NONCONFORMING LOT 2

PZBA25-00046 | 6231 E. Yandell Dr.





Legislation Text

File #: BC-1396, **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.

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".

PZBA25-00051 Lot #8, Block 5, Rim Road Addition, City of El Paso,
El Paso County, Texas
ADDRESS: 937 Rim Rd.
APPLICANT: George Salom Jr.
REPRESENTATIVE: Martina Lorey
REQUEST: Special Exception B (Two or More Nonconforming
Lots)
DISTRICT: 8
ZIP CODE: 79902
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov

937 Rim

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00051
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: George Salom Jr.
REPRESENTATIVE: Martina Lorey
LOCATION: 937 Rim Rd. (District 8)
ZONING: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to permit the construction a proposed attached garage to a single-family dwelling structure in an R-3 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least three other neighboring properties.

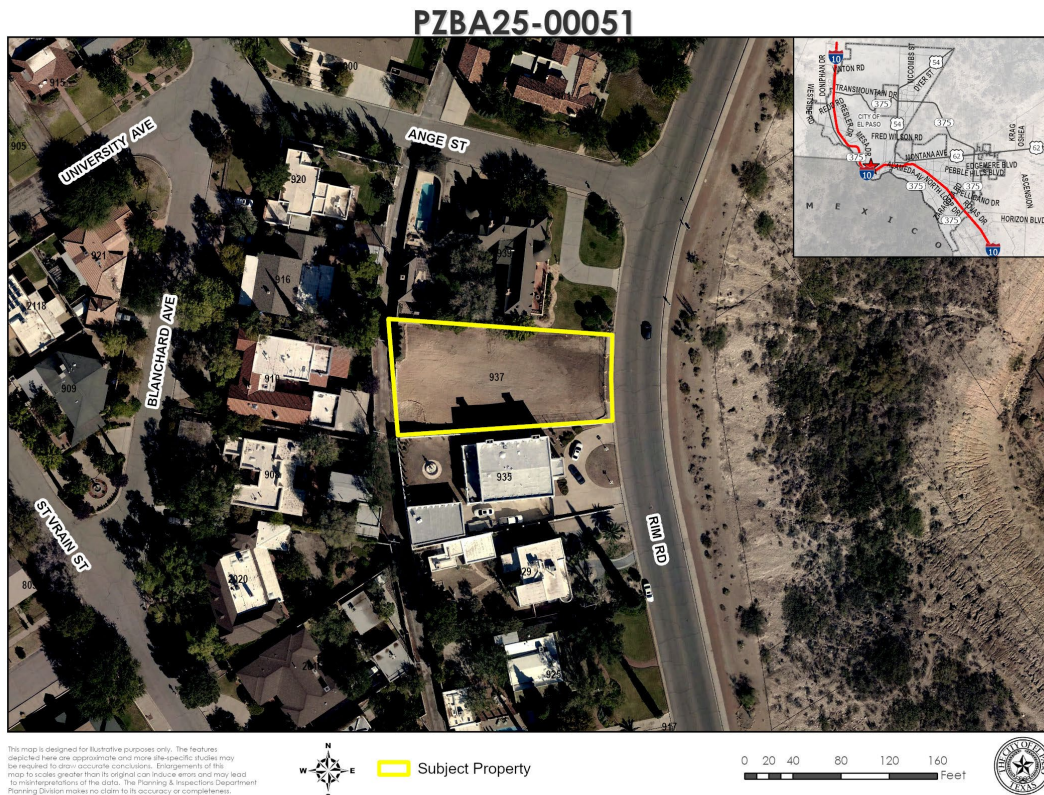


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction a proposed attached garage to a new single-family dwelling structure which would extend 12 feet 4 inches into the required rear yard setback for 330 square feet 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 20 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district. Aerial photographs indicate there are three other properties within the same block on the same side of the street that have similar encroachments. These properties are located at 935 Rim Road (759.24 S.F. rear yard encroachment), 925 Rim Road (752.05 S.F. rear yard encroachment) and 901 Rim Road (469.35 S.F. rear yard encroachment). The property located at 925 Rim Road has an issued building permit while the other properties do not have issued permits on record.

The current owner has owned the property since 1978 based on El Paso Central Appraisal District. The previous single-family dwelling structure was demolished in 2024.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	30 feet	No Change
Rear	20 feet	7 feet 8 inches
Cumulative Front & Rear	50 feet	22 feet 4 inches
Side (North)	5 feet	No Change
Side (South)	5 feet	No Change

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 three houses on the same block contain structures that extend into the rear setback.
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. Three (3) other houses on the same block present structures extending into their required 20-foot rear setback located at 935 Rim Road, 925 Rim Road, and 901 Rim Road.
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 used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

PUBLIC COMMENT: Public notice was sent on October 29, 2025 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.

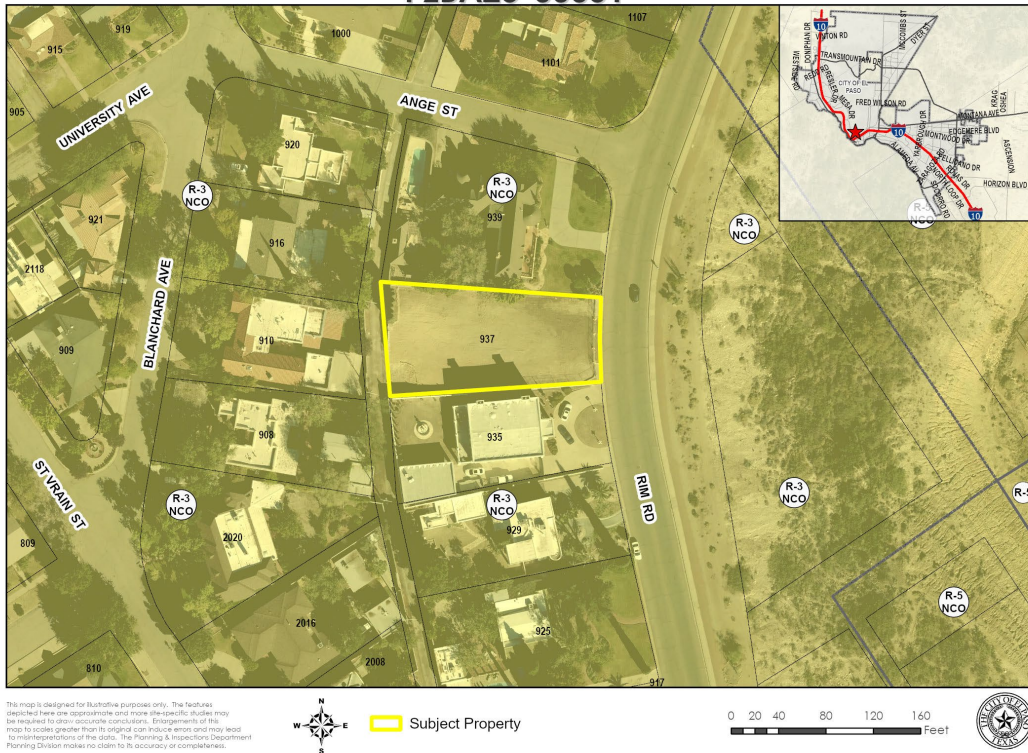
ZONING BOARD OF ADJUSTMENT OPTIONS:

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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.

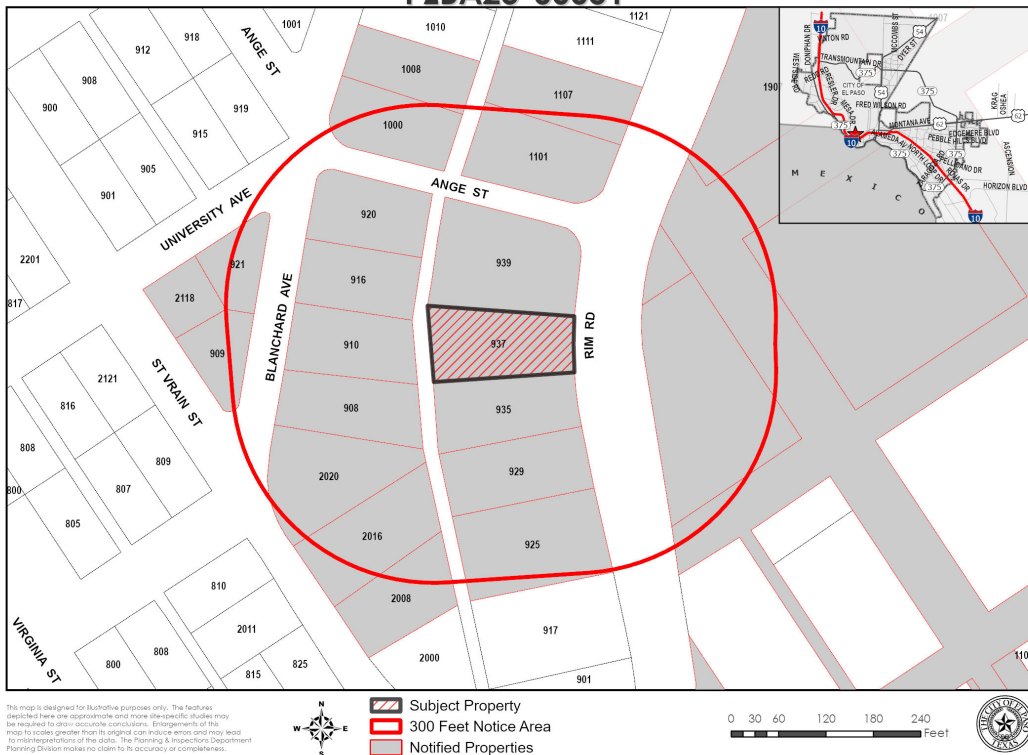
ZONING MAP

PZBA25-00051

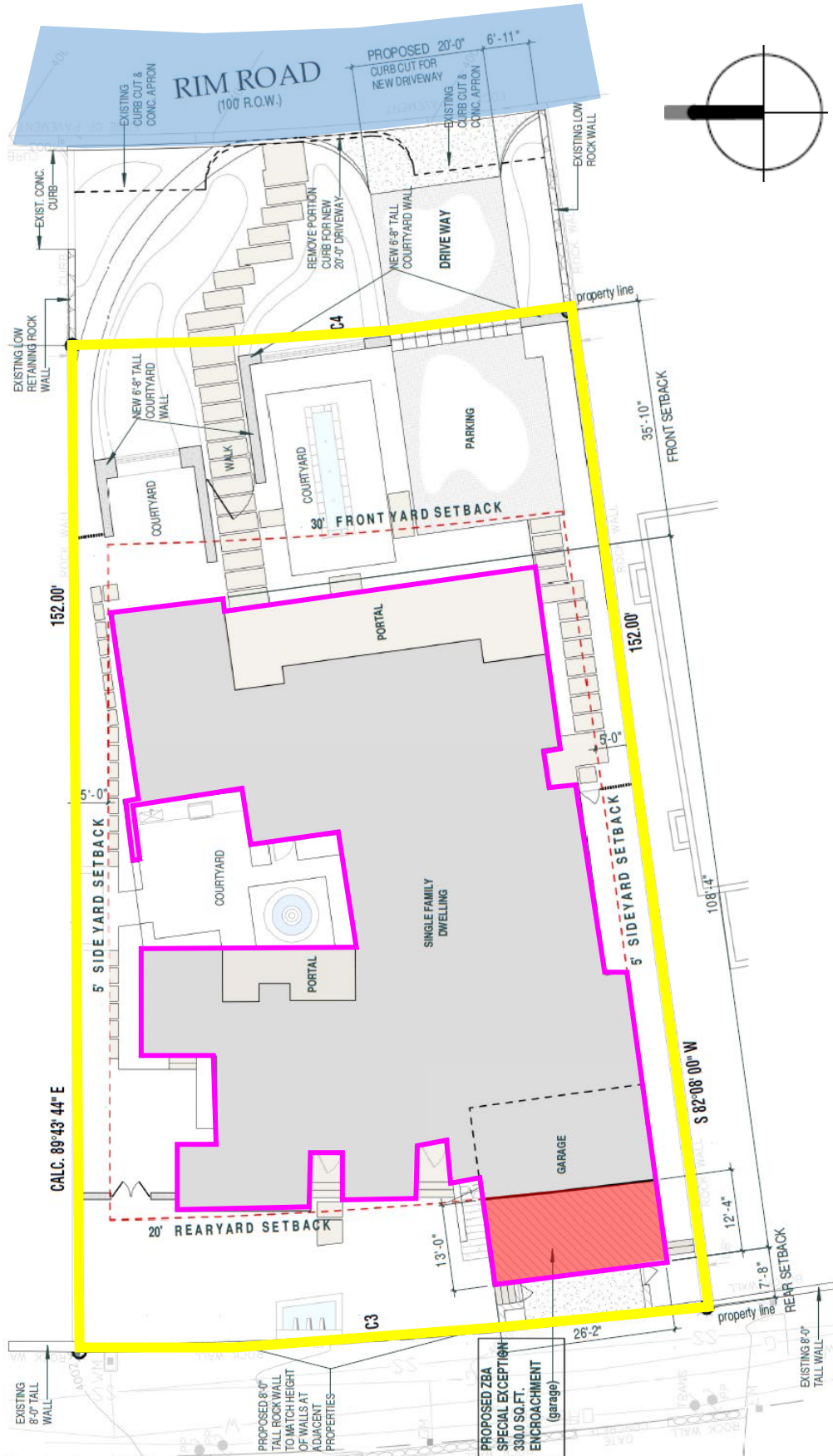


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00051

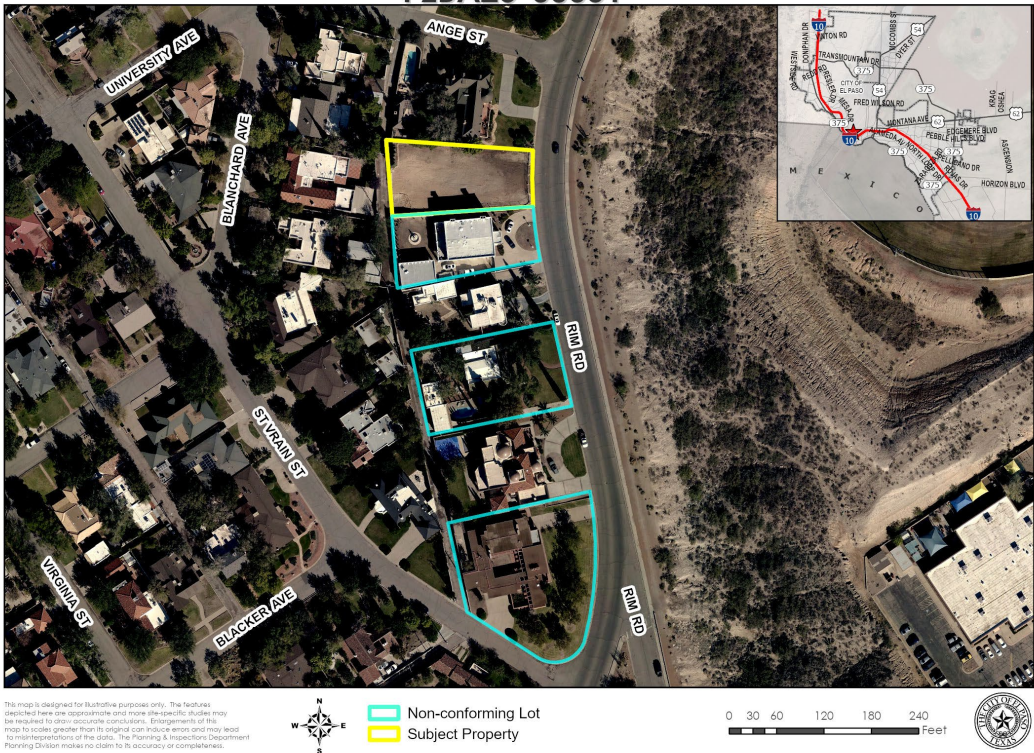


SITE PLAN



NONCONFORMING LOTS

PZBA25-00051



NONCONFORMING LOT 1 (935 Rim Road)

PZBA25-00051



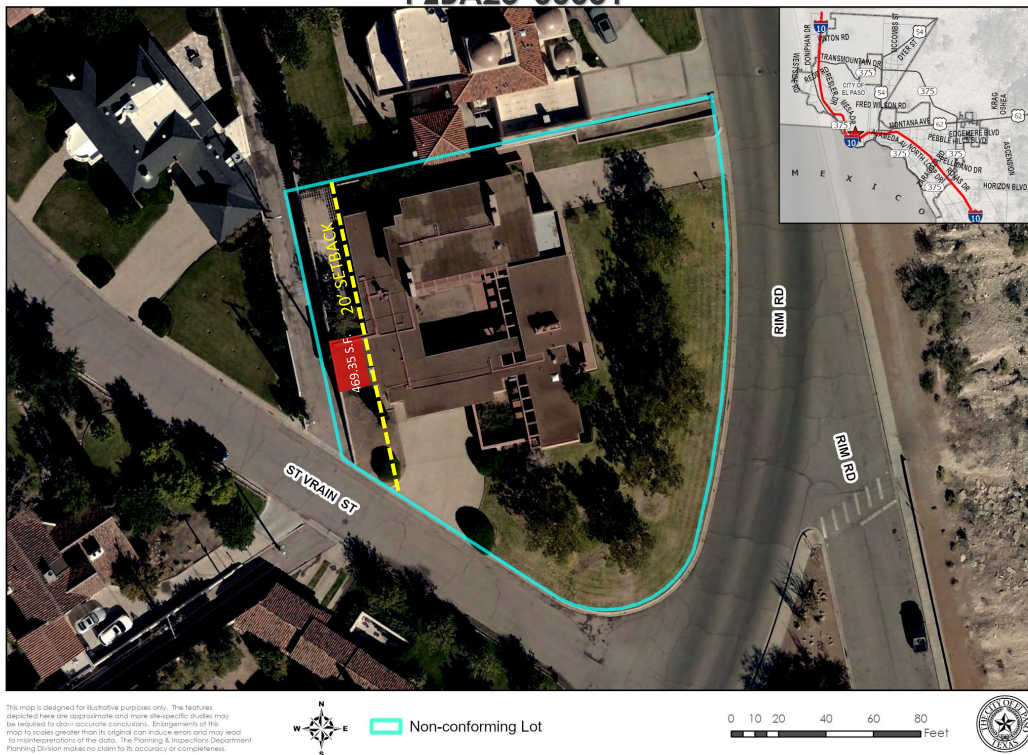
NONCONFORMING LOT 2 (925 Rim Road)

PZBA25-00051



NONCONFORMING LOT 3 (901 Rim Road)

PZBA25-00051





El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1397, 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: September 8, 2025



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
September 8, 2025
1:30 P.M.

MINUTES

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

The meeting was called to order at 1:31 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)
Martha Isabel Aguayo (Vice-Chairwoman)
Gloria Franco Clark
Jorge Leon
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

Heidi Avedician
Sairy Cohen

CITY STAFF INTRODUCTIONS

Luis Zamora, Chief Planner
Jesus Quintanilla, Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Jose Beltran, Planner
Blanca Perez, Planner
Andrew Giraldi, Planner
Alejandra Gonzalez, Planner
Francisco J. Mejia, Senior Plans Examiner

AGENDA

Andrew Giraldi, 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 that there are no changes.

ACTION: No motion required

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**PUBLIC HEARING
REGULAR AGENDA:**

1. PZBA25-00015 Lot 17, Block 7, Tobin Park Addition, City of
El Paso, El Paso County Texas
ADDRESS: 9139 Matterhorn Dr.
APPLICANT: Fernando Fajardo
REPRESENTATIVE: Enrique Gutierrez
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 4
ZIPCODE: 79924
STAFF CONTACT: Andrew Giraldi, (915) 212-1644, GiraldiAW@elpasotexas.gov

Andrew Giraldi, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on August 28, 2025. Planning Division has not received any communications in support or opposition to the request and one (1) recent call of inquiry. Staff recommends approval of the exception request with conditions:

- The accessory structure located to the rear of the property shall be modified, relocated, or removed from the 5-foot easement area.
- The canopy connecting between the main structure and accessory be removed.
- The lattice connecting between the carport to the fence be removed.
- The accessory structure along the sidewalk be relocated or removed.

Enrique Gutierrez, representative attended and agreed with staff recommendation via Spanish interpreter Margarita Lozano.

PUBLIC = None

ACTION: Motion made by Board Member Leon **TO APPROVE ITEM PZBA25-00015 WITH STAFF RECOMMENDATION**, seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

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2. PZBA25-00018 Lot 7, Block 2, Spanish Pines #1, City of El Paso, El Paso
County, Texas
ADDRESS: 1024 Los Moros Drive
APPLICANT: Pablo Moreno and Sarai Perez
REPRESENTATIVE: Sarai Perez
REQUEST: Special Exception B (Two or More Non-Conforming Lots) and
Special Exception J (Carport Over a Driveway)
DISTRICT: 1
ZIPCODE: 79932
STAFF CONTACT: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on July 31, 2025. Planning Division has

received two (2) emails in opposition to the request. Staff recommends approval with a condition of the exception request. The condition is as follows:

- Carport shall resemble the main residence in scale and character.

Sarai Perez Gallardo, property owner attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00018 WITH STAFF RECOMMENDATION**, seconded by Board Member Uribe.

VOTE:

AYES = 6 (Loveridge, Aguayo, Bass, Leon, Uribe, Clark)

NAYES = 1 (Thurmond-Bengston)

Motion failed

ACTION: Motion made by Board Member Bass **TO REOPEN THIS ITEM**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

ACTION: Motion made by Board Member Aguayo **TO APPROVE SPECIAL EXCEPTION B ONLY OF THIS ITEM**, seconded by Board Member Leon and unanimously carried.

Motion Passed.

ACTION: Motion made by Board Member Loveridge **TO APPROVE SPECIAL EXCEPTION J ONLY OF THIS ITEM**, seconded by Board Member Uribe.

VOTE:

AYES = 6 (Loveridge, Aguayo, Bass, Leon, Uribe, Clark)

NAYES = 1 (Thurmond-Bengston)

Motion failed

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3. PZBA25-00023	Lot 88, Block 8, Coronado Country Club Estates Unit 7, City of El Paso, El Paso County, Texas
ADDRESS:	5708 Los Cerritos Drive
APPLICANT:	Laura Tate Goldman
REPRESENTATIVE:	Ray Marquez
REQUEST:	Special Exception K (In Existence Fifteen Years or More)
DISTRICT:	1
ZIPCODE:	79912
STAFF CONTACT:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on August 26, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Ray Marquez, representative attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00023 WITH STAFF RECOMMENDATION**, seconded by Board Member Clark.

Motion Passed.

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4. PZBA25-00026 Tract 8-A-6, Block 42, Ysleta, City of El Paso, El Paso County, Texas
ADDRESS: 316 Apodaca Place
APPLICANT: Gustavo Loy
REPRESENTATIVE: Gustavo Loy
REQUEST: Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Andrew Giraldi, (915) 212-1644, GiraldiAW@elpasotexas.gov

Andrew Giraldi, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on August 28, 2025. As of today, Planning Division has not received any communications in support or opposition to the request and no inquiries. Staff recommends approval of the exception request.

Gustavo Loy, owner and representative attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Leon **TO APPROVE ITEM PZBA25-00026 WITH STAFF RECOMMENDATION** seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

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5. Approval of Minutes: August 11, 2025

ACTION: Chair Bass abstained from voting on minutes. Motion made by Board Member Loveridge, seconded by Board Member Clark **TO APPROVE MINUTES FOR AUGUST 11, 2025** and unanimously carried.

Motion Passed.

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6. Adjournment

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

Motion Passed.

Chair Bass adjourned the meeting at 2:21 p.m.

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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

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Approved as to form:



Luis Zamora, Zoning Board of Adjustments Executive Secretary