



ZONING BOARD OF ADJUSTMENT MEETING
Thorman Conference Room, 801 Texas Ave., Basement
April 20 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 1:35 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)
Heidi Avedician
Matthew Ibarra
Gloria Franco Clark
Christine Loveridge
Al Jurado Jr.
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

Martha Isabel Aguayo (Vice-Chairwoman)
Sairy Cohen

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
Venessa Rangel, Senior Plans Examiner

AGENDA

Alejandra Gonzalez, 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:

No changes

**PUBLIC HEARING
REGULAR AGENDA:**

- 1. PZBA25-00034:** Lot 22, Block 358, Vista Del Sol Unit 78, City of El Paso,
El Paso County, Texas
ADDRESS: 11767 Stephanie Dr.
APPLICANT: Belinda Rosales
REPRESENTATIVE: Eduardo M. Diaz
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 6
ZIP CODE: 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 April 10, 2026. Planning Division has received one (1) phone 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:

- That the storage structure located in the rear yard be removed or relocated from the 5-foot utility easement area.

Belinda Rosales, property owner attended and answered questions from the board.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00034**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

- 2. 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

Alejandra Gonzalez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on November 24, 2025, January 30, February 13 and April 10, 2026. Planning Division has received one email in support to the special exception requests. Staff recommends approval with conditions of the exception requests. The conditions are as follows:

- 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.
- That the accessory structure shall be relocated from the 5-foot easement area.

Saul Marquez, property owner attended and agreed with staff recommendation via Spanish Interpreter Keila Reyes.

PUBLIC = None

ACTION: Motion made by Board Member Ibarra **TO APPROVE ITEM PZBA25-00049 WITH STAFF RECOMMENDATION**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

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3. PZBA25-00056: The east 95 feet of Lots 1, 2, 3 and 4, and the east 95 feet of the south 20 feet of Lot 5, Block 94, Supplemental Map No.1 of East El Paso, City of El Paso, El Paso County, Texas

ADDRESS: 3127 Tularosa Ave.
 APPLICANT: Daniel Fox
 REPRESENTATIVE: Daniel Fox
 REQUEST: 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 10, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Daniel Fox, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Loveridge **TO APPROVE ITEM PZBA25-056 WITH STAFF RECOMMENDATION**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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4. 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
 ZIPCODE: 79932
 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 January 30, February 13 and April 10, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Henry Ordonez, representative attended and answered questions from the board.

PUBLIC = None

ACTION: Motion made by Board Member Uribe **TO APPROVE ITEM PZBA25-00057**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

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5. 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

ZIPCODE: 79912

STAFF CONTACT: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

Andrew Salloum, Senior Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on January 16 and 30, February 13, and April 9, 2026. Planning Division did receive one (1) phone call of inquiry. However, has not received any communications in support or opposition to the request.

Staff recommends approval with a condition of the Variance request to permit a total of 6 monument signs per premise. The condition is as follows:

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

Staff recommends denial of the Variance request to permit a total of 3 monument signs along Northwestern Drive.

Collins Corbett, representative attended via TEAMS and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Uribe **TO APPROVE ITEM ALL SIX SIGNS ON THE PROPERTY AND TO PERMIT THREE SIGNS ALONG NORTHWESTERN DRIVE WITH THE CONDITION THEY ARE DIRECTIONAL**, seconded by Board Member Clark.

No vote taken as Board Member Uribe withdrew motion.

ACTION: Motion made by Board Member Clark **TO SPLIT BOTH OF THE REQUESTS TO SIMPLIFY AND BE CLEARER ON WHAT IS BEING APPROVED OR HOW MANY SIGNS**,

seconded by Board Member Clark.
Motion dies.

ACTION: Motion made by Board Member Uribe **TO PERMIT THREE MONUMENT SIGNS ALONG NORTHWESTERN DRIVE WITH THE CONDITION THEY ARE DIRECTIONAL WITH THE LOGO OF THE BUSINESS**, seconded by Board Member Clark.

AYES: Justin Bass, Heidi Avedician, Al Jurado Jr., Fabian Uribe, Gloria Clark
NAYS: Elizabeth Thurmond-Bengtson, Christine Loveridge, Matthew Ibarra,
ABSTAIN: N/A
ABSENT: Martha Aguayo, Sairy Cohen
NOT PRESENT FOR THE VOTE: N/A

Motion Failed due to 7 AYES needed to pass.

ACTION: Motion made by Board Member Ibarra **TO ALLOW FOR SIX SIGNS ON THE PROPERTY**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

ACTION: Motion made by Board Member Thurmond-Bengtson **TO DENY THREE MONUMENT SIGNS ALONG NORTHWESTERN AND TO ALLOW TWO MONUMENT SIGNS PER FRONTAGE ROAD**, seconded by Board Member Ibarra.

Motion clarified by Chair Bass due to motion for the six signs having already passed.

Motion changed by Board Member Thurmond-Bengtson **TO DENY REQUEST FOR THREE MONUMENTAL SIGNS ON NORTHWESTERN** seconded by Board Member Ibarra.

AYES: Elizabeth Thurmond-Bengtson, Christine Loveridge, Matthew Ibarra, Heidi Avedician, Al Jurado Jr.,
NAYS: Justin Bass, Fabian Uribe, Gloria Clark
ABSTAIN: N/A
ABSENT: Martha Aguayo, Sairy Cohen
NOT PRESENT FOR THE VOTE: N/A

Motion Failed due to 7 AYES needed to pass.

ACTION: Motion made by Board Member Clark **TO TABLE THIS ITEM IN ORDER TO OBTAIN FURTHER INFORMATION ON THIS.**

Luiz Zamora clarified that this portion of the request cannot be tabled or postponed without recalling the previously approved portion of this item.

Motion dies.

ACTION: Motion made by Board Member Ibarra **TO ALLOW FOR THREE SIGNS ON NORTHWESTERN WITH THE CONDITION THAT ONE MUST BE DIRECTIONAL TO MEET CITY STANDARDS** seconded by Board Member Bass.

No roll call taken as Chair stated it was obvious motion did not pass.

Motion Failed due to 7 AYES needed to pass.

ACTION: Motion made by Board Member Uribe **TO POSTPONE SO THAT THE BOARD MAY GET MORE INFORMATION ON ITEM.**

Russell Abeln, City Attorney, stated that at this point there have been multiple motions that have all failed. That is a functional denial due to needing 75% to pass a motion and if that doesn't happen then it's a DENIAL.

Option was provided to recall the previous motion by one of the parties who put it out there,

ACTION: Motion made by Board Member Ibarra **TO RECONSIDER ITEM**, seconded by Board Member Bass and unanimously carried.

Motion Passed.

ACTION: Motion made by Board Member Bass **TO POSTPONE ITEM TO NEXT AVAILABLE MEETING**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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

Andrew Salloum, Senior Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on January 16 and 30, February 13, and April 9, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends denial of the variance request.

Brian Mueller, representative attended and does not agree with staff recommendation.

PUBLIC = None

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

Motion Passed.

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- 7. PZBA26-00002:** Lot #19, Block 55, Cielo Vista Park, City of El Paso, El Paso County, Texas
- ADDRESS: 8201 Dempsey

APPLICANT: Joshua & Elizabeth Burch
REPRESENTATIVE: Jorge Campos
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 3
ZIPCODE: 79925
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 April 10, 2026. Planning Division has not received any 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 existing accessory structure at the rear be relocated or removed from the 5-foot utility easement area as stated on the site plan.

John Burch, property owner attended and answered questions from the board.

Jorge Campos representative for property owner was also present via TEAMS.

PUBLIC = None

ACTION: Motion made by Board Member Avedician **TO APPROVE ITEM PZBA26-00002 PER STAFF RECOMMENDATIONS**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

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8. PZBA26-00004: Lot 23, Block 14, Scotsdale Unit Two, City of El Paso, El Paso County, Texas
ADDRESS: 3203 Dublin Rd.
APPLICANT: Monique J. Merrell and Marcia Merrell
REPRESENTATIVE: Monique J. Merrell
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 3
ZIPCODE: 79925
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 10, 2026. Planning Division has not received any 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 structures located in the rear be relocated or removed from the 5-foot easement area as stated on the site plan

Monique Merrill, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Uribe **TO APPROVE ITEM PZBA26-00004 PER STAFF'S RECOMMENDATION**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

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9. PZBA26-00005: Lot 15, Block 8, Borderland Heights No. 4, City of El Paso, El Paso County, Texas
ADDRESS: 6217 Michel St.
APPLICANT: Roberto Valdez
REPRESENTATIVE: Irma Valdez
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 1
ZIPCODE: 79932
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 April 10, 2026. Planning Division has received one (1) phone 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:

- That the storage structure located in the rear yard be removed or relocated from the 5-foot utility easement area

Irma Valdez, property owner attended and agreed with staff recommendation via Spanish Translator Keyla Reyes

PUBLIC = None

ACTION: Motion made by Board Member Ibarra **TO APPROVE ITEM PZBA26-00005 PER STAFF RECOMMENDATION**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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10. PZBA26-00008: The north 51 ½ feet of Lots 30, 31 and 31, Block 28, Supplemental Map of No. 1 of East El Paso, City of El Paso, El Paso County, Texas
ADDRESS: 168 Cebada St.
APPLICANT: Juan Palma Rodriguez
REPRESENTATIVE: Juan Palma Rodriguez
REQUEST: Special Exception B (Two or More Non-Conforming Lots) and K (In Existence Fifteen Years or More)
DISTRICT: 8
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 April 10, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Juan Palma, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA26-00008 PER STAFF RECOMMENDATION**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

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11. Approval of Minutes: December 8, 2025

ACTION: Motion made by Board Member Loveridge, seconded by Board Member Ibarra **TO APPROVE MINUTES FOR DECEMBER 08, 2025** and unanimously carried.

Motion Passed.

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12. Adjournment

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

Motion Passed.

Chairman Bass adjourned the meeting at 3:26 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