



**CITY DEVELOPMENT DEPARTMENT
ZONING BOARD OF ADJUSTMENT MEETING MINUTES
COUNCIL CHAMBERS, CITY HALL BUILDING
MAY 13, 2013
1:30 P.M.**

Meeting called to order at 1:28 p.m.

The following Board Members answered roll call:

Mr. Ken Gezelius
Mr. Scott Walker
Mr. Robert Garland, Vice Chairman
Mr. Samuel Barela
Mr. Robert Concha, Jr., Chairman
Mr. Rick Cordova
Mr. Michael Bray
Mr. Lamar Skarda

The following City Staff were present:

Ms. Linda Castle, City Development Department, Planning
Mr. Alex Hoffman, City Development Department, Planning
Mr. Juan Estala, City Development Department, Building Permits & Inspections, Building Plans Examiner
Ms. Kristen Hamilton, City Attorney's Office, Assistant City Attorney

CHANGES TO THE AGENDA

None.

ITEM 1:

PZBA13-00011 5518 Ketchikan Street Jesus Villanueva Jr.
Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone. This would permit an existing 33'3" by

P.O. Box 1890
El Paso, Texas 79950-1890
Phone (915) 541-4290
Fax (915) 541-4725

Mayor
John F. Cook

City Council

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Susla Byrd

District 3
Emma Acosta

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Dr. Michiel R. Noe

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Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson





MOTION:

Motion made by Mr. Garland, seconded by Mr. Cordova **AND UNANIMOUSLY CARRIED TO APPROVE.**

ITEM 3:

PZBA13-00013 1218 Moore Street Johnny Escalante
Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone. This would allow a proposed addition, approximately 38' by 16', of which a 380 sq. ft. portion is proposed to encroach in the required rear yard setback and to be located to within 10 feet of the rear property line. The required cumulative front and rear yard setback total is 50 feet in the R-3 zone district.

STAFF RECOMMENDATION IS FOR APPROVAL OF THE REQUEST AS IT MEETS THE REQUIREMENTS OF THE SPECIAL EXCEPTION C.

Ms. Castle gave a PowerPoint presentation and noted Staff did receive one letter in opposition to the request and received one phone call in favor of the request.

Mr. Johnny Escalante, owner, was present and responded to questions and comments from board members and staff.

Mr. Charles Austin, Representative, was present and responded to questions and comments from board members and staff.

MOTION:

Motion made by Mr. Skarda, seconded by Mr. Walker **AND UNANIMOUSLY CARRIED TO APPROVE.**

Other Business

4. Approval of Minutes: March 25, 2013

Chairman Concha asked if Board Members had any additions/corrections/revisions to the minutes. There was no response.

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MOTION:

Motion made by Mr. Gezelius, seconded by Mr. Bray AND UNANIMOUSLY CARRIED TO APPROVE THE MARCH 25, 2013 MEETING MINUTES.

5. Update on Special Exception J (Carport over a Driveway) ordinance change.

Ms. Castle informed the Board that the proposed ZBA Ordinance change will be heard by City Council on June 4, 2013.

Ms. Castle noted the next ZBA meeting will be held Monday, June 10, 2013.

MOTION:

Motion made by Mr. Cordova, seconded by Mr. Gezelius AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 1:46 P.M.

Linda Castle, Senior Planner

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