ZONING BOARD OF ADJUSTMENT MEETING MINUTES
2ND FLOOR – CITY COUNCIL CHAMBER
December 11, 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. Jose Melendez
Mr. Samuel Barela
Mr. Robert Veliz
Mr. Arturo Duran
Mr. Bradley Roe
Mr. Pete Hollen
Mr. Servando Hernandez

CHANGES TO THE AGENDA
There were no changes to the agenda.

ITEM 1:
11-213-06 7808 Pecan Street Margarita & Jose A. Jordan, Jr.
Applicants request a Special Exception under Section 2.16.050 U (Side Yard Setback) in an R-3 zone of the City of El Paso Zoning Ordinance.

Jose Jordan, applicant, and Esteban Sansores, representing Mr. Jordan, were present to represent the case.

Motion was made by Mr. Bradley Roe, seconded by Mr. Jose Melendez, and unanimously carried to postpone this item for 30 days, to the meeting of January 8, 2007, to allow the applicant to resubmit with a different special exception.

ITEM 2:
12-219-06 6063 Bandolero Drive Ramiro & Ana Villeda
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.

Jaime Peña, representing the applicant, 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.

ITEM 3:
12-220-06 5501 Woodfield Drive Alan & Francis Erickson
Applicants request Special Exceptions under Section 2.16.050 G (Rear Yard Setback) and Q (Carport over a Driveway) in an R-1 zone of the City of El Paso Zoning Ordinance.

Herman Guardado, contractor representing the applicants, was present to represent the case. He concurred with staff's recommendations to revise the plans prior to the submission of building permits.

Motion was made by Mr. Bradley Roe, seconded by Mr. Servando Hernandez, and unanimously carried to approve these requests.

ITEM 4:
12-221-06 1504 Meadowview Drive Donald F. Perham
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.

Donald Perham, applicant, was present to represent the case.

Motion was made by Mr. Jose Melendez, seconded by Mr. Bradley Roe, and unanimously carried to approve this request.

ITEM 5:
12-222-06 5989 Valle Del Sol John Hulett & Myong Owens
Applicants request Special Exceptions under Section 2.16.050 G (Rear Yard Setback) and L (Builder's Error, Side Yard) in a PR-2 zone of the City of El Paso Zoning Ordinance.

John Hulett, applicant, was present to represent the case.

Alexander Titoff, a neighbor who resides at 5984 Equinox, said that there are covenants for this subdivision stating that there is a committee representing the homeowners that approves or disapproves any modification to a house.

For the record, for the Builder's Error Special Exception, it was noted that the owners, Mr. John Hulett and Ms. Myong Owens, are the contractors in this case.

Motion was made by Mr. Bradley Roe, seconded by Mr. Servando Hernandez, and carried to approve these requests noting that the builder's error was by the owners and with the condition that the applicants cannot enclose the patio to the rear. Motion passed with a 7-1 vote.

AYES: Mr. Arturo Duran, Mr. Jose Melendez, Ms. Anna Gill, Mr. Bradley Roe, Mr. Samuel Barela, Mr. Robert Veliz, and Mr. Servando Hernandez.
NAYS: Mr. Pete Hollen

ITEM 6:
12-223-06 8142 Tranquilo Drive Nelly & Leo Olivas
Applicants request a Special Exception under Section 2.16.050 Q (Carport over a Driveway) in an R-3 zone of the City of El Paso Zoning Ordinance.

Ruperto Rivera, contractor representing the applicant, was present to represent the case.

Motion was made by Mr. Bradley Roe, seconded by Mr. Samuel Barela, and unanimously carried to approve this request.

ITEM 7:
12-224-06 9723 Naomi Drive Blassa Espino
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3/sc zone of the City of El Paso Zoning Ordinance.

The owner was told that she will not be able to rent the apartment because it is not in the correct zone.

Robert Rios, representing the owner, was present to represent the case. Blassa Espino, applicant, was also present.

Mr. Bradley Roe translated for Ms. Espino because she does not speak English. She is willing to comply with staff's recommendations.

Motion was made by Mr. Bradley Roe, seconded by Mr. Servando Hernandez, and unanimously carried to approve this request with the following condition: The applicant must reduce the existing accessory structure to no more than 120 square feet and create a minimum of 5' separation between the accessory structure and the house. The existing rear yard addition must be reduced to a width of no more than 34 feet and built no closer than 10' to the rear property line.

ITEM 8:
12-225-06 5500 Emerald View Drive Phil Youngblood Custom Building, Inc.
Applicant requests a Special Exception under Section 2.16.050 G (Front Yard Setback) in an R-1 zone of the City of El Paso Zoning Ordinance.

Phil Youngblood, applicant, was present to represent the case.

Motion was made by Mr. Jose Melendez, seconded by Mr. Servando Hernandez, and unanimously carried to approve this request.

ITEM 9:
12-226-06 11208 Sea Horse Drive Joe Mendoza
Applicant requests a Special Exception under Section 2.16.050 Q (Carport over a Driveway) in an R-3 zone of the City of El Paso Zoning Ordinance.

Ray Bonilla, representing the applicant, was present to represent the case. He stated that the applicant is willing to comply with staff's recommendations.

Motion was made by Mr. Bradley, seconded by Mr. Servando Hernandez, and unanimously carried to approve this request with the following condition: The drawings must be revised to include a ridge beam that will carry the weight of the proposed carport. The revised drawings must be sealed by a professional engineer.

ITEM 10:
12-227-06 1223 Franklin Dove Avenue Winton Custom Builders
Applicant requests a Special Exception under Section 2.16.050 V (Front Yard Setback) in an R-3A zone of the City of El Paso Zoning Ordinance.

Scott Winton, representing Winton Custom Builders, was present to represent the case.

Motion was made by Mr. Bradley Roe, seconded by Mr. Jose Melendez, and unanimously carried to approve this request.

ITEM 11:
12-228-06 6252 Viale Lungo Padilla Homes, LP
Applicant requests Special Exceptions under Section 2.16.050 G (Rear Yard Setback) and V (Front Yard Setback) in an R-2A/sp zone of the City of El Paso Zoning Ordinance.

Mike Ramsey, representing Padilla Homes LP, was present to represent the case.

Motion was made by Mr. Servando Hernandez, seconded by Mr. Jose Melendez, and unanimously carried to approve this request.

ITEM 12:

12-228-06 5990 Stephanie Frances Street EPT Bella Homes, LP

Applicant requests a Special Exception under Section 2.16.050 K (Side Street Yard Setback) in an R-3A zone of the City of El Paso Zoning Ordinance.

Joann Carrizal from Metro Code Analysis, representing EPT Bella Homes LP, was present to represent the case. She concurs with staff's recommendations.

Motion was made by Mr. Bradley Roe, seconded by Mr. Samuel Barela, and unanimously carried to approve this request with the following condition: the beginning of the driveway must be corrected to be at least 5' from the point of tangent of the curve.

OTHER BUSINESS:

ITEM 13: APPROVAL OF MINUTES:

Motion was made and carried to approve the minutes for November 13, 2006 as presented.

AYES: Mr. Arturo Duran, Mr. Jose Melendez, Ms. Anna Gill, Mr. Samuel Barela, Mr. Robert Veliz

ABSTAINED: Mr. Bradley Roe and Mr. Servando Hernandez. (They were not present at the meeting.)

Robert Peña, Secretary for the Zoning Board of Adjustment, gave a brief summary of the applications that were presented to the board during 2006. He also commended Mr. Bradley Roe for his eight years of service to the board and presented him with a certificate of appreciation.

Hillary McGinnes, Assistant City Attorney, informed the Board that she is leaving the city attorney's office this week.

Linda Castle introduced Ms. Kelly Carpenter and Mr. Pete Hollen. Ms. Carpenter is the new Deputy Director for Planning and Mr. Hollen is a new board member for the Zoning Board of Adjustment.

DEVELOPMENT SERVICES REPORT:

ITEM 14: Distribution of ZBA Ordinance with recent changes.

Linda Castle noted that the ZBA ordinance, with the changes recently made to the ordinance, was distributed to the Board in the meeting packet.

ADJOURNMENT:

Motion was made and unanimously carried to adjourn the meeting at 3:05 p.m.

Robert Peña, Zoning Board Secretary