

6530 Mohawk

Zoning Board of Adjustment — November 10, 2025



CASE NUMBER: PZBA25-00037
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Jose M. Romo
REPRESENTATIVE: Jose M. Romo
LOCATION: 6530 Mohawk Dr. (District 3)
ZONING: R-4 (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 allow to legalize an existing accessory dwelling unit (ADU) in an R-4 (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:

- The accessory structures shall be removed or relocated from the five-foot easement area.

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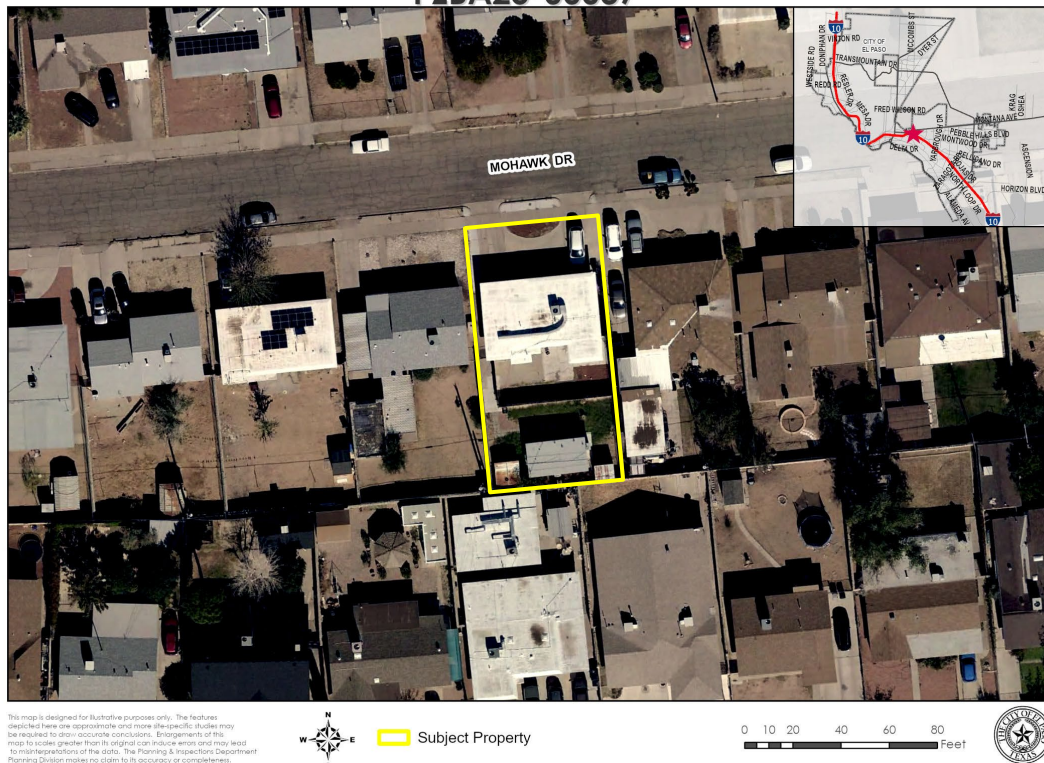


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing accessory dwelling unit (ADU), which extends 5 feet into the required 10-foot rear yard setback for 114.5 square feet of total encroachment.

BACKGROUND: Accessory dwelling units (ADUs) are required to maintain a minimum setback of ten feet from any property line where the accessory use is permitted. Based on aerial imagery, permits, and El Paso Central Appraisal District records, there are at least two other properties on the same block with similar ADU encroachments. At 6519 Navajo Drive, the ADU encroaches approximately 285 square feet into the required setback; while a permit was issued, however inspections were never finalized. At 6511 Navajo Drive, the ADU encroaches approximately 215 square feet into the required setback, and no permit is on record for this structure.

SETBACKS FOR ADU	REQUIRED SETBACK	REQUESTED SETBACK
Front	10 feet	No Change
Rear	10 feet	5 feet
Side (West)	10 feet	No Change
Side (East)	10 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 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 one house on the same block has an ADU that extends 10 feet into the rear setback, and another house has an ADU that extends 8 feet.
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 ADUs that encroach into the rear required 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 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:

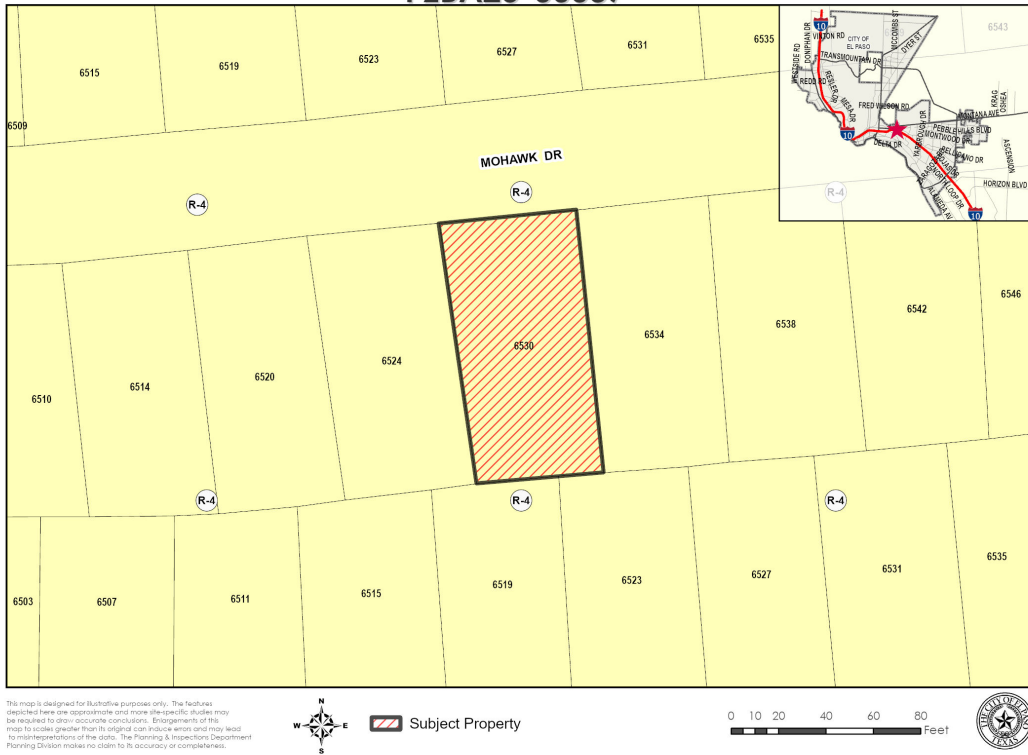
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA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

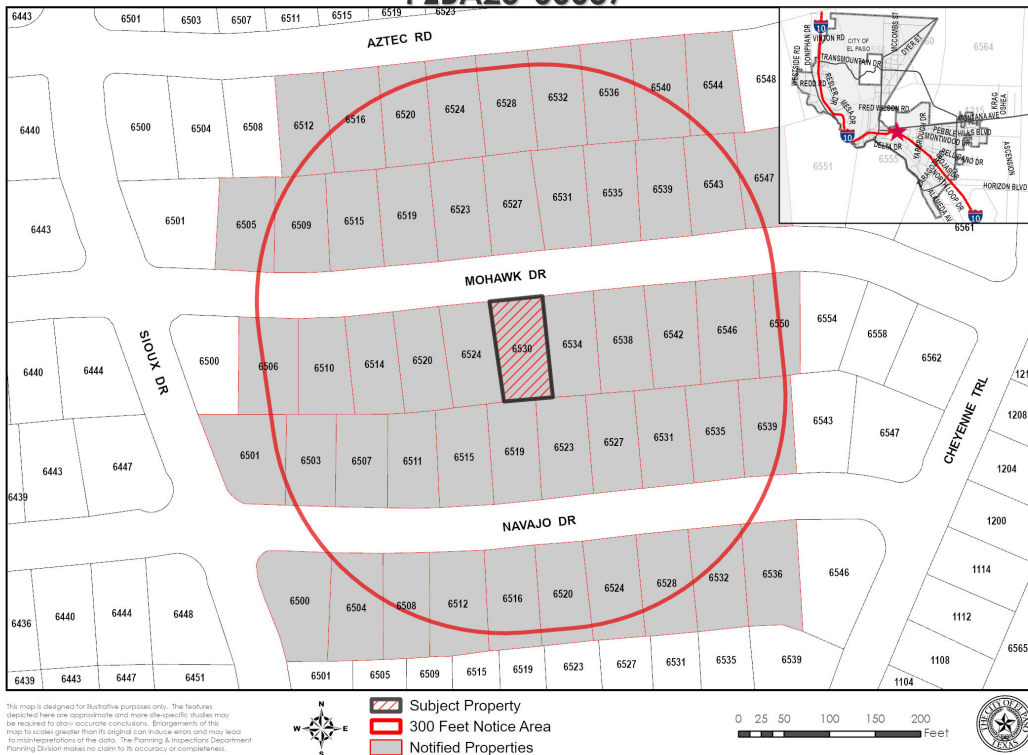
ZONING MAP

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NEIGHBORHOOD NOTIFICATION MAP

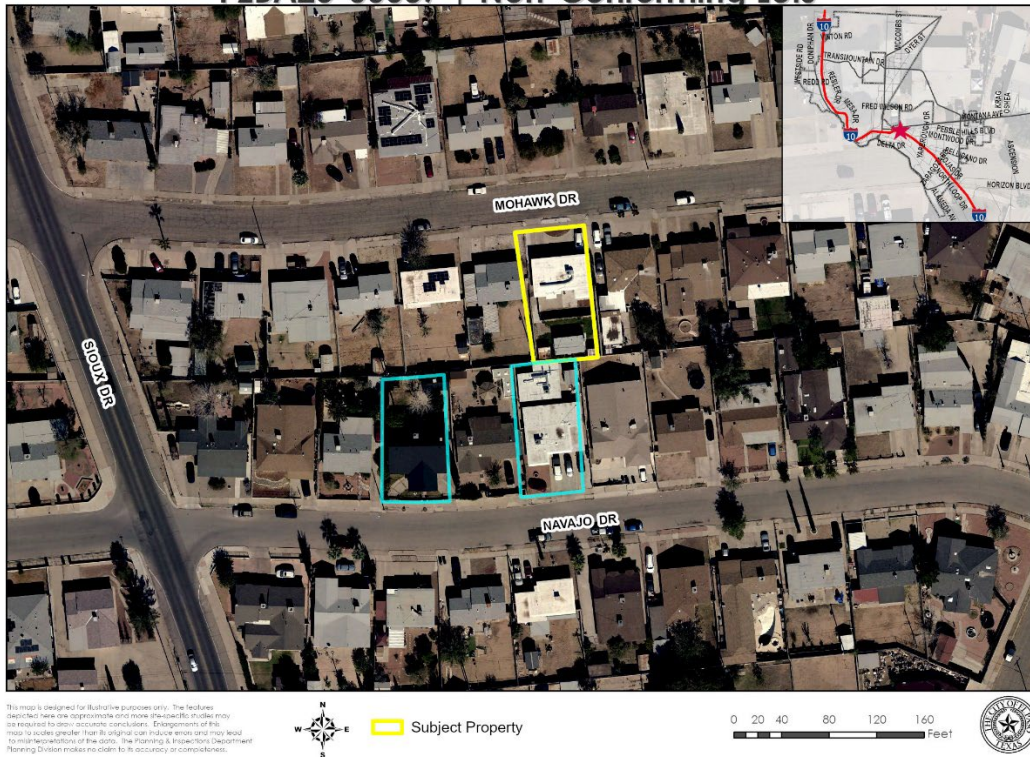
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NONCONFORMING LOTS

PZBA25-00037 | Non-Conforming Lots



NONCONFORMING LOT 1

PZBA25-00037 | 6519 Navajo Dr.



NONCONFORMING LOT 2

PZBA25-00037 | 6511 Navajo Dr.

