



AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING

April 20, 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

1. **PZBA25-00034:** Lot 22, Block 358, Vista Del Sol Unit 78, City of El

[BC-1982](#)

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

2. **PZBA25-00049:** Lot 4, Block 393, Vista del Sol Unit Ninety, City of El Paso, El Paso County, Texas [BC-1983](#)
ADDRESS: 11837 Chelita Drive
APPLICANT: Saul Marquez
REPRESENTATIVE: Saul Marquez
REQUEST: Special Exception J (Carport Over a Driveway) and Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 6
ZIP CODE: 79936
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov

POSTPONED FROM DECEMBER 8, 2025

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, County, Texas [BC-1984](#)
ADDRESS: 3127 Tularosa Ave.
APPLICANT: Daniel Fox
REPRESENTATIVE: Daniel Fox
REQUEST: Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 2
ZIP CODE: 79903
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

4. **PZBA25-00057:** Lot #9, Block 1, Emerald Valley Estates Replat A, City of El Paso, El Paso County, Texas [BC-1985](#)
ADDRESS: 713 Woodfield Drive
APPLICANT: Jacob Gonzales & Alyssa Molina
REPRESENTATIVE: Henry Ordonez
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)

DISTRICT: 1
ZIP CODE: 79932
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov

5. **PZBA25-00058:** A portion of Lot 1, Block 1, El Paso West, City of El Paso, El Paso County, Texas [BC-1986](#)
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
6. **PZBA26-00001:** Lots 1 and 2, Block 1, Power of Dreams No. 1, City of El Paso, El Paso County, Texas [BC-1987](#)
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
ZIP CODE: 79936
STAFF CONTACT: Andrew Salloum, (915) 212-1603,
SalloumAM@elpasotexas.gov
7. **PZBA26-00002:** Lot #19, Block 55, Cielo Vista Park, City of El Paso, El Paso County, Texas [BC-1988](#)
ADDRESS: 8201 Dempsey
APPLICANT: Joshua & Elizabeth Burch
REPRESENTATIVE: Jorge Campos
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 3
ZIP CODE: 79925
STAFF CONTACT: Alejandra Gonzalez, (915) 212-1506,
GonzalezAG@elpasotexas.gov
8. **PZBA26-00004:** Lot 23, Block 14, Scotsdale Unit Two, City of El Paso, El Paso County, Texas [BC-1989](#)

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
ZIP CODE: 79925
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

9. **PZBA26-00005:** Lot 15, Block 8, Borderland Heights No. 4, City of El Paso, El Paso County, Texas [BC-1990](#)

ADDRESS: 6217 Michel St.
APPLICANT: Roberto Valdez
REPRESENTATIVE: Irma Valdez
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 1
ZIP CODE: 79932
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

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 [BC-1991](#)

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
ZIP CODE: 79905
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

11. Approval of Minutes: December 8, 2025 [BC-1992](#)

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 _____