



AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING

October 14, 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. **PZBA24-00053** Lot 18, Block 5, Enrique Franco No. 1, City of El Paso, El

[BC-161](#)

Paso County, Texas

ADDRESS: 8452 Villanova Dr.
APPLICANT: Sergio and Olga Perez
REPRESENTATIVE: Sergio and Olga Perez
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

2. **PZBA24-00068** Lot 316, Block 14, Crest Hill Terrace, City of El Paso, El Paso County, Texas

[BC-162](#)

ADDRESS: 6216 Navajo Dr.
APPLICANT: Maria D. Franco
REPRESENTATIVE: Angel Martinez-Franco
REQUEST: Special Exception B (Two or More Nonconforming Lots) and
Special Exception K (In Existence 15 Years or More)
DISTRICT: 3
ZIPCODE: 79925
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

3. **PZBA24-00070** Lot 28, Block 13, Del Norte Acres, City of El Paso, El Paso County, Texas

[BC-163](#)

ADDRESS: 8940 Ankerson St.
APPLICANT: Alfredo Ortega and Rachel Ruiz
REPRESENTATIVE: Mariano Adame/Alejandro Soto
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 2
ZIPCODE: 79904
STAFF CONTACT: Saul J. G. Pina, (915) 212-1612,
PinaSJ@elpasotexas.gov

4. **PZBA24-00072** Lot 28, Block 1, Green Brook Unit 1, City of El Paso, El Paso County, Texas

[BC-164](#)

ADDRESS: 7905 Craddock
APPLICANT: Pablo Jr and Leticia Martinez
REPRESENTATIVE: Pablo Jr and Leticia Martinez
REQUEST: Special Exception J (Carport Over a Driveway)
District: 7
ZIPCODE: 79915
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

5. **PZBA24-00073** Lot 2, Block 9, Coronado Country Club Estates Replat, and a portion of Tract 17L, Foster Survey No. 258, City of El Paso, El Paso County,

[BC-165](#)

Texas

ADDRESS: 6104 Pinehurst Rd.
APPLICANT: John and Yuree Lee
REPRESENTATIVE: Tommy Fan/Fan Studio Architect PLLC
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 1
ZIPCODE: 79912
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

6. **PZBA24-00074** Lot 7, Block 104, Cielo Vista Park #S, City of El Paso, El Paso County, Texas

[BC-166](#)

ADDRESS: 1452 Backus St.
APPLICANT: Daniel and Marianne Chacon
REPRESENTATIVE: New Republic Architects
REQUEST: Special Exception B (Two or More Nonconforming Lots) and
Special Exception J (Carport over a Driveway)
DISTRICT: 3
ZIPCODE: 79925
STAFF CONTACT: Saul J. G. Pina, (915) 212-1612,
PinaSJ@elpasotexas.gov

7. **PZBA24-00075** A portion of Lots 27, and 29 and Lot 28, Block 12, East El Paso, City of El Paso, El Paso County, Texas

[BC-167](#)

ADDRESS: 3306 Alameda Ave.
APPLICANT: Leopoldo Herrera
REPRESENTATIVE: Rene Herrera
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 8
ZIPCODE: 79905
STAFF CONTACT: Myrna Aguilar, AguilarMP@elpasotexas.gov, 915-212-1584

8. **PZBA24-00076** Lot 13, Block 20, Ranchos Del Sol, City of El Paso, El Paso County, Texas

[BC-168](#)

ADDRESS: 12258 Bronco Buster Ln.
APPLICANT: Juan F. Lopez and Alba R. Lopez
REPRESENTATIVE: Juan F. Lopez and Alba R. Lopez
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 6
ZIPCODE: 79936
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

9. **PZBA24-00077** Lot 2, Block 8, Sandstone Ranch #2, City of El Paso, El Paso County, Texas

[BC-169](#)

ADDRESS: 11005 Northview Dr.
APPLICANT: Juan Arturo and Erika Torres
REPRESENTATIVE: Jaime Sandate
REQUEST: Special Exception C (Rear Yard Setback, Single-family Residence)
DISTRICT: 4
ZIPCODE: 79934
STAFF CONTACT: Saul J. G. Pina, (915) 212-1612, PinaSJ@elpasotexas.gov

10. **PZBA24-00079** Lot 13, Block 6, Collingsworth, City of El Paso, El Paso County, Texas

[BC-170](#)

ADDRESS: 225 S. Collingsworth St.
APPLICANT: Art and Rebecca Perales
REPRESENTATIVE: Art and Rebecca Perales
REQUEST: Special Exception B (Two or More Nonconforming Lots)
DISTRICT: 2
ZIPCODE: 79905
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

11. **PZBA24-00080** Lot 8, Block 134, Vista Del Sol Unit Twenty-Four, City of El Paso, El Paso County, Texas

[BC-171](#)

ADDRESS: 10901 Dave Marr Ct.
APPLICANT: James T. Garcia and Teresa del Real
REPRESENTATIVE: James T. Garcia
REQUEST: Special Exception K (In Existence Fifteen Years or More)
DISTRICT: 7
ZIPCODE: 79935
STAFF CONTACT: Myrna Aguilar, AguilarMP@elpasotexas.gov, 915-212-1584

12. Approval of Minutes: September 16, 2024

[BC-172](#)

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 11th of October by Andrew Salloum.