



AGENDA FOR THE ZONING BOARD OF ADJUSTMENTS PUBLIC HEARING

September 16, 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 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. **PZBA24-00043** - Lot 41, Block 76, Vista Hills Unit Twenty-Three (Addition), City

[**BC-132**](#)

of El Paso, El Paso County, Texas

ADDRESS: 11613 Kristy Weaver Dr.
APPLICANT: German and Sylvia Armenta
REPRESENTATIVE: Ray Mancera
REQUEST: Special Exception B (Two or more non-conforming lots)
DISTRICT: 6
ZIPCODE: 79936
STAFF CONTACT: Myrna Aguilar, 915-212-1584;
AguilarMP@elpasotexas.gov
RECONSIDERATION

2. **PZBA24-00035** - Lots 15 to 17, Block 6, Mundy Heights, City of El Paso, El Paso County, Texas

[BC-137](#)

ADDRESS: 1533 Upson Dr.
APPLICANT: Paul D. Cicala
REPRESENTATIVE: Jose G. Flores
REQUEST: Variance from Section 20.10.030 and Section 20.12.020
DISTRICT: 8
ZIPCODE: 79902
STAFF CONTACT: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

3. **PZBA24-00038** - Lot 16, Block 1, Clardy Fox, City of El Paso, El Paso County, Texas

[BC-130](#)

ADDRESS: 720 S. Concepcion St.
APPLICANT: Maria Guadalupe Munoz
REPRESENTATIVE: Manny Aranda
REQUEST: Special Exception B (Two or More Nonconforming Lots) and
Special Exception F (Side Street Yard Setback)
DISTRICT: 2
ZIPCODE: 79905
STAFF CONTACT: Saul J. G. Pina, (915) 212-1612;
PinaSJ@elpasotexas.gov

4. **PZBA24-00056** - Lot 1, Block 1, Ardelle Subdivision, City of El Paso, El Paso County, Texas

[BC-133](#)

ADDRESS: 11313 Ardelle Ave.
APPLICANT: Kid Motors
REPRESENTATIVE: Denise Vedder
REQUEST: Special Exception G (Builder Error)
DISTRICT: 6
ZIPCODE: 79936
STAFF CONTACT: Andrew Salloum, (915) 212-1603,
SalloumAM@elpasotexas.gov

5. **PZBA24-00058** - Lot 22, Block 32, Bel-Air Estates, City of El Paso, El Paso

[BC-134](#)

County, Texas

ADDRESS: 7954 Saggita Ct.
APPLICANT: Maria Beatriz Reyes
REPRESENTATIVE: Ricardo Ojeda
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Myrna Aguilar, 915-212-1584,
AguilarMP@elpasotexas.gov

6. **PZBA24-00061** - Lot 39, Block 13, Sandstone Ranch Estates #5 Replat A, City of El Paso, El Paso County, Texas

[BC-131](#)

ADDRESS: 5501 Mike Vane Dr.
APPLICANT: Andre Roland and Blanca C. Aragon
REPRESENTATIVE: Jose Martin Lopez
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 4
ZIPCODE: 79934
STAFF CONTACT: Saul J. G. Pina, (915) 212-1612,
PinaSJ@elpasotexas.gov

7. **PZBA24-00063** - Lot 13, Block 7, Franklin Hills #3 (Amending), City of El Paso, El Paso County, Texas

[BC-135](#)

ADDRESS: 6304 Franklin Bluff Dr.
APPLICANT: Steve & Faith Yapp
REPRESENTATIVE: Steve & Faith Yapp
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 1
ZIPCODE: 79912
STAFF CONTACT: Myrna Aguilar, 915-212-1584,
AguilarMP@elpasotexas.gov

8. **PZBA24-00071** - Lot 5, Block 2, North Hill Unit Two, City of El Paso, El Paso County, Texas

[BC-136](#)

ADDRESS: 4412 Loma de Brisas Dr.
APPLICANT: Pauline Fraser & Ron Cabrera
REPRESENTATIVE: Pauline Fraser & Ron Cabrera
REQUEST: Special Exception B (Two or more non-conforming lots)
DISTRICT: 4
ZIPCODE: 79934
STAFF CONTACT: Myrna Aguilar, 915-212-1584,
AguilarMP@elpasotexas.gov

9. Approval of Minutes:

[BC-138](#)

- a. July 22, 2024
- b. August 5, 2024

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 12th of September by Luis Zamora.