

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

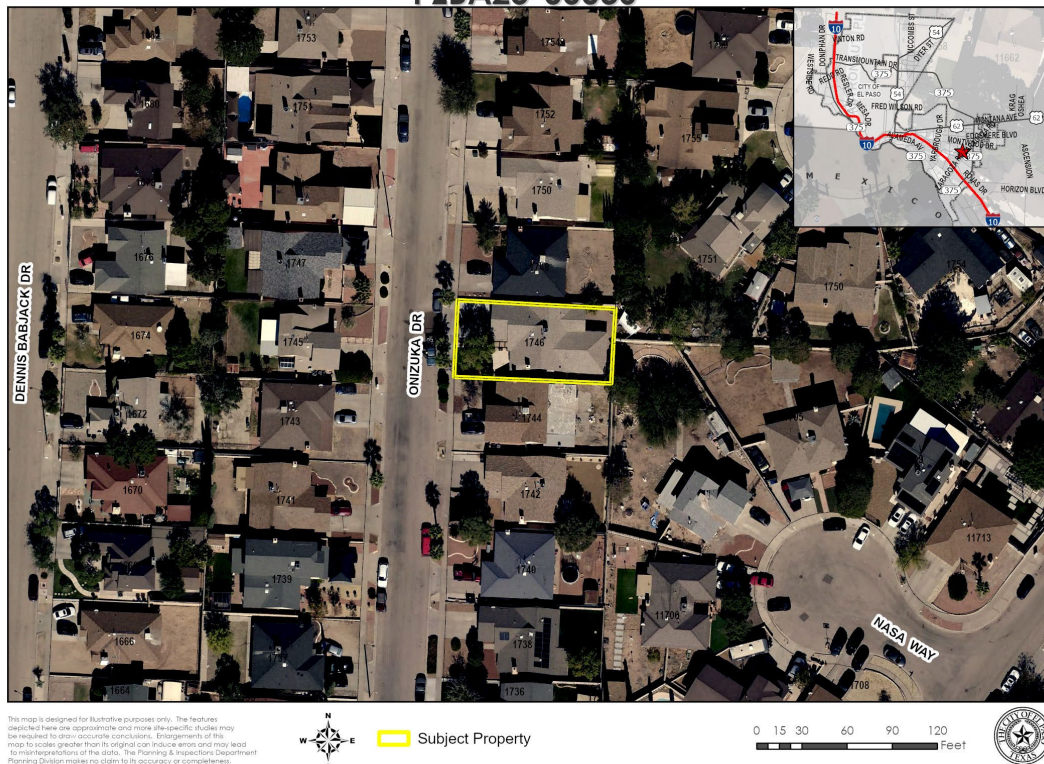


Figure A. Aerial of Subject Property & Immediate Surroundings

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.

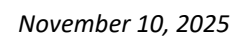
PUBLIC COMMENT: Public notice was sent on October 29, 2025 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

ZONING BOARD OF ADJUSTMENT OPTIONS:

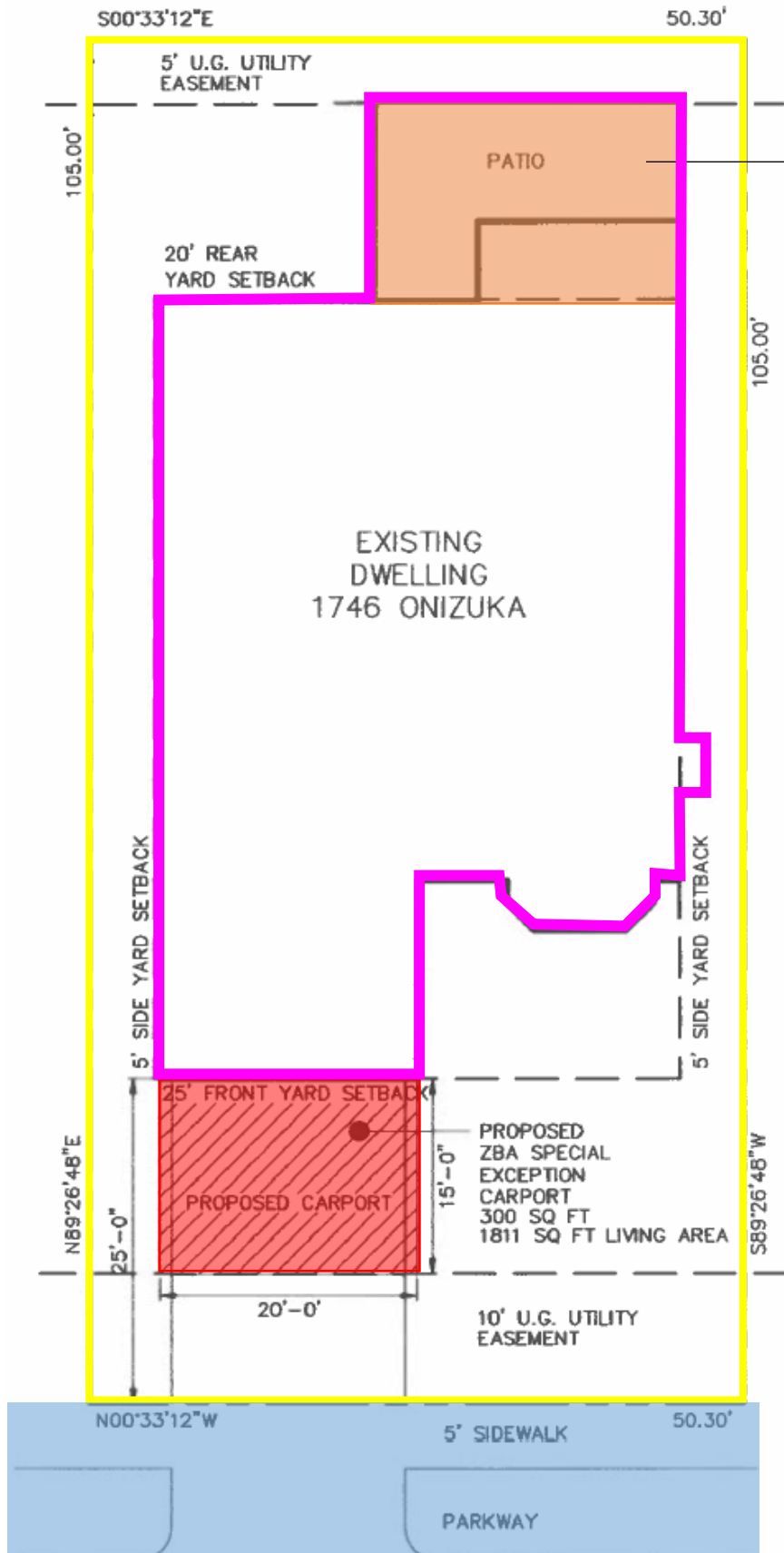
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA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

PZBA25-00036



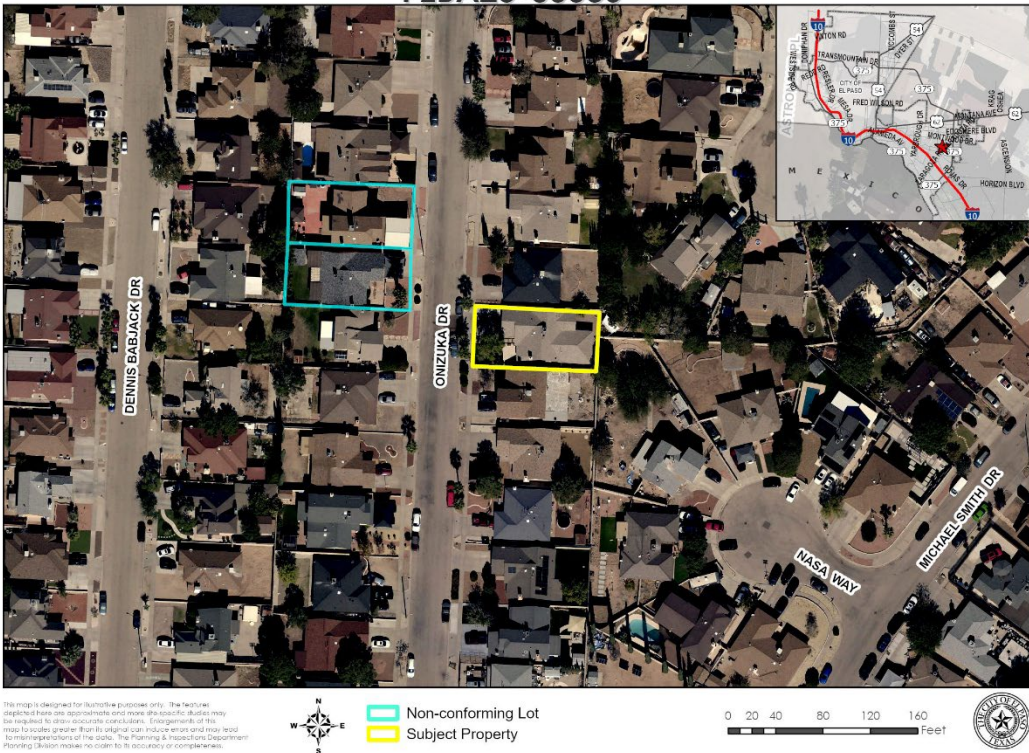
SITE PLAN



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

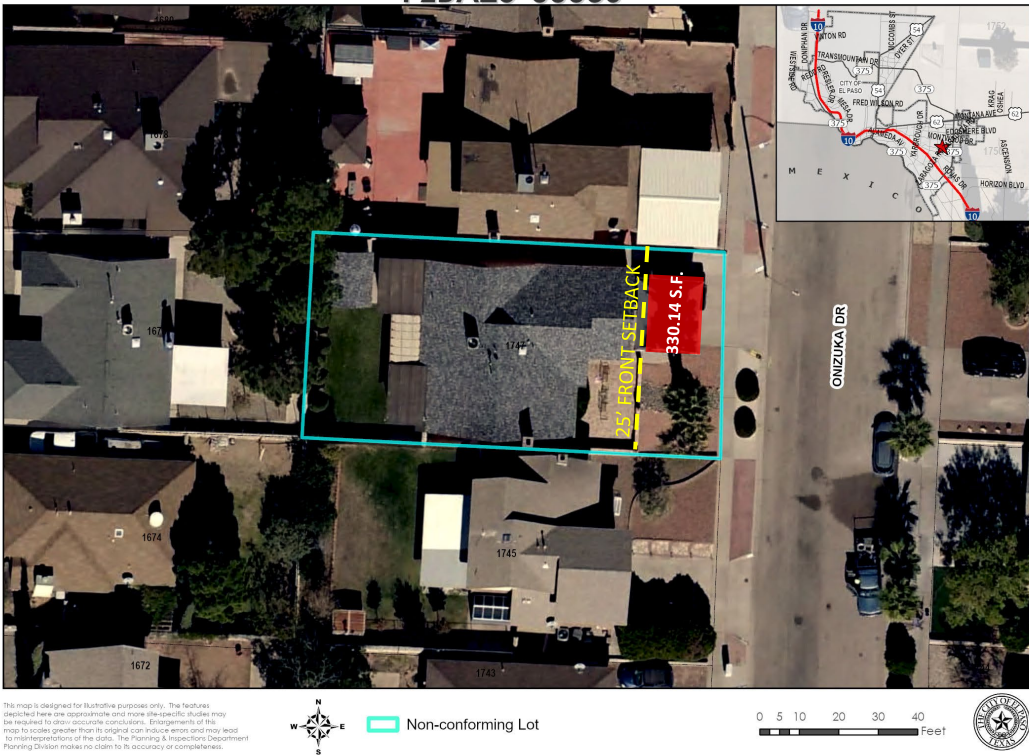
NONCONFORMING LOTS

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 obtain accurate conclusions. Enlargements of this map for scales greater than 1:10,000 can impact accuracy 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

