



# 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

**INTERIM CITY  
MANAGER**  
Cary Westin

**DATE:** May 13, 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., May 13, 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.*

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

<i>Elizabeth Thurmond-Bengtson</i>	<i>Heidi Avedician Alexis Alvarez</i>	<i>Janet Fortune Jorge Leon</i>
<i>Justin Bass</i>	<i>Fabian Uribe</i>	<i>Audrey Gutierrez</i>
<i>Linda C. Troncoso</i>	<i>Martha Isabel Aguayo</i>	<i>Louis Edwards</i>

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**  
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## PUBLIC HEARING

### REGULAR AGENDA:

#### CITY COUNCIL

**District 1**  
Brian Kennedy

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#### 1. Changes to the 2024 Zoning Board of Adjustments Meeting Schedule

2. **PZBA24-00026** Lot 21, Block 74, Vista Hills Unit Twenty Three, City of El Paso, El Paso County, Texas.

ADDRESS: 11680 Spencer Dr.

APPLICANT: Daniel Gonzalez

REPRESENTATIVE: Daniel Gonzalez

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

DISTRICT: 6

ZIPCODE: 79936

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

3. **PZBA24-00030** A portion of Lot 15, Block 2, Coronado Country Estates Replat A, City of El Paso, El Paso County, Texas

ADDRESS: 1121 Thunderbird Dr.

APPLICANT: Anthony and Robin Furman

REPRESENTATIVE: Henry Ordonez

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

DISTRICT: 1

ZIPCODE: 79912

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

4. **PZBA24-00033** Lot 25 and portion of Lot 26, Block 21, Highland Park Addition, City of El Paso, El Paso County, Texas.

ADDRESS: 2112 Tremont Ave.

APPLICANT: Trinney Meza

REPRESENTATIVE: Cesar Gonzalez

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

DISTRICT: 2

ZIPCODE: 79930

STAFF CONTACT: Nina Rodriguez, (915) 212-1561, [RodriguezNA@elpasotexas.gov](mailto:RodriguezNA@elpasotexas.gov)

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## CITY COUNCIL

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## INTERIM CITY MANAGER

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5. **PZBA24-00036** A portion of Lot 5 and all Lots 6 to 16, Block 22, Cotton, City of El Paso, El Paso County, Texas  
ADDRESS: 2111 Montana Ave.  
APPLICANT: Richard L. Saunders Jr.  
REPRESENTATIVE: Richard L. Saunders Jr.  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 8  
ZIPCODE: 79903  
STAFF CONTACT: Myrna Aguilar, 915-212-1584, [AguilarMP@elpasotexas.gov](mailto:AguilarMP@elpasotexas.gov)
6. **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](mailto:ZamoraLF@elpasotexas.gov)
7. **PZBA24-00040** A portion of Lots 5 and 6, Monte Vista #2, City of El Paso, El Paso County, Texas  
ADDRESS: 5005 Meadowlark Dr.  
APPLICANT: Tierra Rojo Property LLC  
REPRESENTATIVE: Jonathan Prieto  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 1  
ZIPCODE: 79922  
STAFF CONTACT: Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)
8. **PZBA24-00042** Lot 24, Block 3, East Gate #1, City of El Paso, El Paso County, Texas  
ADDRESS: 1740 Alan Shepard Ln.  
APPLICANT: David P. and Patricia H. Theriault  
REPRESENTATIVE: David P. and Patricia H. Theriault  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 6  
ZIPCODE: 79936  
STAFF CONTACT: Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)

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DELIVERING EXCEPTIONAL SERVICES



# Planning and Inspections Department

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- 9. Overview of historic preservation in El Paso.  
Contact: Providencia Velasquez, Historic Preservation Officer, (915) 212-1567, [VelazquezPX@elpasotexas.gov](mailto:VelazquezPX@elpasotexas.gov)

**CITY COUNCIL**

**District 1**  
Brian Kennedy

- 10. Approval of Minutes: April 15, 2024

**District 2**  
Dr. Josh Acevedo

- 11. 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

- 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 6**  
Art Fierro

**District 7**  
Henry Rivera

**District 8**  
Chris Canales

**PUBLIC NOTICE**

**INTERIM CITY MANAGER**  
Cary Westin

Language interpreters will be provided for this hearing 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 9th day of May, 2024 by Donna Martinez  
City Hall, 300 North Campbell Street, El Paso, Texas 79901*

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