



## **AGENDA FOR THE ZONING BOARD OF ADJUSTMENTS PUBLIC HEARING**

---

**July 22, 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: 801 295 55#**

If you wish to sign up to speak please contact Luis Zamora at [ZamoraLF@elpasotexas.gov](mailto: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.**

### **ROLL CALL**

### **AGENDA**

- PZBA24-00010** Lot 29, Block 24, East Gate Subdivision Unit 2, City of El Paso, El Paso County, Texas  
ADDRESS: 1747 Onizuka Dr.  
APPLICANT: Lorenzo and Magdalena Maldonado

**[BC-43](#)**

REPRESENTATIVE: Lorenzo and Magdalena Maldonado  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 6  
ZIPCODE: 79936  
STAFF CONTACT: JC Naranjo, 915-212-1604,  
NarajoJC@elpasotexas.gov

2. **PZBA24-00019** Lot 5, Block 5, Terry Allen, City of El Paso, El Paso County, Texas [BC-44](#)  
ADDRESS: 5107 Raymond Jays Rd.  
APPLICANT: Jerry L. Swoveland  
REPRESENTATIVE: Jerry L. Swoveland  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 3  
ZIPCODE: 79903  
STAFF CONTACT: Juan C. Naranjo, (915)-212- 1604,  
NaranjoJC@elpasotexas.gov
3. **PZBA24-00026** Lot 21, Block 74, Vista Hills Unit Twenty-Three, an Addition to the City of El Paso, El Paso County, Texas [BC-45](#)  
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
4. **PZBA24-00039** Lot 12, Block 43, Montecillo Unit 11 Replat B, City of El Paso, El Paso County, Texas [BC-46](#)  
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  
**POSTPONED FROM JUNE 17, 2024**
5. **PZBA24-00041** Lot 3, Block 18, Newport Estates No. 3, City of El Paso, El Paso County, Texas [BC-47](#)  
ADDRESS: 11229 Sandcastle Ct.  
APPLICANT: Ruben Carrasco and Delia D. Carrasco  
REPRESENTATIVE: Omar Verduzco, Superior Roofing Construction  
REQUEST: Special Exception B (Two or More Nonconforming Lots)

DISTRICT: 6  
DISTRICT: 79936  
STAFF CONTACT: Jose Beltran, (915) 212-1607,  
BeltranJV@elpasotexas.gov

- 6. PZBA24-00043** Lot 41, Block 76, Vista Hills Unit Twenty Three, an Addition to the City of El Paso, El Paso County, Texas [BC-48](#)  
ADDRESS: 11613 Kristy Weaver Dr.  
APPLICANT: German Armenta and Sylvia Armenta  
REPRESENTATIVE: Ray Mancera  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 6  
ZIPCODE: 79936  
STAFF CONTACT: Juan C. Naranjo, (915)-212- 1604,  
NaranjoJC@elpasotexas.gov
- 7. PZBA24-00045** Lot 11, Block A, Eastridge, City of El Paso, El Paso County, Texas [BC-49](#)  
ADDRESS: 9780 Eastridge Dr.  
APPLICANT: Dora Medina  
REPRESENTATIVE: Joe Gomez/Dora Medina  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 7  
ZIPCODE: 79925  
STAFF CONTACT: Myrna Aguilar, 915-212-1584,  
AguilarMP@elpasotexas.gov
- 8. PZBA24-00047** Lot 33, Block 120, Cielo Vista Park, City of El Paso, El Paso County, Texas [BC-50](#)  
ADDRESS: 9141 McFall Dr.  
APPLICANT: Timothy Holt  
REPRESENTATIVE: Geronimo Cortez  
REQUEST: Special Exception J (Carport Over a Driveway)  
DISTRICT: 3  
ZIPCODE: 79925  
STAFF CONTACT: Jose Beltran, (915) 212-1607,  
BeltranJV@elpasotexas.gov
- 9. PZBA24-00049** Lot 1-B, Block 7, Villa Lago Replat, City of El Paso, El Paso County, Texas [BC-51](#)  
ADDRESS: 10304 Luella Dr.  
APPLICANT: Charles G. and Yolanda Fitzgerald  
REPRESENTATIVE: Vanessa Duran  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 3  
ZIPCODE: 79925  
STAFF CONTACT: Jose Beltran, (915) 212-1607,  
BeltranJV@elpasotexas.gov

- 10. PZBA24-00050** Lot 13, Block 2, Pleasant Valley, City of El Paso, El Paso County, Texas [BC-52](#)
- ADDRESS: 424 Valle Sereno Dr.  
 APPLICANT: Maria Emma Rosalez  
 REPRESENTATIVE: Maria Emma Rosalez, Bruno Huizar, and Joe Gomez  
 REQUEST: Special Exception J (Carport Over Driveway)  
 DISTRICT: 7  
 ZIPCODE: 79907  
 STAFF CONTACT: Jose Beltran, (915) 212-1607,  
 BeltranJV@elpasotexas.gov
- 11. PZBA24-00051** Lot 7, Block 764, River Bend Estates, an Addition to the City of El Paso, El Paso County, Texas [BC-53](#)
- ADDRESS: 4501 Parrot Wy.  
 APPLICANT: Jonathan Scott Nehls  
 REPRESENTATIVE: Jonathan Scott Nehls  
 REQUEST: Special Exception B (Two or More Nonconforming Lots)  
 DISTRICT: 1  
 ZIPCODE: 79922  
 STAFF CONTACT: Juan C. Naranjo, (915)-212- 1604,  
 NaranjoJC@elpasotexas.gov
- 12. PZBA24-00054** A portion of Lot 130, Block 4, Del Norte Acres, City of El Paso, El Paso County, Texas [BC-54](#)
- ADDRESS: 8701 Norton St.  
 APPLICANT: DSDB LLC.  
 REPRESENTATIVE: Ray Baca  
 REQUEST: Special Exception K (In existence 15 years or more)  
 DISTRICT: 2  
 ZIPCODE: 79904  
 STAFF CONTACT: Jose Beltran, (915) 212-1607,  
 BeltranJV@elpasotexas.gov
- 13. PZBA24-00055** Lot 2, Block 44, Montecillo Unit 10, City of El Paso, El Paso County, Texas [BC-55](#)
- ADDRESS: 161 Vin Salou Wy.  
 APPLICANT: Montecillo Central Hotel LLC  
 REPRESENTATIVE: David Bogas  
 REQUEST: Variance from Section 21.50.060  
 DISTRICT: 8  
 ZIPCODE: 79912  
 STAFF CONTACT: Luis Zamora, (915) 212-1552,  
 ZamoraLF@elpasotexas.gov

**14. PZBA24-00057** Lots 19 to 22, Block 88, Bassett, City of El Paso, El Paso County, Texas  
ADDRESS: 2507 E. Yandell Dr.  
APPLICANT: Leon E. & Rita T. Gluck  
REPRESENTATIVE: John Speers  
REQUEST: Special Exception B (Two or More Nonconforming Lots)  
DISTRICT: 8  
ZIPCODE: 79903  
STAFF CONTACT: Myrna Aguilar, 915-212-1584,  
AguilarMP@elpasotexas.gov

[BC-56](#)

**15.** Approval of Minutes: June 17, 2024

[BC-57](#)

### **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 Zoning Board of Adjustment 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 17th of July by Andrew Salloum.