



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
November 10, 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. Chairwoman Martha Aguayo present and presiding and the following Board Members and City Staff answered roll call.

BOARD MEMBERS PRESENT:

Heidi Avedician
Sairy Cohen
Martha Isabel Aguayo (Vice-Chairwoman)
Audrey Gutierrez
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

Justin Bass (Chair)
Gloria Franco Clark (joined virtually at 2:12 p.m.)

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

Alejandra Gonzalez, Planner, read the opening statement into the record.

Chairwoman 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 the following changes:

- Item 6 to be deleted
- Item 8 to be postponed until the next meeting

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

Motion Passed.

PUBLIC HEARING
REGULAR AGENDA:

1. Board Member Elections: Chair and Vice Chair

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

Motion Passed.

2. Adoption of 2026 Zoning Board of Adjustments Meeting Schedule

ACTION: Motion made by Board Member Thurmond-Bengtson **TO APPROVE SCHEDULE**, seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

- 3. PZBA23-00076** Lot 17 and a portion of Lot 16, Block 1, Shadow Mountain Heights Replat A, City of El Paso, El Paso County Texas
- ADDRESS: 433 Golden Spring Dr.
- APPLICANT: Stuart and Nancy Shiloff
- REPRESENTATIVE: George Halloul
- REQUEST: Special Exception B (Two or More Nonconforming Lots) And Special Exception K (In Existence Fifteen Years or More)
- DISTRICT: 1
- ZIPCODE: 79912
- STAFF CONTACT: Andrew Salloum, (915) 212-1603,
 SalloumAM@elpasotexas.gov

Andrew Salloum, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on October 31, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

George Halloul, representative attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Uribe **TO APPROVE ITEM PZBA25-00076 WITH STAFF RECOMMENDATION**, seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

.....

4. PZBA25-00019 Lot 15, Block 30, Cedar Grove Replat, City of El Paso,
El Paso County, Texas
ADDRESS: 205 Baywood Rd.
APPLICANT: Lizette Cobo
REPRESENTATIVE: Lizette Cobo
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 3
ZIPCODE: 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 October 30, 2025. Planning Division has received four (4) phone calls 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:

- That the overhang of the rear addition encroaching into the rear 5-ft utility easement be removed.
- The existing carport encroaching into the southerly side setback shall be modified or removed to comply with the zoning requirements of the El Paso City Code.

No property owner or representative was present to answer any questions of the board.

PUBLIC = NONE

ACTION: Motion made by Board Member Avedician **TO APPROVE ITEM PZBA25-00019 WITH STAFF RECOMMENDATION**, seconded by Board Member Cohen.

Motion passes

.....

5. PZBA25-00027 Lots 18, Block 2, Park North Subdivision, and a portion of
Block 81, Township 2, Section 14, City of El Paso, El Paso
County, Texas
ADDRESS: 3005 Park North Dr.
APPLICANT: Michael Ben and Norma J. Loustauanau
REPRESENTATIVE: Saul Anaya
REQUEST: Special Exception J (Carport Over a Driveway) and K (In
Existence Fifteen Years or More)
DISTRICT: 2
ZIPCODE: 79904
STAFF CONTACT: Blanca Perez, (915) 212-1561,
 PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on October 31, 2025. Planning Division has received four (4) calls in support to the request. Staff recommends approval with conditions of the exception request. The conditions are as follows:

- The carport shall resemble the main residence in scale and character.
- The carport shall be modified to comply with the side setback requirement.
- The carport shall be modified to comply with the maximum permitted area of 422 square feet, in accordance with Special Exception J criteria.

Michael Loustaunau, property owner attended and presented presentation.

ACTION: Motion made by Board Member Avedician **TO APPROVE EXTENSION OF PUBLIC SPEAKER TIME BY TWO (2) MINUTES**, seconded by Board Member Uribe.

Motion Passed.

PUBLIC = Frank Perry, Dr. and Mrs. Bridgette Rawson, Jerry McRae, and Dana Mills, spoke in support of this request.

ACTION: Motion made by Board Member Thurmond-Bengtson **TO APPROVE ITEM PZBA25-00027 WITH STAFF RECOMMENDATION**, seconded by Board Member Avedician.

Motion Passed.

.....

6. PZBA25-00032 Lot 1, Block 6, Enrique Franco Unit 1, City of El Paso,
El Paso County, Texas
ADDRESS: 8409 Hartford Dr.
APPLICANT: Justin and Jessica Holston
REPRESENTATIVE: Flores General Construction
REQUEST: Special Exception C (Rear yard setback, single-family
 residence)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Blanca Perez, (915) 212-1561,
 PerezBM@elpasotexas.gov

THIS ITEM HAS BEEN DELETED.

.....

7. PZBA25-00036 Lot #7, Block 23, East Gate Subdivision Unit 2, City of El Paso,
El Paso County, Texas
ADDRESS: 1746 Onizuka
APPLICANT: Eduardo & Terri Davila
REPRESENTATIVE: Eduardo & Terri Davila
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 6
ZIPCODE: 79936
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 October 29, 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:

- The carport shall resemble the main residence in scale and character and shall be open on three (3) sides.
- The mesh canopy in the side yard shall be removed.

Eduardo and Terri Davila, property owners attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Thurmond-Bengtson **TO APPROVE ITEM PZBA25-00036 WITH STAFF RECOMMENDATION WITH THE EMPHASIS ON THE MATERIALS OF THE HOME MUST BE USED TO ENCASE THE STRUCTURE SO THAT IT IS IN KEEPING WITH THE CHARACTER OF THE HOME ALLOWING THE USE OF A MESH TOP**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

.....

8. 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 POSTPONED TO NEXT MEETING.

.....

9. PZBA25-00041 A portion of Lot 36, Block 56, Pebble Hills Unit No. 8,
City of El Paso, El Paso County, Texas
ADDRESS: 3469 East Glen Drive
APPLICANT: Jason Readye
REPRESENTATIVE: Yancy Adan Quiñones
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 3
ZIPCODE: 79936
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 October 31, 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:

- The accessory storage structure located in the rear of the property shall be modified, relocated, or removed from the five-foot (5') utility easement area.

- The carport shall resemble the main home in scale and character.

Yancy Adan Quiñones, representative attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Thurmond-Bengtson **TO APPROVE ITEM PZBA25-00041 WITH STAFF RECOMMENDATION WITH THE MODIFICATION THAT THE SIDE SETBACK NOT BE APPROVED AND WITH THE ADDITION THAT THE MATERIALS ON THE STRUCTURE BE ON KEEPING WITH THE HOME AND THE SLOPE OF THE CANOPY BE IN ALIGNMENT WITH THE ROOF'S STRUCTURE TO BE IN KEEPING WITH THE CHARACTER OF THE HOME**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

.....

10. PZBA25-00044	Lot 43, Block 30, Castner Heights Unit 7, City of El Paso, El Paso County, Texas
ADDRESS:	4509 General Maloney Cir.
APPLICANT:	Rogelio and Luz Carrillo
REPRESENTATIVE:	Rogelio and Luz Carrillo
REQUEST:	Special Exception B (Two or more non-conforming lots)
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 October 31, 2025. Planning Division has received one (1) call of inquiry but 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:

- The existing porch shall remain open on three sides.
- The above ground pool shall be removed from 5' easement.

Roger Carrillo, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00044 WITH STAFF RECOMMENDATION**, seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

.....

11. PZBA25-00045	Lot 22, Block 359, Vista Del Sol Unit No. 78, City of El Paso, El Paso County, Texas
ADDRESS:	11765 Angelica Ct.
APPLICANT:	Eduardo and Yolanda Ochoa

REPRESENTATIVE: Eduardo and Pauline Ochoa
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 6
ZIPCODE: 79936
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 October 31, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Eduardo Ochoa, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Thurmond-Bengtson **TO APPROVE ITEM PZBA25-00045 WITH STAFF RECOMMENDATION**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

.....

12. PZBA25-00046 Lot 5, Block 7, Womble Subdivision, City of El Paso,
El Paso County, Texas
ADDRESS: 6220 Cleveland Ave.
APPLICANT: Jorge and Gloria Lara
REPRESENTATIVE: Jorge and Gloria Lara
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 2
ZIPCODE: 79905
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 October 31, 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 existing and proposed carports shall remain open on three sides.

Jorge and Gloria Lara, property owners attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00046 WITH STAFF RECOMMENDATION**, seconded by Board Member Thurmond-Bengtson and unanimously carried.

Motion Passed.

.....

13. PZBA25-00051 Lot #8, Block 5, Rim Road Addition, City of El Paso,
El Paso County, Texas
ADDRESS: 937 Rim Rd.
APPLICANT: George Salom Jr.
REPRESENTATIVE: Martina Lorey
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 8
ZIPCODE: 79902
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 October 29, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Martina Lorey, representative attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Thurmond-Bengtson **TO APPROVE ITEM PZBA25-00051 WITH STAFF RECOMMENDATION**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

.....

14. Approval of Minutes: September 8, 2025

ACTION: Motion made by Board Member Loveridge, seconded by Board Member Cohen **TO APPROVE MINUTES FOR SEPTEMBER 8, 2025** and unanimously carried.

Motion Passed.

.....

15. Adjournment

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

Motion Passed.

Vice Chairwoman Aguayo adjourned the meeting at 3:28 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:

A handwritten signature in blue ink, appearing to read "Luis Zamora", is written over a horizontal line.

Luis Zamora, Zoning Board of Adjustments Executive Secretary