



## **AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING**

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**May 05, 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 Andrew Salloum at [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov) or (915) 212-1603 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**

- PZBA24-00086** Lot 30, Block 3, Vista Ridge Unit One, City of El Paso,

**[BC-618](#)**

El Paso County, Texas  
ADDRESS: 11952 Picasso Dr.  
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

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 years or more)  
DISTRICT: 2  
ZIPCODE: 79903  
STAFF CONTACT: Blanca Perez, (915) 212-1561,  
PerezBM@elpasotexas.gov

[BC-619](#)

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

[BC-620](#)

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

[BC-621](#)

STAFF CONTACT: Jose Beltran, (915) 212-1607,  
BeltranJV@elpasotexas.gov

5. **PZBA25-00012** A portion of Tract 30, County 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

[BC-622](#)

6. Approval of Minutes: April 7, 2025

[BC-623](#)

### **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 Andrew Salloum at SalloumAM@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email SalloumAM@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this 1st of May 2025

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By Andrew Salloum, Senior Planner



Legislation Text

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**File #:** BC-618, **Version:** 1

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

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

*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".*

**PZBA24-00086**      Lot 30, Block 3, Vista Ridge Unit One, City of El Paso,  
El Paso County, Texas  
**ADDRESS:**          11952 Picasso Dr.  
**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



# 11952 Picasso

Zoning Board of Adjustment — May 5, 2025



**CASE NUMBER:** PZBA24-00086  
**CASE MANAGER:** Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov  
**PROPERTY OWNER:** Ema Dimakis and Juan Almuina  
**REPRESENTATIVE:** Ema Dimakis  
**LOCATION:** 11952 Picasso Dr. (District 6)  
**ZONING:** R-5 (Residential)  
**REQUEST:** Special Exception B (Two or More Nonconforming Lots)  
**PUBLIC INPUT:** None received as of May 1, 2025

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize an existing home and a carport in an R-5 (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. The condition is as follows:

1. The carport shall resemble the main residential structure in scale and character.

## PZBA24-00086

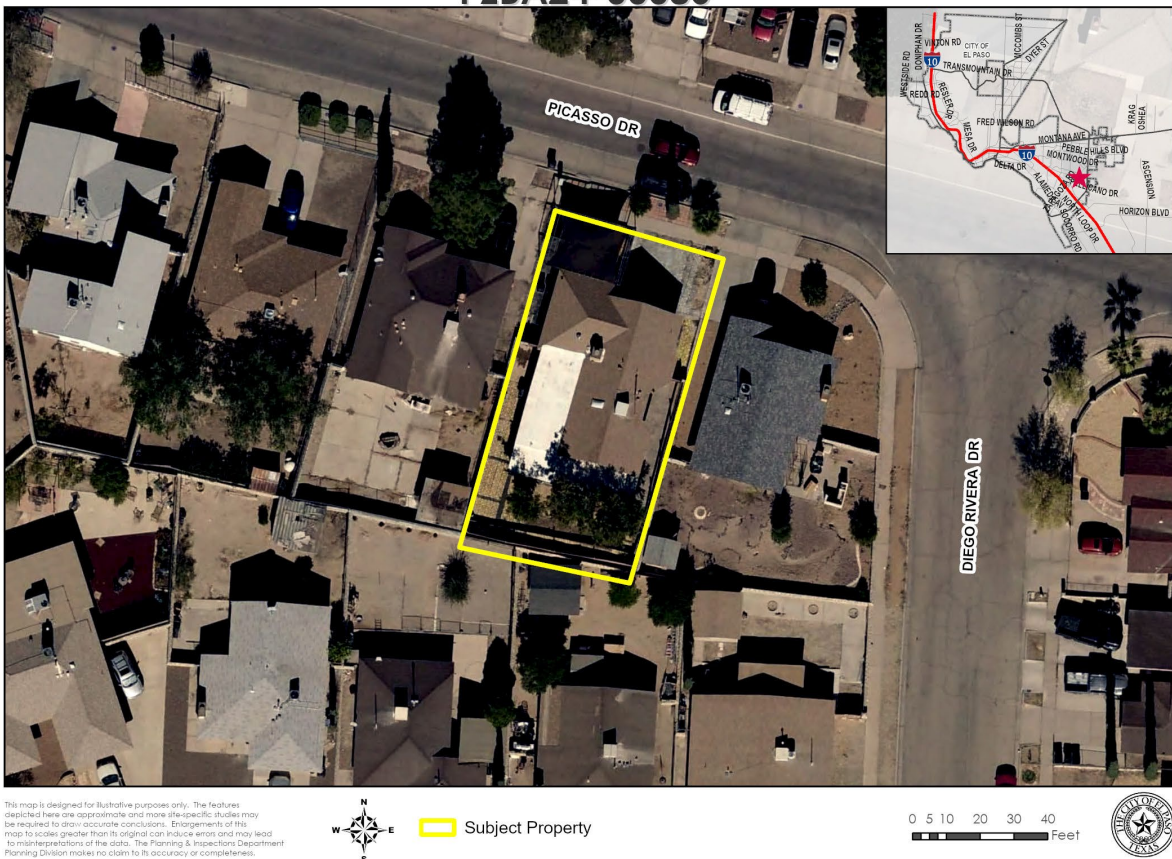


Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special exception to allow to legalize the construction of an existing home, which extends 6.3 feet into the required rear yard setback for 195.04 square feet of total encroachment and which extends 1.4 feet into the required front yard setback for 16.1 square feet of total encroachment. The applicant is also requesting a special exception to allow to legalize an existing carport, which encroaches 18.6 feet into the required front yard setback (a total of 372 square feet) and 5 feet into the required side yard setback (an additional 93 square feet), for a total encroachment of 465 square feet.

**BACKGROUND:** The minimum front yard setback is 20 feet in the R-5 (Residential) zone district. The required front setback for the subject property is 20 feet to meet the cumulative front and rear setback of 45 feet in the R-5 (Residential) zone district. The minimum side setback is 5 feet in the R-5 (Residential) zone district. Aerial imagery indicates that at least four other homes on the same block or on the abutting street shows similar encroachments. The properties that contain a carport are located at 11973 Picasso Drive (468 square feet of front and side yard encroachments) and 1535 Raphael Circle (478 square feet of front and side yard encroachments). Properties with similar home encroachments are located at 1578 Whistler Lane (32 square feet of front yard and 338 square feet of rear yard encroachment) and 1558 Whistler Lane (40 square feet of front yard and 728 square feet of rear yard encroachment).

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	0 feet
Rear	25 feet	18.7' feet
Cumulative Front & Rear	45 feet	18.7' feet
Side (West)	5 feet	0 feet
Side (East)	5 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, rear and side 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 four other properties with carports and existing homes that encroach into their required front, rear, and side yard 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 April 25, 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.

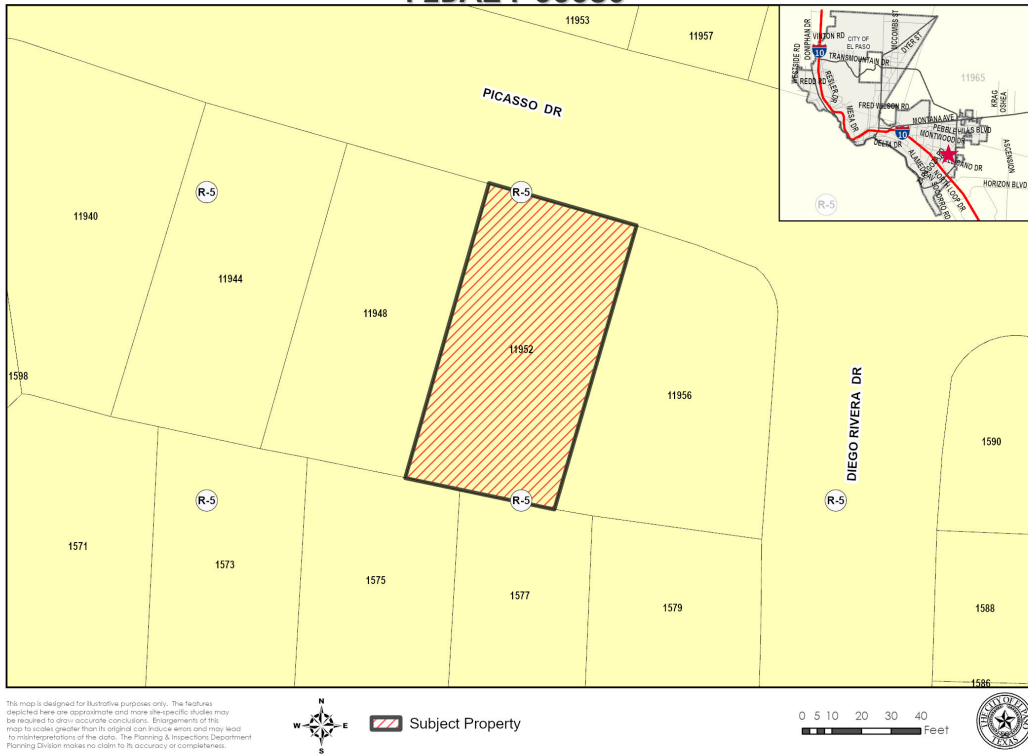
### **ZONING BOARD OF ADJUSTMENT OPTIONS:**

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. (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.

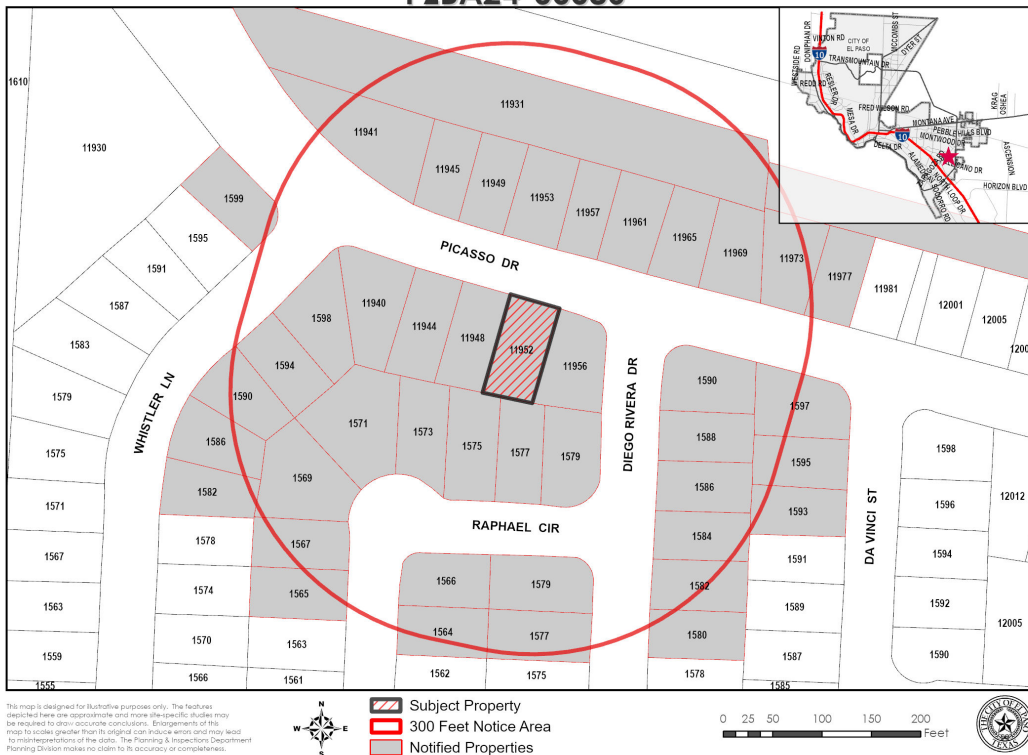
# ZONING MAP

PZBA24-00086



# NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00086



**11952 PICASSO**  
EXISTING SINGLE FAMILY RESIDENCE  
1500 SQ. FT.

**SETBACKS**  
FRONT: 25 FEET  
REAR: 20 FEET  
CUMULATIVE (FRONT & REAR): 45 FEET  
SIDE: 5 FEET  
CUMULATIVE (SIDES): 10 FEET

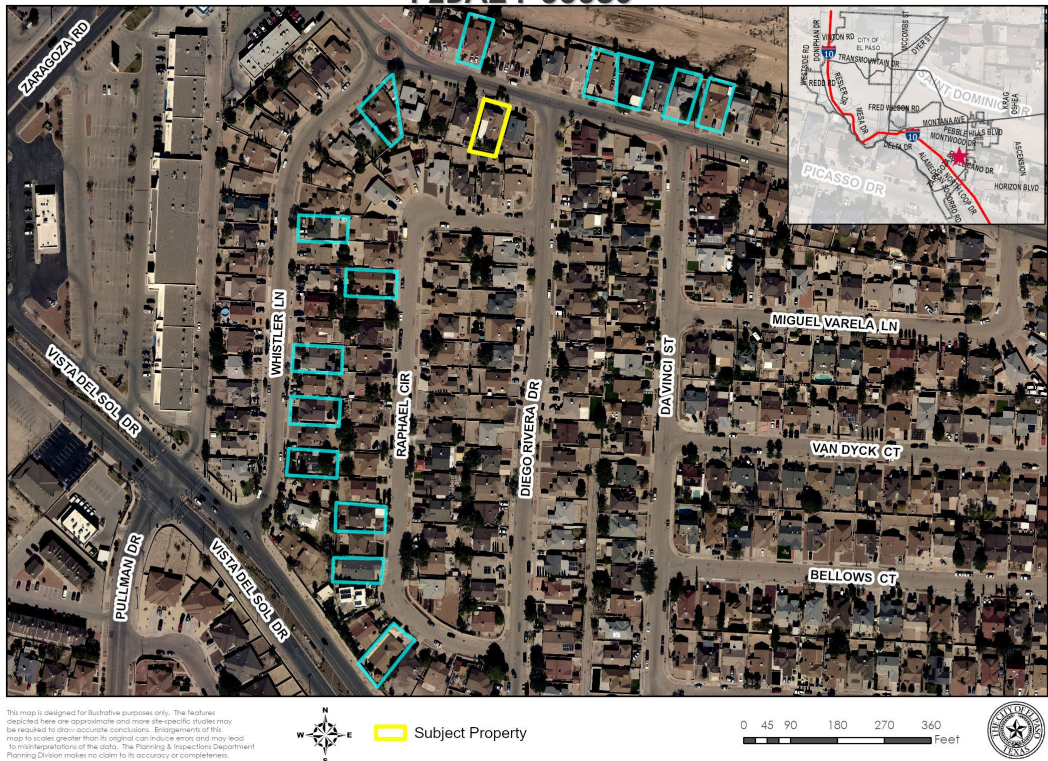
**ENCROACHMENTS:**  
HOUSE ZBA SPECIAL EXCEPTION B 195.04 SQ. FT. ENCROACHMENT  
PERGOLA ZBA SPECIAL EXCEPTION B 465 SQ. FT. ENCROACHMENT  
CARPORT SIDE ENCROACHMENT: 93 SQ. FT. FRONT ENCROACHMENT: 372 SQ. FT.

**Other Labels:** LOT 29, LOT 31, 5' UTILITY EASEMENT, 25' BUILDING SETBACK LINE, 20' BUILDING SETBACK LINE, 5' BUILDING SETBACK LINE, 5' ROCKWALL, 1' TO 5' ROCKWALL, CONC. SLAB, PORCH, CARPORT, SIDEWALK, CURB, DRIVEWAY.



NONCONFORMING LOTS

PZBA24-00086



NONCONFORMING LOT 1

11973 Picasso Dr.





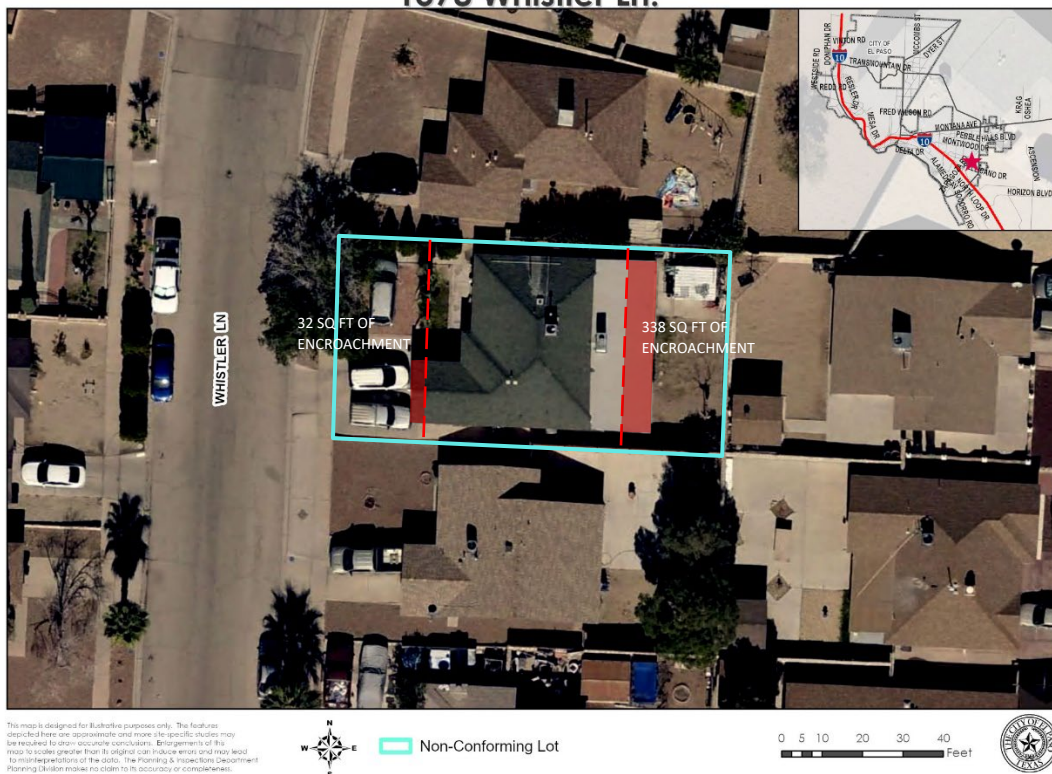
## NONCONFORMING LOT 2

1535 Raphael Cir.



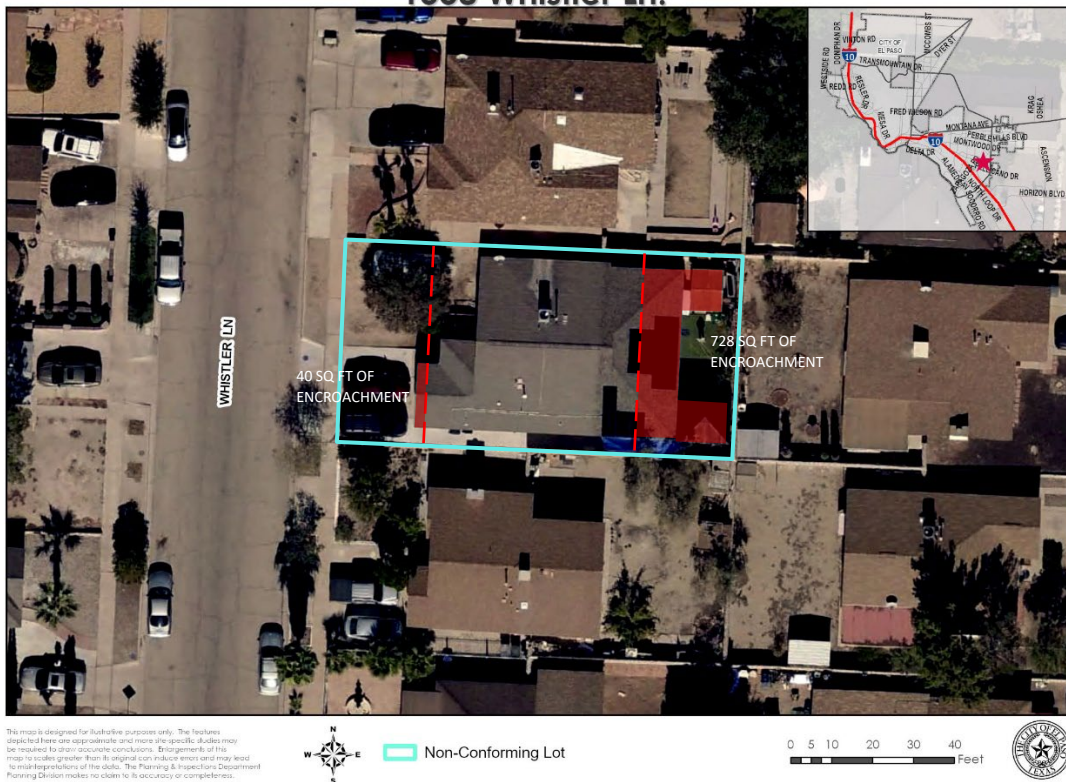
## NONCONFORMING LOT 3

1578 Whistler Ln.



# NONCONFORMING LOT 4

1558 Whistler Ln.







Legislation Text

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**File #: BC-619, Version: 1**

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

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**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  
years or more)  
DISTRICT:           2  
ZIPCODE:            79903  
STAFF CONTACT:   Blanca Perez, (915) 212-1561,  
PerezBM@elpasotexas.gov

# 4771 Cumberland

Zoning Board of Adjustment — May 5, 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 1, 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 5 feet into the required side yard setback for 85 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.

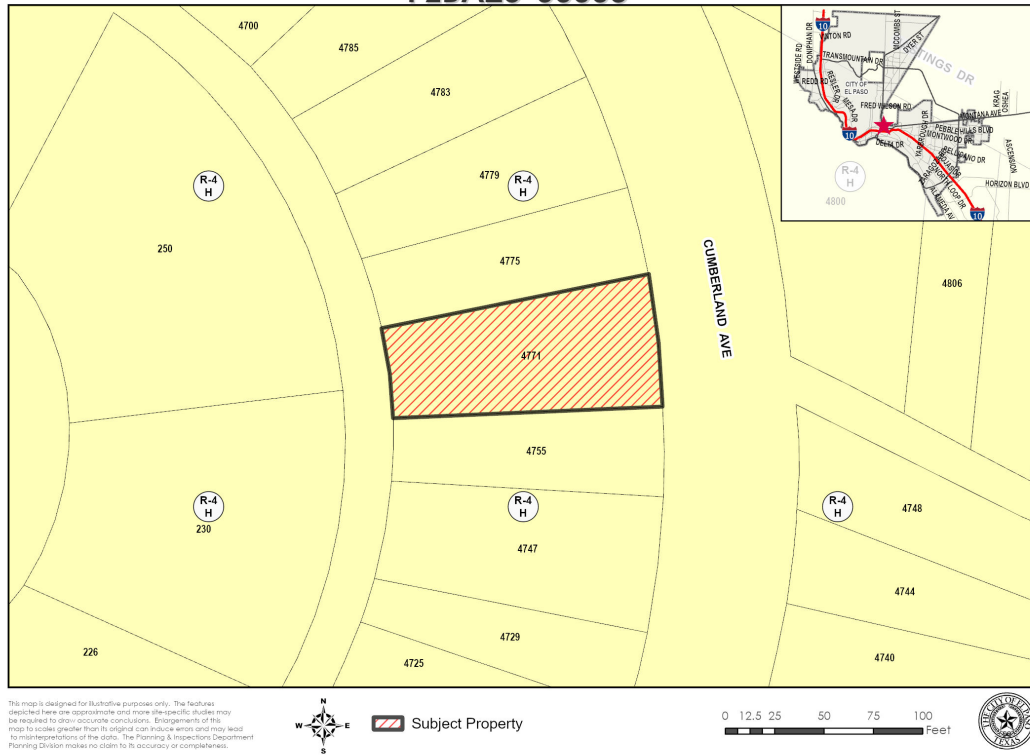
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1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that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

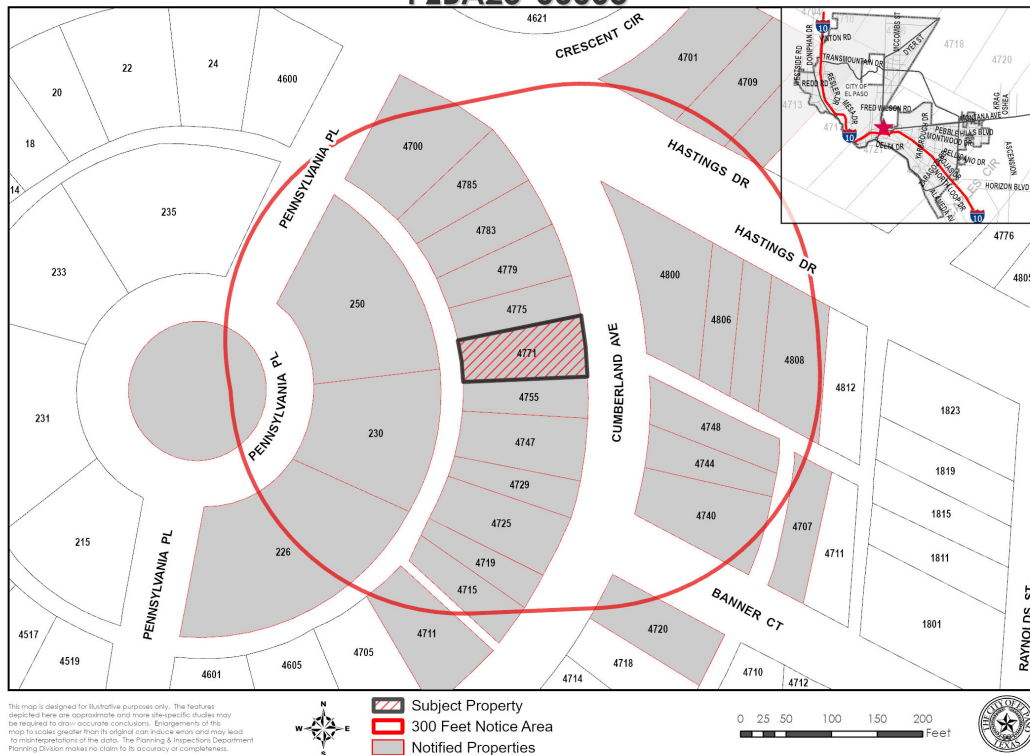
# ZONING MAP

PZBA25-00003



# NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00003





WATER METER  
R=290.00'  
L=38.69'

20' ALLEY  
GAS VALVE  
S=89.54'-E  
38.69'

OVERHEAD ELEC TRIC LINE  
LIGHTPOLE

CHAINLINK FENCE (4'-2" HEIGHT)

55 SQ. FT. ALLOWED ENCROACHMENT

BLOCK 101

25' REAR SETBACK

EXISTING ROCKWALL (4'-5" HEIGHT)

45' FENCE HEIGHT

LOT 15

LOT 18

ORIGINAL LOT LINE

5' SIDE SETBACK

7 SQ. FT. SETBACK ENCROACHMENT

EXISTING SHED TO BE REMOVED OR RELOCATED

SETBACK & PROPERTY LINE  
351 SQ. FT. ENCROACHMENT

PROPOSED  
ZBA SPECIAL EXCEPTION  
ADDITION.  
85 SQ. FT. SETBACK  
ENCROACHMENT

471 CUMBERLAND AVENUE  
EXISTING RESIDENCE  
1472 SQ. FT.

PROPOSED ADDITION

25' FRONT SETBACK

WALK WAY

EXISTING DRIVEWAY

EXISTING R/VEWAY

PROPERTY CORNERS

SIDEWALK

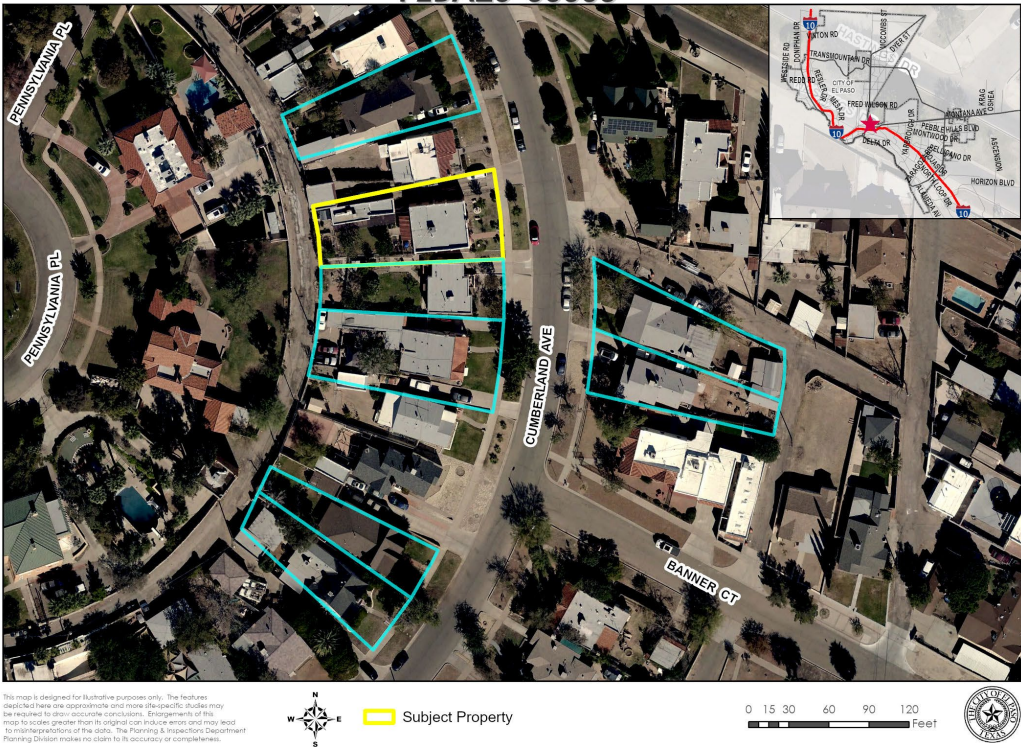
EXISTING CONCRETE DRIVEWAY

CURB

CUMBERLAND AVENUE

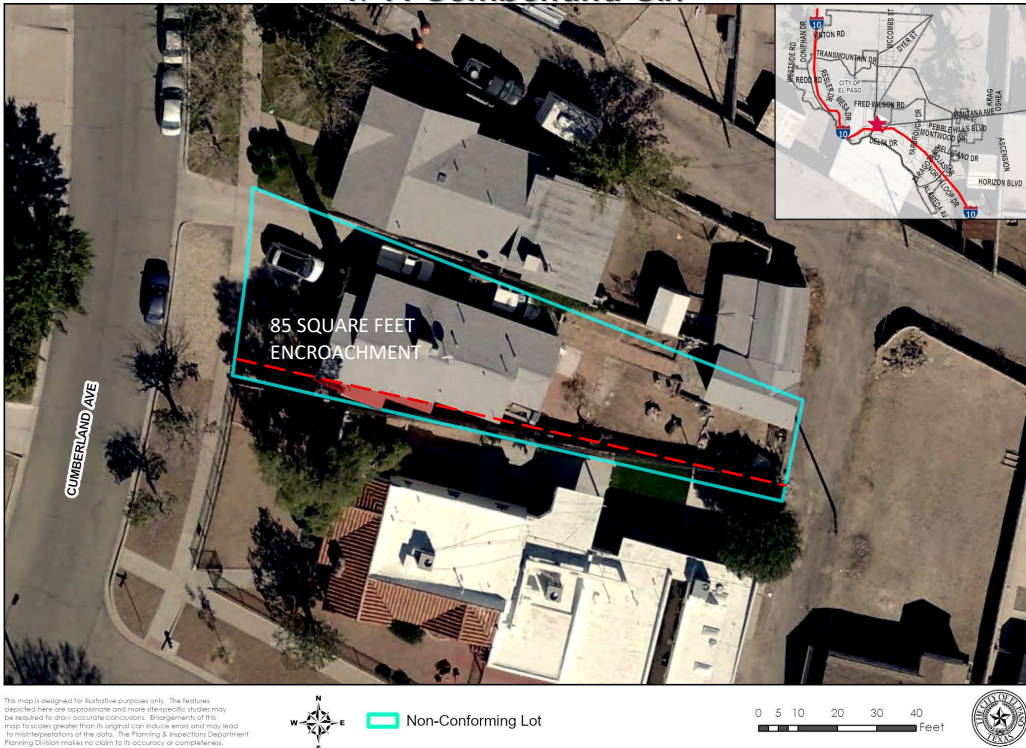
NONCONFORMING LOTS

PZBA25-00003



NONCONFORMING LOT 1

4744 Cumberland Cir.





## NONCONFORMING LOT 2

4747 Cumberland Cir.



## 2009 AERIAL

PZBA25-00003 | 2009 Aerial







Legislation Text

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**File #: BC-620, Version: 1**

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

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**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

# 10461 Achilles

Zoning Board of Adjustment — May 5, 2025



**CASE NUMBER:** PZBA25-00006  
**CASE MANAGER:** Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)  
**PROPERTY OWNER:** Nancy and Jose De La Torre  
**REPRESENTATIVE:** Lorena Armenta  
**LOCATION:** 10461 Achilles Dr. (District 4)  
**ZONING:** R-3/sc (Residential/special contract)  
**REQUEST:** Special Exception B (Two or More Nonconforming Lots)  
**PUBLIC INPUT:** None received as of May 1, 2025

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize an existing carport in an R-3 (Residential) 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.

## PZBA25-00006

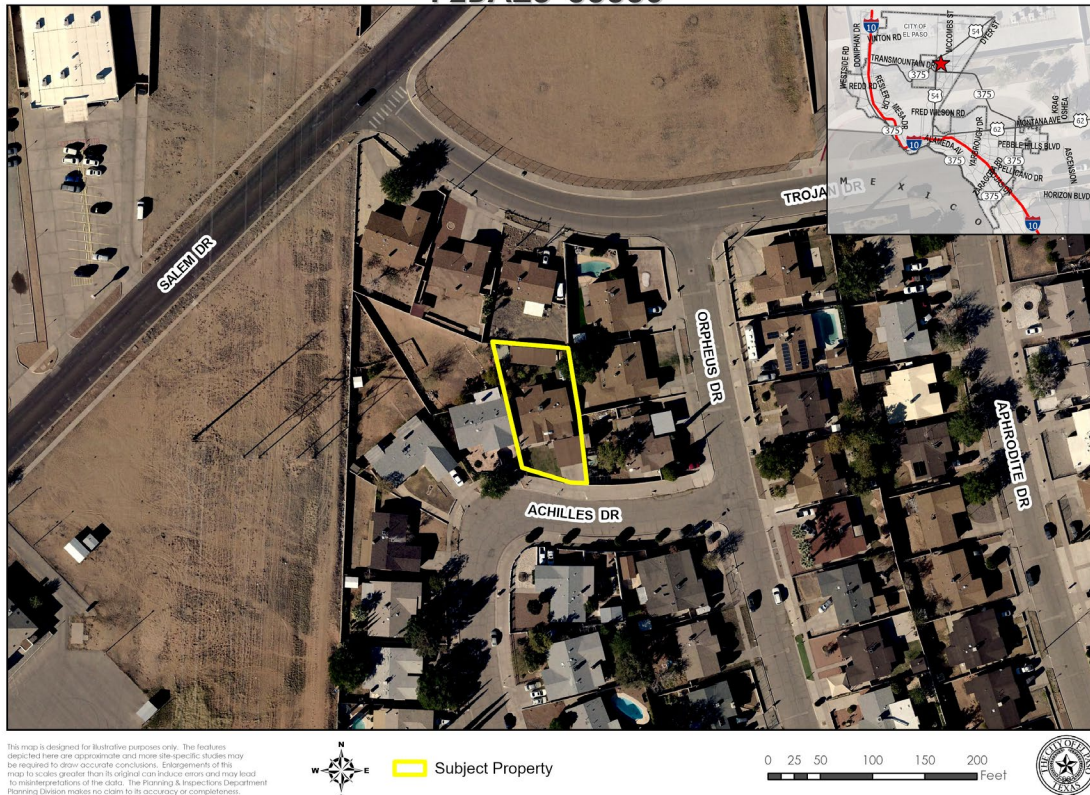


Figure A. Aerial of Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special exception to allow to legalize an existing carport, which extends 5 feet into the required side yard setback for 110 square feet of total encroachment.

**BACKGROUND:** The minimum side setback is 5 feet in the R-3 (Residential) zone district. Aerial photographs indicate that two (2) nearby properties also encroach into their respective side yard setbacks, with encroachments into the side yard larger than those on the subject property. These properties are located at 10431 Achilles Drive (162.54 square feet) and 10428 Achilles Drive (279.61 square feet). The encroachment of the existing carport into the front yard setback is less than the maximum 150 square feet permitted per Section 20.10.040 – Yards of the El Paso City Code.

Based on El Paso Central Appraisal District records, the home was built in 1977 and the existing encroachment was built in 2024 by the current owner.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	No Change
Rear	30 feet	No Change
Cumulative Front & Rear	50 feet	No Change
Side (West)	5 feet	No Change
Side (East)	<b>5 feet</b>	<b>0 feet</b>
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 one house on the same block extends 5 feet into the side setback, and another house extends 5 feet into the side setback.
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 (2) houses on the same block that encroach into their required 5-foot side yard setback located at 10431 Achilles Drive and 10428 Achilles Drive.
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 April 23, 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.

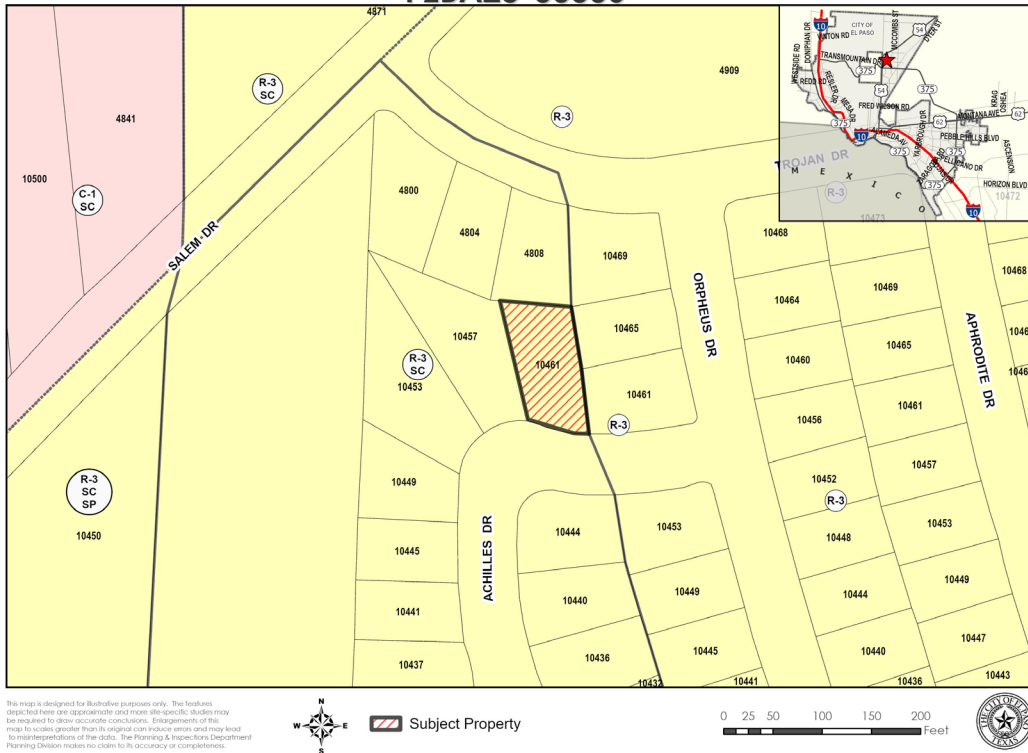
### **ZONING BOARD OF ADJUSTMENT OPTIONS:**

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.

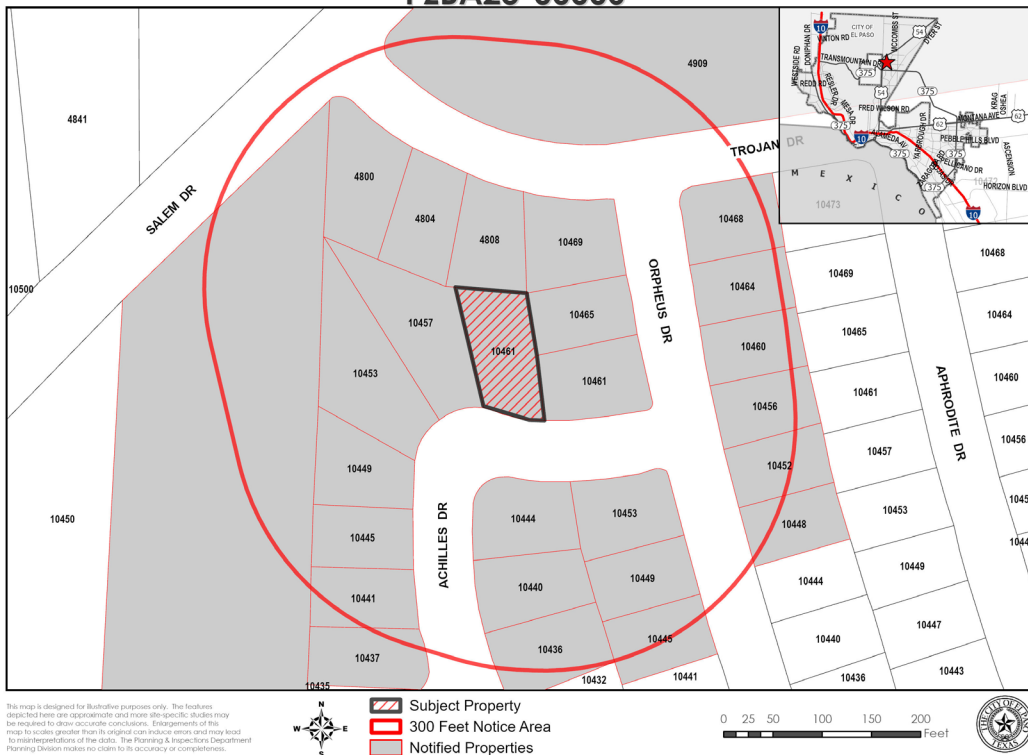
# ZONING MAP

PZBA25-00006

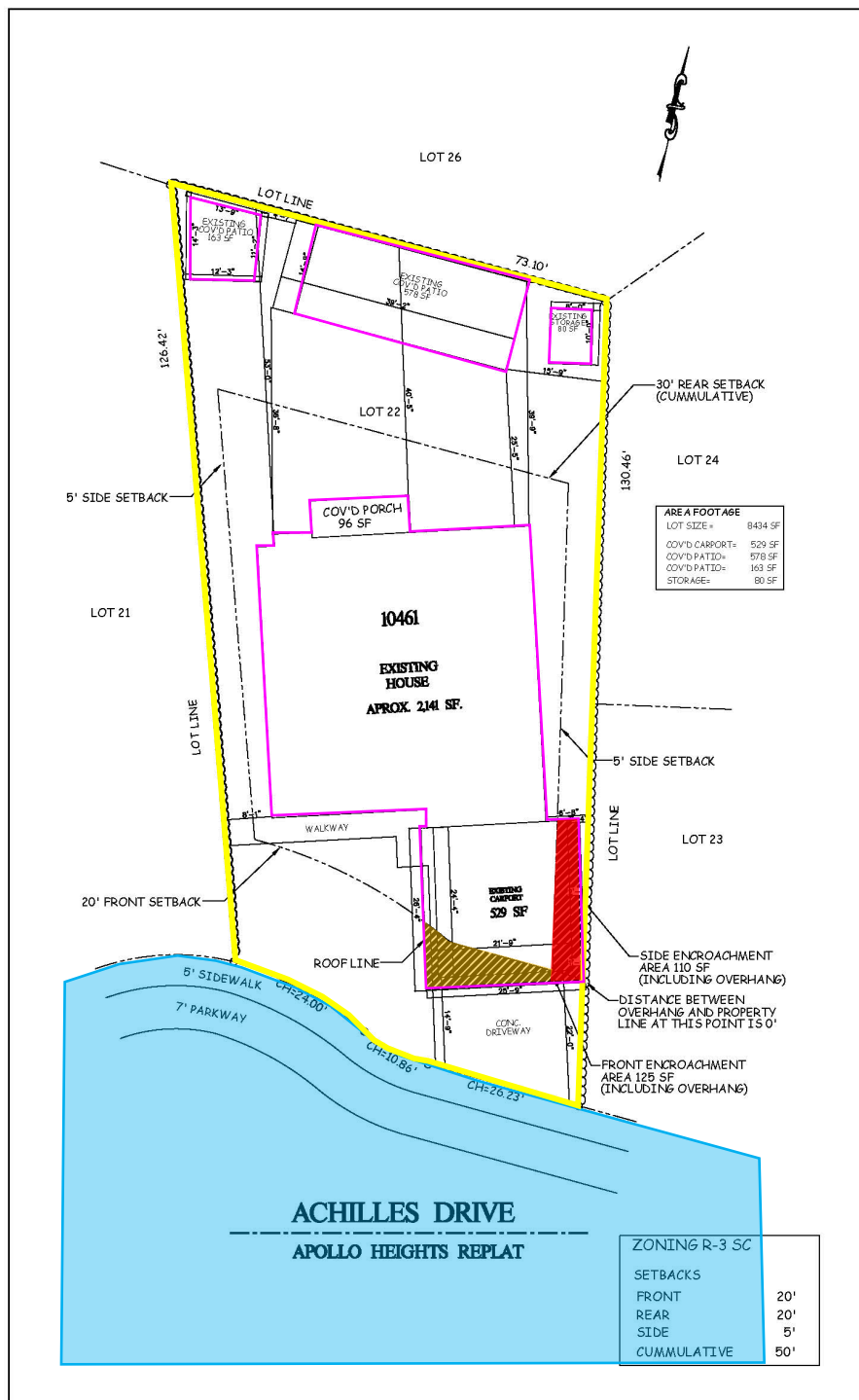


# NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00006



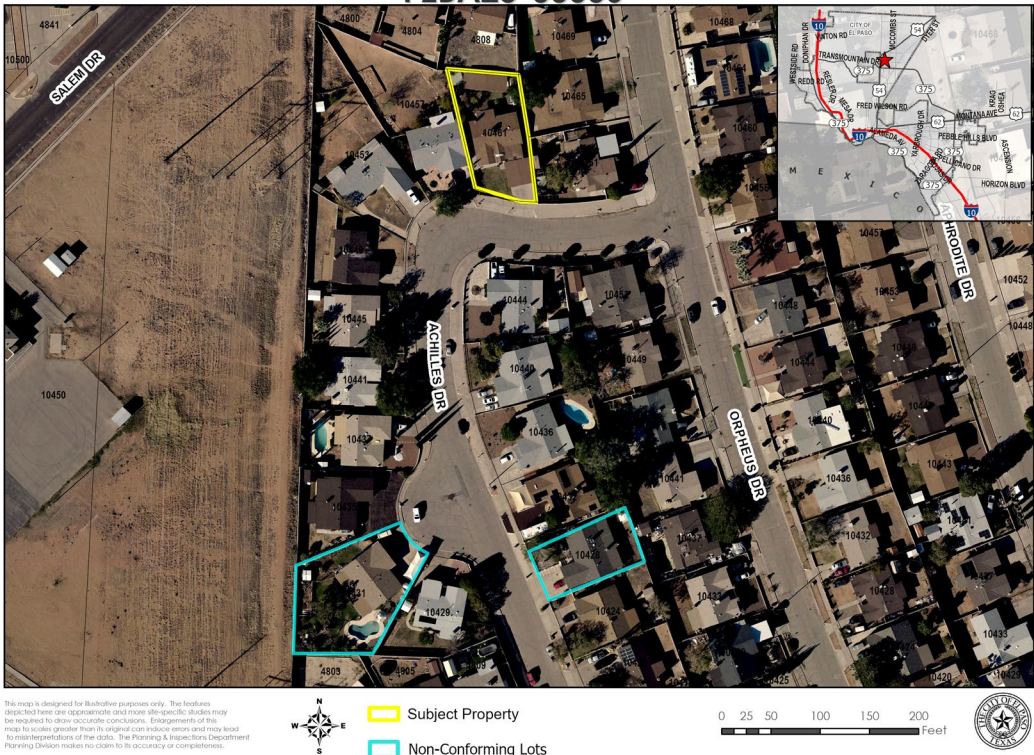
## SITE PLAN





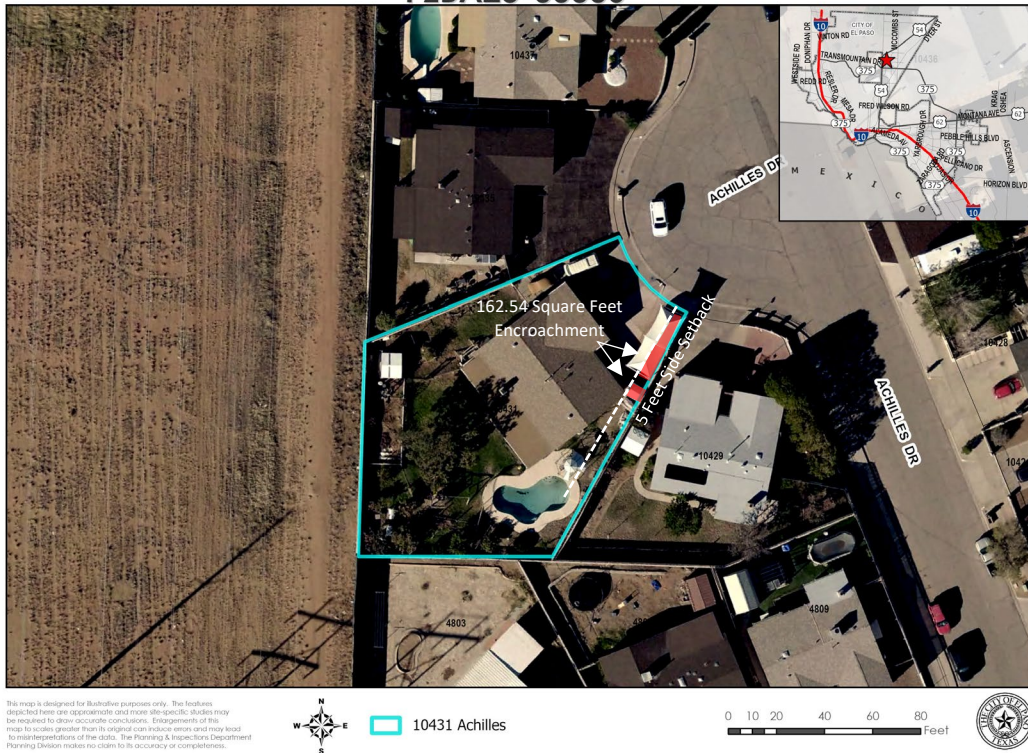
NONCONFORMING LOTS

PZBA25-00006



# NONCONFORMING LOT 1

PZBA25-00006



# NONCONFORMING LOT 2

PZBA25-00006







Legislation Text

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**File #: BC-621, Version: 1**

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**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".*

**PZBA25-00011**      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

# 3826 Mountain

Zoning Board of Adjustment — May 5, 2025



**CASE NUMBER:** PZBA25-00011  
**CASE MANAGER:** Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)  
**PROPERTY OWNER:** Olga M. Chavez  
**REPRESENTATIVE:** Olga M. Chavez  
**LOCATION:** 3826 Mountain Ave. (District 2)  
**ZONING:** R-4 (Residential)  
**REQUEST:** Special Exception B (Two or More Nonconforming Lots)  
**PUBLIC INPUT:** One (1) phone call of inquiry received as of May 1, 2025

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize an existing carport and storage shed addition in an R-4 (Residential) zone district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH 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. The condition is as follows:

1. That the portion of the carport encroaching the side 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 and storage shed addition, which extend 21 feet into the required rear yard setback for 428 square feet of total encroachment.

**BACKGROUND:** The minimum rear setback is 10 feet in the R-4 (Residential) zone district. The required front setback for the subject property is 20 feet to meet the cumulative front and rear setback of 45 feet in the R-4 (Residential) zone district. Aerial photographs indicate that two (2) nearby properties also encroach into their respective rear yard setbacks, with encroachments into the rear yard larger than those on the subject property. These properties are located at 3805 Nations Avenue (449.10 square feet rear yard encroachment) and 3823 Nations Avenue (532.29 square feet rear yard encroachment).

Based on El Paso Central Appraisal District records, the home was built in 1943. The current owner is responsible for the encroachment of the rear yard setback which was built in 2015. Additionally, the existing front porch complies with Section 20.10.040 – Yards, which permits an unenclosed porch to extend up to 150 square feet in the required front yard setback. The storage shed is being considered as a home addition since it is located less than 5-feet from the main home. In addition, the portion of the carport encroaching the side setback will be removed.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	No Change
Rear	25 feet	4 feet
Cumulative Front & Rear	45 feet	22 feet 4 inches
Side (West)	5 feet	No Change
Side (East)	5 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. Through aerial photos and site visits, it was established that two (2) houses on the same block extend 25 feet (25') into their respective rear 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. There are two (2) houses on the same block that encroach into their required 25-foot rear yard setback and are located at 3805 Nations Avenue and 3823 Nations Avenue.
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 April 24, 2025 to all property owners within 300 feet of subject property. The Planning Division has received one (1) phone call of inquiry to the special exception request.

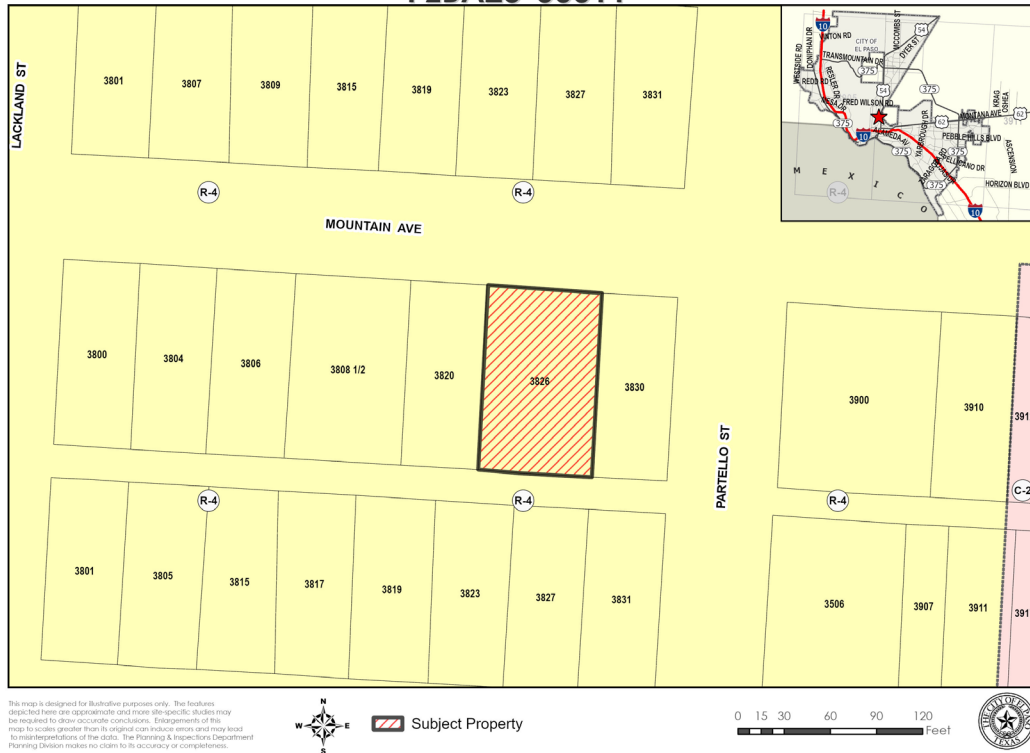
### **ZONING BOARD OF ADJUSTMENT OPTIONS:**

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.

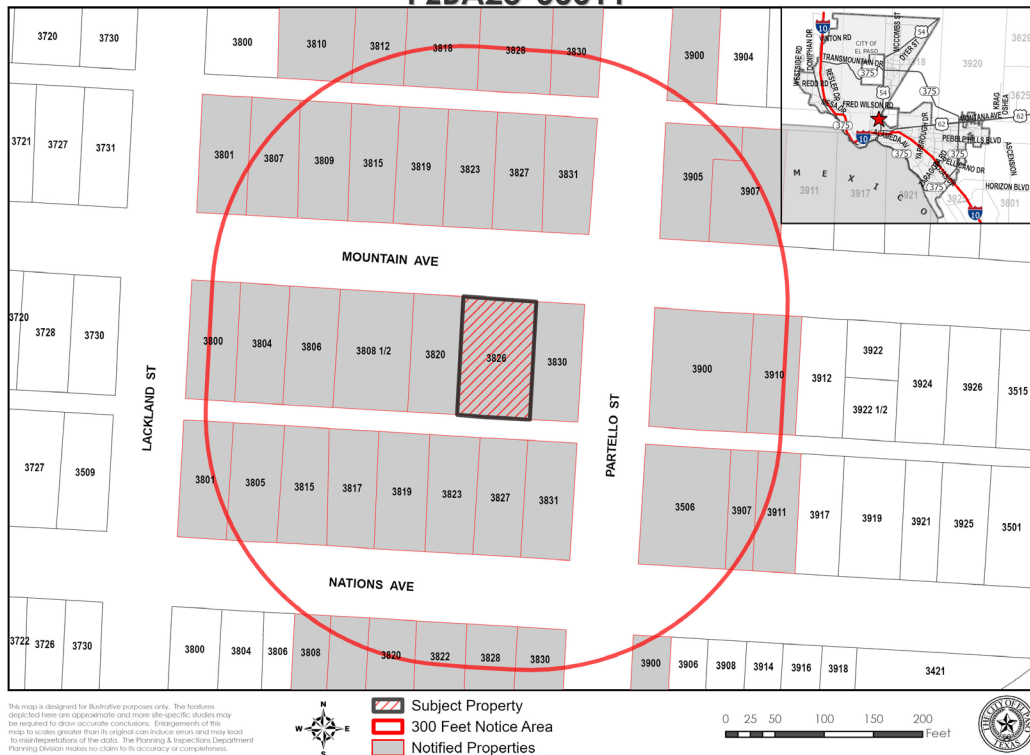
# ZONING MAP

PZBA25-00011



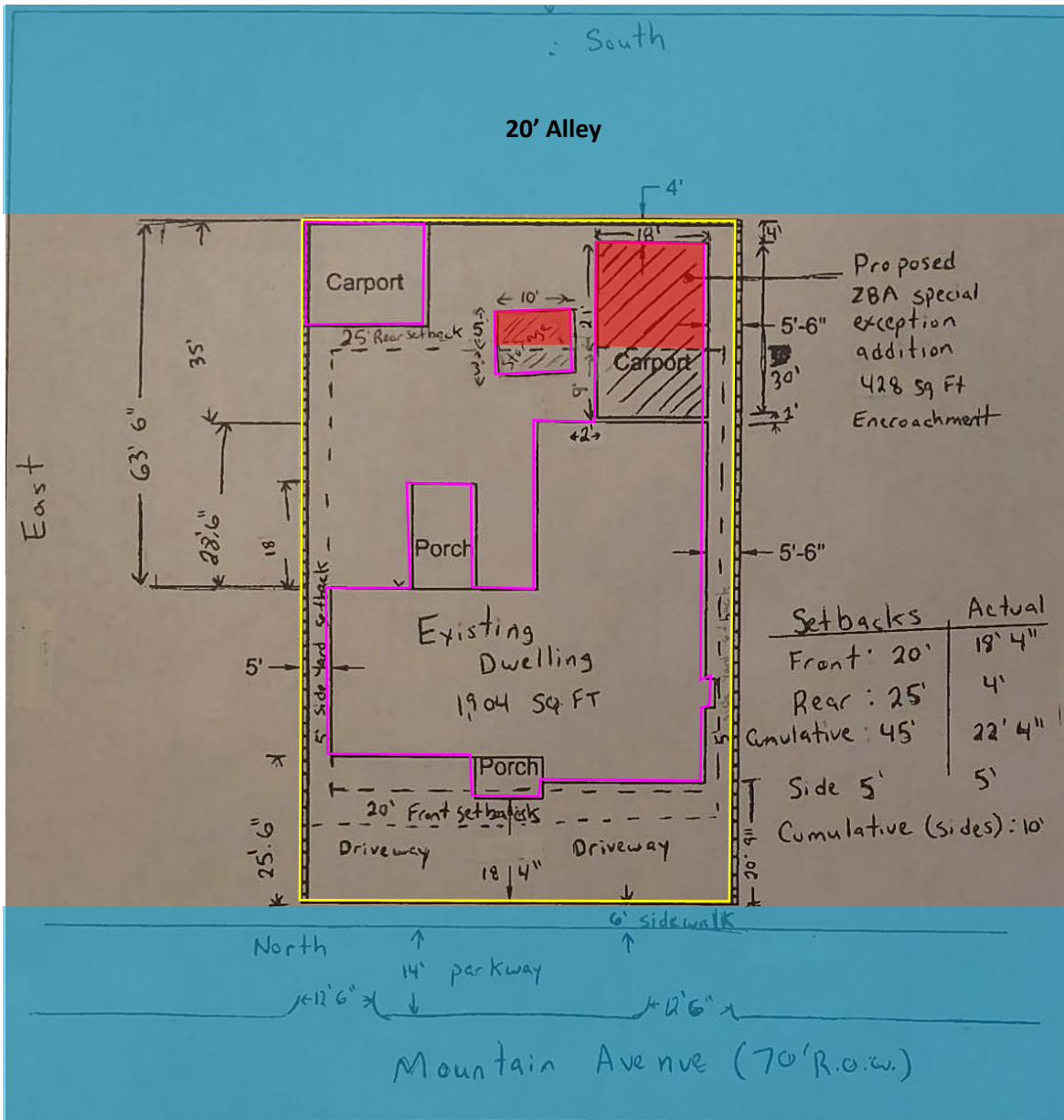
# NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00011



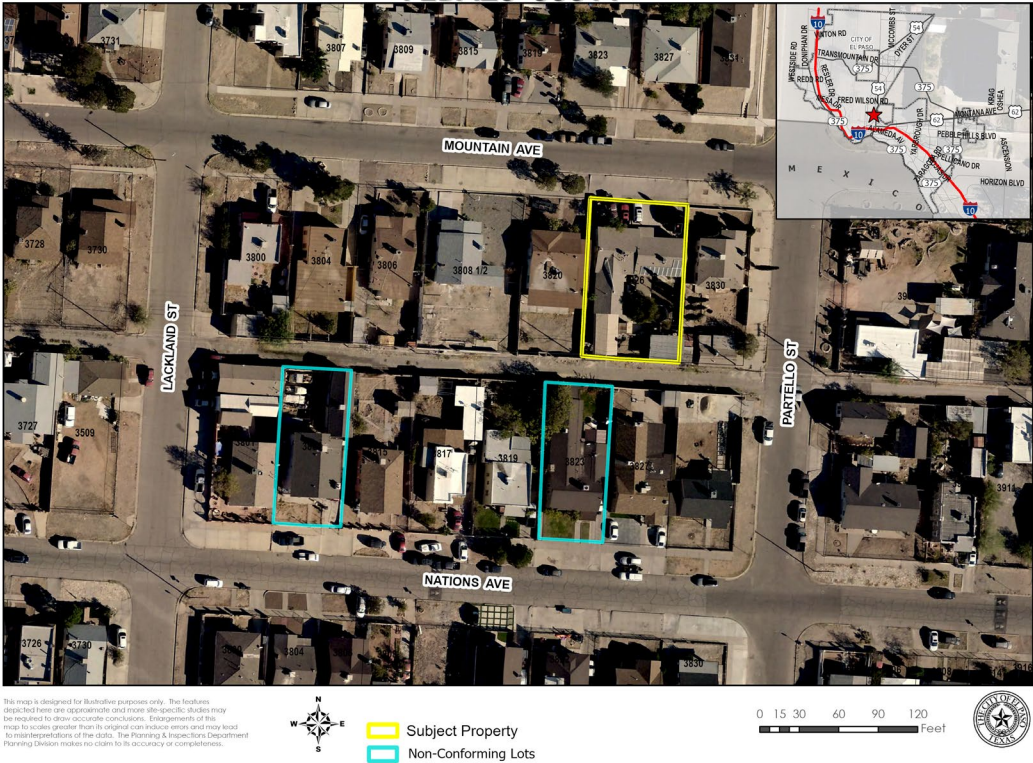


# SITE PLAN



NONCONFORMING LOTS

PZBA25-00011





# NONCONFORMING LOT 1

PZBA25-00011



# NONCONFORMING LOT 2

PZBA25-00011







Legislation Text

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**File #: BC-622, Version: 1**

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

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**PZBA25-00012**      A portion of Tract 30, County 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

# 601 Woodland

Zoning Board of Adjustment — May 5, 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 C (Rear Yard Setback, Single-Family Residence)  
**PUBLIC INPUT:** None received as of May 1, 2025

**SUMMARY OF REQUEST:** Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) to permit a proposed home addition in an R-1 (Residential) zone district.

**SUMMARY OF STAFF'S RECOMMENDATION:** Pending.

## PZBA25-00012

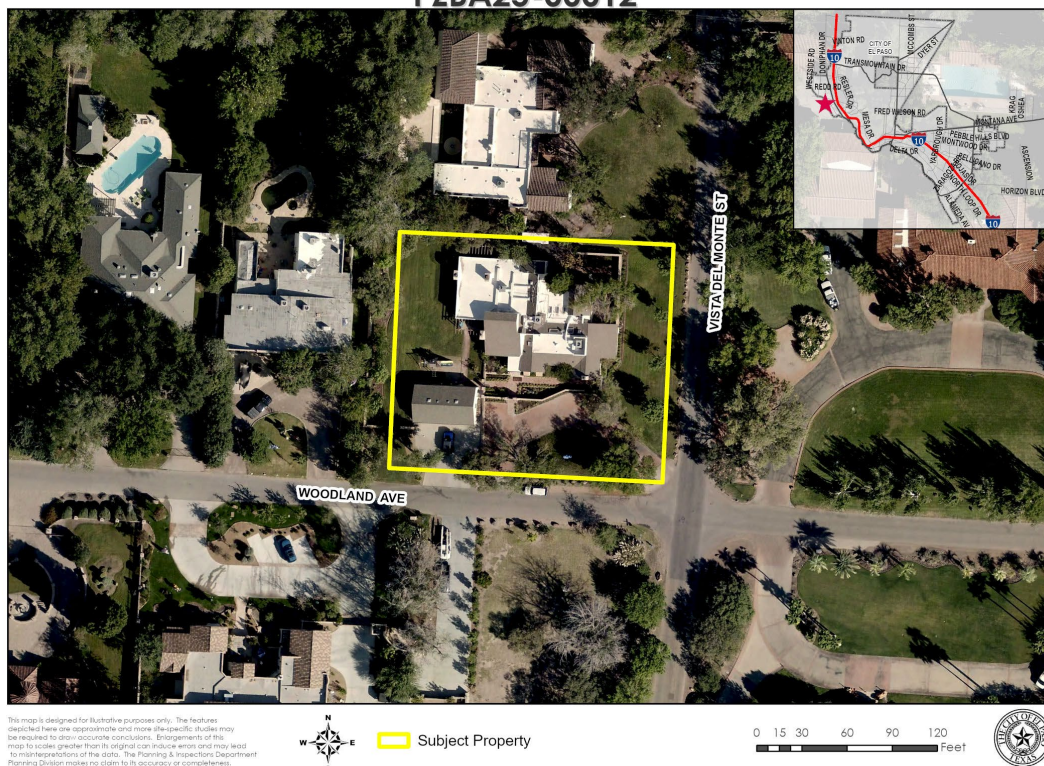


Figure A. Aerial of Subject Property & Immediate Surroundings

**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.

**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 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

**CALCULATIONS:**

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	1981.44 square feet	51.6' (154.8' average lot width ÷ 3) X 38.4' (3/5 of 64' required rear yard setback)
Requested Area of Encroachment	1237 square feet	

**COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.C CRITERIA**

The Zoning Board of Adjustment is empowered under Section 2.16.050.C to:  
*Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line, 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 maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;	Yes. The maximum permitted area of encroachment is 1981.44 square feet, which is more than the requested area of encroachment of 1237 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 33-feet 9-inches rear yard setback.
4. The minimum side and side street yard setbacks shall not be reduced;	Yes. The minimum side yard setbacks are not reduced.
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining areas shall be permanent open space

**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:**

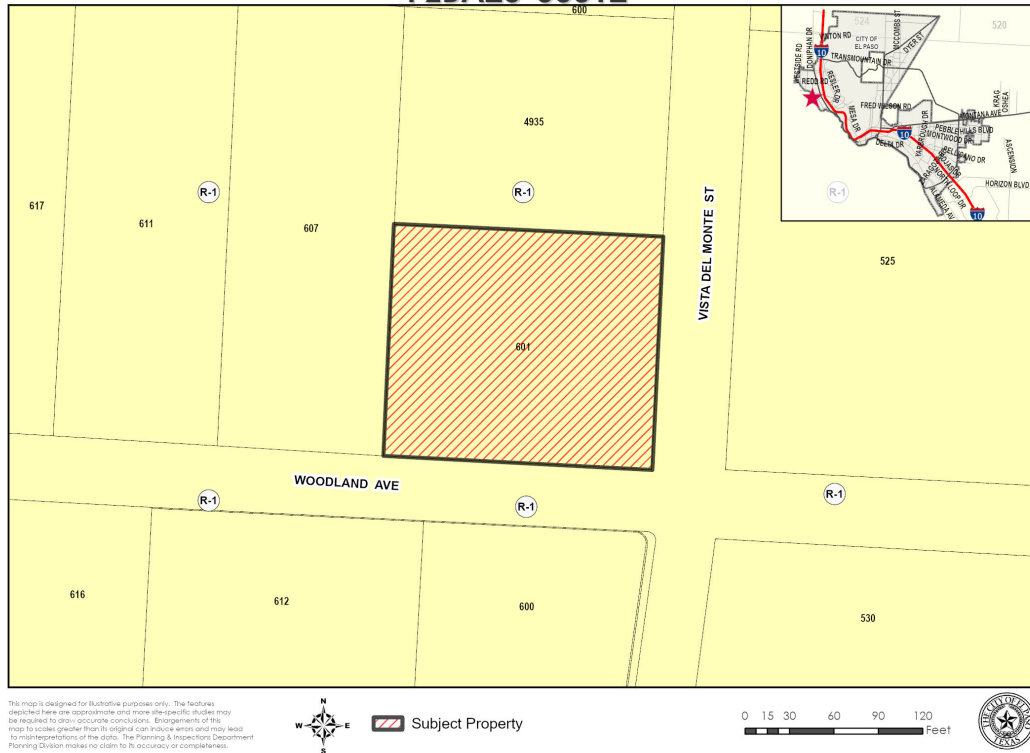
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA 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.



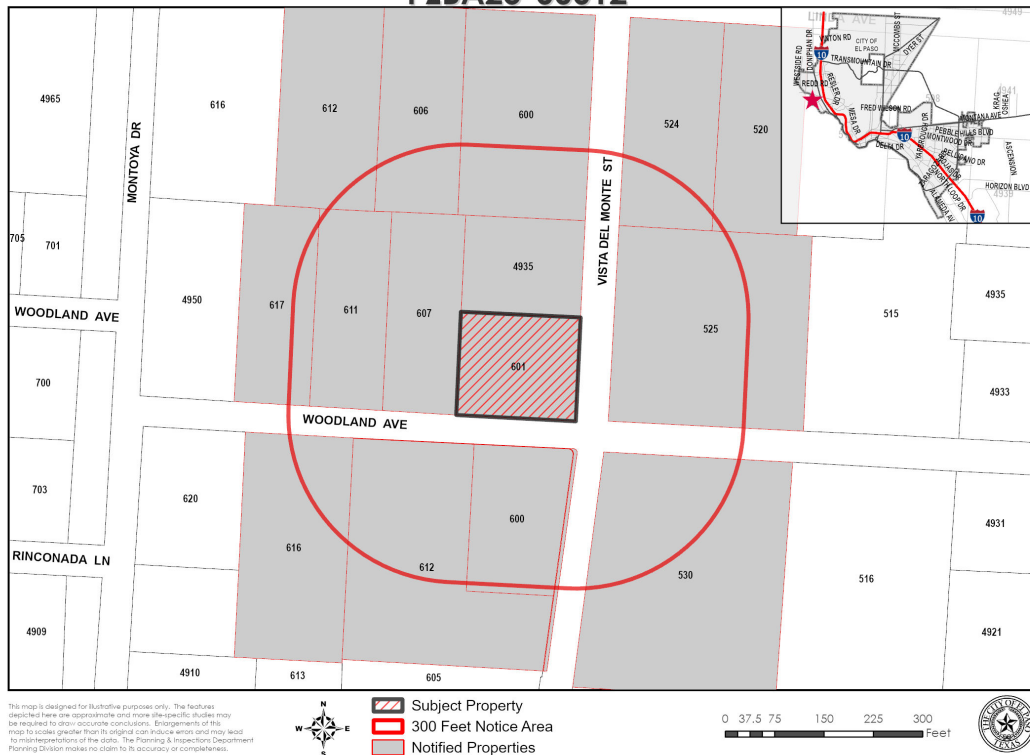
# ZONING MAP

PZBA25-00012



# NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00012



The site plan illustrates the layout of a property bounded by Vista Del Monte Street to the north, Woodland Avenue to the south, and Vista Del Monte Street to the east. The existing residence is a large, irregularly shaped building with a total area of 5,706sf. It features a 6' rear yard setback, a 6' roof overhang, and a 4'-0" high existing wall. An accessory structure (320sf) is located on the north side of the residence. The existing garage (1,000sf) is situated on the west side of the residence, with a 30'-0" width and a 10' depth. A proposed addition to the garage is shown on the west side, with a 756sf area. The existing driveway is located on the south side of the garage, with a 25'-0" width. A proposed addition to the driveway is shown on the south side, with a 756sf area. The site plan also shows various setbacks, including a 15' side yard setback, a 36' front street setback, and a 25' side street setback. The property is surrounded by existing landscape (no sidewalk) and an existing 6'-0" high rock wall on the north and east sides. The site plan includes numerous dimensions and bearings, such as N00°00'00"W, S90°00'00"E, and 203.80'.



El Paso, TX

300 N. Campbell  
El Paso, TX

## Legislation Text

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**File #:** BC-623, **Version:** 1

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

#### **AGENDA LANGUAGE:**

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Approval of Minutes: April 7, 2025



**ZONING BOARD OF ADJUSTMENT MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**April 7, 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 1:32 p.m. Chairman Justin Bass present and presiding and the following Board Members and City Staff answered roll call.

**BOARD MEMBERS PRESENT:**

Justin Bass (Chair)  
Martha Isabel Aguayo (Vice-Chairwoman)  
Gloria Franco Clark  
Sairy Cohen  
Jorge Leon  
Christine Loveridge  
Elizabeth Thurmond-Bengtson

**BOARD MEMBERS ABSENT:**

Heidi Avedician  
Fabian Uribe

**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  
Francisco Mejia, Senior Plans Examiner

**AGENDA**

Jose Beltran, 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."*

Luis Zamora, Chief Planner, introduced Andrew Salloum as he will be taking care of business with this Board. Mr. Salloum noted that one item will be deleted from the agenda, Item #1 – PZBA24-00092 property located at 701 Ramsgate Rd. and no other changes.

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

Motion Passed.

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**PUBLIC HEARING  
REGULAR AGENDA:**

1. **PZBA24-00092:** Lot 22, Block 4, The Village, City of El Paso, El Paso County, Texas  
ADDRESS: 701 Ramsgate Rd.  
APPLICANT: Catherine Oyston  
REPRESENTATIVE: Catherine Oyston  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 7  
ZIP CODE: 79907  
STAFF CONTACT: Blanca Perez, (915) 212-1561, [PerezBM@elpasotexas.gov](mailto:PerezBM@elpasotexas.gov)

**ITEM DELETED**

.....

2. **PZBA25-00001:** Lot 374, Block 22, Park Foothills Addition, City of El Paso, El Paso County, Texas  
ADDRESS: 3308 Garnet Dr.  
APPLICANT: Raymond Attaguile  
REPRESENTATIVE: Raymond Attaguile  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 2  
ZIPCODE: 79904  
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 February 27, 2025. Planning Division has not received any communications in support or opposition to this request. Staff recommends approval of the special exception request with the following conditions:

- The accessory structure shall be removed or relocated 10' from easement.
- The carport shall remain open on three sides.
- The carport to resemble main residential structure.

Raymond Attaguile was available for questions and agrees with staff recommendations and answered questions from Board.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00001 AND SPECIAL CONDITIONS**, seconded by Board Member Leon and unanimously carried.

Motion Passed.

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3. **PZBA25-00002:** Lot 7, Block 34, Cuesta Del Sol, City of El Paso, El Paso County, Texas  
ADDRESS: 12761 Persistence Ave.  
APPLICANT: El Paso Property Investors LLC  
REPRESENTATIVE: CAD Consulting Co.  
REQUEST: Special Exception G (Builder Error)  
DISTRICT: 6  
ZIPCODE: 79928  
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 sent to property owners within 300 feet of the subject property on February 27, 2025. As of today, Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the special exception request.

Enrique Ayala, CAD Consulting Co., agrees with all staff comments and answered questions from Board.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00002**, seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

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4. **PZBA25-00004:** Lots 25, 26, and 27, Block 25, Bassett Addition, City of El Paso, El Paso County Texas  
ADDRESS: 321 S. Piedras St.  
APPLICANT: Juan Larios  
REPRESENTATIVE: Vanessa Duran  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 8  
ZIPCODE: 79901  
STAFF CONTACT: Saul J. G. Pina, (915) 212-1604, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)

Luis Zamora, Chief Planner, made a presentation for Saul Pina to the Board. Public notices sent out the property owners within 300 feet of subject property on February 28, 2025. Planning Division received one call in opposition to this request. Staff recommends approval of the special exception request with the following condition:

- that all storm water shall be retained on subject property.

Vanessa Duran agrees with staff recommendations and answered questions from Board.

**PUBLIC =** Rogelio Parra – opposed.  
Victor Rodriguez – opposed.

**ACTION:** Motion made by Board Member Aguayo, seconded by Board Member Loveridge **TO APPROVE ITEM PZBA25-00004 WITH STAFF RECOMMENDATIONS.**

**VOTE:**

**AYES = 4 (Loveridge, Aguayo, Bass, Cohen)**

**NAYES = 3 (Thurmond-Bengston, Leon, Clark)**

Motion Failed – Item denied.

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5. **PZBA25-00005:** Lots 12 and 13, Block 24, Manhattan Heights, City of El Paso, El Paso County Texas  
ADDRESS: 3124 Federal Ave.  
APPLICANT: Hosanna A. and Luis P. Gallegos  
REPRESENTATIVE: Hosanna A. and Luis P. Gallegos  
REQUEST: Special Exception B (Two or More Nonconforming lots) and Special Exception (In Existence Fifteen Years or More)  
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 of subject property on February 27, 2025. The Planning Division did not receive any communication in support or opposition to the request. Staff recommends approval of the two (2) special exception requests.

Hosanna Gallegos agrees with staff recommendations.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00005 WITH STAFF RECOMMENDATIONS**, seconded by Board Member Leon and unanimously carried.

Motion Passed.

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6. **PZBA25-00007:** Lot 27, Block 7, Palm Grove, City of El Paso, El Paso County, Texas  
ADDRESS: 2605 Samoa Dr.  
APPLICANT: Molly and Jason Arriola  
REPRESENTATIVE: Vanessa Duran  
REQUEST: Special Exception J (Carport over a driveway)  
DISTRICT: 3  
ZIPCODE: 79925  
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 February 27, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends approval of the special exception request with the following conditions:

- That the accessory structure shall be removed or relocated from 5' easement.
- For the finalized carport to resemble the main residential structure as shown on elevations.

Vanessa Duran agrees with staff recommendations.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00007 WITH STAFF RECOMMENDATIONS**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

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7. **PZBA25-00009:** Lot 23 and a portion of Lot 24, Block 137, East El Paso, City of El Paso, El Paso County, Texas  
ADDRESS: 3618 Morenci Rd.  
APPLICANT: Ruben Aguilar Jr.  
REPRESENTATIVE: Ruben Aguilar Jr.  
REQUEST: Special Exception K (In Existence Fifteen Years 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 March 28, 2025. The Planning Division has not received any

communication in support or opposition to the request. Staff recommends approval of the special exception request.

Ruben Aguilar agrees with staff recommends.

**PUBLIC = None**

**ACTION:** Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00009 WITH STAFF RECOMMENDATIONS AND ANY FUTURE ADDITIONS SHALL COMPLY WITH CITY ZONING REQUIREMENTS**, seconded by Board Member Cohen and unanimously carried.

Motion Passed.

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8. **PZBA25-00010:** A portion of Lot 4, Block A, Deal Addition, City of El Paso, El Paso County, Texas  
ADDRESS: 5916 Tampa Ave.  
APPLICANT: Dominguez Ruak  
REPRESENTATIVE: Geronimo Cortez  
REQUEST: Special Exception K (In Existence Fifteen Years or More)  
DISTRICT: 2  
ZIPCODE: 79905  
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 out to property owners within 300 feet of subject property on March 25, 2025. Planning Division has received two phone calls of inquiry no communication of support or opposition. Staff recommends approval of the special exception request.

Geronimo Cortez agrees with staff comments.

**PUBLIC =** Francisco Armendariz – opposed, changed to agree after explained.

**ACTION:** Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00010 WITH STAFF RECOMMENDATIONS**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

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9. Approval of Minutes: January 27, 2025

**ACTION:** Motion made by Board Member Leon, seconded by Board Member Aguayo **TO APPROVE MINUTES FOR JANUARY 27, 2025** and unanimously carried.

Motion Passed.

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10. Adjournment

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

Motion Passed.

Chair Bass adjourned the meeting at 2:46 p.m.



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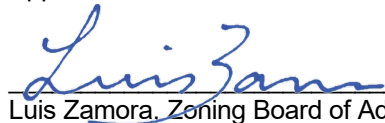
**EXECUTIVE SESSION**

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:



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Luis Zamora, Zoning Board of Adjustments Executive Secretary