

8172 Lowd

Zoning Board of Adjustment — June 2, 2025



CASE NUMBER: PZBA25-00014
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Luis Armando and Leticia Urenda
REPRESENTATIVE: Luis Armando Urenda
LOCATION: 8172 Lowd Ave. (District 7)
ZONING: R-F (Ranch and Farm)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of May 29, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to permit a proposed new single-family dwelling in an R-F (Ranch and Farm) 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 two other neighboring properties.

PZBA25-00014

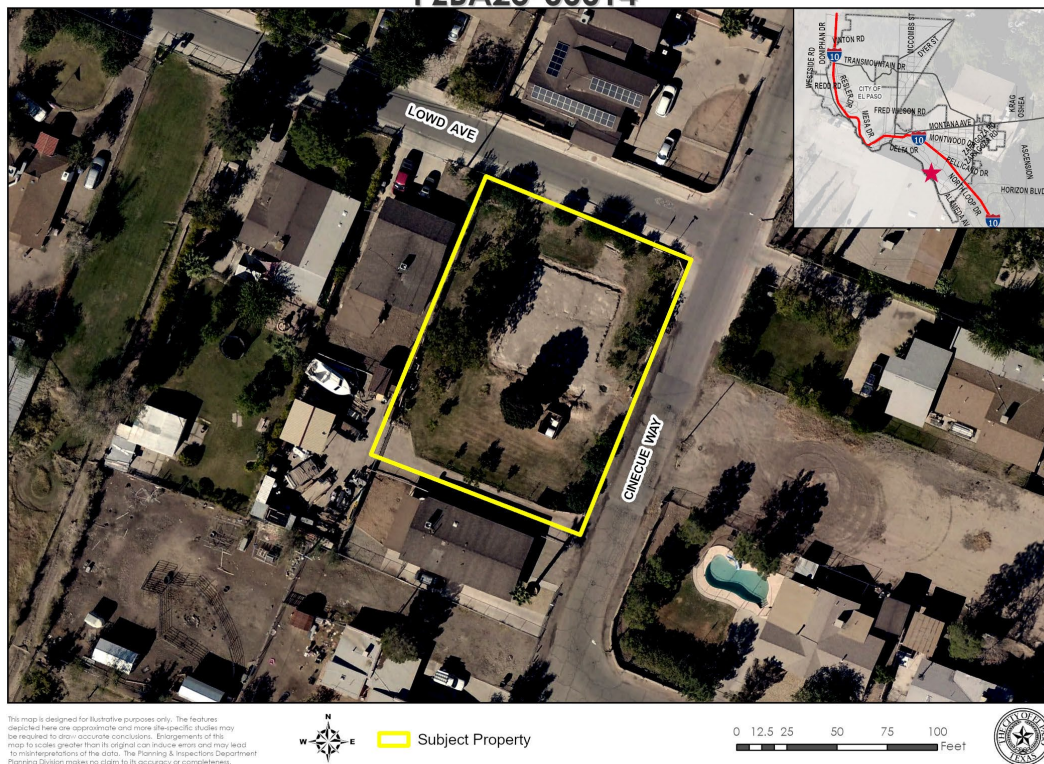


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed new single-family dwelling, which would extend 20 feet into the required front yard setback for 868 square feet of total encroachment.

BACKGROUND: The minimum front setback is 50 feet in the R-F (Ranch and Farm) zone district. Aerial imagery indicates that at least two other homes on the same block or abutting the street, and on the same zoning district show similar front yard encroachments. The properties are located at 8105 Lowd Avenue (approximately 1500 square foot front yard encroachment) and 8165 Starr Avenue (approximately 1150 square foot front yard encroachment).

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	50 feet	30 feet
Rear	50 feet	No Change
Cumulative Front & Rear	N/A	N/A
Side (West)	20 feet	No Change
Side (East)	25 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. Aerial photos and site visits confirm that two other homes on the same block have similar front yard encroachments in a R-F (Ranch and Farm) zone.
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 single-family dwellings that encroach into their required front 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 May 21, 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:

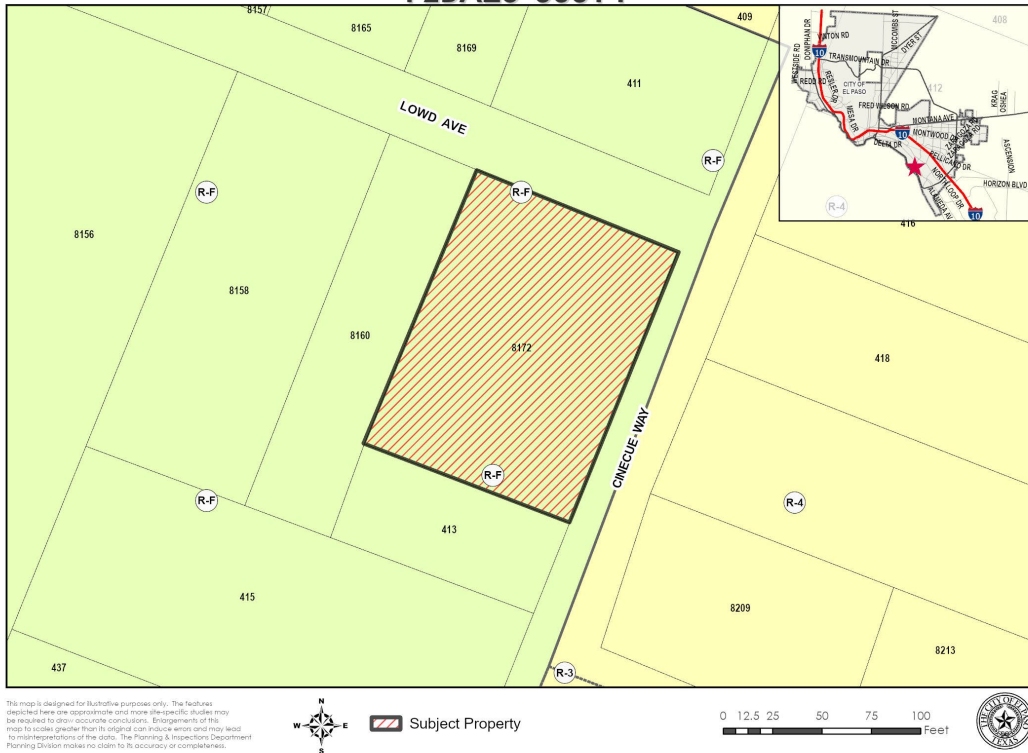
1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the

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.

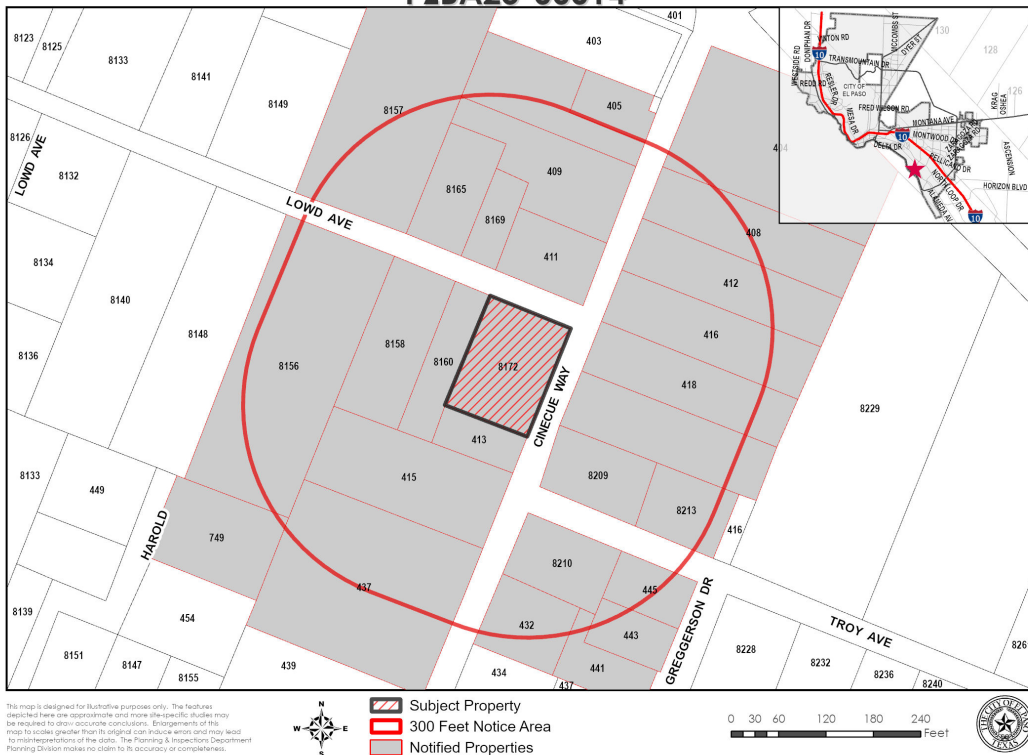
ZONING MAP

PZBA25-00014

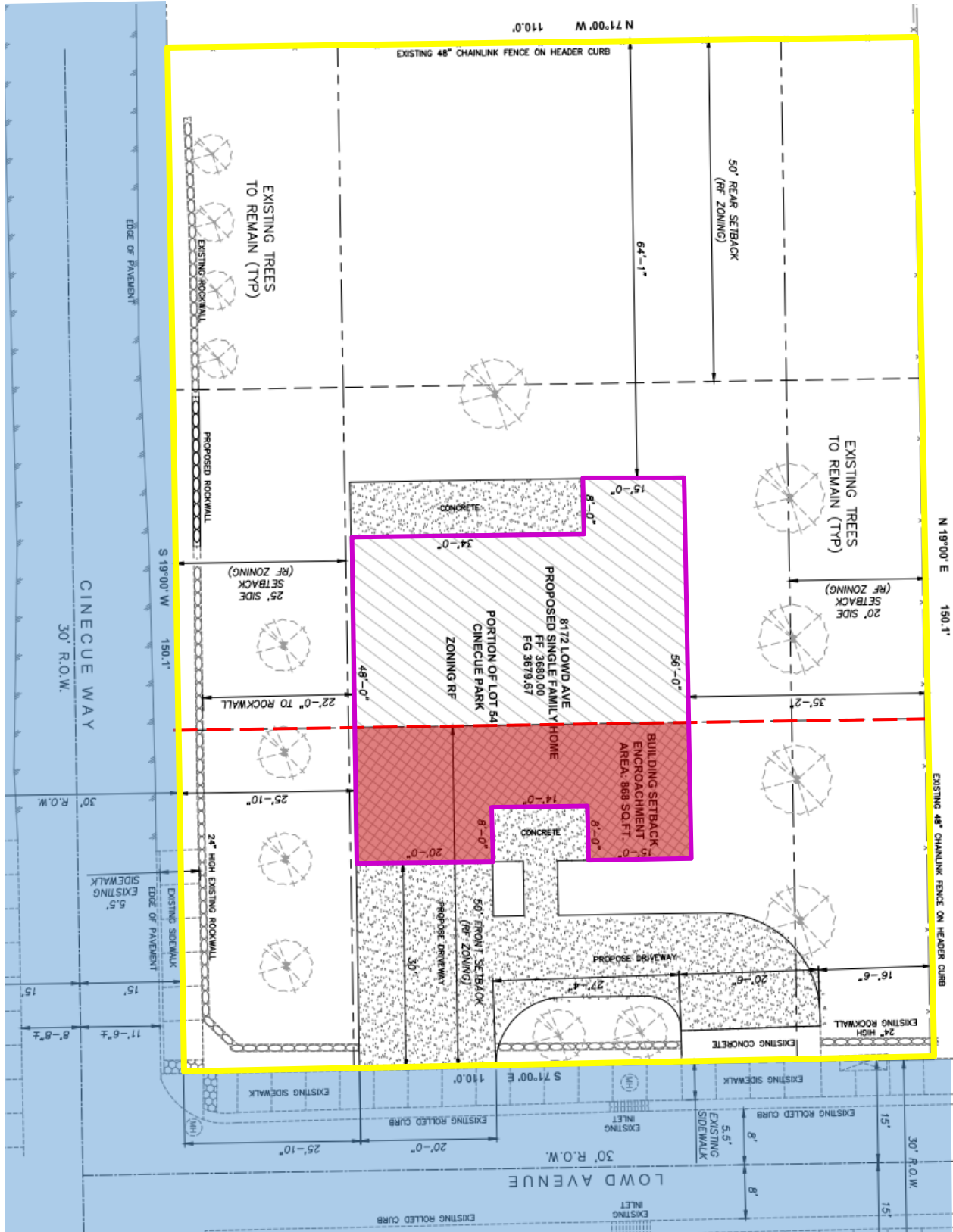


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00014

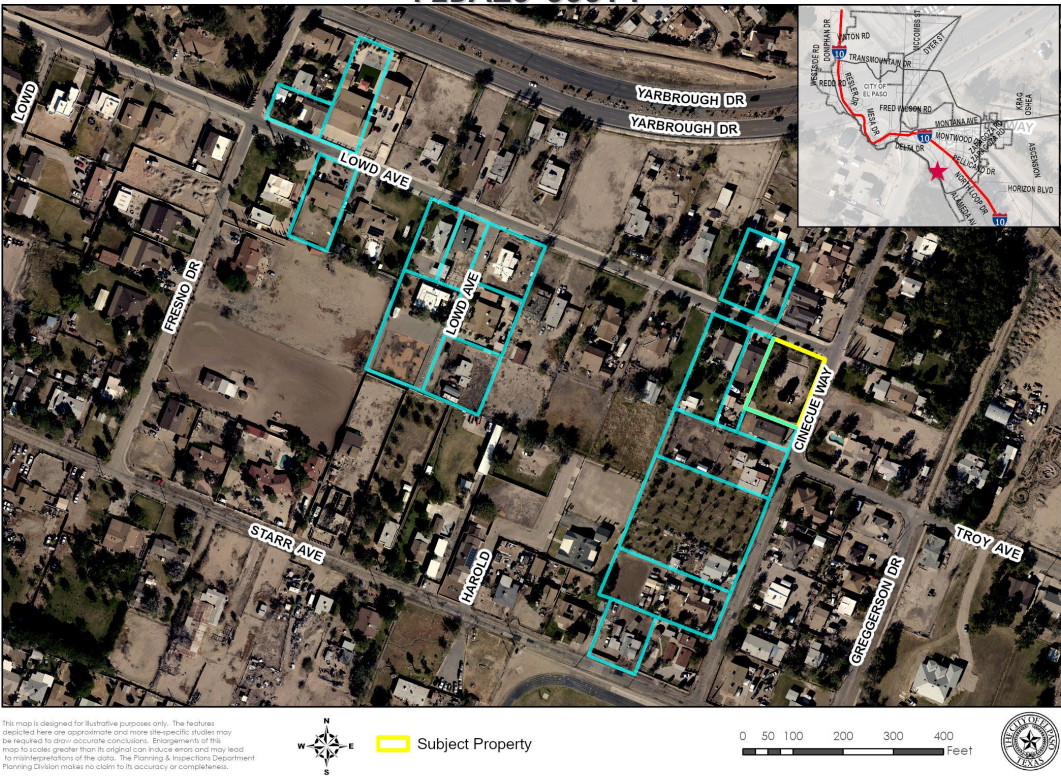


SITE PLAN



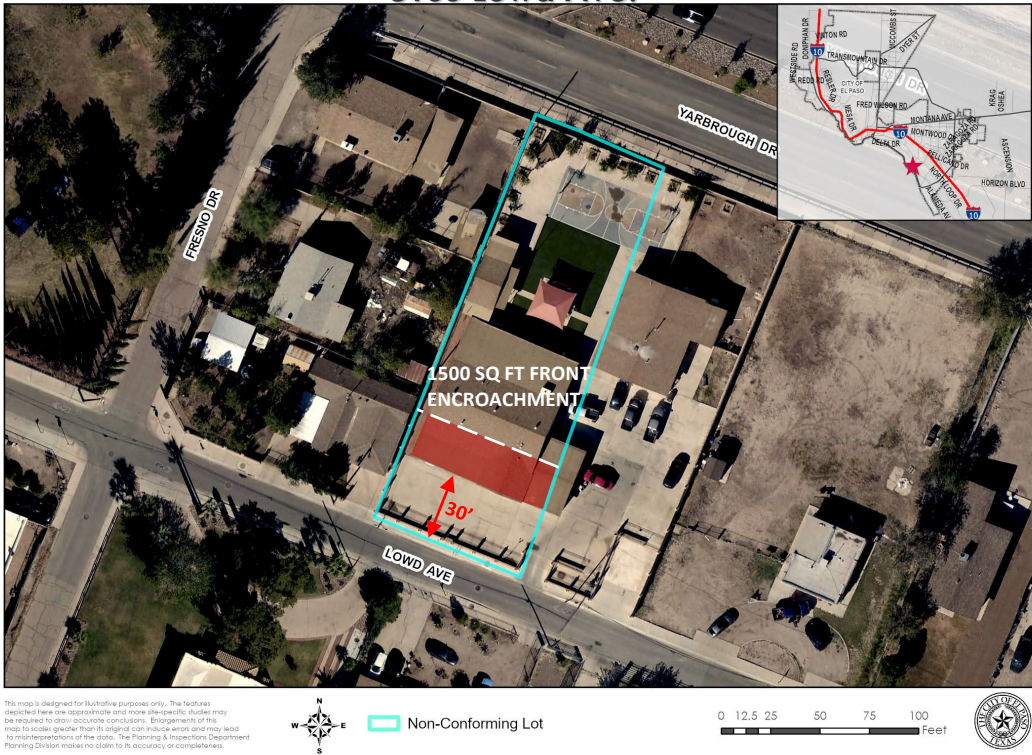
NONCONFORMING LOTS

PZBA25-00014



NONCONFORMING LOT 1

8105 Lowd Ave.



NONCONFORMING LOT 2

8165 Starr Ave.

