



**ZONING BOARD OF ADJUSTMENT MEETING**  
**2<sup>nd</sup> 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](mailto: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.

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**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](mailto: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.

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**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](mailto: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](mailto: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.

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**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](mailto: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.**

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| 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:

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Luis Zamora, Zoning Board of Adjustments Executive Secretary