



## **AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING**

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**February 09, 2026  
MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR  
1:30 PM**

Notice is hereby given that a Public Hearing of the Zoning Board of Adjustment will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>  
Via television on City15,  
YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the Zoning Board of Adjustment during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

**At the prompt please enter the corresponding Conference ID: 378 654 54#**

If you wish to sign up to speak please contact Berenice Barron at [BarronBC@elpasotexas.gov](mailto:BarronBC@elpasotexas.gov) or (915) 212-1583 no later than by the start of the meeting.

**A quorum of the Zoning Board of Adjustment members must be present and participate in the meeting.**

### **PUBLIC COMMENT**

### **ROLL CALL**

### **AGENDA**

1. **PZBA25-00049** Lot 4, Block 393, Vista del Sol Unit Ninety, City of

[\*\*BC-1687\*\*](#)

ADDRESS: El Paso, El Paso County, Texas  
11837 Chelita Drive  
APPLICANT: Saul Marquez  
REPRESENTATIVE: Saul Marquez  
REQUEST: Special Exception J (Carport Over a Driveway) and  
Special Exception K (In Existence Fifteen Years or  
More)  
DISTRICT: 6  
ZIP CODE: 79936  
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,  
GonzalezAG@elpasotexas.gov

**POSTPONED FROM DECEMBER 8, 2025**

2. **PZBA25-00057** Lot #9, Block 1, Emerald Valley Estates Replat A, [BC-1690](#)  
City of El Paso, El Paso County, Texas  
ADDRESS: 713 Woodfield Drive  
APPLICANT: Jacob Gonzales & Alyssa Molina  
REPRESENTATIVE: Henry Ordonez  
REQUEST: Special Exception C (Rear Yard Setback, Single-  
Family Residence)  
DISTRICT: 1  
ZIP CODE: 79932  
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,  
GonzalezAG@elpasotexas.gov
3. **PZBA25-00058** A portion of Lot 1, Block 1, El Paso West, City of [BC-1691](#)  
El Paso, El Paso County, Texas  
ADDRESS: 7850 Paseo Del Norte Blvd.  
APPLICANT: Amazon.com Services LLC  
REPRESENTATIVE: VTRE Development, LLC.  
REQUEST: Variance from City Code Section 20.18.450.A  
(Additional on-premises signs)  
DISTRICT: 1  
ZIP CODE: 79912  
STAFF CONTACT: Andrew Salloum, (915) 212-1603,  
SalloumAM@elpasotexas.gov
4. **PZBA26-00001** Lots 1 and 2, Block 1, Power of Dreams No. 1, [BC-1692](#)  
City of El Paso, El Paso County, Texas  
ADDRESS: 1500 Joe Battle Blvd.  
APPLICANT: 375 Properties LLC  
REPRESENTATIVE: Nova Signs & Graphics Corporation  
REQUEST: Variance from City Code Section 20.18.450.B  
(Additional on-premises signs)

DISTRICT: 6  
ZIP CODE: 79936  
STAFF CONTACT: Andrew Salloum, (915) 212-1603,  
SalloumAM@elpasotexas.gov

5. Approval of Minutes: December 8, 2025

[BC-1693](#)

### **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. The Zoning Board of Adjustment will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

### **ADJOURN**

#### **NOTICE TO THE PUBLIC**

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Berenice Barron at BarronBC@elpasotexas.gov a minimum of 72 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email BarronBC@elpasotexas.gov at least 72 hours in advance of the meeting.

Posted this the \_\_\_\_\_ of \_\_\_\_\_ at \_\_\_\_\_ AM/PM by \_\_\_\_\_



Legislation Text

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File #: BC-1687, Version: 1

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.  
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just make sure all posting language is populated between "TITLE" and "END".*

**PZBA25-00049**      Lot 4, Block 393, Vista del Sol Unit Ninety, City of  
El Paso, El Paso County, Texas  
ADDRESS:            11837 Chelita Drive  
APPLICANT:        Saul Marquez  
REPRESENTATIVE: Saul Marquez  
REQUEST:            Special Exception J (Carport Over a Driveway) and  
Special Exception K (In Existence Fifteen Years or  
More)  
DISTRICT:            6  
ZIP CODE:            79936  
STAFF CONTACT:    Alejandra Gonzalez, (915) 212-1506,  
GonzalezAG@elpasotexas.gov

**POSTPONED FROM DECEMBER 8, 2025**

# 11837 Chelita

Zoning Board of Adjustment — February 9, 2026



**CASE NUMBER:** PZBA25-00049  
**CASE MANAGER:** Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov  
**PROPERTY OWNER:** Saul Javier Marquez Romero  
**REPRESENTATIVE:** Saul Javier Marquez Romero  
**LOCATION:** 11837 Chelita Dr. (District 6)  
**ZONING:** R-5 (Residential)  
**REQUEST:** Special Exception J (Carport Over a Driveway) and Special Exception K (Existence Fifteen Years or More)  
**PUBLIC INPUT:** Received an email in support as of February 4, 2026

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 J (Carport Over a Driveway) to legalize an existing carport over a driveway and Section 2.16.050 K (Existence Fifteen Years or More) to allow to legalize an existing rear porch in an R-5 (Residential) zone district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of the special exception request as the requested area of encroachment is less than the maximum permitted for a carport and the requested encroachment has been in existence for more than fifteen (15) years. The conditions are as follows:

1. That the materials on the carport shall be in keeping with the main home and the slope of the canopy shall be in alignment with the roof structure of the main home.
2. That the accessory structure shall be relocated from the 5-foot easement area.

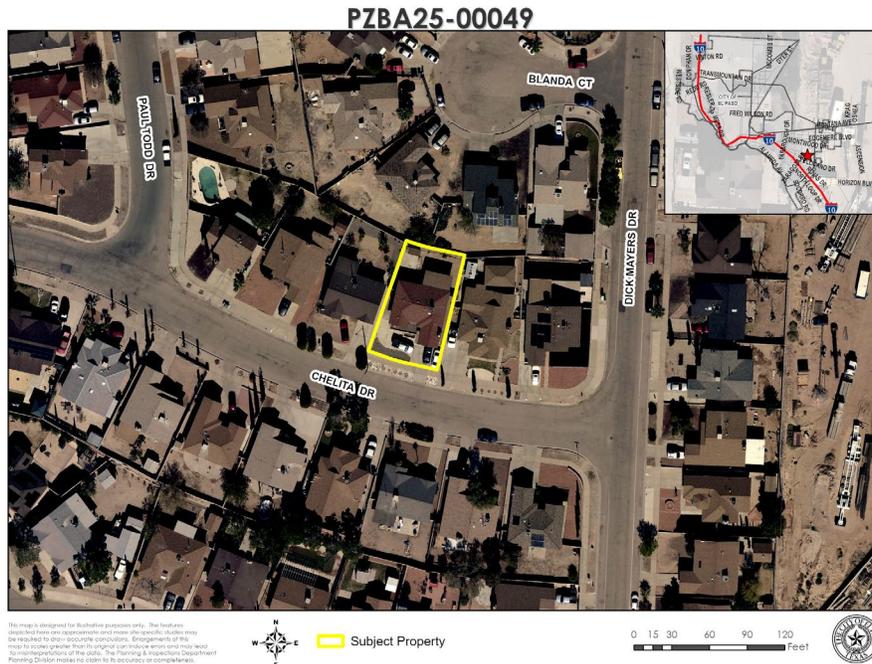


Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special exception to legalize the construction of an existing carport of approximately 19 feet 6 inches by 16 feet 1.5 inches and an area of 315 square feet, of which 238.07 square feet encroaches 12.08 feet into the front yard setback and is located within 1.67 feet of the front property line. The applicant is also requesting a special exception to allow to legalize an existing open porch of approximately 23 feet by 13 feet 9 inches and an area of 311.22 square feet which is encroaching 13 feet 9 inches into the required rear yard setback.

**BACKGROUND:** The minimum front setback is 10 feet in the R-5 (Residential) zone district. The required front setback for the subject property is 15 feet to meet the cumulative front and rear setback of 45 feet in the R-5 (Residential) zone district.

The current owner has owned the property since 2023 and the main building was constructed in 1985 based on El Paso Central Appraisal District records; however, the exact date of construction for the rear porch is unknown. Aerial imagery from 2009 confirms that the rear porch existed in its current location and condition at that time, indicating the encroachment has been presented for over 15 years.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	15 Feet	1 Feet 8 inches
Rear	30 Feet	16 Feet 3 inches
Cumulative Front & Rear	45 Feet	17 Feet 11 inches
Side (Right)	5 Feet	No Change
Side (Left)	5 Feet	No Change
Cumulative Side	N/A	N/A

**CALCULATIONS FOR CARPORT:**

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	261.28 Square Feet	1/5 of 1306.4 Sq. Ft. (House 1 <sup>st</sup> floor area)
Requested Area of Encroachment	238.07 Square Feet	12.08 Feet by 19 feet 6 inches Feet (Encroachment only)

<b>COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.J CRITERIA</b>	
The Zoning Board of Adjustment is empowered under Section 2.16.050.J to: <i>Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway, provided the following criteria is met:</i>	
Criteria	Does the Request Comply?
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;	Yes. The residence has a valid certificate of occupancy for one continuous year.
2. The zoning board of adjustment has received the written approval of the structural design from the building official;	Yes. The Building Official has reviewed the request, and has provided written approval.
3. The carport shall resemble the main residential structure in scale and character and shall be open on three sides;	Yes. The existing carport shall resemble the main residential structure and is open on three sides.
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling, with the first-floor area of the dwelling defined as the sum of the gross horizontal area, exclusive of garages, atriums, stairwells, and open porches, measured from the exterior faces of the exterior walls; and, shall be measured as the area covered by the carport roof, to include overhangs;	Yes. The existing carport encroachment of 138.12 square feet is less than the maximum allowed area of 261.28 square feet.

5. Elevation drawings of the proposed structure shall be submitted;	Yes. Elevation drawings of the existing structure were submitted.
6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;	Not applicable. This is not a duplex.
7. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this Code;	Yes. It is not possible to provide a carport in the front yard without encroaching into the required front setback.
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining area shall be permanent open space

**COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.K CRITERIA**

The Zoning Board of Adjustment is empowered under Section 2.16.050.K to:

*Permit the encroachment into the required yard setbacks for structures; provided, however, that the applicant can prove the following conditions:*

<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The encroachment into the required yard setback has been in existence for more than fifteen years;	Yes. The encroachment has been in existence for more than fifteen years.
2. Neither the applicant nor current property owner is responsible for the construction of the encroachment;	Yes. The owner is not responsible for the construction of the encroachment.
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built;	Yes. The owner did not own the property at the time.
4. The encroachment, if into the required front yard setback, does not exceed fifty percent of the required front yard setback;	Not applicable. Encroachment is not into the front yard setback.
5. The encroachment does not violate any other provision of the El Paso City Code.	Yes. The encroachment does not violate any other provision of the El Paso City Code.

**PUBLIC COMMENT:** Public notice was sent on November 24, 2025 and January 30, 2026 to all property owners within 300 feet of subject property. The Planning Division has received one email in support to the special exception request as of February 4, 2026.

**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

PZBA25-00049



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 & Inspections Department Planning Division makes no claim to its accuracy or completeness.



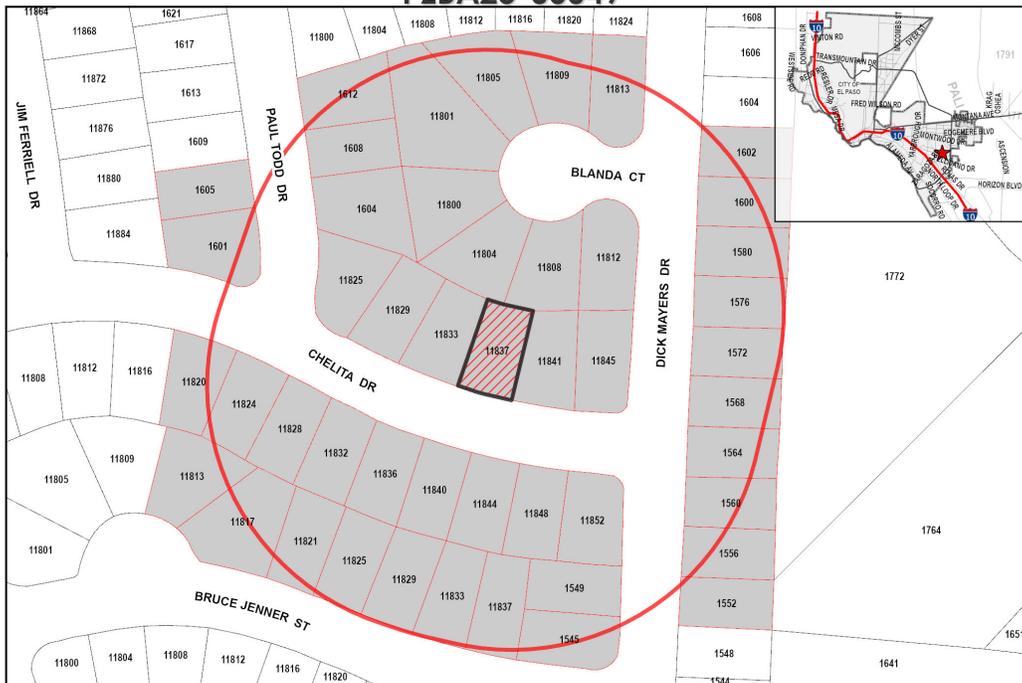
Subject Property

0 20 40 80 120 160 Feet



# NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00049



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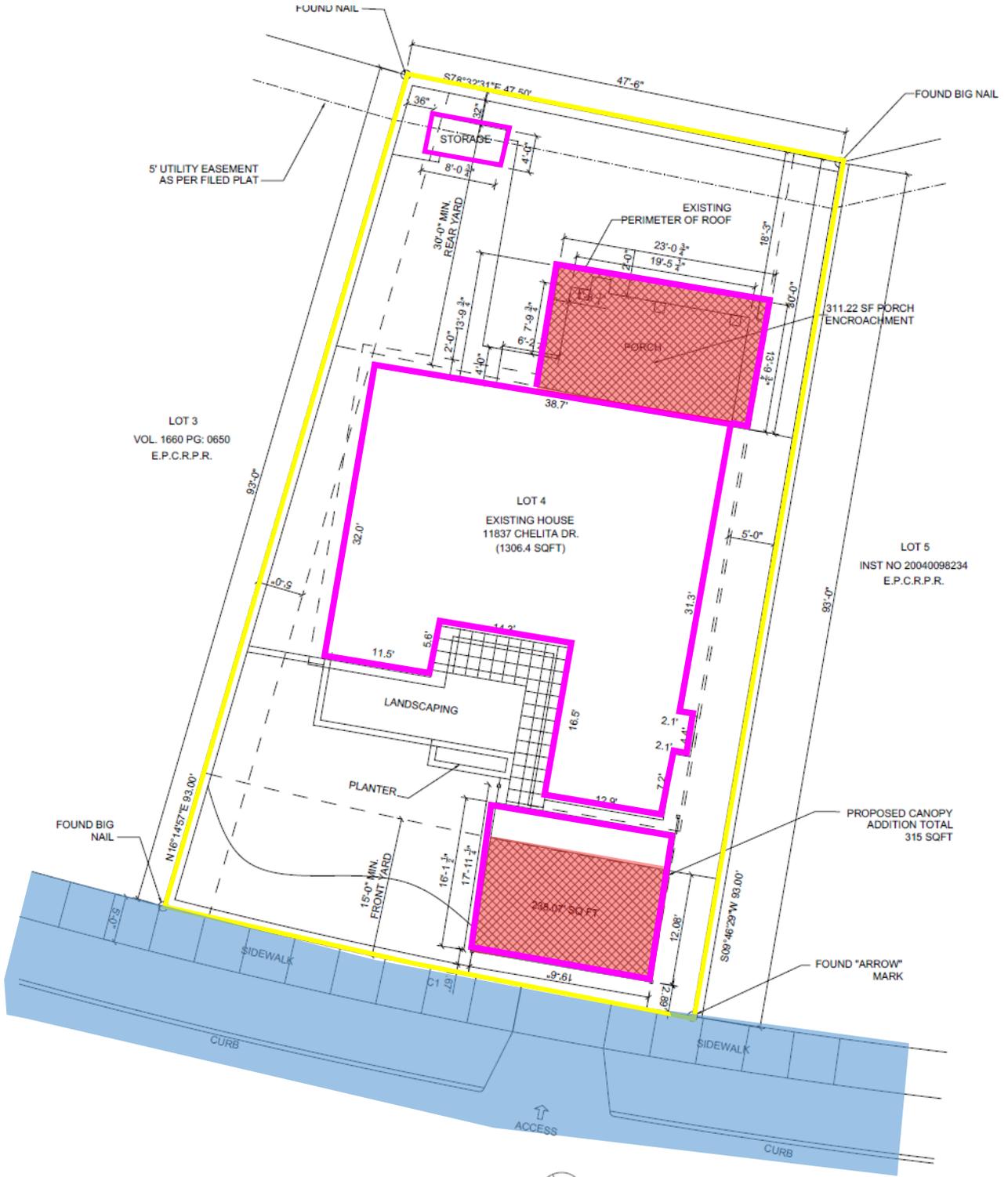


Subject Property  
 300 Feet Notice Area  
 Notified Properties

0 25 50 100 150 200 Feet



# SITE PLAN

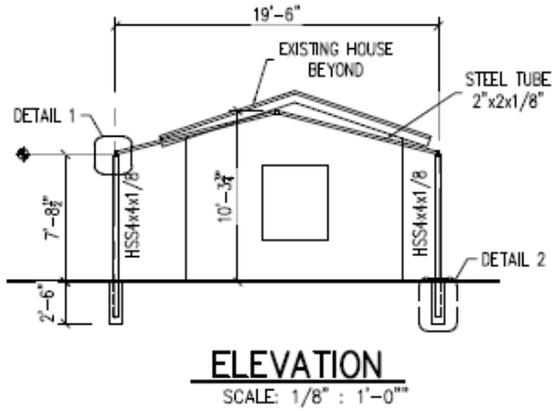
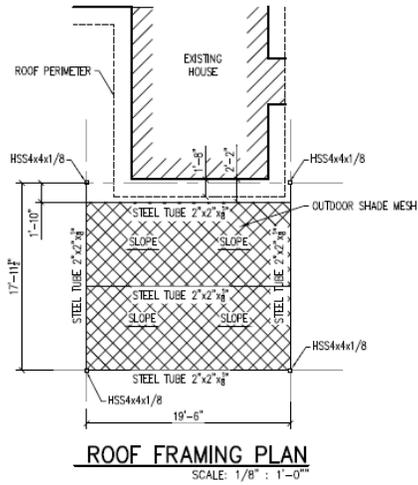


11837 CHELITA DR.  
SCALE: 1/8" = 1'-0"

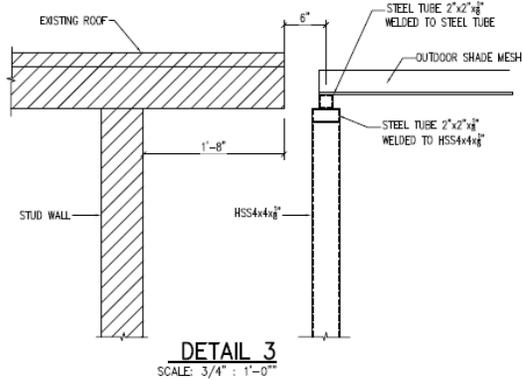
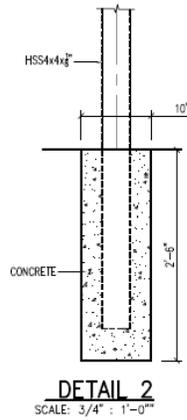
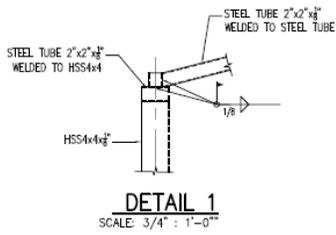


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	58.02	670.00'	29.03'	4°57'41"	N78°15'37"W	58.00'

# ELEVATION



# DETAILS



# 2009 AERIAL

## PZBA25-00049 | 2009 Aerial



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 Subject Property

0 5 10 20 30 40  
Feet



Gonzalez, Alejandra G.

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**From:** Phil Hatch <phatch34@gmail.com>  
**Sent:** Tuesday, February 3, 2026 8:50 PM  
**To:** Gonzalez, Alejandra G.; Phil Hatch  
**Subject:** [External] - Case Number PZBA25-00049

You don't often get email from phatch34@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to [SpamReport@elpasotexas.gov](mailto:SpamReport@elpasotexas.gov).

I am responding to a letter that I received from Planning and Inspections regarding Case Number PZBA25-00049 on behalf of Saul Marquez at 11837 Chelita Drive Special Exception J and Special Exception K.

The conference ID: 775 076 00#

I am voicing my wife and my support for the request to the City of El Paso Zoning Board of Adjustments. We have reviewed both exceptions as follows:

Special Exception K (Existing for > 15 Years): which is frequently applied to structures that have existed for more than 15 years, allowing them to remain despite not meeting current zoning codes.

Special Exception J: (Carports/Structures): This often pertains to the legalization of carports or similar additions, which may require alterations to satisfy setback or safety regulations.

Respectfully  
Mr. & Mrs. Phil Hatch



Legislation Text

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File #: BC-1690, Version: 1

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**CITY OF EL PASO, TEXAS**  
**LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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**PZBA25-00057**      Lot #9, Block 1, Emerald Valley Estates Replat A,  
City of El Paso, El Paso County, Texas  
ADDRESS:            713 Woodfield Drive  
APPLICANT:         Jacob Gonzales & Alyssa Molina  
REPRESENTATIVE: Henry Ordonez  
REQUEST:            Special Exception C (Rear Yard Setback, Single-  
Family Residence)  
DISTRICT:            1  
ZIP CODE:            79932  
STAFF CONTACT:    Alejandra Gonzalez, (915) 212-1506,  
GonzalezAG@elpasotexas.gov

# 713 Woodfield

Zoning Board of Adjustment — February 9, 2026



**CASE NUMBER:** PZBA25-00057  
**CASE MANAGER:** Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov  
**PROPERTY OWNER:** Jacob Gonzales & Alyssa Molina  
**REPRESENTATIVE:** Henry Ordonez  
**LOCATION:** 713 Woodfield Dr. (District 1)  
**ZONING:** R-1 (Residential)  
**REQUEST:** Special Exception C (Rear Yard Setback, Single-Family Residence)  
**PUBLIC INPUT:** None received as of February 3, 2026

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) to permit the construction of a proposed covered patio in an R-1 (Residential) zone district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the special exception request as the requested area of encroachment is less than the maximum permitted.

## PZBA25-00057



Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special exception to permit the construction of a proposed covered patio, 20 feet of which would extend into the rear yard setback for a 640 square foot area of total encroachment.

**BACKGROUND:** The minimum rear setback is 30 feet in the R-1 (Residential) zone district. The required rear setback for the subject property is 70 feet to meet the cumulative front and rear setback of 100 feet in the R-1 (Residential) zone district. The current owner has owned the property since 2013 and the building was constructed in 2012 based on El Paso Central Appraisal District records.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	30.4 feet	No Change
Rear	69.6 feet	50.33 feet
Cumulative Front & Rear	100 feet	80.73 feet
Side (Left)	29.9 feet	No Change
Side (Right)	21.7 feet	No Change
Cumulative Side	40 feet	No Change

**CALCULATIONS:**

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	1802.36 square feet	43.16' (129.50' average lot width ÷ 3) X 41.76' (3/5 of 69.6' required rear yard setback)
Requested Area of Encroachment	640 square feet	

**COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.C CRITERIA**

The Zoning Board of Adjustment is empowered under Section 2.16.050.C to:  
*Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line, provided the following criteria is met:*

Criteria	Does the Request Comply?
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;	Yes. The residence has a valid certificate of occupancy for one continuous year.
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;	Yes. The maximum permitted area of encroachment is 1802.36 square feet, which is more than the requested area of encroachment of 640 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 10-foot rear yard setback.
4. The minimum side and side street yard setbacks shall not be reduced;	Yes. The minimum side yard setbacks are not reduced.
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining areas shall be permanent open space

**PUBLIC COMMENT:** Public notice was sent on January 30, 2026 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.

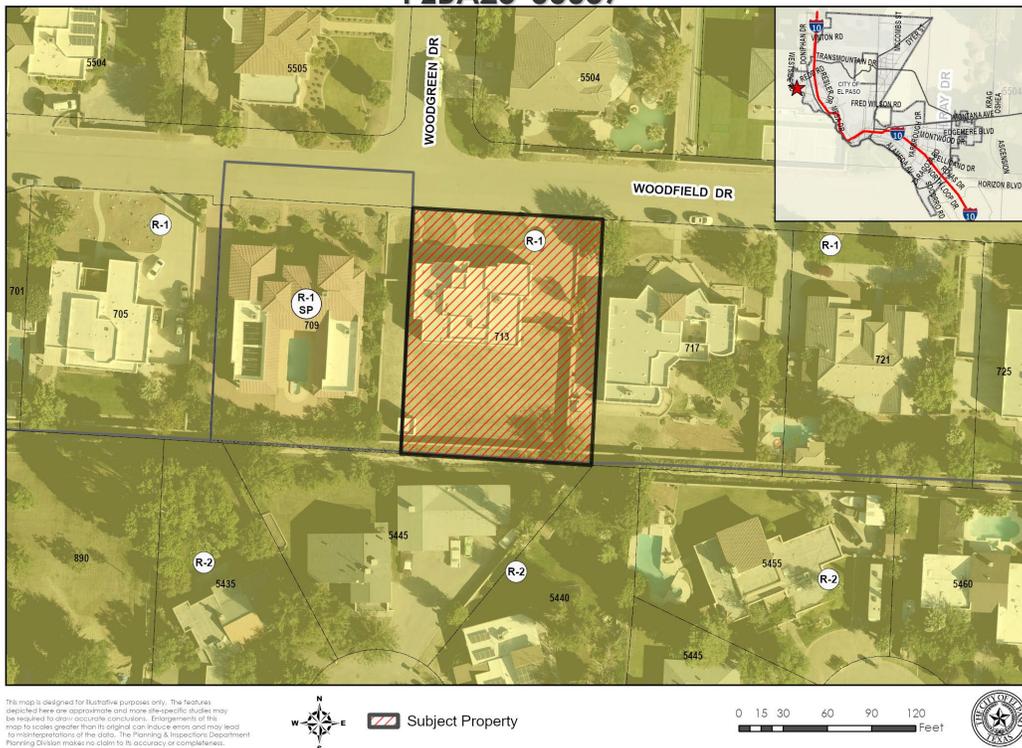
**ZONING BOARD OF ADJUSTMENT OPTIONS:**

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. **(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.

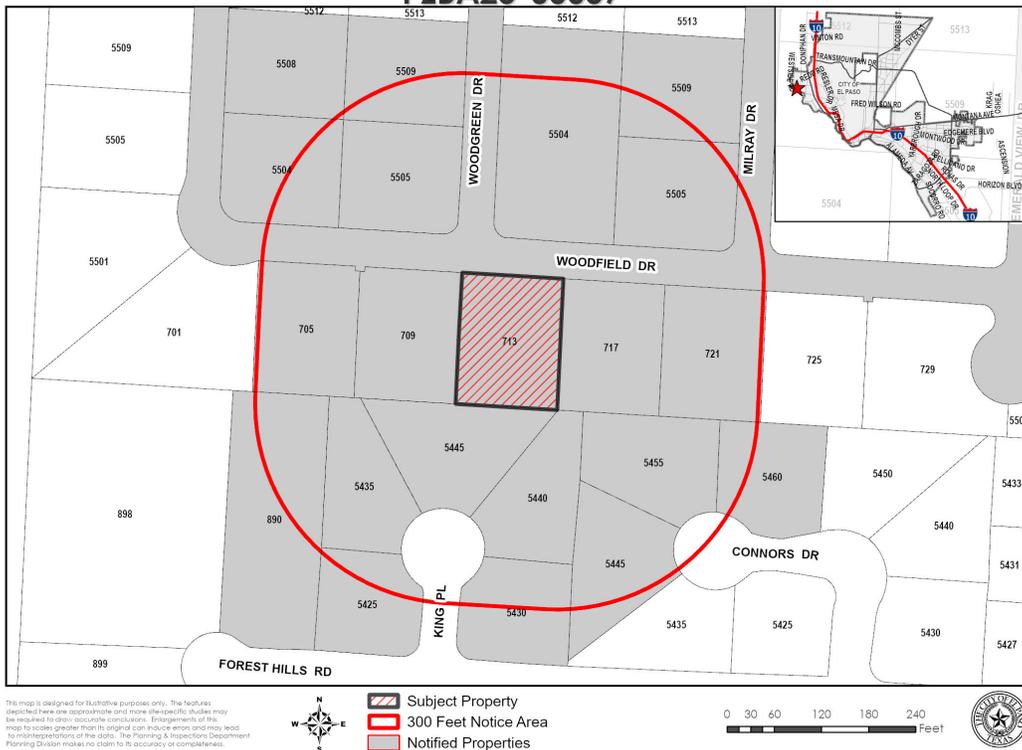
# ZONING MAP

PZBA25-00057

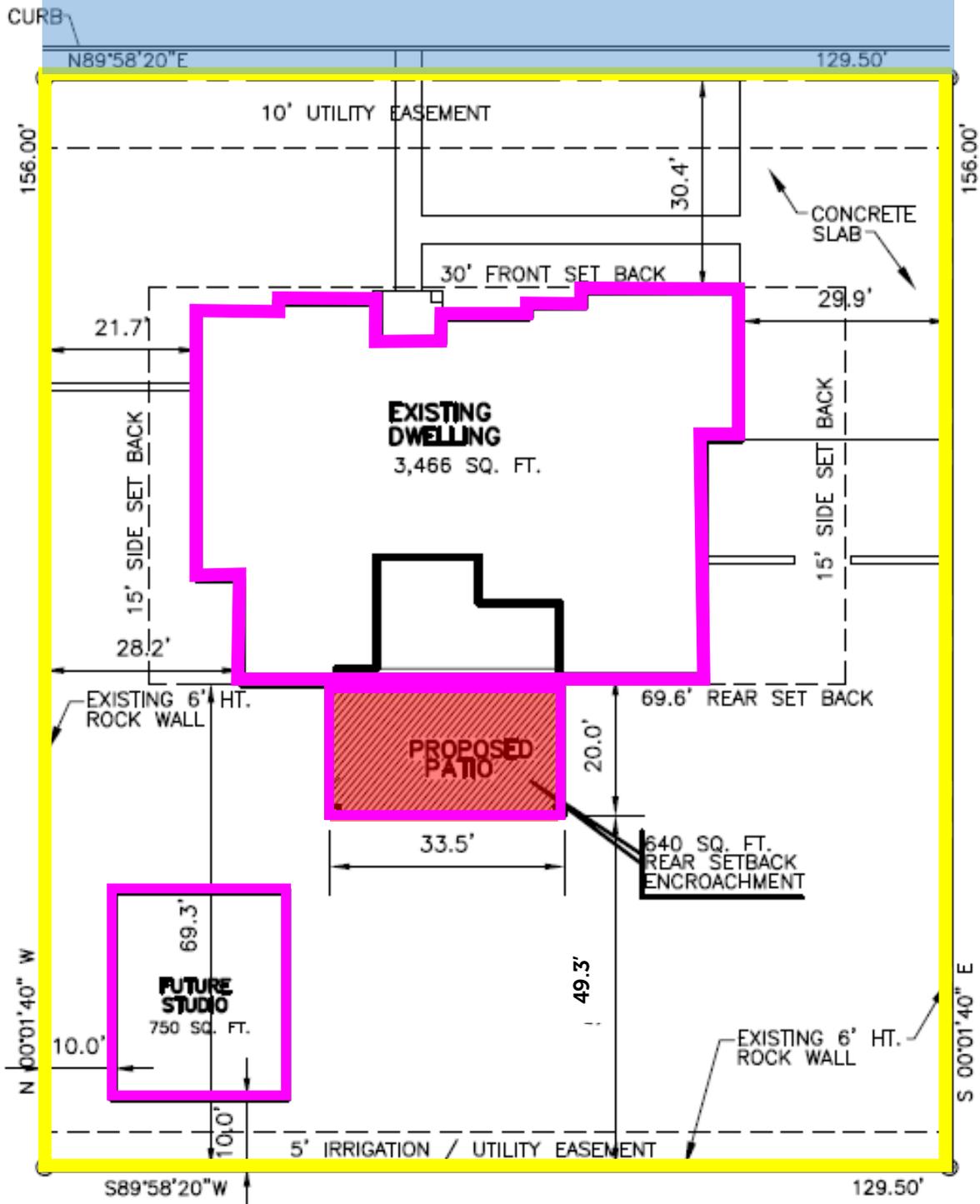


# NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00057



**SITE PLAN**  
713 WOODFIELD DR.



**SITE PLAN**

SCALE: 1" = 30'



Legislation Text

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File #: BC-1691, Version: 1

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just make sure all posting language is populated between "TITLE" and "END".*

**PZBA25-00058**      A portion of Lot 1, Block 1, El Paso West, City of  
El Paso, El Paso County, Texas  
ADDRESS:            7850 Paseo Del Norte Blvd.  
APPLICANT:        Amazon.com Services LLC  
REPRESENTATIVE: VTRE Development, LLC.  
REQUEST:           Variance from City Code Section 20.18.450.A  
                          (Additional on-premises signs)  
DISTRICT:           1  
ZIP CODE:           79912  
STAFF CONTACT:   Andrew Salloum, (915) 212-1603,  
                          SalloumAM@elpasotexas.gov

# 7850 Paseo Del Norte

Zoning Board of Adjustment — February 9, 2026



**CASE NUMBER:** PZBA25-00058  
**CASE MANAGER:** Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
**PROPERTY OWNER:** Amazon.com Services LLC  
**REPRESENTATIVE:** VTRE Development, LLC  
**LOCATION:** 7850 Paseo Del Norte Blvd.  
**ZONING:** M-1 (Light Manufacturing)  
**REQUEST:** Variance from City Code Section 20.18.450.A  
**PUBLIC INPUT:** None received as of February 3, 2026

**SUMMARY OF REQUEST:** The applicant requests two (2) Variances under Section 2.16.030 of the City Code from El Paso City Code Section 20.18.450.A – Monument Signs for a proposed large-scale warehouse facility in an M-1 (Light Manufacturing) zone district. The request is as follows:

1. To permit a total of six (6) monument signs per premise
2. To permit three (3) monument signs along Northwestern Drive

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH A CONDITION** of the Variance request to permit a total of six (6) monument signs per premise. The condition is as follows:

- That no more than two (2) monument signs per frontage permitted.

However, staff recommends **DENIAL** of the Variance request to permit a total of three (3) monument signs along Northwestern Drive.

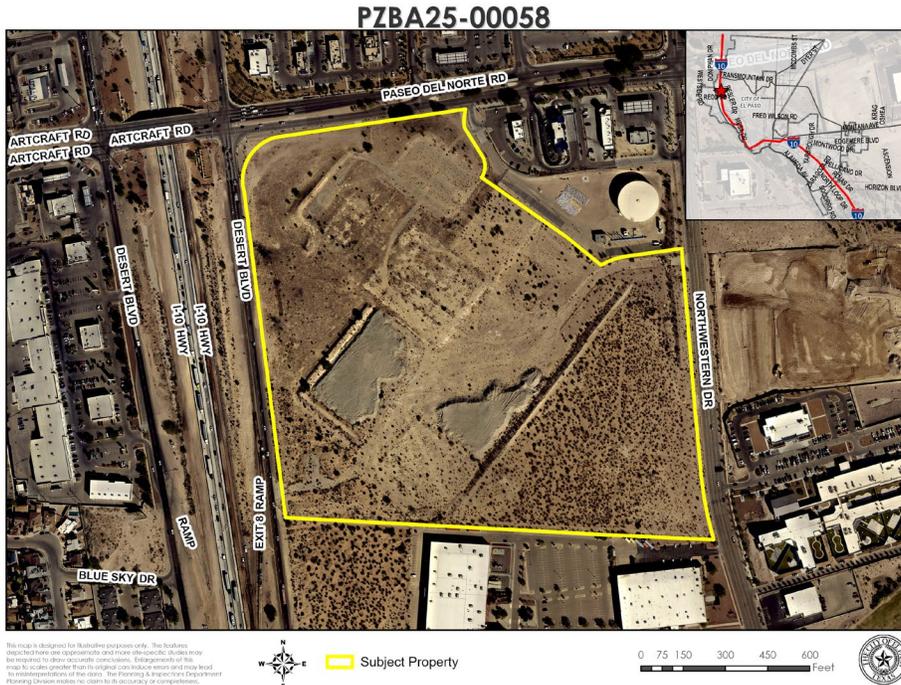


Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant requests two (2) Variances under Section 2.16.030 of the City Code from El Paso City Code Section 20.18.450.A – Monument Signs for a proposed large-scale warehouse facility in an M-1 (Light Manufacturing) zone district. The request is as follows:

1. To permit a total of six (6) monument signs per premise
2. To permit three (3) monument signs along Northwestern Drive

As per El Paso City Code Section 20.18.450.A – Monument Signs, a maximum total of four (4) monument signs permitted by premise for properties over 6 acres in size and a total of two (2) monument signs are permitted along any frontage road. The subject property is 28.4 acres in size and is surrounded by three (3) frontage roads (Desert North Boulevard, Paseo Del Norte Boulevard, and Northwestern Drive). The applicant states the signage may not be sufficient to direct traffic to the proposed business.

**BACKGROUND:** The subject property will be occupied by Amazon distribution center, which is currently under construction.

The purpose of the El Paso City Code Section 20.18 – Sign Regulations is to provide adequate opportunity of free speech, protect the health, safety, and general welfare of the City and its residents, enhance the aesthetic value of the City’s landscape by reducing visual clutter, protect adjacent and nearby properties from excessive or inappropriate signage, protect the safety and efficiency of the City’s transportation network by reducing confusion and distractions, and to preserve, protect, and enhance areas of designated historical, architectural and scenic value. A request may be considered by the Zoning Board of Adjustment if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

Definition of Unnecessary Hardship, Section 20.02.1128:

*“Unnecessary hardship” means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed.*

Per Section 20.18.450.A of the El Paso City Code, monument signs shall comply with the following requirements:

Districts	Permit Required	Maximum Number	Maximum Height	Maximum Sign Area
Primary signs in C-2, C-3, C-4, Q, M-1, M-2 and M-3 with major or super arterial frontage (See A.1-7 after Table for additional information).	Yes	One per street frontage for premises less than six acres, but not to exceed three signs per premise; Two per street frontage for premises of six acres or more, but not to exceed four signs per premise.	25 feet	150 square feet

1. Location: No portion of the sign shall be closer than fifteen feet from the back of the curblines; if the property line is located more than fifteen feet from the curblines, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line.
2. For the purposes of this section, interstate or freeway frontage is defined as Interstate Highway 10, US Highway 54, Joe Battle Boulevard, Americas Avenue, Zaragoza Road from Joe Battle Boulevard to Sun Fire Boulevard and Montana east of Geronimo. In no case shall a freeway primary monument sign exceed fifty feet in height or a shopping center primary monument sign exceed sixty feet in height.
3. For minor and collector arterials, a primary monument sign shall not exceed eighty square feet in sign area and eight feet in height.
4. For minor and collector arterials, a shopping center monument sign shall not exceed eighty square feet in sign area and twelve feet in height.
5. For detached buildings in shopping center signs, the height shall not exceed fifteen feet along major arterials and eight feet along a minor or collector arterial.
6. Illumination: Internal or indirect; may not be flashing or intermittent.
7. Additional standards: Shall comply with Section 20.18.400 of the El Paso City Code.

The applicant has referenced the following information regarding the nature of the variance request:

- Anchor Sign, on behalf of Amazon.com Services LLC ("Applicant"), respectfully submits this request for variances from the applicable provisions of the City of El Paso Zoning Code pertaining to exterior signage for the new Amazon Delivery Warehouse to be constructed on an approximately 28.41-acre parcel. The requested relief is necessary to accommodate safe and efficient vehicular circulation to, from, and within the facility.
- Pursuant to Zoning Code 2.18.450 - lots exceeding four acres are permitted two monument signs per street frontage, each limited to 100 square feet in area and 10 feet in height. For a facility of this scale-served by significant volumes of large commercial vehicles, including semi-trailers and delivery vans auxiliary vehicles. We are seeking a variance to relocate one of the two (2) signs allowed on Paseo Del Norte Boulevard to Northwestern Drive, and then a separate variance for a 3<sup>rd</sup> monument sign at Northwestern Drive.

With the amount of vehicular traffic at this location, a monument sign with wayfinding included in the structure as shown in the renderings, will allow for a safer flow of all traffic both on and off the site.

- Hardship and Necessity for Variance - due to the substantial acreage of the site and the number of required ingress and egress points, strict compliance with the monument sign standards would result in signage that is not reasonably visible or legible to approaching drivers, particularly operators of larger vehicles whose sightlines and stopping distances differ materially from those of passenger vehicles. Inadequate wayfinding signage would foreseeably lead to driver confusion, unsafe maneuvers, missed entrances, and increased truck and van circulation through adjacent residential neighborhoods as drivers attempt to reorient themselves. To mitigate these concerns, the Applicant proposes the installation of non-illuminated post-and-panel directional signs of approximately 30 square feet in area and 7 feet in overall height, strategically located at multiple entrances to ensure safe and efficient traffic flow for employees, delivery personnel, contractors, and the surrounding public. To ensure that approaching motorists have sufficient time and distance to perceive, interpret, and respond to the information necessary to execute safe turning and lane-change movements.
- Impact on the Public Interest and Intent of the Ordinance - the variances requested represent the minimum deviation necessary to permit reasonable and safe use of the property as a high-traffic logistics facility. The proposed signage program is consistent with established wayfinding standards used at other Amazon facilities nationwide and is designed to enhance traffic predictability and reduce conflicts between commercial and residential traffic.

Granting the requested relief will not confer any special privilege upon the Applicant beyond what is necessary to accommodate the unique operational and safety needs associated with a facility of this scale. The proposed signage will not adversely affect public welfare, surrounding property values, or neighborhood character; to the contrary, it will materially improve roadway safety and reduce the likelihood of heavy-vehicle circulation through nearby communities.

- Conclusion - for the foregoing reasons, the Applicant respectfully submits that strict enforcement of the monument signage limitations would create a practical difficulty and safety hardship inconsistent with the intent and purpose of the City of El Paso Zoning Code. The requested variances are reasonable, aligned with best-practice traffic-management standards, and clearly in the public interest. Accordingly, Anchor Sign, on behalf of Amazon.com Services LLC, respectfully requests that the City of El Paso Zoning Board of Appeals grant the variances described herein and approve the proposed signage plan.

**ANALYSIS:** Staff recommends approval of the Variance request to permit a total of six (6) monument signs as it has been found that there is an unnecessary hardship inherent to the subject property due to the significantly larger size of the subject property and multiple road frontages (Desert North Boulevard, Paseo Del Norte Boulevard, and Northwestern Drive). The number of monument signs permitted by the City Code (maximum of 4) is insufficient to provide reasonable on-site wayfinding for vehicles and pedestrians on the subject property.

Staff recommends denial of the Variance request to permit three (3) monument signs along Northwestern Drive. Staff does not find that a third sign along Northwestern Drive would constitute a hardship and be in the interest of the public. All other properties over 6 acres in size are limited to only two (2) monument signs per frontage road.

<b>COMPLIANCE WITH EL PASO CITY CODE SECTION 2.16.030</b>	
The Zoning Board of Adjustment is empowered under Section 2.16.030 to: <i>Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.</i>	
<b>The following questions should be carefully considered in order to grant a variance:</b>	
<b>Questions</b>	<b>Does the Request Comply?</b>
1. Is the need for the variance due to special conditions?	Yes. The need for the variance to allow six (6) monument signs is due to the large size of the subject property and being surrounded by three (3) frontage roads.  No. The request for three (3) monument signs along Northwestern Drive is self-imposed.
2. Would a literal enforcement of the ordinance create an unnecessary hardship?	Yes. The ordinance would create an unnecessary hardship, as the property is surrounded by three (3) frontage roads and restricting signage up to four (4).  No. There is no unnecessary hardship to allow three (3) monument signs along Northwestern Drive.
3. Is the variance consistent with public interest?	Yes. The public interest will not be negatively impacted by allowing up to six (6) monument signs on the property. Other properties are allowed to have up to two (2) signs per frontage.  No. Allowing three (3) monument signs along Northwestern Drive is against the public interest and can create unintended precedents to increase signage.
4. Would the spirit of the ordinance be observed and substantial justice done if the variance is approved?	Yes. Permitting six (6) monument signs on the property is in the spirit of Section 20.18.030 (Purpose), as it allows an adequate opportunity for the exercise of free speech by the display of a message or an image on a sign, while balancing that opportunity against the community and public interests affected by signs.  No. Permitting up to three (3) monument signs along Northwestern Drive goes against Section 20.18.030 (Purpose), as it would increase visual clutter and impact adjacent and nearby properties from the impact of excessive or inappropriate signage.

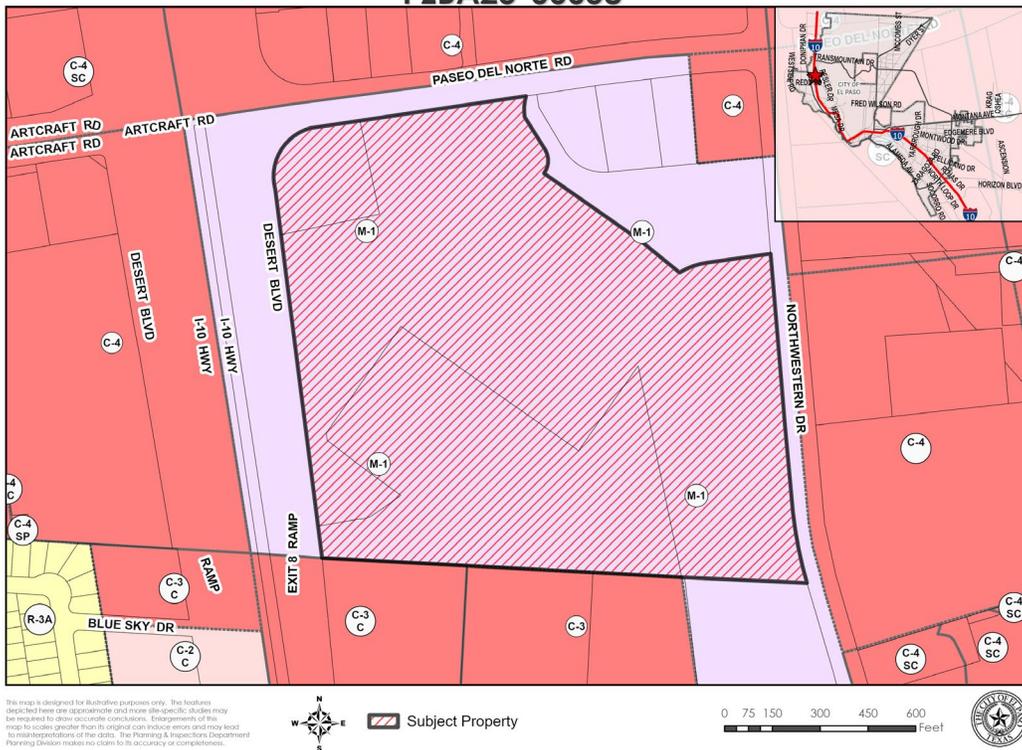
**PUBLIC COMMENT:** Public notice was sent on January 15, 2026 and January 30, 2026 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

**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) may authorize in specific cases a variance from the terms of the zoning ordinance (Title 20) or as specified in (Title 21) SmartCode if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the variance 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 variance 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 variance request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

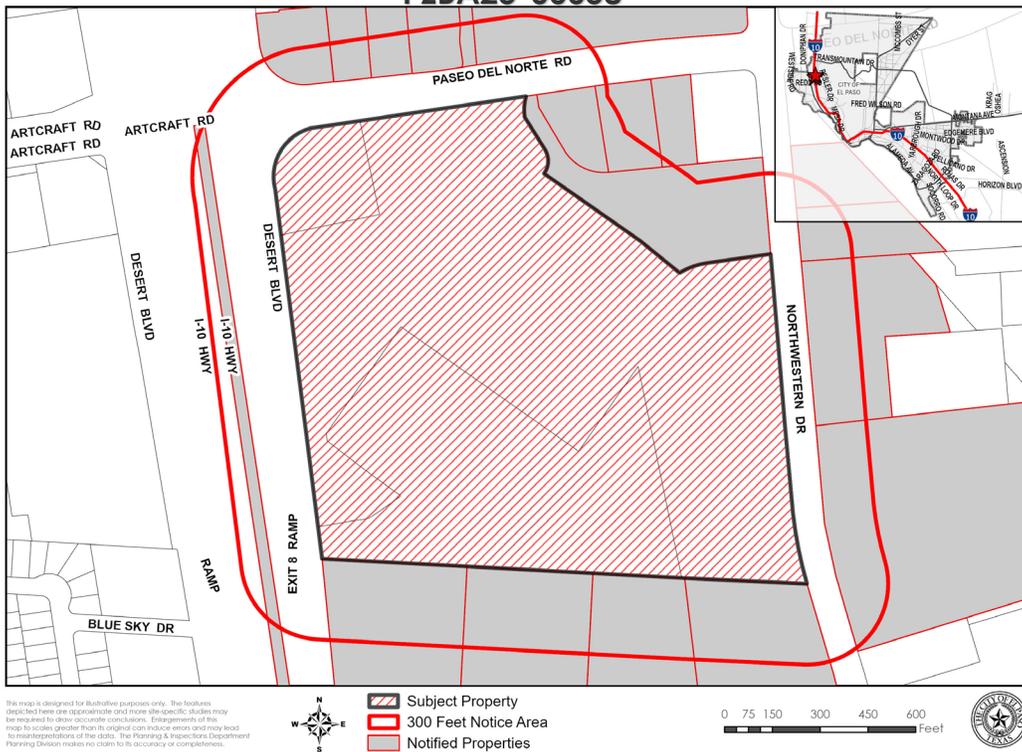
# ZONING MAP

PZBA25-00058

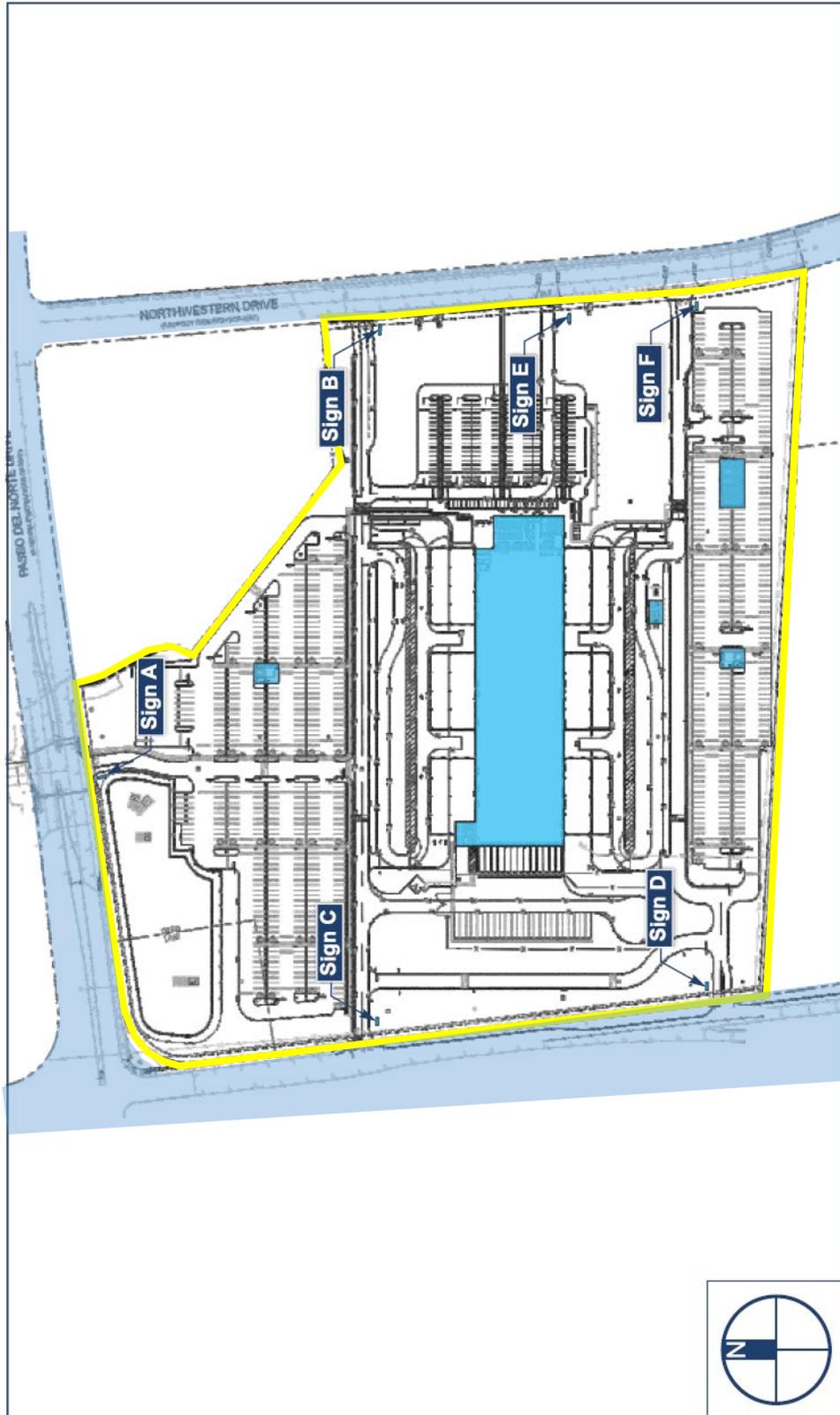


# NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00058

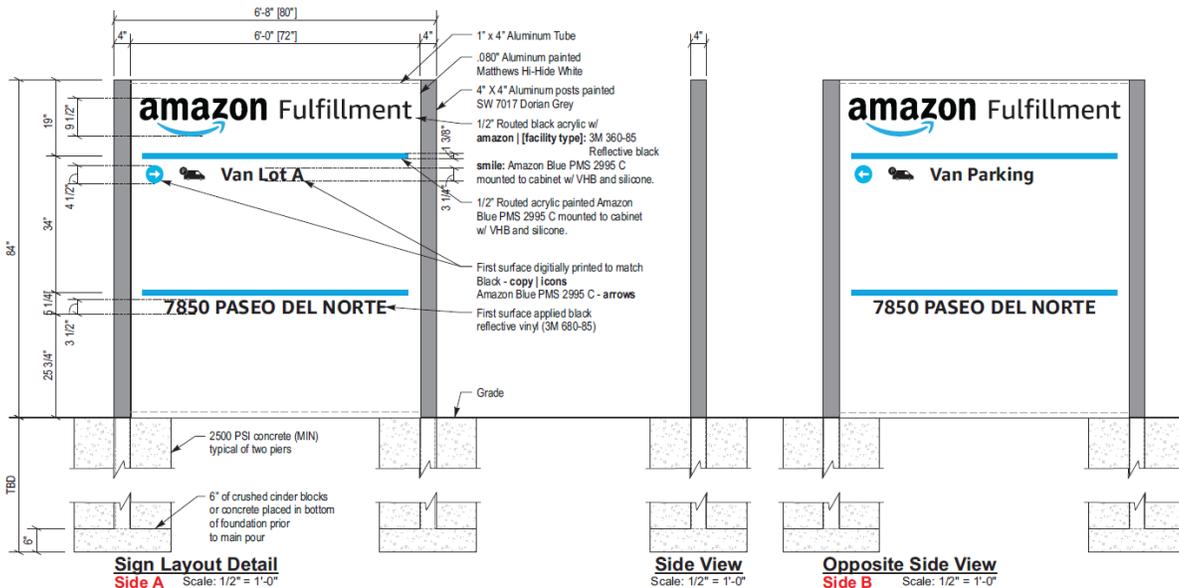


# SITE PLAN

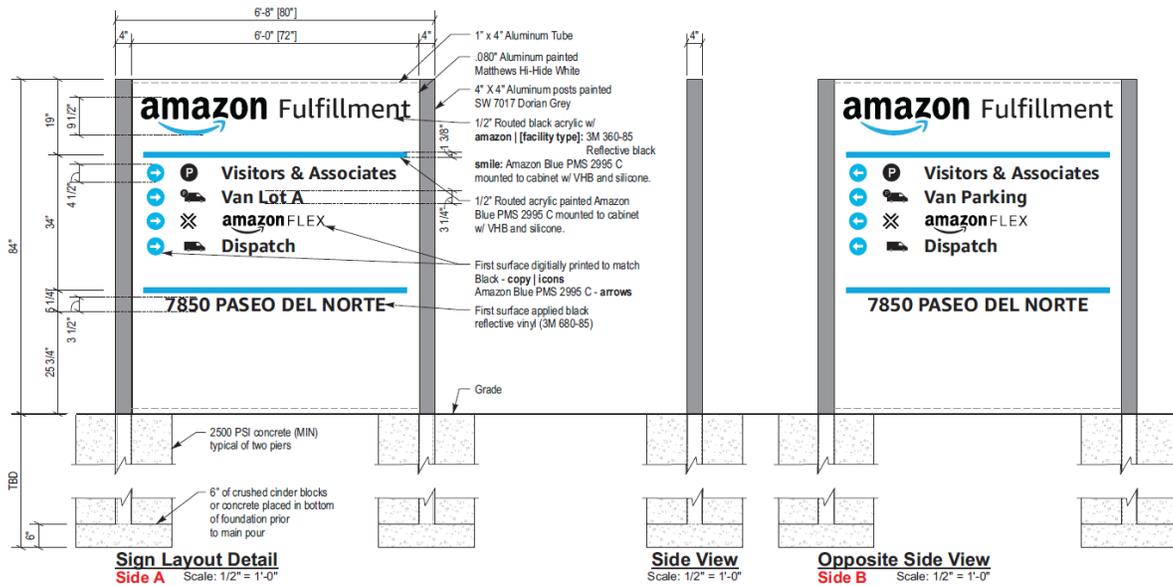


# SIGN DESIGN

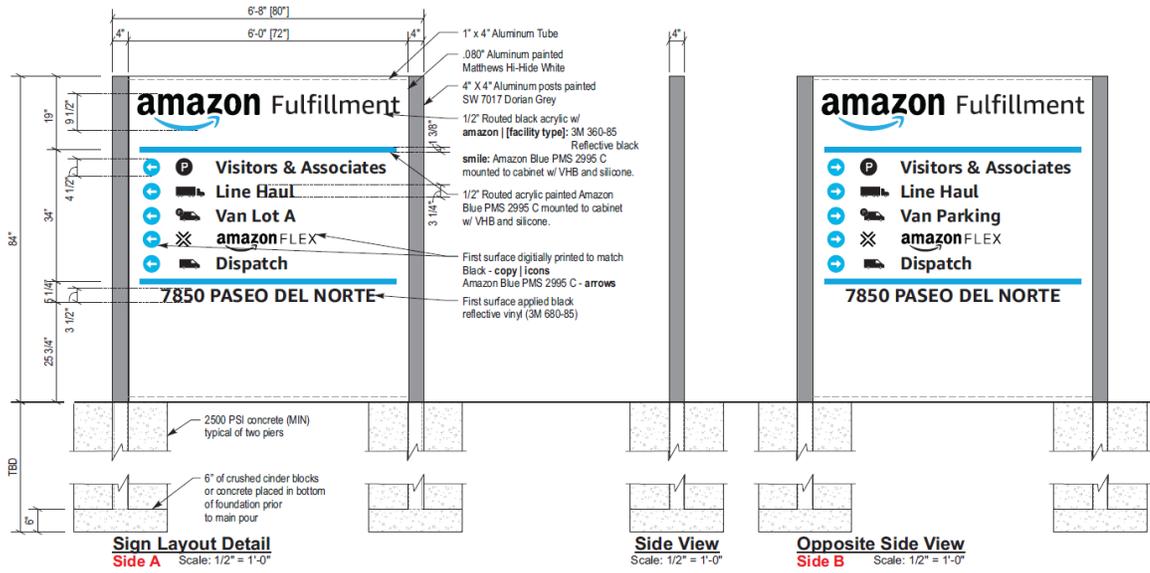
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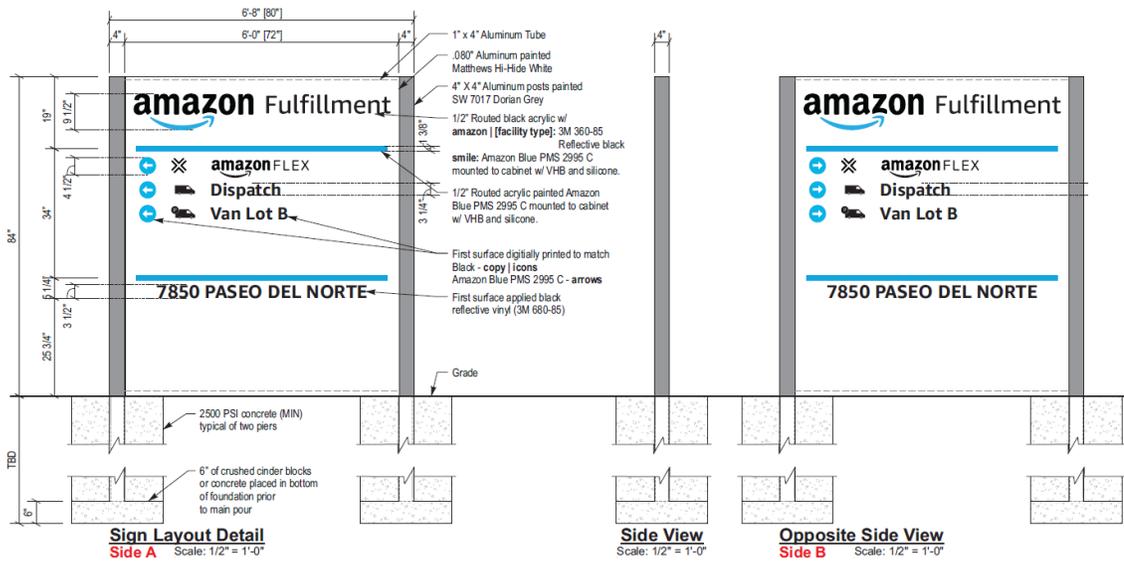
<b>SIGN B</b>	Amazon	<b>OPTION 2</b>
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Illumination:	Non-Illuminated	
Square Footage:	42.00	



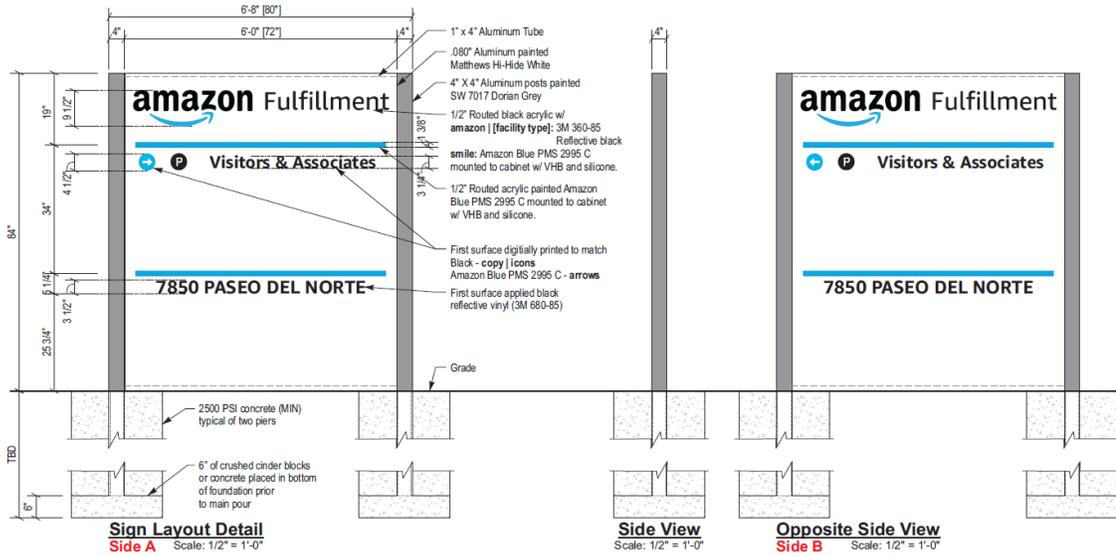
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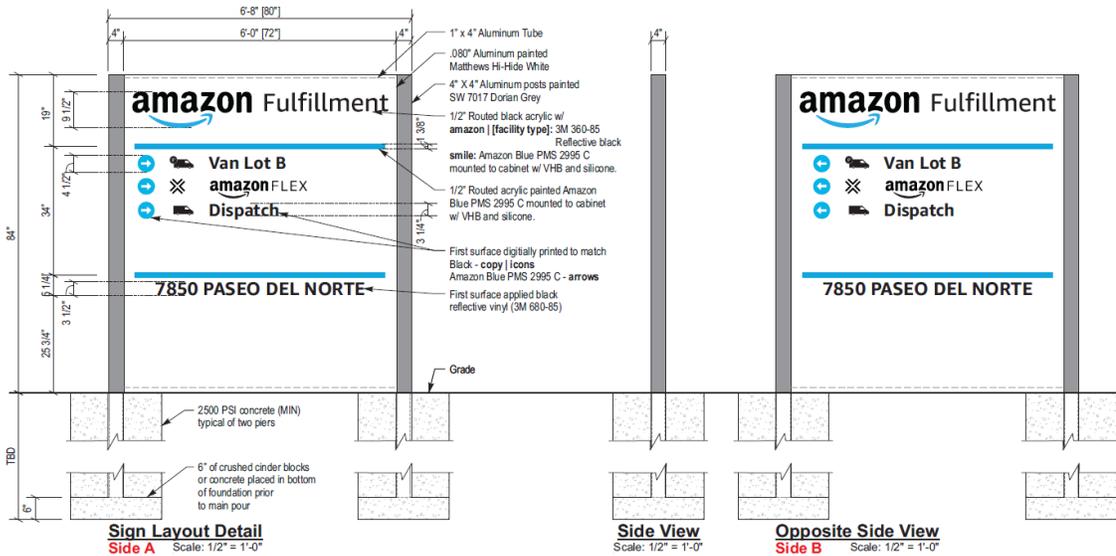
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Illumination:	Non-Illuminated	
Square Footage:	42.00	



<b>SIGN E</b>	Amazon	<b>OPTION 2</b>
<b>Type:</b>	D/F Directional	
<b>Illumination:</b>	Non-Illuminated	
<b>Square Footage:</b>	42.00	



<b>SIGN F</b>	Amazon	<b>OPTION 2</b>
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<b>Illumination:</b>	Non-Illuminated	
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Legislation Text

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File #: BC-1692, Version: 1

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.  
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just make sure all posting language is populated between "TITLE" and "END".*

**PZBA26-00001**      Lots 1 and 2, Block 1, Power of Dreams No. 1,  
City of El Paso, El Paso County, Texas  
ADDRESS:            1500 Joe Battle Blvd.  
APPLICANT:        375 Properties LLC  
REPRESENTATIVE: Nova Signs & Graphics Corporation  
REQUEST:           Variance from City Code Section 20.18.450.B  
                          (Additional on-premises signs)  
DISTRICT:           6  
ZIP CODE:           79936  
STAFF CONTACT:   Andrew Salloum, (915) 212-1603,  
                          SalloumAM@elpasotexas.gov

# 1500 Joe Battle

Zoning Board of Adjustment — February 9, 2026



**CASE NUMBER:** PZBA26-00001  
**CASE MANAGER:** Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
**PROPERTY OWNER:** 375 Properties LLC  
**REPRESENTATIVE:** Nova Signs & Graphics Corporation  
**LOCATION:** 1500 Joe Battle Blvd.  
**ZONING:** C-3 (Commercial)  
**REQUEST:** Variance from City Code Section 20.18.450.B  
**PUBLIC INPUT:** None received as of February 3, 2026

**SUMMARY OF REQUEST:** Applicant requests a Variance under Section 2.16.030 to permit a proposed pole sign to exceed the maximum height as required per El Paso Code Section 20.18.450.B for a proposed automotive dealership in the C-3 (Commercial) district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **DENIAL** of the Variance request to permit a pole sign to exceed the maximum height as requested. It has been determined that there are no special conditions inherent to the subject property that would entitle a Variance to allow the relief sought.

## PZBA26-00001



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.



Subject Property

0 60 120 240 360 480 Feet



Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a Variance under Section 2.16.030 to permit a proposed pole sign to exceed the maximum height on a lot with a freeway frontage in the C-3 (Commercial) district. Per El Paso City Code Section 20.18.450.B – Pole Sign, the maximum height permitted is thirty-five feet (35’). The request is for a pole sign with a height of forty-five feet (45’). The subject property is 15.04 acres in size.

**BACKGROUND:** The subject property will be occupied by El Paso Honda Dealership, which is currently under construction.

The purpose of the El Paso City Code Section 20.18 – Sign Regulations is to provide adequate opportunity of free speech, protect the health, safety, and general welfare of the City and its residents, enhance the aesthetic value of the City’s landscape by reducing visual clutter, protect adjacent and nearby properties from excessive or inappropriate signage, protect the safety and efficiency of the City’s transportation network by reducing confusion and distractions, and to preserve, protect, and enhance areas of designated historical, architectural and scenic value. A request may be considered by the Zoning Board of Adjustment if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

Definition of Unnecessary Hardship, Section 20.02.1128:

*“Unnecessary hardship” means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed.*

Per Section 20.18.450.B of the El Paso City Code, pole signs shall comply with the following requirements:

Districts	Permit Required	Maximum Number	Maximum Height	Maximum Sign Area
<i>Primary signs in C-2, C-3, C-4, Q, M-1, M-2 and M-3 with interstate or freeway frontage</i>	Yes	<i>Premises up to one acre, not more than one per premise; premises greater than one acre up to six acres, not more than one per street frontage not to exceed two per premise; premises greater than six acres, not more than two per street frontage not to exceed four per premise</i>	<i>35 feet above ground at the sign or the pavement grade of the freeway, whichever is greater</i>	<i>200 square feet</i>

- 1. Location: No portion of the sign shall be closer than fifteen feet from the back of the curblines; if the property line is located more than fifteen feet from the curblines, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line.*
- 2. For the purposes of this section, interstate or freeway frontage is defined as Interstate Highway 10, US Highway 54, Joe Battle Boulevard, and Americas Avenue only. In no case shall a freeway primary pole sign exceed fifty feet or the height.*
- 3. For minor and collector arterials, a primary pole sign is not permitted. Only a primary monument sign is permitted and shall not exceed eighty square feet in sign area and eight feet in height.*
- 4. For minor and collector arterials, a shopping center pole sign is not permitted. Only a shopping center monument sign is permitted and shall not exceed eighty square feet in sign area and twelve feet in height.*
- 5. For detached buildings in shopping center signs, the sign height shall not exceed fifteen feet along major arterial. For detached buildings in shopping center signs along minor or collector arterials, a pole sign is not permitted. Only a monument sign is permitted and shall not exceed eighty square feet in sign area and eight feet in height.*
- 6. Illumination: Internal or indirect; may not be flashing or intermittent;*
- 7. Additional standards: Shall comply with Section 20.18.400 of the El Paso City Code.*

The applicant has referenced the following information regarding the nature of the variance request:

- Currently we're only allowed 35 feet of overall height for the pylon sign. We're asking Zoning to give us an extra 10 feet to make the pylon sign match the size of your dealership and to match the ordinance that you already have for shopping centers. Dealerships are technically shopping center for vehicles. But we're not going to distinguish the dealership as a shopping center. We're not asking for a bigger pylon head or any extra square footage for the sign itself. We're just asking to extend it up an extra 10 feet. It's going to make a world of difference with how the sign is perceived by the public and how it will look with the rest of the property. Plus, it will be better suited at 45 feet compared to 35 feet with relationship to your 164 feet flagpole. We also have Vista Del Sol within 4,000 feet of where the sign will be placed on the corner of the property.
- In doing a flag test with a crane at 35 feet and 45 feet. This is where you put a basket up in the air and hang a tarp from it that is roughly the size of what the sign will be. We have driven up and down Joe Battle and Loop 375. You may not think it, but the sign is easily lost and kind of blends in at 35 feet OAH. At 45 feet, the sign stands out and is easily seen. The extra 10 feet in height cuts out all of the traffic sign and everything that's in the way, with bridges, and walls and things around the property.
- This will be the biggest Honda dealership in the entire United States. Honda of America has already confirmed that they will be flying in other dealers from around the United States to show them this Flagship dealership. This will put El Paso on the map for the entire United States car industry and bring massive attention to El Paso.

**CALCULATIONS:**

	<b>REQUIRED</b>	<b>REQUESTED</b>
Max Height	35 Feet	45 Feet

**ANALYSIS:** Staff recommends denial of the Variance request. There are no special conditions inherent to the subject property that would entitle it to a Variance to allow for the relief sought. It is further found that the hardship is not inherent to the lot such as unusual shape, size, or topography, that create a hardship to prevent compliance with the maximum permitted sign height. Variances are intended to address unique physical or site-specific hardships, the request is primarily based on visibility, branding, and economic or promotional considerations, which do not constitute a qualifying hardship under variance standards. Visibility challenges related to traffic signage, bridges, and surrounding development are common along major corridors and are not unique to this property. Automobile dealerships are regulated separately from shopping centers under the zoning ordinance and are not entitled to shopping center sign standards.

While staff acknowledges the applicant's flag test results and concerns regarding visibility along Joe Battle Boulevard and Loop 375, reduced visibility and sign relationship to lot size is not sufficient justification for exceeding the maximum height. Many properties along major corridors experience similar visual competition from infrastructure, traffic signage, and surrounding development, while complying with established height limits. The property can accommodate compliant signage within the 35-foot height limit. Based on the above findings, staff recommends denial of the variance request to exceed the maximum pole sign height. The request does not demonstrate a hardship and is inconsistent with the intent and uniform application of the zoning ordinance.

**COMPLIANCE WITH EL PASO CITY CODE SECTION 2.16.030**

The Zoning Board of Adjustment is empowered under Section 2.16.030 to:  
*Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.*

**The following questions should be carefully considered in order to grant a variance:**

Questions	Does the Request Comply?
1. Is the need for the variance due to special conditions?	No. It is not inherent to the lot such as unusual shape, size, or topography, that prevent compliance with the maximum permitted sign height.
2. Would a literal enforcement of the ordinance create an unnecessary hardship?	No. The property can be reasonably used and developed with a pole sign that complies with the 35-foot maximum height.
3. Is the variance consistent with public interest?	No. The requested variance is not consistent with the public interest.
4. Would the spirit of the ordinance be observed and substantial justice done if the variance is approved?	<p>No. According to 20.18.030 (Purpose), the purpose of the sign ordinance, in part, is to:</p> <ul style="list-style-type: none"> <li>• Allow adequate opportunity for the exercise of free speech by the display of a message or an image on a sign, while balancing that opportunity against the community and public interests affected by signs;</li> <li>• Enhance the aesthetic value of the city's landscape by reducing visual clutter that is potentially harmful to property values and economic development;</li> <li>• Protect adjacent and nearby properties from the impact of excessive or inappropriate signage.</li> </ul>

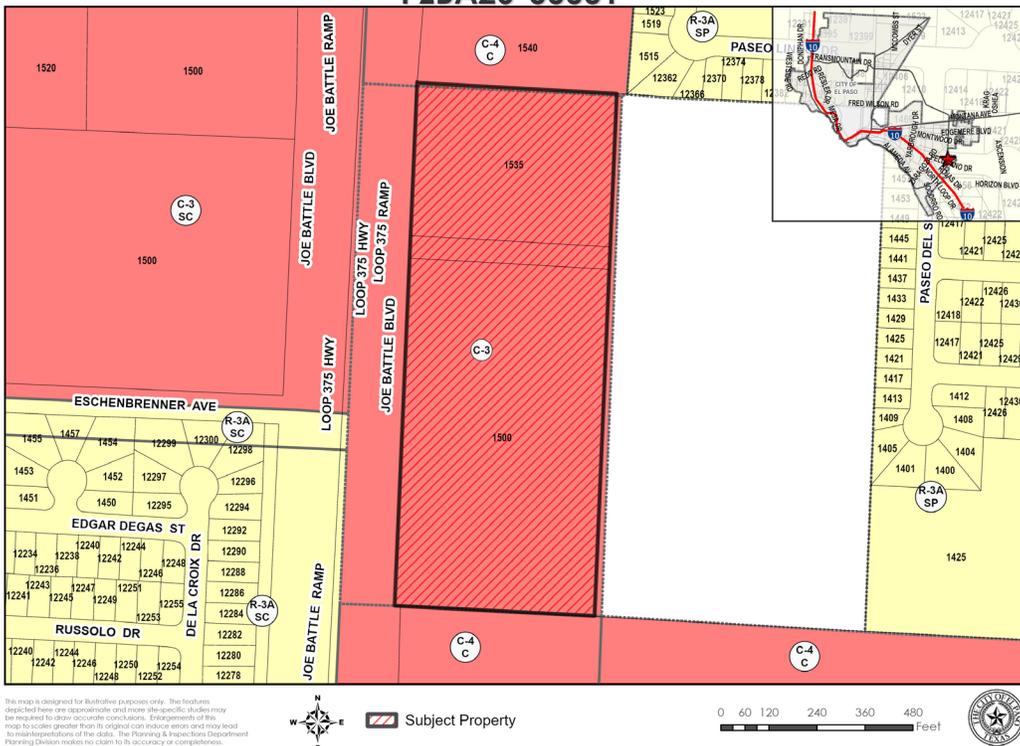
**PUBLIC COMMENT:** Public notice was sent on January 15 and 30, 2026 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

**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) may authorize in specific cases a variance from the terms of the zoning ordinance (Title 20) or as specified in (Title 21) SmartCode if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the variance 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 variance 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 variance request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20. **(Staff Recommendation)**

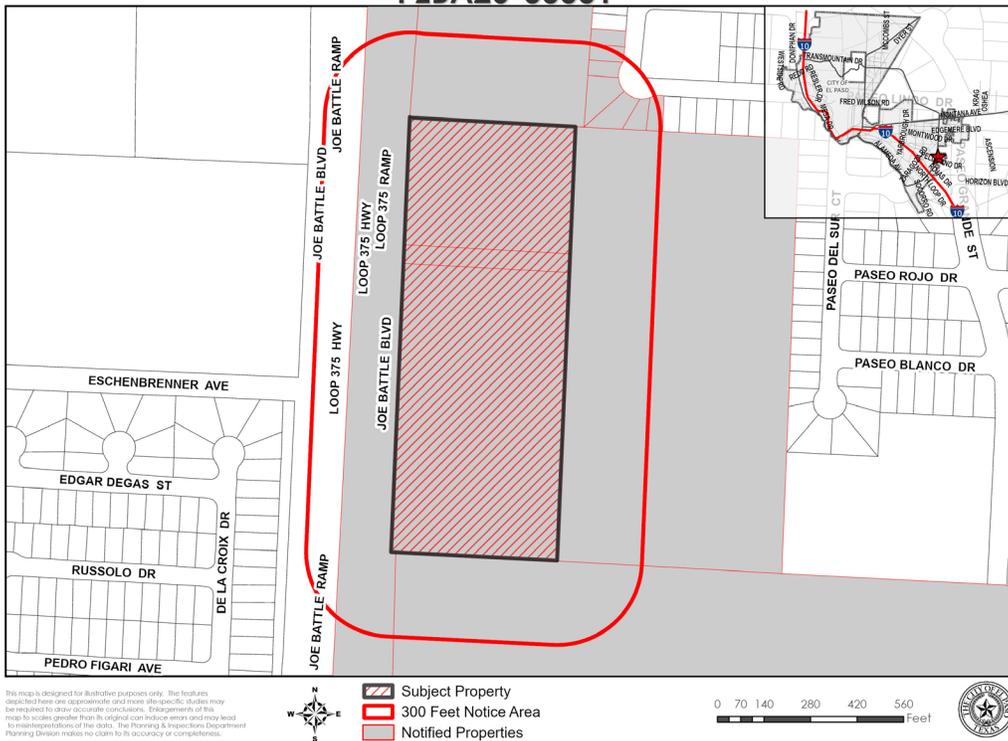
# ZONING MAP

PZBA26-00001



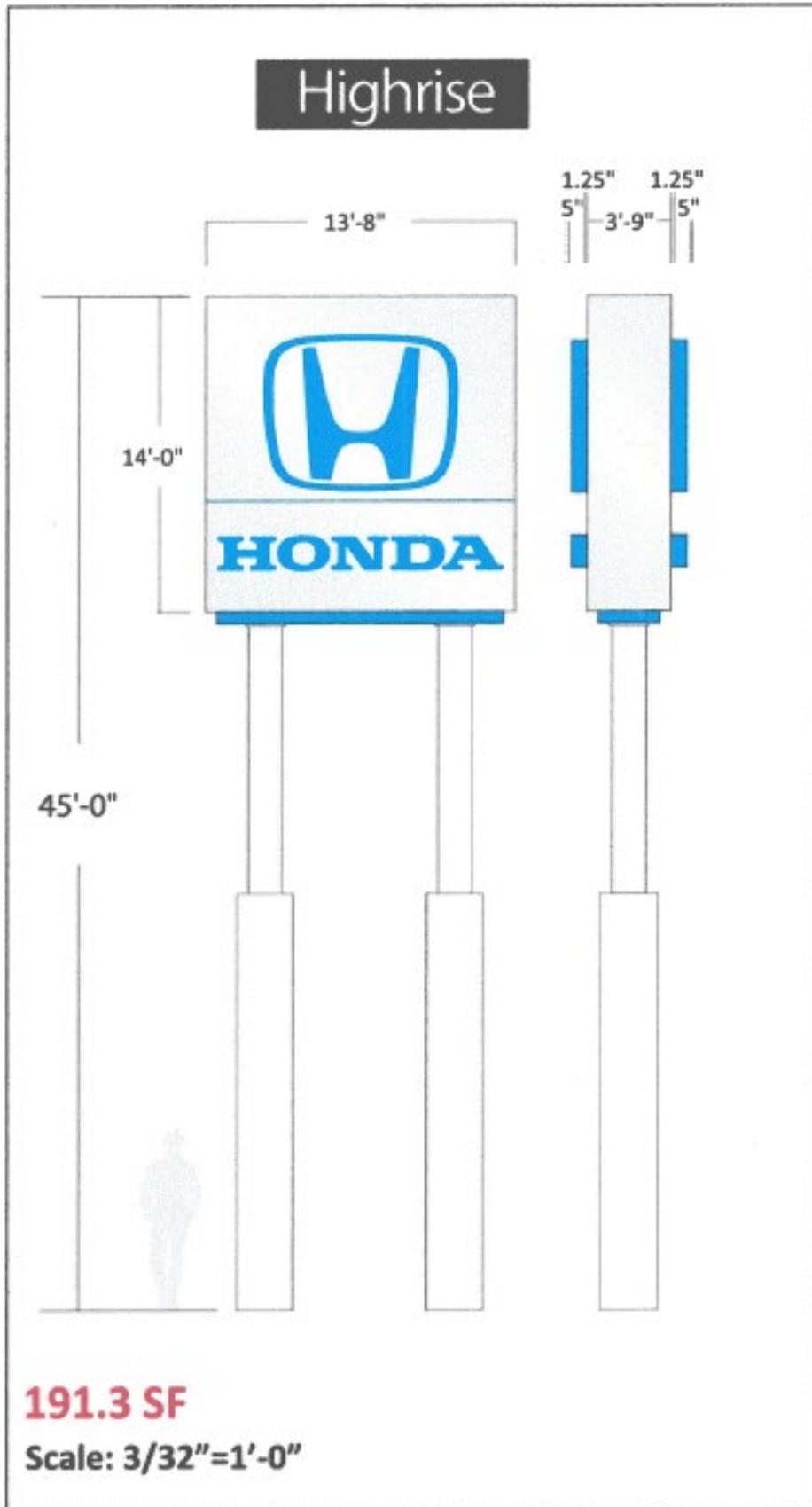
# NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00001

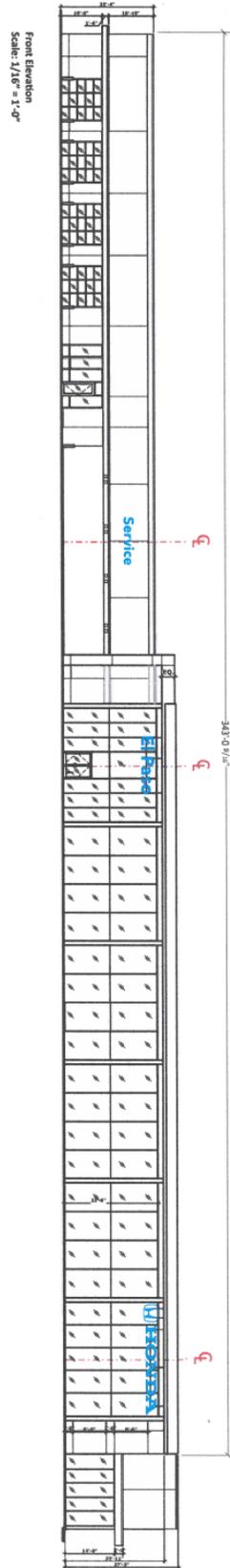




SIGN DESIGN



# BUILDING ELEVATION (27' 3" in height)





El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #:** BC-1693, **Version:** 1

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**CITY OF EL PASO, TEXAS**  
**LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Approval of Minutes: December 8, 2025



**ZONING BOARD OF ADJUSTMENT MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**December 08, 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)  
 Heidi Avedician  
 Gloria Franco Clark  
 Sairy Cohen  
 Christine Loveridge  
 Elizabeth Thurmond-Bengtson  
 Fabian Uribe

**BOARD MEMBERS ABSENT:**

N/A

**CITY STAFF INTRODUCTIONS**

Luis Zamora, Chief Planner  
 Jesus Quintanilla, Assistant City Attorney, City Attorney's Office  
 Andrew Salloum, Senior Planner  
 Saul Pina, Senior Planner  
 Jose Beltran, Planner  
 Blanca Perez, Planner  
 Francisco Mejia, Senior Plans Examiner

**AGENDA**

Blanca Perez, 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."*

Andrew Salloum, Senior Planner, noted the following changes:  
 Item 2 to be deleted

**ACTION:** Motion made by Board Member Loveridge **TO APPROVE CHANGES**, seconded by

Board Member Aguayo and unanimously carried.

Motion Passed.

**PUBLIC HEARING  
REGULAR AGENDA:**

- 1. Board Member Elections: Chair and Vice Chair  
**POSTPONED FROM NOVEMBER 10, 2025**

**ACTION:** Motion made by Board Member Thurmond-Bengtson **TO NOMINATE Justin Bass FOR CHAIR**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

**ACTION:** Motion made by Board Member Thurmond-Bengtson **TO NOMINATE Martha Aguayo FOR VICE CHAIR**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

- 2. **PZBA25-00037**      Lot 218, Block 10, Valley View Heights, City of El Paso,  
El Paso County, Texas  
ADDRESS:            6530 Mohawk Dr.  
APPLICANT:        Jose M. Romo  
REPRESENTATIVE: Jose M. Romo  
REQUEST:           Special Exception B (Two or more non-conforming lots)  
DISTRICT:           3  
ZIPCODE:            79925  
STAFF CONTACT:   Blanca Perez, (915) 212-1561,  
PerezBM@elpasotexas.gov

**ITEM HAS BEEN DELETED**

- 3. **PZBA25-00040**      Lot 21, Block 34, Vista Real Unit Three, Amending Subdivision,  
City of El Paso, El Paso County Texas  
ADDRESS:            11749 Riverstone Drive  
APPLICANT:        Susan Hernandez  
REPRESENTATIVE: Susan Hernandez  
REQUEST:           Special Exception B (Two or More Nonconforming Lots)  
DISTRICT:           6  
ZIPCODE:            79936  
STAFF CONTACT:   Saul J. G. Pina, (915) 212-1604,  
PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on November 24, 2025. Planning Division has received four (4) signatures in support, one (1) call in opposition and one (1) call of inquiry to the special exception request. Staff recommends approval with conditions of the exception request. The conditions are as follows:

- That the shade (A) be modified or removed from the left side yard setback to comply with zoning requirements per El Paso City Code.
- That the shade (E) and storage shed located on the right-side yard setback be removed as indicated on the site plan.
- That the shade (C) located in the rear of the home be removed as indicated on the site plan
- That the rear addition be modified to not exceed 280 square feet and not to exceed a 17-foot rear setback.

Susan Hernandez, property owner attended and agreed with staff recommendation.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Avedician **TO APPROVE ITEM PZBA25-040 WITH STAFF RECOMMENDATION**, seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

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**4. PZBA25-00049**      Lot #4, Block 393, Vista del Sol Unit Ninety, City of El Paso, El Paso County, Texas

ADDRESS:              11837 Chelita Dr.

APPLICANT:            Saul Marquez

REPRESENTATIVE:    Saul Marquez

REQUEST:              Special Exception J (Carport Over a Driveway) Special Exception K (In Existence Fifteen Years or More)

DISTRICT:              6

ZIPCODE:              79936

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

Andrew Salloum, Senior Planner, made a presentation on behalf of Planner Alejandra Gonzalez to the Board. Public notices were mailed to property owners within 300 feet of subject property on November 24, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval with conditions of the exception request. The conditions are as follows:

- That the material on the carport shall be in keeping with the main home and the slope of the canopy shall be in alignment with the roof structure of the main home
- That the accessory structure be relocated from the 5-foot easement area.

Saul Marquez, property owner attended and answered questions from the board.

Silvester Gutierrez, neighbor and representative/interpreter for property owner was also present.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Clark **TO POSTPONE ITEM PZBA25-00049 TO THE NEXT MEETING**, seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

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**5. PZBA25-00053**      Lot 25 and 26, Block 126, East El Paso, City of El Paso,  
El Paso County, Texas  
ADDRESS:            3614 Douglas Ave.  
APPLICANT:        Justin Churchman  
REPRESENTATIVE: Daniel Aburto  
REQUEST:           Special Exception K (In Existence Fifteen Years or More)  
DISTRICT:           2  
ZIPCODE:           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 of subject property on November 25, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Daniel Aburto, representative attended and agreed with staff recommendation.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00053 WITH STAFF RECOMMENDATION**, seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

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**6. PZBA25-00054**      Lot 9, Block 23, Tobin Park Unit 2, City of El Paso,  
El Paso County, Texas  
ADDRESS:            5716 Decatur Way  
APPLICANT:        Weise Gunnar  
REPRESENTATIVE: Vanessa Duran  
REQUEST:           Special Exception J (Carport Over a Driveway)  
DISTRICT:           4  
ZIPCODE:           79924  
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 November 20, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval with condition of the exception request. The condition is as follows:

- The accessory structure over the easement to be removed as reflected on the site plan.

Vanessa Duran, representative attended and agreed with staff recommendation.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00054 WITH STAFF RECOMMENDATION**, seconded by Board Member Cohen and unanimously carried.

Motion Passed.

7. Approval of Minutes: November 10, 2025

**ACTION:** Motion made by Board Member Aguayo, seconded by Board Member Avedician **TO APPROVE MINUTES FOR NOVEMBER 10, 2025** and unanimously carried.

Motion Passed.

8. Adjournment

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

Motion Passed.

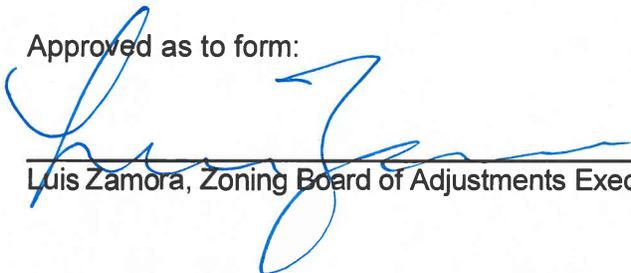
Chairman Bass adjourned the meeting at 2:56 p.m.

**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

Approved as to form:



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Luis Zamora, Zoning Board of Adjustments Executive Secretary

