

**ZONING BOARD OF ADJUSTMENTS  
MAY 19, 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	Gabriel Ramirez
Jon Lown	Keri Aman	Sergio Zavala	Guadalupe Vela
Ned Sheats	Raul Sesin	Annette Zavala	Rufina Ramirez
Daniel Tijerina		Sonia Carnes	

**CALL TO ORDER**

Chairwoman Olivarez called the meeting to order at 4:46 p.m.

**CITIZENS PARTICIPATION**

Chairwoman Olivarez 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 APRIL 21, 2010**

Chairwoman Olivarez 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**

**CONSIDER A VARIANCE REQUEST TO HAVE A 7.5' CORNER SIDE YARD SETACK INSTEAD OF THE REQUIRED 10' CORNER SIDE YARD SETBACK, AT 619 GRANJENO ST., BEING LOT 1, BLOCK 9 ALTA VISTA SUBDIVISION, AS REQUESTED BY MRS. GUADALUPE VELA**

Mr. Sergio Zavala stated that the site is at the SW corner of 6<sup>th</sup> and Granjeno St. the lot size dimensions are 35.5' x 95' (3372.5 sq. ft.) Due to the limited dimensions of the lot, a 7.5' corner side yard setback is required in order to build a new home with the City's CDBG assistance. Since the site is zoned R-1, the typical corner lot setback of 10' was procedurally imposed. In an identical case just 3 streets to the east the SW corner of 6<sup>th</sup> and Palo Blanco, the ZBA in October 2001 unanimously approved a 7.5' corner side yard setback so the City could build a new home with CDBG assistance. That example is a good indicator that the awarded 7.5' corner setback has acclimated well & has proven not to be detrimental to the subject property

or the neighborhood. Staff recommended that since the request is identical to the 2001 precedence, staff does not object to this proposal.

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

There was no response

Acting Chairwoman Olivarez asked if the applicant or representative was present.

Mrs. Guadalupe Vela was present to answer any questions the board might have.

Chairwoman Olivarez asked how long were these lots platted with the as 35 x 95 dimensions.

Mr. Zavala mentioned that the subdivision was platted in the late 40's or 50's.

Mrs. Olivarez wanted to know if there were going to be more houses replaced in this area.

Mr. Zavala mentioned that maybe in the future a lot of homes are older.

Chairwoman Olivarez mentioned that if planning could check and if they are building a lot of homes in this area, then maybe the 7'. 5' setback should come into effect on the remaining corner lots.

Mr. Zavala mentioned that at this point it should be done individually since we haven't seen too many. Since 2001 this is the second home they've seen so far.

Chairwoman Olivarez mentioned that they needed, a 4/5 ths vote in order to get the variance approved.

There being no further input or discussion, Chairwoman Olivarez entertained a motion. Mr. Lown moved to approve the item presented. Mr. Tijerina seconded the motion. Upon a vote, the motion for approval was passed unanimously.

**ITEM #2.0  
OTHER BUSINESS**

There was no other business discussed.

**ITEM #3.0**  
**ADJOURNMENT**

There being no further business, Chairwoman Olivarez entertained a motion to adjourn. Mr. Lown moved to adjourn. Mr. Tijerina seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 4:55 p.m.

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Kathy Olivarez, Vice-Chair  
Zoning Board of Adjustments