



ZONING BOARD OF ADJUSTMENT MEETING
Thorman Conference Room, 801 Texas Ave., Basement
May 04 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 1:33 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)
Sairy Cohen – arrived at 1:35 p.m.
Matthew Ibarra
Gloria Franco Clark
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

Heidi Avedician
Al Jurado Jr. (Alt.)

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
Venessa Rangel, 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.*"

Andrew Salloum, Senior Planner, noted the following changes:
No changes

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**PUBLIC HEARING
REGULAR AGENDA:**

1. 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
ZIP CODE: 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 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 also recommends denial of the Variance request to permit a total of 3 monument signs along Northwestern Drive.

Collins Corbett, representative attended via TEAMS and answered questions from the board.

PUBLIC = None

ACTION: Motion made by Board Member Ibarra **TO APPROVE ITEM WITH CONDITION TO PERMIT SIX (6) MONUMENT SIGNS ON THE PREMISES AND THAT NO MORE THAN TWO (2) FRONTAGE SIGNS BE PERMITTED**, seconded by Board Member Aguayo.

AYES: Elizabeth Thurmond-Bengtson, Christine Loveridge, Matthew Ibarra, Gloria Clark, Martha Aguayo, Sairy Cohen

NAYS: Justin Bass, Fabian Uribe,

ABSTAIN: N/A

ABSENT: Heidi Avedician, Al Jurado Jr.

NOT PRESENT FOR THE VOTE: N/A

Motion Failed due to 7 AYES needed to pass.

ACTION: Motion made by Board Member Bass **TO APPROVE ITEM PER STAFF RECOMMENDATION**, seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

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2. PZBA26-00011: Lot #1, Block 36, North Hills Unit 13, City of El Paso, El Paso County, Texas

ADDRESS: 4565 Loma Linda Circle
APPLICANT: Hugo & Sylvia Magallanes
REPRESENTATIVE: Lorena Armenta
REQUEST: Special Exception F (Side Street Yard Setback)
DISTRICT: 4
ZIP CODE: 79934
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 23, 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 porch be modified to meet the required 5-foot setback from the roof line.

Sylvia Magallanes and Hugo Magallanes, property owners attended and answered questions from the board.

PUBLIC = None

ACTION: Motion made by Board Member Ibarra **TO APPROVE STAFF RECOMMENDATION WITHOUT CONDITIONS AND TO LEGALIZE THE PORCH WITHOUT HAVING TO MAKE MODIFICATIONS**, seconded by Board Member Cohen.

Luis Zamora, Planning and Inspection, noted that the board may not override the Special Exception F criteria.

Board member Ibarra withdrew motion.

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

Motion Passed.

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3. PZBA26-00013: Lot 17, Block 21, Ventanas Subdivision Unit Three Replat A, City of El Paso, El Paso County, Texas
ADDRESS: 3160 Green Harvest Dr
APPLICANT: Jessica P. Sandoval & Jose M.P. Chavez
REPRESENTATIVE: Jessica P. Sandoval & Jose M.P. Chavez
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 5
ZIP CODE: 79938
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 24, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Oscar Estrada, representative for property owner and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA26-00013 PER STAFF RECOMMENDATIONS**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

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4. PZBA26-00014 Lot 13, Block 30, Coronado County Club Foothills,
City of El Paso, El Paso County, Texas
ADDRESS: 305 Sundown Place
APPLICANT: Kenneth E. Helms Jr. & Silvia Portillo-Koch & Daniel Koch
REPRESENTATIVE: Marco A. Rochel-Siller
REQUEST: Special Exception C (Rear Yard Setback, Single- Family
Residence)
DISTRICT: 8
ZIP CODE: 79912
STAFF CONTACT: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Board on behalf of Pratika Banjara. Public notices were mailed to property owners within 300 feet of subject property on April 23, 2026. Planning Division received one email in opposition to the request. Staff recommends approval of the exception request.

Marco A. Rochel-Siller, representative for property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA26-00014 PER STAFF'S RECOMMENDATION**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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5. PZBA26-00018: Lots 35 and 36, Block 35, Kern Place Addition, City of El Paso,
El Paso County, El Paso, Texas
ADDRESS: 918 Galloway Dr.
APPLICANT: Luis M. Fernandez
REPRESENTATIVE: Martina Lorey, Architect
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 8
ZIP CODE: 79902
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 24, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Martina Lorey, representative for property owner attended and agreed with staff

recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA26-00018 PER STAFF RECOMMENDATION**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.
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10. Approval of Minutes: April 20, 2026

ACTION: Motion made by Board Member Loveridge, seconded by Board Member Ibarra **TO APPROVE MINUTES FOR April 20, 2026** and unanimously carried.

Motion Passed.
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11. Adjournment

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

Motion Passed.

Chairman Bass adjourned the meeting at 2:58 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

