



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
September 8, 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)
Gloria Franco Clark
Jorge Leon
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

Heidi Avedician
Sairy Cohen

CITY STAFF INTRODUCTIONS

Luis Zamora, Chief Planner
Jesus Quintanilla, Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Jose Beltran, Planner
Blanca Perez, Planner
Andrew Giraldi, Planner
Alejandra Gonzalez, Planner
Francisco J. Mejia, Senior Plans Examiner

AGENDA

Andrew Giraldi, 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 there are no changes.

ACTION: No motion required

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**PUBLIC HEARING
REGULAR AGENDA:**

1. PZBA25-00015 Lot 17, Block 7, Tobin Park Addition, City of
El Paso, El Paso County Texas
ADDRESS: 9139 Matterhorn Dr.
APPLICANT: Fernando Fajardo
REPRESENTATIVE: Enrique Gutierrez
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 4
ZIPCODE: 79924
STAFF CONTACT: Andrew Giraldi, (915) 212-1644, GiraldiAW@elpasotexas.gov

Andrew Giraldi, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on August 28, 2025. Planning Division has not received any communications in support or opposition to the request and one (1) recent call of inquiry. Staff recommends approval of the exception request with conditions:

- The accessory structure located to the rear of the property shall be modified, relocated, or removed from the 5-foot easement area.
- The canopy connecting between the main structure and accessory be removed.
- The lattice connecting between the carport to the fence be removed.
- The accessory structure along the sidewalk be relocated or removed.

Enrique Gutierrez, representative attended and agreed with staff recommendation via Spanish interpreter Margarita Lozano.

PUBLIC = None

ACTION: Motion made by Board Member Leon **TO APPROVE ITEM PZBA25-00015 WITH STAFF RECOMMENDATION**, seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

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2. PZBA25-00018 Lot 7, Block 2, Spanish Pines #1, City of El Paso, El Paso
County, Texas
ADDRESS: 1024 Los Moros Drive
APPLICANT: Pablo Moreno and Sarai Perez
REPRESENTATIVE: Sarai Perez
REQUEST: Special Exception B (Two or More Non-Conforming Lots) and
Special Exception J (Carport Over a Driveway)
DISTRICT: 1
ZIPCODE: 79932
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 July 31, 2025. Planning Division has

received two (2) emails in opposition to the request. Staff recommends approval with a condition of the exception request. The condition is as follows:

- Carport shall resemble the main residence in scale and character.

Sarai Perez Gallardo, property owner attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00018 WITH STAFF RECOMMENDATION**, seconded by Board Member Uribe.

VOTE:

AYES = 6 (Loveridge, Aguayo, Bass, Leon, Uribe, Clark)

NAYES = 1 (Thurmond-Bengston)

Motion failed

ACTION: Motion made by Board Member Bass **TO REOPEN THIS ITEM**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

ACTION: Motion made by Board Member Aguayo **TO APPROVE SPECIAL EXCEPTION B ONLY OF THIS ITEM**, seconded by Board Member Leon and unanimously carried.

Motion Passed.

ACTION: Motion made by Board Member Loveridge **TO APPROVE SPECIAL EXCEPTION J ONLY OF THIS ITEM**, seconded by Board Member Uribe.

VOTE:

AYES = 6 (Loveridge, Aguayo, Bass, Leon, Uribe, Clark)

NAYES = 1 (Thurmond-Bengston)

Motion failed

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3. PZBA25-00023	Lot 88, Block 8, Coronado Country Club Estates Unit 7, City of El Paso, El Paso County, Texas
ADDRESS:	5708 Los Cerritos Drive
APPLICANT:	Laura Tate Goldman
REPRESENTATIVE:	Ray Marquez
REQUEST:	Special Exception K (In Existence Fifteen Years or More)
DISTRICT:	1
ZIPCODE:	79912
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 August 26, 2025. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Ray Marquez, representative attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA25-00023 WITH STAFF RECOMMENDATION**, seconded by Board Member Clark.

Motion Passed.

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4. PZBA25-00026	Tract 8-A-6, Block 42, Ysleta, City of El Paso, El Paso County, Texas
ADDRESS:	316 Apodaca Place
APPLICANT:	Gustavo Loy
REPRESENTATIVE:	Gustavo Loy
REQUEST:	Special Exception K (In Existence Fifteen Years or More)
DISTRICT:	7
ZIPCODE:	79907
STAFF CONTACT:	Andrew Giraldi, (915) 212-1644, GiraldiAW@elpasotexas.gov

Andrew Giraldi, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on August 28, 2025. As of today, Planning Division has not received any communications in support or opposition to the request and no inquiries. Staff recommends approval of the exception request.

Gustavo Loy, owner and representative attended and agreed with staff recommendation.

PUBLIC = NONE

ACTION: Motion made by Board Member Leon **TO APPROVE ITEM PZBA25-00026 WITH STAFF RECOMMENDATION** seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

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5. Approval of Minutes: August 11, 2025

ACTION: Chair Bass abstained from voting on minutes. Motion made by Board Member Loveridge, seconded by Board Member Clark **TO APPROVE MINUTES FOR AUGUST 11, 2025** and unanimously carried.

Motion Passed.

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6. Adjournment

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

Motion Passed.

Chair Bass adjourned the meeting at 2:21 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