



ZONING BOARD OF ADJUSTMENT MEETING
2nd 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

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
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

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.

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