

3160 Green Harvest

Zoning Board of Adjustment — May 4, 2026

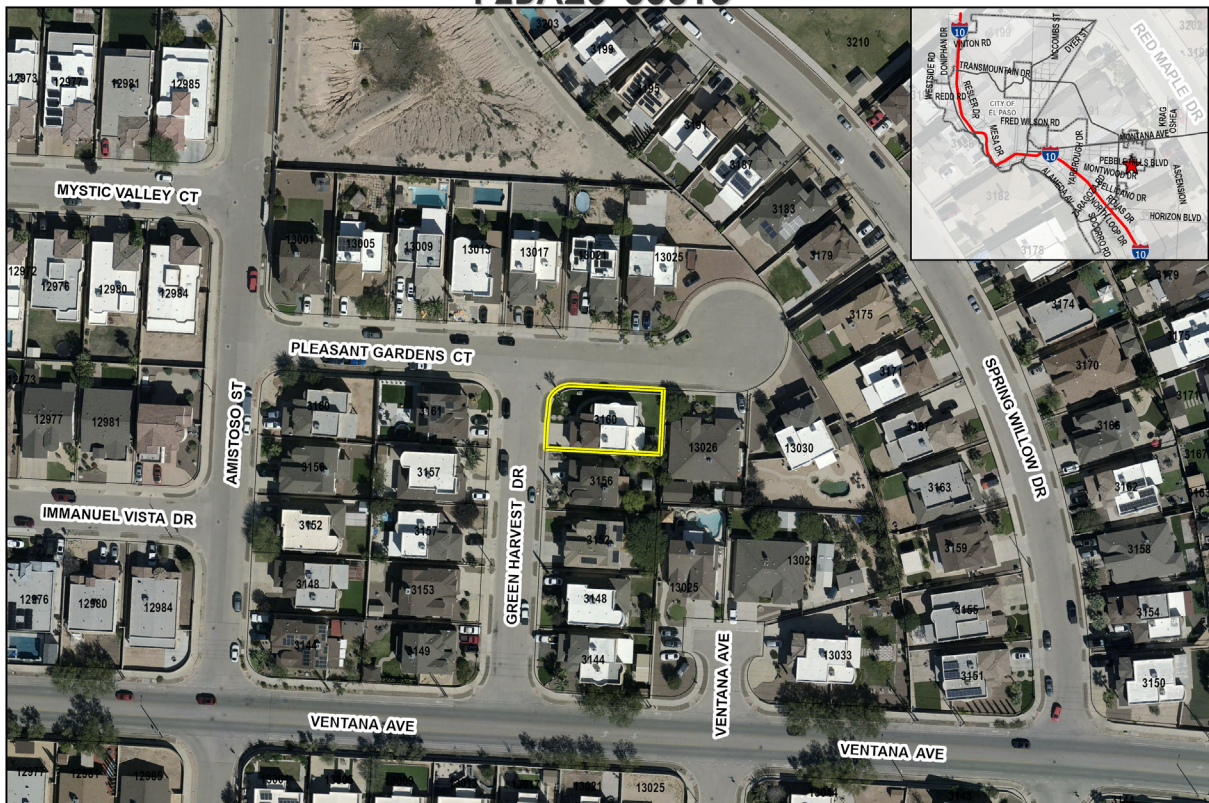


CASE NUMBER: PZBA26-00013
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Jessica P. Sandoval & Jose M.P. Chavez
REPRESENTATIVE: Jessica P. Sandoval & Jose M.P. Chavez
LOCATION: 3160 Green Harvest Dr. (District 5)
ZONING: R-5 (Residential)
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
PUBLIC INPUT: None received as of April 28, 2026

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 in an R-5 (Residential) zone district.

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

PZBA26-00013



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Subject Property

0 25 50 100 150 200 Feet



Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed home addition, 6.98 feet of which would extend into the 25-foot rear yard setback, resulting in a total encroachment of 147 square feet and establishing a new rear yard setback of 18.02 feet.

BACKGROUND: The minimum rear yard setback is 10 feet in the R-5 (Residential) zone district. The required rear setback for the subject property is 25 feet and the required front yard setback is 20 feet to meet the cumulative front and rear setback of 45 feet in the R-5 (Residential) zone district.

Based on El Paso Central Appraisal District records, the existing single-family home was built in 2013. In addition, there is an existing rear pergola that is being considered as an extension of the home that will have to be removed or relocated to ensure compliance with Special Exception C (Rear Yard Setback, Single-Family Residence) criteria.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	No Change
Rear	25 feet	18.02 feet
Cumulative Front & Rear	45 feet	38.02 feet
Side Street (Left)	10 feet	No Change
Side (Right)	5 feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	276.6 square feet	18.44' (55.34' average lot width ÷ 3) X 15' (3/5 of 25' required rear yard setback)
Requested Area of Encroachment	147 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: <i>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:</i>	
Criteria	Does the Request Comply?
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;	Yes. The residence has a valid certificate of occupancy for one continuous year.
2. The 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 276.6 square feet, which is more than the requested area of encroachment of 147 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 18.02-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 April 24, 2026 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

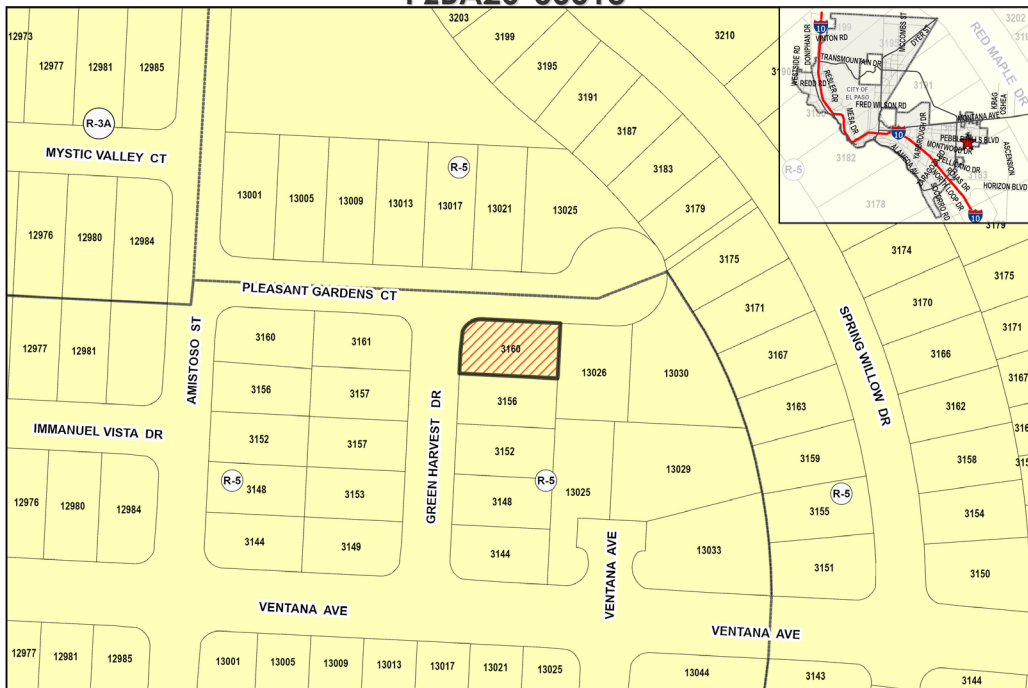
ZONING BOARD OF ADJUSTMENT OPTIONS:

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

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

ZONING MAP

PZBA26-00013



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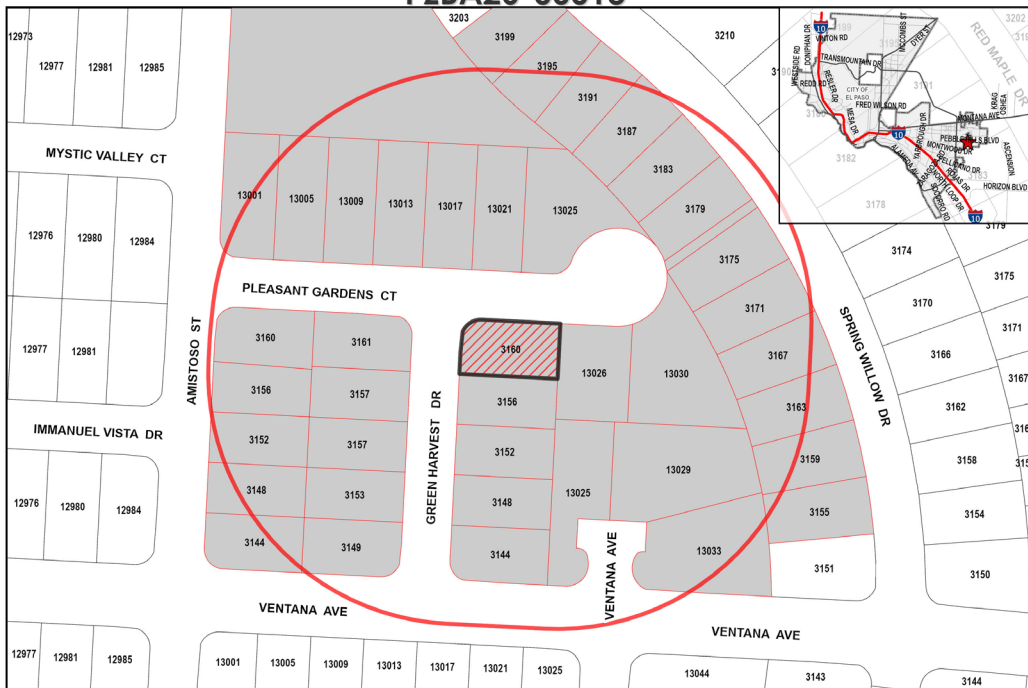


Subject Property



NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00013



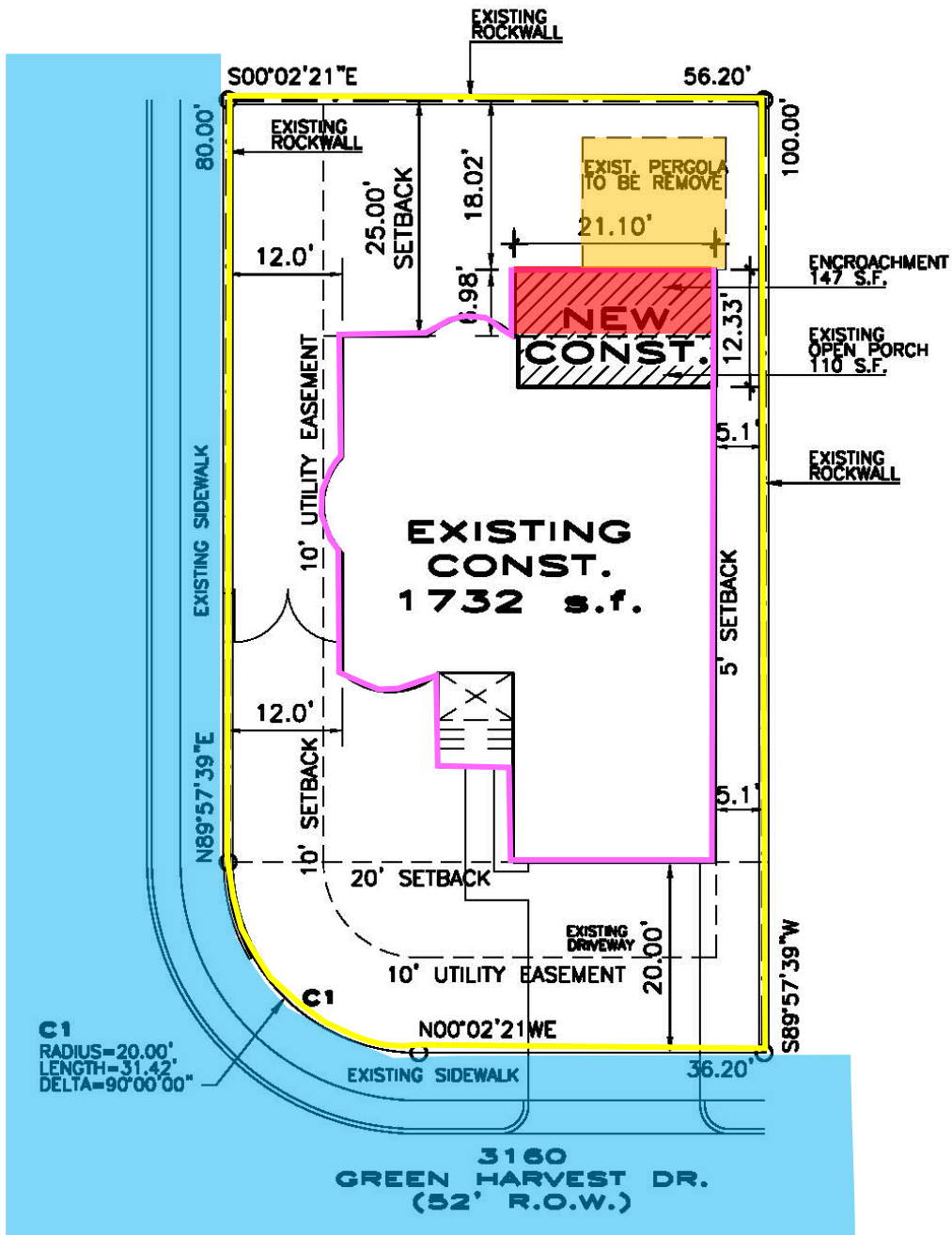
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Subject Property
 300 Feet Notice Area
 Notified Properties



SITE PLAN



SITE PLAN.

SCALE : 1" = 20'-0"

LEGAL DESCRIPTION:

3160 GREEN HARVEST, LOT 17, BLOCK 21,
VENTANAS SUBDIVISION, UNIT THERE REPLAT "A"
CITY OF EL PASO, EL PASO COUNTY, TEXAS.