



# RECORD OF MINUTES VIA Audio/Video Broadcast

CITY OF SAN ANGELO, TEXAS  
**ZONING BOARD OF ADJUSTMENT**  
MONDAY, March 1, 2021 AT 1:30 P.M.

**PRESENT:** Gary Cortese, Chair  
Bobbie Guerrero  
Debbie Cunningham  
Stephanie Hamby  
David Morales  
Don Barnhart  
Danny Aguero

**ABSENT:** N/A

**STAFF:** Jon James, AICP, Director of Planning and Development Services  
Aaron Vannoy, Assistant Director of Planning and Development Services  
Sherry Bailey, Principal Planner  
Jeff Fisher, AICP, Principal Planner  
Shelly Paschal, Planner

- I. **Call to order and establish that a quorum is present.**  
Meeting called to order by the chair. A quorum was established.
- II. **Review and take any action related to minute record of the regular meeting held on Monday, January 4, 2021.**  
Don Barnhart moved and Bobby Guerrero seconded, to approve the minutes.
- III. **ZBA21-01: 3237 Red Bluff West (Slayden) SMD #1 – Tommy Hiebert**  
A request for a variance from Section 501.A the Zoning Ordinance to allow for a front yard setback of 15 feet in lieu of the required minimum 25 feet, in order to enclose an existing carport within the Single Family Residential (RS-1) Zoning District located at 3237 Red Bluff West.

Principal Planner Jeff Fisher presented the request to the Zoning Board of Adjustment. The applicant is requesting to enclose an existing carport in order to construct a garage. He is requesting a 15 foot variance. In this case there is a 45 foot access easement in front of the property so essential their front yard will be 60 feet. This is in the area adjacent to Lake Nasworthy, which was annexed around 30 years ago. Most of the homes in this area were built before the annexation. No comments in opposition were received by the Planning Division.

The Chair asked for any questions the Board might have. Hearing none, the applicant was asked if he wanted to address the Board. Mr. Slayden indicated he and his wife were just wanting to construct a garage to protect their cars and boat. He thanked the Board for hearing his request.

The Chair asked for a motion. Don Barnhart moved and Stephanie Hamby seconded to approve the request. All present voted aye. Motion passed 7-0.

**IV. ZBA21-02: 3929 Margaret Lane (Wellen)**

**SMD #1 – Tommy Hiebert**

A request for approval of a variance from Section 501.A of the Zoning Ordinance to allow for a 9-foot rear yard setback in lieu of 20-foot for a pergola within the Single Family Residential (RS-1) Zoning District located at 3929 Margaret Lane.

Shelly Paschal, Planner, presented the next case. The applicant's representative is requesting a variance to build a pergola adjacent to the existing covered patio which will be enclosed. The pergola will then act as a shade structure to protect the newly enclosed patio area. 37 notices were sent out with 0 comments for and 0 against. In reviewing the request and conducting the analysis staff determined the pergola could be separated from the house and built two feet from the rear property line if it was reduced to 8 feet instead of the 9 feet in size the applicant has requested. If the pergola was reduced no variance would be necessary. Staff believes the president this would establish is a concern. Staff also believes that this request does not meet the purpose statements for a request.

The applicant's representative addressed the Board. He indicated the owner is wanting to enclose the patio to meet a need and to do it in such a way that it enhances the value of the property. The applicant had contacted adjoining neighbors and asked if anyone had a problem, no one contacted indicated they were concerned.

The chair thanked the applicant and asked some specific questions about the placement of the pergola and the request. The chair then called for a motion.

Debbie Cunningham moved and David Morales seconded to approve the request as presented. All present voted aye. Motion approved, 7-0.

**V. ZBA21-03: 810 W. 19<sup>th</sup> Street (Zarate)**

**SMD #4 – Lucy Gonzales**

A request for approval of a variance from Section 501.A of the Zoning Ordinance to allow for a 22-foot front yard setback in lieu of 25-foot setback for a home within the Single Family Residential (RS-1) Zoning District located at 810 West 19th Street.

Stephanie Hamby recused herself from discussion on this item.

Sherry Bailey, Principal Planner presented the last request. The applicant is wanted to build a small home in an older infill area of the city. It is a corner property which has two front yards.

It is also only 56 feet wide and if the applicant has to observe the 25 foot front yards for both streets it will result in a very small shotgun design house. In this case the request is only for 3 feet, from 25 to 22 feet. In doing the analysis staff concurs that this is a request that special circumstances are present on this piece of property, in this area and for this specific house.

The chair asked for any additional comments or questions. Hearing none, he call for a motion. Bobby Guerrero moved and Don Barnhart seconded to approve the request as presented. All present voted aye. Motion passed, 6-0.

**VI. Division Report**

Jon James, the Planning and Development Services Director informed the Board that the Planning Manager, Hillary Bueker, has resigned and will be going to work for Goodfellow Air Force Base. He also indicated that the next month's meeting will also be a ZOOM meeting, but that we will be going to in person meetings eventually.

**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 5, 2021** in the City Hall East Reception Room (unless the meeting is by video broadcast.)

The Chair called for a motion to adjourn. Stephanie Hamby moved and Debbie Cunningham seconded to adjourn.

**VIII. Adjournment**

Meeting adjourned at 2:47 pm.



Gary Cortese  
Chair

