



PLANNING AND INSPECTIONS DEPARTMENT – PLANNING DIVISION
ZONING BOARD OF ADJUSTMENT MEETING MINUTES

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Mayor
Oscar Leeser

COUNCIL CHAMBERS, CITY HALL BUILDING

MAY 11, 2015

1:30 P.M.

City Council

District 1
Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Claudia Ordaz

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

Chairman Concha called the meeting to order at 1:32 p.m., quorum present.

The following Board Members answered roll call:

Mr. Robert Concha, Chairman
Mr. Robert Garland, Vice-Chairman
Mr. Roy Gilyard, Vice-Chairman
Mr. Sam Barela
Ms. Margaret Livingston
Mr. Luis De La Cruz
Mr. Rick Cordova
Ms. Bertha Miecowski

The following City staff members were present:

Mr. Andrew Salloum, Planning, Planning & Inspections Department
Ms. Martha Macias, Sign Language Interpreter, Municipal Clerk
Mr. Art Rubio, Lead Planner, Planning & Inspections Department
Ms. Kristen Hamilton-Karam, Assistant City Attorney, City Attorney's Office

Mr. Andrew Salloum read the opening statement; Ms. Martha Macias provided sign language interpretation throughout the meeting.

CHANGES TO THE AGENDA

Staff requested the following changes to the agenda:

1. *Item 1. – PZBA15-00007, 3144 McLean Street, deleted per the applicant's request.*
2. *Item 2. – PZBA15-00008, 745 Jamestown Road, postponed to the next ZBA meeting on June 8th.*

MOTION:

Motion made by Mr. De La Cruz, seconded by Vice-Chairman Garland AND UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.





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ITEM 3:

PZBA15-00009 190 Vinson Way Norma Sangines and Gina Gonzalez
Applicants request a Special Exception under Section 2.16.050 K (15 Years or More) in an R-4 (Residential) zone.

This would allow an existing house built to within 4.8’ of the westerly corner side property line. The required front and rear yard cumulative setback total in the R-4 zone district is 45 feet. The required side yard setback is 5 feet. The applicants are trying to sell subject property and are requesting the Special Exception to allow the existing encroachments into the side yard setback. The applicant has provided an affidavit, the original warranty deed and the probate court document. The 1996 aerial shows the property existing then as it does today. The existing accessory building meets legal and conforming status as it has been in existence prior to 1956. The existing carport has not been given a building permit nor authorized by approval of the ZBA. In its current state, it would not meet the conditions for approval currently. It shall be removed.

STAFF RECOMMENDS APPROVAL OF THE REQUEST FOR THE SPECIAL EXCEPTION, WITH THE *CONDITION*: THAT THE EXISTING CARPORT BE REMOVED.

Mr. Salloum gave the presentation and noted Staff did not receive any telephone calls, emails or letters in favor of or in opposition to the request.

Ms. Norma Sangines and Ms. Gina Gonzalez, applicants/property owners, were present and responded to Staff comments.

Chairman Concha asked Board Members if they had any comments and/or questions for the applicants/property owners. *There were none.*

MOTION:

Motion made by Vice-Chairman Garland, seconded by Mr. Barela AND UNANIMOUSLY CARRIED TO APPROVE ACCORDING TO THE NOTES DOCUMENT BY THE CITY PLANNING DEPARTMENT.

Following the vote, Mr. Rubio clarified the applicants meet the qualifications for a legal non-conforming accessory building; however, the applicants must submit the “Legal Non-Conforming” application anyway. If not, the applicants must bring the accessory building into conformance with the code.

Ms. Gonzalez responded she and Ms. Sangines would be submitting the required “Legal Non-Conforming” application immediately following the ZBA meeting.





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Other Business – Discussion and Action:

4. Approval of Minutes: April 11, 2015

Chairman Concha asked Board Members if they had any additions, corrections and/or revisions. *There were none.*

MOTION:

Motion made by Vice-Chairman Garland, seconded by Mr. Cordova AND UNANIMOUSLY CARRIED TO APPROVE THE APRIL 11, 2015 MEETING MINUTES.

ABSTAIN: Margaret Livingston

MOTION:

Motion made by Mr. Barela, seconded by Ms. Miecowski AND UNANIMOUSLY CARRIED TO ADJOURN AT 1:43 P.M.

Andrew Salloum, Planner

