



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
August 11, 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 1:31 p.m. Vice-Chairwoman Martha Aguayo present and presiding and the following Board Members and City Staff answered roll call.

BOARD MEMBERS PRESENT:

Martha Isabel Aguayo (Vice-Chairwoman)
Heidi Avedician
Gloria Franco Clark
Jorge Leon
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe
Sairy Cohen - Virtual

BOARD MEMBERS ABSENT:

Justin Bass (Chair)

CITY STAFF INTRODUCTIONS

Luis Zamora, Chief Planner
Jesus Quintanilla, Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Jose Beltran, Planner
Blanca Perez, Planner
Andrew Giraldi, Planner
Alejandra Gonzalez, Planner
Venessa Rangel, Senior Plans Examiner

AGENDA

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

Vice Chair Aguayo 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."*

Andrew Salloum, Senior Planner, noted that there are no changes.

ACTION: No motion required

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**PUBLIC HEARING
REGULAR AGENDA:**

1. PZBA25-00012 A portion of Tract 30, Country Club Place, City of El Paso,
El Paso County, Texas
ADDRESS: 601 Woodland Ave.
APPLICANT: Rena Shea Herman
REPRESENTATIVE: Jonathan Prieto
REQUEST: Special Exception B (Two or more non-conforming lots) and
Special Exception C (Rear yard setback, single-family residence)
DISTRICT: 1
ZIPCODE: 79922
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 July 31, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Jonathan Prieto, representative attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Board Member Thurmond-Bengtson recused herself from this item. Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00012 WITH STAFF RECOMMENDATION**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

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2. PZBA25-00018 Lot 7, Block 2, Spanish Pines #1, City of El Paso,
El Paso County, Texas
ADDRESS: 1024 Los Moros Drive
APPLICANT: Pablo Moreno and Sarai Perez
REPRESENTATIVE: Sarai Perez
REQUEST: Special Exception B (Two or More Non-Conforming Lots) and
Special Exception J (Carport Over a Driveway)
DISTRICT: 1
ZIPCODE: 79932
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 July 31, 2025. Planning Division has received two (2) emails in opposition to the request. Staff recommends approval with a condition of the exception request. The condition is as follows:

- Carport shall resemble the main residence in scale and character.

Sarai Perez, property owner attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00018 WITH STAFF RECOMMENDATION**, seconded by Board Member Avedician.

VOTE:

AYES = 6 (Loveridge, Avedician, Aguayo, Leon, Uribe, Clark)

NAYES = 1 (Thurmond-Bengston, Cohen)

Motion failed

ACTION: Motion made by Board Member Clark **TO POSTPONE THIS ITEM TO THE NEXT MEETING**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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3. PZBA25-00021	Lot 4, Block 5, Montclair, City of El Paso, El Paso County, Texas
ADDRESS:	2921 Prestwick Road
APPLICANT:	Sylvia Candelaria
REPRESENTATIVE:	Sylvia Candelaria
REQUEST:	Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT:	3
ZIPCODE:	79925
STAFF CONTACT:	Andrew Giraldi, (915) 212-1644, GiraldiAW@elpasotexas.gov

Andrew Giraldi, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on July 17, 2025. Planning Division has not received any communications in support or opposition to the request and has received one (1) call of inquiry. Staff recommends approval of the exception request.

Paul Islas Jr., representative attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00021 WITH STAFF RECOMMENDATION**, seconded by Board Member Leon.

Motion Passed.

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4. PZBA25-00024	Lot 29, Block 8, Borderland Heights #4, City of El Paso, El Paso County, Texas
ADDRESS:	6260 Fabian Street
APPLICANT:	Rosa Isela Enriquez
REPRESENTATIVE:	Rosa Isela Enriquez
REQUEST:	Special Exception B (Two or More Nonconforming Lots)

DISTRICT: 1
ZIPCODE: 79932
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov

Alejandra Gonzalez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on July 31, 2025. As of today, Planning Division received one (1) phone call of inquiry but no communication in support or opposition to the request. Staff recommends approval with a condition of the exception request. The condition is as follows:

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

Carla Enriquez, representative attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00024 WITH STAFF RECOMMENDATION** seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

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5. PZBA25-00025 Portion of Lot 24, Block 5, Stiles Garden, City of El Paso,
El Paso County, Texas
ADDRESS: 7158 North Loop Drive
APPLICANT: Vargas Daniel J & Daniel
REPRESENTATIVE: Vanessa Duran
REQUEST: Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 3
ZIPCODE: 79915
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov

Alejandra Gonzalez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on July 31, 2025. As of today, Planning Division received one (1) phone call of inquiry but no communication in support or opposition to the special exception request. Staff recommends approval with a condition of the exception requests. The condition is as follows:

- That the front structure shall be removed or relocated from the 10 feet side setback.

Vanessa Duran, representative attended and agreed with staff recommendation.

PUBLIC = Brenda James asking for clarification if this is coming into the abutting church area. Clarification provided by board.

ACTION: Motion made by Board Member Uribe **TO APPROVE ITEM PZBA25-00025 WITH STAFF RECOMMENDATION** seconded by Board Member Clark and unanimously carried.

Motion Passed.

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6. PZBA25-00028 Lot 35, Block 13, Town & Country Village, City of El Paso,
El Paso County, Texas

ADDRESS: 249 Pyrite Drive
APPLICANT: Jonathan Singer
REPRESENTATIVE: Fernando Roque
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 1
ZIPCODE: 79932
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 July 31, 2025. As of today, Planning Division received one (1) phone call of inquiry but no communication in support or opposition to the request. Staff recommends approval of the exception requests.

Jonathan Singer, property owner attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00028**, seconded by Board Member Cohen.

VOTE:

AYES = 7 (Loveridge, Avedician, Aguayo, Leon, Uribe, Clark, Cohen)

NAYES = 1 (Thurmond-Bengston,)

Motion Passed.

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7. Approval of Minutes: June 2, 2025

ACTION: Motion made by Board Member Leon, seconded by Board Member Loveridge **TO APPROVE MINUTES FOR JUNE 2, 2025** and unanimously carried.

Motion Passed.

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8. Adjournment

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

Motion Passed.

Vice Chair Aguayo adjourned the meeting at 2:30 p.m.

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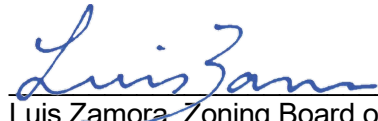
EXECUTIVE SESSION

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