



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
December 08, 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)
Heidi Avedician
Gloria Franco Clark
Sairy Cohen
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

N/A

CITY STAFF INTRODUCTIONS

Luis Zamora, Chief Planner
Jesus Quintanilla, Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Saul Pina, Senior Planner
Jose Beltran, Planner
Blanca Perez, Planner
Francisco Mejia, 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 the following changes:
Item 2 to be deleted

ACTION: Motion made by Board Member Loveridge **TO APPROVE CHANGES**, seconded by

Board Member Aguayo and unanimously carried.

Motion Passed.

.....

PUBLIC HEARING
REGULAR AGENDA:

1. Board Member Elections: Chair and Vice Chair
POSTPONED FROM NOVEMBER 10, 2025

ACTION: Motion made by Board Member Thurmond-Bengtson **TO NOMINATE Justin Bass FOR CHAIR**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

ACTION: Motion made by Board Member Thurmond-Bengtson **TO NOMINATE Martha Aguayo FOR VICE CHAIR**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

-
2. **PZBA25-00037** Lot 218, Block 10, Valley View Heights, City of El Paso,
El Paso County, Texas
ADDRESS: 6530 Mohawk Dr.
APPLICANT: Jose M. Romo
REPRESENTATIVE: Jose M. Romo
REQUEST: Special Exception B (Two or more non-conforming lots)
DISTRICT: 3
ZIPCODE: 79925
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

ITEM HAS BEEN DELETED

-
3. **PZBA25-00040** Lot 21, Block 34, Vista Real Unit Three, Amending Subdivision,
City of El Paso, El Paso County Texas
ADDRESS: 11749 Riverstone Drive
APPLICANT: Susan Hernandez
REPRESENTATIVE: Susan Hernandez
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 6
ZIPCODE: 79936
STAFF CONTACT: Saul J. G. Pina, (915) 212-1604,
PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on November 24, 2025. Planning Division has received four (4) signatures in support, one (1) call in opposition and one (1) call of inquiry to the special exception request. Staff recommends approval with conditions of the exception request. The conditions are as follows:

- That the shade (A) be modified or removed from the left side yard setback to comply with zoning requirements per El Paso City Code.
- That the shade (E) and storage shed located on the right-side yard setback be removed as indicated on the site plan.
- That the shade (C) located in the rear of the home be removed as indicated on the site plan
- That the rear addition be modified to not exceed 280 square feet and not to exceed a 17-foot rear setback.

Susan Hernandez, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Avedician **TO APPROVE ITEM PZBA25-040 WITH STAFF RECOMMENDATION**, seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

.....

4. 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

Andrew Salloum, Senior Planner, made a presentation on behalf of Planner Alejandra Gonzalez to the Board. Public notices were mailed to property owners within 300 feet of subject property on November 24, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval with conditions of the exception request. The conditions are as follows:

- That the material 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 be relocated from the 5-foot easement area.

Saul Marquez, property owner attended and answered questions from the board.

Silvester Gutierrez, neighbor and representative/interpreter for property owner was also present.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO POSTPONE ITEM PZBA25-00049 TO THE NEXT MEETING**, seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

.....

5. PZBA25-00053 Lot 25 and 26, Block 126, East El Paso, City of El Paso,
El Paso County, Texas
ADDRESS: 3614 Douglas Ave.
APPLICANT: Justin Churchman
REPRESENTATIVE: Daniel Aburto
REQUEST: Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 2
ZIPCODE: 79903
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 November 25, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Daniel Aburto, representative attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00053 WITH STAFF RECOMMENDATION**, seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

.....

6. PZBA25-00054 Lot 9, Block 23, Tobin Park Unit 2, City of El Paso,
El Paso County, Texas
ADDRESS: 5716 Decatur Way
APPLICANT: Weise Gunnar
REPRESENTATIVE: Vanessa Duran
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 4
ZIPCODE: 79924
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on November 20, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval with condition of the exception request. The condition is as follows:

- The accessory structure over the easement to be removed as reflected on the site plan.

Vanessa Duran, representative attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00054 WITH STAFF RECOMMENDATION**, seconded by Board Member Cohen and unanimously carried.

Motion Passed.

7. Approval of Minutes: November 10, 2025

ACTION: Motion made by Board Member Aguayo, seconded by Board Member Avedician **TO APPROVE MINUTES FOR NOVEMBER 10, 2025** and unanimously carried.

Motion Passed.

8. Adjournment

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

Motion Passed.

Chairman Bass adjourned the meeting at 2:56 p.m.

EXECUTIVE SESSION

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

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

Approved as to form:


Luis Zamora, Zoning Board of Adjustments Executive Secretary

