



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
April 7, 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 1:32 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)
Gloria Franco Clark
Sairy Cohen
Jorge Leon
Christine Loveridge
Elizabeth Thurmond-Bengtson

BOARD MEMBERS ABSENT:

Heidi Avedician
Fabian Uribe

CITY STAFF INTRODUCTIONS

Luis Zamora, Chief Planner
Jesus Quintana, Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Jose Beltran, Planner
Blanca Perez, Planner
Francisco Mejia, 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, introduced Andrew Salloum as he will be taking care of business with this Board. Mr. Salloum noted that one item will be deleted from the agenda, Item #1 – PZBA24-00092 property located at 701 Ramsgate Rd. and no other changes.

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

Motion Passed.

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**PUBLIC HEARING
REGULAR AGENDA:**

1. **PZBA24-00092:** Lot 22, Block 4, The Village, City of El Paso, El Paso County, Texas
ADDRESS: 701 Ramsgate Rd.
APPLICANT: Catherine Oyston
REPRESENTATIVE: Catherine Oyston
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 7
ZIP CODE: 79907
STAFF CONTACT: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

ITEM DELETED

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2. **PZBA25-00001:** Lot 374, Block 22, Park Foothills Addition, City of El Paso, El Paso County, Texas
ADDRESS: 3308 Garnet Dr.
APPLICANT: Raymond Attaguile
REPRESENTATIVE: Raymond Attaguile
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 2
ZIPCODE: 79904
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 of subject property on February 27, 2025. Planning Division has not received any communications in support or opposition to this request. Staff recommends approval of the special exception request with the following conditions:

- The accessory structure shall be removed or relocated 10' from easement.
- The carport shall remain open on three sides.
- The carport to resemble main residential structure.

Raymond Attaguile was available for questions and agrees with staff recommendations and answered questions from Board.

PUBLIC = None

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00001 AND SPECIAL CONDITIONS**, seconded by Board Member Leon and unanimously carried.

Motion Passed.

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3. **PZBA25-00002:** Lot 7, Block 34, Cuesta Del Sol, City of El Paso, El Paso County, Texas
ADDRESS: 12761 Persistence Ave.
APPLICANT: El Paso Property Investors LLC
REPRESENTATIVE: CAD Consulting Co.
REQUEST: Special Exception G (Builder Error)
DISTRICT: 6
ZIPCODE: 79928
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Board. Public notices were sent to property owners within 300 feet of the subject property on February 27, 2025. As of today, Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the special exception request.

Enrique Ayala, CAD Consulting Co., agrees with all staff comments and answered questions from Board.

PUBLIC = None

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00002**, seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

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4. **PZBA25-00004:** Lots 25, 26, and 27, Block 25, Bassett Addition, City of El Paso, El Paso County Texas
ADDRESS: 321 S. Piedras St.
APPLICANT: Juan Larios
REPRESENTATIVE: Vanessa Duran
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 8
ZIPCODE: 79901
STAFF CONTACT: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

Luis Zamora, Chief Planner, made a presentation for Saul Pina to the Board. Public notices sent out the property owners within 300 feet of subject property on February 28, 2025. Planning Division received one call in opposition to this request. Staff recommends approval of the special exception request with the following condition:

- that all storm water shall be retained on subject property.

Vanessa Duran agrees with staff recommendations and answered questions from Board.

PUBLIC = Rogelio Parra – opposed.
Victor Rodriguez – opposed.

ACTION: Motion made by Board Member Aguayo, seconded by Board Member Loveridge **TO APPROVE ITEM PZBA25-00004 WITH STAFF RECOMMENDATIONS.**

VOTE:

AYES = 4 (Loveridge, Aguayo, Bass, Cohen)

NAYES = 3 (Thurmond-Bengston, Leon, Clark)

Motion Failed – Item denied.

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5. **PZBA25-00005:** Lots 12 and 13, Block 24, Manhattan Heights, City of El Paso, El Paso County Texas
ADDRESS: 3124 Federal Ave.
APPLICANT: Hosanna A. and Luis P. Gallegos
REPRESENTATIVE: Hosanna A. and Luis P. Gallegos
REQUEST: Special Exception B (Two or More Nonconforming lots) and Special Exception (In Existence Fifteen Years or More)
DISTRICT: 2
ZIPCODE: 79930

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 of subject property on February 27, 2025. The Planning Division did not receive any communication in support or opposition to the request. Staff recommends approval of the two (2) special exception requests.

Hosanna Gallegos agrees with staff recommendations.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00005 WITH STAFF RECOMMENDATIONS**, seconded by Board Member Leon and unanimously carried.

Motion Passed.

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6. **PZBA25-00007:** Lot 27, Block 7, Palm Grove, City of El Paso, El Paso County, Texas
ADDRESS: 2605 Samoa Dr.
APPLICANT: Molly and Jason Arriola
REPRESENTATIVE: Vanessa Duran
REQUEST: Special Exception J (Carport over a driveway)
DISTRICT: 3
ZIPCODE: 79925
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 of subject property on February 27, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends approval of the special exception request with the following conditions:

- That the accessory structure shall be removed or relocated from 5' easement.
- For the finalized carport to resemble the main residential structure as shown on elevations.

Vanessa Duran agrees with staff recommendations.

PUBLIC = None

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00007 WITH STAFF RECOMMENDATIONS**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

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7. **PZBA25-00009:** Lot 23 and a portion of Lot 24, Block 137, East El Paso, City of El Paso, El Paso County, Texas
ADDRESS: 3618 Morenci Rd.
APPLICANT: Ruben Aguilar Jr.
REPRESENTATIVE: Ruben Aguilar Jr.
REQUEST: Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 2
ZIPCODE: 79903
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 of subject property on March 28, 2025. The Planning Division has not received any

communication in support or opposition to the request. Staff recommends approval of the special exception request.

Ruben Aguilar agrees with staff recommends.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00009 WITH STAFF RECOMMENDATIONS AND ANY FUTURE ADDITIONS SHALL COMPLY WITH CITY ZONING REQUIREMENTS**, seconded by Board Member Cohen and unanimously carried.

Motion Passed.

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8. **PZBA25-00010:** A portion of Lot 4, Block A, Deal Addition, City of El Paso, El Paso County, Texas
ADDRESS: 5916 Tampa Ave.
APPLICANT: Dominguez Ruak
REPRESENTATIVE: Geronimo Cortez
REQUEST: Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 2
ZIPCODE: 79905
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Board. Public notices were mailed out to property owners within 300 feet of subject property on March 25, 2025. Planning Division has received two phone calls of inquiry no communication of support or opposition. Staff recommends approval of the special exception request.

Geronimo Cortez agrees with staff comments.

PUBLIC = Francisco Armendariz – opposed, changed to agree after explained.

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00010 WITH STAFF RECOMMENDATIONS**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

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9. Approval of Minutes: January 27, 2025

ACTION: Motion made by Board Member Leon, seconded by Board Member Aguayo **TO APPROVE MINUTES FOR JANUARY 27, 2025** and unanimously carried.

Motion Passed.

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10. Adjournment

ACTION: Motion made by Board Member Aguayo **TO ADJOURN ZONING BOARD OF ADJUSTMENTS MEETING**, seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

Chair Bass adjourned the meeting at 2:46 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.

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