

**ZONING BOARD OF ADJUSTMENTS  
JUNE 21, 2017  
CITY HALL'S COUNCIL CHAMBERS**

**MEMBERS PRESENT**

Ned Sheats  
Kathy Olivarez  
Julian Gonzalez  
Terry Meewes  
Mike Friedrichs

**MEMBER ABSENT**

Jaime Gutierrez  
Sam Rodio

**STAFF PRESENT**

Jaime Acevedo  
Virgil Gonzalez  
Annette Zavala

**GUEST PRESENT**

Lorena Vasquez  
Greg Uhrbrock

**CALL TO ORDER**

Chairman Ned Sheats called the meeting to order at 4:30 p.m.

**CITIZENS PARTICIPATION**

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

**APPROVAL OF MINUTES FOR APRIL 19, 2017**

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

**ITEM #1.1**

**CONSIDER A VARIANCE REQUEST TO ALLOW EXISTING ENCROACHMENT ON TO THE CORNER SIDE SETBACK AT 2315 E. 28<sup>TH</sup> ST., BEING LOT 25, ORANGE ESTATES SUBDIVISION, AS REQUESTED BY MRS. LORENA VASQUEZ**

Mr. Acevedo mentioned that the site is at the NW corner of Grapefruit Avenue and E. 28<sup>th</sup> Street. The corner lot measures 80' x 141.50' or 11,320 sq. ft. The applicant is in the process of making some renovations to her single family residence and has applied for a building permit showing an open carport with a 10' setback instead of the required 18' carport setback.

Typical setbacks for an open car port are similar to those of a garage or 18'. Having 18' feet allows for a vehicle to park on the concrete driveway without blocking access to the sidewalk. In the case of the applicant, the proposal is to have a 3 vehicle car port built in line with the existing home and construct

a masonry block wall along their property line with a sliding iron gate for access to the carport.

**STAFF RECOMMENDATION:** Since the masonry block wall and gate encloses the access to anyone parking on the concrete driveway, the possibility of someone parking on the driveway and blocking the sidewalk is eliminated. Staff does not object to the variance as requested and recommends that a 10' carport side setback is approved.

Chairman Sheats asked if there was any opposition.

The audience remained un-responsive.

Chairman Sheats asked if the applicant or representative was present.

Mrs. Lorena Vasquez was present to answer any questions the board might have.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Meewes moved to approve the variance request as per staff's recommendations. Mr. Friedrichs seconded the motion. Upon a vote, the motion to approve the variance passed unanimously.

**ITEM #2.0  
OTHER BUSINESS**

**ITEM #3.0  
ADJOURNMENT**

There being no further business, Chairman Sheats entertained a motion to adjourn. Mr. Friedrichs moved to adjourn. Mr. Meewes seconded the motion. Upon a vote, the motion passed unanimously at 4:47 p.m.

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Ned Sheats, Chairman  
Zoning Board of Adjustments