



AGENDA FOR THE ZONING BOARD OF ADJUSTMENTS PUBLIC HEARING

June 17, 2024

MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR

1:30 PM

Notice is hereby given that a Public Hearing of the Zoning Board of Adjustment will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the Zoning Board of Adjustment during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 294 422 678#

If you wish to sign up to speak please contact Luis Zamora at ZamoraLF@elpasotexas.gov or (915) 212-1552 no later than by the start of the meeting.

A quorum of the Zoning Board of Adjustment members must be present and participate in the meeting.

PUBLIC COMMENT

ROLL CALL

AGENDA

1. Board Member Elections: Chair and Vice Chair

[BC-16](#)

2. **PZBA24-00030** A portion of Lot 15, Block 2, Coronado Country Estates Replat A, City of El Paso, El Paso County, Texas [BC-17](#)
 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
3. **PZBA24-00033** Lot 25 and portion of Lot 26, Block 21, Highland Park Addition, City of El Paso, El Paso County, Texas. [BC-18](#)
 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
4. **PZBA24-00036** A portion of Lot 5 and all Lots 6 to 16, Block 22, Cotton, City of El Paso, El Paso County, Texas [BC-19](#)
 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
5. **PZBA24-00039** Lot 12, Block 43, Montecillo Unit 11 Replat B, City of El Paso, El Paso County, Texas [BC-20](#)
 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

- 6. PZBA24-00040** A portion of Lots 5 and 6, Monte Vista #2, [BC-21](#)
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

- 7. PZBA24-00042** Lot 24, Block 3, East Gate #1, City of El Paso, [BC-22](#)
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

- 8. PZBA24-00048** Lots 22 to 28, A portion of Lots 29-32, Block 97, East El [BC-23](#)
Paso Addition, City of El Paso, El Paso County, Texas
ADDRESS: 2900 Pershing Dr.
APPLICANT: 2900 Pershing LLC
REPRESENTATIVE: Bruno Vasquez, AIA
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 2
ZIPCODE: 79903
STAFF CONTACT: Andrew Salloum
(915) 212-1603, SalloumAM@elpasotexas.gov

- 9.** Approval of Minutes: April 15, 2024 [BC-24](#)

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. The Women's Rights Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

ADJOURN

NOTICE TO THE PUBLIC

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Luis Zamora at ZamoraLF@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email ZamoraLF@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this 13 of June by Luis Zamora