

11765 Angelica

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00045
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Eduardo and Yolanda Ochoa
REPRESENTATIVE: Eduardo and Pauline Ochoa
LOCATION: 11765 Angelica Ct. (District 6)
ZONING: R-3A (Residential)
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
PUBLIC INPUT: None received as of November 4, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) to allow to legalize an existing garage structure in an R-3A (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.

PZBA25-00045

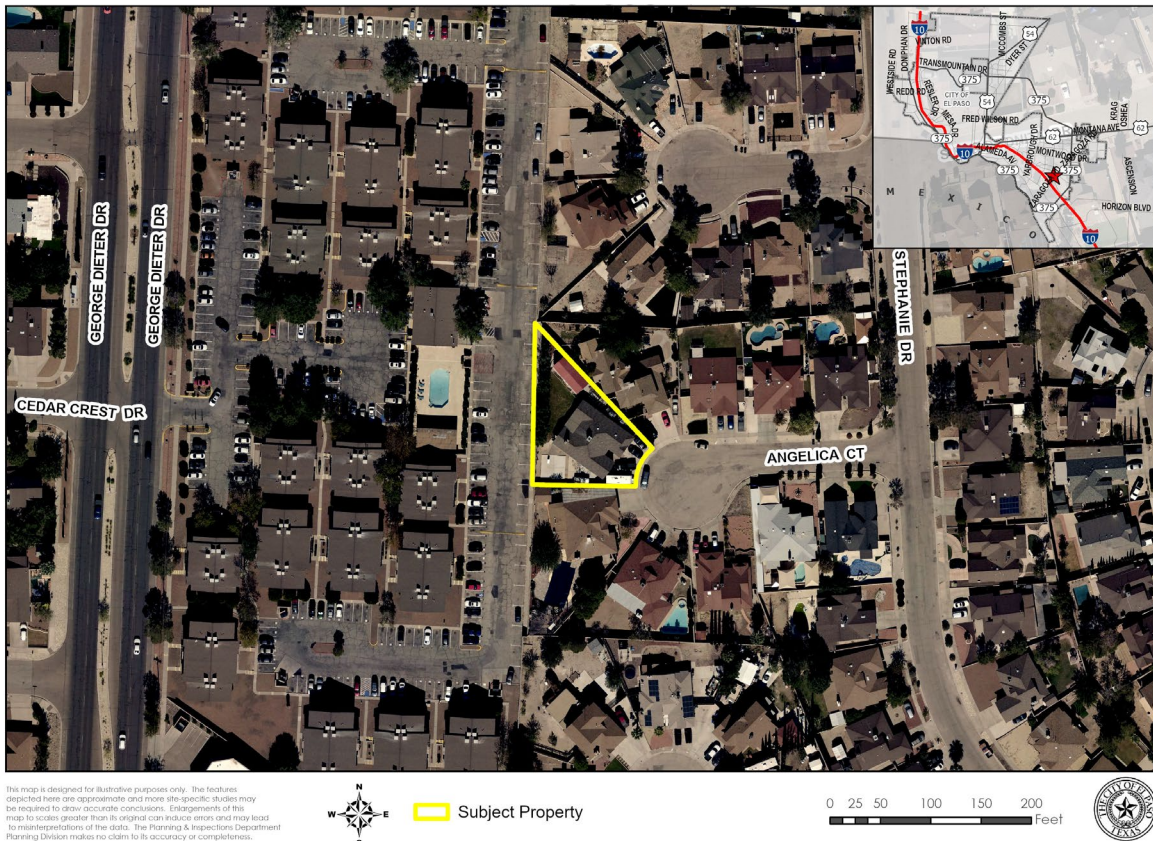


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing garage structure, 19.76 feet of which extends into the 30-foot rear yard setback for 474.24 square foot area of total encroachment.

BACKGROUND: The minimum rear setback is 15 feet in the R-3A (Residential) zone district. The required rear setback for the subject property is 30 feet to meet the cumulative front and rear setback of 45 feet in the R-3A (Residential) zone district.

According to Central Appraisal District records, the existing single-family home was built in 1987. The existing garage encroachment was built without permits by the current owner in 2025. The request is due to a code enforcement citation that was issued in August of 2025.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	15 feet	No Change
Rear	30 feet	10.24 feet
Cumulative Front & Rear	45 feet	25.24 feet
Side (Left)	5 feet	No Change
Side (Right)	5 feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	823.14 square feet	45.73' (137.205' average lot width ÷ 3) X 18' (3/5 of 30' required rear yard setback)
Requested Area of Encroachment	474.24 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:
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:

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 823.14 square feet, which is more than the requested area of encroachment of 474.24 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 10.24 foot rear yard setback.
4. The minimum side and side street yard setbacks shall not be reduced;	Yes. The minimum side 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

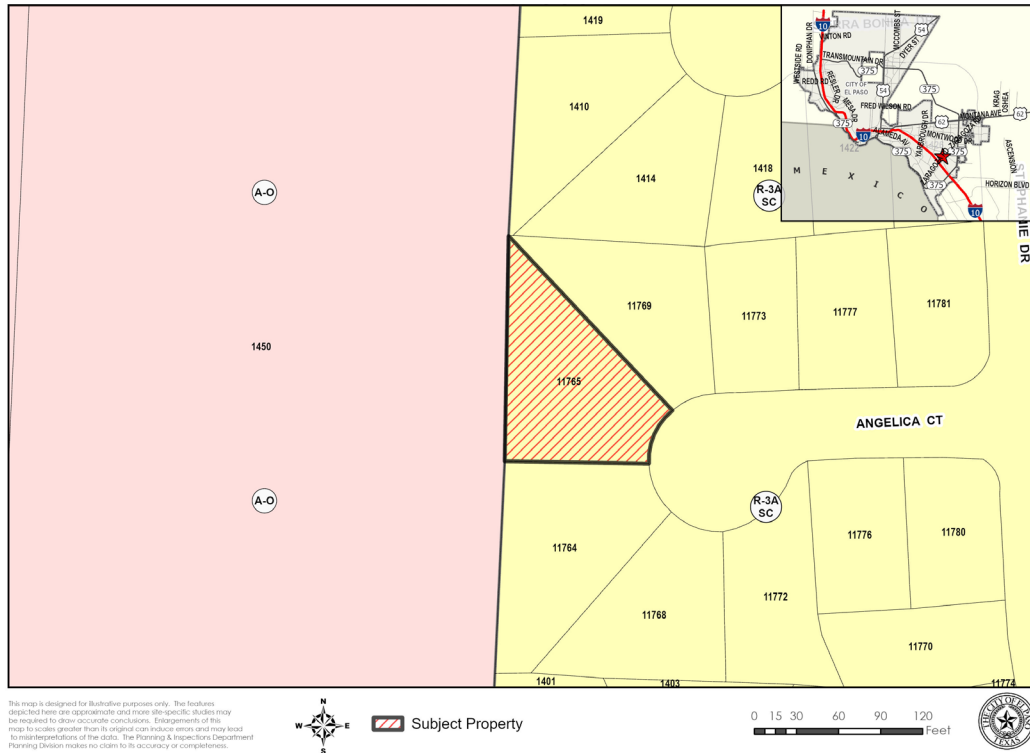
PUBLIC COMMENT: Public notice was sent on October 29, 2025 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

ZONING BOARD OF ADJUSTMENT OPTIONS:

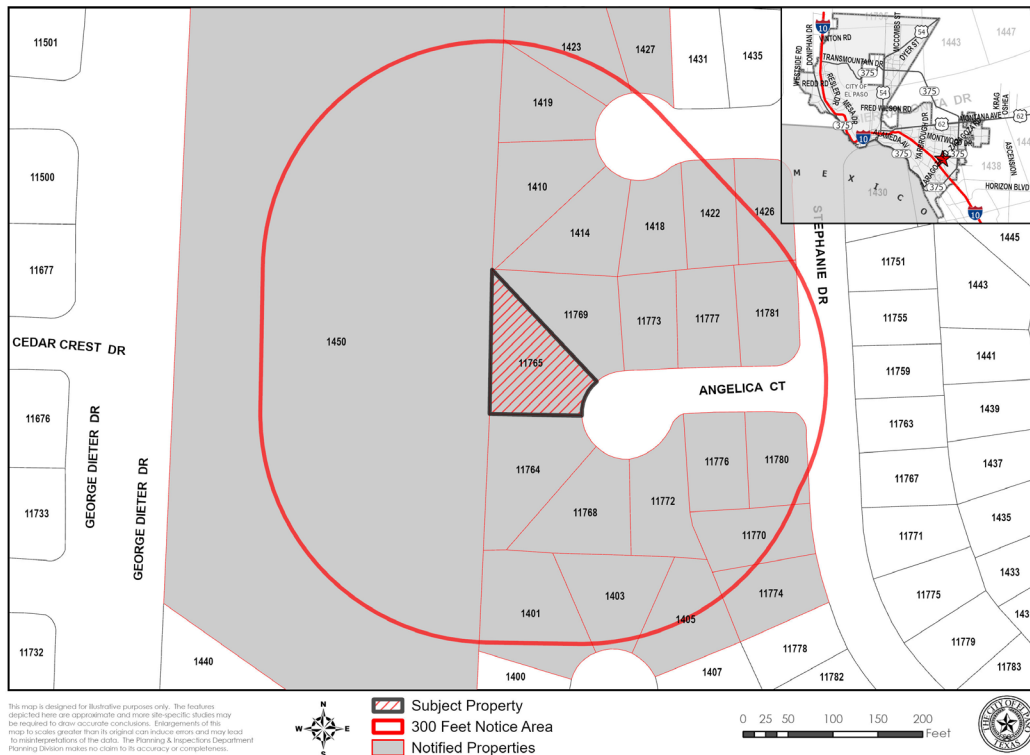
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA 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. **(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 PZBA25-00045



NEIGHBORHOOD NOTIFICATION MAP PZBA25-00045



SITE PLAN

