ZONING BOARD OF ADJUSTMENT MEETING MINUTES
2ND FLOOR – CITY COUNCIL CHAMBER
AUGUST 14, 2006
1:30 P.M.

The Zoning Board of Adjustment meeting was called to order at 1:30 p.m. by Chair Anna Gill. The following Board Members answered roll call:

Mrs. Anna Gill (Chair)
Mr. Larry Nance
Mr. Robert Veliz
Mr. Arturo Duran
Mr. David Marquez
Mr. Servando Hernandez
Mr. Oscar Perez
Mr. John Taylor
Mr. Bradley Roe

CHANGES TO THE AGENDA
Discussion and action on postponing Items #4 and #5 for two weeks, to the meeting of August 28, 2006. Item 4 was postponed to allow the applicant time to revise application for Special Exceptions B.1 (Sign Height), and B.3 (Sign Area). Item 5 was postponed for the applicant to provide a revised site plan to show the reduction in size of the proposed addition.

ITEM 4:
08-155-06 7910 Artcraft Road CLK Newstar R.E.
Applicant requests a Variance from Section 20.66.300C (Commercial Signs, size, height) in a C-4 zone of the City of El Paso Zoning Ordinance.

ITEM 5:
08-156-06 12489 Robert David Drive Carlos Robledo
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3A/sp zone of the City of El Paso Zoning Ordinance.

Motion was made by Mr. Bradley Roe, seconded by Mr. Robert Veliz, and unanimously carried to postpone Items 4 and 5 for two weeks, to the meeting of August 28, 2006.

DISCUSSION AND ACTION ITEMS

ITEM 1:
03-065-06 917 S. Saint Vrain Esteban Ayala
Applicant requests a Special Exception under Section 2.16.050 C (Front, Side and Rear Yard Setbacks) A-3 Zone of the City of El Paso Zoning Ordinance.

Esteban Ayala, owner, was present to represent the case. Mr. Ayala concurred with the Board's recommendations.

Motion was made by Mr. Bradley Roe, seconded by Mr. Servando Hernandez, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 C (Front, Side and Rear Yard Setbacks) with the following conditions: (1) The four parking spaces required by previous ZBA action must be provided; (2) A building permit must be obtained for the existing structure.

ITEM 2:
04-079-06 Salas Street Phillips Homes of El Paso, Inc.
Applicant requests a Variance from Section 20.14.090 (Side Yard Setback) R-5 Zone of the City of El Paso Zoning Ordinance.

No one was present to represent the case.

Motion was made by Mr. Bradley Roe, seconded by Mr. Servando Hernandez, and unanimously carried to move this item to the end of the agenda, to allow the applicant time to be present at the meeting.

ITEM 3:
07-152-06 3213 Orkney Street Essic Hands
Applicant requests Special Exceptions under Section 2.16.050 G (Rear Yard Setback) and V (Front Yard Setback) R-3 zone of the City of El Paso Zoning Ordinance.

Essic Hands, owner, was present to represent the case. He thanked staff and Board members for helping him through the process.

Motion was made by Mr. Larry Nance, seconded by Mr. Bradley Roe, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 G (Rear Yard Setback) with the following conditions: (1) Accessory structure must be reduced to no more than 120 square feet, (2) Accessory structure must be relocated more than 5' from the house, (3) The portion of the structure in the rear yard that is more that the maximum allowable width (23.33 feet) must be removed or opened up (180 square feet of open patio is permitted).

ITEM 6:
08-157-06 5114 Thornton Street Laura Zelenak
Applicant requests a Special Exception under Section 2.16.050 V (Front Yard Setback) in an R-1 zone of the City of El Paso Zoning Ordinance.

Laura Zelenek, owner, was present to represent the case.

Motion was made by Mr. Larry Nance, seconded by Mr. Servando Hernandez, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 V (Front Yard Setback).

ITEM 7:
08-158-06 5521 Woodgreen Drive Alex and Jessica Melendez
Applicants request a Special Exception under Section 2.16.050 V (Front Yard Setback) in an R-1 zone of the City of El Paso Zoning Ordinance.

Marco Franco, representing the owners, was present to represent the case.

Motion was made by Mr. Bradley Roe, seconded by Mr. Servando Hernandez, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 V (Front Yard Setback).

ITEM 8:
08-159-06 8120 Staghorn Drive Luis J. Castro and Graciela Torres
Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3 Zone of the City of El Paso Zoning Ordinance.

Luis Jesus Castro, owner, was present to represent the case.

Motion was made by Mr. Larry Nance, seconded by Mr. Bradley Roe, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 G (Rear Yard Setback).

ITEM 9:
08-160-06 3240 Running Deer Drive David and Jennifer Suarez
Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3 Zone of the City of El Paso Zoning Ordinance.

Luis Rodriguez, contractor representing the owners, was present to represent the case.

Motion was made by Mr. Larry Nance, seconded by Mr. Bradley Roe, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 G (Rear Yard Setback) with the following condition: the applicant must submit at the time of permitting a revised site plan drawn to scale to show the reduction in size of the proposed addition.

ITEM 10:
08-161-06 10348 Bayo Avenue Saul and Bertha Mendoza
Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3 zone of the City Of El Paso Zoning Ordinance.

Saul and Bertha Mendoza, owners, were present to represent the case.

Motion was made by Mr. John Taylor, seconded by Mr. Robert Veliz, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 G (Rear Yard Setback).

ITEM 11:
08-162-06 Alameda Avenue and El Paso Drive Don Luciano
Applicant requests a Variance from Section 20.42.080 (Side Street and Rear Yard Setbacks) in a C-4 zone of the City of El Paso Zoning Ordinance.

Don Luciano, owner, was present to represent the case.

Motion was made by Mr. David Marquez, seconded by Mr. Larry Nance, and unanimously carried to approve this request for a Variance from Section 20.42.080 (Side Street and Rear Yard Setbacks) due to the special condition of an odd-shaped lot, with the following condition: the Engineering Department--Traffic Division will need to review proposed signage prior to building permitting.

ITEM 12:
08-163-06 4705 Skylark Way Maria Virginia Saenz
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-2A zone of the City Of El Paso Zoning Ordinance.

Ruben Saenz, owner, was present to represent the case.

Motion was made by Mr. Oscar Perez, seconded by Mr. Bradley Roe, and unanimously carried to approve this request for a Special Exception from Section 2.16.050 G (Rear Yard Setback) with the following conditions: (1) the existing accessory structure must be reduced to no more than 120 square feet, and (2) the maximum area of building coverage may not be more than 50 percent of the entire lot due to on-site ponding.

ITEM 13:
08-164-06 3565 Red Sails Drive Julio and Maria Duron
Applicants request a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) R-3 Zone of the City of El Paso Zoning Ordinance.

Nancy Duran, representing the owners, was present to represent the case.

Motion was made by Mr. John Taylor, seconded by Mr. Bradley Roe, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 Q (Carport Over a Driveway).

ITEM 2:
04-079-06 Salas Street Phillips Homes of El Paso, Inc.
Applicant requests a Variance from Section 20.14.090 (Side Yard Setback) R-5 Zone of the City of El Paso Zoning Ordinance.

No one was present to represent the case.

Motion was made by Mr. Bradley Roe, seconded by Mr. John Taylor, and unanimously carried to postpone this Variance from Section 20.14.090 (Side Yard Setback) for two weeks, to the meeting of August 28, 2006 to allow the applicant to be present at the meeting.

ITEM 14: APPROVAL OF MINUTES
The vote was unanimous to approve the minutes for June 26, July 10, and August 14, 2006 with a minor correction on the minutes for August 14, 2006.

ITEM 15: DEVELOPMENT SERVICES REPORT
Hillary McGinnes, Assistant City Attorney, stated that effective January 1, 2006, elected and appointed public officials are required by a new state law to receive training in Texas Open Government Laws. There is a video training course for all board members which provide formal training in compliance with the law. The course will be made available throughout the day on Tuesday, August 15, and Thursday, August 17, 2006, in the City Attorney's Office Large Conference Room, City Hall Ninth Floor. She stated that there are ten slots available per session. At the end of the training, board members will need to access the Texas Attorney General's website and register as having attended the training. A copy of the certificate needs to be printed out and a copy of it provided to the City Clerk's office on the Second Floor of City Hall. Board members that were present at the meeting were asked to register with her after the meeting.

ADJOURNMENT:
Motion was made and unanimously carried to adjourn the meeting at 2:10 p.m.

Robert Peña, Zoning Board Secretary