ZONING BOARD OF ADJUSTMENT MEETING MINUTES
2ND FLOOR – CITY COUNCIL CHAMBER
October 23, 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:

Ms. Anna Gill (Chair)
Mr. Oscar Perez
Mr. Larry Nance
Mr. Samuel Barela
Mr. Robert Veliz
Mr. Jose Melendez
Mr. Bradley Roe

CHANGES TO THE AGENDA
Discussion and action on postponing Items 1 and 9, for three weeks, to the meeting of November 13, 2006, deleting item 5, and accepting correction on item 8. Item 1 was postponed to allow the applicant additional time to submit revised plans to show the proposed carport over a driveway. Item 9 was postponed to allow the applicant to modify the request from a Special Exception U to a Special Exception G (Rear Yard Setback). Item 5 was deleted as the applicant will be reducing the overhang of the carport to meet the permitted 180 square feet of open patio encroachment. Item 8 was corrected from 31'4" of the front property line to 29.83' from the front property line.

ITEM 1:
09-178-06 6106 Tejas Drive Carlos M. Lopez
Applicant requests a Special Exception under Section 2.16.050 Q (Carport over a Driveway) in an R-4 zone of the City of El Paso Zoning Ordinance.

ITEM 9:
10-208-06 8157 Tranquilo Drive Jesus Roldan
Applicant requests a Special Exception under Section 2.16.050 U (Rear Yard Setback) in an R-3 zone of the City of El Paso Zoning Ordinance.

ITEM 5:
10-201-06 520 North Cebada Drive Paula Mejia
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-5 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 1 and 9 for three weeks, to the meeting of November 13, 2006, to delete item 5, per the applicant's request, and to accept correction on item 8.

ITEM 2:
09-182-06 9312 Nottingham Drive Julio Hernandez
Applicant requests a Special Exception under Section 2.16.050 Q (Carport over a Driveway) in an 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. Larry Nance, and unanimously carried to move this item to the end of the agenda to allow the applicant to be present at the meeting.

ITEM 3:
10-196-06 3201 Tierra Nevada Place Faustino & Norma Pereira
Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3A zone of the City of El Paso Zoning Ordinance.

Luis Salcido, draftsman, was present to represent the case.

Motion was made by Mr. Bradley Roe, seconded by Mr. Robert Veliz, and unanimously carried to deny this request for a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3A zone of the City of El Paso Zoning Ordinance.

ITEM 4:
10-199-06 5654 Burning Tree Drive Signature Homes of El Paso
Applicant requests a Variance from Section 20.12.090 (Yard Standards) in an R-3 zone of the City of El Paso Zoning Ordinance.

Hector Vasquez, representing Signature Homes of El Paso, was present to represent the case.

Marjorie Marinovic residing at 5658 Burning Tree presented a petition with names of people who are in opposition to this request.

Ryan Richardson, residing at 5660 Burning Tree, and Natalie Dominguez, residing at 5653 Burning Tree, also spoke in opposition to this request.

A letter from Scott Wogoman opposing this request was distributed at the meeting.

Motion was made by Mr. Bradley Roe, seconded by Mr. Jose Melendez, and unanimously carried to approve this request for a Variance from Section 20.12.090 (Yard Standards) in an R-3 zone of the City of El Paso Zoning Ordinance.

ITEM 6:
10-204-06 227 Arbor Place Adrian Rodriguez
Applicant requests Special Exceptions under Section 2.16.050 L (Builder's Error, Rear Yard Setback) and V (Front Yard Setback) in an R-5 zone of the City of El Paso Zoning Ordinance.

Adrian Rodriguez, owner, was present to represent the case.

Linda Castle, Senior Planner, noted that the builder's error log was inadvertently not included in the packet.

Motion was made by Mr. Larry Nance, seconded by Mr. Oscar Perez, and unanimously carried to approve these requests for Special Exceptions under Section 2.16.050 L (Builder's Error, Rear Yard Setback) and V (Front Yard Setback) in an R-5 zone of the City of El Paso Zoning Ordinance.

ITEM 7:
10-205-06 4556 R.T. Cassidy Drive Terilyn J. Beasley
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-4 zone of the City of El Paso Zoning Ordinance.

Freddie Oliver, contractor, was present to represent the case.

Motion was made by Mr. Oscar Perez, seconded by Mr. Jose Melendez, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-4 zone of the City of El Paso Zoning Ordinance.

ITEM 8:
10-207-06 217 Nogal Place Charles Liddic
Applicant requests a Special Exception under Section 2.16.050 C (Front and Side Yard Setbacks) in an R-F zone of the City of El Paso Zoning Ordinance.

Stephen Tullius, representing Blue Ribbon Homes, was present to represent the case.

Mr. Robert Peña noted that staff received one call requesting information on this item.

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 C (Front and Side Yard Setbacks) in an R-F zone of the City of El Paso Zoning Ordinance with the corrected dimension for the front yard setback.

ITEM 2:
09-182-06 9312 Nottingham Drive Julio Hernandez
Applicant requests a Special Exception under Section 2.16.050 Q (Carport over a Driveway) 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. Larry Nance, and unanimously carried to postpone this item for three weeks, to the meeting of November 13, 2006, to allow the applicant to be present at the meeting.

OTHER BUSINESS:

ITEM 10: APPROVAL OF MINUTES:
Motion was made and carried to approve the minutes for October 9, 2006 as presented, with Mr. Bradley Roe and Mr. Larry Nance abstaining since they were not present at the meeting.

DEVELOPMENT SERVICES REPORT:

ITEM 11:
Linda Castle, Senior Planner, noted that officers will be elected at the November 13, 2006 meeting.
ITEM 12:
Hillary McGinnes, Assistant City Attorney, noted that some changes have been made to the proposed ordinance that makes some changes to the Special Exceptions Chapter 2.16. Language has been added to the Special Exception "C" to clarify which properties can be considered for this Special Exception.

ADJOURNMENT:

Motion was made and unanimously carried to adjourn the meeting at 3:00 p.m.

Robert Peña, Zoning Board Secretary