



**ZONING BOARD OF ADJUSTMENT MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**June 2, 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. 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  
Jorge Leon  
Christine Loveridge  
Elizabeth Thurmond-Bengtson

**BOARD MEMBERS ABSENT:**

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  
Andrew Giraldi, Planner  
Alejandra Gonzalez, Planner  
Francisco Mejia-Betancourt, 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 that Item #2 PZBA25-00012 and Item #3 PZBA25-00014 be deleted from the agenda and no other changes.

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

Motion Passed.

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**PUBLIC HEARING  
REGULAR AGENDA:**

- 1. PZBA25-00003**                      A portion of Lot 15 and 16, Block 101, Government Hill,  
City of El Paso, El Paso County, Texas
- ADDRESS:                      4771 Cumberland Cir.
- APPLICANT:                      Patricia Beltran
- REPRESENTATIVE:                      Jorge Limon
- REQUEST:                      Special Exception B (Two or more nonconforming lots)  
and 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 April 25, 2025. Planning Division has received one (1) call of inquiry but no communications in support or opposition to the request. Staff recommends approval with a condition of the exception request. The condition is as follows:

- The accessory structure located to the rear of the property shall be relocated or removed to comply with zoning requirements.

Patricia Beltran and Jorge Limon attended and agreed with staff recommendation.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Leon **TO APPROVE ITEM PZBA25-0003 WITH STAFF RECOMMENDATION AND CONDITION**, seconded by Board Member Aguayo.

Motion Passed.

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- 2. 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
- ITEM DELETED**

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- 3. PZBA25-00014**                      A portion of Tract 54, Cinecue Park, City of El Paso,  
El Paso County, Texas
- ADDRESS:                      8172 Lowd Avenue
- APPLICANT:                      Armando and Leticia Urenda
- REPRESENTATIVE:                      Luis Armando Urenda

REQUEST: Special Exception B (Two or more nonconforming lots)  
DISTRICT: 7  
ZIPCODE: 79907  
STAFF CONTACT: Blanca Perez, (915)212-1561, PerezBM@elpasotexas.gov  
**ITEM DELETED**

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**4. PZBA25-00016** Lot 10, Block 145, Cielo Vista Park Unit CC,  
City of El Paso, El Paso County, Texas  
ADDRESS: 1337 Backus St.  
APPLICANT: Jorge Rodriguez  
REPRESENTATIVE: Vanessa Duran  
REQUEST: Special Exception J (Carport Over a Driveway)  
DISTRICT: 3  
ZIPCODE: 79925  
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 May 23, 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 as the requested encroachment is less than the maximum permitted for a carport. The condition is as follows:

- That the portion of the existing carport that encroaches into the northerly (5) five feet side yard setback be removed.

Vanessa Duran attended and agreed with staff recommendation.

**PUBLIC** = Helen Chamlee – expressed concern

**ACTION:** Motion made by Board Member Thurmond-Bengtson **TO APPROVE ITEM PZBA25-00016 WITH ADDITIONAL CONDITION** that each column that's being built as part of this carport be covered 50% in height of brick or similar material as **REVISED** by Board Member Bass, seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

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**5. PZBA25-00017** Lot 8, Block 146, Cielo Vista Park Unit CC,  
City of El Paso, El Paso County, Texas  
ADDRESS: 1344 Backus St.  
APPLICANT: Lourdes G. Alvarez  
REPRESENTATIVE: Vanessa Duran  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
and Special Exception K (In Existence 15 Years or More)  
DISTRICT: 3  
ZIPCODE: 79925  
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 May 23, 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 conditions of the exception requests. The conditions are as follows:

- That the encroachments of the carport and single-family home into the southerly (5) five feet side yard setback be removed as demonstrated on the site plan.

- That the carport shall resemble the single-family home in scale and character.

Vanessa Duran attended and agreed with staff recommendation.

**PUBLIC** = Helen Chamlee – expressed concern

**ACTION:** Motion made by Board Member Thurmond-Bengtson **TO APPROVE ITEM PZBA25-00017 WITH REPLACEMENT OF SECOND CONDITION** that each column that's being built as part of this carport be covered 50% in height of brick or similar material as **REVISED** by Board Member Bass, seconded by Board Member Aguayo and unanimously carried

Motion Passed.

6. Approval of Minutes: May 5, 2025

**ACTION:** Motion made by Board Member Aguayo, seconded by Board Member Leon **TO APPROVE MINUTES FOR MAY 5, 2025** and unanimously carried.

Motion Passed.

7. Adjournment

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

Motion Passed.

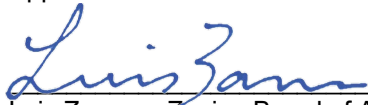
Chair Bass adjourned the meeting at 2:21 p.m.

**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:



Luis Zamora, Zoning Board of Adjustments Executive Secretary