



AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING

June 02, 2025

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: 775 076 00

If you wish to sign up to speak please contact Berenice Barron at 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. PBZA25-00003** A portion of Lot 15 and 16, Block 101, Government

[BC-731](#)

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

POSTPONED FROM MAY 5, 2025

2. **PZBA25-00012** A portion of Tract 30, Country Club Place, [BC-735](#)
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
POSTPONED FROM MAY 5, 2025
3. **PZBA25-00014** A portion of Tract 54, Cinecue Park, City of El [BC-732](#)
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
4. **PZBA25-00016** Lot 10, Block 145, Cielo Vista Park Unit CC, [BC-733](#)
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

5. **PZBA25-00017** Lot 8, Block 146, Cielo Vista Park Unit CC, [BC-734](#)
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

6. Approval of Minutes: May 5, 2025 [BC-736](#)

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 28th of May, 2025

By Berenice C. Barron, Administrative Assistant



Legislation Text

File #: BC-731, Version: 1

**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".

PBZA25-00003 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

**POSTPONI
MAY 5, 202**

4771 Cumberland

Zoning Board of Adjustment — June 2, 2025



CASE NUMBER: PZBA25-00003
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Patricia Beltran
REPRESENTATIVE: Jorge Limon
LOCATION: 4771 Cumberland Cir. (District 2)
ZONING: R-4/H (Residential/Historic)
REQUEST: Special Exception B (Two or More Nonconforming Lots) and Special Exception K (In Existence Fifteen Years or More)
PUBLIC INPUT: One (1) call of inquiry as of May 29, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) and Section 2.16.050 K (In Existence Fifteen Years or More) to permit a proposed home addition and allow to legalize an existing accessory structure in an R-4 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least two other neighboring properties and have existed for at least fifteen years. The condition is the following:

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

PZBA25-00003



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 home addition to the existing single-family dwelling, which would extend 4 feet 2 ¾ inches into the required side yard setback for 78 square feet of total encroachment. Additionally, the applicant is requesting a special exception to allow to legalize the construction of an existing accessory structure, which extends 11 feet 4 ¾ inches into the required rear yard setback and 5 feet into the required side yard setback of which 145 square feet of that structure encroach into the rear and side yard setbacks.

BACKGROUND: The minimum rear setback in the R-4 (Residential) zone district is 25 feet. For the subject property, a rear setback of 25 feet is required in order to meet the cumulative front and rear setback total of 45 feet in the R-4 (Residential) zone district. The minimum side setback requirement in the R-4 (Residential) zone district is 5 feet. Aerial imagery reveals that at least two other homes on the same block have similar side encroachments. The properties are located at 4744 Cumberland Circle (85 square feet side yard encroachment) and 4747 Cumberland Circle (295 square feet side yard encroachment).

According to records from the El Paso Central Appraisal District, the current owner has held the property since 2018. The main residence was constructed in 1937; however, the exact date of construction for the accessory structure is unknown. Aerial imagery from 2009 confirms that the accessory structure existed in its current location and condition at that time, indicating the encroachment has been present for over 15 years.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	No Change
Rear	25 feet	13 feet 7 ¼ inches
Cumulative Front & Rear	45 feet	33 feet 7 ¼ inches
Side (South)	5 feet	No Change
Side (North)	5 feet	0 feet
Cumulative Side	N/A	N/A

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA

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

Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;	Yes. Aerial photos and site visits confirm that two other homes on the same block have similar side setback encroachments.
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;	Yes. There are two other properties with structures built that encroach into their required side yard setback equal to or beyond the proposed encroachment of the subject property.
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

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:

Criteria	Does the Request Comply?
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. Neither the applicant nor owner were 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. Neither the applicant nor owner owned 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 April 25, 2025 to all property owners within 300 feet of subject property. The Planning Division has received one (1) call of inquiry but has not received any communications in support or opposition to the special exception request.

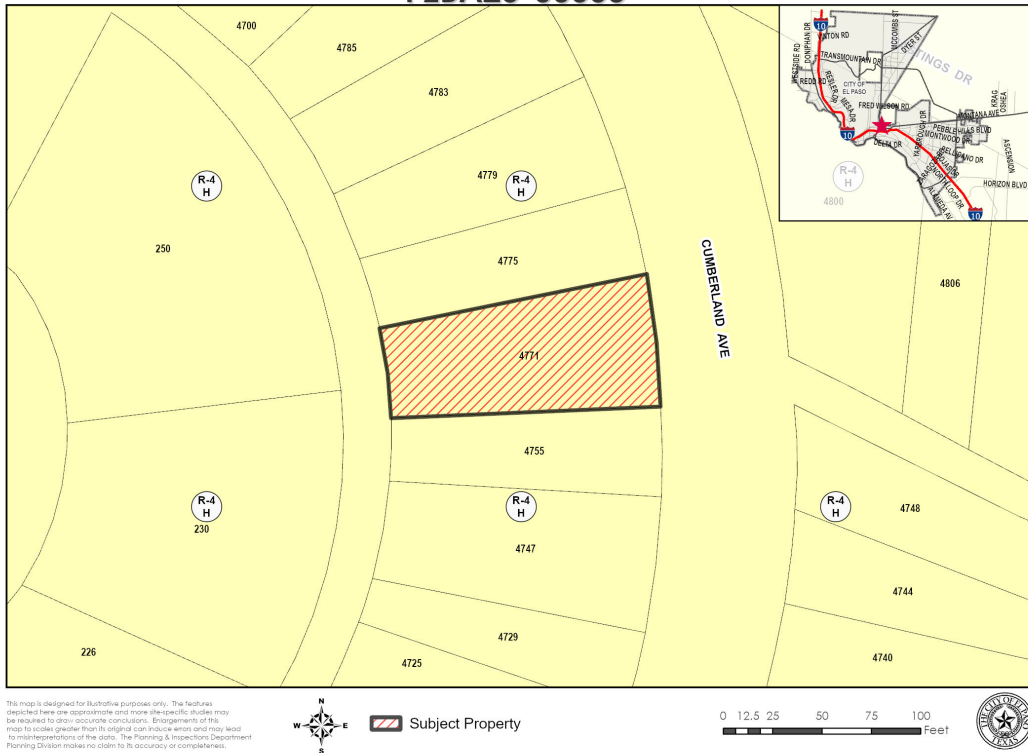
ZONING BOARD OF ADJUSTMENT OPTIONS:

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.
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.

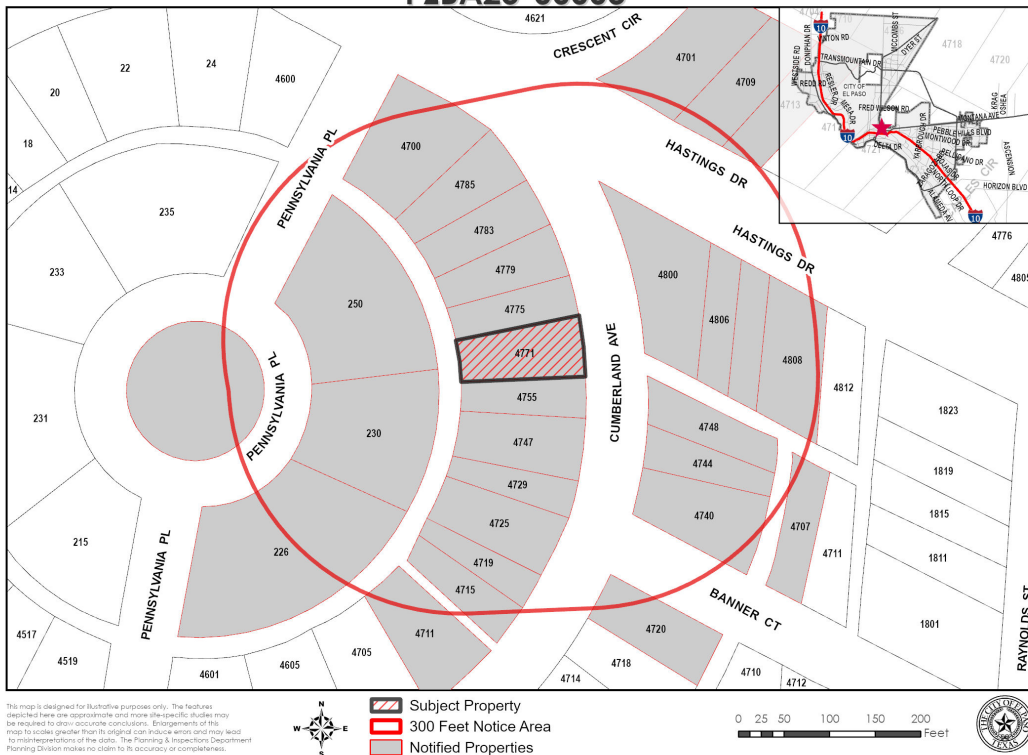
ZONING MAP

PZBA25-00003



NEIGHBORHOOD NOTIFICATION MAP

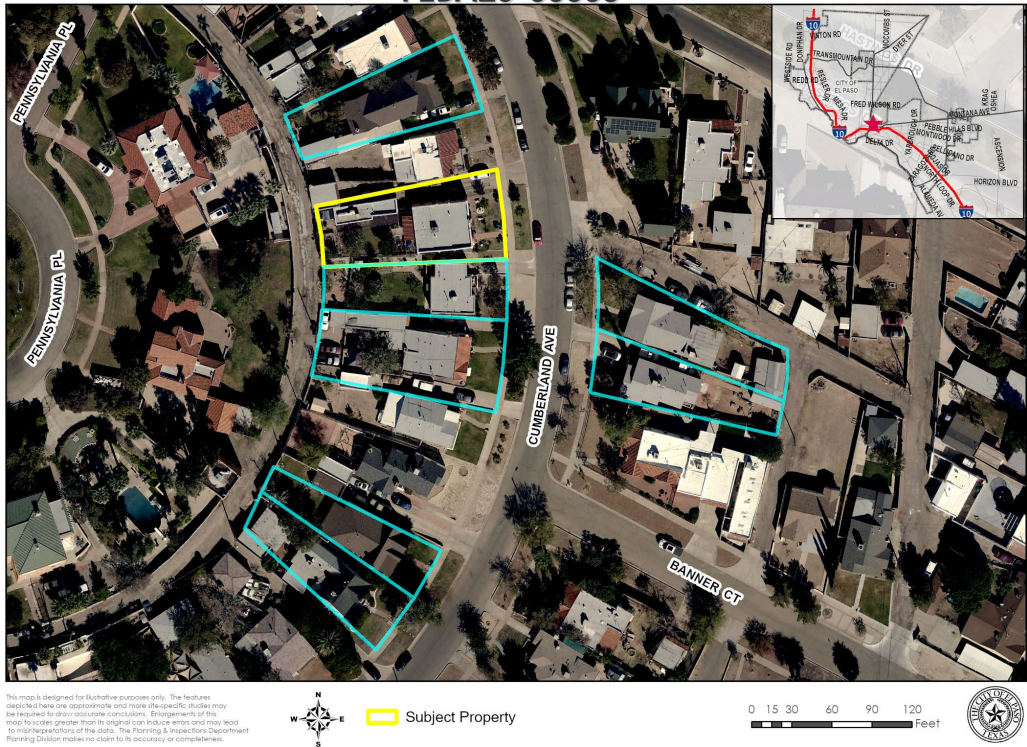
PZBA25-00003



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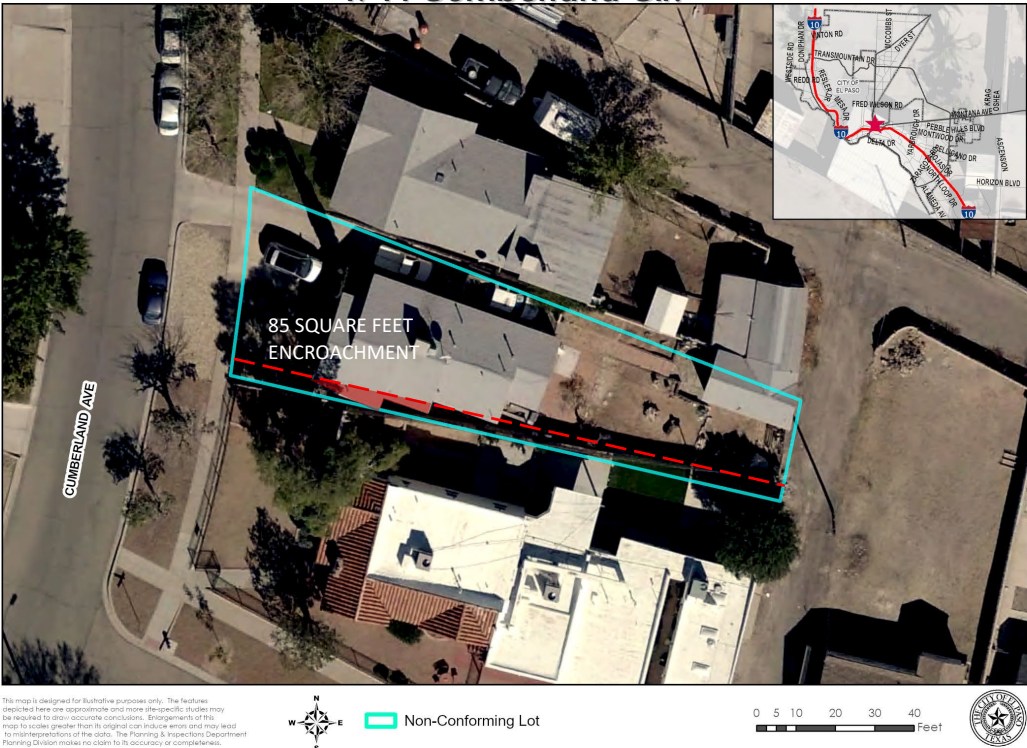
NONCONFORMING LOTS

PZBA25-00003



NONCONFORMING LOT 1

4744 Cumberland Cir.



NONCONFORMING LOT 2

4747 Cumberland Cir.



2009 AERIAL

PZBA25-00003 | 2009 Aerial





Legislation Text

File #: BC-735, Version: 2

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

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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

**POSTPONE
MAY 5, 2025**

601 Woodland

Zoning Board of Adjustment — June 2, 2025



CASE NUMBER: PZBA25-00012
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Rena Shea Herman
REPRESENTATIVE: Jonathan Prieto
LOCATION: 601 Woodland Ave. (District 1)
ZONING: R-1 (Residential)
REQUEST: Special Exception B (Two or More Non-Conforming Lots) and K (In Existence Fifteen Years or More)
PUBLIC INPUT: None received as of May 29, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Non-Conforming Lots) and K (In Existence Fifteen Years or More) to permit a proposed home addition and to allow to legalize an attached accessory structure in an R-1 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Pending.

PZBA25-00012



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 home addition to an existing single-family dwelling, 30 feet of which would extend into the required rear yard setback for a 1237 square foot area of total encroachment. Additionally, the applicant is requesting to allow to legalize an existing accessory structure, 15 feet of which would extend into the required side yard setback for a 270 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 64 feet to meet the cumulative front and rear setback of 100 feet in the R-1 (Residential) zone district. The minimum side setback is 15 feet to meet the cumulative side and side street setback of 40 feet in the R-1 (Residential) zone district. Aerial imagery indicates that at least two other homes on the same block show similar encroachments.

The current owner has owned the property since 2018 and the attached accessory structure is unknown since when it has been existent but based on aerial imagery, it goes far back and even further 2006. Based on a 2009 aerial imagery, the property existed back then as it does today, with the accessory structure in its current location.

The proposed addition will connect the main residence to the existing garage. The existing rear porch complies with Section 20.10.040 – Yards, which permits an unenclosed porch to extend up to 12 feet and 180 square feet into the required rear yard setback.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	36 feet	No Change
Rear	64 feet	33 feet 9 inches
Cumulative Front & Rear	100 feet	69 feet 9 inches
Side (Left)	25 feet	No Change
Side (Right)	15 feet	No Change
Cumulative Side	40 feet	No Change

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA

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

Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;	Yes. Aerial photos and site visits confirm that two other homes on the same block have similar rear yard encroachments.
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;	Yes. There are two other properties with single-family dwellings that encroach into their required rear setback beyond the existing encroachment of the subject property.
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

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:

Criteria	Does the Request Comply?
5. 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.
6. Neither the applicant nor current property owner is responsible for the construction of the encroachment;	Yes. Neither the applicant nor owner were responsible for the construction of the encroachment.
7. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built;	Yes. Neither the applicant nor owner owned the property at the time.
8. 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.
9. 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 April 24, 2025 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.

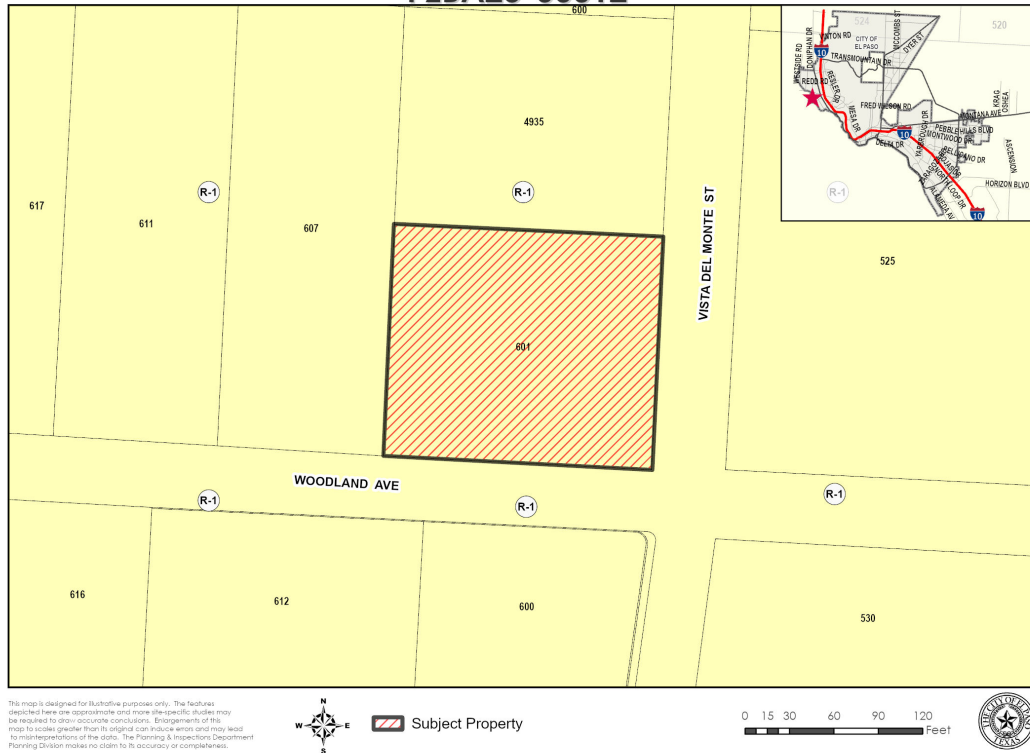
ZONING BOARD OF ADJUSTMENT OPTIONS:

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.
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.

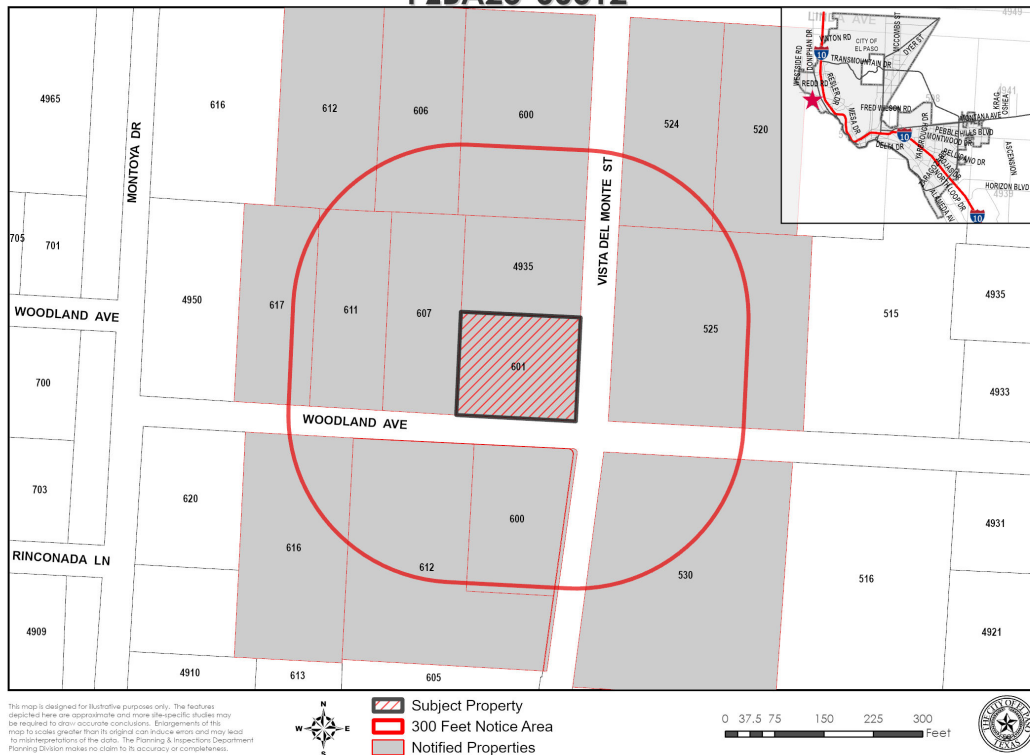
ZONING MAP

PZBA25-00012

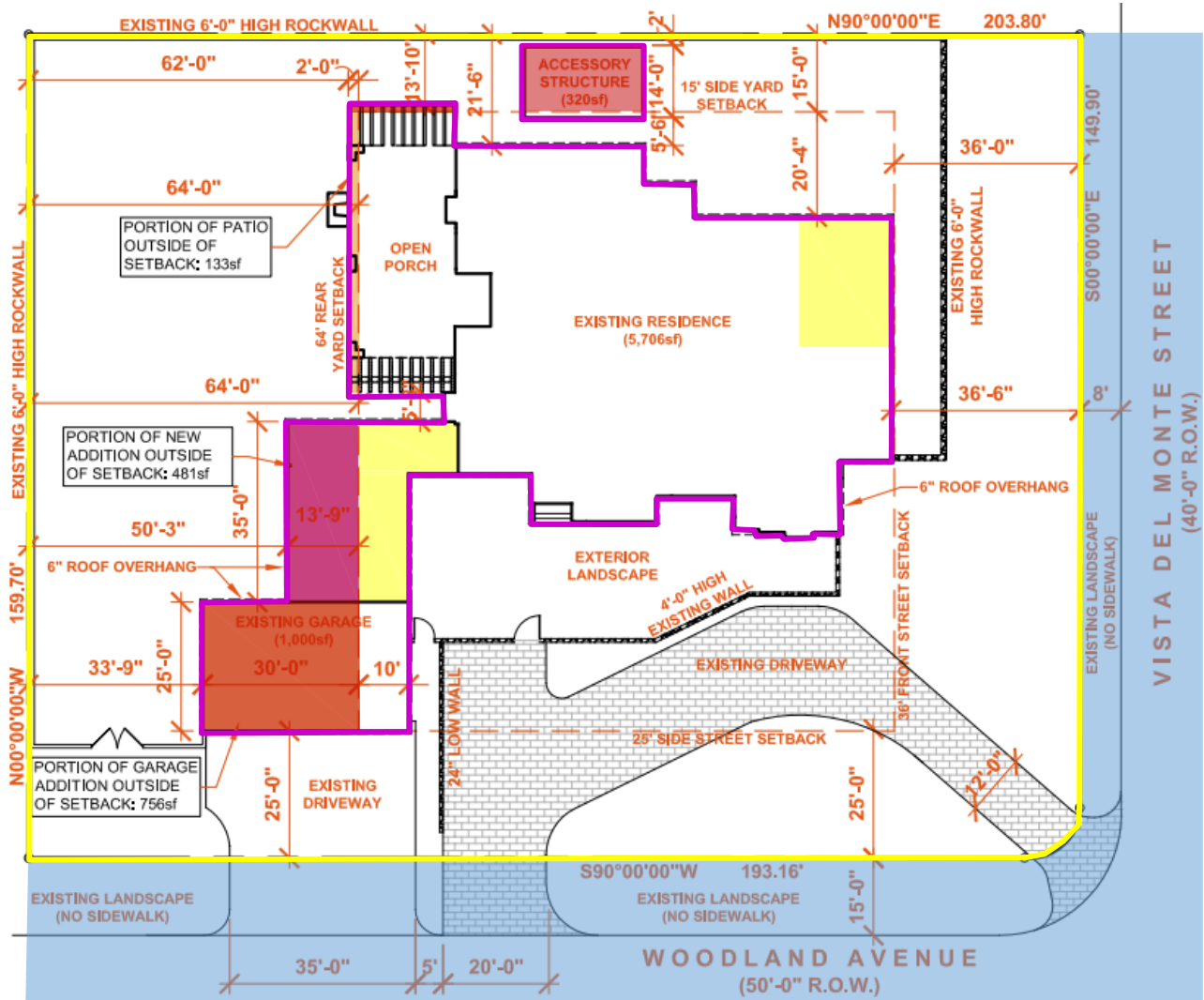


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00012

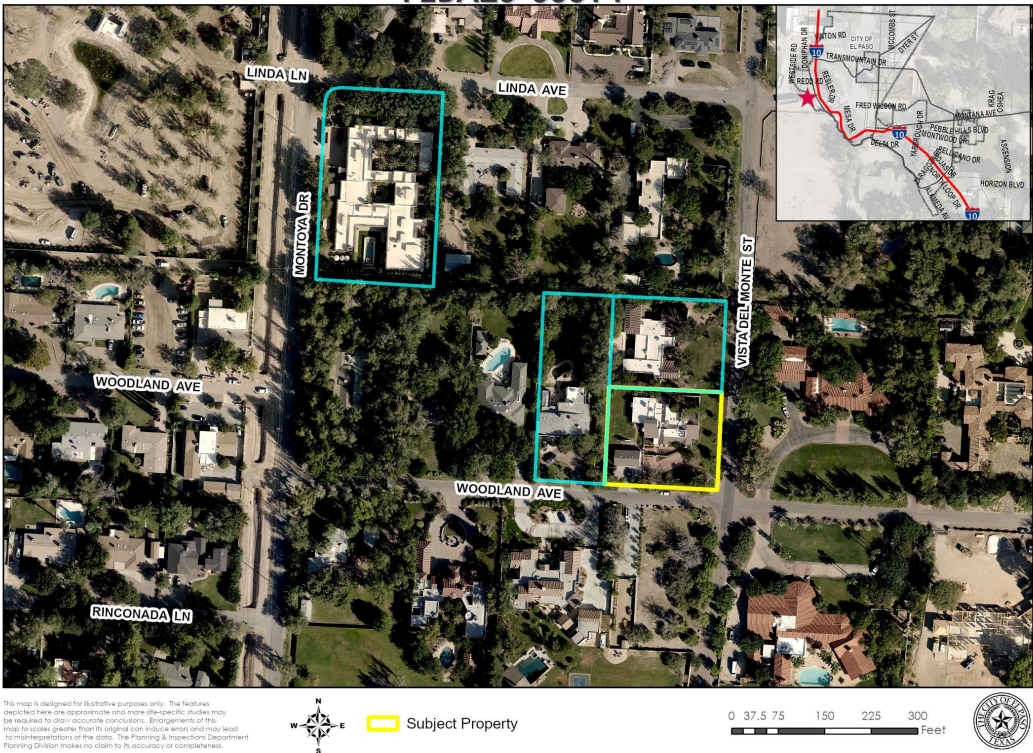


SITE PLAN



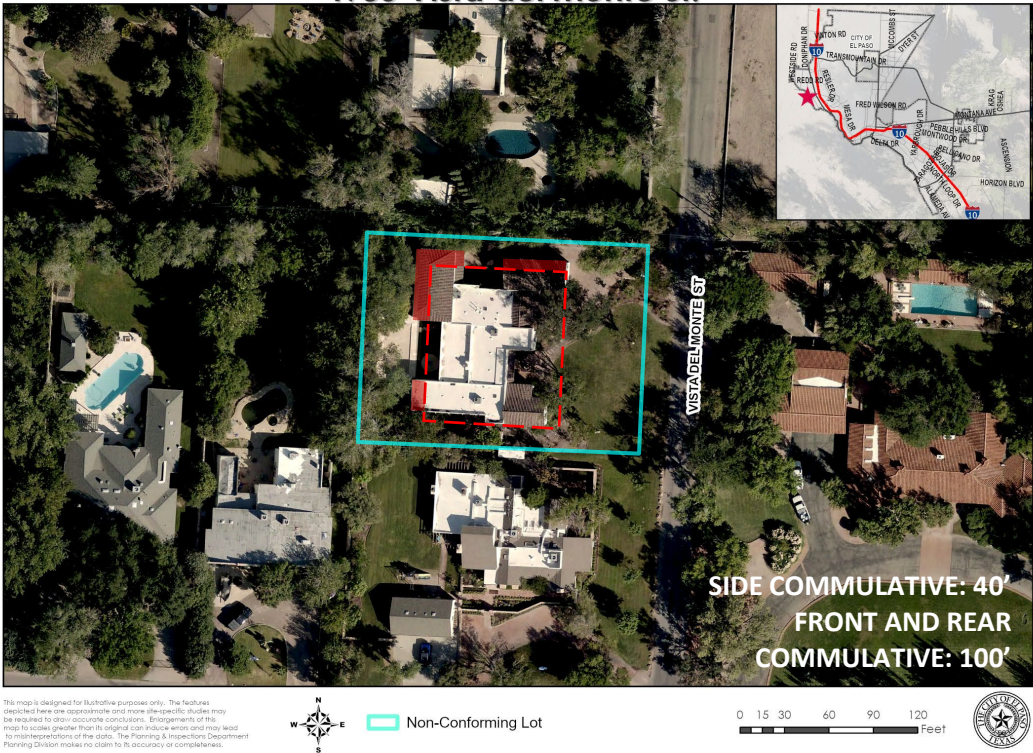
NONCONFORMING LOTS

PZBA25-00014



NONCONFORMING LOT 1

4935 Vista del Monte St.



NONCONFORMING LOT 2

616 Linda Ave.



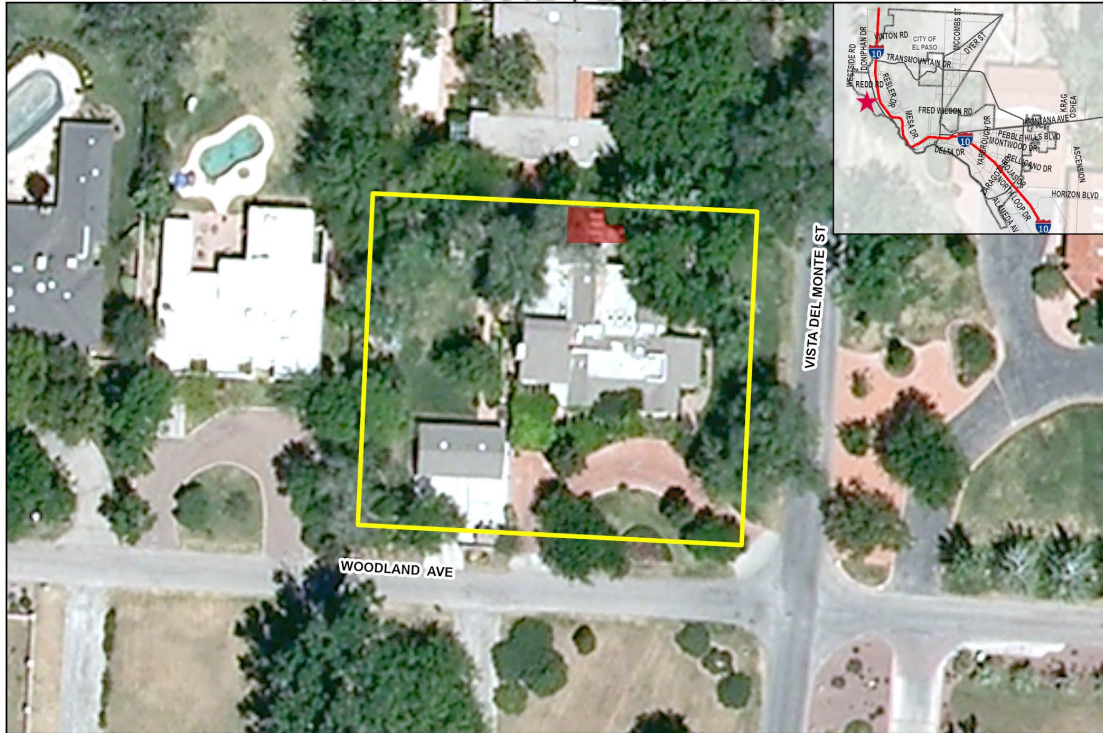
NONCONFORMING LOT 3

607 Woodland Ave.



2009 AERIAL

PZBA25-00012 | 2009 Aerial



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 error 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 12.5 25 50 75 100 Feet





Legislation Text

File #: BC-732, Version: 3

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

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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

8172 Lowd

Zoning Board of Adjustment — June 2, 2025



CASE NUMBER: PZBA25-00014
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Luis Armando and Leticia Urenda
REPRESENTATIVE: Luis Armando Urenda
LOCATION: 8172 Lowd Ave. (District 7)
ZONING: R-F (Ranch and Farm)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of May 29, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to permit a proposed new single-family dwelling in an R-F (Ranch and Farm) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least two other neighboring properties.

PZBA25-00014

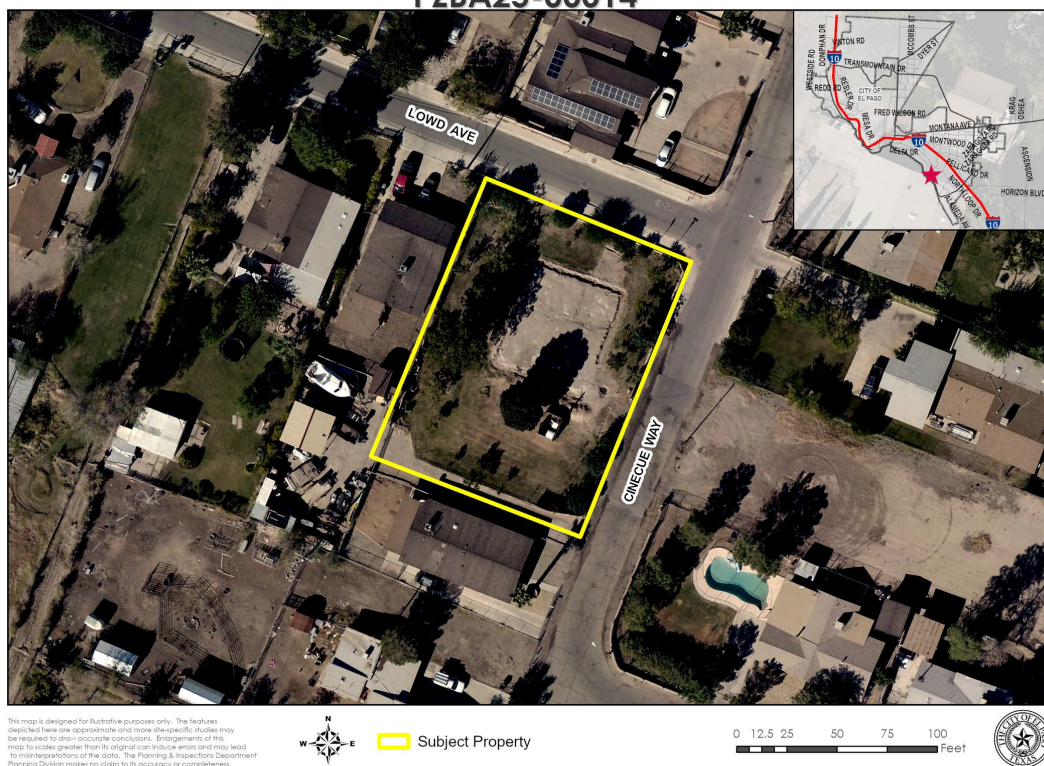


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed new single-family dwelling, which would extend 20 feet into the required front yard setback for 868 square feet of total encroachment.

BACKGROUND: The minimum front setback is 50 feet in the R-F (Ranch and Farm) zone district. Aerial imagery indicates that at least two other homes on the same block or abutting the street, and on the same zoning district show similar front yard encroachments. The properties are located at 8105 Lowd Avenue (approximately 1500 square foot front yard encroachment) and 8165 Starr Avenue (approximately 1150 square foot front yard encroachment).

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	50 feet	30 feet
Rear	50 feet	No Change
Cumulative Front & Rear	N/A	N/A
Side (West)	20 feet	No Change
Side (East)	25 feet	No Change
Cumulative Side	N/A	N/A

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA

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

Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;	Yes. Aerial photos and site visits confirm that two other homes on the same block have similar front yard encroachments in a R-F (Ranch and Farm) zone.
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;	Yes. There are two other properties with single-family dwellings that encroach into their required front setback beyond the existing encroachment of the subject property.
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

PUBLIC COMMENT: Public notice was sent on May 21, 2025 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:

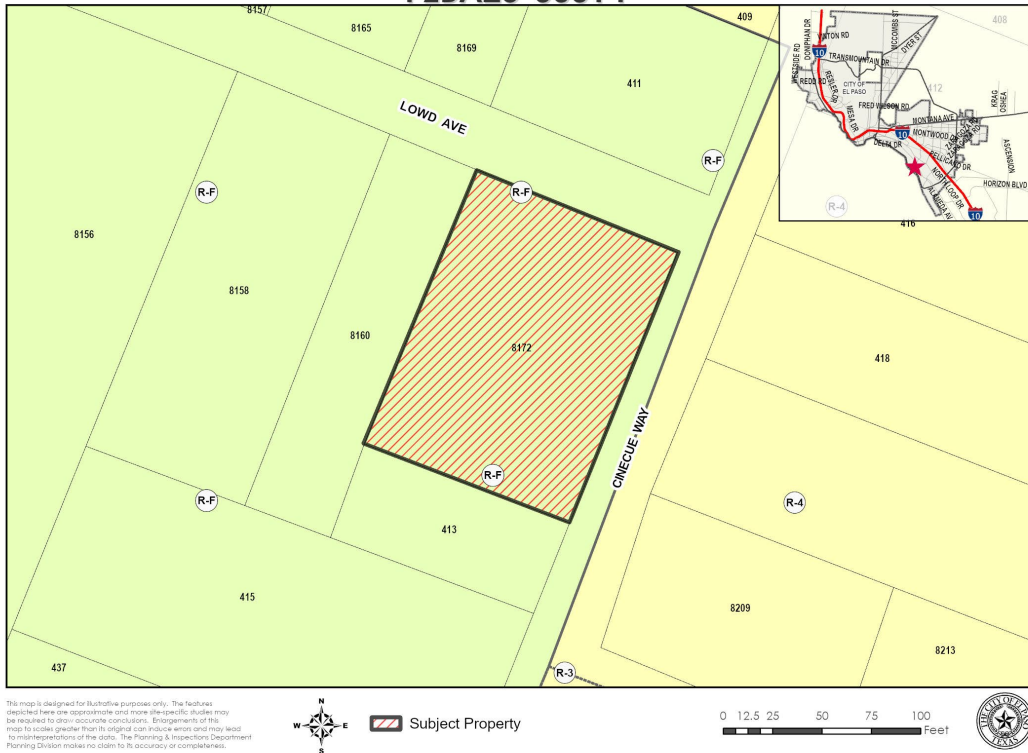
1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the

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.

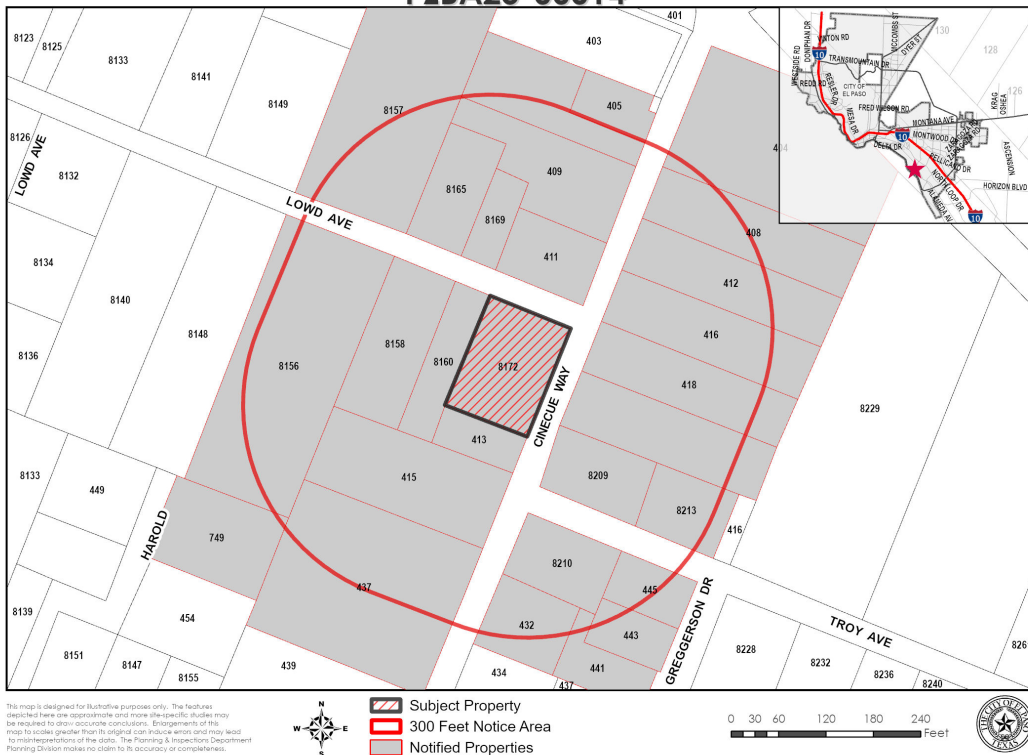
ZONING MAP

PZBA25-00014

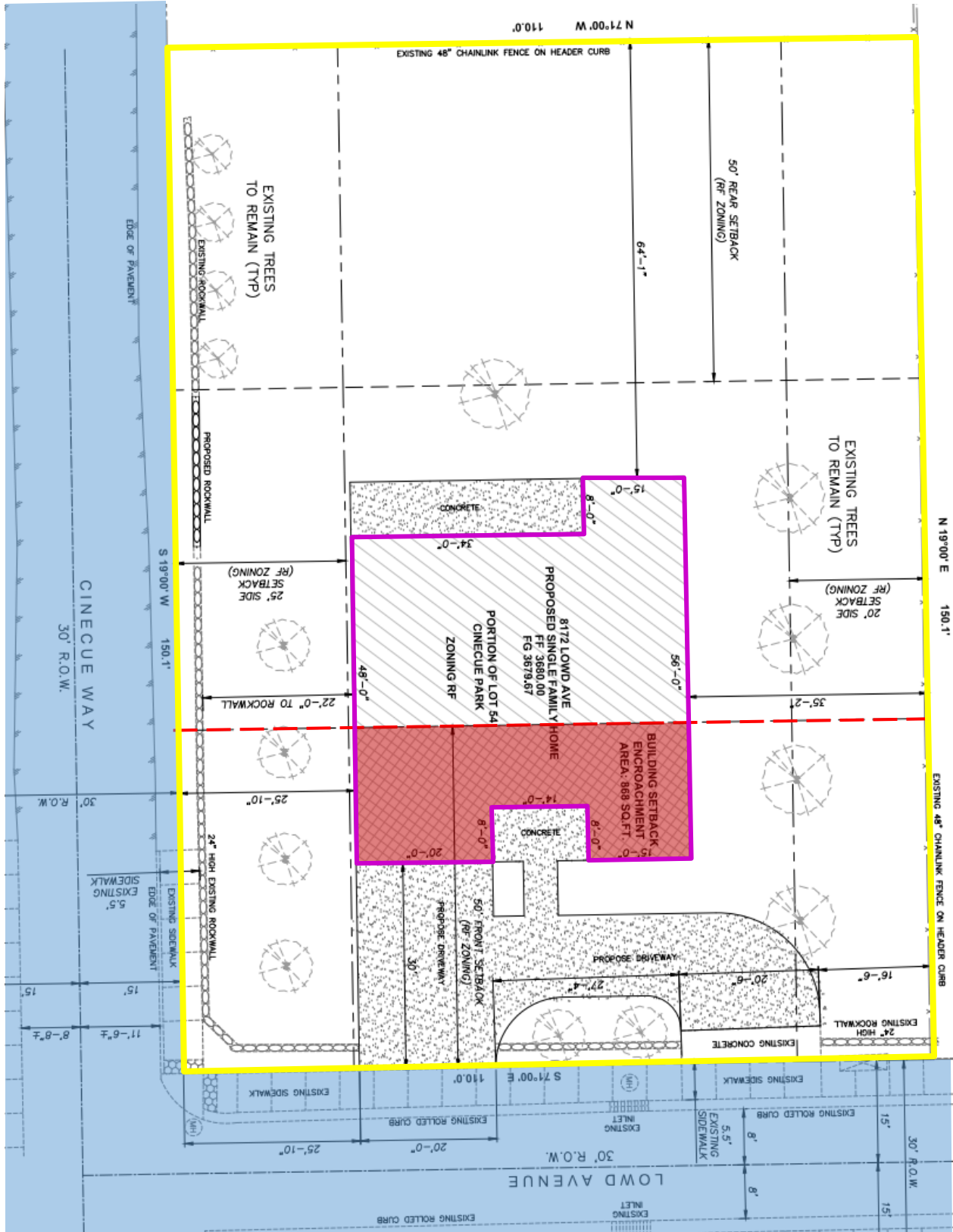


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00014

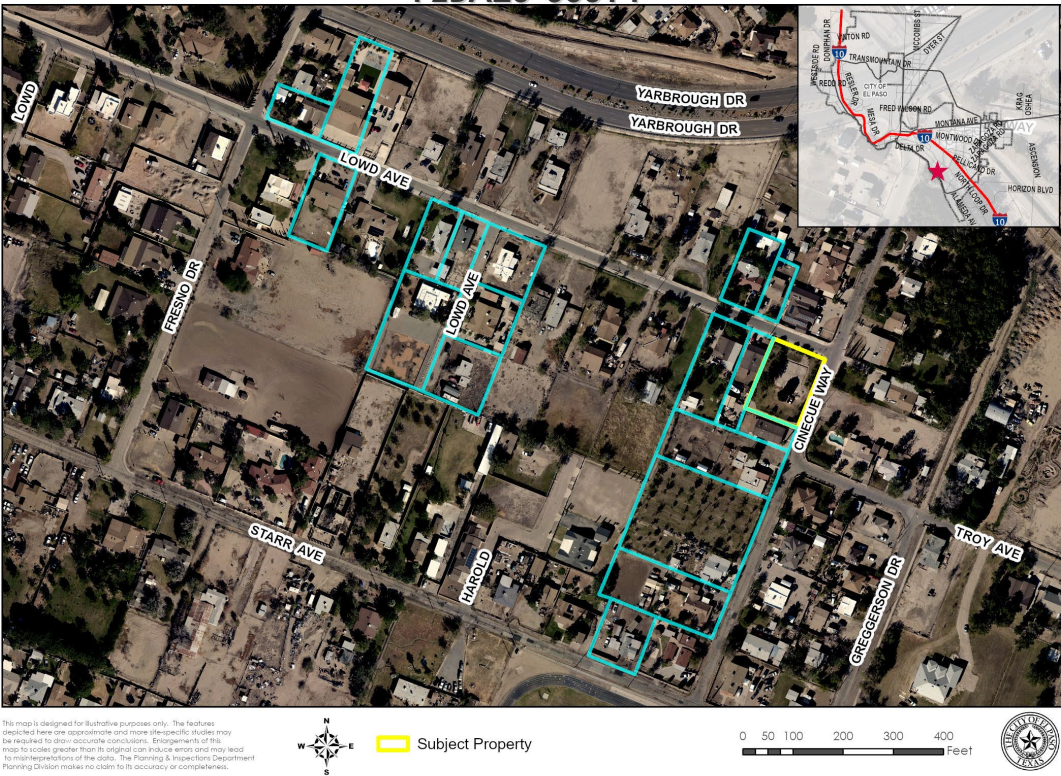


SITE PLAN



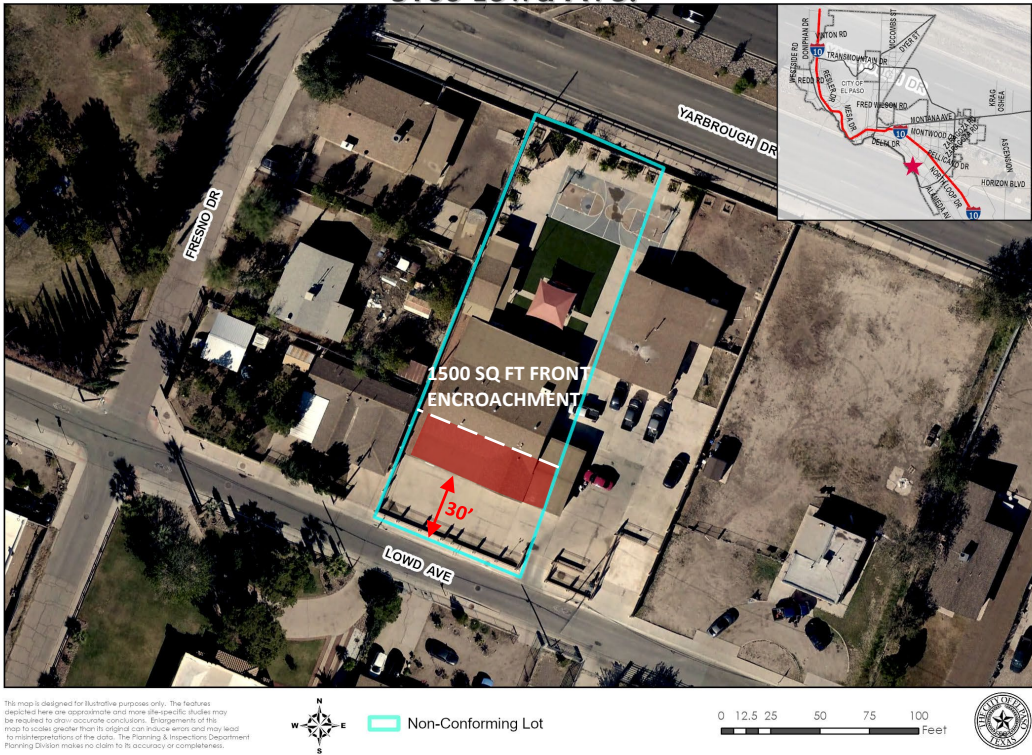
NONCONFORMING LOTS

PZBA25-00014



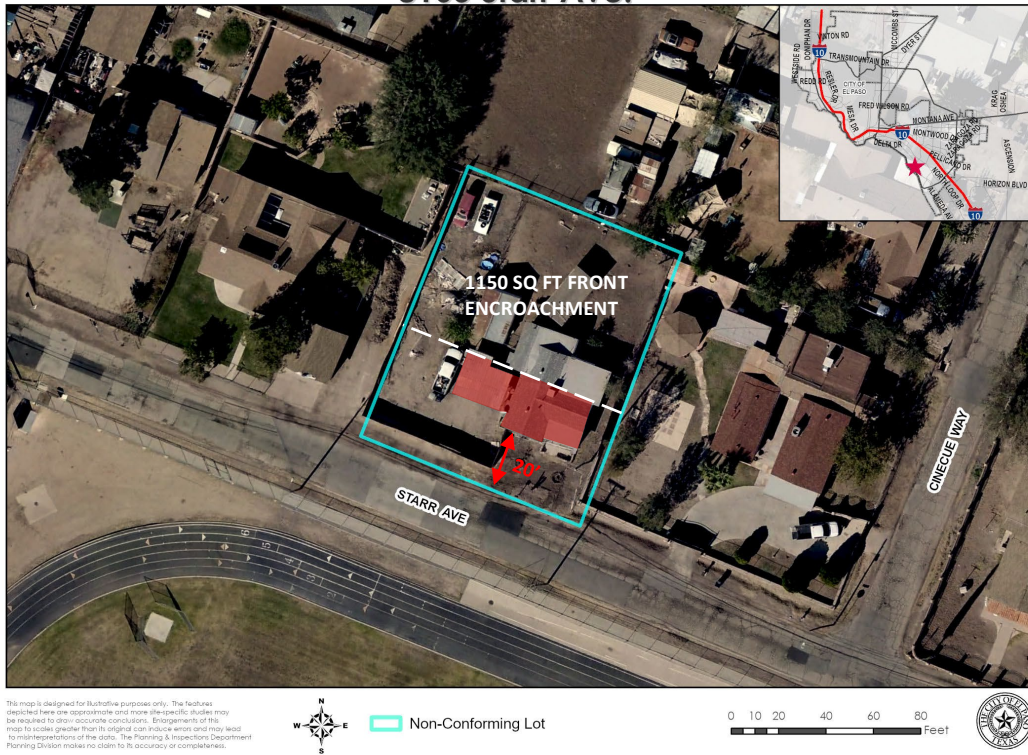
NONCONFORMING LOT 1

8105 Lowd Ave.



NONCONFORMING LOT 2

8165 Starr Ave.





Legislation Text

File #: BC-733, Version: 2

**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".

PZBA25-00016	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

1337 Backus

Zoning Board of Adjustment — June 2, 2025



CASE NUMBER: PZBA25-00016
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Jorge Rodriguez
REPRESENTATIVE: Vanessa Duran
LOCATION: 1337 Backus St. (District 3)
ZONING: R-4 (Residential)
REQUEST: Special Exception J (Carport Over a Driveway)
PUBLIC INPUT: One (1) phone call of inquiry received as of May 29, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 J (Carport Over a Driveway) to allow to legalize an existing carport over a driveway in an R-4 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the special 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 feet side yard setback be removed.

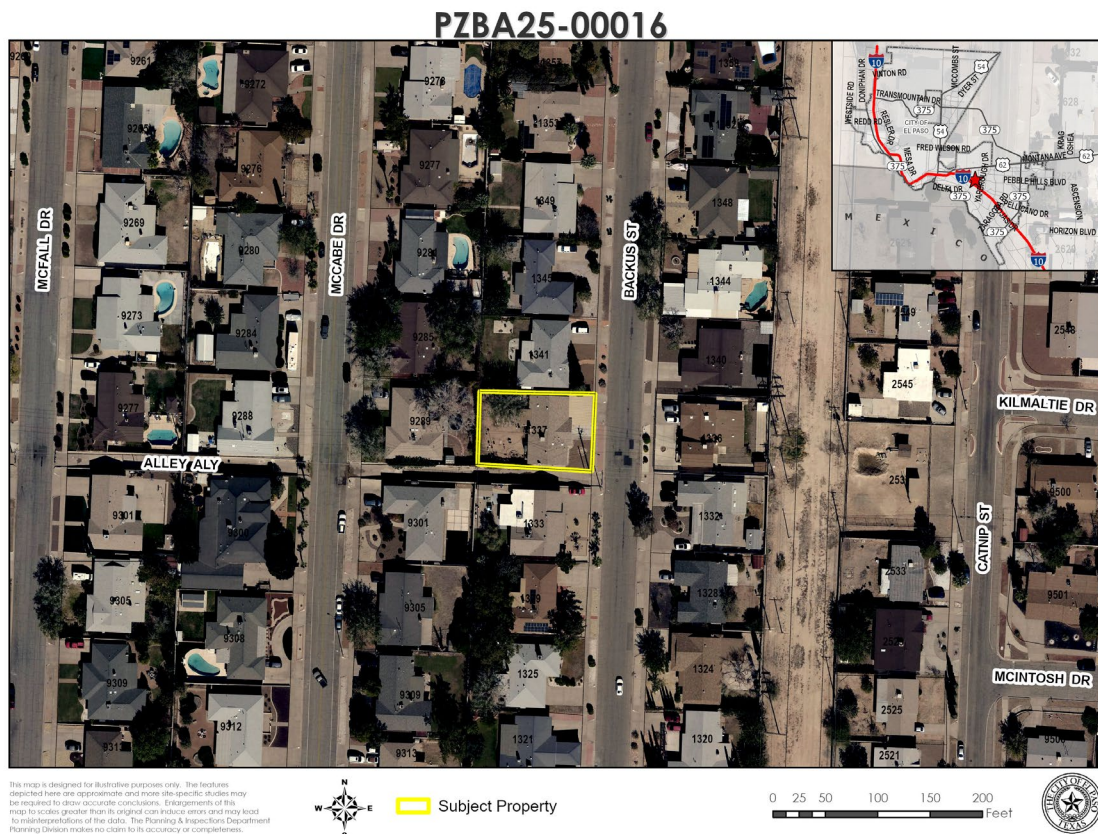


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing carport of approximately 25 feet 11 inches by 23 feet 7 inches and an area of 604.04 square feet, of which 236.32 square feet encroaches 9 feet into the front yard setback and is located to within 1 foot of the front property line.

BACKGROUND: The minimum front setback is 10 feet in the R-4 (Residential) zone district. The required rear setback for the subject property is 35 feet to meet the cumulative front and rear setback of 45 feet in the R-4 (Residential) zone district. Based on El Paso Central Appraisal District records, the single-family home was built in 1969 and the encroachment was built in 2023 by the current owner. The request is due to a code enforcement citation that was issued on December 17, 2024. The portion of the carport that encroaches into the 5-foot side setback will be removed.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	10 feet	1 foot
Rear	35 feet	35 feet
Cumulative Front & Rear	45 feet	36 feet
Side (North)	5 feet	No Change
Side (South)	5 feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS FOR CARPORT:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	333.6 Square Feet	1/5 of 1668 Sq. Ft. (House 1 st floor area)
Requested Area of Encroachment	236.32 Square Feet	9 Feet by 25 Feet 11 Inches (Encroachment only)

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.J CRITERIA

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

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:

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 236.32 square feet is less than the maximum allowed area of 333.6 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

PUBLIC COMMENT: Public notice was sent on May 23, 2025 to all property owners within 300 feet of the subject property. The Planning Division has received one (1) phone call of inquiry but no communications in support or opposition to the special exception request.

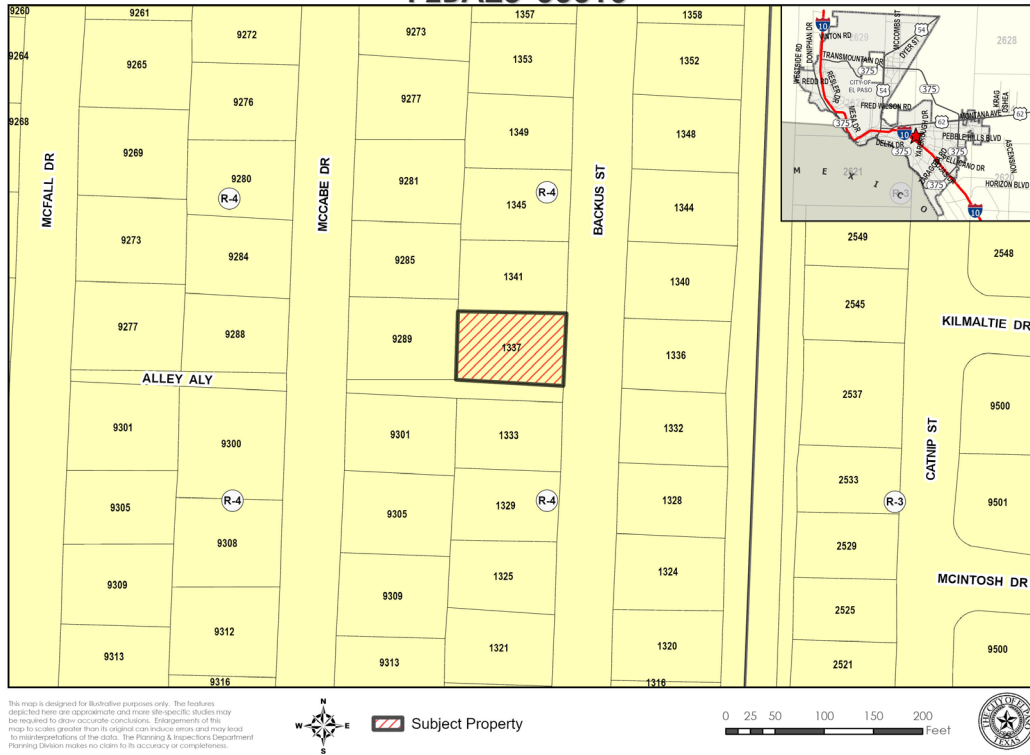
ZONING BOARD OF ADJUSTMENT OPTIONS:

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.
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.

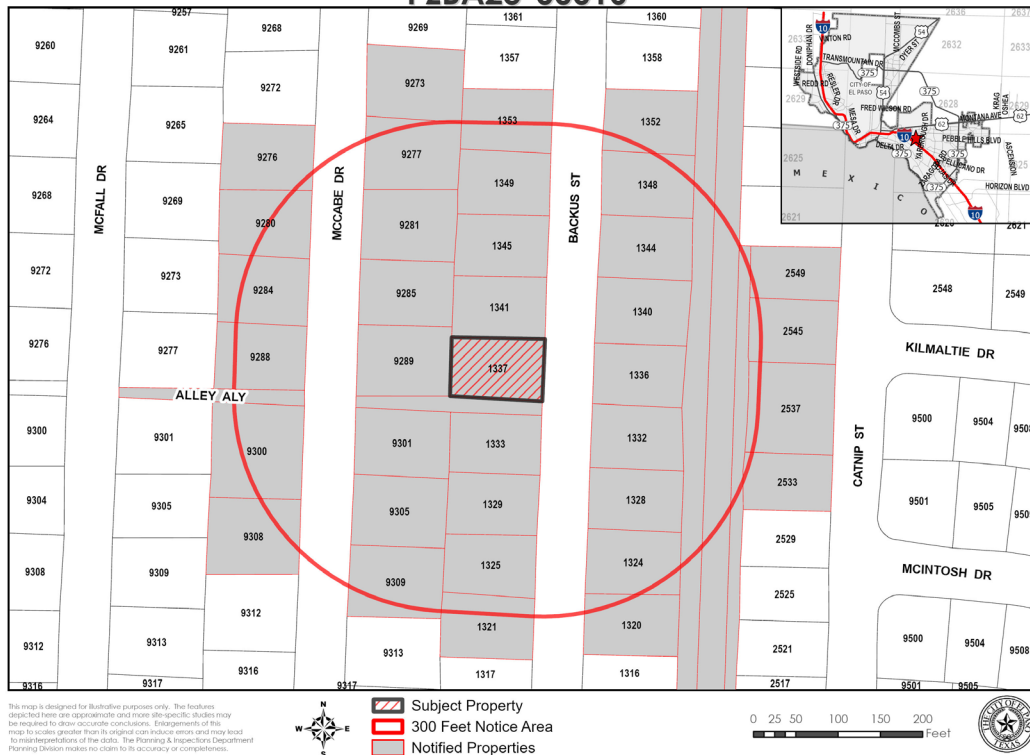
ZONING MAP

PZBA25-00016

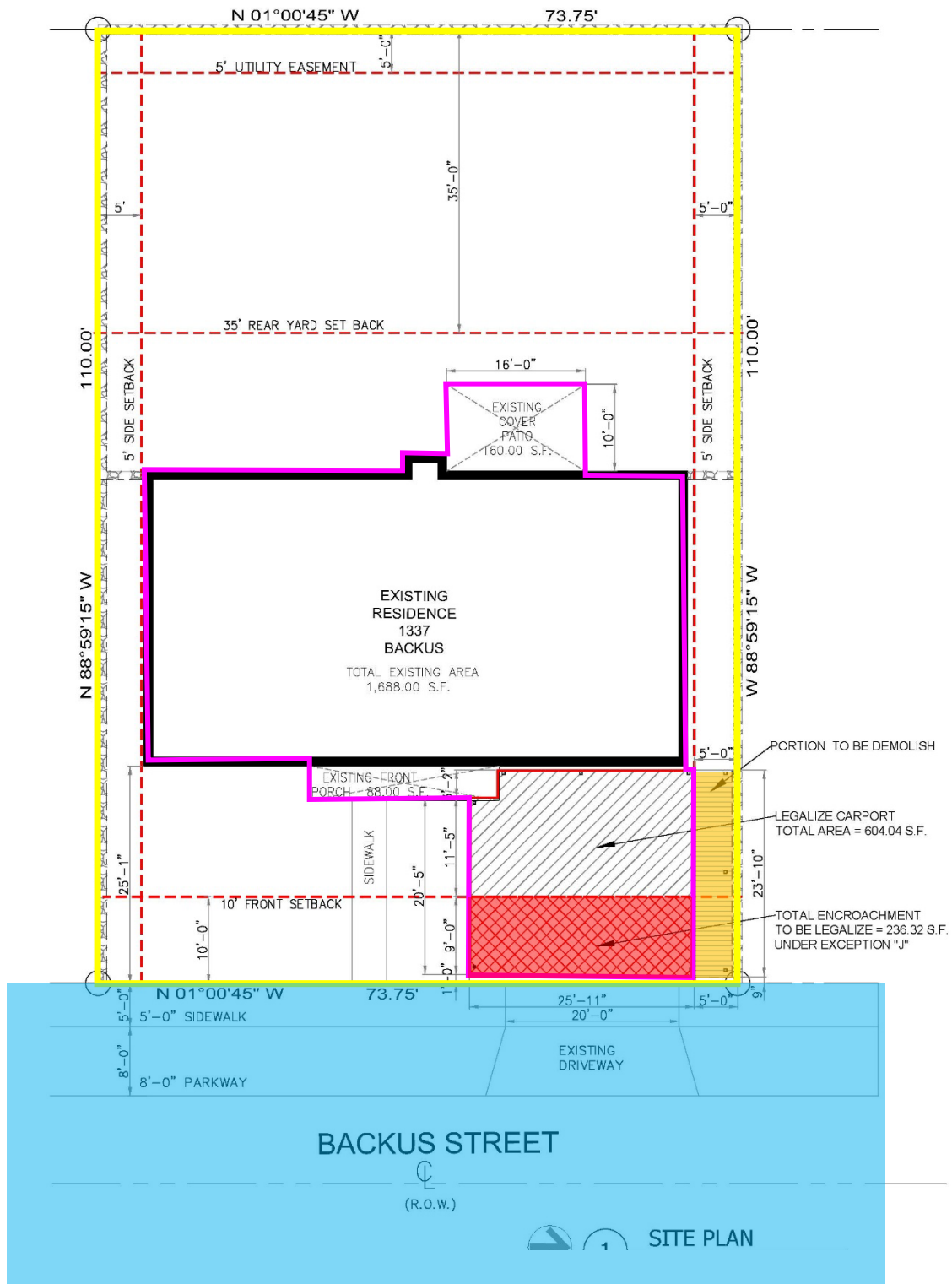


NEIGHBORHOOD NOTIFICATION MAP

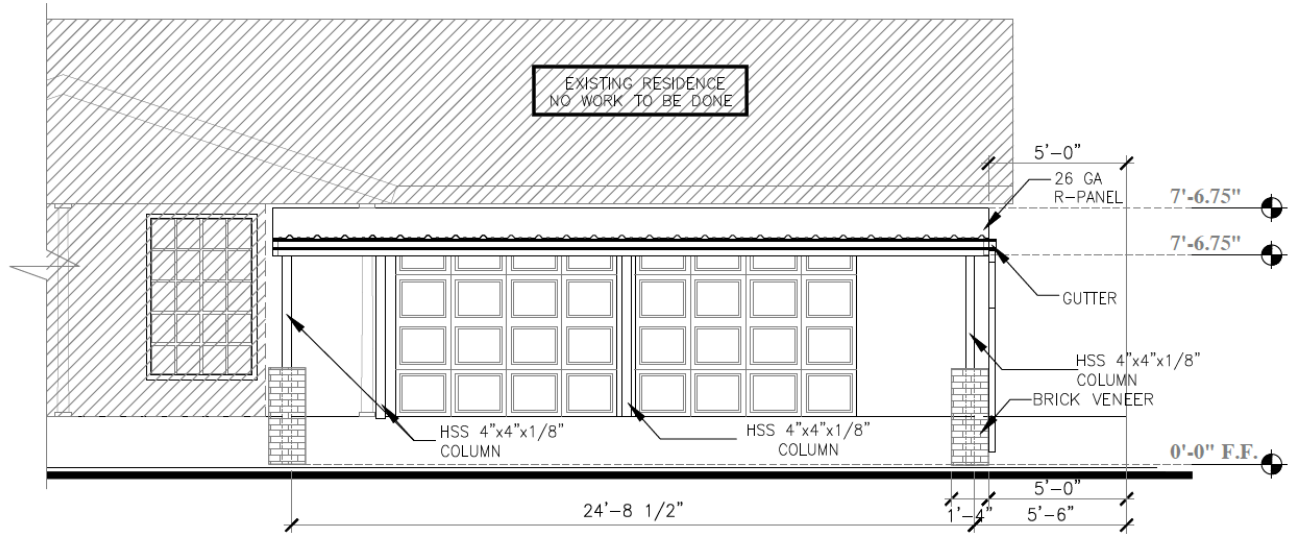
PZBA25-00016



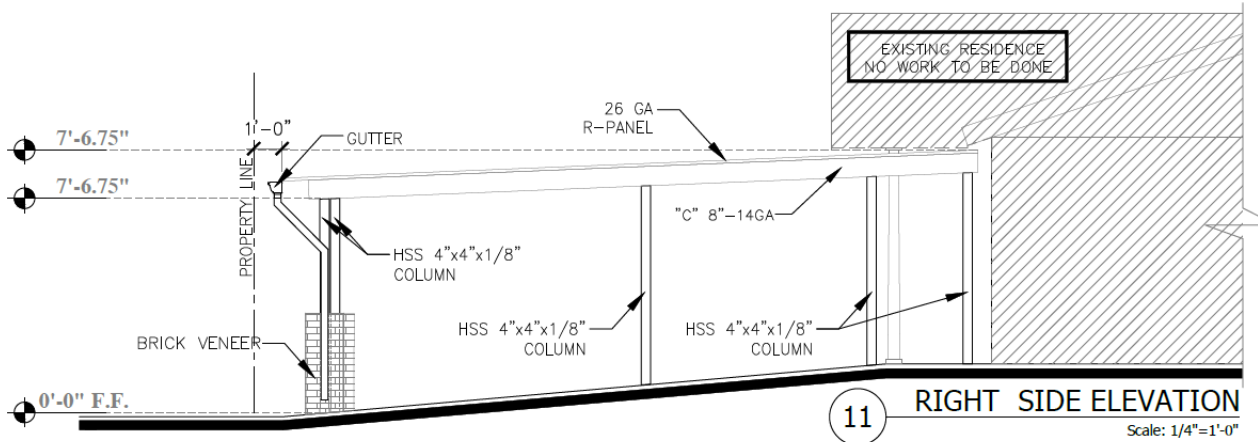
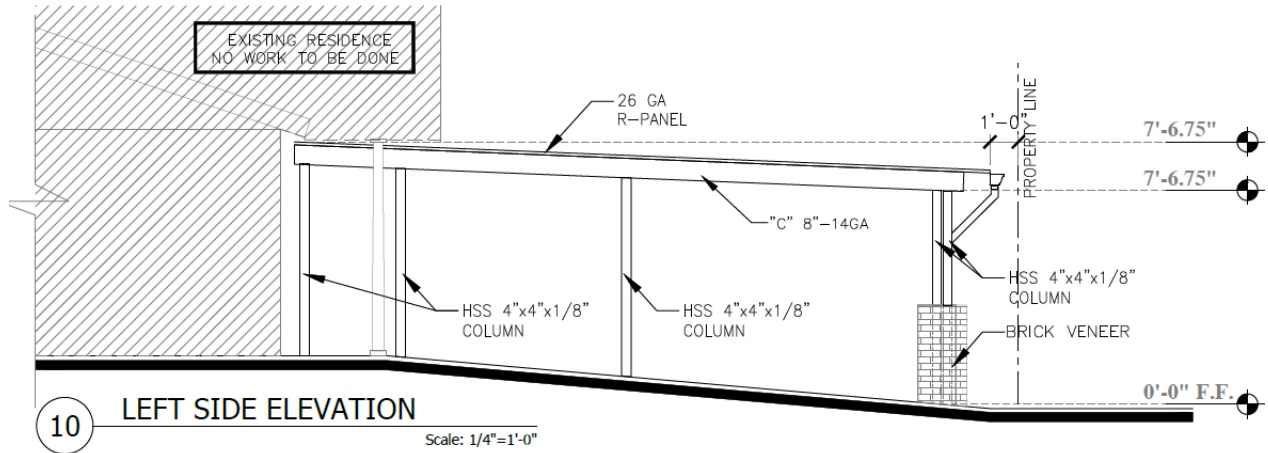
SITE PLAN



ELEVATION 1



ELEVATION 2





Legislation Text

File #: BC-734, Version: 2

**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".

PZBA25-00017 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

1344 Backus

Zoning Board of Adjustment — June 2, 2025



CASE NUMBER: PZBA25-00017
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Lourdes G. Alvarez
REPRESENTATIVE: Vanessa Duran
LOCATION: 1344 Backus St. (District 3)
ZONING: R-4 (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots) & Special Exception K (In Existence Fifteen Years or More)
PUBLIC INPUT: One (1) phone call of inquiry received as of May 29, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) and Section 2.16.050 K (In Existence Fifteen Years or More) to allow to legalize an existing carport, a rear covered patio, a gazebo and the addition of the single-family home in an R-4 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the special exception requests as the requested encroachments are less than the encroachments into those setbacks already present on at least two other neighboring properties and has been in existence for more than fifteen (15) years. The conditions are as follows:

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

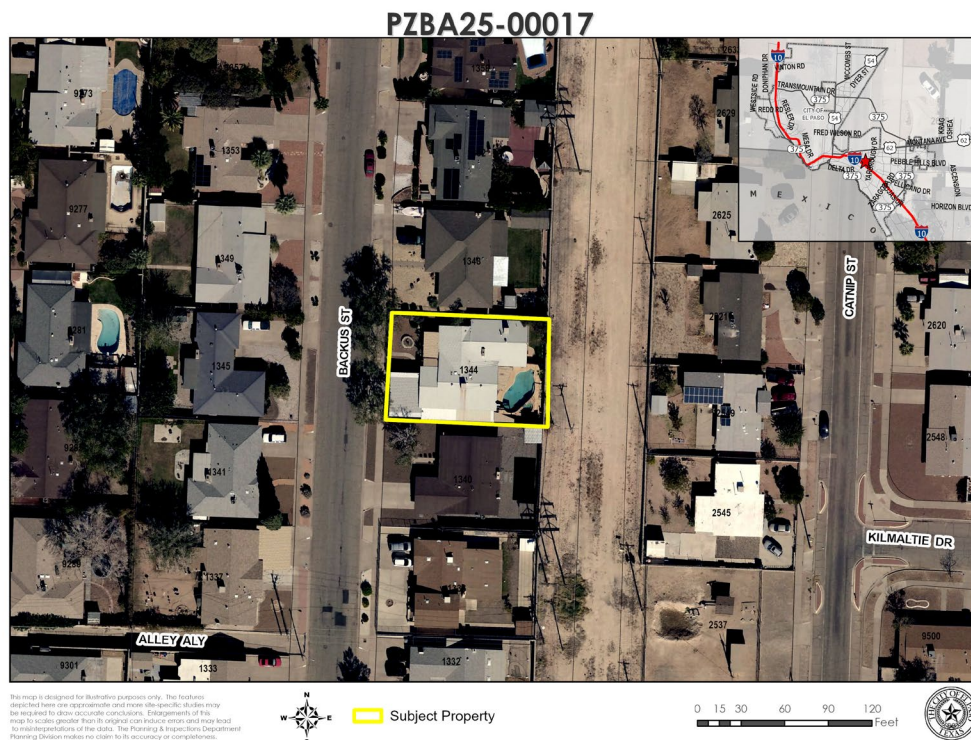


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting the two (2) special exceptions to allow to legalize the construction of an existing carport, rear covered patio, gazebo and a rear addition. The carport extends 7 feet 1 ½ inches into the required front yard setback for 191.27 square feet of total encroachment, the rear covered patio extends 12 feet 3 ½ inches into the rear yard setback for a total encroachment area of 124.65 square feet, the gazebo encroaches 14.36 square feet into the rear yard setback and 51.24 square feet into the side yard setback. The applicant is also requesting a special exception to allow to legalize the existing addition encroaching 20 feet into the rear yard setback for a total encroachment area of 560 square feet.

BACKGROUND: The minimum front setback is 10 feet in the R-4 (Residential) zone district. The required rear setback for the subject property is 35 feet to meet the cumulative front and rear setback of 45 feet in the R-4 (Residential) zone district. The existing single-family home was built in 1970. The carport was constructed in 2021, while the rear covered patio and rear gazebo were built in 2017 by the current owner. The request is due to a code enforcement citation that was issued on December 17, 2024. The encroachments of the carport and single-family home into the southerly side setback will be removed.

Based on 2009 aerial imagery, the 560 square foot encroachment of the addition into the rear 35-foot rear yard setback existed back then as it does today and was not built by the current owner.

Aerial photographs indicate that there are six (6) other properties on the same block and abutting the street that contain structures in their front, rear and side yard setbacks. 1337 Backus Street has a carport with an encroachment area of 236.32 square feet and 1321 Backus Street has a carport with an encroachment area of 206.75 square feet, which obtained approval from the Zoning Board of Adjustment (ZBA) in 1977. 1361 Backus Street has a rear patio encroachment area of 159.48 square feet and 1348 Backus Street has a rear patio encroachment of 248.10 square feet. 1353 Backus Street has patio encroachment into the 5-foot side yard setback of 73.04 square feet and 1304 Backus Street has an addition encroachment into the 5-foot side yard setback of 126.59 square feet.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	10 feet	2 feet 11 inches
Rear	35 feet	15 feet
Cumulative Front & Rear	45 feet	17 feet 11 inches
Side (North)	5 feet	No Change
Side (South)	5 feet	0 feet
Cumulative Side	N/A	N/A

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA

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

Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;	Yes. Through aerial photos and site visits, it was established that there are six (6) properties with non-conforming structures located in the front, rear and side yard setbacks.
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;	Yes. 1337 and 1321 Backus Street have additions that extend into their respective front yard setbacks, 1361 and 1348 Backus Street have additions that extend into their respective rear yard setbacks and 1353 and 1304 Backus have additions that also extend into their side yard setbacks are in the same nature as the subject property.
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming	Yes. Only applicable lots are being considered.

lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.	
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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:

Criteria	Does the Request Comply?
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. Neither the applicant nor owner were 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. Neither the applicant nor owner owned 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 May 23, 2025 to all property owners within 300 feet of subject property. The Planning Division has received one (1) phone call of inquiry but no communications in support or opposition to the special exception request.

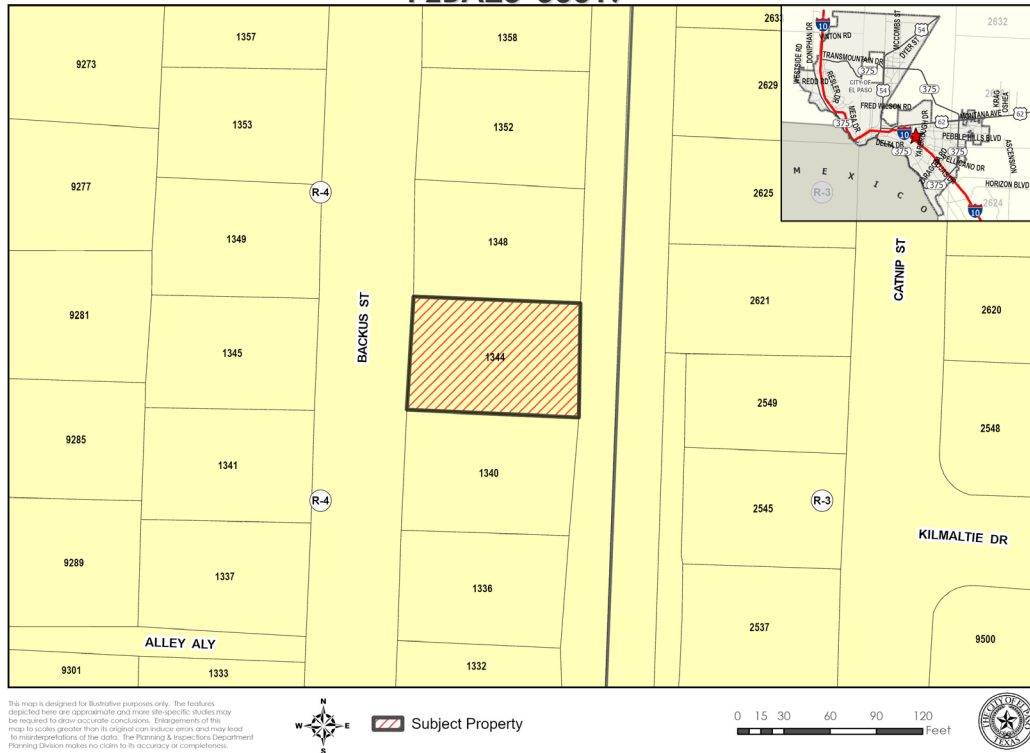
ZONING BOARD OF ADJUSTMENT OPTIONS:

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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.

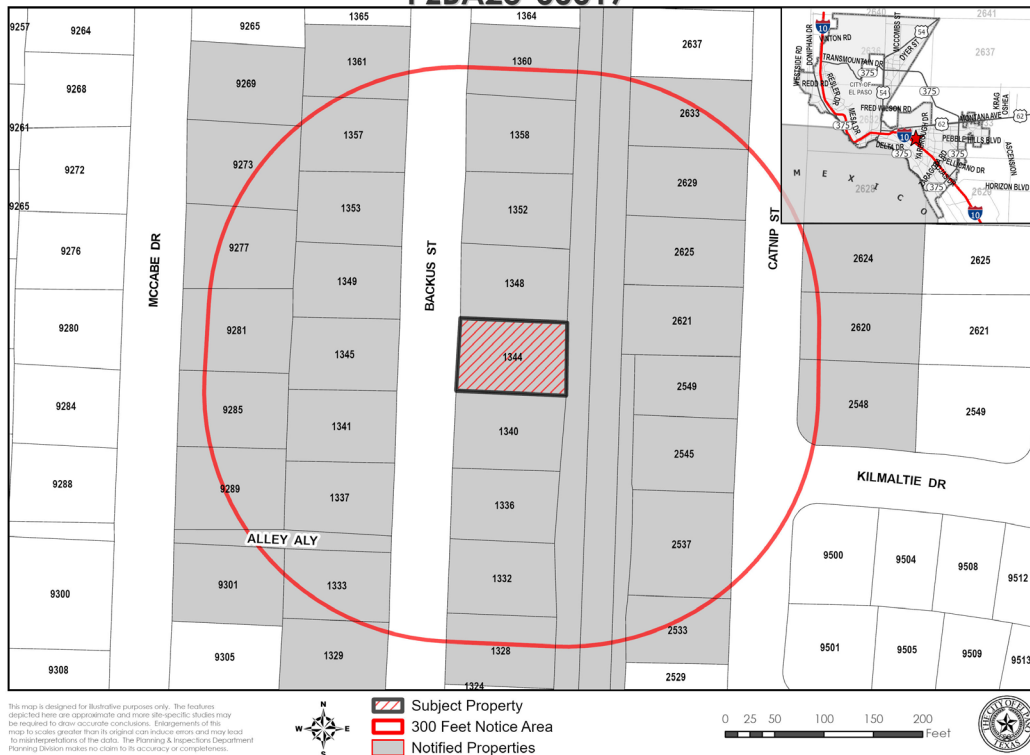
ZONING MAP

PZBA25-00017

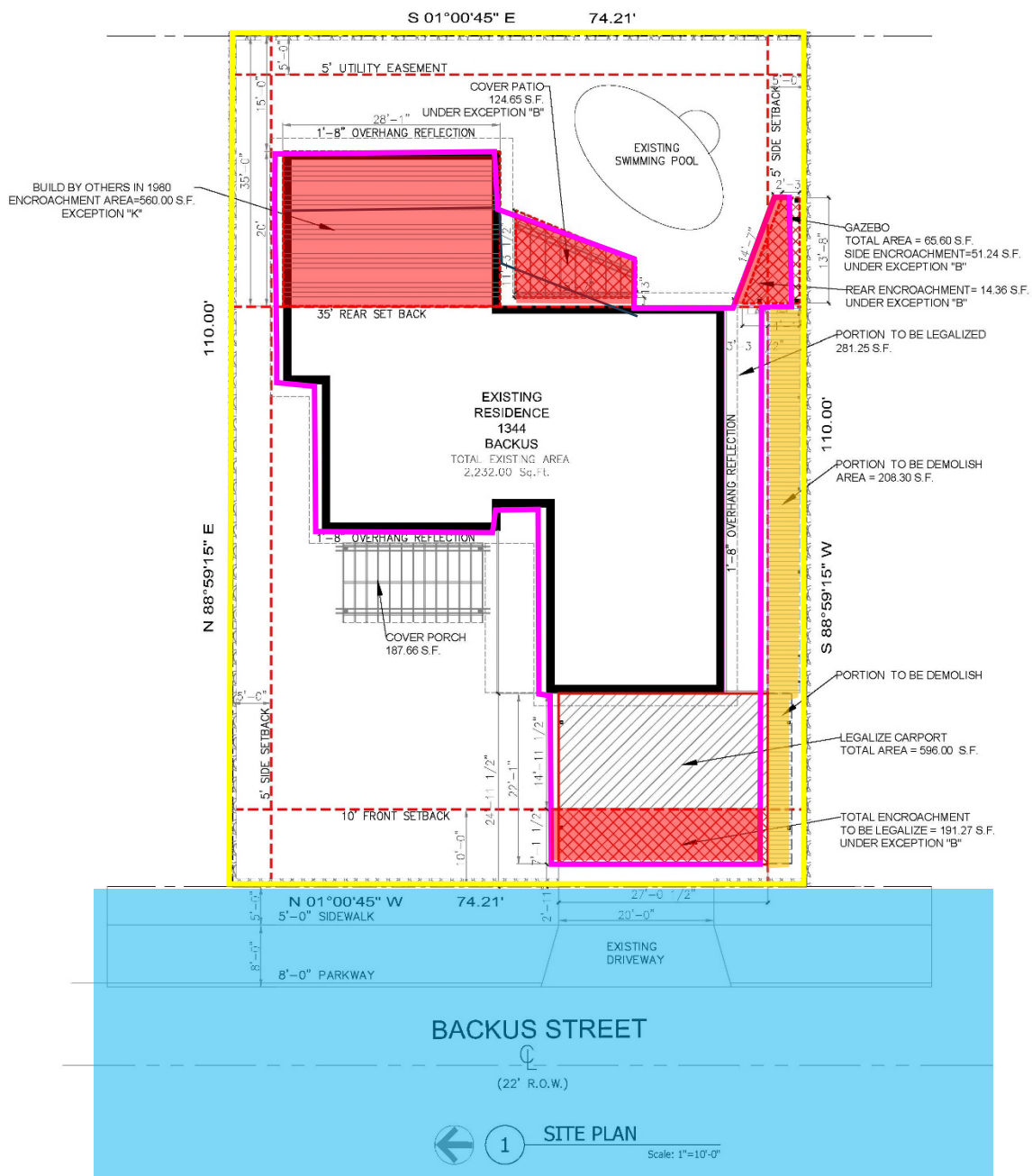


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00017

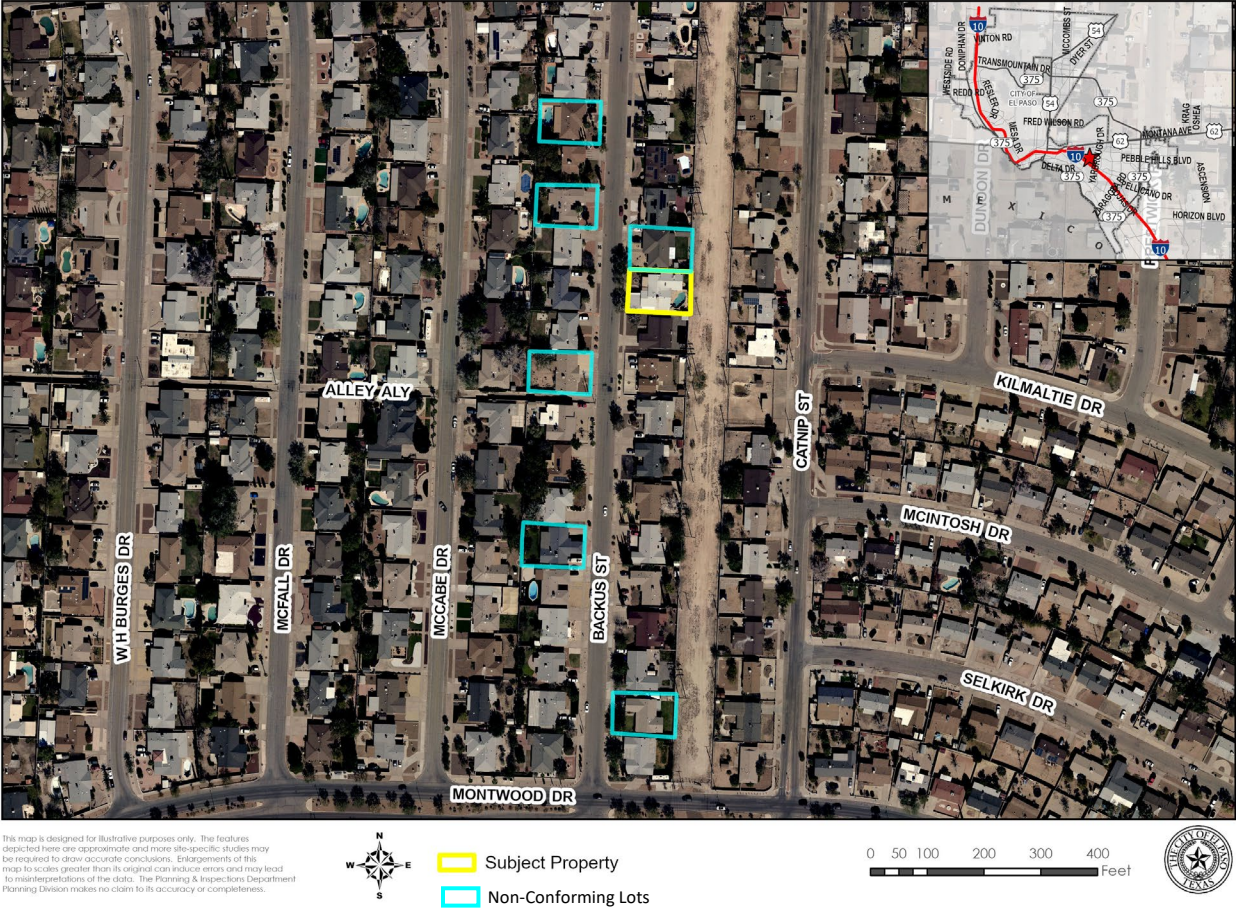


SITE PLAN



NONCONFORMING LOTS

PZBA25-00017



NONCONFORMING LOT 1 (Front Yard Setback Encroachment)

PZBA25-00017



NONCONFORMING LOT 2 (Front Yard Setback Encroachment)

PZBA25-00017



NONCONFORMING LOT 3 (Rear Yard Setback Encroachment)

PZBA25-00017



NONCONFORMING LOT 4 (Rear Yard Setback Encroachment)

PZBA25-00017



NONCONFORMING LOT 5 (Side Yard Setback Encroachment)

PZBA25-00017



NONCONFORMING LOT 6 (Side Yard Setback Encroachment)

PZBA25-00017



2009 Aerial

PZBA25-00017



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 10 20 40 60 80 Feet





El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-736, Version: 1

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

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Approval of Minutes: May 5, 2025



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
May 5, 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
Jorge Leon
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

Sairy Cohen
Audrey Gutierrez

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
Saul Piña, Senior Planner
Andrew Giraldi, 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 #5 PZBA25-00012 is to be postponed until next meeting and no other changes.

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

Motion Passed.

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**PUBLIC HEARING
REGULAR AGENDA:**

1. PZBA24-00086: Lot 30, Block 3, Vista Ridge Unit One, City of El Paso, El Paso County, Texas
ADDRESS: 11952 Picasso Drive
APPLICANT: Ema Dimakis and Juan Almuina
REPRESENTATIVE: Ema Dimakis
REQUEST: Special Exception B (Two or more nonconforming lots)
DISTRICT: 6
ZIPCODE: 79936
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 not received any communications in support or opposition to this request. Staff recommends approval with a condition of the exception request. The condition is the following:

- The carport to resemble main residential structure in scale and character.

Ema Dimakis attended online and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA24-00086 WITH STAFF RECOMMENDATION AND CONDITION**, seconded by Board Member Avedician.

VOTE:

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

NAYES = 1 (Thurmond-Bengston)

Motion Passed.

.....

2. 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 year 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.

Jorge Limon was available for questions and agrees with staff recommendation and answered questions from Board.

PUBLIC =

- Alejandra Correa - expressed concern
- Guillermo Correa - expressed concern

ACTION: Motion made by Board Member Thurmond-Bengston **TO POSTPONE ITEM PZBA25-00003 TO NEXT MEETING**, seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

.....

3. PZBA25-00006: Lot 22, Block 11, Apollo Heights Replat, City of El Paso, El Paso County, Texas
ADDRESS: 10461 Achilles Dr.
APPLICANT: Nancy and Jose De La Torre
REPRESENTATIVE: Lorena Armenta
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 4
ZIPCODE: 79924
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 April 23, 2025. As of today, Planning Division has received one (1) phone inquiry and one (1) phone call in support to the request. Staff recommends approval of the exception request.

Lorena Armenta attended online and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00006**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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4. PZBA25-00011: Lots 19 to 21, Block 78, Grandview, City of El Paso, El Paso County, Texas
ADDRESS: 3826 Mountain Ave.
APPLICANT: Olga M. Chavez
REPRESENTATIVE: Olga M. Chavez
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 2
ZIPCODE: 79930
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 April 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 condition of the exception request. The condition is as follows:

- That the portion of the carport encroaching into the side setback be removed.

Olga Chavez attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Uribe **TO APPROVE ITEM PZBA25-00011 WITH CONDITION**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

.....

5. 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 C (Rear yard setback, single-family residence)
DISTRICT: 1
ZIPCODE: 79922
STAFF CONTACT: Blanca Perez, (915)212-1561, PerezBM@elpasotexas.gov
ITEM POSTPONED TO NEXT MEETING.

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6. Approval of Minutes: May 5, 2025

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

Motion Passed.

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7. Adjournment

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

Motion Passed.

Chair Bass adjourned the meeting at 2:25 p.m.

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EXECUTIVE SESSION

The Zoning Board of Adjustment of the City of El Paso may retire into **EXECUTIVE SESSION** pursuant to **Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D**, to discuss any of the items on this agenda, consistent with the terms of the **Open Meetings Act**. The Zoning Board of Adjustment will return to open session to take any final action.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

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Approved as to form:



Luis Zamora, Zoning Board of Adjustments Executive Secretary