



ZONING BOARD OF ADJUSTMENT MEETING
Thorman Conference Room, 801 Texas Ave., Basement
June 15, 2026
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)
Roberto Chavez
Matthew Ibarra
Gloria Franco Clark
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe
Sairy Cohen **via Teams**

BOARD MEMBERS ABSENT:

Heidi Avedician
Martha Isabel Aguayo (Vice-Chairwoman)
Al Jurado Jr.

CITY STAFF INTRODUCTIONS

Luis Zamora, Chief Planner
Russell Abeln, Senior Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Saul Pina, Senior Planner
Jose Beltran, Planner
Blanca Perez, Planner
Alejandra Gonzalez, Planner
Pratika Banjara, Planner
Sarah Mendoza, Plans Examiner

AGENDA

Pratika Banjara, 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:

Requesting **Item #7 PZBA26-00029** to be POSTPONED TO THE NEXT MEETING.

ACTION: Motion made by Board Member Loveridge **TO POSTPONE ITEM PZBA26-00029 TO THE NEXT MEETING**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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PUBLIC HEARING
REGULAR AGENDA:

- 1. PZBA26-00021:** Lot 2, Block 3, Briarwood Estates, City of El Paso, El Paso County, El Paso Texas
ADDRESS: 705 Coeur D'Alene Circle
APPLICANT: Ana & Alejandro Trachter
REPRESENTATIVE: Henry Ordoñez
REQUEST: Special Exception B (Two or More Nonconforming Lots) & Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 1
ZIP CODE: 79922
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 June 5, 2026. Planning Division has received two (2) emails of inquiry but has not received any communication in support or opposition to the request. Staff recommends approval of the exception requests.

Henry Ordonez, representative attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Loveridge **TO APPROVE ITEM PER STAFF RECOMMENDATION**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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- 2. PZBA26-00022:** Tract 25, Richard Lee, City of El Paso, El Paso County, Texas
ADDRESS: 9600 Farrell
APPLICANT: Victor M Rivera & Pedro R Cortez
REPRESENTATIVE: Vanessa Duran
REQUEST: Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 7
ZIPCODE: 79927
STAFF CONTACT: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

Pratika Banjara, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on June 3, 2026. 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:

- For the structure attached to the main home to be within the side setback and other existing accessory structures to be demolished or relocated.

Vanessa Duran, representative, attended and agreed with staff recommendation.

PUBLIC = George Stoltz, spoke in opposition to the request.
Nancy Stoltz, spoke in opposition to the request.

ACTION: Motion made by Board Member Ibarra to postpone for one month to allow time for the applicant to create demolition permits to alleviate residents' concerns, then withdrew to allow for further discussion.

ACTION: Motion made by Board Member Uribe **TO APPROVE STAFF RECOMMENDATION WITH THE CONDITION THAT THE STRUCTURE ATTACHED TO THE MAIN HOME TO BE WITHIN THE SIDE STREET SETBACK AND OTHER EXISTING ACCESSORIES STRUCTURES TO BE DEMOLISHED**, seconded by Board Member Loveridge.

AYES: Roberto Chavez, Christine Loveridge, Justin Bass, Fabian Uribe, Gloria Clark,

NAYS: Elizabeth Thurmond-Bengtson, Matthew Ibarra, Sairy Cohen

ABSTAIN: N/A

ABSENT: Heidi Avedician, Al Jurado Jr., Martha Aguayo

NOT PRESENT FOR THE VOTE: N/A

Motion Fails.

ACTION: Motion made by Board Member Bass **TO APPROVE STAFF RECOMMENDATION WITH CONDITION THAT FOR THE STRUCTURE ATTACHED TO THE MAIN HOME TO BE WITHIN THE SIDE STREET SETBACK AND OTHER EXISTING STRUCTURES TO BE DEMOLISHED OR RELOCATED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON THE STRUCTURE ON THE PROPERTY**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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3. PZBA26-00024: Lot 10, Block 3, Green Brook Unit One, City of El Paso, El Paso County, El Paso Texas
ADDRESS: 436 Bahia Kino Way
APPLICANT: Jesus L. Jaime
REPRESENTATIVE: Jesus L. Jaime
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 7
ZIP CODE: 79915
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 June 5, 2026. Planning Division has received one (1) phone call in support to the request. Staff recommends approval of the exception request.

Jesus Jaime, property owner and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA26-00024 PER STAFF RECOMMENDATIONS**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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4. PZBA26-00026: Lot 55, Block 9, Lomas Del Sol Unit 2, City of El Paso, El Paso County, El Paso Texas
ADDRESS: 6561 Cabana Del Sol Dr.
APPLICANT: Carolina Boudreau & Daniel Boudreau
REPRESENTATIVE: Carolina Boudreau & Daniel Boudreau
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 1
ZIP CODE: 79911
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 June 5, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Caroline Boudreau and Daniel Boudreau, property owners attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA26-00026 PER STAFF'S RECOMMENDATION**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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5. PZBA26-00027: Tract 412, Loma Terrace No. 5A Section Two, City of El Paso, El Paso County, Texas
ADDRESS: 8108 Margaret Lane
APPLICANT: Daniel Banda Ferrales
REPRESENTATIVE: Silvia Banda
REQUEST: Special Exception C (Rear yard setback, single-family residence)
DISTRICT: 7
ZIPCODE: 79907
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 of subject property on June 3, 2026. The Planning Division has

not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Silvia Banda, representative for property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Ibarra **TO APPROVE ITEM PZBA26-00027 PER STAFF RECOMMENDATION**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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6. PZBA26-00028: Lots 39 & 40, Block 109, Austin Terrace Third Supplementary Map as Amended of Government Hill Addition, City of El Paso, El Paso County, Texas
ADDRESS: 4652 Caples Circle
APPLICANT: Gwendolyn N West & Dorothy G Bailey
REPRESENTATIVE: Gwendolyn N West & Dorothy G Bailey
REQUEST: Special Exception B (Two or More Non-Conforming Lots) and K (In Existence Fifteen Years or More)
DISTRICT: 2
ZIPCODE: 79903
STAFF CONTACT: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

Pratika Banjara, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on June 3, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Gwendolyn West, property owner attended and answered questions from the board and agreed with staff recommendation.

Gail Bailey, property owner attended and agreed to staff recommendations

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA26-00028 PER STAFF RECOMMENDATION**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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7. PZBA26-00029: Lot 1, Block 2, Esplanada, City of El Paso, El Paso County, Texas
ADDRESS: 1000 Esplanada Cir.
APPLICANT: Jorge Luis Aguirre
REPRESENTATIVE: Xavier Escobedo
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 1
ZIPCODE: 79932

STAFF CONTACT: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

POSTPONED TO THE NEXT MEETING

8. Approval of Minutes: May 04, 2026

ACTION: Motion made by Board Member Loveridge, seconded by Board Member Bass
TO APPROVE MINUTES FOR MAY 04, 2026 and unanimously carried.

Motion Passed.

9. Adjournment

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

Motion Passed.

Chairman Bass adjourned the meeting at 2:55 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