



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS
ZONING BOARD OF ADJUSTMENT
MONDAY, DECEMBER 2, 2019, AT 1:30 P.M.
CITY HALL, EAST RECEPTION ROOM,
72 W. COLLEGE AVENUE

PRESENT: Gary Cortese (Vice Chair), Bobby Guerrero, Jean Cornell, Debbie Cunningham, Jason Fernandez, Stephanie Hamby

ABSENT: Louis Rork, David Morales

STAFF: Jon James, Director of Planning and Development Services
Hillary Bueker, Planning Manager
Sherry Bailey, Principal Planner
Jeff Fisher, Principal Planner
Charlie Kemp, Building Official
Austin Ayers, Deputy Building Official
Brandon Dyson, Assistant City Attorney
Aaron Vannoy, Asst. Director of Planning and Development Services

I. Call to order and establish that a quorum is present.

The meeting was called to order at 1:30 pm by Vice Chair Gary Cortese. A quorum was established with six members present.

II. Review and take any action related to minute record of the regular meeting held on Monday, November 4, 2019.

A motion was made by Board-member Hamby and seconded by Board-member Guerrero to approve the November minutes. The Motion passed unanimously, 6-0.

III. ZBA19-24: Benjamin Jones

SMD #1 – Tommy Hiebert

A request for approval of a Variance from Section 501.A of the Zoning Ordinance to allow for a front yard setback of 7.5 feet to 15.5 feet in lieu of the required minimum front yard setback of 25 feet, for an existing storage building accessory to a single-family dwelling within the Single Family Residential (RS-1) Zoning District located at 1901 Beaty Road.

Vice Chair Cortese read both items together before staff began their join presentation.

Principal Planner Bailey presented the staff report concerning the request by the applicant to place a second story deck above the carport, approved in October, and a request to keep the storage building in the front yard setback at 1901 Beaty.

Discussion followed to examine the reason for staff's recommendation to deny the request. Staff indicated the applicant could not make case that this request is unique to this particular applicant and applies to no other piece of property.

A motion was made by Board-member Cunningham and seconded by Board-member Cornell to APPROVE the requested variance to place the deck on top of the carport to match the approved variance side yard dimensions. The Motion passed unanimously, 6-0

A motion was made by Debbie Cunningham, seconded by Jason Fernandez to TABLE the request to keep the storage building for six months to give the applicant a chance to resolve the issue and find another alternative for the building. The motion passed unanimously, 6-0.

IV. ZBA19-25: Jack Graves

SMD #1 – Tommy Hiebert

A request for approval of a variance from Section 509.A.1 of the Zoning Ordinance to exempt the requirement for a privacy fence where a side or rear lot line is adjacent to an existing residential use; and a variance from Section 511.H.1 of the Zoning Ordinance to exempt the requirement for a paved connection to a public street within the Light Manufacturing (ML) Zoning District located at 6993 and 7005 South U.S. Highway 277.

Principal Planner Fisher presented the request for two variances on the property at 6993 and 7005 South U.S. Highway 277. Staff recommended denial of the request to exempt the applicant from the requirement for a privacy fence along the property line adjacent to a residential use and to deny the request to exempt the applicant from the requirement for a paved connection to a public street from the new required parking spaces and maneuvering area as required by ordinance.

Discussion followed concerning the zoning of all the property in the area including the property where the residence is located. The need for fencing when the area is zoned Light Manufacturing was discussed. The applicant indicated the length of the proposed fencing is substantial and asked if it could be limited to just the house site not the entire abutting property line. The Board also discussed the paved parking and access requirement in the ordinance when the Fire Chief has waived the requirement for paving for the fire truck since the road foundation is caliche. The applicant indicated there is some existing paving on the drive to the back of the lot and he would like to use that paving and not have to pave the entire length to the parking sites.

The applicant indicated he had no additional information than what had been provided in the packet or presented by the staff. Vice Chair Cortese asked for additional questions, and there were none.

A motion was made by Board-member Cunningham and seconded by Board-member Hamby to not require the fencing in the front 25 ft. and then require fencing for 150 ft. west, and to approve the variance for the paved parking approach by using the current pavement and extending to the new parking spaces and the 24 ft. backup space. The motion failed, 5-1.

A motion was made by Board-member Cunningham and seconded by Board-member Hamby to APPROVE the a partial variance for fencing by not requiring fencing for the 25 ft. front yard setback distance and then requiring opaque privacy fencing at the 6 ft. height for 150 ft. west to protect the housing area from noise and parking lights. The motion passed, 6-0.

The board then went on to continue discussion on the paved access to the parking spaces and the existing paving. The 24 ft. maneuvering space required behind parking spaces was also discussed along with the two conditions as recommended by staff.

A motion was made by Board-member Cunningham and seconded by Board-member Guerrero to APPROVE the a partial variance on the paved access to require paving of only the new parking spaces, the 24-foot maneuvering area in back of these spaces, and a paved connection to the existing paved surface on the property subject to two conditions . The motion passed, 6-0.

VI. Division Report

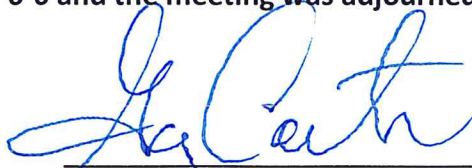
No report.

VII. Next Meeting Agenda

The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on **Monday, December 2, 2019**, in the City Hall East Reception Room.

VII. Adjournment

A motion was made by Board-member Guerrero to adjourn and seconded by Board-member Fernandez. The motion passed 6-0 and the meeting was adjourned at 3:05 pm.



Gary Cortese, Vice Chair
Zoning Board of Adjustment