

705 Coeur D'Alene

Zoning Board of Adjustment — June 15, 2026

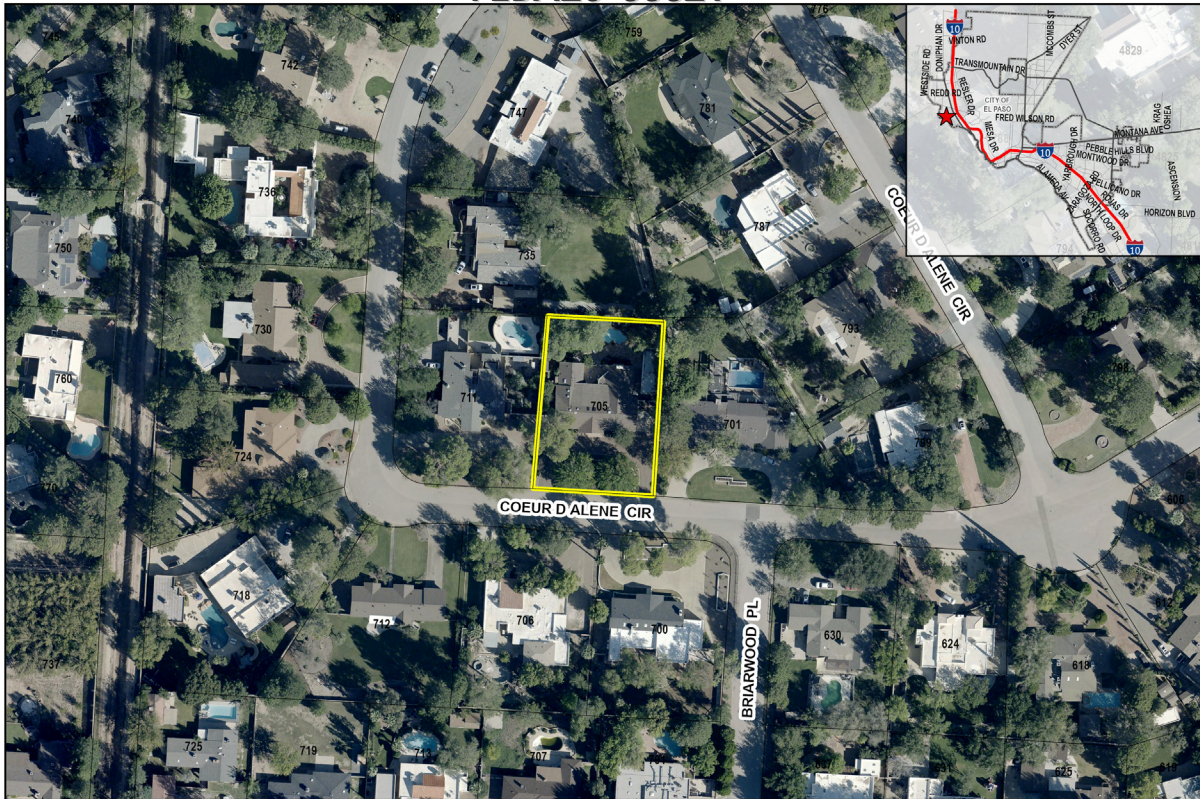


CASE NUMBER: PZBA26-00021
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Owner Name
REPRESENTATIVE: Henry Ordonez
LOCATION: 705 Coeur D'Alene Cir. (District 1)
ZONING: R-1 (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of June 9, 2026

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) and Section 20.16.050 K (In Existence Fifteen Years or More) to allow to legalize an existing covered porch located in the side yard setback in an R-1 (Residential) zone district.

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

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Subject Property

0 30 60 120 180 240 Feet



Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting two (2) special exceptions to allow to legalize the construction of an existing covered patio. The patio extends 15.6 feet into the required 24.3-foot side yard setback for 758 square feet of total encroachment. Of these 758 square feet, the applicant is requesting Special Exception B (Two or More Nonconforming Lots) to allow to legalize a 504 square foot portion, and Special Exception K (In Existence Fifteen Years or More) to allow to legalize the remaining 254 square foot portion.

BACKGROUND: The minimum side setback is 15 feet and the required side setback for the subject property is 24.3 feet to meet the required cumulative side setback of 40 feet in the R-1 (Residential) zone district.

Aerial photographs and site visits indicate that two (2) nearby properties located on the same block or abutting street also contain structures that encroach into their respective side yard setbacks, with encroachments larger than the subject property. These properties are located at 776 Coeur D’Alene Circle (624 SF Encroachment) and 730 Coeur D’Alene Circle (1,095 SF Encroachment) and have no issued permits on record.

According to El Paso Central Appraisal District records, the existing single-family dwelling was built in 1976. Based on 2010 aerial imagery, the 254 square foot portion of the existing covered patio, which was built in 2006, existed then as it does today and was not built by the current owner. However, the remaining 504 square foot portion of the existing covered patio was added on to the pre-existing covered patio in 2021 by the current owner.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	55.41 feet	No Change
Rear	44.59 feet	No Change
Cumulative Front & Rear	100 feet	No Change
Side (Left)	15.7 feet	No Change
Side (Right)	24.3 feet	8.5 feet
Cumulative Side	40 feet	24.2 feet

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA	
The Zoning Board of Adjustment is empowered under Section 2.16.050.B to: <i>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:</i>	
Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;	Yes. Through aerial photos and site visits, it was established that two (2) properties with structures located in 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. 776 Coeur D’Alene and 730 Coeur D’Alene have structures that extend into their respective side yard setbacks and are in the same nature as the subject property.
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered. The subject property is not located on a corner.

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 June 4, 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.

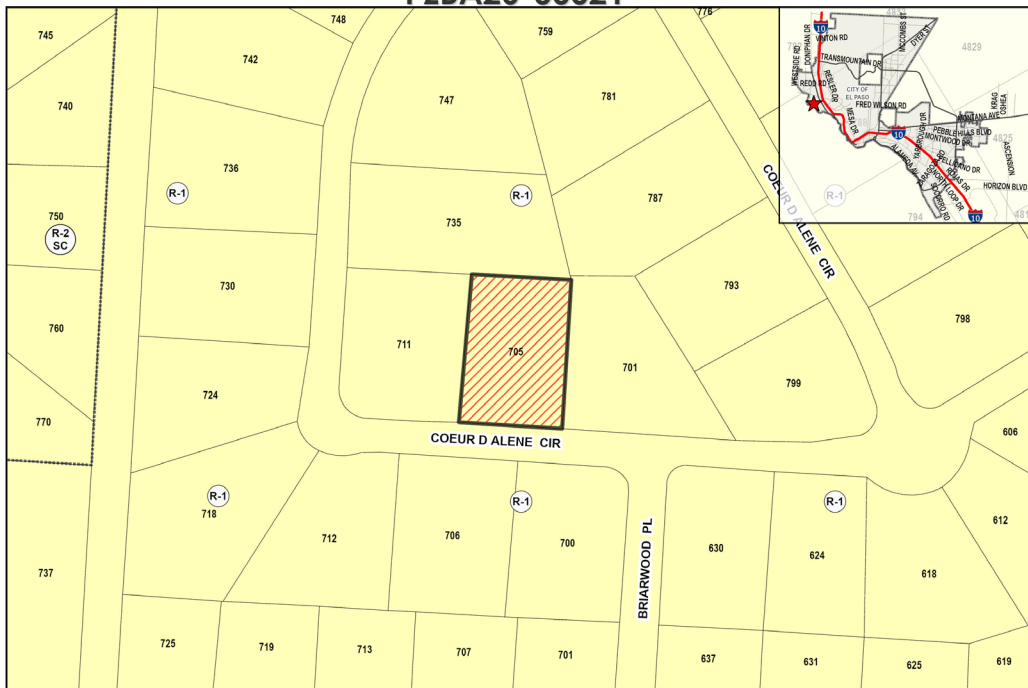
ZONING BOARD OF ADJUSTMENT OPTIONS:

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 requests, finding that the requests are 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 requests 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 requests, finding that the requests does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

ZONING MAP

PZBA26-00021



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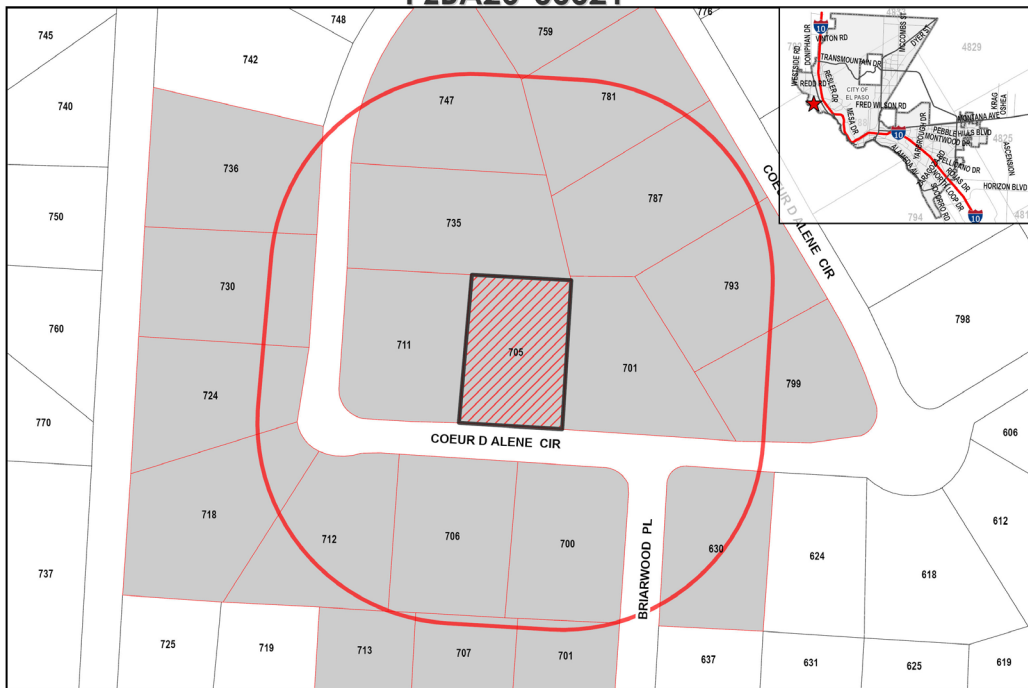
Subject Property

0 30 60 120 180 240 Feet



NEIGHBORHOOD NOTIFICATION MAP

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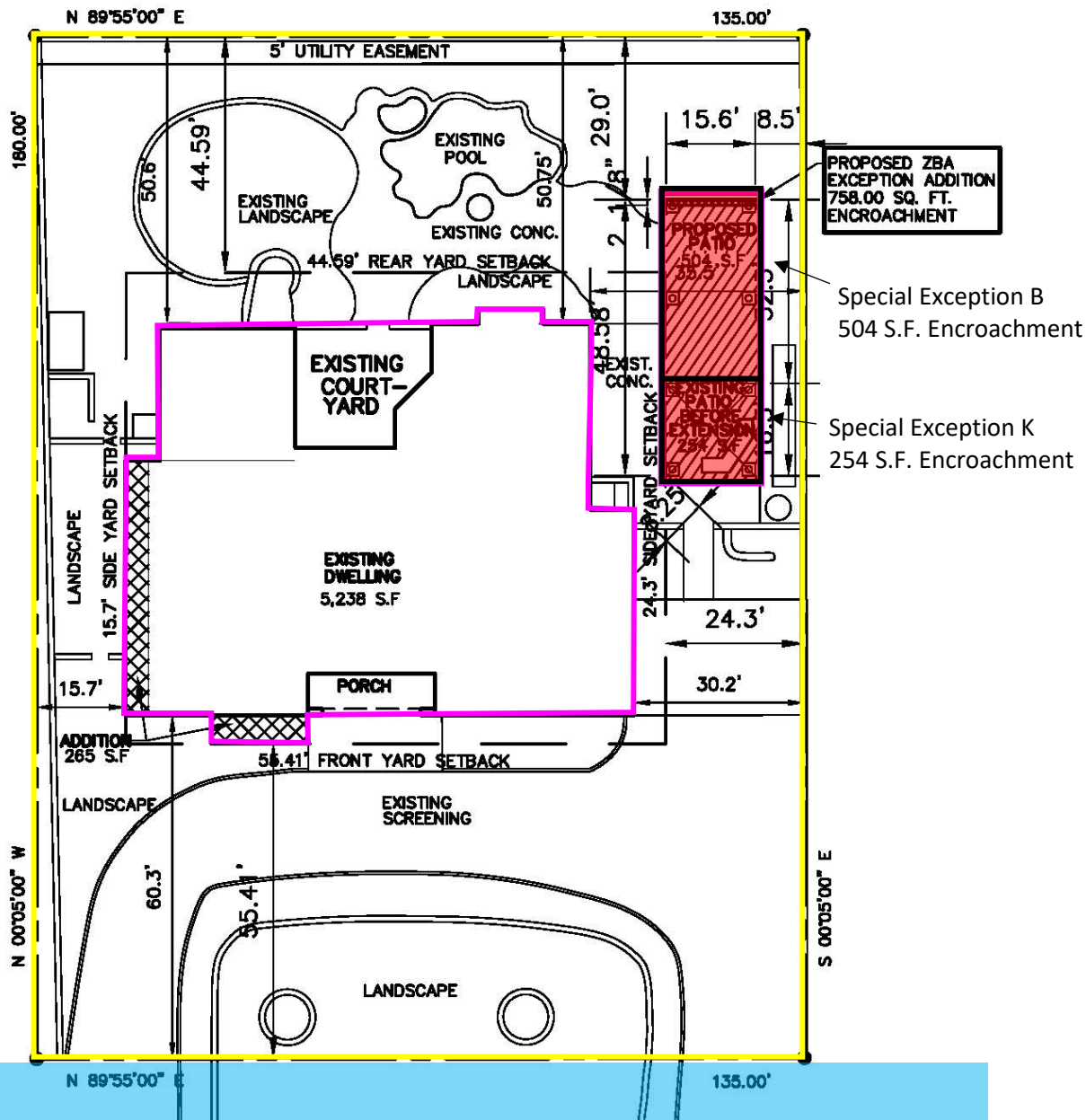


Subject Property
 300 Feet Notice Area
 Notified Properties

0 30 60 120 180 240 Feet



SITE PLAN



705 COEUR D'ALENE CIRCLE



SITE PLAN

Scale: 1" = 30.0"

LEGAL DESCRIPTION

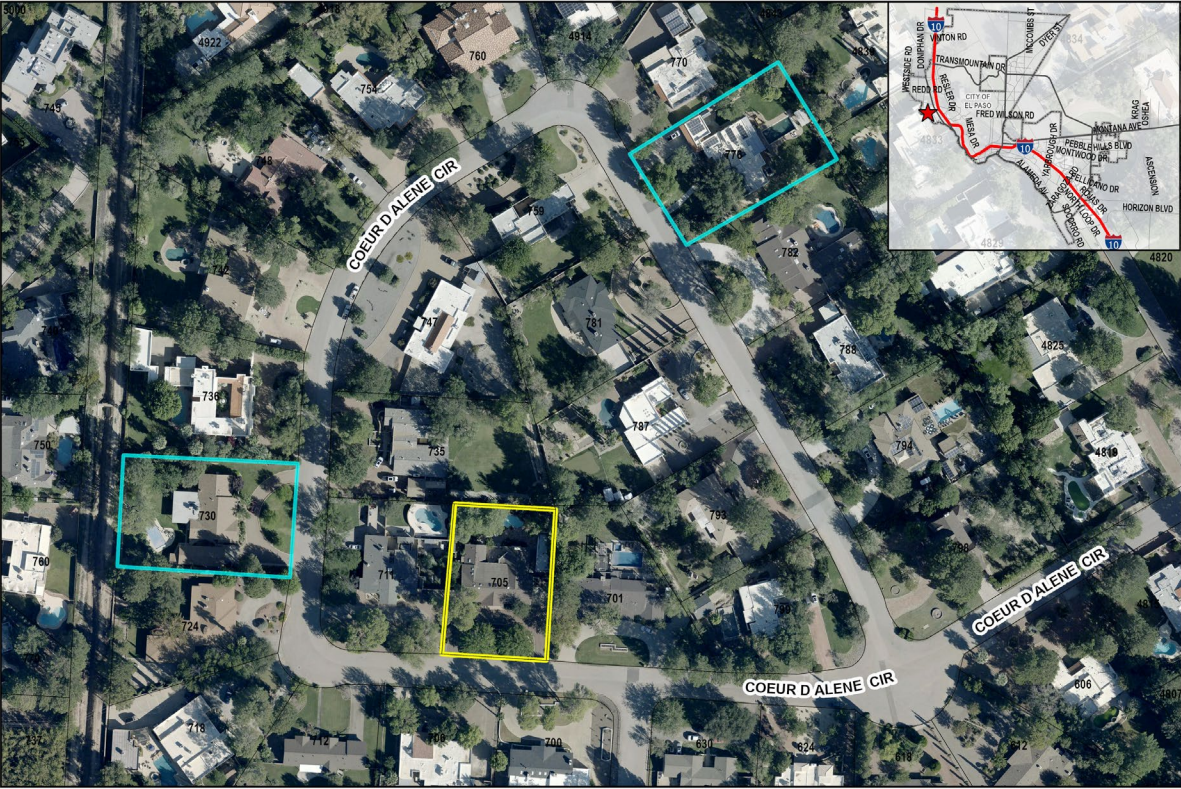
LOT 2, BLOCK 3 BRIARWOOD ESTATES,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

ZONE: R-1

SETBACKS
FRONT: 30'
REAR : 30'
CUMULATIVE: 100'
(FRONT & BACK)
SIDE : 15'
CUMULATIVE: 40'

NONCONFORMING LOTS

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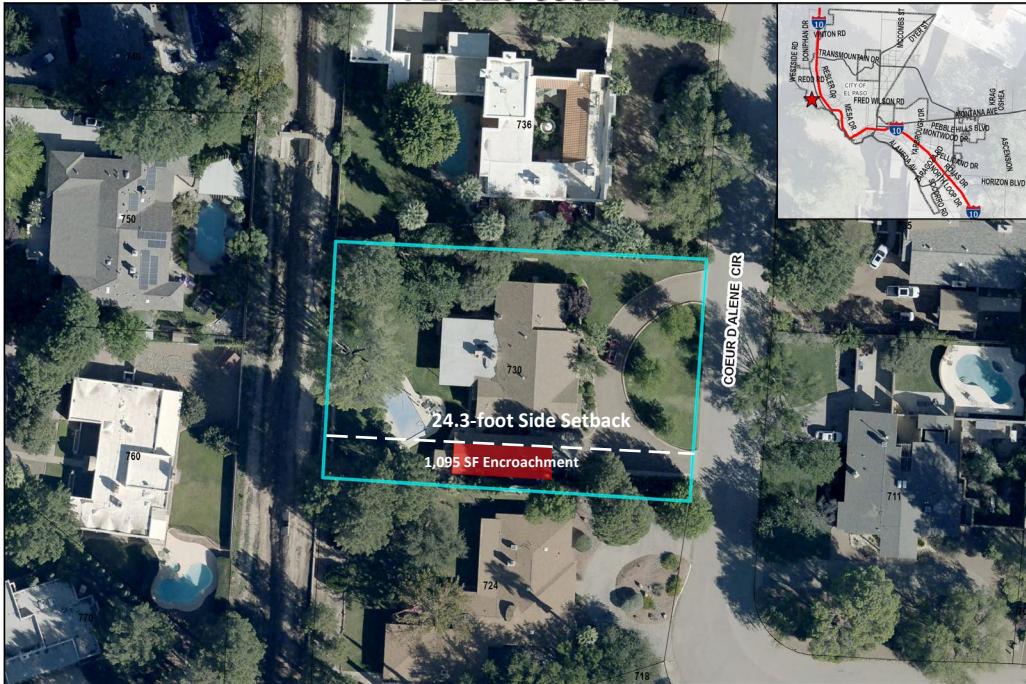


 Subject Property



NONCONFORMING LOT 1

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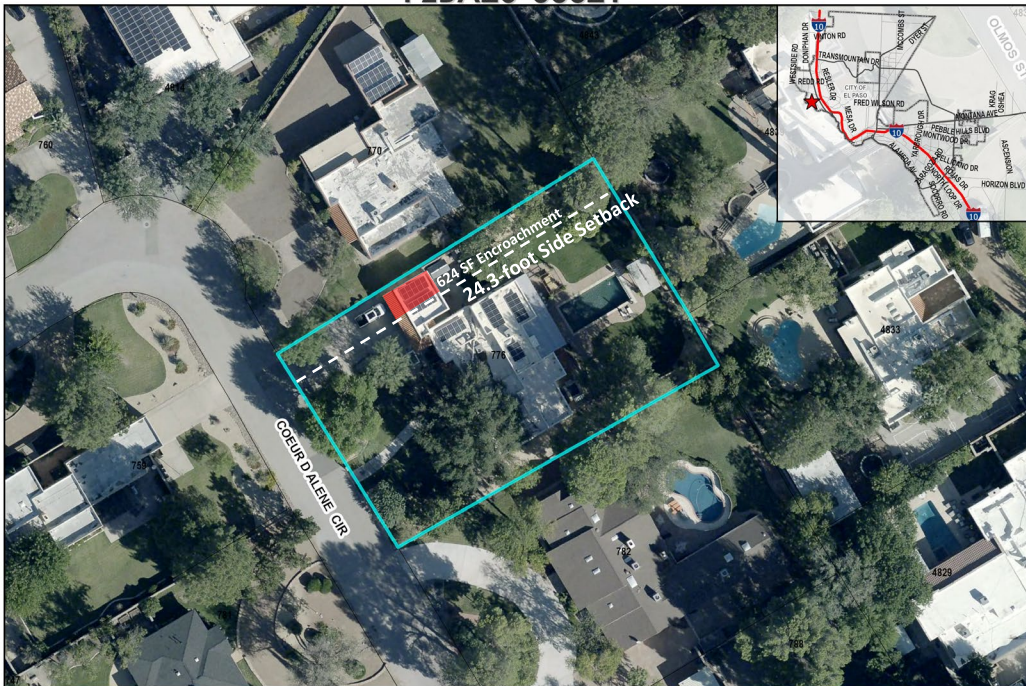


0 12.5 25 50 75 100 Feet



NONCONFORMING LOT 2

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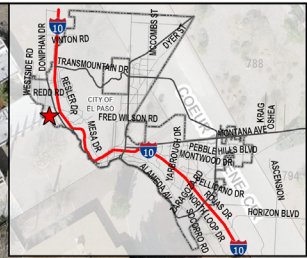


0 12.5 25 50 75 100 Feet



2010 AERIAL

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 Subject Property

