



# Planning and Inspections Department

**MAYOR**  
Oscar Leoser

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

**CITY COUNCIL**

**District 1**  
Brian Kennedy

**District 2**  
Dr. Josh Acevedo

**District 3**  
Cassandra Hernandez

**District 4**  
Joe Molinar

**District 5**  
Isabel Salcido

**District 6**  
Art Fierro

**District 7**  
Henry Rivera

**District 8**  
Chris Canales

**DATE:** March 18, 2024  
**TIME:** 1:30 p.m.  
**PLACE:** 2<sup>nd</sup> Floor, Main Conference Room, City Hall, 300 N. Campbell Street

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

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#

If you wish to sign up to speak, please contact Donna Martinez at 915-212-1583 or [martinezdm@elpasotexas.gov](mailto:martinezdm@elpasotexas.gov) before 12:00 p.m., March 18, 2024.

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:

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

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

**INTERIM CITY  
MANAGER**  
Cary Westin

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

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

*Alexis Alvarez  
Fabian Uribe  
Martha Isabel Aguayo  
Janet Fortune*

*Jorge Leon  
Louis Edwards*

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





# Planning and Inspections Department

## MAYOR

Oscar Leeser

## CITY COUNCIL

### District 1

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## INTERIM CITY

## MANAGER

Cary Westin

## PUBLIC HEARING

### REGULAR AGENDA:

1. **PZBA24-00002** Lot 28, Block 28, Ranchland Hills #5, City of El Paso County, Texas  
 ADDRESS: 7420 Kingman Dr.  
 APPLICANT: Jose & Dolores Armendariz  
 REPRESENTATIVE: Nurys Zarate  
 REQUEST: Special Exception J (Carport Over a Driveway)  
 DISTRICT: 3  
 ZIPCODE: 79915  
 STAFF CONTACT: Myrna Aguilar, 915-212-1584, AguilarMP@elpasotexas.gov  
[\(attachment\)](#)
2. **PZBA24-00005** Lot 5, Block 3, Mountain Park, City of El Paso, El Paso County, Texas  
 ADDRESS: 3217 Mesa Verde Ln.  
 APPLICANT: Linda Dornau  
 REPRESENTATIVE: Walter Lujan  
 REQUEST: Special Exception B (Two or More Nonconforming Lots)  
 DISTRICT: 2  
 ZIPCODE: 79904  
 STAFF CONTACT: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov  
[\(attachment\)](#)
3. **PZBA24-00006** Lot 9, Block 12, The Willows Unit Five Replat "A", City of El Paso, El Paso County, Texas.  
 ADDRESS: 4566 Weeping Willow Dr.  
 APPLICANT: Leonardo & Wanda Melendez  
 REPRESENTATIVE: Ray Marquez  
 REQUEST: Special Exception B (Two or More Nonconforming Lots)  
 DISTRICT: 1  
 ZIPCODE: 79922  
 STAFF CONTACT: JC Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov  
[\(attachment\)](#)
4. **PZBA24-00008** Lot 20, Block 5, Enrique Franco Unit One, City of El Paso, El Paso County, Texas.  
 ADDRESS: 8448 Villanova Dr.  
 APPLICANT: Arturo & Minerva Gallardo

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# Planning and Inspections Department

**MAYOR**  
Oscar Leeses

REPRESENTATIVE: Minerva Gallardo  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 7  
ZIPCODE: 79907  
STAFF CONTACT: Luis Zamora, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)  
[\(attachment\)](#)

**CITY COUNCIL**

**District 1**  
Brian Kennedy

5. **PZBA24-00012** Lot 15, Block 5, Enrique Franco Unit One, City of El Paso, El Paso County, Texas.

**District 2**  
Dr. Josh Acevedo

ADDRESS: 339 Sweetbriar Ct.

**District 3**  
Cassandra Hernandez

APPLICANT: Sotero Rodriguez

REPRESENTATIVE: Jose F. Lozano

**District 4**  
Joe Molinar

REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)

DISTRICT: 7

ZIPCODE: 79907

**District 5**  
Isabel Salcido

STAFF CONTACT: JC Naranjo, (915) 212-1604, [NaranjoJC@elpasotexas.gov](mailto:NaranjoJC@elpasotexas.gov)

[\(attachment\)](#)

**District 6**  
Art Fierro

6. Presentation and Discussion on Legal Nonconforming Registration Process  
Staff Member: Luis Zamora, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)

**District 7**  
Henry Rivera

7. Approval of Minutes: February 19, 2024 [\(attachment\)](#)

**District 8**  
Chris Canales

8. Adjournment

**INTERIM CITY  
MANAGER**  
Cary Westin

**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

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# Planning and Inspections Department

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**PUBLIC NOTICE**

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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 14th day of March, 2024 by Donna Martinez  
City Hall, 300 North Campbell Street, El Paso, Texas 79901*

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MANAGER**

Cary Westin

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DELIVERING **EXCEPTIONAL** SERVICES