

**ZONING BOARD OF ADJUSTMENTS  
MARCH 24, 2010  
CITY HALL'S COUNCIL CHAMBERS**

<b><u>MEMBERS PRESENT</u></b>	<b><u>MEMBERS ABSENT</u></b>	<b><u>STAFF PRESENT</u></b>	<b><u>GUESTS PRESENT</u></b>
Kathy Olivarez	Jorge Garcia	Bobby Salinas	Robert Todd
Jon Lown	Keri Aman	Sergio Zavala	Miguel L. Campa
Ned Sheats		Annette Zavala	
Raul Sesin			
Daniel Tijerina			

**CALL TO ORDER**

Acting Chairman Raul Sesin called the meeting to order at 4:33 p.m.

**CITIZENS PARTICIPATION**

Acting Chairman Sesin asked if there was anyone in the audience that had anything to present that was not on the agenda. The audience remained un-responsive.

**APPROVAL OF MINUTES FOR FEBRUARY 17, 2010**

Acting Chairman Sesin asked if there were any corrections to the minutes. Mr. Sheats moved to approve the minutes as presented. Mr. Lown seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #1.1  
ELECTION OF VICE CHAIRMAN**

Mr. Salinas stated that the appointment of Vice-Chair is up for consideration.

Acting Chairman Sesin moved to appoint Mr. Jorge Garcia as Vice-Chair. Mr. Sheats seconded the motion. Upon a vote, the motion was unanimously approved.

**ITEM #1.2  
CONSIDER A VARIANCE REQUEST TO HAVE A 10' FRONT YARD  
SETACK TO THE NORTH INSTEAD OF A 20' WHICH WILL INDUCE A 6'  
REAR YARD SETBACK ON THE SOUTH, AT 1418 LEO ST., BEING LOT  
199, ALADDIN VILLAS SUBDIVISION, AS REQUESTED BY MR. ROBERT  
L. TODD**

Mr. Salinas stated that the location is on the SW corner of Saturn and Leo St., the lot measures 47.5' x 100' or 4,750 sq. ft. (initially, the lots at

Aladdin Villas were intended to be used for mobile homes). A new residence is proposed with both the front door and garage door facing Leo Street. As the aerial picture shows, Saturn and Leo Street are both minor residential streets. Similar requests have been awarded by ZBA as follows:

**SIMILAR REQUESTS**

<b>DATE</b>	<b>LOT</b>	<b>ADDRESS</b>	<b>ACTION</b>
7/5/05	Lot 4, Blk 2 Browning	1114 Reynosa	APPROVED: 10' Front SB to Typical Corner Side Instead of 20'
10/19/05	Lot 36, Bougainvillea Est.	900 West "E"	APPROVED (Same as above)
3/7/06	Lot 103, Bougainvillea Est.	600 Alma	APPROVED (Same as above)
9/17/08	Lot 168, Aladdin Villas	<b>*519 Saturn</b>	APPROVED (Same as above)

**\*This variance is directly across the street from the subject site and has the induced 6' rear setback as well.-see P&Z minutes.**

A field visit revealed that the homes along the south side of Leo Street are not in direct alignment with one another. Staff also discovered that most of the corner lots in Aladdin Villas are only 47.5' wide, while internal lots are 55 feet wide. Usually corner lots are wider since they have greater setbacks. The proposal will not be detrimental to the neighborhood and the subject's front door will face the front doors of homes having frontage to Leo, a minor street. Staff recommendation no objection for reasons cited above.

Acting Chairman Sesin asked if there was any public opposition to the request.

There was no response.

Acting Chairman Sesin asked if the applicant or representative were present.

Mr. Robert Todd was present to answer any questions they might have.

Mr. Tijerina asked if the Homeowners Association had signed off on the permit.

Mr. Salinas mentioned that they had obtained an approval from the Home Owners Association.

There being no further input or discussion, Acting Chairman Sesin entertained a motion. Mr. Lown moved to approve the 10' front yard setback to the north instead of the 20', which will induce a 6' rear yard

setback on the south in accordance to staff recommendation Mr. Tijerina seconded the motion. Upon a vote, the motion passed unanimously.

Acting Chairman Sestin mentioned that Mrs. Olivarez would be taking over the meeting.

**ITEM #1.3**

**CONSIDER A VARIANCE REQUEST TO HAVE A 40' FRONT YARD SETBACK INSTEAD OF THE REQUIRED 75' FRONT YARD SETBACK, AT 2504 W. EXPRESSWAY 83, BEING LOTS 3 & 4, ALA BLANCA NORTE #1 SUBDIVISION, AS REQUESTED BY MR. MIGUEL LOPEZ CAMPA**

Mr. Salinas mentioned that the site is located approximately 200' east of Jorgeanna St. along the north side of Expressway 83 - see vicinity map. The site measures 200' X 200' or 40,000 sq.ft. The applicant currently has a warehouse and office on Lot 4, however since his business is growing, he is in need of more warehouse space. He is proposing to build an addition to the existing warehouse area that will include the use of Lot 3. The lots facing the expressway on Ala Blanca Norte #1 were recorded with a 75' front setback requirement back in the 70's where it was proposed that the buildings would be interconnected and would have common parking. However, since the lots were sold individually, "uniformity is not evident". On 3-10-98, Collision Masters was awarded an approval for a 30' front setback instead of the 75' required by the Ala Blanca Norte #1 plat. Since a similar request was approved by ZBA for a 30' front setback instead of the 75' (which is 10' more than what this applicant is asking for); this request would meet the City's current minimum front setback requirement for properties along Major thoroughfares (40' setback); and the proposal would not be detrimental to the area. Staff does not object to the variance. Staff recommended approval.

Vice-Chairwoman Olivarez asked if there was any public opposition to the request.

There was no response.

Chairwoman Olivarez asked if the applicant or representative were present.

Mr. Miguel Campa was present to answer any questions the board might have.

Chairwoman Olivarez asked if there was any plan for future expansion of the expressway.

Mr. Salinas mentioned that it was a subdivision plat that was recorded back in the 1970's.

Chairwoman Olivarez asked if it was a Code to leave a 75' front setback to protect the right a way.

Mr. Salinas replied that it was not a requirement as a front setback.

Mr. Lown mentioned that he saw the location and the warehouse would not conceal anything and didn't see a problem with it.

Mr. Tijerina asked since this was an older subdivision and it was a plat note would the variance have to be reviewed by P&Z.

Mr. Salinas replied that the only board to see variances was ZBA and they have the final decision.

Chairwoman Olivarez mentioned that the variance would meet with the City minimum front setback of 40', but the plat note shows 75'.

Mr. Salinas mentioned that the most the City requires for a major street is a 40' front setback.

There being no further input or discussion, Chairwoman Olivarez entertained a motion. Mr. Lown moved to approve the 40' front setback in accordance to staff recommendation Mr. Sheats seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #2.0  
OTHER BUSINESS**

Chairwoman Olivarez asked for a reason that ZBA was electing a Vice-Chair once again since they had appointed Mr. Lown in the last ZBA meeting.

Mr. Salinas mentioned that since Mr. Lown was an alternate member he was not eligible to be Vice-Chair so they had to vote once again and Mr. Jorge Garcia was elected to be Vice-Chairman.

**ITEM #3.0  
ADJOURNMENT**

There being no further business, Chairwoman Olivarez entertained a motion to adjourn. Mr. Tijerina moved to adjourn. Mr. Lown seconded the motion. Upon a vote, the motion passed unanimously at 4:45 p.m.

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Kathy Olivarez, Chairwoman  
Zoning Board of Adjustments