



# Planning and Inspections Department

**MAYOR**  
Oscar Leoser

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

**CITY COUNCIL**

**DATE:** April 15, 2024  
**TIME:** 1:30 p.m.  
**PLACE:** 2<sup>nd</sup> 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**  
Dr. Josh Acevedo

**District 3**  
Cassandra Hernandez

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 4**  
Joe Molinar

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., April 15, 2024.

**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.*

**INTERIM CITY  
MANAGER**  
Cary Westin

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

*Ray Aauto*

*Alexis Alvarez*

*Jorge Leon*

*Justin Bass*

*Fabian Uribe*

*Audrey Gutierrez*

*Linda C. Troncoso*

*Martha Isabel Aguayo*

*Louis Edwards*

*Heidi Avedician*

*Janet Fortune*

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



DELIVERING EXCEPTIONAL SERVICES



# Planning and Inspections Department

## MAYOR

Oscar Leeser

## 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

## INTERIM CITY MANAGER

Cary Westin

## PUBLIC HEARING

### REGULAR AGENDA:

- 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](mailto:NaranjoJC@elpasotexas.gov)  
*POSTPONED FROM MARCH 18, 2024*  
[\(attachment\)](#)
- PZBA24-00007** Lot 170, Block 22, Loretto Place, City of El Paso County, Texas  
ADDRESS: 4804 E. Yandell Dr.  
APPLICANT: Jose R. & Carmen E. Rodriguez  
REPRESENTATIVE: Walter Lujan  
REQUEST: Special Exception K (In Existence Fifteen Years or More)  
DISTRICT: 2  
ZIPCODE: 79903  
STAFF CONTACT: Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
[\(attachment\)](#)
- PZBA24-00018** Lot 1, Block 5, Enrique Franco Unit One, City of El Paso County, Texas  
ADDRESS: 8433 Hartford Dr.  
APPLICANT: Adrian Esparza & Maria del Carmen Esparza  
REPRESENTATIVE: Lorena Armenta  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 7  
ZIPCODE: 79907  
STAFF CONTACT: JC Naranjo, (915) 212-1604, [NaranjoJC@elpasotexas.gov](mailto:NaranjoJC@elpasotexas.gov)  
[\(attachment\)](#)
- PZBA24-00021** Lot 13, Block 134, Eastwood Heights Unit H, City of El Paso County, Texas

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**MAYOR**  
Oscar Leoser

ADDRESS: 10224 Suez Ave.  
APPLICANT: Cesar & Sonia Apodaca  
REPRESENTATIVE: Lorena Armenta  
REQUEST: Special Exception J (Carport Over a Driveway)  
DISTRICT: 3  
ZIPCODE: 79925  
STAFF CONTACT: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)  
[\(attachment\)](#)

**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

5. **PZBA24-00023** Lot 26 and a portion of Lot 27, Block 34, Bassett, City of El Paso County, Texas

ADDRESS: 2219 Magoffin Ave.  
APPLICANT: Edgar Ricardo Bocardo  
REPRESENTATIVE: Edmundo Reyes  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 8  
ZIPCODE: 79901  
STAFF CONTACT: Myrna Aguilar, (915) 212-1584, [AguilarMP@elpasotexas.gov](mailto:AguilarMP@elpasotexas.gov)  
[\(attachment\)](#)

6. **PZBA24-00028** Lot 21, Block 59, Tierra del Este Unit 12, City of El Paso County, Texas

ADDRESS: 12357 Tierra Limpia  
APPLICANT: Flor Backer and Blassa Espino  
REPRESENTATIVE: Blassa Espino/Geronimo Cortez  
REQUEST: Special Exception F (Side Street Yard Setback)  
DISTRICT: 5  
ZIPCODE: 79938  
STAFF CONTACT: Myrna Aguilar, (915) 212-1584, [AguilarMP@elpasotexas.gov](mailto:AguilarMP@elpasotexas.gov)  
[\(attachment\)](#)

7. **PZBA24-00031** Lot 306, Block 11, Yucca Village, City of El Paso County, Texas

ADDRESS: 10221 Bridget St.  
APPLICANT: Graciela Gonzalez  
REPRESENTATIVE: Victor Luevano and Geronimo Cortez  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 4  
ZIPCODE: 79924

**INTERIM CITY  
MANAGER**  
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**MAYOR**  
Oscar Leoser

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

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**CITY COUNCIL**

**District 1**  
Brian Kennedy

8. Approval of Minutes: March 18, 2024 ([attachment](#))

9. Adjournment

**District 2**  
Dr. Josh Acevedo

**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 3**  
Cassandra Hernandez

**District 4**  
Joe Molinar

- 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 5**  
Isabel Salcido

**District 6**  
Art Fierro

**District 7**  
Henry Rivera

**District 8**  
Chris Canales

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**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 11th day of April, 2024 by Donna Martinez  
City Hall, 300 North Campbell Street, El Paso, Texas 79901*

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DELIVERING **EXCEPTIONAL** SERVICES