ZONING BOARD OF ADJUSTMENT MINUTES
6TH FLOOR OMB CONFERENCE ROOM
MAY 8, 2006
1:33 P.M.

The Zoning Board of Adjustment met at 1:33 p.m., at City Hall Building, 6th Floor, OMB Conference Room, on Monday, May 8th, 2006.

Meeting was called to order at 1:33 p.m. by Board Chair Anna Gill. The following Board Members answered roll call:

Ms. Anna Gill (Chair)
Mr. Larry Nance (Vice-Chair)
Mr. Robert Veliz
Mr. Servando Hernandez
Mr. Roberto Bustamante
Mr. John Taylor
Mr. Jose Melendez
Mr. Oscar Perez
Mr. Bradley Roe

Agenda

Discussion and action on postponing Items 1 through 5 to the meeting of July 10th, 2006, postponing Item 6 for 12 weeks, revising the request on Item 7, and postponing Items 13 and 14 for 2 weeks. Items 1 through 5 were postponed per the applicant's request pending submission of revised site plans. Item 6 was postponed for 12 weeks to allow the applicant to apply for a special permit. Item 7 is revised to include Special Exception "G" only; the Special Exception "V" is not required. Item 13 is postponed for 2 weeks to allow staff to mail out correct notification on encroachments into front and rear yard setbacks and Item 14 was also postponed for 2 weeks to allow staff to re-advertise and include Special Exception "U".

ITEM 1:
04-067-06 10798 Walden Pond St. Bella Homes
Applicant requests a Special Exception under Section 2.16.050 K (Side Street Setback) R-3A Zone of the City of El Paso Zoning Ordinance

ITEM 2:
04-068-06 10782 Walden Pond St. Bella Homes
Applicant requests a Special Exception under Section 2.16.050 K (Side Street Setback) R-3A Zone of the City of El Paso Zoning Ordinance

ITEM 3:
04-069-06 10790 Katelyn Gray Circle Bella Homes
Applicant requests Special Exceptions under Section 2.16.050 G & V (Rear & Front Yard Setbacks) R-3A Zone of the City of El Paso Zoning Ordinance

ITEM 4:
04-070-06 10775 Katelyn Gray Circle Bella Homes
Special Exception under Section 2.16.050 K (Side Yard Setback) R-3A Zone of the City of El Paso Zoning Ordinance

ITEM 5:
04-071-06 10791 Katelyn Gray Circle Bella Homes
Applicant requests a Special Exception under Section 2.16.050 K (Side Street Setback) R-3A Zone of the City of El Paso Zoning Ordinance.

ITEM 6:
04-079-06 Salas Street Phillips Homes of El Paso Inc.
Applicant requests a Variance under Section 20.14.090 (Side Street Setback) R-5 Zone of the City of El Paso Zoning Ordinance

ITEM 7:
05-086-06 929 Sun Ridge Drive Kenneth & Joyce Locke
Applicants request Special Exceptions under Section 2.16.050 G & V (Rear & Front Yard Setbacks) R-3/sp Zone of the City of El Paso Zoning Ordinance

ITEM 13:
05-092-06 5533 Woodgreen Drive Carlos & Maria G. Juarez
Applicants request Special Exceptions under Section 2.16.050 G &V (Rear & Front Yard Setbacks) R-1 Zone of the City of El Paso Zoning Ordinance.

ITEM 14:
05-093-06 6004 Sinclair Drive Santiago Chavira
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-4 Zone of the City of El Paso Zoning Ordinance

Motion made by Mr. Larry Nance, seconded by Mr. Robert Veliz to postpone Items 1 through 5 to the meeting of July 10th, 2006, postpone Item 6 for 12 weeks, revise Item 7 to include Special Exception "G" **only**, and postpone Items 13 and 14 for 2 weeks. Motion carried unanimously.

ITEM 8:
05-087-06 5212 Harlan Drive Frank & Rosa LeGourgue
Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-4 Zone of the City of El Paso Zoning Ordinance

Frank LeGourgue, owner, was present to represent the case.

Motion made by Mr. Larry Nance, seconded by Mr. Jose Melendez and unanimously carried to approve this request.

ITEM 9:
05-088-06 5106 Branon Drive William D & Karola McMinn
Applicants request a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) R-4 Zone of the City of El Paso Zoning Ordinance

William McMinn, owner, was present to represent the case.

This request has been approved by the Traffic Department.

Motion made by Mr. Veliz, seconded by Mr. Bradley Roe to approve this request.

AYES: Robert Veliz, Servando Hernandez, Bradley Roe, Anna Gill, Jose Melendez, Roberto Bustamante, John Taylor
NAYS: Larry Nance
ABSTAIN: Oscar Perez

ITEM 10:
05-089-06 1093 Doña Beatriz Circle BIC Homes, LLC
Applicant requests a Special Exception under Section 2.16.050 K (Side Street Setback) R-2/c Zone of the City of El Paso Zoning Ordinance

Sergio Cuartas, representing the applicant, was present to represent the case.

Motion made by Mr. Servando Hernandez, seconded by Mr. Bradley Roe and unanimously carried to approve this request.

ITEM 11:
05-090-06 8329 Catalpa Drive Joe Rosales III
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-4 Zone of the City of El Paso Zoning Ordinance

Joe Rosales, owner, was present to represent the case.

Motion made by Mr. Bradley Roe, seconded by Mr. Larry Nance and unanimously carried to approve this request.

ITEM 12:
05-091-06 4620 Maureen Circle Paul Rucker, Jr.
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3A Zone of the City of El Paso Zoning Ordinance

Paul Rucker, owner, was present to represent the case.

Motion made by Mr. Larry Nance, seconded by Mr. Bradley Roe and unanimously carried to approve this request.

ITEM 15:
05-094-06 2263 Bill Horn Way Ernesto Porras
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3A/sc Zone of the City of El Paso Zoning Ordinance

Ernesto Porras, owner, was present to represent the case.

Motion made by Mr. Bradley Roe, seconded by Mr. Servando Hernandez and unanimously carried to approve this request.

ITEM 16:
05-095-06 1201 Galloway Drive Lorenzo Velasco
Applicant requests a Variance under Section 20.08.230 (Accessory Buildings & Structures) R-3 Zone of the City of El Paso Zoning Ordinance

Lorenzo Velasco, owner, was present to represent the case.

Motion made by Mr. Bradley Roe, seconded by Mr. Servando Hernandez and unanimously carried to approve this request.

ITEM 17:
05-096-06 12272 Delacroix Drive Raquel Reyes
Applicant requests a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) R-3A/sc Zone of the City of El Paso Zoning Ordinance

Raquel Reyes, owner, was present to represent the case.

Motion made by Mr. John Taylor, seconded by Mr. Larry Nance and unanimously carried to approve this request.

APPROVAL OF MINUTES

Motion was made and carried to approve the minutes of April 24, 2006 as presented.

PLANNING REPORT

Kimberly Forsyth introduced Mr. Arturo Duran, new board member, who will be serving on the board. Staff will follow up on the permit aspect for carports provided by out of town companies and will also look into the parking issue for board members.

LEGAL REPORT

There was no report to be presented at this time by the Legal Department.

ADJOURNMENT:

Motion was made and unanimously carried to adjourn the meeting at 2:20 p.m.

Robert Peña, Zoning Board Secretary