



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
October 14, 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. Chairman Justin Bass present and presiding and the following Board Members and City Staff answered roll call.

BOARD MEMBERS PRESENT:

Justin Bass (Chair)
Martha Isabel Aguayo (Vice-Chairwoman)
Heidi Avedician
Janet Fortune
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

Alexis Alvarez
Audrey Gutierrez
Gloria Franco Clark
Jorge Leon

CITY STAFF INTRODUCTIONS

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
Venessa Rangel, Plans Examiner

AGENDA

Myrna Aguilar, 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."

Luis Zamora, Chief Planner, noted no changes to the agenda.

ACTION: No action taken.

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**PUBLIC HEARING
REGULAR AGENDA:**

1. PZBA24-00053 Lot 18, Block 5, Enrique Franco No. 1, City of El Paso,
El Paso County, Texas
ADDRESS: 8452 Villanova Dr.
APPLICANT: Sergio and Olga Perez
REPRESENTATIVE: Sergio and Olga Perez
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 3, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Sergio and Olga Perez agree with staff recommendations.

PUBLIC: None

ACTION: Motion made by Martha Aguayo, seconded by Janet Fortune **TO APPROVE ITEM PZBA24-00053** and unanimously carried.

Motion Passed.

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2. PZBA24-00068 Lot 316, Block 14, Crest Hill Terrace, City of El Paso,
El Paso County, Texas
ADDRESS: 6216 Navajo
APPLICANT: Maria D. Franco
REPRESENTATIVE: Angel Martinez-Franco
REQUEST: Special Exception B (Two or More Nonconforming Lots) and Special
Exception K (In Existence 15 Years or More)
DISTRICT: 3
ZIPCODE: 79925
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 3, 2024. The Planning Division received one phone call of inquiry to the request. Staff recommends approval with condition of the exception request. The condition is as follows:

- That the carport shall remain open on three sides.

Angel Martinez-Franco agrees with staff recommendations.

Public: None

ACTION: Motion made by Janet Fortune, seconded by Fabien Uribe **TO APPROVE ITEM PZBA24-00068 WITH CONDITION** and unanimously approved.

Motion Passed.

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3. PZBA24-00070: Lot 28, Block 13, Del Norte Acres, City of El Paso, El Paso
County, Texas

ADDRESS: 8940 Ankerson St.
APPLICANT: Alfredo Ortega and Rachel Ruiz
REPRESENTATIVE: Mariano Adame/Alejandro Soto
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 2
ZIPCODE: 79904
STAFF CONTACT: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 4, 2024. The Planning Division has not received any communication in support or opposition to the special exception request. Staff recommends approval of the special exception request as the requested encroachment is less than encroachment present on neighboring properties.

Alejandro Soto agrees with staff recommendations

Public: None

ACTION: Motion made by Martha Aguayo, seconded by Janet Fortune **TO APPROVE ITEM PZBA24-00070** and unanimously carried.

Motion Passed.

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4. PZBA24-00072: Lot 28, Block 1, Green Brook Unit 1, City of El Paso, El Paso County, Texas
ADDRESS: 7905 Craddock
APPLICANT: Pablo Jr and Leticia Martinez
REPRESENTATIVE: Pablo Jr and Leticia Martinez
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 7
ZIPCODE: 79915
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 3, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Pablo Martinez

Public: None

ACTION: Motion made by Janet Fortune, seconded by Martha Aguayo **TO APPROVE ITEM PZBA24-00072**.

Motion Passed.

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5. PZBA24-00073: Lot 2, Block 9, Coronado Country Club Estates Replat, and a portion of Tract 17L, Foster Survey No. 258, City of El Paso, El Paso County, Texas
ADDRESS: 6104 Pinehurst Rd.
APPLICANT: John and Yuree Lee
REPRESENTATIVE: Tommy Fan/Fan Studio Architect PLLC
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 1
ZIPCODE: 79912

STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 3, 2024. The Planning Division received two (2) phone calls in opposition to the request. Staff recommends approval of the exception request.

John Lee owner was available for questions.

PUBLIC: None

ACTION: Motion made by Martha Aguayo, seconded by Christine Loveridge **TO APPROVE ITEM PZBA24-00073.**

Motion Passed.

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6. PZBA24-00074: Lot 7, Block 104, Cielo Vista Park #S, City of El Paso, El Paso County, Texas
 ADDRESS: 1452 Backus St.
 APPLICANT: Daniel and Marianne Chacon
 REPRESENTATIVE: New Republic Architects
 REQUEST: Special Exception B (Two or More Nonconforming Lots) and Special Exception J (Carport over a Driveway)
 DISTRICT: 3
 ZIPCODE: 79925
 STAFF CONTACT: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 4, 2024. The Planning Division has not received any communication in support or opposition to the two (2) special exception requests. Staff recommends approval with a condition of the two (2) special exception requests: The condition is the following:

- That the accessory structure located at the farthest point of the rear yard be relocated or removed from the utility easement area.

Daniel Chacon owner was available for questions and agrees with staff recommendations.

PUBLIC: None

ACTION: Motion made by Janet Fortune, seconded by Martha Aguayo **TO APPROVE ITEM PZBA24-00074** and unanimously carried.

Motion Passed.

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7. PZBA24-00075: A portion of Lots 27, and 29 and Lot 28, Block 12, East El Paso, City of El Paso, El Paso County, Texas
 ADDRESS: 3306 Alameda Ave.
 APPLICANT: Leopoldo Herrera
 REPRESENTATIVE: Rene Herrera
 REQUEST: Special Exception B (Two or More Nonconforming Lots)
 DISTRICT: 8
 ZIPCODE: 79905
 STAFF CONTACT: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 4, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request for the property located at 3306 Alameda Ave.

Rene Herrera son of owner and agrees with staff recommendations.

PUBLIC:

- Virginia De Anda, owner of rental property next to his property - opposed

ACTION: Motion made by Justin Bass, seconded by Elizabeth Thurmond-Bengtson **TO APPROVE ITEM PZBA24-00075 AS SHOWN BY STAFF** and unanimously carried.

Motion Passed.

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- 8. PZBA24-00076:** Lot 13, Block 20, Ranchos Del Sol, City of El Paso, El Paso County, Texas
- ADDRESS: 12258 Bronco Buster
- APPLICANT: Juan F. Lopez and Alba R. Lopez
- REPRESENTATIVE: Juan F. Lopez and Alba R. Lopez
- REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
- DISTRICT: 6
- ZIPCODE: 79936
- STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 3, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Juan and Alba Lopez, owner, was available for questions.

PUBLIC: None

ACTION: Motion made by Janet Fortune, seconded by Heidi Avedician **TO APPROVE ITEM PZBA24-00076** and unanimously carried.

Motion Passed.

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- 9. PZBA24-00077:** Lot 2, Block 8, Sandstone Ranch #2, City of El Paso, El Paso County, Texas
- ADDRESS: 11005 Northview Dr.
- APPLICANT: Juan Arturo and Erika Torres
- REPRESENTATIVE: Jaime Sandate
- REQUEST: Special Exception C (Rear Yard Setback, Single-family Residence)
- DISTRICT: 4
- ZIPCODE: 79934
- STAFF CONTACT: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 4, 2024. The Planning Division has not received any

communications in support or opposition to the special exception request. Staff recommends approval of the special exception request as the requested area of 160 square feet is less than the maximum permitted encroachment of 204.6 square feet.

Jaime Sandate, rep, agrees with staff recommendations

PUBLIC: None

ACTION: Motion made by Janet Fortune, seconded by Heidi Avedician **TO APPROVE ITEM PZBA24-00077** and unanimously carried.

Motion Passed.

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10. PZBA24-00079: Lot 13, Block 6, Collingsworth, City of El Paso, El Paso County, Texas
ADDRESS: 225 S. Collingsworth
APPLICANT: Art and Rebecca Perales
REPRESENTATIVE: Art and Rebecca Perales
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 2
ZIPCODE: 79905
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 3, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of the exception request.

Art and Rebecca Perales, owners

PUBLIC: None

ACTION: Motion made by Heidi Avedician, seconded by Martha Aguayo **TO APPROVE ITEM PZBA24-00079** and unanimously carried.

Motion Passed.

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11. PZBA24-00080: Lot 8, Block 134, Vista Del Sol Unit Twenty-Four, City of El Paso, El Paso County, Texas
ADDRESS: 10901 Dave Marr Ct.
APPLICANT: James T. Garcia and Teresa del Real
REPRESENTATIVE: James T. Garcia
REQUEST: Special Exception K (In Existence 15 Years or More)
DISTRICT: 7
ZIPCODE: 79935
STAFF CONTACT: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Public notices were mailed to property owners within 300 feet on October 4, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends approval of Special exception K for property located at 10901 Dave Marr Ct.

James Garcia, owner, agrees with staff recommendations.

PUBLIC: None

ACTION: Motion made by Martha Aguayo, seconded by Fabian Uribe **TO APPROVE ITEM PZBA24-00080** and unanimously carried.

Motion Passed.

- 12. Approval of Minutes:
 - a. September 16, 2024

ACTION: Motion made by Christine Loveridge, seconded by Martha Aguayo **TO APPROVE MINUTES FOR SEPTEMBER 16, 2024** and unanimously carried.

Motion Passed.

- 13. Adjournment

Chair Bass adjourned the meeting at 3:28 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.

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| 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