



CORRECTED DATE
CITY DEVELOPMENT DEPARTMENT
ZONING BOARD OF ADJUSTMENT MEETING MINUTES
COUNCIL CHAMBERS, CITY HALL BUILDING
JUNE ~~11~~ 10, 2013
1:30 P.M.

Meeting called to order at 1:32 p.m.

The following Board Members answered roll call:

Mr. Ken Gezelius
Mr. Samuel Barela
Mr. Robert Concha, Jr., Chairman
Mr. Rick Cordova
Mr. Robert Garland, Vice Chairman
Mr. Scott Walker
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, Chief Plans Examiner
Ms. Kristen Hamilton, City Attorney's Office, Assistant City Attorney

CHANGES TO THE AGENDA

None.

ITEM 1:

PZBA13-00014 1520 Brookhaven Agustin F. Madrigal

CORRECTED DATE
P.O. Box 1890
El Paso, Texas 79950-1890
Phone (915) 541-4029
Fax (915) 541-4725

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

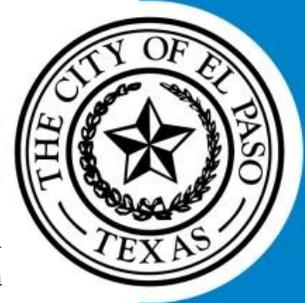
District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson





Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone. This would permit a 22' by 26' addition of which 22' by 15' portion (330 square feet) portion is proposed to encroach in the required rear yard setback and to be located to within 10' of the rear property line. The required front and rear yard cumulative setback total in the R-4 zone district is 45 feet.

STAFF RECOMMENDATION IS FOR APPROVAL OF THE REQUEST AS IT MEETS THE REQUIREMENTS OF THE SPECIAL EXCEPTION C, WITH A CONDITION THAT THE FRONT DRIVEWAY IS NOT ACCESSED FROM THE SIDE STREET (SUNGLOW).

Ms. Castle gave a PowerPoint presentation and noted Staff did not receive phone calls, any letters or emails in favor of or in opposition to the request.

Mr. Agustin Madrigal, owner, was present and responded to questions and comments from board members and staff.

Mr. Eric Madrigal, representative, was present and responded to questions and comments from board members and staff.

MOTION:

Motion made by Mr. Gezelius, seconded by Mr. Cordova AND UNANIMOUSLY CARRIED TO APPROVE WITH THE CONDITION RECOMMENDED BY STAFF.

ITEM 2:

PZBA13-00015 3129 Tierra Nora Drive Kenneth A. Lockett
Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-5 (Residential) zone. This would allow the enclosure of a 45.3' by 14' patio of which a 45.3' by 7.7' portion (348.81 square feet) is proposed to encroach in the required rear yard setback and to be located to within 21' of the rear property line. The required front and rear yard cumulative setback total is 45 feet in the R-5 zone district.

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

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Ms. Castle gave a PowerPoint presentation and noted Staff did not receive phone calls, any letters or emails in favor of or in opposition to the request.

Mr. Ernesto Medina, representative, was present and responded to questions and comments from board members and staff.

MOTION:

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

ITEM 3:

PZBA13-00016 9728 Blue Wing Drive Marcia Mancha
Applicant requests a Special Exception under Section 2.16.050 K (15 Years or More, Side Yard Setback) in an R-4 (Residential) zone. This would allow the existence of an addition that encroaches in the side setback and is located to within 2.5 feet of the northeasterly side property line. The required side yard setback in the R-4 zone district is 5 feet.

STAFF RECOMMENDATION IS FOR APPROVAL OF THE REQUEST AS IT MEETS THE REQUIREMENTS OF THE SPECIAL EXCEPTION K, WITH A CONDITION THAT A BUILDING PERMIT IS OBTAINED FOR THE ADDITION.

Ms. Castle gave a PowerPoint presentation and noted Staff did receive one curious phone call. However, did not receive any other phone calls, any letters or emails in favor of or in opposition to the request.

Mr. Gerardo Reyes, Representative, was present and responded to questions and comments from board members and staff.

MOTION:

Motion made by Mr. Garland, seconded by Mr. Barela AND UNANIMOUSLY CARRIED TO APPROVE WITH THE CONDITION RECOMMENDED BY STAFF.

ITEM 4:

PZBA13-00018 8601 Catalpa Lane Stephen C. Flores

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Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-4 (Residential) zone. This would allow a 23'8" by 18'3" (433 square feet) carport which is proposed to encroach into the required front yard setback and to be located to within 6'9" of the front property line. The required front and rear yard cumulative setback total is 45 feet in the R-4 zone district.

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

Ms. Castle gave a PowerPoint presentation and noted Staff did not receive phone calls, any letters or emails in favor of or in opposition to the request.

Mr. Juan Flores, representative, was present and responded to questions and comments from board members and staff.

Mr. Skarda referenced calculations of permitted carport area of 2,165 square feet, noting that 2,165 divided by 5 should be 433 square feet not 432.20 as written in the staff recommendation page.

Ms. Castle noted correction.

MOTION:

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

ITEM 5:

PZBA12-00023 716 Camino Real Avenue Daniel Contreras
Applicant requests an extension of time (for one year) for this case that was approved by the ZBA on July 9, 2012. An email from Mr. Contreras requesting the extension of time was distributed to the Board.

MOTION:

Motion made by Mr. Cordova, seconded by Mr. Gezelius AND UNANIMOUSLY CARRIED TO APPROVE TIME EXTENSION OF ONE (1) YEAR FOR THE SPECIAL EXCEPTION GRANTED BY ZBA ON JULY 9, 2012, CASE NO. PZBA12-00023.

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Other Business

6. Approval of Minutes: May 13, 2013

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

MOTION:

Motion made by Mr. Gezelius, seconded by Mr. Garland AND UNANIMOUSLY CARRIED TO APPROVE THE MAY 13, 2013 MEETING MINUTES.

MOTION:

Motion made by Mr. Gezelius, seconded by Mr. Barela AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 2:02 P.M.

Linda Castle, Senior Planner

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