



AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING

May 04, 2026
THORMAN CONFERENCE ROOM, 801 TEXAS AVE, BASEMENT
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: 744 253 998#

If you wish to sign up to speak please contact Berenice Barron at BarronBC@elpasotexas.gov or (915) 212-1583 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

- PZBA25-00058:** A portion of Lot 1, Block 1, El Paso West, City of El

[**BC-2024**](#)

ADDRESS: Paso, El Paso County, Texas
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

POSTPONED FROM APRIL 20, 2026

2. **PZBA26-00011:** Lot #1, Block 36, North Hills Unit 13, City of El Paso, El Paso County, Texas [BC-2034](#)
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
3. **PZBA26-00013:** Lot 17, Block 21, Ventanas Subdivision Unit Three Replat A, City of El Paso, El Paso County, Texas [BC-2025](#)
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
4. **PZBA26-00014:** Lot 13, Block 30, Coronado County Club Foothills, City of El Paso, El Paso County, Texas [BC-2026](#)
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

5. **PZBA26-00018:** Lots 35 and 36, Block 35, Kern Place Addition, City of El Paso, El Paso County, Texas [BC-2027](#)
- 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

6. Approval of Minutes: April 20, 2026 [BC-2028](#)

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 Berenice Barron at BarronBC@elpasotexas.gov a minimum of 72 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email BarronBC@elpasotexas.gov at least 72 hours in advance of the meeting.

Posted this the _____ of _____ at _____ AM/PM by _____



Legislation Text

File #: BC-2024, Version: 1

**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".*

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

POSTPONED FROM APRIL 20, 2026

7850 Paseo Del Norte

Zoning Board of Adjustment — May 4, 2026



CASE NUMBER: PZBA25-00058
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: Amazon.com Services LLC
REPRESENTATIVE: VTRE Development, LLC
LOCATION: 7850 Paseo Del Norte Blvd.
ZONING: M-1 (Light Manufacturing)
REQUEST: Variance from City Code Section 20.18.450.A
PUBLIC INPUT: One (1) phone call of inquiry received as of April 28, 2026

SUMMARY OF REQUEST: The applicant requests two (2) Variances under Section 2.16.030 of the City Code from El Paso City Code Section 20.18.450.A – Monument Signs for a proposed large-scale warehouse facility in an M-1 (Light Manufacturing) zone district. The request is as follows:

1. To permit a total of six (6) monument signs per premise
2. To permit three (3) monument signs along Northwestern Drive

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the Variance request to permit a total of six (6) monument signs per premise. The condition is as follows:

- That no more than two (2) monument signs per frontage permitted.

However, staff recommends **DENIAL** of the Variance request to permit a total of three (3) monument signs along Northwestern Drive.

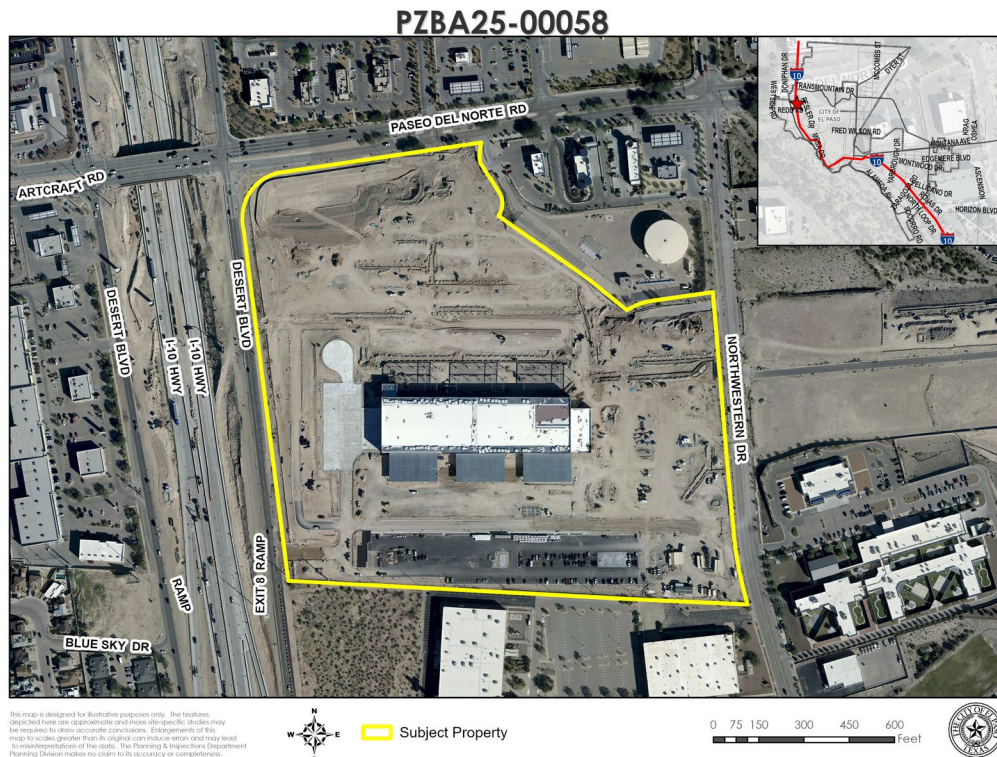


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant requests two (2) Variances under Section 2.16.030 of the City Code from El Paso City Code Section 20.18.450.A – Monument Signs for a proposed large-scale warehouse facility in an M-1 (Light Manufacturing) zone district. The request is as follows:

1. To permit a total of six (6) monument signs per premise
2. To permit three (3) monument signs along Northwestern Drive

As per El Paso City Code Section 20.18.450.A – Monument Signs, a maximum total of four (4) monument signs permitted by premise for properties over 6 acres in size and a total of two (2) monument signs are permitted along any frontage road. The subject property is 28.4 acres in size and is surrounded by three (3) frontage roads (North Desert Boulevard, Paseo Del Norte Boulevard, and Northwestern Drive). The applicant states the signage may not be sufficient to direct traffic to the proposed business.

BACKGROUND: The subject property will be occupied by Amazon distribution center, which is currently under construction.

The purpose of the El Paso City Code Section 20.18 – Sign Regulations is to provide adequate opportunity of free speech, protect the health, safety, and general welfare of the City and its residents, enhance the aesthetic value of the City’s landscape by reducing visual clutter, protect adjacent and nearby properties from excessive or inappropriate signage, protect the safety and efficiency of the City’s transportation network by reducing confusion and distractions, and to preserve, protect, and enhance areas of designated historical, architectural and scenic value. A request may be considered by the Zoning Board of Adjustment if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

Definition of Unnecessary Hardship, Section 20.02.1128:

“Unnecessary hardship” means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed.

Per Section 20.18.450.A of the El Paso City Code, monument signs shall comply with the following requirements:

Districts	Permit Required	Maximum Number	Maximum Height	Maximum Sign Area
Primary signs in C-2, C-3, C-4, Q, M-1, M-2 and M-3 with major or super arterial frontage (See A.1-7 after Table for additional information).	Yes	One per street frontage for premises less than six acres, but not to exceed three signs per premise; Two per street frontage for premises of six acres or more, but not to exceed four signs per premise.	25 feet	150 square feet

1. Location: No portion of the sign shall be closer than fifteen feet from the back of the curblineline; if the property line is located more than fifteen feet from the curblineline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line.
2. For the purposes of this section, interstate or freeway frontage is defined as Interstate Highway 10, US Highway 54, Joe Battle Boulevard, Americas Avenue, Zaragoza Road from Joe Battle Boulevard to Sun Fire Boulevard and Montana east of Geronimo. In no case shall a freeway primary monument sign exceed fifty feet in height or a shopping center primary monument sign exceed sixty feet in height.
3. For minor and collector arterials, a primary monument sign shall not exceed eighty square feet in sign area and eight feet in height.
4. For minor and collector arterials, a shopping center monument sign shall not exceed eighty square feet in sign area and twelve feet in height.
5. For detached buildings in shopping center signs, the height shall not exceed fifteen feet along major arterials and eight feet along a minor or collector arterial.
6. Illumination: Internal or indirect; may not be flashing or intermittent.
7. Additional standards: Shall comply with Section 20.18.400 of the El Paso City Code.

The applicant has referenced the following information regarding the nature of the variance request:

- Anchor Sign, on behalf of Amazon.com Services LLC ("Applicant"), respectfully submits this request for variances from the applicable provisions of the City of El Paso Zoning Code pertaining to exterior signage for the new Amazon Delivery Warehouse to be constructed on an approximately 28.41-acre parcel. The requested relief is necessary to accommodate safe and efficient vehicular circulation to, from, and within the facility.
- Pursuant to Zoning Code 2.18.450 - lots exceeding four acres are permitted two monument signs per street frontage, each limited to 100 square feet in area and 10 feet in height. For a facility of this scale-served by significant volumes of large commercial vehicles, including semi-trailers and delivery vans auxiliary vehicles. We are seeking a variance to relocate one of the two (2) signs allowed on Paseo Del Norte Boulevard to Northwestern Drive, and then a separate variance for a 3rd monument sign at Northwestern Drive.

With the amount of vehicular traffic at this location, a monument sign with wayfinding included in the structure as shown in the renderings, will allow for a safer flow of all traffic both on and off the site.

- Hardship and Necessity for Variance - due to the substantial acreage of the site and the number of required ingress and egress points, strict compliance with the monument sign standards would result in signage that is not reasonably visible or legible to approaching drivers, particularly operators of larger vehicles whose sightlines and stopping distances differ materially from those of passenger vehicles. Inadequate wayfinding signage would foreseeably lead to driver confusion, unsafe maneuvers, missed entrances, and increased truck and van circulation through adjacent residential neighborhoods as drivers attempt to reorient themselves. To mitigate these concerns, the Applicant proposes the installation of non-illuminated post-and-panel directional signs of approximately 30 square feet in area and 7 feet in overall height, strategically located at multiple entrances to ensure safe and efficient traffic flow for employees, delivery personnel, contractors, and the surrounding public. To ensure that approaching motorists have sufficient time and distance to perceive, interpret, and respond to the information necessary to execute safe turning and lane-change movements.
- Impact on the Public Interest and Intent of the Ordinance - the variances requested represent the minimum deviation necessary to permit reasonable and safe use of the property as a high-traffic logistics facility. The proposed signage program is consistent with established wayfinding standards used at other Amazon facilities nationwide and is designed to enhance traffic predictability and reduce conflicts between commercial and residential traffic.

Granting the requested relief will not confer any special privilege upon the Applicant beyond what is necessary to accommodate the unique operational and safety needs associated with a facility of this scale. The proposed signage will not adversely affect public welfare, surrounding property values, or neighborhood character; to the contrary, it will materially improve roadway safety and reduce the likelihood of heavy-vehicle circulation through nearby communities.

- Conclusion - for the foregoing reasons, the Applicant respectfully submits that strict enforcement of the monument signage limitations would create a practical difficulty and safety hardship inconsistent with the intent and purpose of the City of El Paso Zoning Code. The requested variances are reasonable, aligned with best-practice traffic-management standards, and clearly in the public interest. Accordingly, Anchor Sign, on behalf of Amazon.com Services LLC, respectfully requests that the City of El Paso Zoning Board of Appeals grant the variances described herein and approve the proposed signage plan.

ANALYSIS: Staff recommends approval of the Variance request to permit a total of six (6) monument signs as it has been found that there is an unnecessary hardship inherent to the subject property due to the significantly larger size of the subject property and multiple road frontages (North Desert Boulevard, Paseo Del Norte Boulevard, and Northwestern Drive). The number of monument signs permitted by the City Code (maximum of 4) is insufficient to provide reasonable on-site wayfinding for vehicles and pedestrians on the subject property.

Staff recommends denial of the Variance request to permit three (3) monument signs along Northwestern Drive. Staff does not find that a third sign along Northwestern Drive would constitute a hardship and be in the interest of the public. All other properties over 6 acres in size are limited to only two (2) monument signs per frontage road.

COMPLIANCE WITH EL PASO CITY CODE SECTION 2.16.030	
The Zoning Board of Adjustment is empowered under Section 2.16.030 to: <i>Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.</i>	
The following questions should be carefully considered in order to grant a variance:	
Questions	Does the Request Comply?
1. Is the need for the variance due to special conditions?	Yes. The need for the variance to allow six (6) monument signs is due to the large size of the subject property and being surrounded by three (3) frontage roads. No. The request for three (3) monument signs along Northwestern Drive is self-imposed.
2. Would a literal enforcement of the ordinance create an unnecessary hardship?	Yes. The ordinance would create an unnecessary hardship, as the property is surrounded by three (3) frontage roads and restricting signage up to four (4). No. There is no unnecessary hardship to allow three (3) monument signs along Northwestern Drive.
3. Is the variance consistent with public interest?	Yes. The public interest will not be negatively impacted by allowing up to six (6) monument signs on the property. Other properties are allowed to have up to two (2) signs per frontage. No. Allowing three (3) monument signs along Northwestern Drive is against the public interest and can create unintended precedents to increase signage.
4. Would the spirit of the ordinance be observed and substantial justice done if the variance is approved?	Yes. Permitting six (6) monument signs on the property is in the spirit of Section 20.18.030 (Purpose), as it allows an adequate opportunity for the exercise of free speech by the display of a message or an image on a sign, while balancing that opportunity against the community and public interests affected by signs. No. Permitting up to three (3) monument signs along Northwestern Drive goes against Section 20.18.030 (Purpose), as it would increase visual clutter and impact adjacent and nearby properties from the impact of excessive or inappropriate signage.

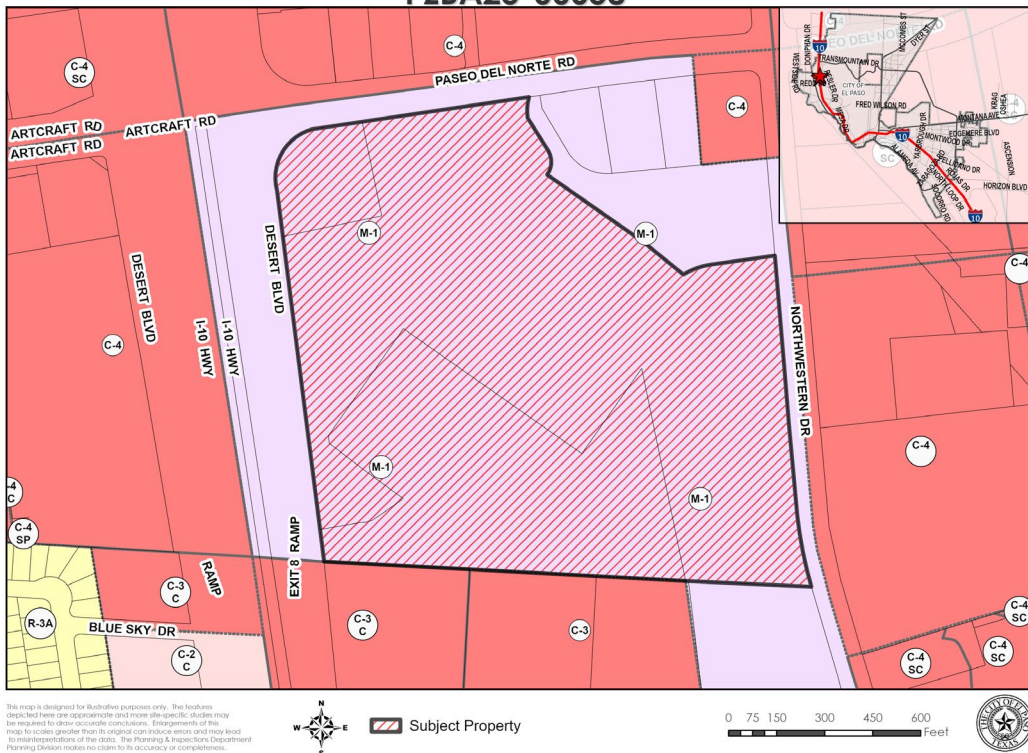
PUBLIC COMMENT: Public notice was sent on January 15, 2026, January 30, 2026, February 13, 2026, and April 9, 2026 to all property owners within 300 feet of subject property. The Planning Division has received a phone call of inquiry but no communications in support or opposition to the special exception 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) may authorize in specific cases a variance from the terms of the zoning ordinance (Title 20) or as specified in (Title 21) SmartCode if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the variance 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 variance 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 variance request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

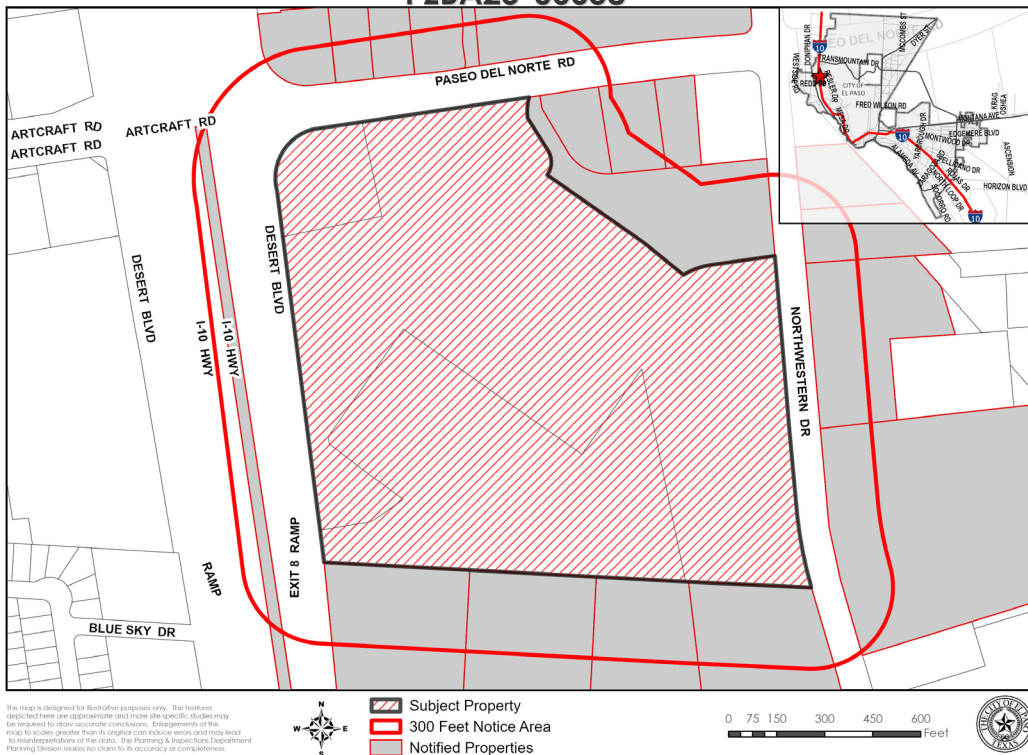
ZONING MAP

PZBA25-00058

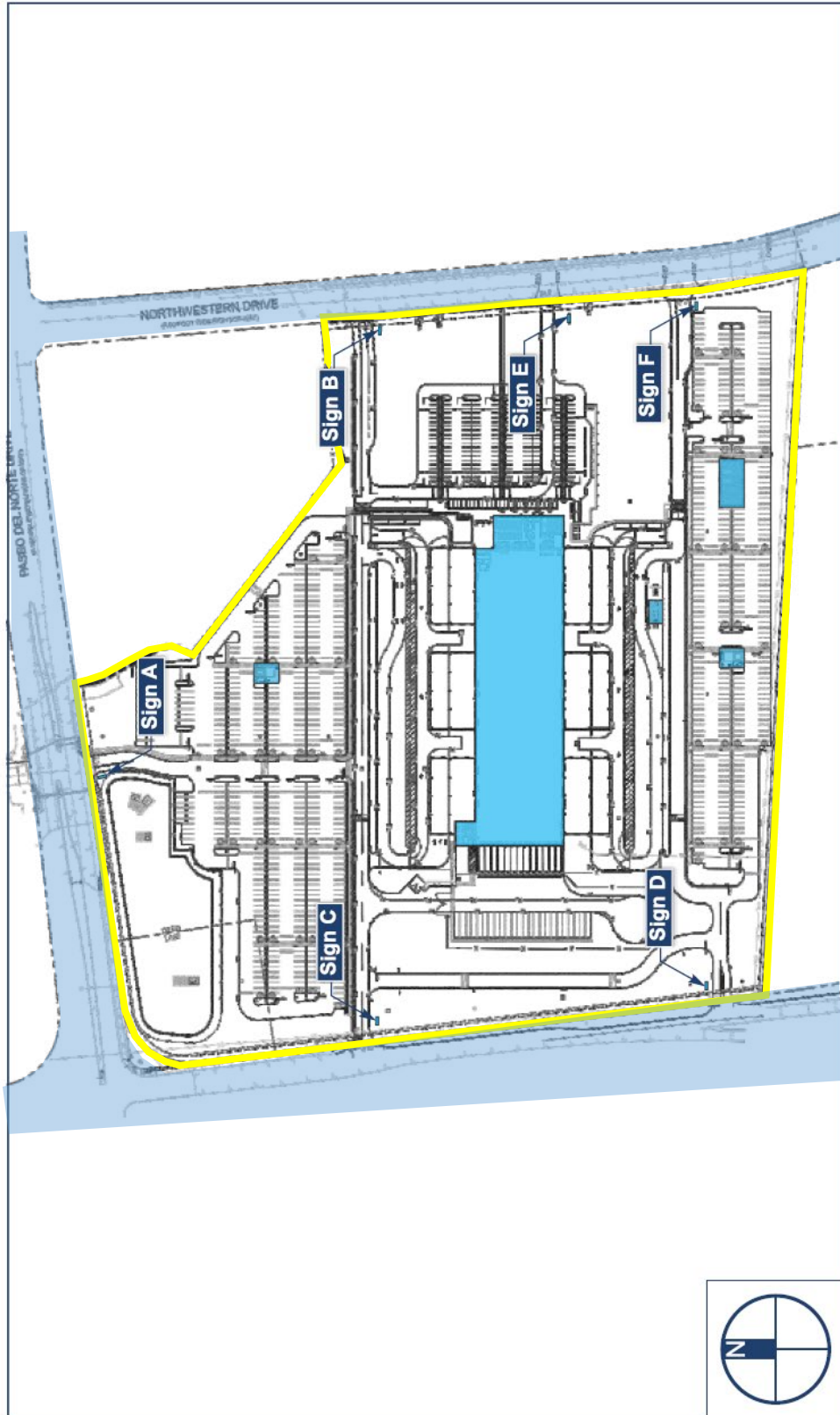


NEIGHBORHOOD NOTIFICATION MAP

PZBA25-00058

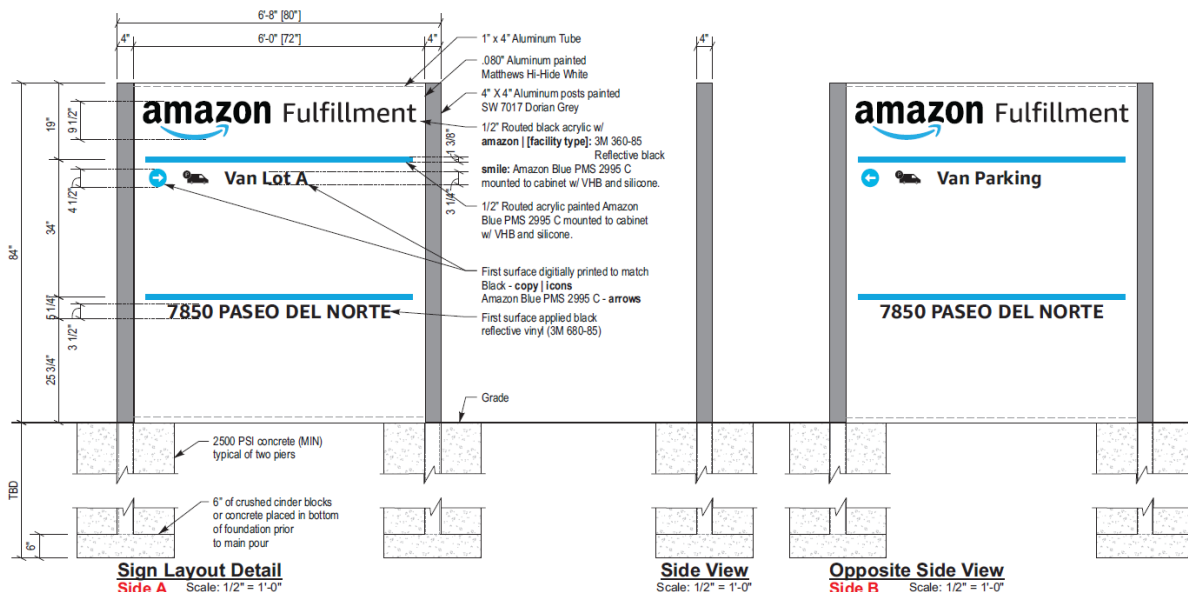


SITE PLAN

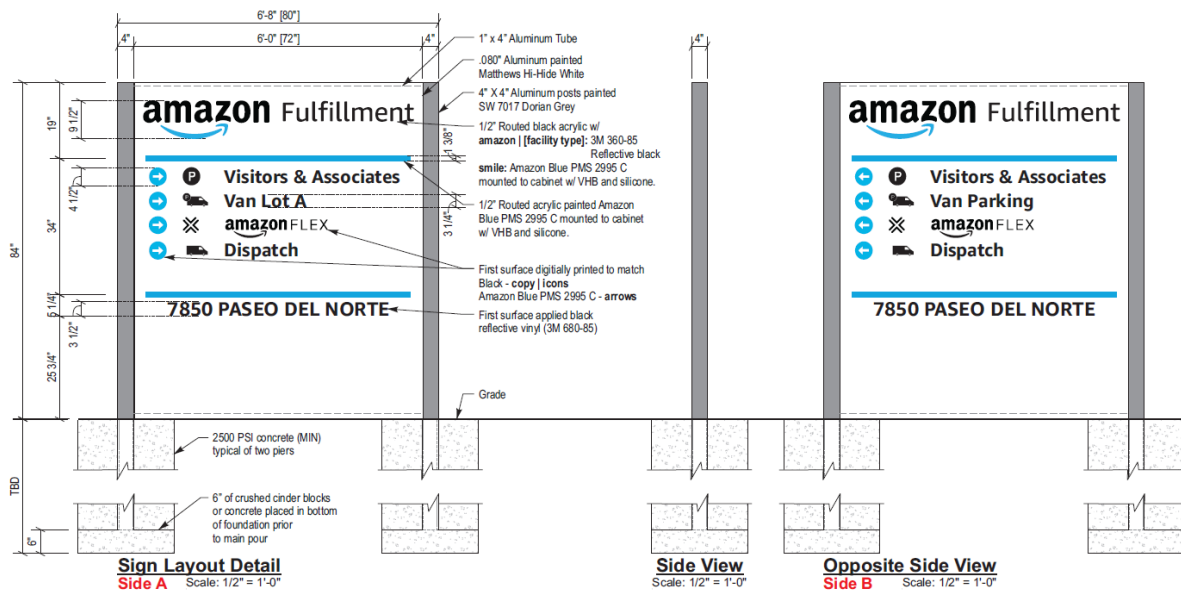


SIGN DESIGN

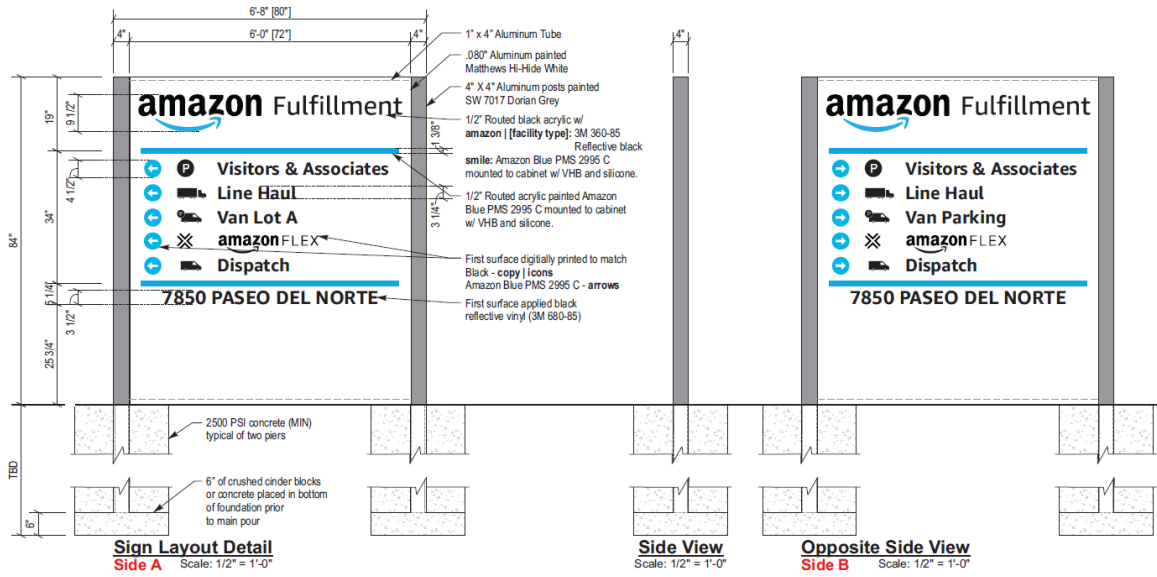
SIGN A	Amazon	OPTION 2
Type:	D/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	42.00	



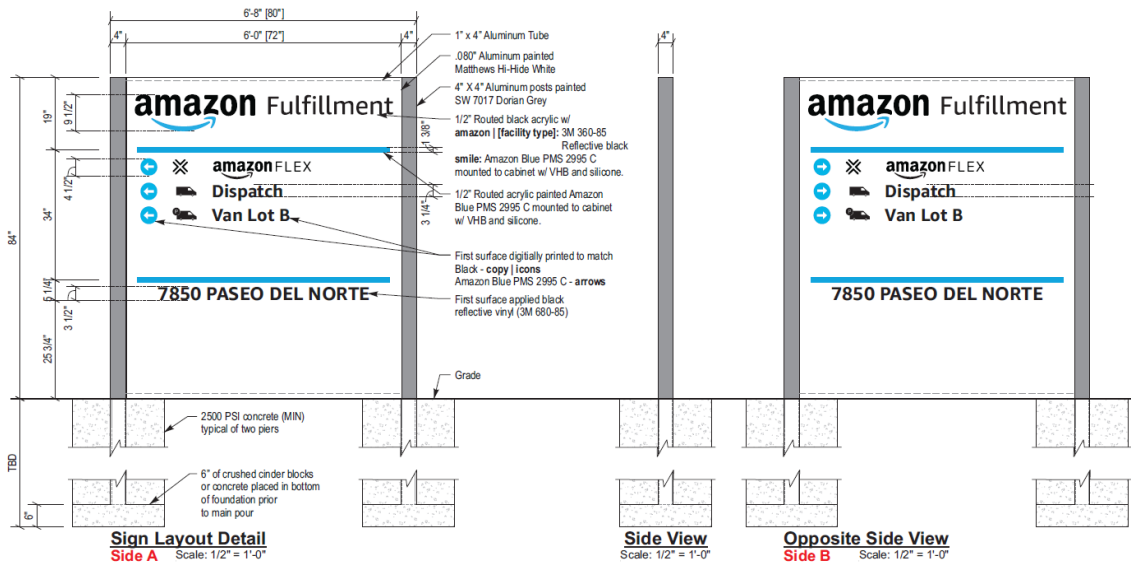
SIGN B	Amazon	OPTION 2
Type:	D/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	42.00	



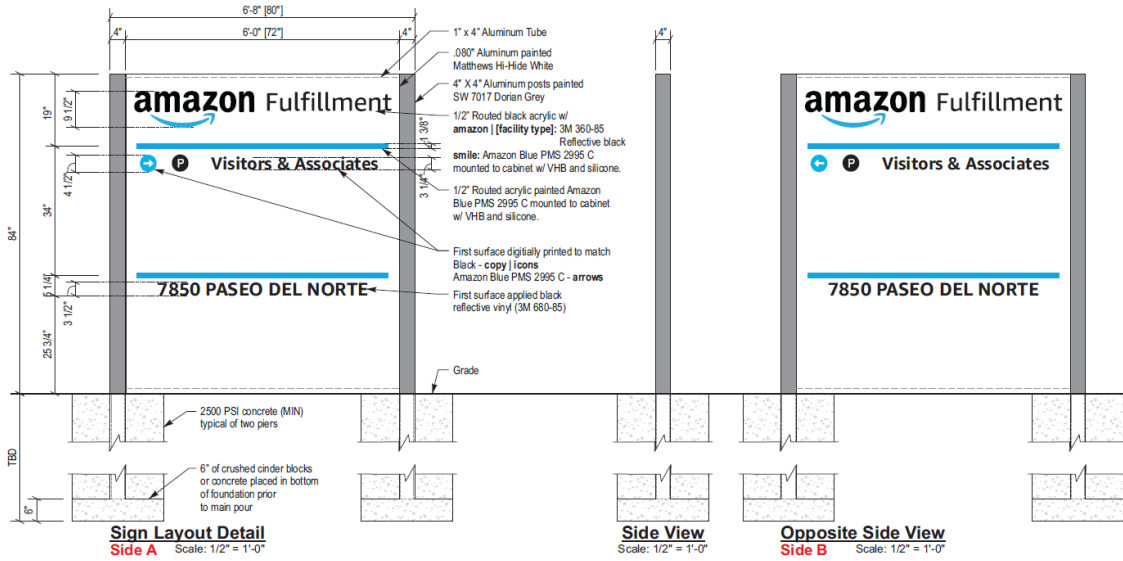
SIGN C	Amazon	OPTION 2
Type:	D/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	42.00	



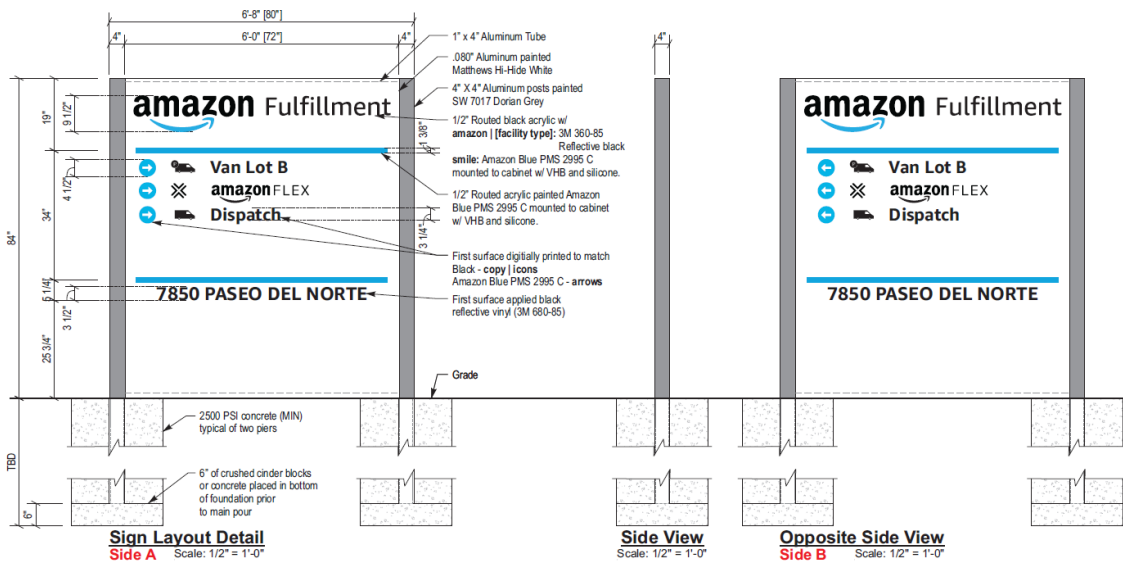
SIGN D	Amazon	OPTION 2
Type:	D/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	42.00	



SIGN E	Amazon	OPTION 2
Type:	D/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	42.00	



SIGN F	Amazon	OPTION 2
Type:	D/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	42.00	





Legislation Text

File #: BC-2034, Version: 1

**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".

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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

4565 Loma Linda

Zoning Board of Adjustment — May 4, 2026



CASE NUMBER: PZBA26-00011
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: Hugo & Sylvia Magallanes
REPRESENTATIVE: Lorena Armenta
LOCATION: 4565 Loma Linda Circle (District 4)
ZONING: R-3A/sc (Residential/special contract)
REQUEST: Special Exception F (Side Street Yard Setback)
PUBLIC INPUT: None received as of April 29, 2026

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 F (Side Street Yard Setback) to allow to legalize an existing porch in an R-3A/sc (Residential/special contract) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the special exception request as the requested encroachment is equal to the maximum encroachment permitted. The condition is as follows:

That the porch be modified to meet the required 5-foot setback from the roof line.

PZBA26-00011

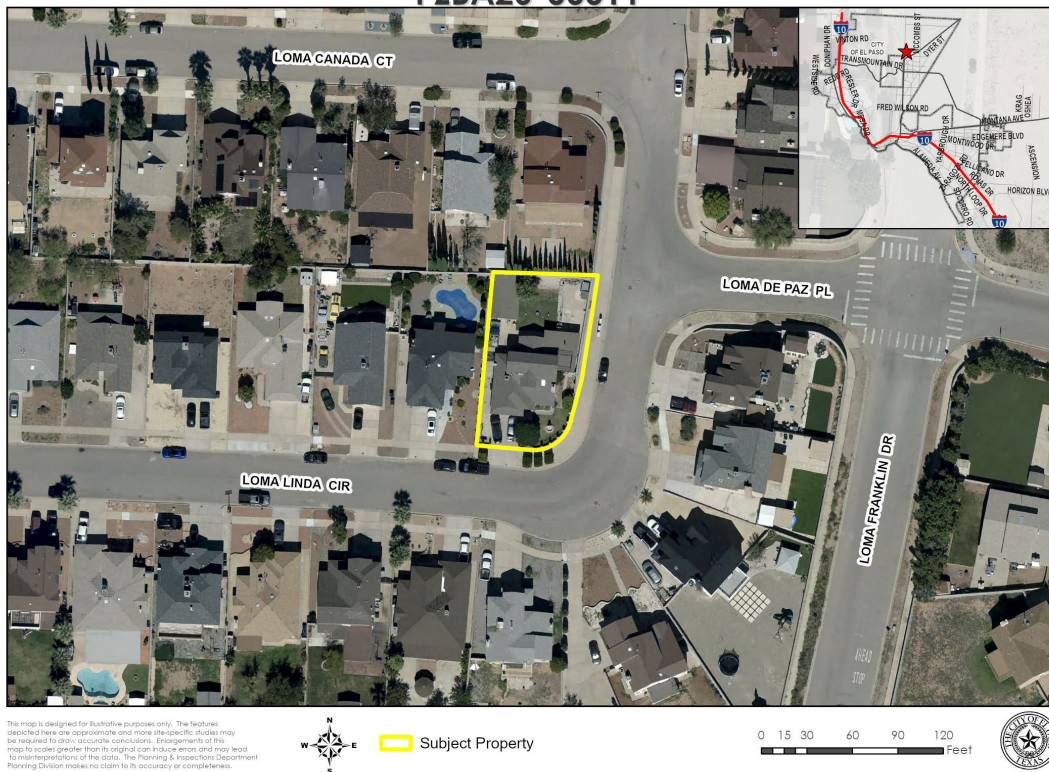


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize an existing covered porch, five feet (5') of which would extend into the side street yard setback for 117 square feet of total encroachment and located within five feet (5') of the side street property line.

BACKGROUND: The minimum side street setback is ten feet (10') in the R-3A (Residential) zone district. Based on El Paso Central Appraisal District records, the current owner has owned the property since it was built in 1996. The side porch was recently built in 2021 and the applicant is requesting the special exception due to a current code enforcement citation.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	15 feet	No Change
Rear	15 feet	No Change
Cumulative Front & Rear	45 feet	No Change
Side (Left)	5 feet	No Change
Side (Right)	10 feet	5 feet

CALCULATIONS:

	TOTAL	CALCULATION
Maximum Permitted Encroachment	5 feet	5' (1/2 X 10' required side street yard setback)
Requested Encroachment	5 feet	

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.F CRITERIA	
The Zoning Board of Adjustment is empowered under Section 2.16.050.F to: <i>Modify district side street yard requirements where the following conditions are met:</i>	
Criteria	Does the Request Comply?
1. The proposed modification does not exceed fifty percent of the required side street yard setback requirement;	Yes. The request is for five feet (5') out of the required ten feet (10'), which is equal to fifty percent (50%) of the required side street setback.
2. The minimum front and rear yard setbacks shall not be reduced;	Yes. The minimum front and rear yard setbacks are not being reduced.
3. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer.	Yes. The Traffic Engineer has reviewed the request, and has provided written approval.

PUBLIC COMMENT: Public notice was sent on April 23, 2026 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.

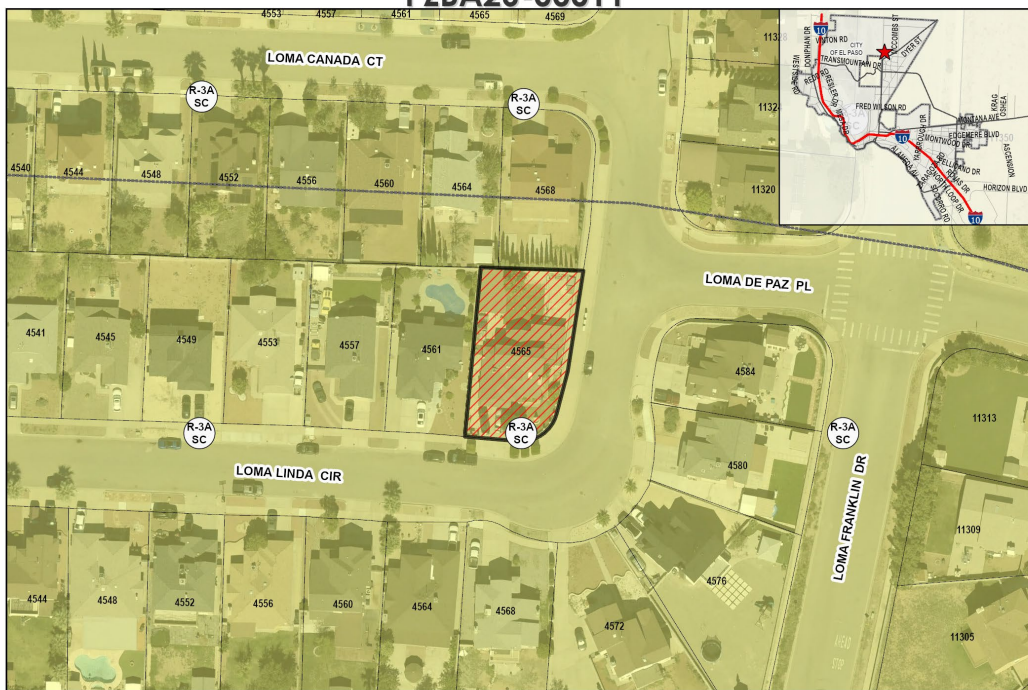
ZONING BOARD OF ADJUSTMENT OPTIONS:

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:

- 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.
- 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)**
- 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

PZBA26-00011



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

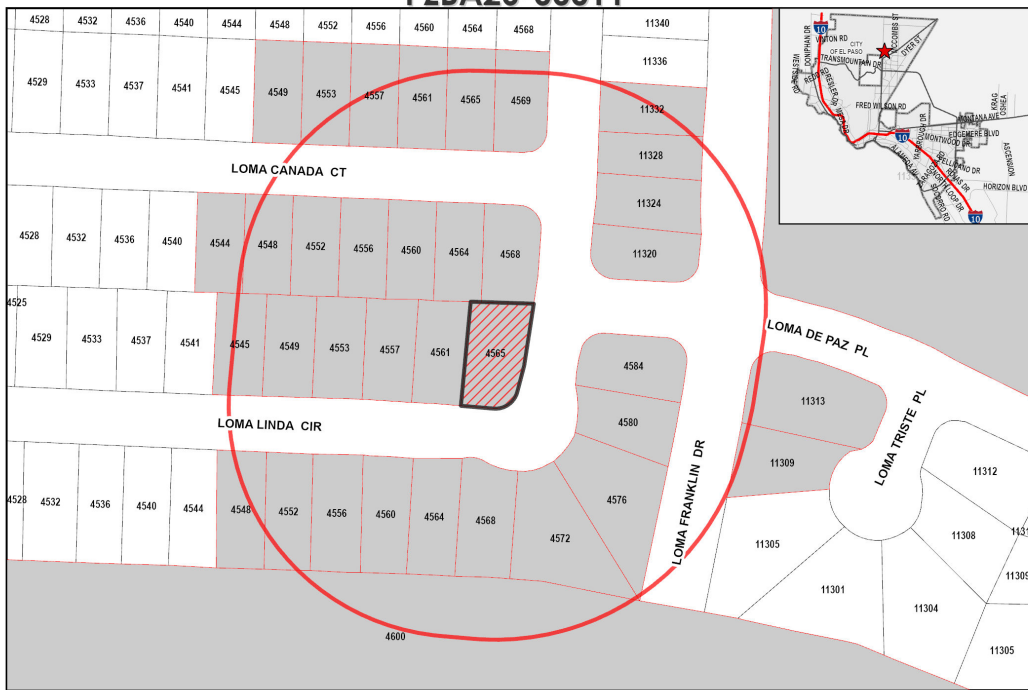


Subject Property



NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00011



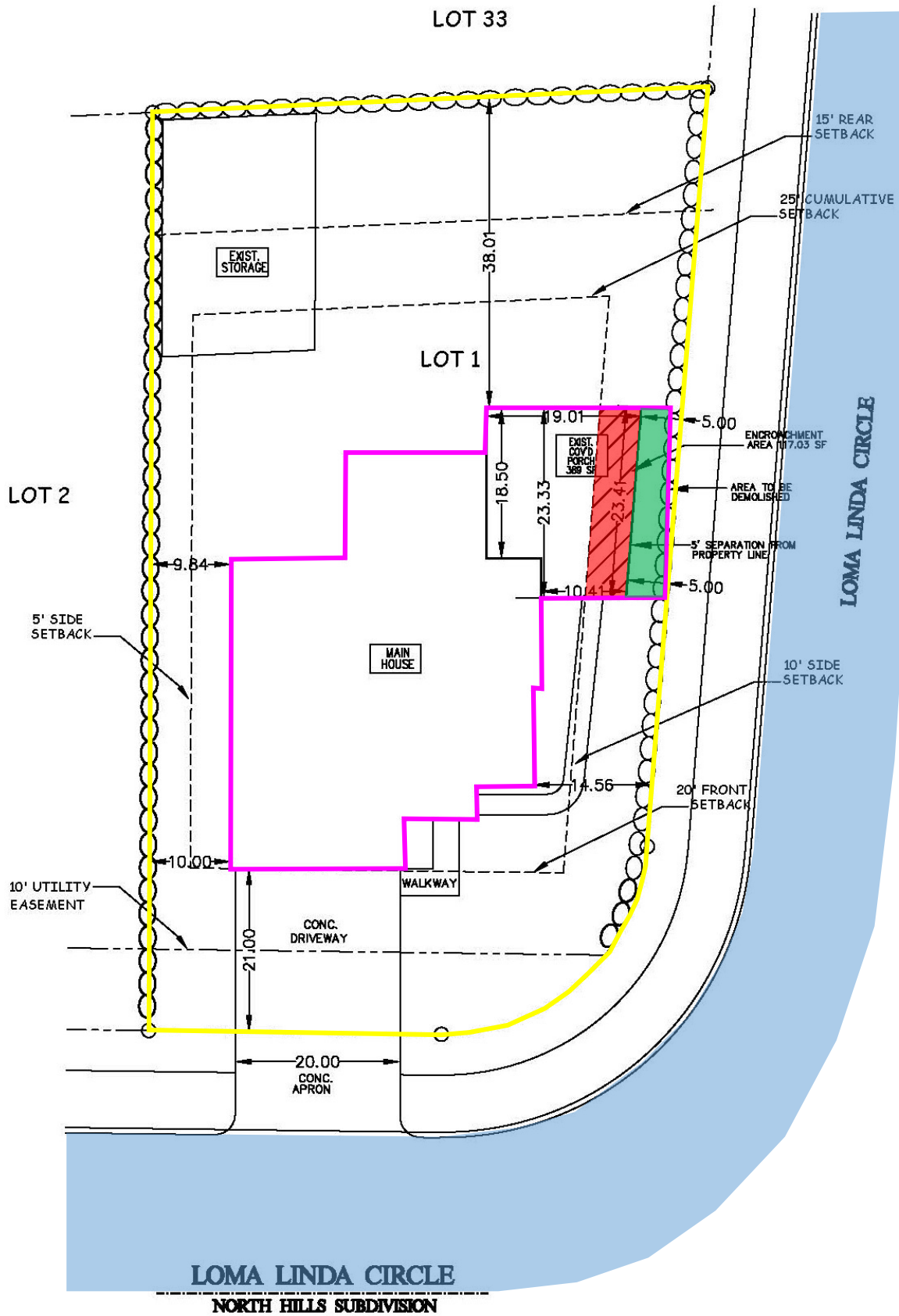
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Subject Property
 300 Feet Notice Area
 Notified Properties



SITE PLAN
LOT 33



APPROVAL FROM TRAFFIC ENGINEER

Gonzalez, Alejandra G.

From: Acuna, Daniel
Sent: Thursday, April 23, 2026 1:20 PM
To: Gonzalez, Alejandra G.
Cc: Salloum, Andrew M.; Reyes, Sergio; Yang, Jiann-Shing; Cedillo, Oscar; Hernandez, Jose N.; Williamson, Jacquelin
Subject: RE: PZBA26-00011 – 4565 Loma Linda

Good Afternoon Ms. Gonzalez

SAM Traffic & Transportation Engineering has the following comment:

- No objection to application

Feel free to reach out to us with any concerns.

Respectfully

Daniel Acuña
Traffic Engineering Associate
City of El Paso – Streets and Maintenance
Cell: 915-332-5621



Legislation Text

File #: BC-2025, Version: 1

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

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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

3160 Green Harvest

Zoning Board of Adjustment — May 4, 2026

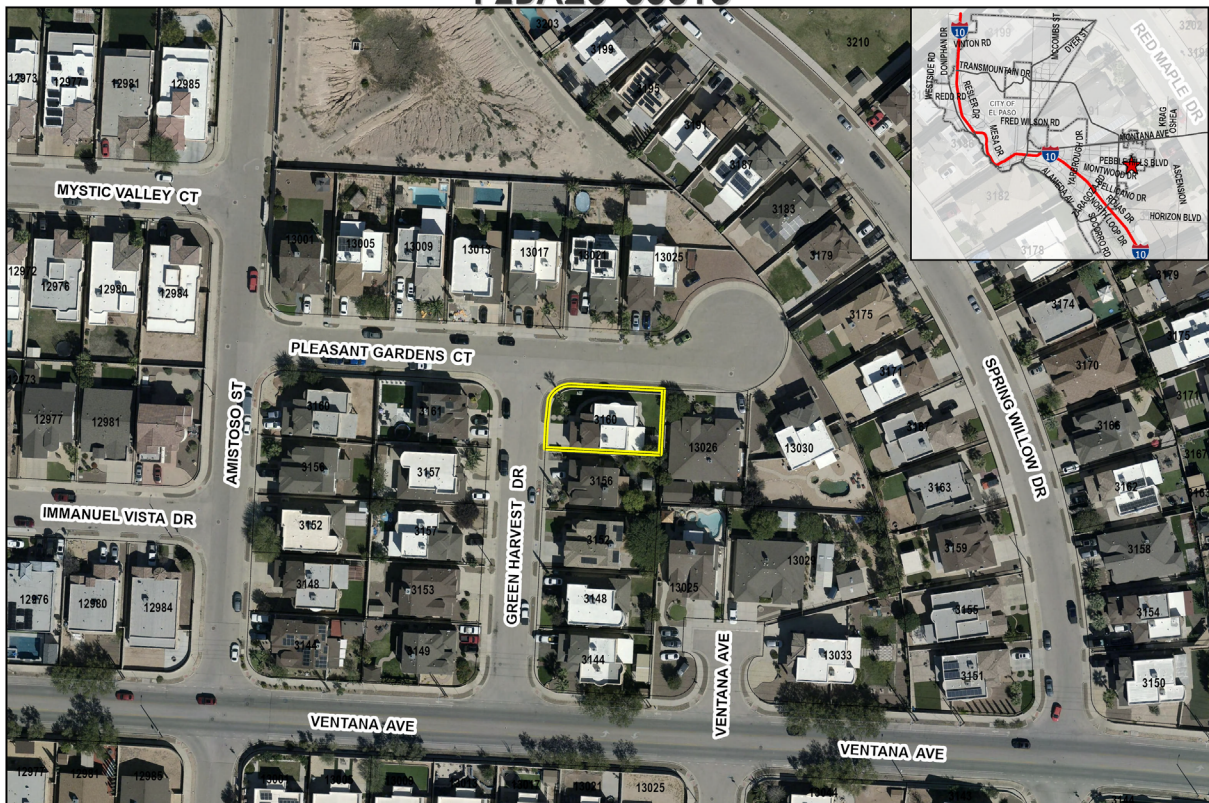


CASE NUMBER: PZBA26-00013
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Jessica P. Sandoval & Jose M.P. Chavez
REPRESENTATIVE: Jessica P. Sandoval & Jose M.P. Chavez
LOCATION: 3160 Green Harvest Dr. (District 5)
ZONING: R-5 (Residential)
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
PUBLIC INPUT: None received as of April 28, 2026

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-5 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception request as the requested area of encroachment is less than the maximum permitted.

PZBA26-00013



This map is designed for illustrative purposes only. The features depicted herein are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 25 50 100 150 200 Feet



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, 6.98 feet of which would extend into the 25-foot rear yard setback, resulting in a total encroachment of 147 square feet and establishing a new rear yard setback of 18.02 feet.

BACKGROUND: The minimum rear yard setback is 10 feet in the R-5 (Residential) zone district. The required rear setback for the subject property is 25 feet and the required front yard setback is 20 feet to meet the cumulative front and rear setback of 45 feet in the R-5 (Residential) zone district.

Based on El Paso Central Appraisal District records, the existing single-family home was built in 2013. In addition, there is an existing rear pergola that is being considered as an extension of the home that will have to be removed or relocated to ensure compliance with Special Exception C (Rear Yard Setback, Single-Family Residence) criteria.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	No Change
Rear	25 feet	18.02 feet
Cumulative Front & Rear	45 feet	38.02 feet
Side Street (Left)	10 feet	No Change
Side (Right)	5 feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	276.6 square feet	18.44' (55.34' average lot width ÷ 3) X 15' (3/5 of 25' required rear yard setback)
Requested Area of Encroachment	147 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: <i>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:</i>	
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 276.6 square feet, which is more than the requested area of encroachment of 147 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 18.02-foot rear yard setback.
4. The minimum side and side street yard setbacks shall not be reduced;	Yes. The minimum side and side street 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, 2026 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.

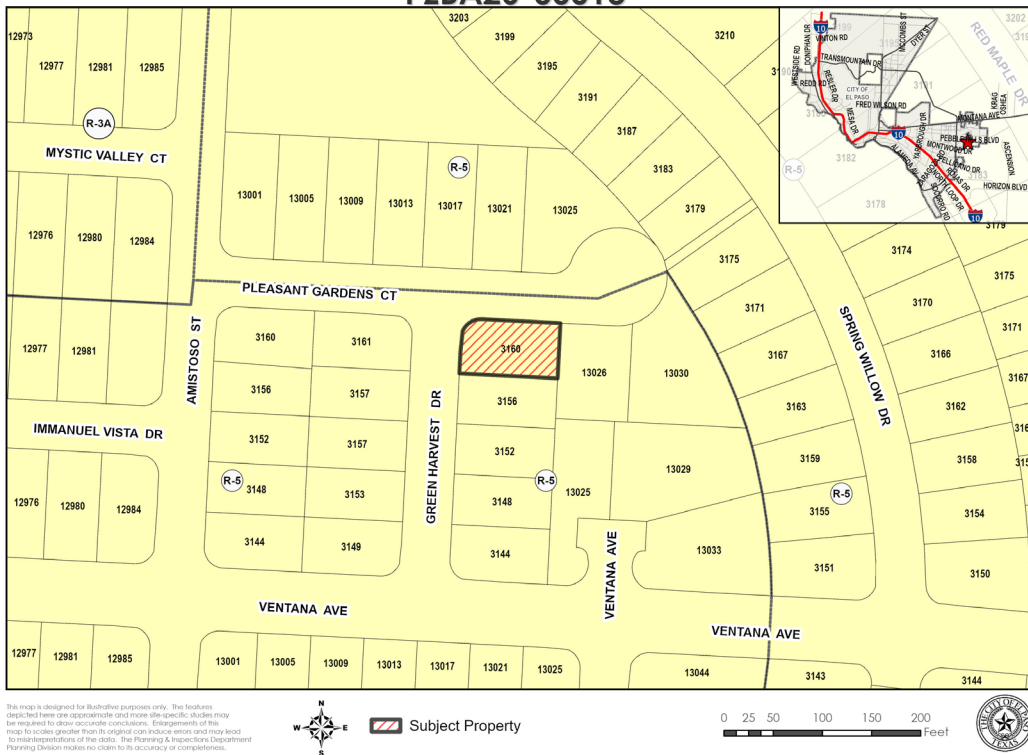
ZONING BOARD OF ADJUSTMENT OPTIONS:

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.

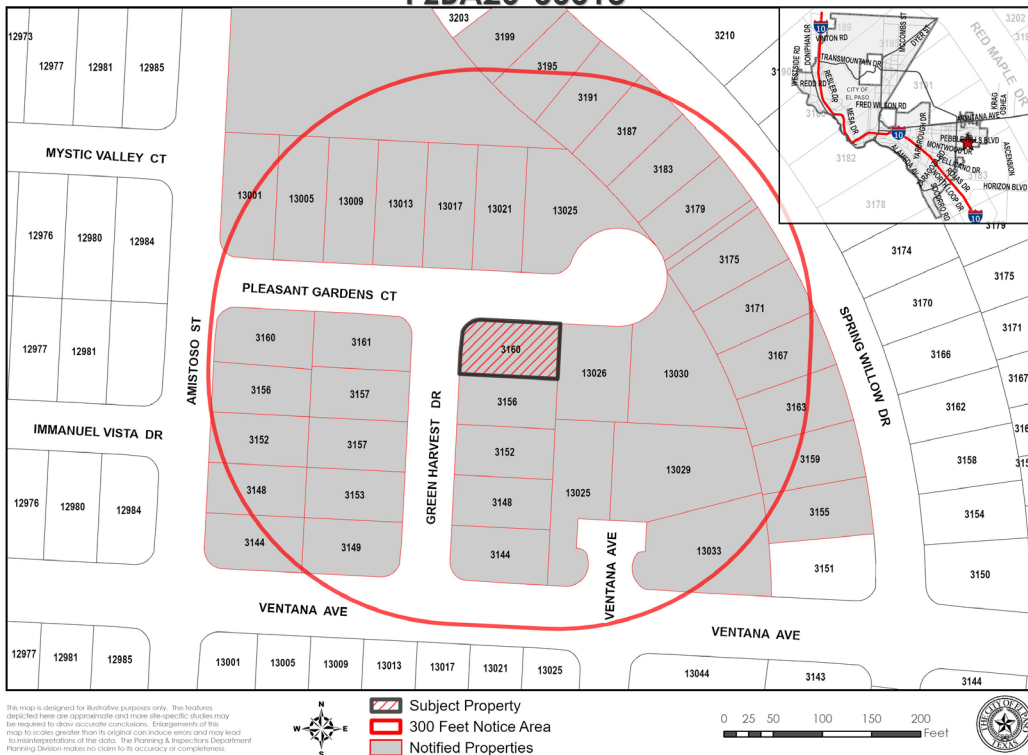
ZONING MAP

PZBA26-00013

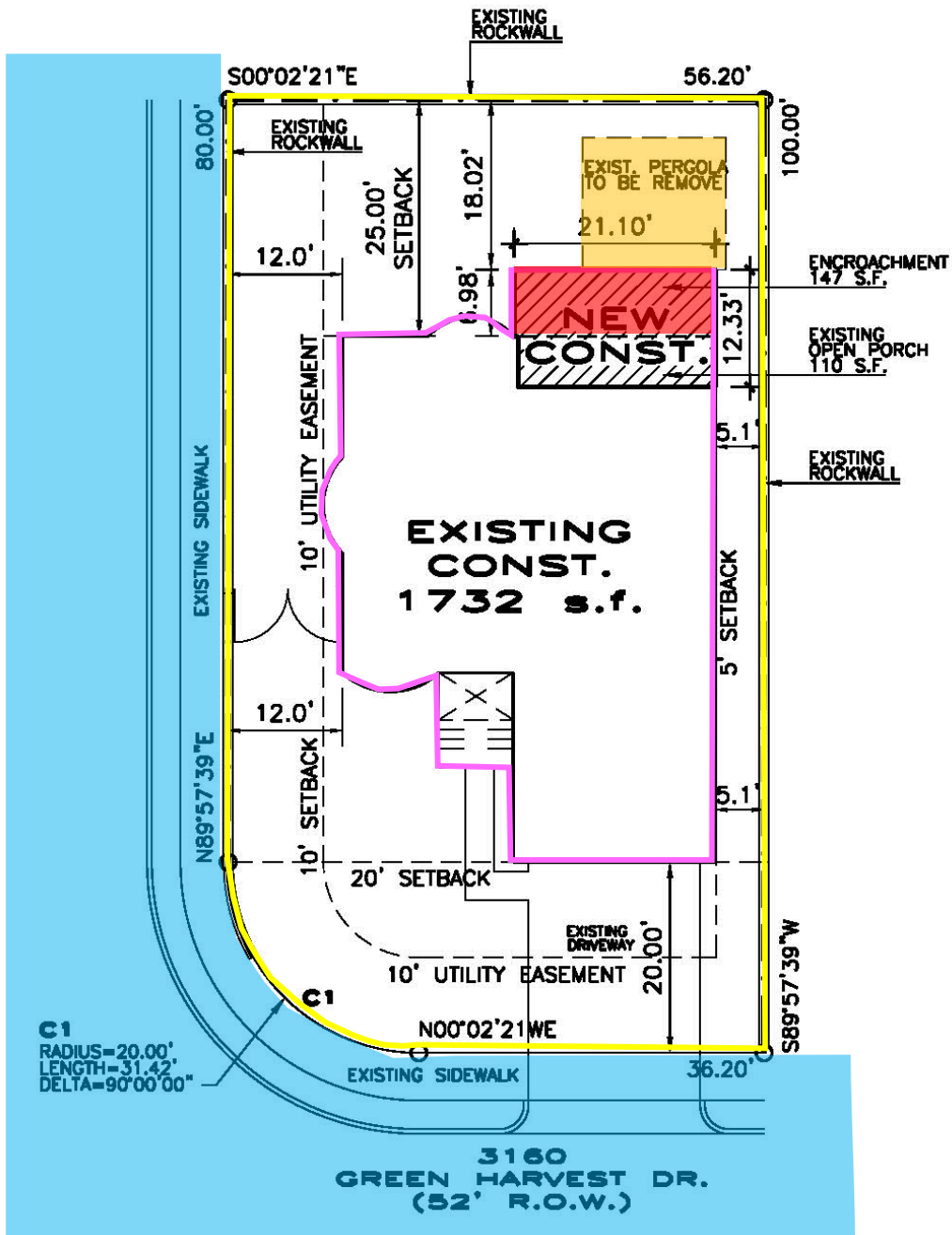


NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00013



SITE PLAN



SITE PLAN.

SCALE : 1" = 20'-0"

LEGAL DESCRIPTION:
 3160 GREEN HARVEST, LOT 17, BLOCK 21,
 VENTANAS SUBDIVISION, UNIT THERE REPLAT "A"
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.



Legislation Text

File #: BC-2026, Version: 1

**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".*

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

305 Sundown

Zoning Board of Adjustment — May 4, 2026

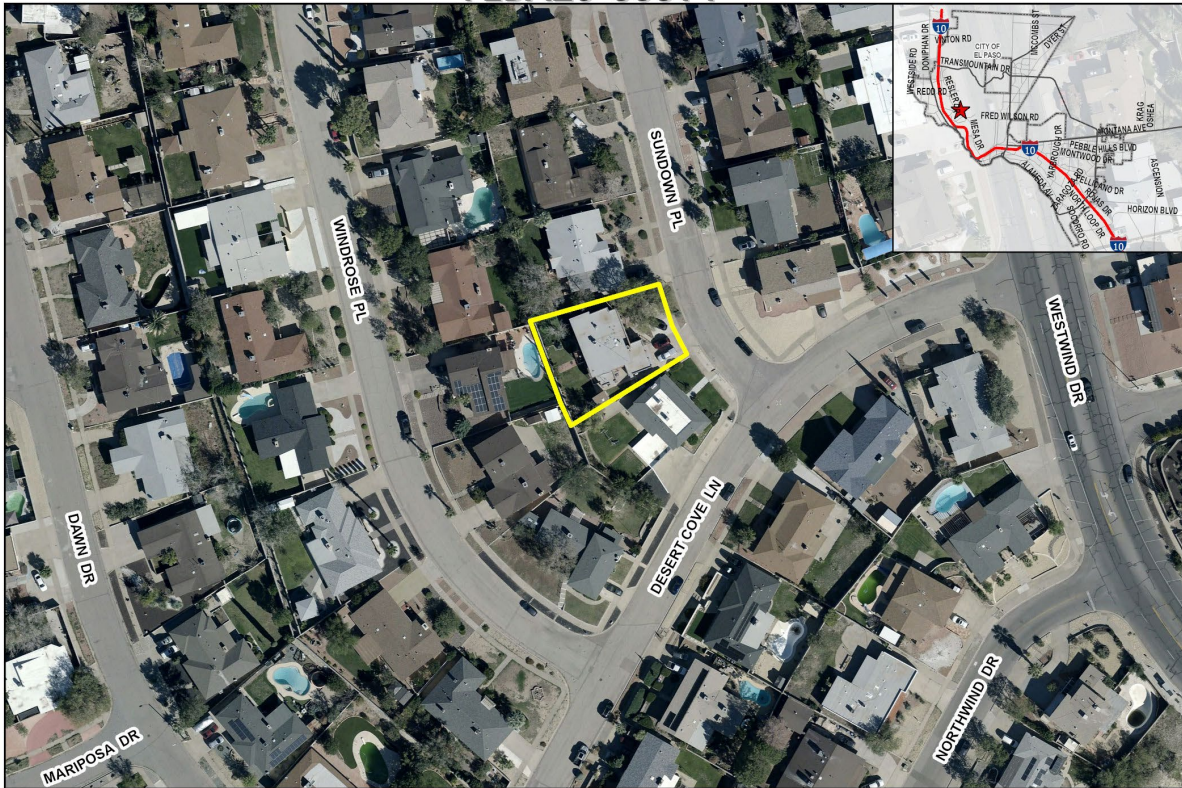


CASE NUMBER: PZBA26-00014
CASE MANAGER: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov
PROPERTY OWNER: Kenneth E. Helms Jr. & Silvia Portillo-Koch & Daniel Koch
REPRESENTATIVE: Marco A. Rochel-Siler
LOCATION: 305 Sundown Place (District 8)
ZONING: R-3 (Residential) district
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
PUBLIC INPUT: One email was received as of April 28, 2026

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) to permit the construction of a proposed addition in a R-3 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception request as the requested area of encroachment is less than the maximum permitted.

PZBA26-00014



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Subject Property

0 25 50 100 150 200 Feet



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 addition, 3.4 feet of which would extend into the rear yard setback for a 57 square foot area of total encroachment.

BACKGROUND: The minimum rear setback is 20 feet in the R-3 (Residential) zone district. The required rear setback for the subject property is 20 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district. According to the El Paso Central Appraisal District records, the home was built on 1968, and the current owner has owned it since 2011.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	30 feet	No Change
Rear	20 feet	17.2 feet
Cumulative Front & Rear	50 feet	47.2 feet
Side (Left)	5 feet	No Change
Side (Right)	5 feet	No Change
Cumulative Side	10 feet	No Change

CALCULATIONS:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	316.28 square feet	26.36' (79.07' average lot width ÷ 3) X 12' (3/5 of 20' required rear yard setback)
Requested Area of Encroachment	57 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: <i>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:</i>	
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 316.28 square feet, which is more than the requested area of encroachment of 57 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 10-foot 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 23, 2026 to all property owners within 300 feet of subject property. The Planning Division received one email in opposition to the exception request.

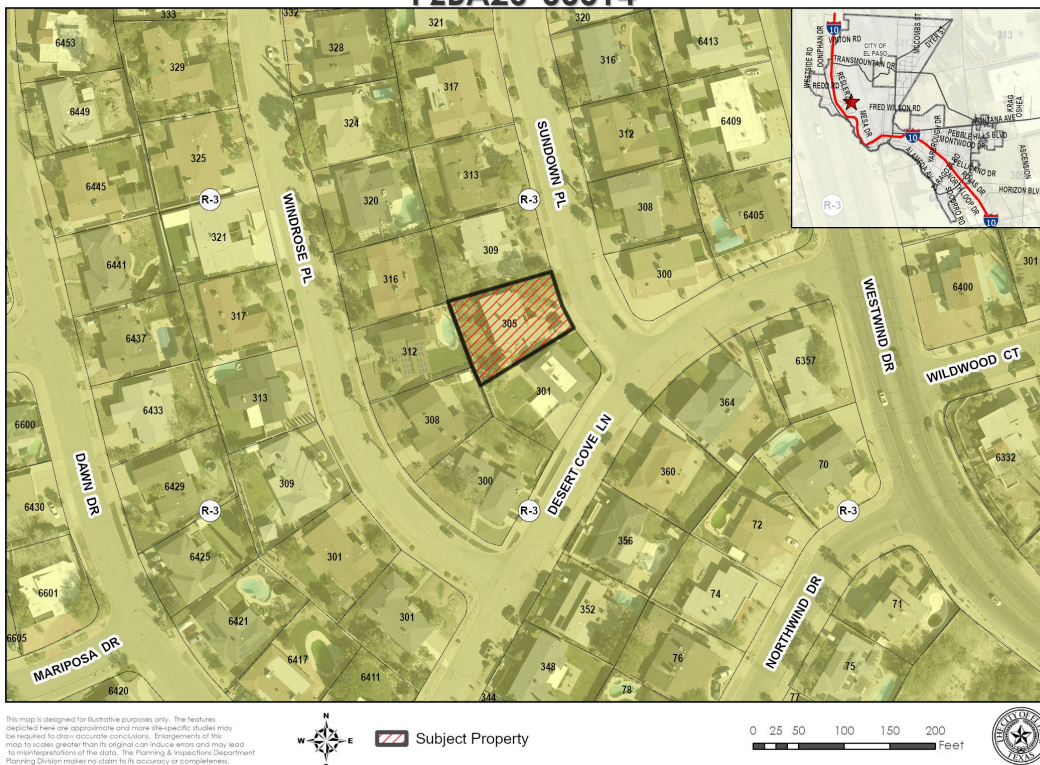
ZONING BOARD OF ADJUSTMENT OPTIONS:

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.

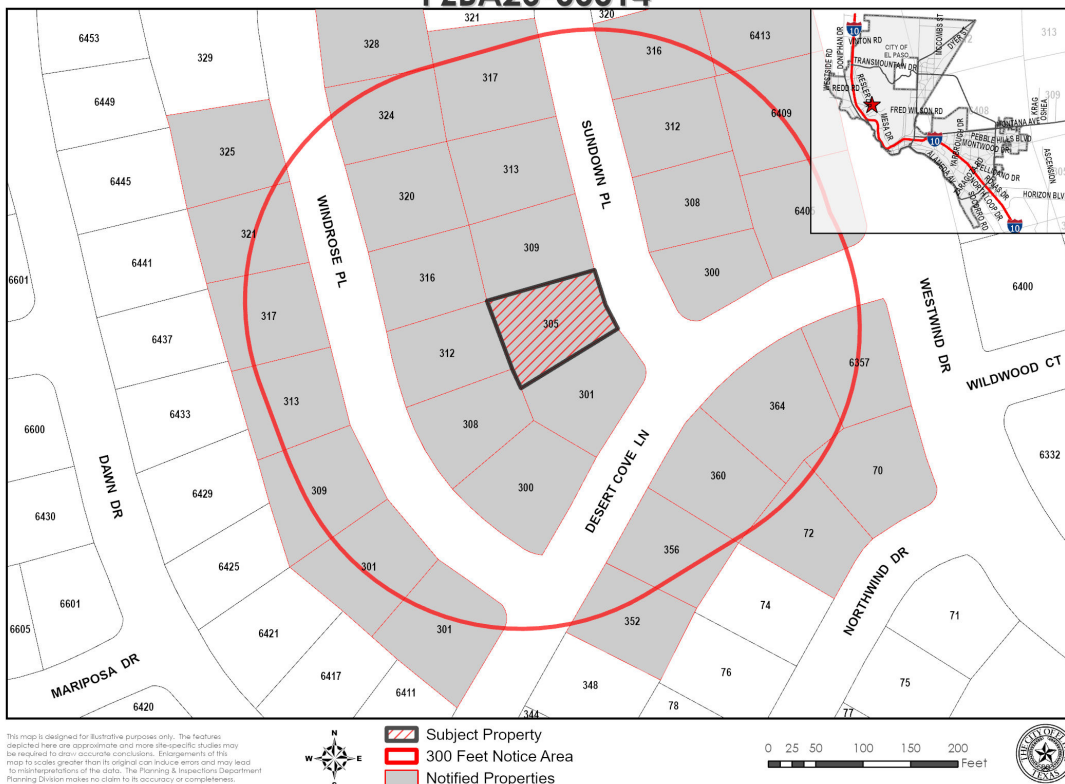
ZONING MAP

PZBA26-00014

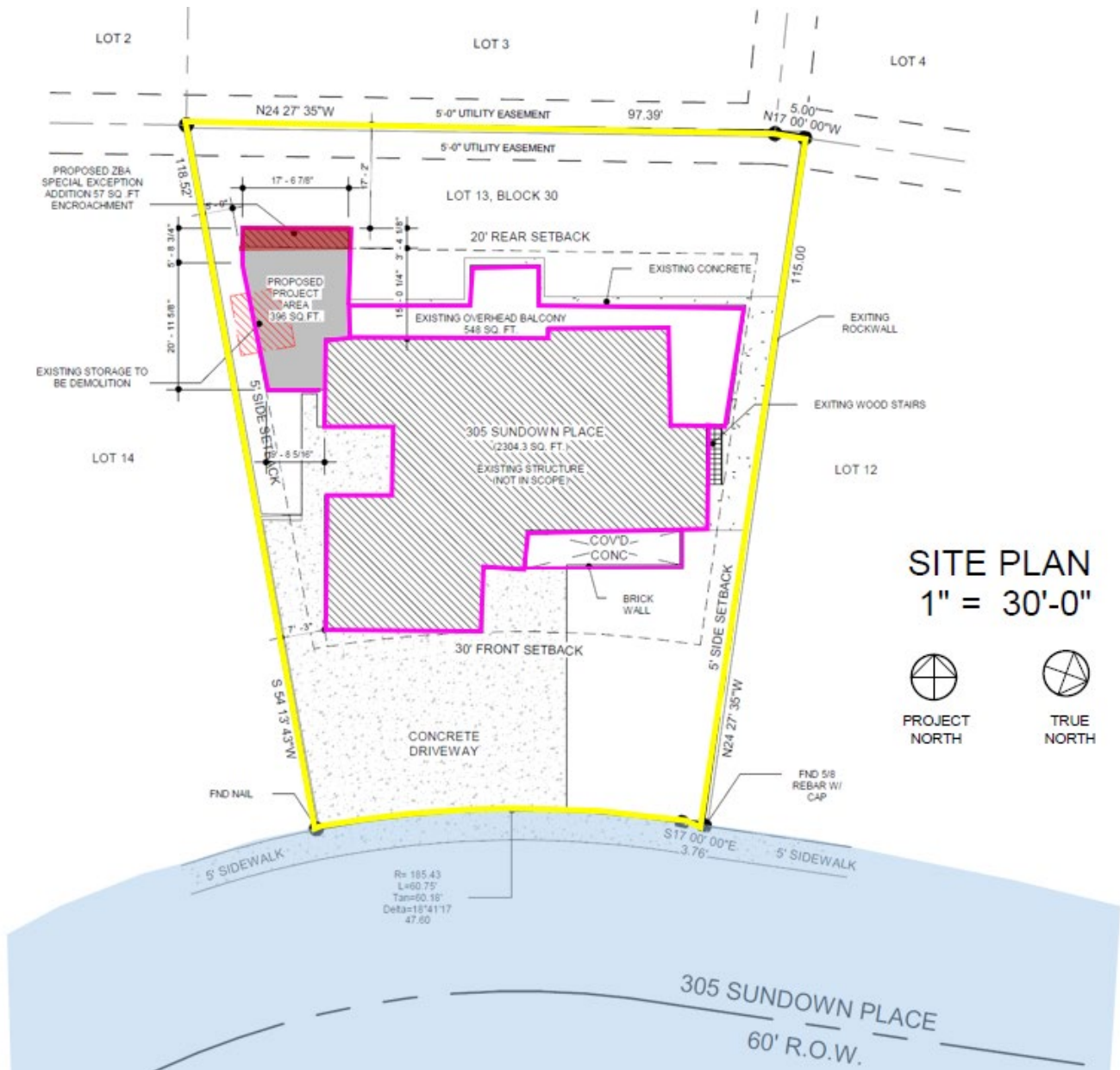


NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00014



SITE PLAN



From: [Ramiro Espinosa](#)
To: [Banjara, Pratika](#)
Subject: [External] - Proposed Residential Structure (Case #PZBA26-00014)
Date: Friday, April 24, 2026 5:14:03 PM

You don't often get email from air1rhe@yahoo.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Hi Patrika,

My name is Ramiro H Espinosa and I am the owner of the house on 308 Windrose Pl which is partially located behind the proposed structure and we vehemently oppose it!! We already have a huge rock wall in our back yard so this ridiculous structure would only close us in even more. I am in Houston and my wife is in Denver so it is very unlikely that we can attend the public hearing on May 4th. We don't want this structure built because it would be extremely unsightly and almost certainly lower our property value. Please do not approve this ridiculous request! Thank you very much!

Ramiro H Espinosa
Cell 832-633-0196



Legislation Text

File #: BC-2027, Version: 1

**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".

PZBA26-00018: Lots 35 and 36, Block 35, Kern Place Addition, City
of El Paso, El Paso County, 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

918 Galloway

Zoning Board of Adjustment — May 4, 2026



CASE NUMBER: PZBA26-00018
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Luis M. Fernandez
REPRESENTATIVE: Martina Lorey, Architect
LOCATION: 918 Galloway Dr. (District 8)
ZONING: R-3 (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: None received as of April 27, 2026

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to permit the construction of a proposed bedroom extension and garage addition into the required rear yard setback 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 or equal to the encroachments into that setback already present on at least two other neighboring properties.

PZBA26-00018



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Subject Property

0 25 50 100 150 200 Feet



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 bedroom extension and garage addition, which would encroach 696 square feet and extend 8 feet 10 inches into the rear yard setback.

BACKGROUND: The required rear yard setback for the subject property is 25 feet 3 inches and the required front setback is 24 feet 9 inches to meet the cumulative front and rear setback of 50 feet in the R-3 (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 being the same or larger than on the subject property. These properties are located at 901 Galloway Drive (780 SF Encroachment) and 1014 Galloway Drive (780 SF Encroachment) and have no issued permits on record.

Based on El Paso Central Appraisal District records, the existing single-family dwelling was built in 1929.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	24 feet 9 inches	No Change
Rear	25 feet 3 inches	8 feet 10 inches
Cumulative Front & Rear	50 feet	33 feet 7 inches
Side (Left)	5 feet	No Change
Side (Right)	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: <i>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:</i>	
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) properties on the same block or abutting street extend 25 feet 3 inches (25'-3") into their respective rear yard setbacks. Both of the aforementioned properties have a zero-foot (0') 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) properties on the same block that have additions to the single-family dwellings that are encroaching into their rear yard setbacks. These properties are located at 901 Galloway Drive and 1014 Galloway Drive and encroach the same or more than the proposed area of encroachment.
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, 2026 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.

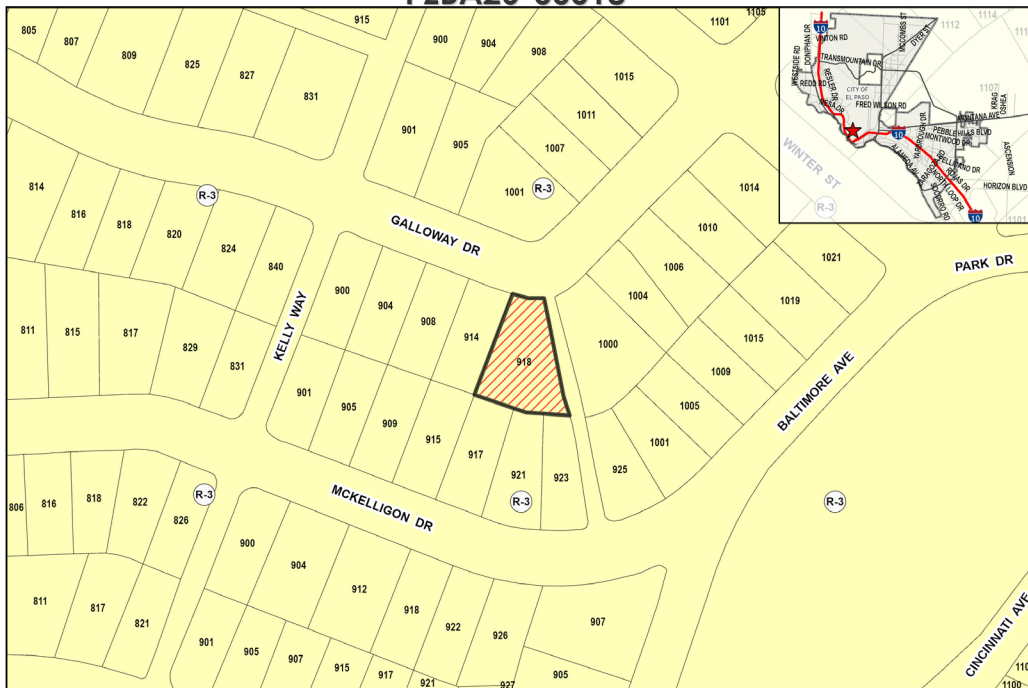
ZONING BOARD OF ADJUSTMENT OPTIONS:

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

PZBA26-00018



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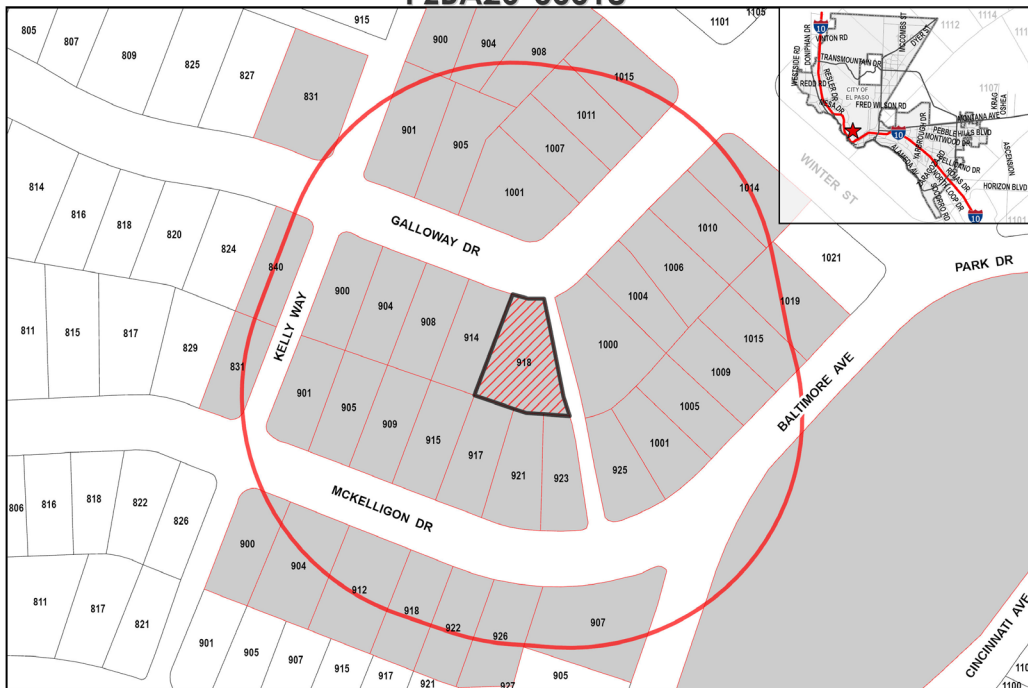


 Subject Property



NEIGHBORHOOD NOTIFICATION MAP

PZBA26-00018



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 Subject Property
 300 Feet Notice Area
 Notified Properties



NONCONFORMING LOTS

PZBA26-00018



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 Subject Property

0 20 40 80 120 160 Feet



NONCONFORMING LOT 1

PZBA26-00018



NONCONFORMING LOT 2

PZBA26-00018





El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-2028, **Version:** 1

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

AGENDA LANGUAGE:

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Approval of Minutes: April 20, 2026



ZONING BOARD OF ADJUSTMENT MEETING
Thorman Conference Room, 801 Texas Ave., Basement
April 20 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 1:35 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)
Heidi Avedician
Matthew Ibarra
Gloria Franco Clark
Christine Loveridge
Al Jurado Jr.
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

Martha Isabel Aguayo (Vice-Chairwoman)
Sairy Cohen

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
Pratika Banjara, Planner
Venessa Rangel, Senior Plans Examiner

AGENDA

Alejandra Gonzalez, 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

**PUBLIC HEARING
REGULAR AGENDA:**

- 1. PZBA25-00034:** Lot 22, Block 358, Vista Del Sol Unit 78, City of El Paso,
El Paso County, Texas
ADDRESS: 11767 Stephanie Dr.
APPLICANT: Belinda Rosales
REPRESENTATIVE: Eduardo M. Diaz
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 6
ZIP CODE: 79936
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 10, 2026. Planning Division has received one (1) phone 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:

- That the storage structure located in the rear yard be removed or relocated from the 5-foot utility easement area.

Belinda Rosales, property owner attended and answered questions from the board.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA25-00034**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

- 2. 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

Alejandra Gonzalez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on November 24, 2025, January 30, February 13 and April 10, 2026. Planning Division has received one email in support to the special exception requests. Staff recommends approval with conditions of the exception requests. The conditions are as follows:

- That the materials 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 shall be relocated from the 5-foot easement area.

Saul Marquez, property owner attended and agreed with staff recommendation via Spanish Interpreter Keila Reyes.

PUBLIC = None

ACTION: Motion made by Board Member Ibarra **TO APPROVE ITEM PZBA25-00049 WITH STAFF RECOMMENDATION**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

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3. PZBA25-00056: The east 95 feet of Lots 1, 2, 3 and 4, and the east 95 feet of the south 20 feet of Lot 5, Block 94, Supplemental Map No.1 of East El Paso, City of El Paso, El Paso County, Texas

ADDRESS: 3127 Tularosa Ave.
 APPLICANT: Daniel Fox
 REPRESENTATIVE: Daniel Fox
 REQUEST: Special Exception K (In Existence Fifteen Years or More)
 DISTRICT: 2
 ZIPCODE: 79903
 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 April 10, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Daniel Fox, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Loveridge **TO APPROVE ITEM PZBA25-056 WITH STAFF RECOMMENDATION**, seconded by Board Member Ibarra and unanimously carried.

Motion Passed.

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4. PZBA25-00057: Lot #9, Block 1, Emerald Valley Estates Replat A, City of El Paso, El Paso County, Texas

ADDRESS: 713 Woodfield Drive
 APPLICANT: Jacob Gonzales & Alyssa Molina
 REPRESENTATIVE: Henry Ordonez
 REQUEST: Special Exception C (Rear Yard Setback, Single- Family Residence)
 DISTRICT: 1
 ZIPCODE: 79932
 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 January 30, February 13 and April 10, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Henry Ordonez, representative attended and answered questions from the board.

PUBLIC = None

ACTION: Motion made by Board Member Uribe **TO APPROVE ITEM PZBA25-00057**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

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5. 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

ZIPCODE: 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 did receive one (1) phone call of inquiry. However, 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 recommends denial of the Variance request to permit a total of 3 monument signs along Northwestern Drive.

Collins Corbett, representative attended via TEAMS and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Uribe **TO APPROVE ITEM ALL SIX SIGNS ON THE PROPERTY AND TO PERMIT THREE SIGNS ALONG NORTHWESTERN DRIVE WITH THE CONDITION THEY ARE DIRECTIONAL**, seconded by Board Member Clark.

No vote taken as Board Member Uribe withdrew motion.

ACTION: Motion made by Board Member Clark **TO SPLIT BOTH OF THE REQUESTS TO SIMPLIFY AND BE CLEARER ON WHAT IS BEING APPROVED OR HOW MANY SIGNS**,

seconded by Board Member Clark.
Motion dies.

ACTION: Motion made by Board Member Uribe **TO PERMIT THREE MONUMENT SIGNS ALONG NORTHWESTERN DRIVE WITH THE CONDITION THEY ARE DIRECTIONAL WITH THE LOGO OF THE BUSINESS**, seconded by Board Member Clark.

AYES: Justin Bass, Heidi Avedician, Al Jurado Jr., Fabian Uribe, Gloria Clark
NAYS: Elizabeth Thurmond-Bengtson, Christine Loveridge, Matthew Ibarra,
ABSTAIN: N/A
ABSENT: Martha Aguayo, Sairy Cohen
NOT PRESENT FOR THE VOTE: N/A

Motion Failed due to 7 AYES needed to pass.

ACTION: Motion made by Board Member Ibarra **TO ALLOW FOR SIX SIGNS ON THE PROPERTY**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

ACTION: Motion made by Board Member Thurmond-Bengtson **TO DENY THREE MONUMENT SIGNS ALONG NORTHWESTERN AND TO ALLOW TWO MONUMENT SIGNS PER FRONTAGE ROAD**, seconded by Board Member Ibarra.

Motion clarified by Chair Bass due to motion for the six signs having already passed.

Motion changed by Board Member Thurmond-Bengtson **TO DENY REQUEST FOR THREE MONUMENTAL SIGNS ON NORTHWESTERN** seconded by Board Member Ibarra.

AYES: Elizabeth Thurmond-Bengtson, Christine Loveridge, Matthew Ibarra, Heidi Avedician, Al Jurado Jr.,
NAYS: Justin Bass, Fabian Uribe, Gloria Clark
ABSTAIN: N/A
ABSENT: Martha Aguayo, Sairy Cohen
NOT PRESENT FOR THE VOTE: N/A

Motion Failed due to 7 AYES needed to pass.

ACTION: Motion made by Board Member Clark **TO TABLE THIS ITEM IN ORDER TO OBTAIN FURTHER INFORMATION ON THIS.**

Luiz Zamora clarified that this portion of the request cannot be tabled or postponed without recalling the previously approved portion of this item.

Motion dies.

ACTION: Motion made by Board Member Ibarra **TO ALLOW FOR THREE SIGNS ON NORTHWESTERN WITH THE CONDITION THAT ONE MUST BE DIRECTIONAL TO MEET CITY STANDARDS** seconded by Board Member Bass.

No roll call taken as Chair stated it was obvious motion did not pass.

Motion Failed due to 7 AYES needed to pass.

ACTION: Motion made by Board Member Uribe **TO POSTPONE SO THAT THE BOARD MAY GET MORE INFORMATION ON ITEM.**

Russell Abeln, City Attorney, stated that at this point there have been multiple motions that have all failed. That is a functional denial due to needing 75% to pass a motion and if that doesn't happen then it's a DENIAL.

Option was provided to recall the previous motion by one of the parties who put it out there,

ACTION: Motion made by Board Member Ibarra **TO RECONSIDER ITEM**, seconded by Board Member Bass and unanimously carried.

Motion Passed.

ACTION: Motion made by Board Member Bass **TO POSTPONE ITEM TO NEXT AVAILABLE MEETING**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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- 6. PZBA26-00001:** Lots 1 and 2, Block 1, Power of Dreams No. 1, City of El Paso, El Paso County, Texas
- ADDRESS: 1500 Joe Battle Blvd.
- APPLICANT: 375 Properties LLC
- REPRESENTATIVE: Nova Signs & Graphics Corporation
- REQUEST: Variance from City Code Section 20.18.450.B (Additional on-premises signs)
- DISTRICT: 6
- ZIPCODE: 79936
- 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 denial of the variance request.

Brian Mueller, representative attended and does not agree with staff recommendation.

PUBLIC = None

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

Motion Passed.

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- 7. PZBA26-00002:** Lot #19, Block 55, Cielo Vista Park, City of El Paso, El Paso County, Texas
- ADDRESS: 8201 Dempsey

APPLICANT: Joshua & Elizabeth Burch
REPRESENTATIVE: Jorge Campos
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 3
ZIPCODE: 79925
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 10, 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 existing accessory structure at the rear be relocated or removed from the 5-foot utility easement area as stated on the site plan.

John Burch, property owner attended and answered questions from the board.

Jorge Campos representative for property owner was also present via TEAMS.

PUBLIC = None

ACTION: Motion made by Board Member Avedician **TO APPROVE ITEM PZBA26-00002 PER STAFF RECOMMENDATIONS**, seconded by Board Member Clark and unanimously carried.

Motion Passed.

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8. PZBA26-00004: Lot 23, Block 14, Scotsdale Unit Two, City of El Paso, El Paso County, Texas
ADDRESS: 3203 Dublin Rd.
APPLICANT: Monique J. Merrell and Marcia Merrell
REPRESENTATIVE: Monique J. Merrell
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 3
ZIPCODE: 79925
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 April 10, 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:

- The accessory structures located in the rear be relocated or removed from the 5-foot easement area as stated on the site plan

Monique Merrill, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Uribe **TO APPROVE ITEM PZBA26-00004 PER STAFF'S RECOMMENDATION**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

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9. PZBA26-00005: Lot 15, Block 8, Borderland Heights No. 4, City of El Paso, El Paso County, Texas
ADDRESS: 6217 Michel St.
APPLICANT: Roberto Valdez
REPRESENTATIVE: Irma Valdez
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 1
ZIPCODE: 79932
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 10, 2026. Planning Division has received one (1) phone 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:

- That the storage structure located in the rear yard be removed or relocated from the 5-foot utility easement area

Irma Valdez, property owner attended and agreed with staff recommendation via Spanish Translator Keyla Reyes

PUBLIC = None

ACTION: Motion made by Board Member Ibarra **TO APPROVE ITEM PZBA26-00005 PER STAFF RECOMMENDATION**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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10. PZBA26-00008: The north 51 ½ feet of Lots 30, 31 and 31, Block 28, Supplemental Map of No. 1 of East El Paso, City of El Paso, El Paso County, Texas
ADDRESS: 168 Cebada St.
APPLICANT: Juan Palma Rodriguez
REPRESENTATIVE: Juan Palma Rodriguez
REQUEST: Special Exception B (Two or More Non-Conforming Lots) and K (In Existence Fifteen Years or More)
DISTRICT: 8
ZIPCODE: 79905
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 April 10, 2026. Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Juan Palma, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Clark **TO APPROVE ITEM PZBA26-00008 PER STAFF RECOMMENDATION**, seconded by Board Member Avedician and unanimously carried.

Motion Passed.

11. Approval of Minutes: December 8, 2025

ACTION: Motion made by Board Member Loveridge, seconded by Board Member Ibarra **TO APPROVE MINUTES FOR DECEMBER 08, 2025** and unanimously carried.

Motion Passed.

12. Adjournment

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

Motion Passed.

Chairman Bass adjourned the meeting at 3:26 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