



Ms. Spencer gave a PowerPoint presentation and noted Staff recommends approval of the request for the Special Exception G, with the condition that the dimensions of the bedroom addition and the porch addition are the same as the submitted site plan.

Mr. Willie Martinez, Applicant, explained he was unaware he needed a permit and requested the board approve his application.

Mr. Nance asked the Applicant if the dimensions, per the site plan, were incorrect.

Mr. Martinez responded no; however, he would have to cut back the porch to 16.36', as shown on the site plan.

Mr. Perez asked the Applicant if he had considered matching the porch and bedroom widths.

Ms. Spencer explained the original plans submitted by the Applicant were over the maximum amount allowed.

Mr. Nance opined the porch had already been built and questioned if the dimension for the porch was 16'.

Ms. Spencer responded both the porch and bedroom were already built and stated the porch was wider than 16'.

Mr. Martinez concurred and added he would be cutting back the size of the porch.

Ms. Jorgensen questioned whether the auxiliary structure was allowed.

Mr. Peña responded the structure was within the 120' allowed.

Chairman Nance asked if members of the audience were present to speak in favor of or in opposition to the application. There being none, Mr. Marquez moved, Mr. Barela seconded and unanimously carried to **APPROVE ZBA08-00018 WITH THE CONDITION THAT THE DIMENSIONS OF THE BEDROOM AND PORCH ADDITION ARE THE SAME AS SUBMITTED IN THE SITE PLAN.**

**AYES:** Ms. Jorgensen and Messrs. Perez, Cordova, Barela, Nance, Mendez and Marquez

**NAYS:** N/A

The Motion passed. (7-0)

**ITEM 2:**

ZBA08-00019

4505 H.S. Sibley Court

Ruben & Linda Acosta

Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-4 zone. This would permit the construction of a 20' by 12' addition that is proposed to encroach 6' into the required rear yard setback. The required cumulative front and rear yard setback total is 45' in an R-4 zone. The applicants are requesting an addition to their home that will encroach in the rear yard setback.

Ms. Spencer gave a PowerPoint presentation and noted Staff recommends approval of the request as it meets the requirements of the Special Exception G, with the condition that the accessory building is removed from the side yard. Additionally, Staff received one phone call opposing the application; the caller objected to the height of the home and commented adversely on the overall construction of the home, specifically, blocking their airway path.

Mr. Andres Lopez, Representative, was sworn in prior to the discussion.

Mr. Perez asked what the height of the home was currently.

Mr. Lopez responded the proposed addition projects 1/4" per foot, for a maximum height of 11'.

Mr. Marquez questioned whether or not the Applicant was aware the accessory structure must be removed from the side yard.

Mr. Peña explained the structure is portable and can be moved easily.

Chairman Nance asked if members of the audience were present to speak in favor of or in opposition to the application. There being none, Mr. Mendez moved, Mr. Cordova seconded and unanimously carried to **APPROVE ZBA08-00019 WITH THE CONDITION THAT THE ACCESSORY BUILDING BEING REMOVED FROM THE SIDE YARD AND THE ACCESSORY BUILDING CANNOT BE OVER 120 SQUARE FEET.**

**AYES:** Ms. Jorgensen and Messrs. Perez, Cordova, Barela, Nance, Mendez and Marquez

**NAYS:** N/A

The Motion passed. (7-0)

**ITEM 3:**

ZBA08-00021

12556 Setting Sun Drive

Irene M. Reed

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3A zone. This would permit the construction of a 17.89' by 5.5' addition that is proposed to encroach 6' into the required rear yard setback. The required cumulative front and rear yard setback total is 45' in an R-3A zone. The applicant is proposing an addition that will encroach in the rear yard setback.

Ms. Spencer gave a PowerPoint presentation and noted Staff recommends approval of the request as it meets the requirements of the Special Exception G.

Ms. Irene Reed, Applicant, explained she would like to extend and enclose an existing patio.

Chairman Nance asked if members of the audience were present to speak in favor of or in opposition to the application. There being none, Ms. Jorgensen moved, Mr. Mendez seconded and unanimously carried to **APPROVE ZBA08-00021.**

**AYES:** Ms. Jorgensen and Messrs. Perez, Cordova, Barela, Nance, Mendez, and Marquez

**NAYS:** N/A

The Motion passed. (7-0)

**ITEM 4:**

ZBA08-00022

10769 Port Arthur Lane

Rowland and Jacqueline Smith

Applicants request a Special Exception under Section 2.16.050 Q (Carport over a Driveway) in an R-3 zone. This would permit the construction of a 20' by 22' carport that is proposed to encroach 22' into the required front yard setback. The required cumulative front and rear yard setback total is 50' in an R-3 zone. The applicants are proposing to add a carport that will encroach in the front yard setback, to within 3 feet of the front property line. The Engineering-Traffic Division has reviewed the site and has no apparent traffic concerns with the proposed carport, but notes that carports may not encroach onto sidewalks. The Building Permits & Inspections Division has reviewed the structural plans for the carport and finds them acceptable.

Ms. Spencer gave a PowerPoint presentation and explained that Staff recommends approval of the request as it meets the requirements of the Special Exception Q, with the condition that the accessory building is removed from the side yard.

Mr. Ervin Stene, owner/builder Astro Builders, explained that the shed on the side of the home would be removed. He noted the trusses were conducive exactly to the carport, 8' ceiling, no less.

Ms. Jorgesen questioned whether or not the fence and gate would remain, so as not to encroach onto the sidewalks.

Mr. Stene explained the four pileasters would be the same brick as the house. He added there were other similar carports located within the neighborhood.

Mr. Barela noted there would be a 1' overhang at the sidewalk.

Mr. Stene concurred that there is a 1' overhang, but said the roof of the carport would not extend over the sidewalk.

Chair Nance asked if members of the audience were present to speak in favor of or in opposition to the application. There being none, Mr. Barela moved, Ms. Jorgensen seconded, and unanimously carried to **APPROVE ZBA08-00022 WITH THE CONDITION THE ACCESSORY STRUCTURE BE REMOVED FROM THE SIDE YARD.**

**AYES:** Ms. Jorgensen and Messrs. Perez, Cordova, Barela, Nance, Mendez, and Marquez

**NAYS:** N/A

The Motion passed. (7-0)

**ITEM 5:**

ZBA08-00015

12416 Tierra Cebada

Walter Connor

Motion made by Mr. Perez, seconded by Mr. Barela and unanimously carried to **POSTPONE ZBA08-00015, 12416 TIERRA CEBADA DRIVE, UNTIL THE APRIL 21, 2008, ZBA MEETING.**

**AYES:** Ms. Jorgensen and Messrs. Perez, Cordova, Barela, Nance, Mendez and Marquez

**NAYS:** N/A

The Motion passed. (7-0)

**OTHER BUSINESS:**

6. Approval of Minutes – February 11, 2008

Motion made by Mr. Cordova, seconded by Ms. Jorgensen, and unanimously carried to approve the **FEBRUARY 11, 2008, ZBA MEETING MINUTES.**

**AYES:** Ms. Jorgensen and Messrs. Perez, Cordova, Nance and Marquez

**NAYS:** N/A

**ABSTAIN:** Messrs. Barela and Mendez

The Motion passed. (7-0)

**DEVELOPMENT SERVICES REPORT:**

7. Discussion and action regarding Zoning Board of Adjustment issues.
- ZBA Ordinance Revision

Ms. Castle provided to the Board Members copies of the proposed Zoning Board of Adjustment ordinance revisions and explained the proposed timeline for approval by the City Council.

**NO ACTION WAS TAKEN.**

8. American Planning Association training for Zoning Board of Adjustment scheduled for Wednesday, April 16, 2008.

Ms. Castle stated Staff would be sending an email to the Board Members reminding them of the scheduled American Planning Association training.

Mr. Nance requested when the email is sent, reiterate that this training is strictly for ZBA Members.

Ms. Castle would confirm the date, place and time for the proposed training.

**NO ACTION WAS TAKEN.**

9. Date of next scheduled ZBA meeting.

Ms. Castle explained the April 7, 2008, ZBA meeting would be cancelled, no applications had been submitted. She noted the next ZBA meeting would be held April 21, 2008.

**NO ACTION WAS TAKEN.**

**ADJOURNMENT:**

Motion made by Mr. Perez, seconded by Mr. Mendez, and unanimously carried to **ADJOURN** the ZBA meeting at 1:57 p.m.

**AYES:** Ms. Jorgensen and Messrs. Perez, Cordova, Barela, Nance, Mendez and Marquez

**NAYS:** N/A

The Motion passed. (7-0)

---

Robert Peña, Secretary  
Zoning Board of Adjustment