

# 6217 Michel

Zoning Board of Adjustment — April 20, 2026



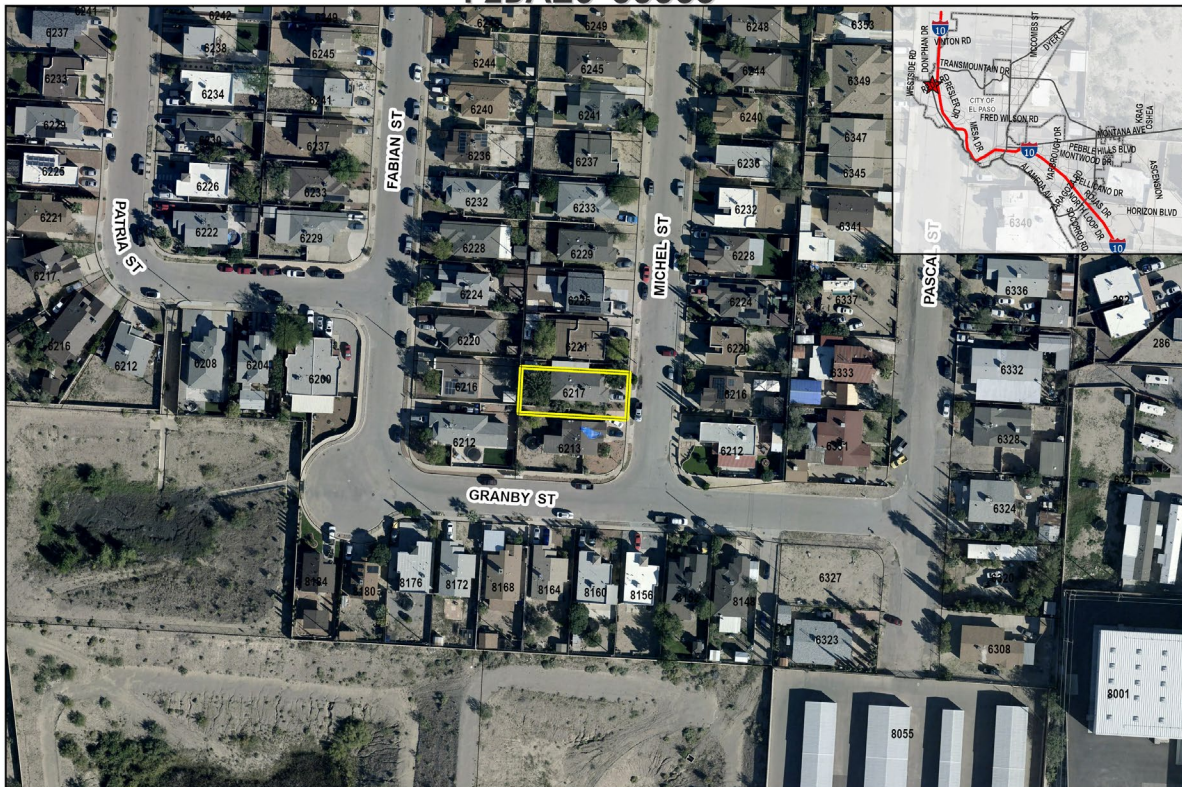
**CASE NUMBER:** PZBA26-00005  
**CASE MANAGER:** Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)  
**PROPERTY OWNER:** Roberto Valdez  
**REPRESENTATIVE:** Irma Valdez  
**LOCATION:** 6217 Michel St. (District 1)  
**ZONING:** R-5 (Residential)  
**REQUEST:** Special Exception B (Two or More Nonconforming Lots)  
**PUBLIC INPUT:** None received as of April 14, 2026

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to permit a proposed porch in an R-5 (Residential) zone district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH A CONDITION** 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 condition is as follows:

1. That the storage structure located in the rear yard be removed or relocated from the 5-foot utility easement area.

## PZBA26-00005



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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 porch, which would extend 3 feet 6 inches into the required 5-foot side yard setback for 112 square feet of total encroachment.

**BACKGROUND:** The minimum side setback is 5 feet in the R-5 (Residential) zone district. Aerial photographs indicate that there are three (3) nearby properties located on the same block or within the block directly across and abutting street that contain porch structures that encroach into their respective side yard setbacks, with encroachments larger than the subject property. These properties are located at 6253 Michel Street (180 SF Encroachment), 6224 Michel Street (160 SF Encroachment), and 6260 Michel Street (160 SF Encroachment). The aforementioned properties do not have any issued permits on record.

Based on Central Appraisal District records, the single-family dwelling was built in 2004. Additionally, the storage structure in the rear yard of the property is located within the five-foot (5') utility easement area and shall be removed or relocated.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	No Change
Rear	25 feet	No Change
Cumulative Front & Rear	45 feet	No Change
Side (Left)	5 feet	No Change
Side (Right)	<b>5 feet</b>	<b>1 foot 6 inches</b>
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 three (3) properties on the same block contain porch structures that extend 5 feet into their required side 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. There are three (3) homes on the same block or abutting street located at 6253 Michel Street, 6224 Michel Street, and 6260 Michel Street that have encroachments 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.

**PUBLIC COMMENT:** Public notice was sent on April 10, 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.

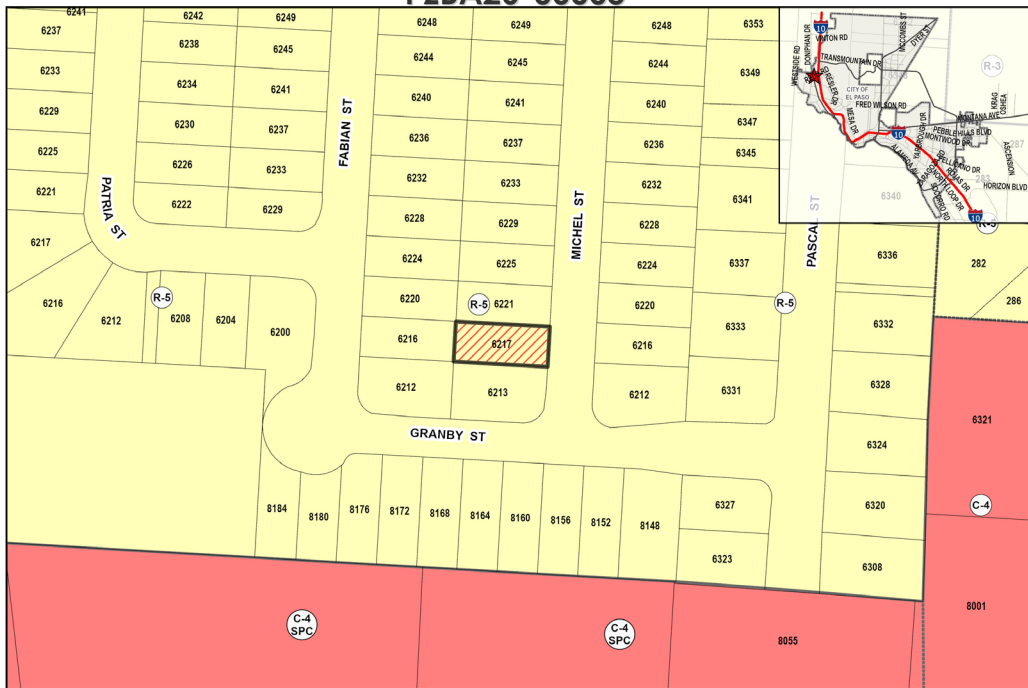
### **ZONING BOARD OF ADJUSTMENT OPTIONS:**

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.
2. **Approval with Modification** 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.

# ZONING MAP

## PZBA26-00005



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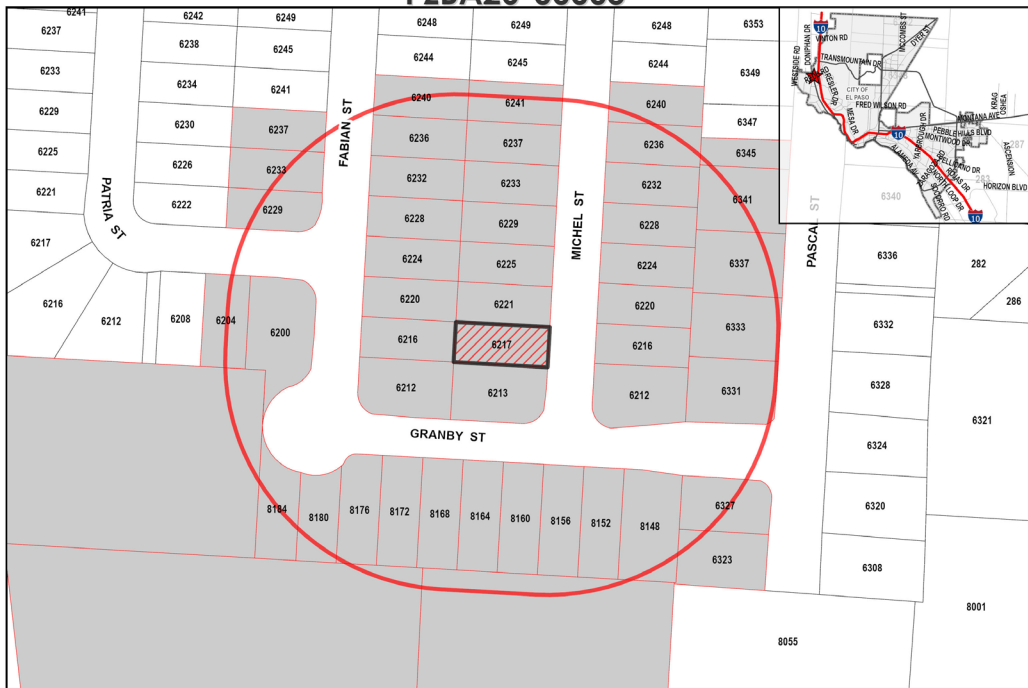
Subject Property

0 25 50 100 150 200 Feet



# NEIGHBORHOOD NOTIFICATION MAP

## PZBA26-00005



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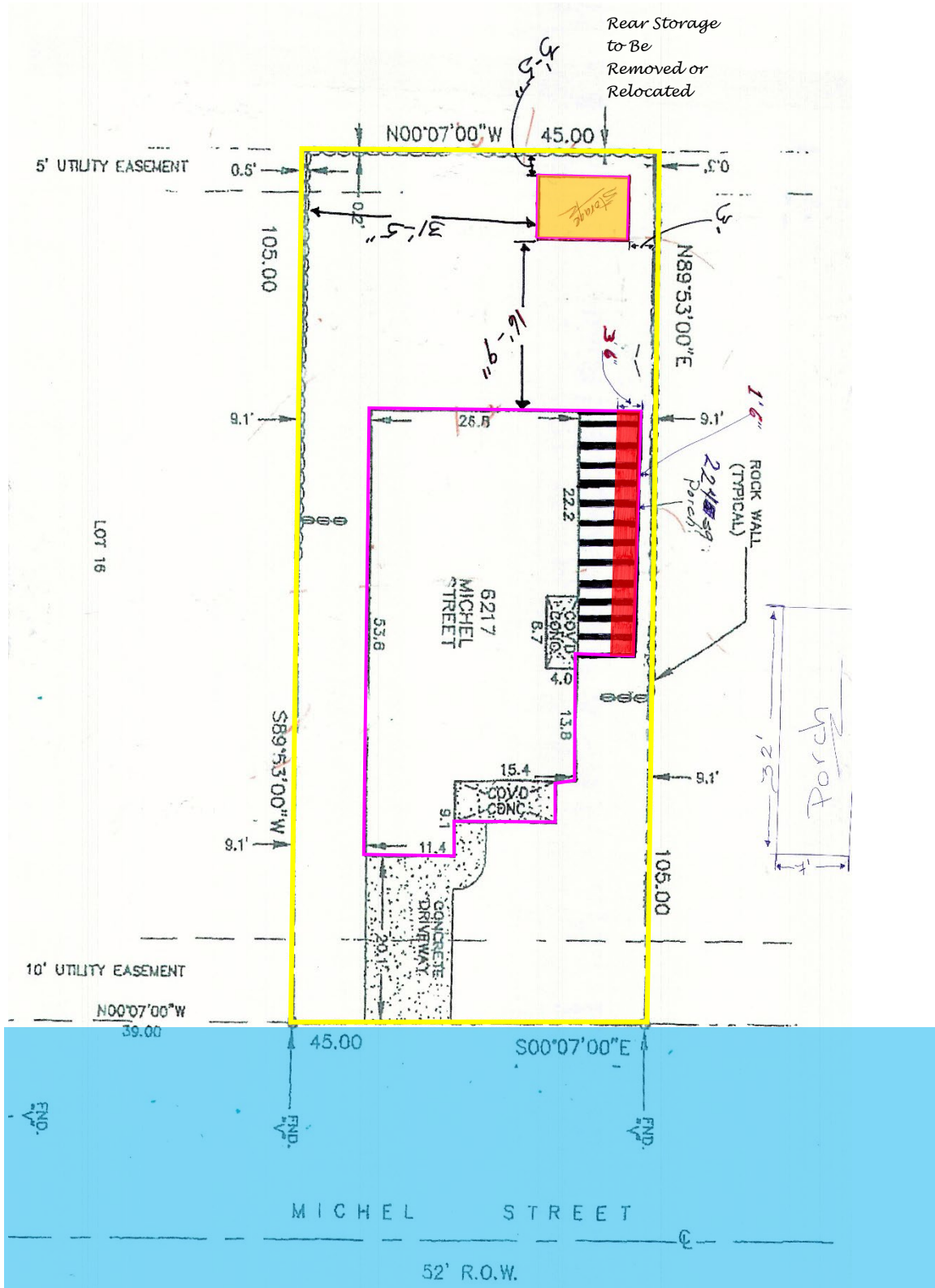


Subject Property  
 300 Feet Notice Area  
 Notified Properties

0 25 50 100 150 200 Feet



# SITE PLAN



# NONCONFORMING LOTS

PZBA26-00005



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Subject Property



# NONCONFORMING LOT 1

PZBA26-00005



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6253 Michel Street



