



AGENDA FOR THE ZONING BOARD OF ADJUSTMENT PUBLIC HEARING

**January 27, 2025
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: 775 076 00#

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

- PZBA24-00090** Lots 17 to 32, and a portion of Lots 1 to 16 and vacated

[BC-338](#)

right-of-way of Eucalyptus Street bounded by Missouri Street and Wyoming Street, Block 3, Cotton Addition, City of El Paso, El Paso County, Texas

ADDRESS: 2000 Wyoming Ave.
APPLICANT: Alan Russell
REPRESENTATIVE: Priscilla Ortega
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 8
ZIPCODE: 79903
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

RECONSIDERATION

2. **PZBA24-00092** Lot 22, Block 4, The Village, City of El Paso, El Paso County, Texas [BC-334](#)

ADDRESS: 701 Ramsgate Road
APPLICANT: Catherine Oyston
REPRESENTATIVE: Catherine Oyston
REQUEST: Special Exception B (Two or more non-conforming lots)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

POSTPONED FROM DECEMBER 9, 2024

3. **PZBA24-00093** Lot 151, Block 9, Coronado Hills #1, City of El Paso, El Paso County, Texas [BC-335](#)

ADDRESS: 6056 Isabella Drive
APPLICANT: Jose Barriga
REPRESENTATIVE: Jorge Campos
REQUEST: Special Exception C (Rear yard setback, single-family residence) and Special Exception J (Carport over a driveway)
DISTRICT: 8
ZIPCODE: 79912
STAFF CONTACT: Blanca Perez, (915)212-1561,
PerezBM@elpasotexas.gov

4. **PZBA24-00095** A portion of Lots 40 and 41, Block 45, First Supplemental Map of Kern Place Addition, City of El Paso, El Paso County, Texas [BC-336](#)

ADDRESS: 915 Kelly Way
APPLICANT: Thomas C. Norris
REPRESENTATIVE: Thomas C. Norris
REQUEST: Special Exception K (In Existence 15 Years or More) and

DISTRICT: Special Exception B (Two or More Non-Conforming Lots)
8
ZIPCODE: 79902
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

5. **PZBA24-00098** A portion of Tract 27, Lamb Subdivision, City of El Paso, El Paso County, Texas

[BC-337](#)

ADDRESS: 552 Martha Way
APPLICANT: Rebecca Lopez and Jaime Lopez
REPRESENTATIVE: Rebecca Lopez and Jaime Lopez
REQUEST: Special Exception K (In existence fifteen years or more)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

6. Approval of Minutes: December 9, 2024

[BC-339](#)

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 24th of January, 2025 by Andrew Salloum



Legislation Text

File #: BC-338, Version: 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZBA24-00090 Lots 17 to 32, and a portion of Lots 1 to 16 and vacated right-of-way of Eucalyptus Street bounded by Missouri Street and Wyoming Street, Block 3, Cotton Addition, City of El Paso, El Paso County, Texas

ADDRESS: 2000 Wyoming Ave.
APPLICANT: Alan Russell
REPRESENTATIVE: Priscilla Ortega
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 8
ZIPCODE: 79903
STAFF CONTACT: Jose Beltran, (915) 212-1607,
 BeltranJV@elpasotexas.gov

RECONSIDERATION

2000 Wyoming

Zoning Board of Adjustment — January 27, 2025



CASE NUMBER: PZBA24-00090 (RECONSIDERATION)
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Alan Russell
REPRESENTATIVE: Priscilla Ortega
LOCATION: 2000 Wyoming Ave. (District 8)
ZONING: M-1 (Light Manufacturing)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: One (1) phone call of inquiry received as of January 23, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) permit a proposed vestibule in an M-1 (Light Manufacturing) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least two other neighboring properties. The condition is as follows:

That no construction shall happen until the encroachment into right-of-way of the raised dock to the east along Willow Street be addressed.

PZBA24-00090



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 37.5 75 150 225 300 Feet



Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed vestibule, which would extend 7 feet 2 inches into the required 15 feet front yard setback for 79 square feet of total encroachment.

BACKGROUND: The minimum front setback is 15 feet in the M-1 (Light Manufacturing) zone district. The subject property is registered as Legal Non-Conforming for encroachments of the front and street side setbacks, as well for not meeting current parking standards. Aerial photographs indicate there are at least two (2) other properties on the same block that contain structures that encroach their respective fifteen-feet (15') front yard setbacks located at 1900 East Wyoming Avenue (641.72 sq. ft) and 605 Laurel Street (2,559.21 sq. ft). The property at 1900 East Wyoming Avenue is registered as Legal Non-Conforming for the commercial structure that encroaches into the front yard and street side setbacks.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	15 feet	2 feet 11 inches
Rear	10 feet	No Change
Cumulative Front & Rear	N/A	N/A
Side (West)	10 feet	No Change
Street Side (East)	10 feet	No Change
Cumulative Side	N/A	N/A

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.B to:

Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;	Yes. Through aerial photos and site visits, it was established that one building on the same block extends 15 feet into the front setback, and another building also extends 15 feet.
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;	Yes. The properties on 1900 East Wyoming Avenue and 604 Laurel Street contain buildings that encroach entirely into their required fifteen-foot (15') front yard setbacks with total encroachment areas of 641.72 square feet and 2,559 square feet, respectively.
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

PUBLIC COMMENT: Public notice was sent on November 26, 2024 and January 16, 2025 to all property owners within 300 feet of the subject property. The Planning Division has received one (1) phone call of inquiry to the special exception request.

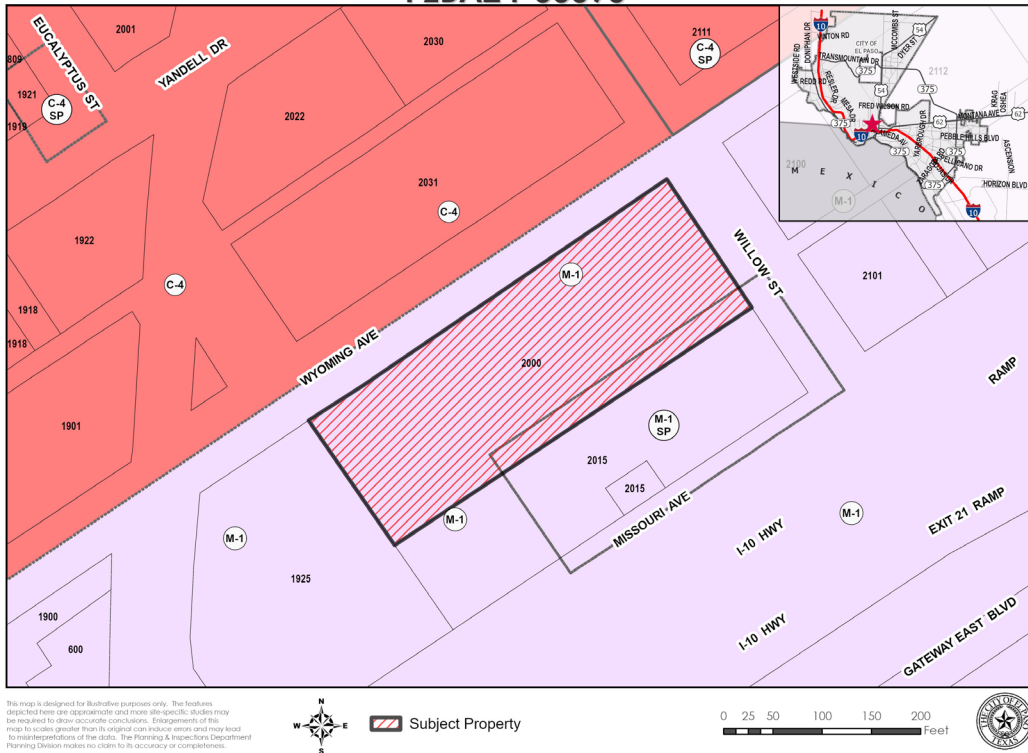
ZONING BOARD OF ADJUSTMENT OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured.
2. **Approval with Modifications** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate. **(Staff Recommendation)**
3. **Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

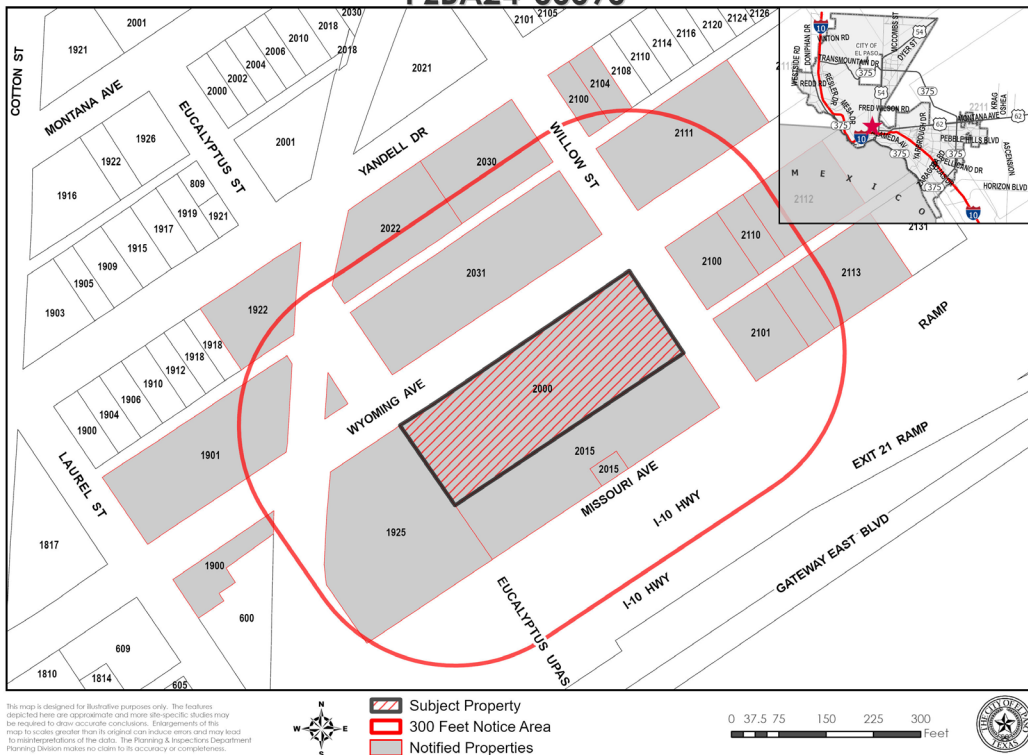
ZONING MAP

PZBA24-00090

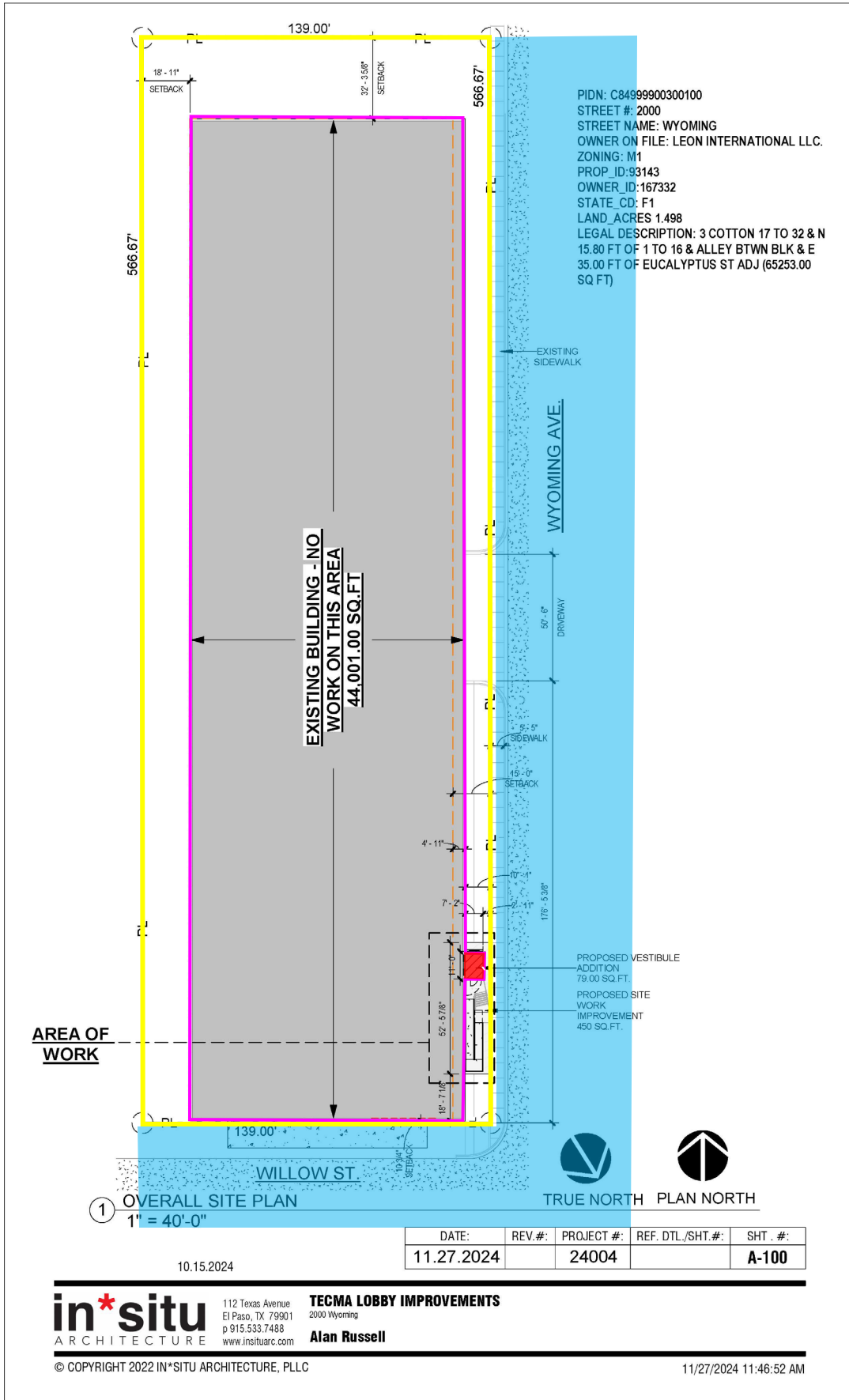


NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00090



SITE PLAN



NONCONFORMING LOTS

PZBA24-00090



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Subject Property

0 30 60 120 180 240 Feet



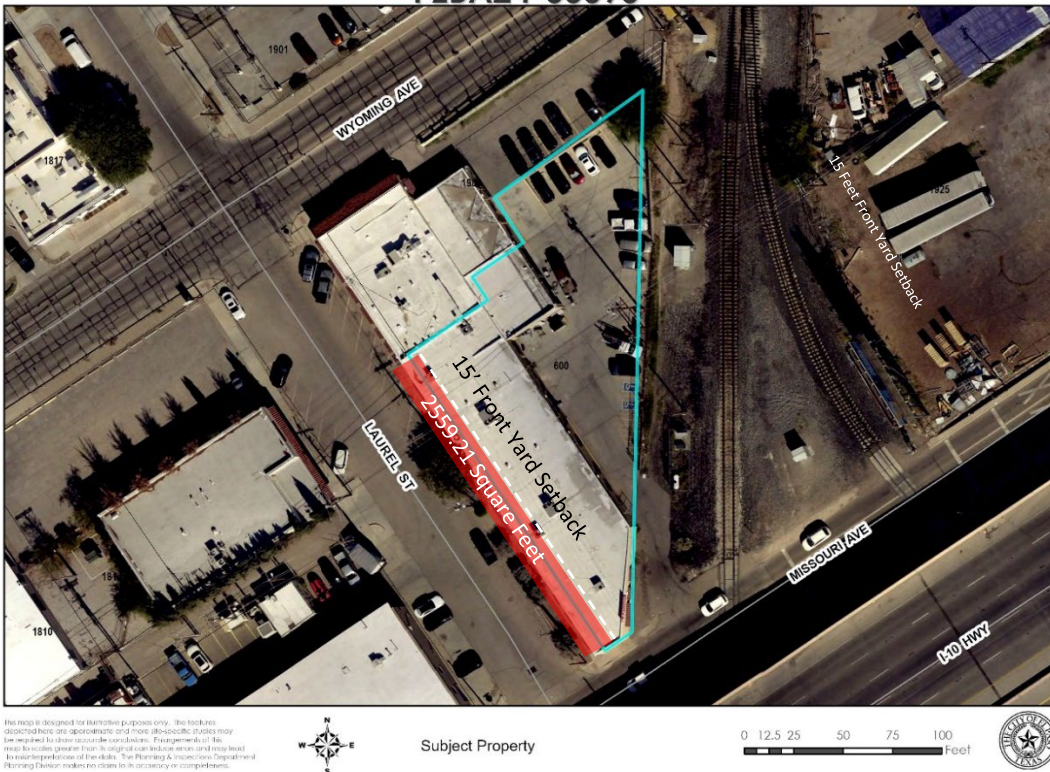
NONCONFORMING LOT 1

PZBA24-00090



NONCONFORMING LOT 2

PZBA24-00090





Legislation Text

File #: BC-334, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZBA24-00092 Lot 22, Block 4, The Village, City of El Paso, El Paso County, Texas

ADDRESS: 701 Ramsgate Road
APPLICANT: Catherine Oyston
REPRESENTATIVE: Catherine Oyston
REQUEST: Special Exception B (Two or more non-conforming lots)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

POSTPONED FROM DECEMBER 9, 2024

701 Ramsgate Rd.

Zoning Board of Adjustment — December 9, 2024



CASE NUMBER: PZBA24-00092
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Catherine Oyston
REPRESENTATIVE: Catherine Oyston
LOCATION: 701 Ramsgate Rd. (District 7)
ZONING: R-2A (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: One (1) call and one (1) e-mail in support to the special exception request as of December 4, 2024

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) to allow to legalize an existing carport in an R-2A (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Pending.

PZBA24-00092

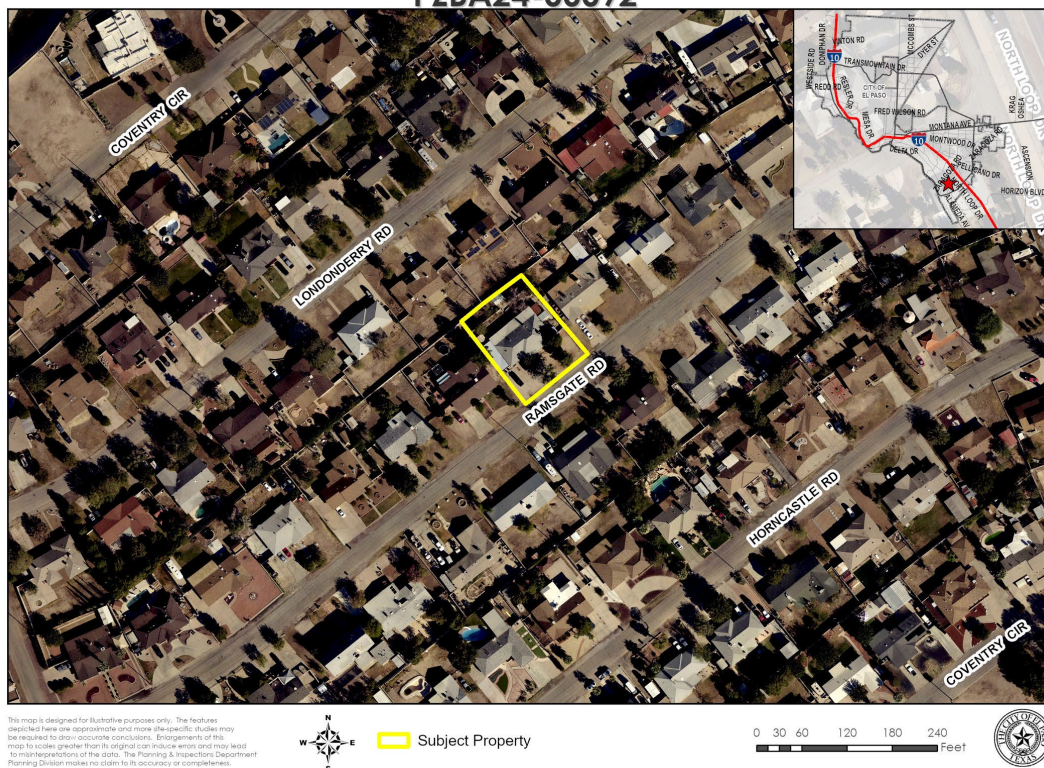


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing carport, which extends 8 feet into the required side yard setback for 280.73 square feet of total encroachment.

BACKGROUND: The minimum side setback is 8 feet in the R-2A (Residential) zone district. Aerial photographs indicate there are two other properties on the same block that also contain carports located in the side yard that encroach into their perspective side yard setbacks located at 716 Londonderry Road and 732 Londonderry Road for a total encroachment of 245.04 square feet and 187.11 square feet, respectively.

Based on the El Paso Central Appraisal District Records, this property was constructed in 1968. The current owner has held ownership since 2004, and aerial photographs indicate that the encroachment was added in 2022.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	30 feet	No Change
Rear	30 feet	No Change
Cumulative Front & Rear	60 feet	No Change
Side (West)	8 feet	0 feet
Side (East)	8 feet	No Change
Cumulative Side	16 feet	No Change

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.B to:

Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;	Yes. Through aerial photos and site visits, it was established that one house on the same block extends 8 feet into the side setback, and another house extends 6.3 feet.
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;	Yes. There are two (2) houses on the same block located within the side yards which extend into their required 8-foot side yard setback located at 716 Londonderry Road and 732 Londonderry Road.
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

PUBLIC COMMENT: Public notice was sent on November 27, 2024 to all property owners within 300 feet of subject property. The Planning Division has received one (1) call and one (1) email in support to the special exception request.

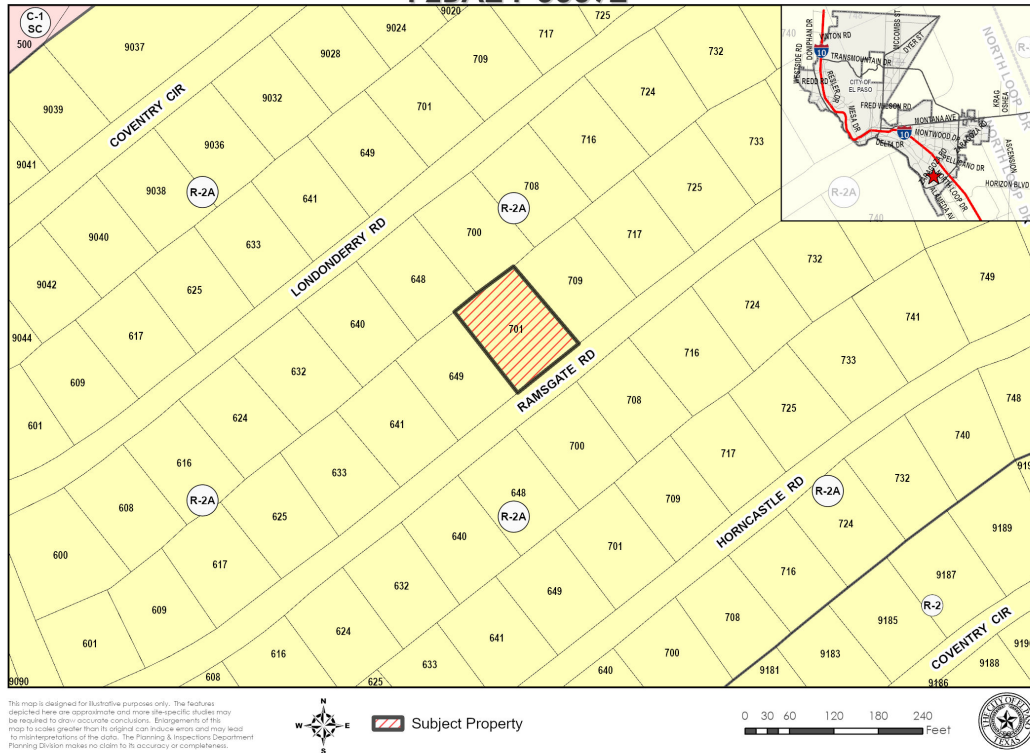
ZONING BOARD OF ADJUSTMENT OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured.
2. **Approval with Modifications** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate. (Staff Recommendation)
3. **Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

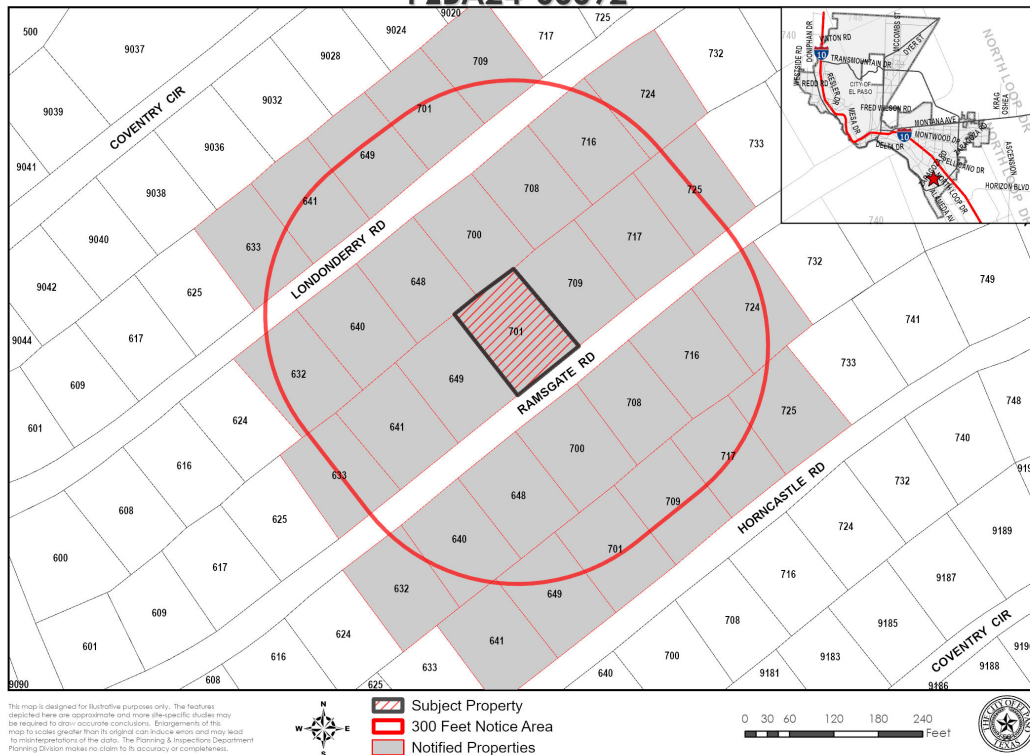
ZONING MAP

PZBA24-00092



NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00092



The site plan shows a property bounded by a yellow line. The northern boundary is labeled $S 48^{\circ} 21' 00'' W \ 102.00'$. The eastern boundary is labeled $N 41^{\circ} 39' 00'' W \ 126.00'$. The southern boundary is labeled $N 48^{\circ} 21' 00'' E \ 102.00'$. The western boundary is labeled $S 41^{\circ} 39' 00'' E \ 126.00'$. The property contains a large central area labeled "HOUSE". To the west of the house is a red-shaded area labeled "SHED" with dimensions $13.1'$, $9.8'$, $12.8'$, and $41.9'$. To the east of the house are three smaller areas labeled "SHED" with dimensions $12.7'$, $10.0'$, and $8.0'$. A concrete driveway is located at the bottom of the property. The plan also shows various setbacks and dimensions for the structures and boundaries.

NONCONFORMING LOTS PZBA24-00092



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- Subject Property
- Non-Conforming Lots

0 25 50 100 150 200 Feet



NONCONFORMING LOT 1

PZBA24-00092



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Subject Property

0 5 10 20 30 40 Feet



NONCONFORMING LOT 2

PZBA24-00092



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Subject Property

0 5 10 20 30 40 Feet



Perez, Blanca M.

From: MerrillWilliams <maw2042@verizon.net>
Sent: Tuesday, December 3, 2024 12:31 PM
To: Perez, Blanca M.
Cc: caoyston@yahoo.com
Subject: Voicing My Support to Allow Legalization of Extension of an Existing Carport at 701 Ramsgate Road, El Paso, TX Case # PZBA24-00092

You don't often get email from maw2042@verizon.net. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to **SpamReport@elpasotexas.gov**.

Ms Blanca Perez:

Recently received a letter from your office concerning subject legalization of the extension of the existing carport adjacent to my property. My property is located at 649 Ramsgate Road. I have owned my property since May 1974. I have no issue with my neighbor, Catherine Oyston, request. Since a hearing was scheduled in the near future i called you today, 3 December 2024, to insure you knew my opinion. This email provides additional verification to you and notifies Ms Oyston of my approval.

I experienced difficulty trying to reach you. When I called your number listed on your letter (915-212-1561), I was told I could enter your extension or enter 4 for a list of available extensions however I was told to enter last name and then first but was not given a way to divide last and first name. The other option was to wait for an operator. After 5 minutes of silence I gave up on this option. After making some additional calls I was able to get a good number. Hopefully you can look into what I had missed.

Thank you for your assistance. Merrill Williams cell 757-218 2747.



Legislation Text

File #: BC-335, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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PZBA24-00093 Lot 151, Block 9, Coronado Hills #1, City of El Paso, El Paso County, Texas

ADDRESS: 6056 Isabella Drive
APPLICANT: Jose Barriga
REPRESENTATIVE: Jorge Campos
REQUEST: Special Exception C (Rear yard setback, single-family residence) and Special Exception J (Carport over a driveway)
DISTRICT: 8
ZIPCODE: 79912
STAFF CONTACT: Blanca Perez, (915)212-1561,
PerezBM@elpasotexas.gov

6056 Isabella Drive

Zoning Board of Adjustment — January 27, 2025



CASE NUMBER: PZBA24-00093
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Jose Barriga
REPRESENTATIVE: Jorge Campos
LOCATION: 6056 Isabella Dr. (District 8)
ZONING: R-3 (Residential)
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence) and Special Exception J (Carport Over a Driveway)
PUBLIC INPUT: None received as of January 21, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback, Single-Family Residence) and under Section 2.16.050 J (Carport Over Driveway) to permit a proposed home addition and carport into their front and rear yard setbacks in an R-3 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the special exception request as the requested area of encroachment is less than the maximum permitted. The condition is as follows:

To relocate the existing accessory structure as shown on the site plan.

PZBA24-00093

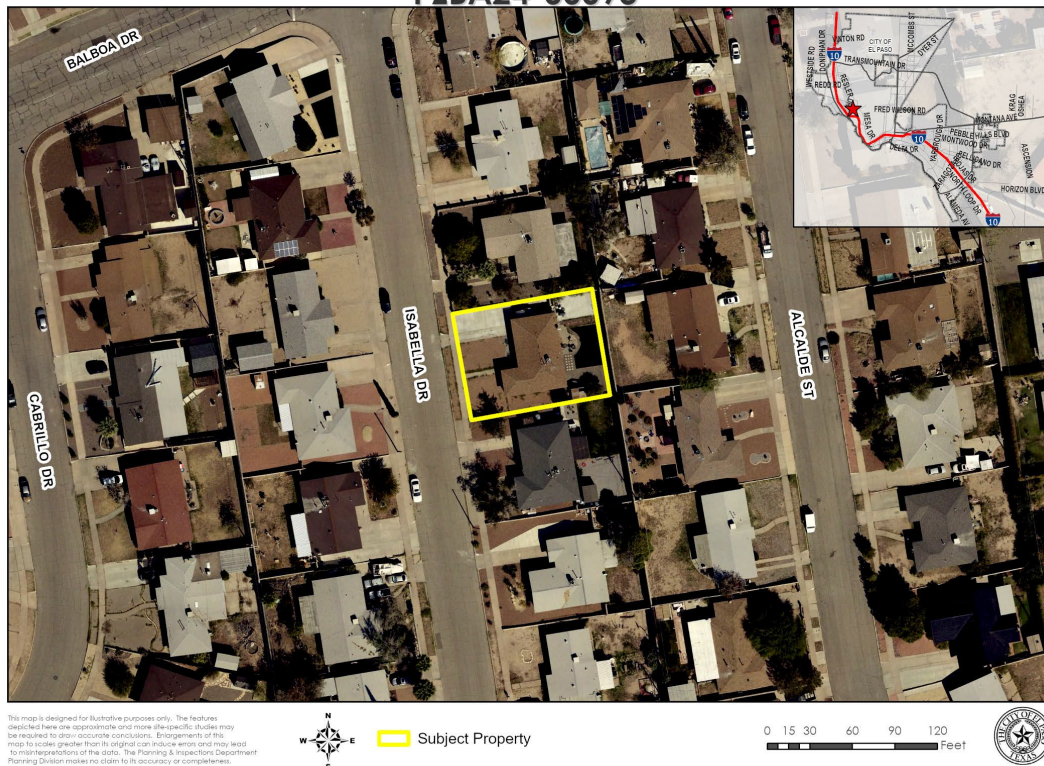


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed home addition, 9 feet of which would extend into the rear yard setback for a 250 square foot area of total encroachment. Additionally, the applicant is requesting a special exception to permit the construction of a proposed carport of approximately 21 feet by 18 feet and an area of 375 square feet, of which 216 square feet encroaches 12 feet into the front yard setback and is located to within 16 feet of the property line.

BACKGROUND: The minimum front and rear setback is 20 feet in the R-3 (Residential) zone district. The required front setback for the subject property is 28 feet and the required rear setback for the subject property is 22 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	28 feet	16 feet
Rear	22 feet	13 feet
Cumulative Front & Rear	50 feet	29 feet
Side (Left)	5 feet	No Change
Side (Right)	5 feet	No Change
Cumulative Side	N/A	N/A

CALCULATIONS FOR HOME ADDITION:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	330 square feet	25' (75' average lot width ÷ 3) X 13.2' (3/5 of 22' required rear yard setback)
Requested Area of Encroachment	250 square feet	

CALCULATIONS FOR CARPORT:

	TOTAL	CALCULATION
Maximum Permitted Area of Encroachment	244 Square Feet	1/5 of 1220 Sq. Ft. (House 1 st floor area)
Requested Area of Encroachment	216 Square Feet	12 Feet by 18 Feet (Encroachment only)

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.C CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.C to:
Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;	Yes. The residence has a valid certificate of occupancy for one continuous year.
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;	Yes. The maximum permitted area of encroachment is 330 square feet, which is more than the requested area of encroachment of 250 square feet.
3. A minimum ten-foot rear yard setback shall be required;	Yes. The subject property will have a 13-foot rear yard setback.
4. The minimum side and side street yard setbacks shall not be reduced;	Yes. The minimum side yard setbacks are not reduced.
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining areas shall be permanent open space

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.J CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.J to:

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;	Yes. The residence has a valid certificate of occupancy for one continuous year.
2. The zoning board of adjustment has received the written approval of the structural design from the building official;	Yes. The Building Official has reviewed the request, and has provided written approval.
3. The carport shall resemble the main residential structure in scale and character and shall be open on three sides;	Yes. The proposed carport does resemble the main residential structure and is open on three sides.
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling, with the first-floor area of the dwelling defined as the sum of the gross horizontal area, exclusive of garages, atriums, stairwells, and open porches, measured from the exterior faces of the exterior walls; and, shall be measured as the area covered by the carport roof, to include overhangs;	Yes. The proposed carport encroachment of 216 square feet is less than the maximum allowed area of 244 square feet.
5. Elevation drawings of the proposed structure shall be submitted;	Yes. Elevation drawings of the proposed structure were submitted.
6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;	Not applicable. This is not a duplex.
7. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this Code;	Yes. It is not possible to provide a carport in the front yard without encroaching into the required front setback.
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space.	Yes. With the exception of any existing structures, remaining area shall be permanent open space

PUBLIC COMMENT: Public notice was sent on January 16, 2025 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

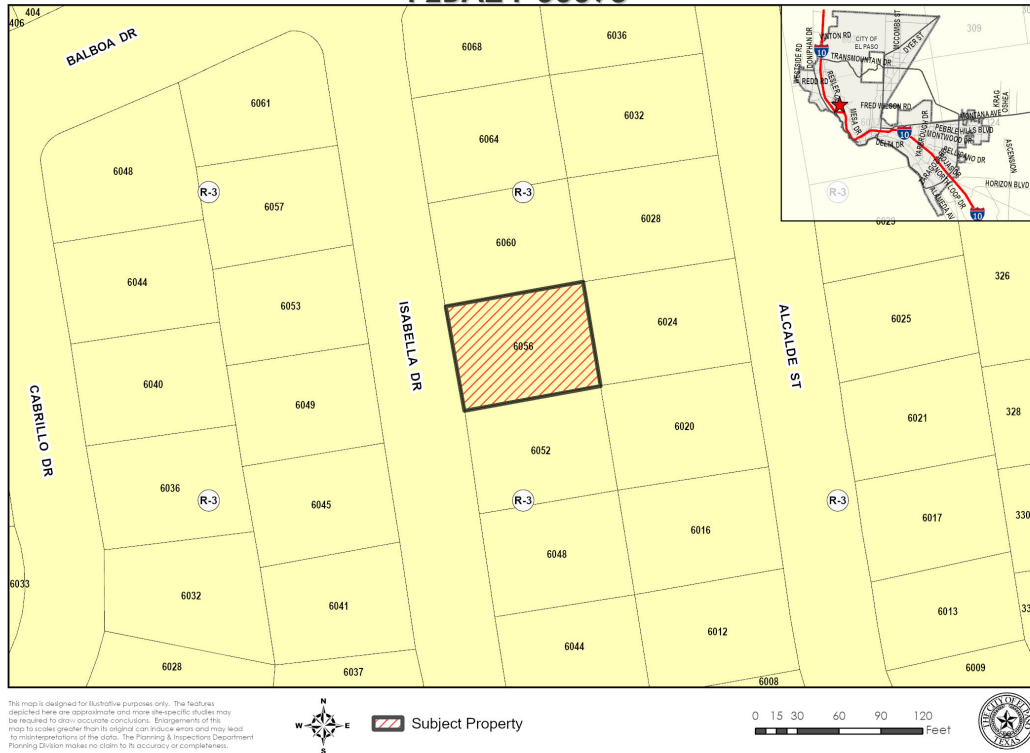
ZONING BOARD OF ADJUSTMENT OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured.
2. **Approval with Modifications** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate. (Staff Recommendation)
3. **Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

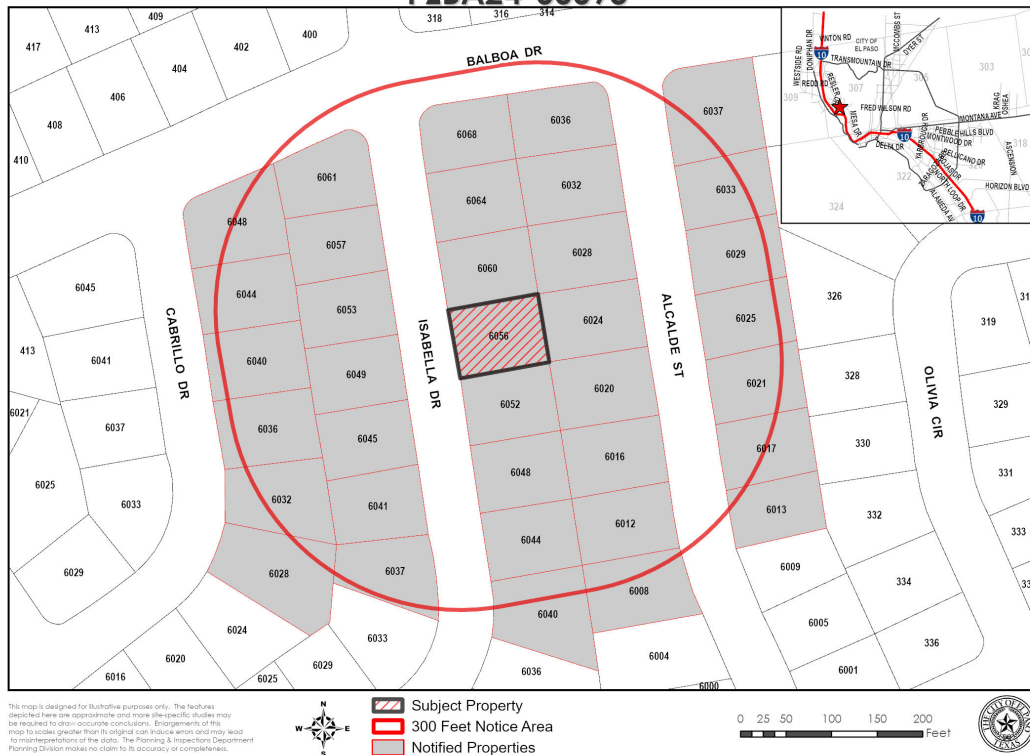
ZONING MAP

PZBA24-00093



NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00093



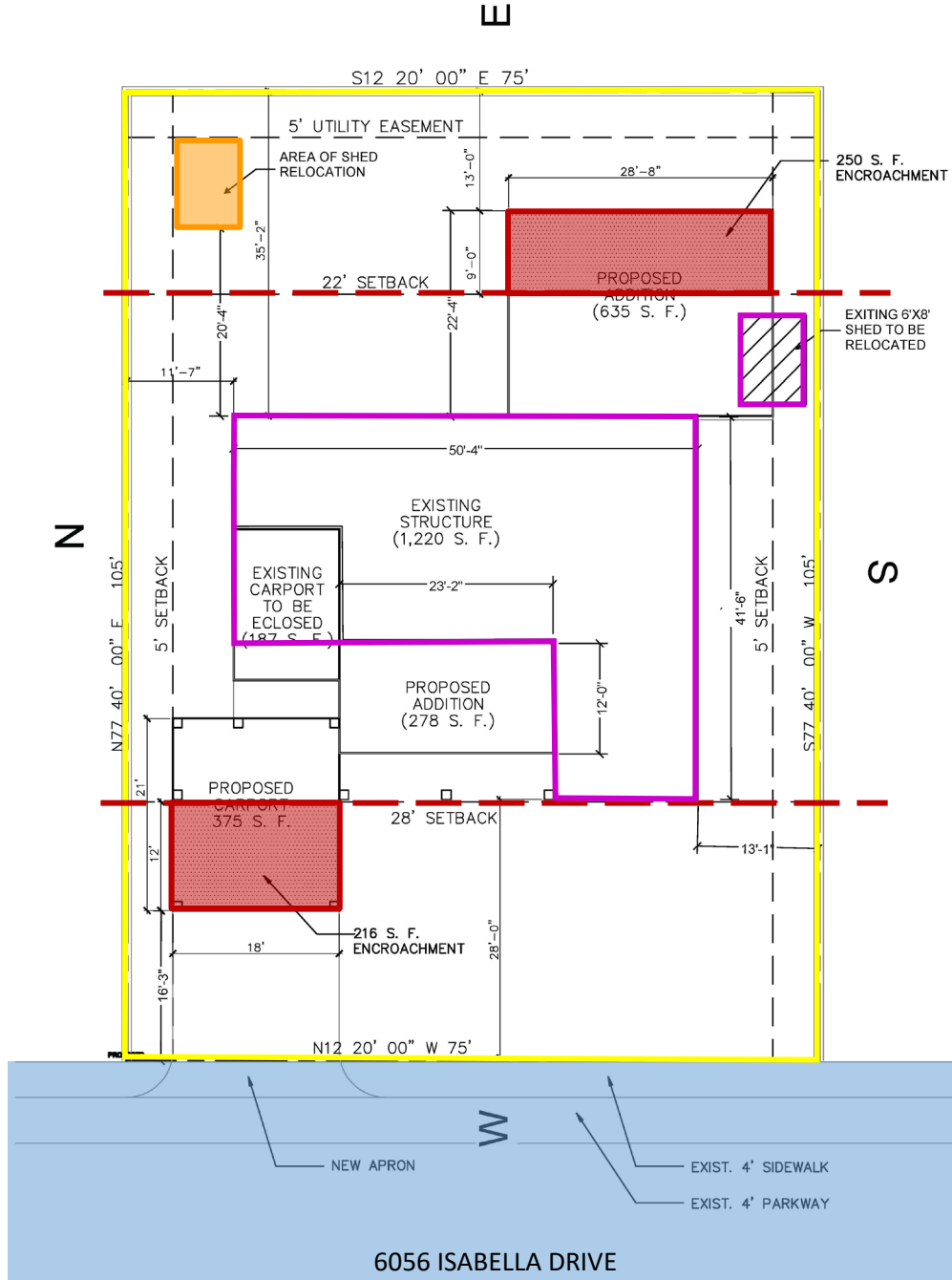
SITE PLAN

LEGAL DESCRIPTION

9 CORONADO HILLS #1 LOT 151
(7875 SQ FT)
R3 ZONING

GENERAL NOTES

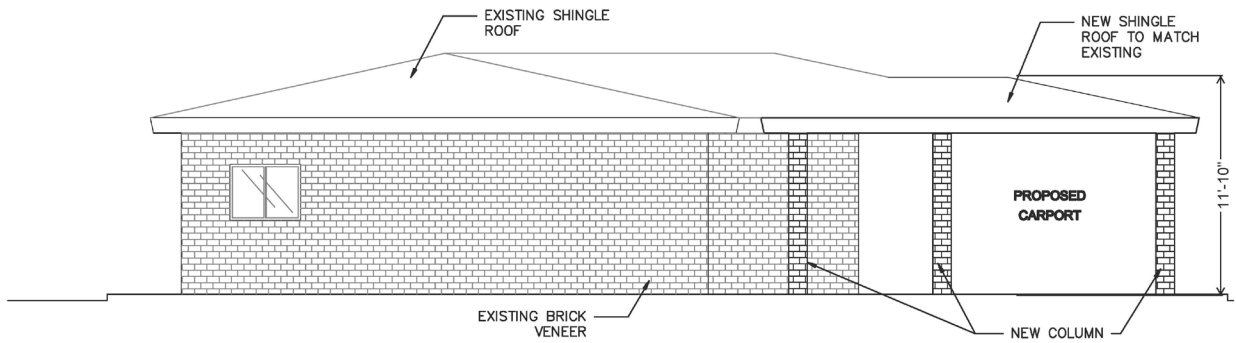
TWO EXISTING PREFABRICATED METAL SHEDS TO BE
RELOCATED OFF SETBACKS OR REMOVED



SITE PLAN

SCALE: 1/8" = 1'-0"

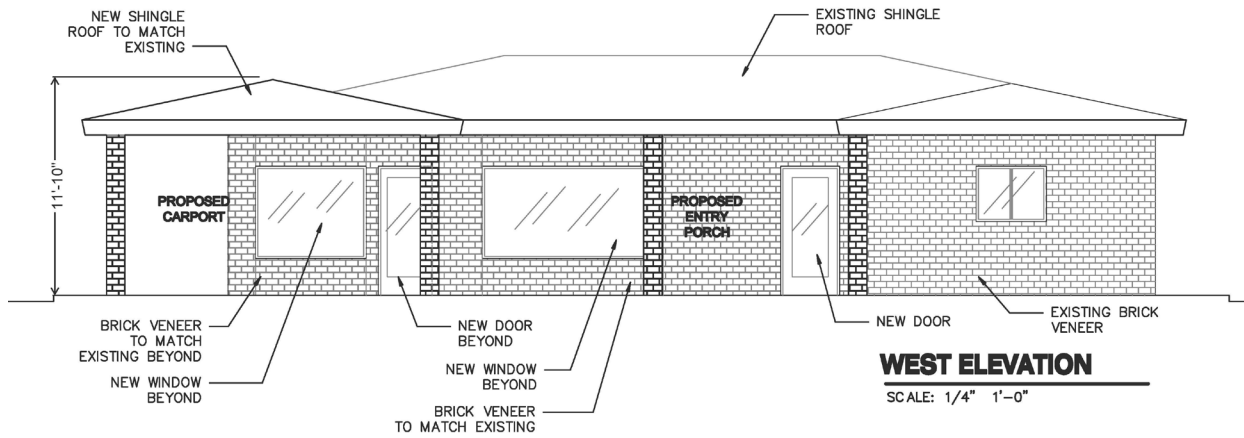
ELEVATION 1



NORTH ELEVATION

SCALE: 1/4" 1'-0"

ELEVATION 2



WEST ELEVATION

SCALE: 1/4" 1'-0"



Legislation Text

File #: BC-336, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZBA24-00095 A portion of Lots 40 and 41, Block 45, First Supplemental Map of Kern Place Addition, City of El Paso, El Paso County, Texas

ADDRESS: 915 Kelly Way
APPLICANT: Thomas C. Norris
REPRESENTATIVE: Thomas C. Norris
REQUEST: Special Exception K (In Existence 15 Years or More) and Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 8
ZIPCODE: 79902
STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

915 Kelly

Zoning Board of Adjustment — January 27, 2025



CASE NUMBER: PZBA24-00095
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Thomas C. Norris
REPRESENTATIVE: Thomas C. Norris
LOCATION: 915 Kelly Way (District 8)
ZONING: R-3 (Residential)
REQUEST: Special Exception B (Two or More Nonconforming Lots) and Special Exception K (In Existence 15 Years or More)
PUBLIC INPUT: One (1) phone call of support received as of January 23, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) and Section 2.16.050 K (In Existence 15 Years or More) to allow to legalize an existing single-family home that encroaches the front, rear and side setback and permit the construction of a proposed porch that encroaches the rear yard setback in an R-3 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exceptions request as the requested encroachments of the existing single-family home have been in existence for more than fifteen (15) years and the requested encroachment of the proposed porch is less than the encroachments into that setback already present on at least two other neighboring properties.

PZBA24-00095



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original scale may cause errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 10 20 40 60 80 Feet



Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to allow to legalize the construction of an existing single-family home, which extends 2 inches into the required front yard setback, 5 feet into the required side yard setback, and 30 feet into the rear yard setback for 821 square feet of total encroachment. Additionally, the applicant is also requesting a special exception to permit the construction of a proposed porch which would encroach the required 30-foot rear yard setback for 213.13 square feet of total encroachment.

BACKGROUND: The minimum front setback is 20 feet and the minimum side setback is 5 feet in the R-3 (Residential) zone district. The required rear setback for the subject property is 30 feet to meet the cumulative front and rear setback of 50 feet in the R-3 (Residential) zone district. Based on El Paso Central Appraisal District records, the home was built in 1940, but has remained in its existing layout since at least 1956 based on aerial imagery. The current owner has owned the home since 2004 and was not responsible for the existing encroachments.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	20 feet	19 feet 10 inches
Rear	30 feet	0 feet
Cumulative Front & Rear	50 feet	19 feet 10 inches
Side (North)	5 feet	No Change
Side (South)	5 feet	0 feet
Cumulative Side	N/A	N/A

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.B to:

Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot, provided the following criteria is met:

Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street;	Yes. Through aerial photos and site visits, it was established that one house on the same block extends 30 feet into the rear setback, and another house extends 30 feet into the rear setback.
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots;	Yes. There are two (2) other houses on the same block located within the rear yard which have structures that extend into their required 30-foot rear yard setback located at 825 Galloway Drive and 714 Winter Drive. The total areas of encroachment are 395 square feet and 394.82 square feet, respectively.
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.	Yes. Only applicable lots are being considered.

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.K CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.K to:

Permit the encroachment into the required yard setbacks for structures; provided, however, that the applicant can prove the following conditions:

Criteria	Does the Request Comply?
1. The encroachment into the required yard setback has been in existence for more than fifteen years;	Yes. The encroachments have been in existence for more than fifteen years.
2. Neither the applicant nor current property owner is responsible for the construction of the encroachment;	Yes. Neither the applicant nor owner were responsible for the construction of the encroachment.
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built;	Yes. Neither the applicant nor owner owned the property at the time.
4. The encroachment, if into the required front yard setback, does not exceed fifty percent of the required front yard setback;	Yes. The encroachment into the front yard setback does not exceed fifty percent (50%) of the required front yard setback.
5. The encroachment does not violate any other provision of the El Paso City Code.	Yes. The encroachment does not violate any other provision of the El Paso City Code.

PUBLIC COMMENT: Public notice was sent on January 16, 2025 to all property owners within 300 feet of subject property. The Planning Division has received one (1) phone call in support of the special exception request.

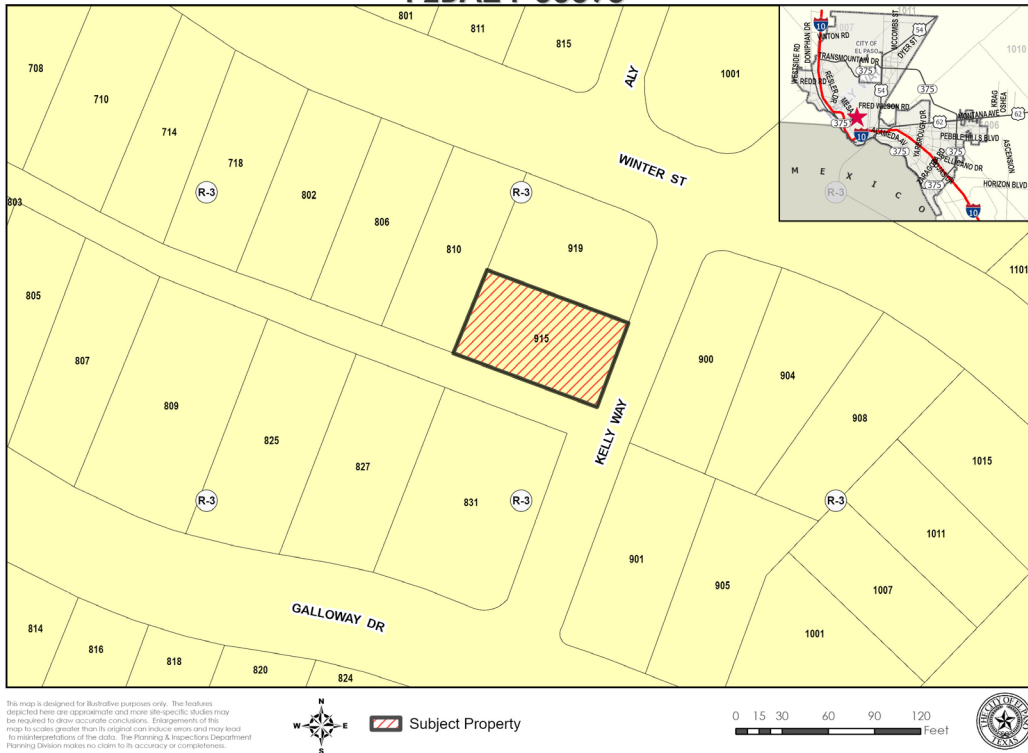
ZONING BOARD OF ADJUSTMENT OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured. **(Staff Recommendation)**
2. **Approval with Modifications** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate.
3. **Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

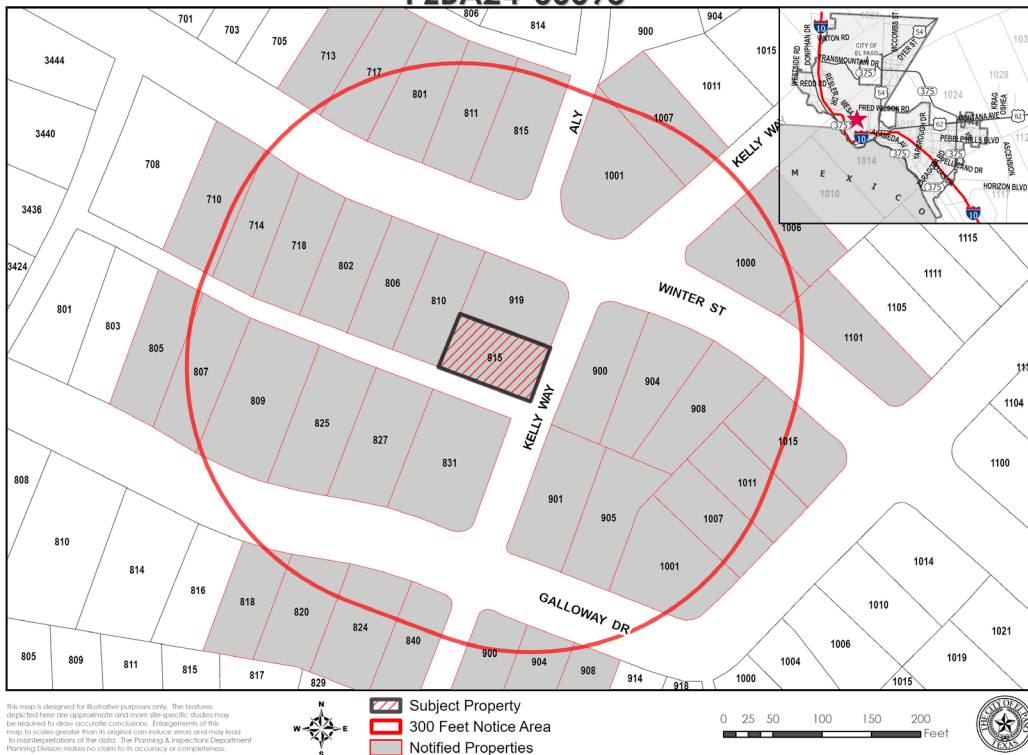
ZONING MAP

PZBA24-00095



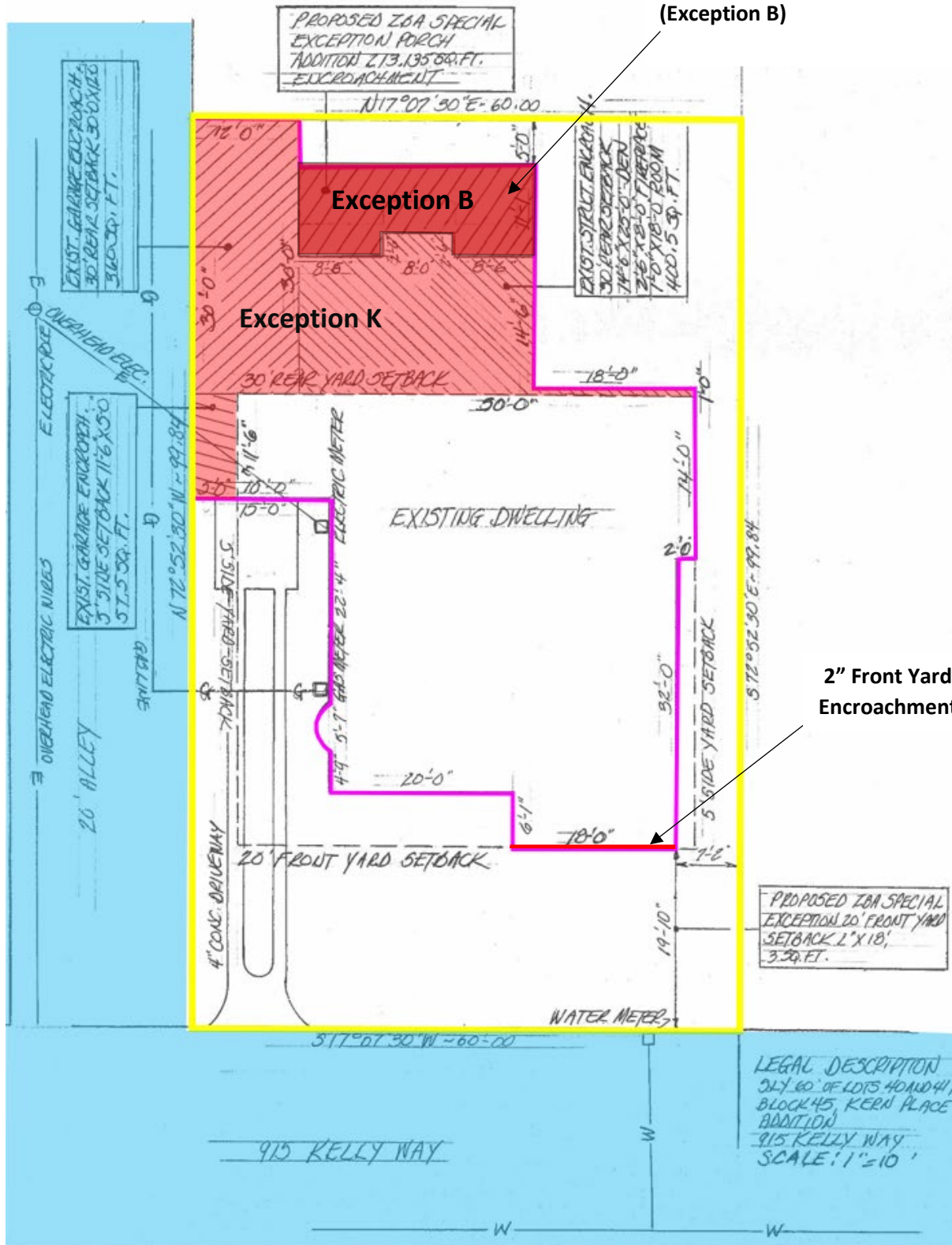
NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00095



SITE PLAN

Proposed Porch Encroachment (Exception B)

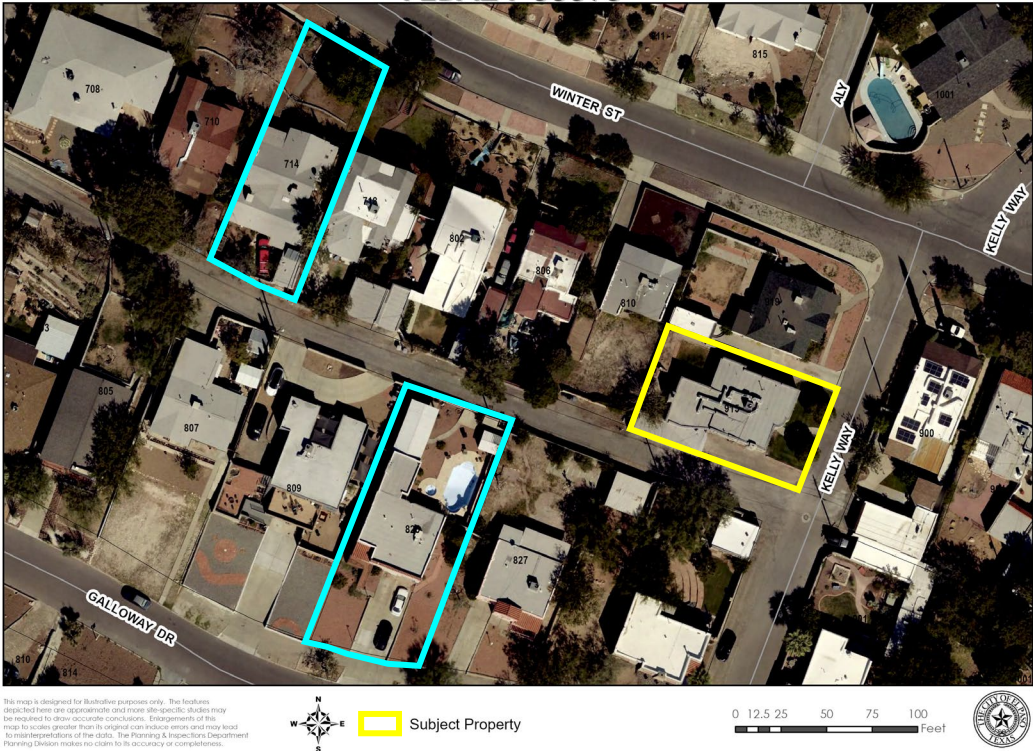


2" Front Yard Setback Encroachment (Exception K)

PZBA24-00095

NONCONFORMING LOTS

PZBA24-00095



NONCONFORMING LOT 1

PZBA24-00095



NONCONFORMING LOT 2

PZBA24-00095



2010 Aerial

2010 Aerial



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 Subject Property

0 5 10 20 30 40 Feet





Legislation Text

File #: BC-337, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZBA24-00098 A portion of Tract 27, Lamb Subdivision, City of El Paso, El Paso County, Texas

ADDRESS: 552 Martha Way
APPLICANT: Rebecca Lopez and Jaime Lopez
REPRESENTATIVE: Rebecca Lopez and Jaime Lopez
REQUEST: Special Exception K (In existence fifteen years or more)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Blanca Perez, (915) 212-1561,
 PerezBM@elpasotexas.gov

552 Martha Way

Zoning Board of Adjustment — January 27, 2025



CASE NUMBER: PZBA24-00098
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Rebecca Lopez and Jaime Lopez
REPRESENTATIVE: Rebecca Lopez and Jaime Lopez
LOCATION: 552 Martha Way (District 7)
ZONING: R-3 (Residential)
REQUEST: Special Exception K (In Existence Fifteen Years or More)
PUBLIC INPUT: None received as of January 21, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 K (In Existence Fifteen Years or More) to legalize an existing structure that encroaches in the required side yard setback in an R-3 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special exception request as the requested encroachment has been in existence for more than fifteen (15) years.

PZBA24-00098

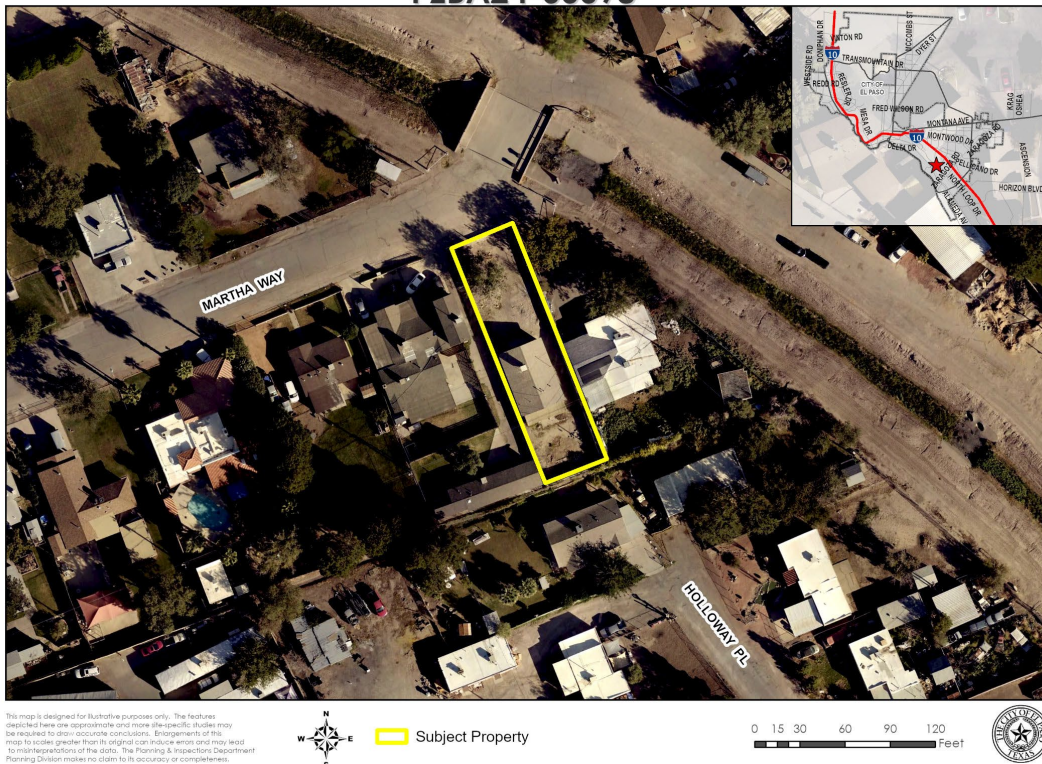


Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to legalize the construction of an existing home, which extends 1 foot 7 inches into the side yard setback and of which 78 square feet of that structure encroach into the side yard setback.

BACKGROUND: The minimum side setback is 5 feet in the R-3 (Residential) zone district.

The current owner has owned the property since 2021 and the building was constructed in 1956 based on El Paso Central Appraisal District records. The existing encroachment has been in existence approximately for 68 years. Based on 2010 aerial imagery, the property existed back then as it does today, with the home in its current location. The property owner is requesting the legalization of the encroachment in the existing structure to be able to build a proposed home addition. This addition will meet the property's setbacks in accordance to R-3 (Residential) zone district and will not encroach into the side setback.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	25 Feet	No Change
Rear	25 Feet	No Change
Cumulative Front & Rear	50 Feet	No Change
Side (Left)	5 Feet	No Change
Side (Right)	5 Feet	3.5 Feet
Cumulative Side	N/A	N/A

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.K CRITERIA

The Zoning Board of Adjustment is empowered under Section 2.16.050.K to:
Permit the encroachment into the required yard setbacks for structures; provided, however, that the applicant can prove the following conditions:

Criteria	Does the Request Comply?
1. The encroachment into the required yard setback has been in existence for more than fifteen years;	Yes. The encroachment has been in existence for more than fifteen years.
2. Neither the applicant nor current property owner is responsible for the construction of the encroachment;	Yes. Neither the applicant nor owner were responsible for the construction of the encroachment.
3. Neither the applicant nor the current property owner owned the property at the time the encroaching structure was constructed or built;	Yes. Neither the applicant nor owner owned the property at the time.
4. The encroachment, if into the required front yard setback, does not exceed fifty percent of the required front yard setback;	Not applicable. Encroachment is not into the front yard setback.
5. The encroachment does not violate any other provision of the El Paso City Code.	Yes. The encroachment does not violate any other provision of the El Paso City Code.

PUBLIC COMMENT: Public notice was sent on January 16, 2025 to all property owners within 300 feet of subject property. The Planning Division has not received any communications in support or opposition to the special exception request.

ZONING BOARD OF ADJUSTMENT OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

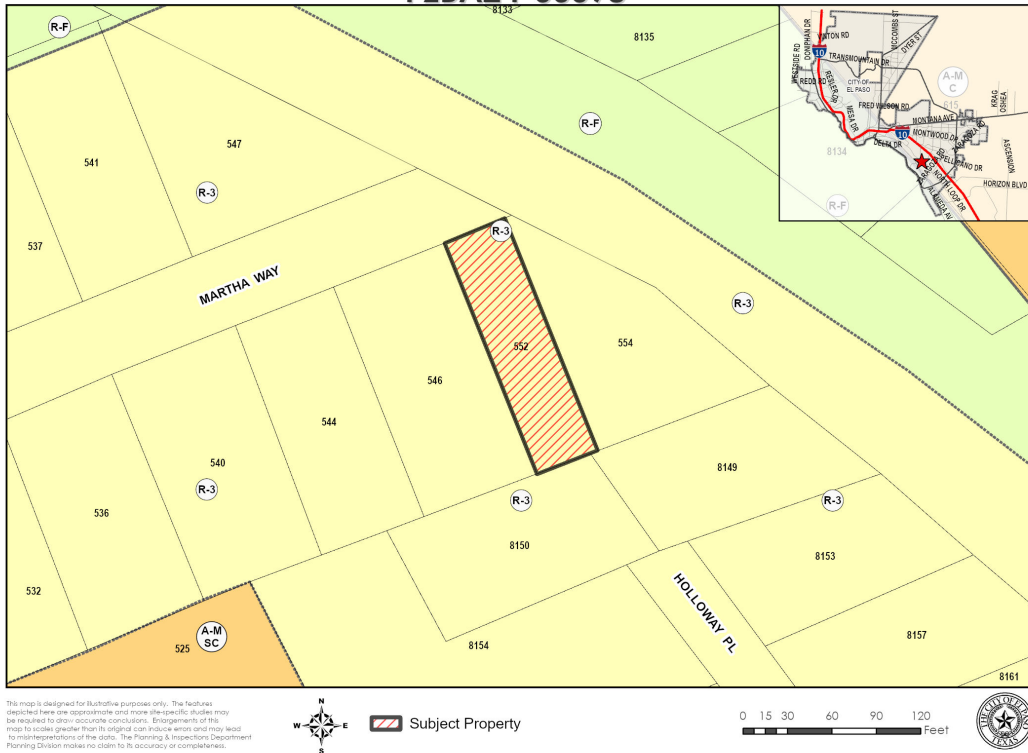
1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the

property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured. **(Staff Recommendation)**

2. **Approval with Modifications** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate.
3. **Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

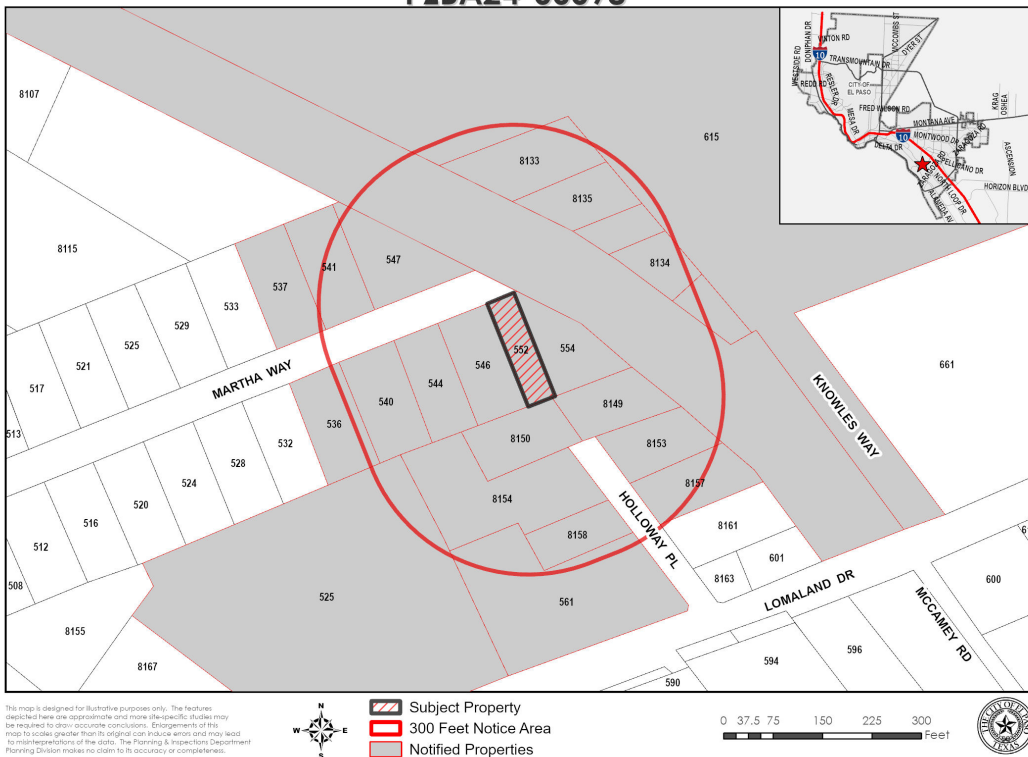
ZONING MAP

PZBA24-00098

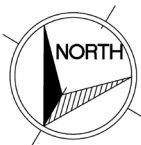
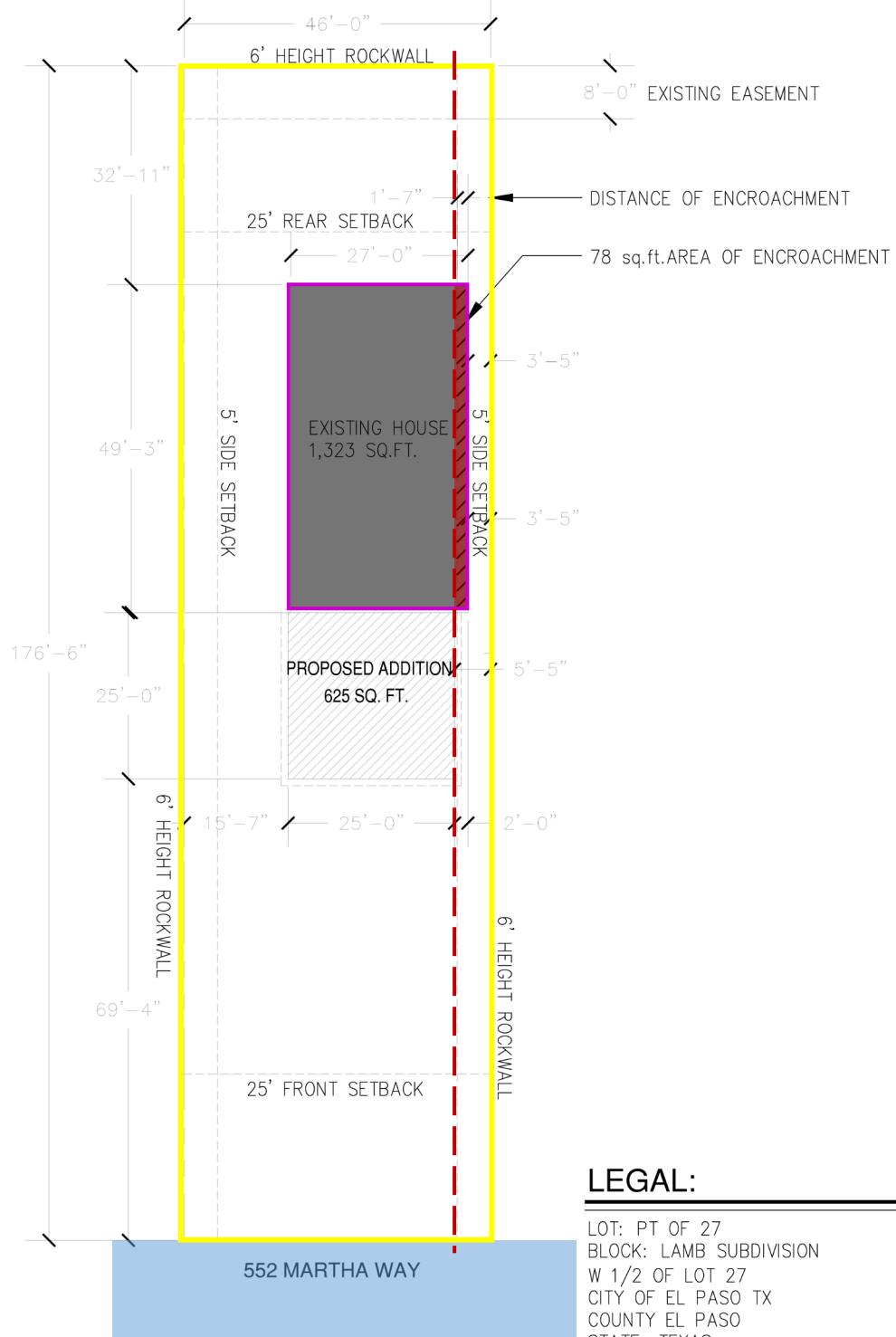


NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00098



SITE PLAN



SITE PLAN

SCALE: 1"=20'-0"

2008 AERIAL

PZBA24-00098



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 Subject Property

0 12.5 25 50 75 100 Feet





El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-339, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Approval of Minutes: December 9, 2024



ZONING BOARD OF ADJUSTMENT MEETING
2nd Floor, Main Conference Room
December 9, 2024
1:30 P.M.

MINUTES

The Zoning Board of Adjustment met at the above place and date.

The meeting was called to order at 1:30 p.m. Chairman Justin Bass present and presiding and the following Board Members and City Staff answered roll call.

BOARD MEMBERS PRESENT:

Justin Bass (Chair)
Martha Isabel Aguayo (Vice-Chairwoman)
Heidi Avedician
Janet Fortune
Jorge Leon
Christine Loveridge
Elizabeth Thurmond-Bengtson
Fabian Uribe

BOARD MEMBERS ABSENT:

Alexis Alvarez
Audrey Gutierrez
Gloria Franco Clark

CITY STAFF INTRODUCTIONS

Luis Zamora, Chief Planner
Russell Abeln, Assistant City Attorney, City Attorney's Office
Andrew Salloum, Senior Planner
Jose Beltran, Planner
Myrna Aguilar, Planner
Blanca Perez, Planner
Saul Pina, Planner
Venessa Rangel, Plans Examiner

AGENDA

Myrna Aguilar, Planner, read the opening statement into the record.

Chairman Bass asked everyone giving testimony today or online, please stand and raise your right hand
"Do you swear to tell the truth and nothing but the truth."

Luis Zamora, Chief Planner, requesting Item 9 to be postponed PZBA24-00092.

ACTION: Motion made by Janet Fortune, seconded by Christine Loveridge to **APPROVE CHANGES TO AGENDA**, and unanimously carried.

Motion Passed.

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1. Board Member Elections: Chair and Vice Chair

ACTION: Motion by Board Member Fabian Uribe to nominate Justin Bass for Chair and Martha Aguayo for Vice Chair, seconded by Board Member Janet Fortune and unanimously carried.

Motion Passed.

Luis Zamora confirmed with Justin Bass and Martha Aguayo on nominations, which they both accepted.

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2. Adoption of 2025 Zoning Board of Adjustments Meeting Schedule.

ACTION: Motion by Board Member Aguayo to **ACCEPT 2025 ZONING BOARD OF ADJUSTMENTS MEETING SCHEDULE** seconded by Board Member Janet Fortune and unanimously carried.

Motion Passed.

.....

PUBLIC HEARING
REGULAR AGENDA:

3. **PZBA24-00060:** A portion of Lot 1, Block 1, Spohr, City of El Paso, El Paso County, Texas
- ADDRESS: 245 Fay Wy.
- APPLICANT: Filiberto Lopez
- REPRESENTATIVE: Filiberto Lopez
- REQUEST: Special Exception L (Front Yard Setback)
- DISTRICT: 7
- ZIPCODE: 79907
- STAFF CONTACT: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on November 22, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends Approval of the Special exception L to construct addition encroaching into front yard setback for the property located at 245 Fay Wy.

Filiberto Lopez agrees with staff comments.

PUBLIC:

Raul Contreras neighbor designed carport for shading and asked if original design could be kept.

ACTION: Motion made by Martha Aguayo **TO APPROVE ITEM PZBA24-00060 PER STAFF RECOMMENDATIONS**, seconded by Jorge Leon and unanimously carried.

Motion Passed.

.....

4. **PZBA24-00069:** Lot 16, Block 29, Franklin Hills Unit Eight, City of El Paso, El Paso County, Texas

ADDRESS: 1255 Desert Mirage Pl.
APPLICANT: Jacob and Marisol U. Gonzalez
REPRESENTATIVE: Mario Dixon
REQUEST: Special Exception B (Two or More Non-Conforming Lots)
DISTRICT: 1
ZIPCODE: 79912
STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on November 26, 2024. The Planning Division has received one (1) letter via email in opposition to the request and one (1) letter via email in support. Staff recommends approval of the exception request.

Mario Dixon was available for questions.

Public: None

ACTION: Motion made by Christine Loveridge, seconded by Jorge Leon **TO APPROVE ITEM PZBA24-00069** and unanimously approved.

Motion Passed.

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5. **PZBA24-00085:** Lot 15, Block 9, East Glen, City of El Paso, El Paso County, Texas
ADDRESS: 2709 Schooner Dr.
APPLICANT: Luz Elena Gardea Terrazas
REPRESENTATIVE: Luz Elena Gardea Terrazas
REQUEST: Special Exception C (Rear Yard Setback, Single-Family Residence)
DISTRICT: 6
ZIPCODE: 79936
STAFF CONTACT: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on November 26, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends Approval of Special exception C to permit construction of a proposed home addition encroaching into the rear yard setback for property located at 2709 Schooner Dr.

Luz Gardea agrees with staff comments.

Public: None

ACTION: Motion made by Martha Aguayo **TO APPROVE ITEM PZBA24-00085 WITH STAFF RECOMMENDATIONS**, seconded by Heidi Avedician and unanimously carried.

Motion Passed.

.....

6. **PZBA24-00089:** Lot 13, Block 165-A, Vista del Sol Unit Fifty-Three, City of El Paso, El Paso County, Texas
ADDRESS: 11224 Leo Collins Dr.
APPLICANT: Rolando and Luisa De Los Santos
REPRESENTATIVE: Joe Gomez
REQUEST: Special Exception J (Carport Over a Driveway)
DISTRICT: 7
ZIPCODE: 79936

STAFF CONTACT: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on November 22, 2024. The Planning Division has not received any communications in support or opposition to the request. Staff recommends Approval with conditions of the special exception request:

- To remove or modify the side canopy to comply with side and rear yard setbacks.
- Move or remove pergola near closest to the house
- Obtain permits for rear unpermitted accessory structures

Rolando De Los Santos and Joe Gomez, architect were available for questions.

Public: None

ACTION: Motion made by Fabian Uribe, seconded by Christine Loveridge **TO APPROVE ITEM PZBA24-00089** and unanimously carried.

Motion Passed.

.....

7. **PZBA24-00090:** Lots 17 to 32, and a portion of Lots 1 to 16 and vacated right-of-way of Eucalyptus Street bounded by Missouri Street and Wyoming Street, Block 3, Cotton Addition, City of El Paso, El Paso County, Texas

ADDRESS: 2000 Wyoming Ave.

APPLICANT: Alan Russell

REPRESENTATIVE: Priscilla Ortega

REQUEST: Special Exception B (Two or More Non-Conforming Lots)

DISTRICT: 8

ZIPCODE: 79903

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

Jose Beltran, Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on November 26, 2024. The Planning Division received one (1) phone call of inquiry of the request. Staff recommends approval with a condition of the exception request. The condition is as follows:

- That no construction shall happen until the encroachment into right-of-way of the raised dock to the east along Willow Street be addressed.

Cesar Gonzalez, architect, was available for questions.

PUBLIC: None

ACTION: Motion made by Martha Aguayo **TO APPROVE ITEM PZBA24-00090 WITH STAFF RECOMMENDATIONS**, seconded by Janet Fortune and unanimously carried.

Motion Passed.

.....

8. **PZBA24-00091:** A portion of Lot 1, Block 1, Las Palmas #4, City of El Paso, El Paso County, Texas

ADDRESS: 11520 Montana Ave.

APPLICANT: Fred and Eddie Marcus

REPRESENTATIVE: Robert Correa

REQUEST: Special Exception I (Reduction of Off-street Parking)

DISTRICT: 6
ZIPCODE: 79936
STAFF CONTACT: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Board. Public notices were mailed to property owners within 300 feet on November 27, 2024. The Planning Division received one (1) email in opposition to the special exception request. Staff recommends approval of the special exception request as the reduction of off-street parking is no more than 15%.

Saul Pina answered questions from the Board.

Robert Correa was available for questions.

PUBLIC:

Russ Moreno, supports this item

ACTION: Motion made by Fabian Uribe **TO APPROVE ITEM PZBA24-00091**, seconded by Jorge Leon and unanimously carried.

Motion Passed.

.....

9. **PZBA24-00092:** Lot 22, Block 4, The Village, City of El Paso, El Paso County, Texas
ADDRESS: 701 Ramsgate Rd.
APPLICANT: Catherine Oyston
REPRESENTATIVE: Catherine Oyston
REQUEST: Special Exception B (Two or more non-conforming lots)
DISTRICT: 7
ZIPCODE: 79907
STAFF CONTACT: Blanca Perez, (915)212-1561, PerezBM@elpasotexas.gov

ITEM POSTPONED

.....

10. Approval of Minutes:
a. October 14, 2024

ACTION: Motion made by Board Member Aguayo, seconded by Board Member Fortune **TO APPROVE MINUTES FOR OCTOBER 14, 2024** and unanimously carried.

Motion Passed.

11. Adjournment

ACTION: Motion made by Board Member Aguayo **TO ADJOURN ZONING BOARD OF ADJUSTMENTS MEETING**, seconded by Board Member Uribe and unanimously carried.

Motion Passed.

Chair Bass adjourned the meeting at 2:23 p.m.

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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.

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


A quorum of the Zoning Board of Adjustment must participate in the meeting.

Justin Bass
Christine Loveridge
Heidi Avedician
Alexis Alvarez

Fabian Uribe
Martha Isabel Aguayo
Janet Fortune
Jorge Leon

Audrey Gutierrez
Louis Edwards

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Approved as to form:



Luis Zamora, Zoning Board of Adjustments Executive Secretary