



Planning and Inspections Department

AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING CITY OF EL PASO, TEXAS

MAYOR
Oscar Leeser

DATE: January 22, 2024

TIME: 1:30 p.m.

CITY COUNCIL

PLACE: 2nd Floor, Main Conference Room, City Hall, 300 N. Campbell Street

District 1
Brian Kennedy

THE LOCAL HEALTH AUTHORITY STRONGLY RECOMMENDS THE USE OF MASKS IN ALL CITY FACILITIES AND INDOOR SPACES

District 2
Alexsandra Anello

Members of the public are encouraged to attend virtually by calling 915-213-4096 (or toll free at 1-833-664-9267). At the prompt, please enter Conference ID: 801 295 55#

District 3
Cassandra Hernandez

If you wish to sign up to speak, please contact Donna Martinez at 915-212-1583 or martinezdm@elpasotexas.gov before 12:00 p.m., January 22, 2024.

District 4
Joe Molinar

District 5
Isabel Salcido

The Zoning Board of Adjustments of the City of El Paso will be conducted on the above date, time, and place. Members of the public may physically attend, attend virtually by following the call-in instructions above, or view the meeting via the following means:

District 6
Art Fierro

Via the City's website: <http://www.elpasotexas.gov/videos>
YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

District 7
Henry Rivera

District 8
Chris Canales

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

The following are members of the Zoning Board of Adjustment (ZBA):

**INTERIM
CITY MANAGER**
Cary Westin

*Ray Aduino
Justin Bass
Linda C. Troncoso
Heidi Avedician*

*Alexis Alvarez
Fabian Uribe
Martha Aguayo
Janet Fortune*

*Isaac Rodriguez
Jorge Leon
Louis Edwards*

Philip F. Etiwe, Director
Planning and Inspections Department | 801 Texas Ave. | El Paso, TX 79901
Office: (915) 212-0104 | FAX: (915) 212-0084





Planning and Inspections Department

MAYOR

Oscar Leeser

CITY COUNCIL

District 1

Brian Kennedy

District 2

Alexsandra Anello

District 3

Cassandra Hernandez

District 4

Joe Molinar

District 5

Isabel Salcido

District 6

Art Fierro

District 7

Henry Rivera

District 8

Chris Canales

INTERIM

CITY MANAGER

Cary Westin

PUBLIC HEARING

REGULAR AGENDA:

1. PZBA23-00074

Lot 25 and 26, Block 37, Grandview Addition, City of El Paso, El Paso County, Texas

ADDRESS: 3414 Mountain Ave.

APPLICANT: Pink Hammer Enterprises, Inc.

REPRESENTATIVE: Victoria Esparza

REQUEST: Special Exception B (Two or More Nonconforming Lots)

DISTRICT: 2

ZIPCODE: 79930

STAFF CONTACT: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov ([attachment](#))

2. PZBA23-00075

Lot 38, Block 3, Rose Haven, City of El Paso, El Paso County, Texas

ADDRESS: 7154 Lavern Avenue

APPLICANT: Rosa Ortega

REPRESENTATIVE: Rosa Ortega

REQUEST: Special Exception B (Two or more nonconforming lots)

DISTRICT: 3

ZIPCODE: 79915

STAFF CONTACT: Andrew Salloum, (915)-212-1603, SalloumAM@elpasotexas.gov ([attachment](#))

3. PZBA23-00077

Lots 18 & 19, Block 26, Kern Place, City of El Paso, El Paso County, Texas

ADDRESS: 1224 Cincinnati Ave.

APPLICANT: Victoria A. Meraz

REPRESENTATIVE: Jonathan Prieto

REQUEST: Special Exception B (Two or more nonconforming lots)

DISTRICT: 8

ZIPCODE: 79902

STAFF CONTACT: Andrew Salloum, (915)-212-1603, SalloumAM@elpasotexas.gov ([attachment](#))

4. PZBA23-00078

Lot 14, Block No. P-1, Garden Subdivision, City of El Paso, El Paso County, Texas

ADDRESS: 2927 Cypress Ave.

APPLICANT: Jose Muller & Edgar G. Moreno

REPRESENTATIVE: Vanessa Duran

REQUEST: Special Exception B (Two or More Nonconforming Lots)

Philip F. Etiwe, Director

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Planning and Inspections Department

MAYOR
Oscar Leeser

DISTRICT: 8
ZIPCODE: 79905
STAFF CONTACT: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
[\(attachment\)](#)

CITY COUNCIL

5. Presentation on Guidance for Informed Decision on Planning Items. [\(attachment\)](#)
Staff Member: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov

District 1
Brian Kennedy

6. Approval of Minutes: November 13, 2023 [\(attachment\)](#)

District 2
Alexandra Anello

7. Adjournment

District 3
Cassandra Hernandez

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.

District 4
Joe Molinar

District 5
Isabel Salcido

District 6
Art Fierro

- 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

District 7
Henry Rivera

District 8
Chris Canales

**INTERIM
CITY MANAGER**
Cary Westin

PUBLIC NOTICE

Language interpreters will be provided for this hearing upon request. Copies of this agenda will be provided in Braille, large print or audiotape upon request. Requests must be made to the Planning and Inspections Department, Planning Division (915) 212-1569, a minimum of 48 hours prior to the date and time of this hearing.

*Posted this 18th day of January, 2024 by Donna Martinez
City Hall, 300 North Campbell Street, El Paso, Texas 79901*

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