



**ZONING BOARD OF ADJUSTMENT MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**August 5, 2024**  
**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. Vice-Chairwoman Martha Isabel Aguayo present and presiding and the following Board Members and City Staff answered roll call.

**BOARD MEMBERS PRESENT:**

Martha Isabel Aguayo (Vice-Chairwoman)  
Alexis Alvarez  
Janet Fortune  
Gloria Franco Clark  
Audrey Gutierrez  
Christine Loveridge  
Elizabeth Thurmond-Bengtson

**BOARD MEMBERS ABSENT:**

Justin Bass (Chair)  
Heidi Avedician  
Fabian Uribe

**CITY STAFF INTRODUCTIONS**

Daniel Chavira, Building & Permitting Development Program Manager  
Leonardo Flores, Chief Building Officer  
Luis Zamora, Chief Planner  
Jesus Quintanilla, Assistant City Attorney 1, City Attorney's Office  
Andrew Salloum, Senior Planner  
Jose Beltran, Planner  
Myrna Aguilar, Planner  
Saul Pina, Planner

**AGENDA**

Myrna Aguilar, Planner read the opening statement into the record.

Vice-Chairwoman Aguayo 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."*

Luis Zamora, Chief Planner, no changes to agenda.

**ACTION:** No action taken.

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**PUBLIC HEARING  
REGULAR AGENDA:**

- 1. PZBA24-00039:** Lot 12, Block 43, Montecillo Unit 11 Replat B, City of El Paso, El Paso County, Texas  
ADDRESS: 360 Vin Rambla Dr.  
APPLICANT: Montecillo Retail Investments LP  
REPRESENTATIVE: David Bogas  
REQUEST: Variance from Section 21.80.020  
DISTRICT: 8  
ZIPCODE: 79912  
STAFF CONTACT: Luis Zamora, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)

Luis Zamora, Chief Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on May 2 and June 5, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the variance request.

Luis Zamora answered questions from the Board.

David Bogas appeared to answer questions from Board.

**PUBLIC:** None

**ACTION:** Motion made by Janet Fortune, seconded by Gloria Clark **TO APPROVE ITEM PZBA24-00039 VARIANCE REQUEST WITH THE CONDITION THAT THE REQUIREMENTS FOR THE SUPER REGIONAL SHOPPING CENTER SIGNAGE PER TITLE 20 WILL APPLY** and unanimously carried.

Motion Passed.

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- 2. PZBA24-00045:** Lot 11, Block A, Eastridge, City of El Paso, El Paso County, Texas  
ADDRESS: 9780 Eastridge Dr.  
APPLICANT: Dora Medina  
REPRESENTATIVE: Joe Gomez/Dora Medina  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 7  
ZIPCODE: 79925  
STAFF CONTACT: Myrna Aguilar, 915-212-1584, [AguilarMP@elpasotexas.gov](mailto:AguilarMP@elpasotexas.gov)  
**POSTPONED FROM JULY 22, 2024**

Myrna Aguilar, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on July 11, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request of a carport encroaching into the driveway of the property located at 9780 Eastridge Dr.

Joe Gomez, architectural designer, was available for any questions from the Board.

Marco son of applicant was available for questions.

**Public:** None

**ACTION:** Motion made by Gloria Clark, seconded by Christine Loveridge **TO APPROVE ITEM PZBA24-00045** and unanimously approved.

Motion Passed.

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- 3. PZBA24-00052:** Lot 6, Block 37, Vista Real Unit Three, City of El Paso, El Paso County, Texas
- ADDRESS: 11728 Corona Crest Ave.  
APPLICANT: Roberto A. and Virginia Austin  
REPRESENTATIVE: Roberto A. Austin  
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)  
DISTRICT: 6  
ZIPCODE: 79936  
STAFF CONTACT: Myrna Aguilar, 915-212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on July 24, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the special exception request of encroaching into the rear yard setback of the property located at 11728 Corona Crest Ave.

Roberto Austin was available for questions from the Board.

**Public Comment:** None

**Public:** None

**ACTION:** Motion made by Janet Fortune, seconded by Alex Alvarez **TO APPROVE ITEM PZBA24-00052** and unanimously approved.

Motion Passed.

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- 4. PZBA24-00059:** Lot 1, Block 13, Foster Heights, City of El Paso, El Paso County, Texas
- ADDRESS: 5301 Timberwolf Drive  
APPLICANT: Ana C. Moreno and Angelina Badillo Moreno  
REPRESENTATIVE: Cedans Architect, Daniel Mendoza  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 3  
ZIPCODE: 79903  
STAFF CONTACT: Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)

Jose Beltran, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on July 24, 2024. The Planning Division received one (1) phone call of inquiry of the request. Staff recommends approval of the exception request.

Jose Beltran answered questions from the Board.

Daniel Mendoza, architect, was available for questions from the Board.

**Public Comment:** None

**ACTION:** Motion made by Janet Fortune, seconded by Christine Loveridge **TO APPROVE ITEM PZBA24-00059** and unanimously carried.

Motion Passed.

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5. Approval of Minutes: July 22, 2024

Luis Zamora, Chief Planner, mentioned to the Board that the minutes were not available to take action.

No action was taken.

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6. Adjournment

Chair Aguayo adjourned the meeting at 2:22 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

A quorum of the Zoning Board of Adjustment must participate in the meeting.

Justin Bass  
Christine Loveridge  
Heidi Avedician  
Alexis Alvarez

Fabian Uribe  
Martha Isabel Aguayo  
Janet Fortune  
Jorge Leon

Audrey Gutierrez  
Louis Edwards