

# 918 Galloway

Zoning Board of Adjustment — May 4, 2026



**CASE NUMBER:** PZBA26-00018  
**CASE MANAGER:** Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)  
**PROPERTY OWNER:** Luis M. Fernandez  
**REPRESENTATIVE:** Martina Lorey, Architect  
**LOCATION:** 918 Galloway Dr. (District 8)  
**ZONING:** R-3 (Residential)  
**REQUEST:** Special Exception B (Two or More Nonconforming Lots)  
**PUBLIC INPUT:** None received as of April 27, 2026

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to permit the construction of a proposed bedroom extension and garage addition into the required rear yard setback 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 or equal to the encroachments into that setback already present on at least two other neighboring properties.

## PZBA26-00018



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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 bedroom extension and garage addition, which would encroach 696 square feet and extend 8 feet 10 inches into the rear yard setback.

**BACKGROUND:** The required rear yard setback for the subject property is 25 feet 3 inches and the required front setback is 24 feet 9 inches to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district. Aerial photographs indicate that two (2) nearby properties also encroach into their respective rear yard setbacks, with encroachments into the rear yard being the same or larger than on the subject property. These properties are located at 901 Galloway Drive (780 SF Encroachment) and 1014 Galloway Drive (780 SF Encroachment) and have no issued permits on record.

Based on El Paso Central Appraisal District records, the existing single-family dwelling was built in 1929.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	24 feet 9 inches	No Change
Rear	<b>25 feet 3 inches</b>	<b>8 feet 10 inches</b>
Cumulative Front & Rear	<b>50 feet</b>	<b>33 feet 7 inches</b>
Side (Left)	5 feet	No Change
Side (Right)	5 feet	No Change
Cumulative Side	N/A	N/A

<b>COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA</b>	
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 on the same block or abutting street extend 25 feet 3 inches (25'-3") into their respective rear yard setbacks. Both of the aforementioned properties have a zero-foot (0') rear yard setbacks.
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;	Yes. There are two (2) properties on the same block that have additions to the single-family dwellings that are encroaching into their rear yard setbacks. These properties are located at 901 Galloway Drive and 1014 Galloway Drive and encroach the same or more than the proposed area of encroachment.
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 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.

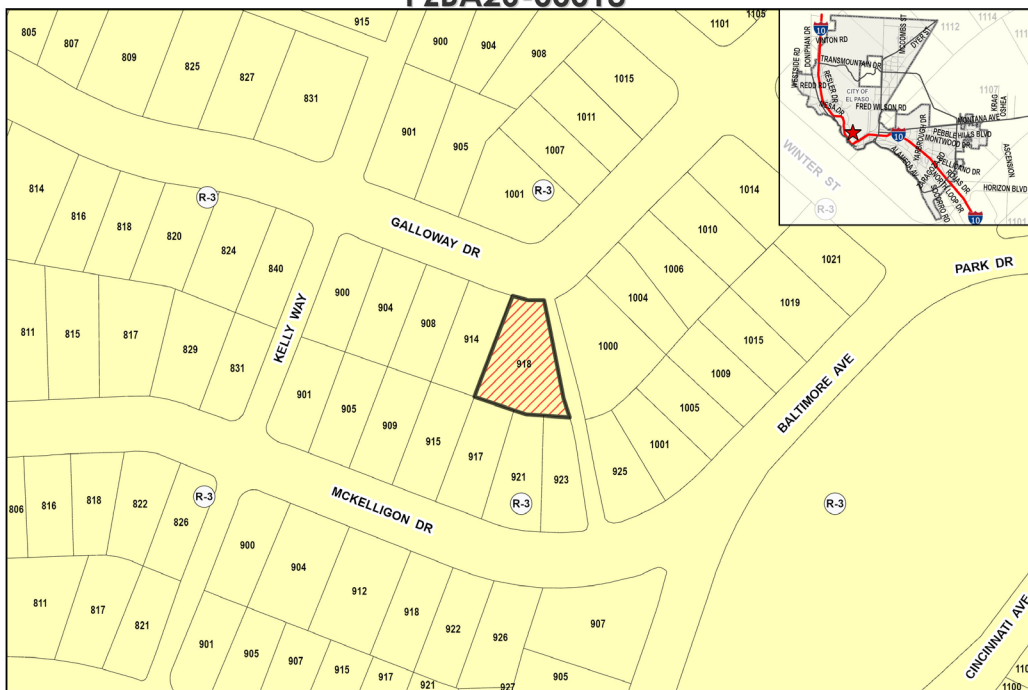
### **ZONING BOARD OF ADJUSTMENT OPTIONS:**

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

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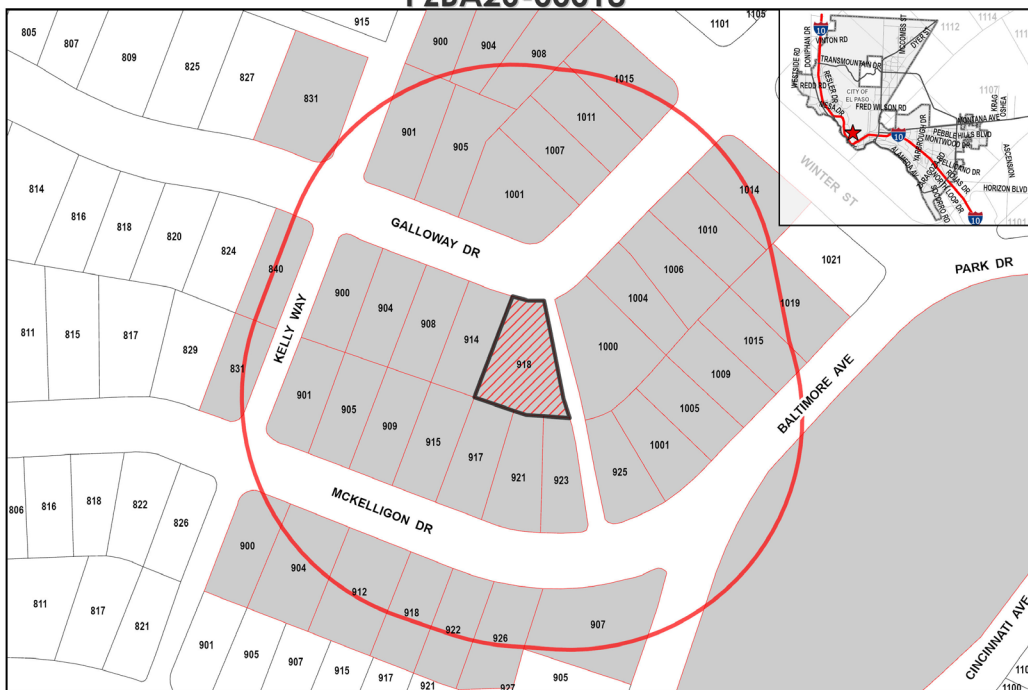


Subject Property



# NEIGHBORHOOD NOTIFICATION MAP

## PZBA26-00018

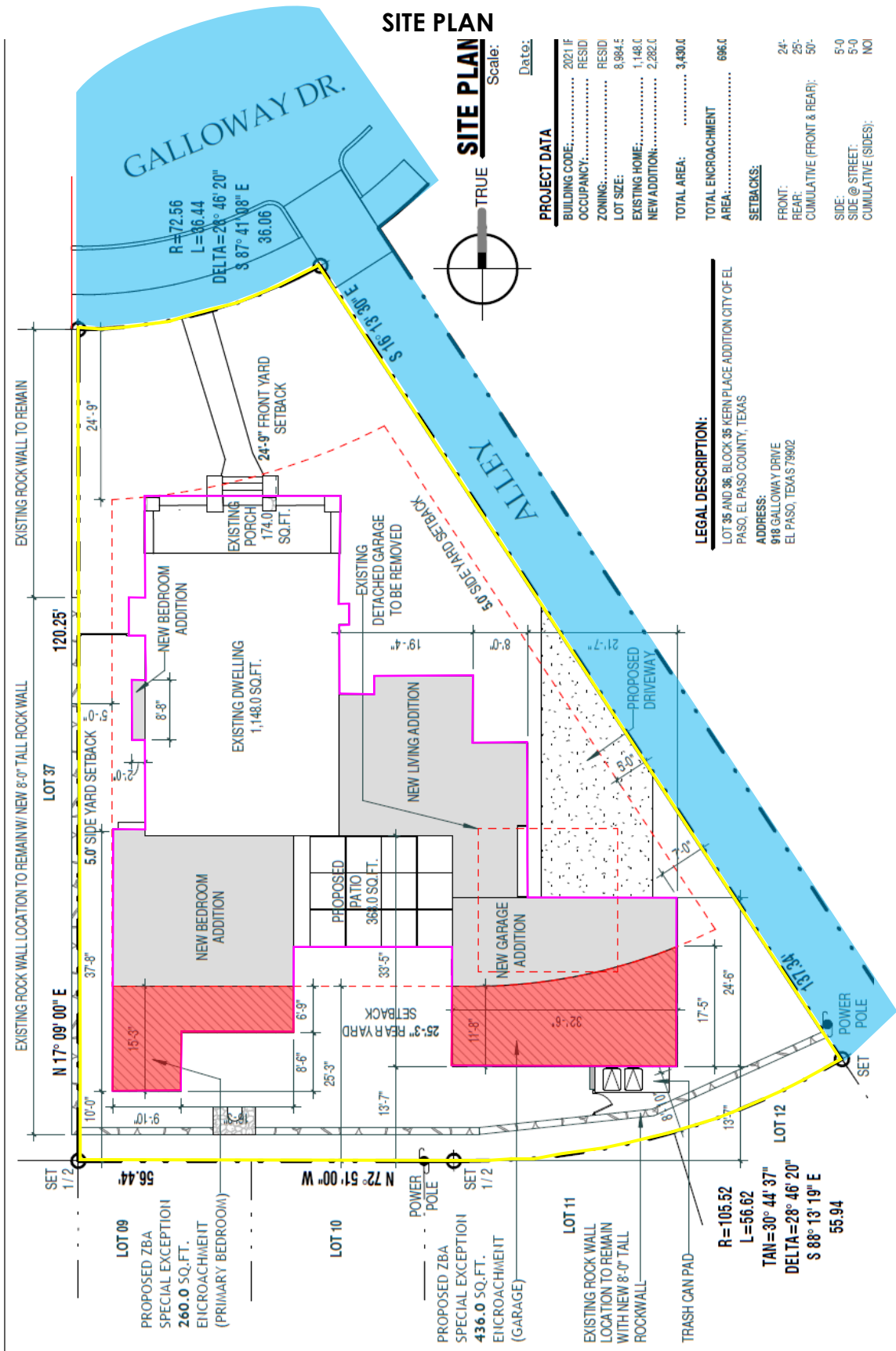


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Subject Property  
 300 Feet Notice Area  
 Notified Properties





**SITE PLAN**

**SITE PLAN**  
 Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_

**PROJECT DATA**

BUILDING CODE:	2021 IF
OCCUPANCY:	RESID
ZONING:	RESID
LOT SIZE:	8,984.4
EXISTING HOME:	1,148.0
NEW ADDITION:	2,282.0
TOTAL AREA:	3,430.0
TOTAL ENCROACHMENT AREA:	696.0

**SETBACKS:**

FRONT:	24'-
REAR:	25'-
CUMULATIVE (FRONT & REAR):	50'-
SIDE:	5'-0
SIDE @ STREET:	5'-0
CUMULATIVE (SIDES):	NOI

**LEGAL DESCRIPTION:**  
 LOT 35 AND 36, BLOCK 35 KERN PLACE ADDITION CITY OF EL PASO, EL PASO COUNTY, TEXAS

ADDRESS:  
 918 GALLOWAY DRIVE  
 EL PASO, TEXAS 79902

# NONCONFORMING LOTS

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 Subject Property

0 20 40 80 120 160 Feet



# NONCONFORMING LOT 1

PZBA26-00018



# NONCONFORMING LOT 2

PZBA26-00018

