



RECORD OF MINUTES

CITY OF SAN ANGELO, TEXAS
ZONING BOARD OF ADJUSTMENT
MONDAY, MARCH 2, 2020 AT 1:30 P.M.
CITY HALL, EAST RECEPTION ROOM,
72 W. COLLEGE AVENUE

PRESENT: Gary Cortese (Chair), Bobby Guerrero, Debbie Cunningham, David Nowlin, David Morales, Danny Aguero

ABSENT: Jason Fernandez

STAFF: Aaron Vannoy, Planning and Development Services Asst. Director
Hillary Bueker, Planning Manager
Sherry Bailey, Principal Planner
Jeff Fisher, Principal Planner
Shelly Paschal, Planner
Charlie Kemp, Building Official
Brandon Dyson, Assistant City Attorney

- I. **Call to order and establish that a quorum is present.**
The meeting called to order at 1:30 pm. A quorum was established with seven members present.
- II. **Review and take any action related to minute record of the regular meeting held on Monday, February 3, 2019.**

A motion was made by Board-member Cunningham and seconded by Board-member Aguero to approve the February, 2020 minutes. The motion passed unanimously, 6-0.

- III. **ZBA20-09: McClain** **SMD #2 – Tom Thompson**
A request for approval of a variance from Section 509.A.1 the Zoning Ordinance to allow for a rear yard setback of 5 feet in lieu of the required minimum 20 feet, for a home within the Single Family Residential (RS-1) Zoning District located at 2301 Field Street.

Principal Planner Jeff Fisher presented the case to the Board. As indicated, the applicant is requesting a five-foot rear yard setback on this unique triangle shaped lot. 32 notices were sent out and two were received back with comments of support and one with questions. The applicant wants to build an addition to the house in what is considered the back yard. In researching the request we discovered number of out buildings in the yard. Some have not been permitted. The house was built in the 50's and the out buildings added later.

Some of those buildings are in the required setback areas and will have to be permitted and moved. Staff is recommending approval of the request with four conditions.

The chair asked for questions. The fence that is in the front yard setback was clarified to need to be only four feet tall. Discussion followed concerning the outbuildings and placement on the lot and permitting.

The Chair opened the meeting to public comment. The applicant addressed some of the issues raised in the staff report.

Motion was made by Board-member Aguero and seconded by Board-member Nowlim to approve the request and to require the outbuildings be permitted and moved or removed prior to occupancy. The motion was approved unanimously, 6-0.

IV. ZBA20-10: Weiershausen

SMD #2 – Tom Thompson

A request for approval of a variance from Section 501.A of the Zoning Ordinance to allow for a 11.5-foot rear yard setback in lieu of 20-foot for a home within the Single Family Residential (RS-1) Zoning District located at 2706 Coleman Street.

Shelly Paschal, Planner, presented the application to the Board. Mr. Weiershausen owns a number of lots in this neighborhood. He has already requested variances for a number of those lots and has built homes on those lots. 24 notices were sent to property owners within 200 feet. No one objected. This lot was platted in 1927 before setback requirements were instituted. The plat has smaller lot sizes. However, when building for today's market a typical house size is 1,500 to 1,600 sq. ft. If the design of the home for this lot is held to the required setbacks the building would be held to 960 sq. ft. which is not a marketable house in today's market.

The Chair opened the public hearing and called for questions or discussion.

Motion was made by Board-member Nowlin and seconded by Board-member Guerrero, to approve the requested variance. The motion was approved unanimously, 6–0.

V. ZBA20-13: Benson

SMD #3–Harry Thomas

A request for approval of three variances from Section 501.A and Section 511 of the Zoning Ordinance: 1) to allow a 5 foot front rear yard setback in lieu of the required 10 feet for the Townhouse development; 2) to allow a Floor Area Ratio of 1.15 per lot; and 3) to allow one parking space per lot for each of the single car garage lots for the smaller units within the Low Rise Multifamily Residence Zoning District (RM-1) generally located on Holiday Street west of the intersection of S. Concho Park Dr. and Holiday St.

Sherry Bailey, Principal Planner presented the request. These lots were platted in 1982 to 1984 when the townhome lot setback requirements were less than those required today. In order for the applicant to build comparable townhomes to the existing four and meet today's setbacks he would have to replat to larger lots. The applicant is requesting to be

allowed to build similar two-story townhomes with similar setbacks and parking requirements so that the overall result is a compatible design and look to the home that were built in the 1980's. The neighborhood would not be harmed since the standards being used were the ones they were built under. The street is fully developed and the units back up against the parkland and the river so there is ample greenspace and open area. 23 notifications were mailed out and staff received no comments back either for or against.

The Chair opened the public hearing and asked for comments. The applicant spoke and requested the Board approve the request so that he can get started building in this area to complete this subdivision. The Chair closed the public hearing and asked for a motion.

Motion was made by Board-member Cunningham and seconded by Board-member Guerrero, to approve the requested variance. The motion was approved unanimously, 6–0.

VI. Division Report

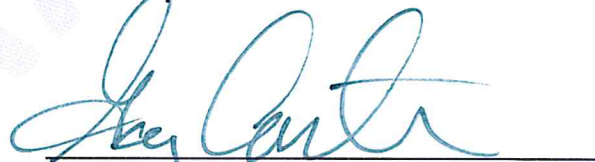
No report was presented.

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, April 6, 2020**, in the City Hall East Reception Room, 72 W. College Ave.

VII. Adjournment

A motion was made by Board-member Cunningham to adjourn and seconded by Board-member Aguero. The meeting was adjourned at 2:19 pm.



Gary Cortese, Chairperson
Zoning Board of Adjustment