

# 6260 Fabian

Zoning Board of Adjustment — August 11, 2025



**CASE NUMBER:** PZBA25-00024  
**CASE MANAGER:** Alejandra Gonzalez, (915) 212-1506, GonzalezAG@elpasotexas.gov  
**PROPERTY OWNER:** Rosa Isela Enriquez  
**REPRESENTATIVE:** Rosa Isela Enriquez  
**LOCATION:** 6260 Fabian St. (District 1)  
**ZONING:** R-5 (Residential)  
**REQUEST:** Special Exception B (Two or More Nonconforming Lots)  
**PUBLIC INPUT:** None received as of August 5, 2025

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize a covered porch of an existing single-family home encroaching into the required side yard setback 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 the following:

- That gutters and downspouts shall be placed on the side structure to retain rainwater within the property.

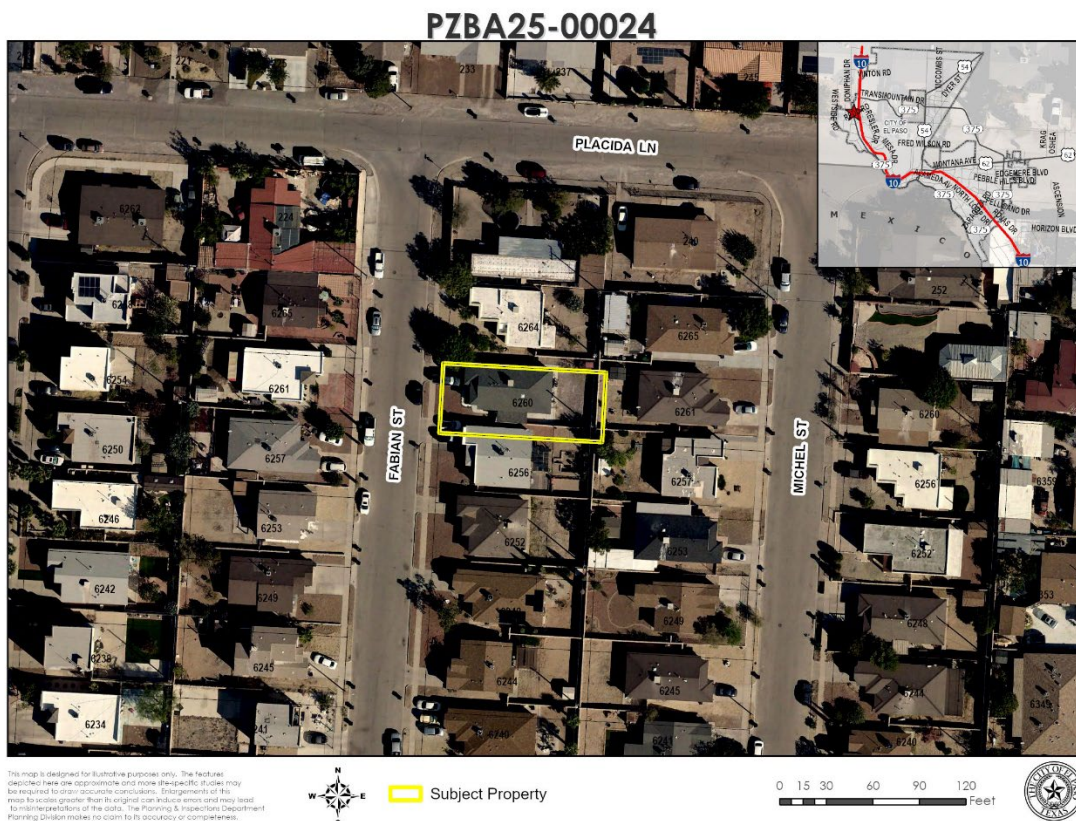


Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special exception to allow to legalize a covered porch, which extends 4 feet 1 inches into the side yard setback and of which 77.22 square feet of that structure encroaches into the side yard setback.

**BACKGROUND:** The minimum side setback is 5 feet in the R-5 (Residential) zone district. The current owner has owned the property since 2004 and was constructed in 2003 based on El Paso Central Appraisal District records. The existing porch was built in 2024. Aerial photographs indicate that there are four (4) other properties on the same block and abutting street that contain structures in their side yard setbacks located at 6253 Michel Street (254 square feet encroachment), 6217 Michel Street (180 square feet encroachment), 6265 Fabian Street (164.56 square feet encroachment), and 224 Placida Lane (480.86 square feet encroachment).

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20.5 feet	No Change
Rear	24.5 feet	No Change
Cumulative Front & Rear	45 feet	No Change
Side (East)	5 feet	No Change
Side (West)	<b>5 feet</b>	<b>0 feet</b>
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. Through aerial photos and site visits, it was established that four (4) houses on the same block extends 5 feet into the 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 four (4) other houses on the same block and abutting street that contain structures into their required 5-foot side setback. Those structures are located at 6217 Michel Street ,6253 Michel Street, 6265 Fabian Street, and 224 Placida Lane.
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 July 31, 2025 to all property owners within 300 feet of subject property. The Planning Division has received one (1) phone call of inquiry but no communications in support or opposition to the special exception request.

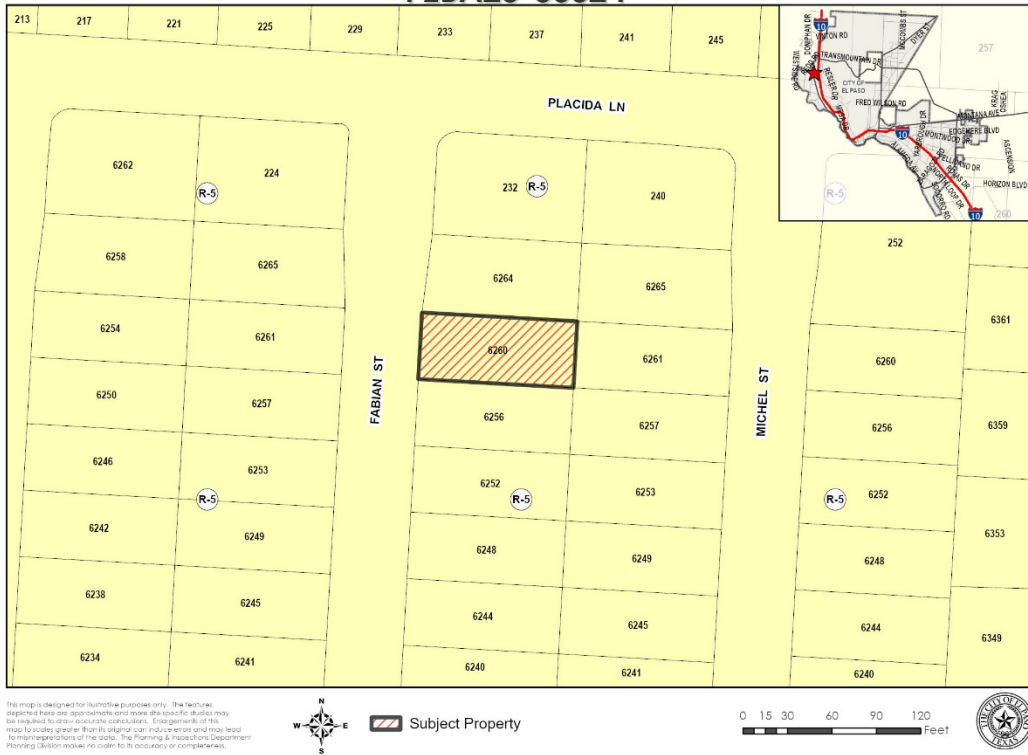
### **ZONING BOARD OF ADJUSTMENT OPTIONS:**

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.

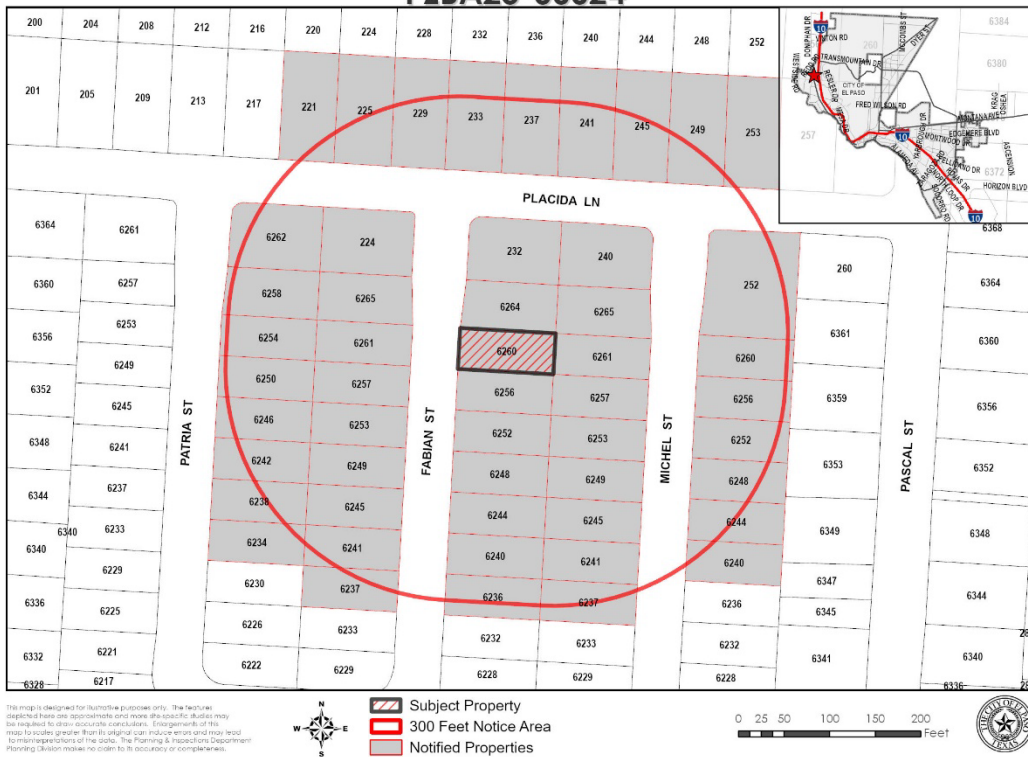
# ZONING MAP

PZBA25-00024

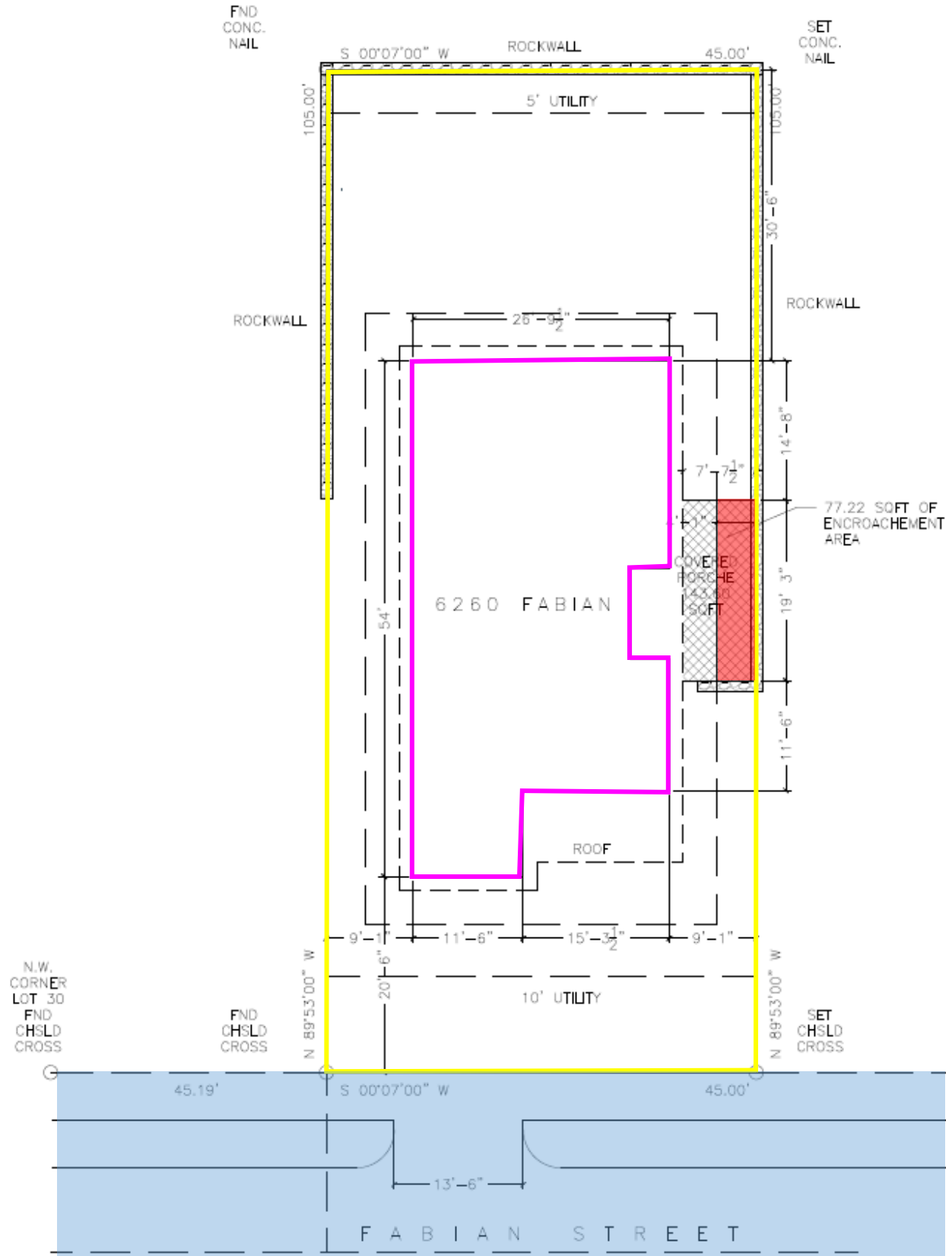


# NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00024



# SITE PLAN





NONCONFORMING LOTS

PZBA25-00024



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



 Non-Conforming Lot

0 30 60 120 180 240 Feet



## NONCONFORMING LOT 1 (6253 Michel St.)

PZBA25-00024



## NONCONFORMING LOT 2 (6217 Michel St.)

PZBA25-00024





## NONCONFORMING LOT 3 (6265 Fabian St.)

PZBA25-00024



## NONCONFORMING LOT 4 (224 Placida Ln)

PZBA25-00024

