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ZONING BOARD OF ADJUSTMENT MEETING
Thorman Conference Room, 801 Texas Ave., Basement
September 21, 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 1:30 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)
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe
Sairy Cohen via TEAMS
Ulysses Estrada
Martha Isabel Aguayo (Vice-Chairwoman)
Al Jurado Jr.

BOARD MEMBERS ABSENT:
Heidi Avedician

CITY STAFF INTRODUCTIONS
Luis Zamora, Chief Planner
Ignacio Troncoso, Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Saul Pina, Senior Planner
Jose Beltran, Planner
Joanna Rosales, Planner
Venessa Rangel, Senior Plans Examiner

AGENDA

Joanna Rosales, 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 no changes to the agenda:
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PUBLIC HEARING

REGULAR AGENDA:

1. **PZBA26-00037:** A portion of Lot 7, Block 40, Kern Place, City of El Paso, El Paso County, Texas
   ADDRESS: 511 Gregory Avenue
   APPLICANT: Joseph Riccillo
   REPRESENTATIVE: Frederic P. Dalbin
   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 September 11, 2026. The Planning Division has received one (1) email in support to the special exception requests. Staff recommends approval with a condition of the exception requests. The condition is as follows:

- Prior to the issuance of any certificates of occupancy, the portion of the alley containing the existing encroachments of the garage structure shall be vacated.

Frederic Dalbin, representative attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Aguayo **TO APPROVE REQUEST WITH THE CONDITION OF THE SPECIAL EXCEPTION REQUEST AS THE REQUESTED ENCROACHMENT IS LESS THAN THE ENCROACHMENTS INTO THE SETBACK ALREADY PRESENT ON AT LEAST TWO OTHER NEIGHBORING PROPERTIES,** seconded by Board Member Chavez and unanimously carried.

Motion Passed.

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2. **PZBA26-00038:** A portion of Lots 11 and 12, plus all of Lots 13 and 14, Block 7, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas
   ADDRESS: 1127 N. El Paso St.
   APPLICANT: Navarro & Sons Realty, LLC
   REPRESENTATIVE: Roberto Navarro
   REQUEST: Special Exception K (In Existence Fifteen Years or More)
   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 September 11, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Roberto Navarro, property owner attended and agreed with staff recommendation.

PUBLIC = Barbara Guzman, Marian Chiechi asking for clarification on this application.

ACTION: Motion made by Board Member Uribe **TO APPROVE STAFF'S REQUEST FOR SPECIAL EXCEPTION K,** seconded by Board Member Loveridge and unanimously carried.

Motion Passed.

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3. **PZBA26-00040:** A portion of Lots 9 to 14, Block 83, Bassett, City of El Paso, El Paso County, Texas
   ADDRESS: 2830 E. Yandell Dr.
   APPLICANT: Leticia Diamond
   REPRESENTATIVE: Leticia Diamond
   REQUEST: Special Exception B (Two or More Nonconforming Lots)
   DISTRICT 8
   ZIP CODE: 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 September 11, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Leticia Diamond, property owner attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Estrada **TO ACCEPT STAFF'S RECOMMENDATION,** seconded by Board Member Aguayo and unanimously carried.

Motion Passed.

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4. **PZBA26-00041:** Lot 13, Block 5, Coronado Country Club Estates, City of El Paso, El Paso County, Texas
   ADDRESS: 1020 Singing Hills Drive
   APPLICANT: Ricardo and Laura Rosales
   REPRESENTATIVE: Jonathan Prieto
   REQUEST: Special Exception J (Carport over a driveway)
   DISTRICT: 1
   ZIPCODE: 79912
   STAFF CONTACT: Joanna Rosales, 915-212-1644, RosalesJ2@elpasotexas.gov

Joanna Rosales, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet of subject property on September 11, 2026. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Jonathan Prieto, contractor for property attended and agreed with staff recommendation.

PUBLIC = None

ACTION: Motion made by Board Member Aguayo **TO APPROVE ITEM PZBA26-00041 PER STAFF RECOMMENDATION,** seconded by Board Member Uribe and unanimously carried.

Motion Passed.

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4. Approval of Minutes: August 10, 2026

ACTION: Motion made by Board Member Loveridge, seconded by Board Member Bass **TO APPROVE MINUTES FOR August 10, 2026** and unanimously carried.

Motion Passed.

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5. Adjournment

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

Motion Passed.

Chairman Bass adjourned the meeting at 2:12 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