



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
January 27, 2025
1:30 P.M.

MINUTES

The Zoning Board of Adjustment met at the above place and date.

The meeting was called to order at 1:30 p.m. Chairman Justin Bass present and presiding and the following Board Members and City Staff answered roll call.

BOARD MEMBERS PRESENT:

Justin Bass (Chair)
Martha Isabel Aguayo (Vice-Chairwoman)
Heidi Avedician
Janet Fortune
Jorge Leon
Christine Loveridge
Elizabeth Thurmond-Bengtson

BOARD MEMBERS ABSENT:

Alexis Alvarez
Audrey Gutierrez
Gloria Franco Clark
Fabian Uribe

CITY STAFF INTRODUCTIONS

Luis Zamora, Chief Planner
Russell Abeln, Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Jose Beltran, Planner
Blanca Perez, Planner
Saul Pina, Senior Planner
Venessa Rangel, Senior Plans Examiner

AGENDA

Jose Beltran, Planner, read the opening statement into the record.

Chairman Bass asked everyone giving testimony today or online, please stand and raise your right hand "*Do you swear to tell the truth and nothing but the truth.*"

Luis Zamora, Chief Planner, requesting Item 2 to be postponed PZBA24-00092 to next meeting.

ACTION: Motion made by Board Member Christine Loveridge, seconded by Board Member Jorge Leon to **APPROVE CHANGES TO AGENDA**, and unanimously carried.

Motion Passed.

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**PUBLIC HEARING
REGULAR AGENDA:**

1. **PZBA24-00090:** Lots 17 to 32, and a portion of Lots 1 to 16 and vacated right-of-way of Eucalyptus Street bounded by Missouri Street and Wyoming Street, Block 3, Cotton Addition, City of El Paso, El Paso County, Texas
Address: 2000 Wyoming Ave.
Applicant: Alan Russell
Representative: Priscilla Ortega
Request: Special Exception B (Two or More Non-Conforming Lots)
District: 8
Zip Code: 79903
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on November 26, 2024 and January 17, 2025. The Planning Division received one (1) phone call of inquiry but no communication in support or opposition to the request. Staff recommend approval with a condition of the exception request.

- That no construction shall happen until the encroachment into right-of-way of the raised dock to the east along Willow Street be addressed.

Cesar Gonzalez is available for questions and had no comments.

ACTION: Motion made by Board Member Martha Aguayo **TO APPROVE ITEM PZBA24-00090**, seconded by Board Member Heidi Avedician and unanimously carried.

Motion Passed.
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2. **PZBA24-00092:** Lot 22, Block 4, The Village, City of El Paso, El Paso County, Texas
Address: 701 Ramsgate Road
Applicant: Catherine Oyston
Representative: Catherine Oyston
Request: Special Exception B (Two or more non-conforming lots)
District: 7
Zip Code: 79907
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

**POSTPONED FROM DECEMBER 9, 2024
ITEM POSTPONED TO NEXT MEETING**
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3. **PZBA24-00093:** Lot 151, Block 9, Coronado Hills #1, City of El Paso, El Paso County, Texas
Address: 6056 Isabella Drive
Applicant: Jose Barriga
Representative: Jorge Campos
Request: Special Exception C (Rear yard setback, single-family residence) and Special Exception J (Carport over a driveway)
District: 8
Zip Code: 79912
Staff Contact: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on January 16, 2025. The Planning Division has not received any communications in support or opposition to the request. Staff recommend approval with a condition of Special Exception C and Special Exception J for the property located at 6056 Isabella Drive:

- To relocate the existing accessory structure as shown on the site plan.

Jorge Campos agrees with staff recommendations.

Public: None

ACTION: Motion made by Board Member Janet Fortune **TO APPROVE ITEM PZBA24-00093**, seconded by Board Member Jorge Leon and unanimously carried.

Motion Passed.

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4. PZBA24-00095: A portion of Lots 40 and 41, Block 45, First Supplemental Map of Kern Place Addition, City of El Paso, El Paso County, Texas
Address: 915 Kelly Way
Applicant: Thomas C. Norris
Representative: Thomas C. Norris
Request: Special Exception K (In Existence 15 Years or More) & Special Exception B (Two or More Non-Conforming Lots)
District: 8
Zip Code: 79902
Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on January 17, 2025. The Planning Division has received one (1) phone call in support of the request. Staff recommends Approval of the Special Exception requests.

Thomas Norris agrees with staff comments.

Public: None

ACTION: Motion made by Board Member Janet Fortune, seconded by Board Member Martha Aguayo **TO APPROVE ITEM PZBA24-00095** and unanimously carried.

Motion Passed.

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5. PZBA24-00098: Portion of Tract 27, Lamb Subdivision, City of El Paso, El Paso County, Texas
Address: 552 Martha Way
Applicant: Rebecca Lopez and Jaime Lopez
Representative: Rebecca Lopez and Jaime Lopez
Request: Special Exception K (In existence fifteen years or more)
District: 7
Zip Code: 79907
Staff Contact: Blanca Perez, (915)212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on January 16, 2025. The Planning Division has not received any communications in

support or opposition to the request. Staff recommend approval with condition of Special Exception J request for the property located at 552 Martha Way.

Rebeccas and Jaime Lopez agree with staff recommendations.

PUBLIC: None

ACTION: Motion made by Board Member Martha Aguayo **TO APPROVE ITEM PZBA24-00098**, seconded by Board Member Christine Loveridge and unanimously carried.

Motion Passed.

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- 6. Approval of Minutes:
 - a. December 9, 2024

ACTION: Motion made by Board Member Christine Loveridge, seconded by Board Member Heidi Avedician **TO APPROVE MINUTES FOR DECEMBER 9, 2024** and unanimously carried.

Motion Passed.

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- 7. Adjournment

ACTION: Motion made by Board Member Elizabeth Thurmond-Bengtson **TO ADJOURN ZONING BOARD OF ADJUSTMENTS MEETING**, seconded by Board Member Jorge Leon and unanimously carried.

Motion Passed.

Chair Bass adjourned the meeting at 1:51 p.m.

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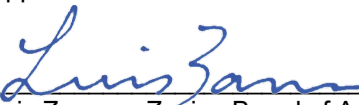
EXECUTIVE SESSION

The Zoning Board of Adjustment of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Zoning Board of Adjustment will return to open session to take any final action.

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| Section 551.071 | CONSULTATION WITH ATTORNEY |
| Section 551.072 | DELIBERATION REGARDING REAL PROPERTY |
| Section 551.073 | DELIBERATION REGARDING PROSPECTIVE GIFTS |
| Section 551.074 | PERSONNEL MATTERS |
| Section 551.076 | DELIBERATION REGARDING SECURITY DEVICES |
| Section 551.087 | DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS |

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Approved as to form:



 Luis Zamora, Zoning Board of Adjustments Executive Secretary