



RECORD OF MINUTES
CITY OF SAN ANGELO, TEXAS
ZONING BOARD OF ADJUSTMENT
MONDAY, July 12, 2021 AT 1:30 P.M.
72 W. College Avenue
City Hall East Mezzanine Meeting Room

Present: Gary Cortese, Chair
Debbie Cunningham
Stephanie Hamby
Bill Feist
Don Barnhart
Kandi Pool

Absent: Bobby Guerrero
Danny Aguero
David Morales

Staff: Aaron Vannoy, Assistant Director of Planning and Development Services
Zack Rainbow, Planning Manager
Jeff Fisher, AICP, Principal Planner
Charlie Kemp, Building Official

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

Chair Cortese called the meeting to order at 1:30 pm and established a quorum of six.

II. Review and take any action related to minute record of the regular meeting held on Monday, June 7, 2021.

Jeff Fisher, Principal Planner, indicated that during staff changes, Staff will provide the June 7th Minutes and the Minutes of this meeting at the August ZBA Meeting. No motion was made nor required.

III. ZBA21-15: 106 & 110 E. Highland Avenue (Matlock) SMD #3 – Harry Thomas

A request for approval of three variances from Section 501.A of the Zoning Ordinance, to create two lots with less than the required 5,000 sq. ft., Lot 1A with 4,560 square feet and Lot 1B with 4,370 square feet; to allow for lot widths of 48' for Lot 1A and 46' for Lot 1B in lieu of the required 50 feet; and to allow for lot depths of 95' in lieu of the required 100' for both lots within the General Commercial/Heavy Commercial (CG/CH) Zoning District; located at 106 and 110 East Highland Boulevard.

Jeff Fisher, Principal Planner, presented the proposed ZBA case. He explained that the two properties are remainder tracts which run horizontal with both houses built on the southern lot. Mr. Fisher elaborated that in order to sell the homes separately, a replat to an east-west configuration was required with smaller lot sizes that required variances. He explained that one owner to the east submitted an opposition letter on the assumption there would be required on-street parking which is not the case. Mr. Fisher explained also that the homes are lawful conditional uses in the commercial zoning, CG/CH, and are subject to the RS-1 zoning standards. Mr. Fisher concluded his presentation with two conditions of approval, and outlined Staff's recommendation to approve the variances on the grounds that there are other substandard lots in the area; that the homes were already built; and that the lots are close to the current lot frontage, depth, and area in the Zoning Ordinance.

Member Pool asked for clarification on the current versus new lot configurations.

Mr. Fisher responded that if the variances were approved, the lots would be replatted in a north-south configuration into a Lot 1A and Lot 1B.

Ms. Hamby asked if the builder is going to remodel the existing homes or demolish and rebuild.

Mr. Jared Matlock, the applicant, indicated that he plans to add on to the existing homes.

Ms. Hamby asked the reasons for the neighbor's opposition.

Mr. Fisher explained that the owner may have assumed the lots will continue to run horizontally forcing cars to park on the street. He reiterated that once these lots are replatted they will run north-south leaving ample space on the properties for driveways for parking.

Mr. Feist asked how long it will take to remodel.

Mr. Matlock responded approximately four months.

Member Hamby made a motion to **APPROVE** three variances from Section 501.A of the Zoning Ordinance, to create two lots with less than the required 5,000 sq. ft., Lot 1A with 4,560 square feet and Lot 1B with 4,370 square feet; to allow for lot widths of 48' for Lot 1A and 46' for Lot 1B in lieu of the required 50 feet; and to allow for lot depths of 95' in lieu of the required 100' for both lots within the General Commercial/Heavy Commercial (CG/CH) Zoning District; located at 106 and 110 East Highland Boulevard. Member Feist seconded the motion. The motion was approved 6-0.

IV. Division Report

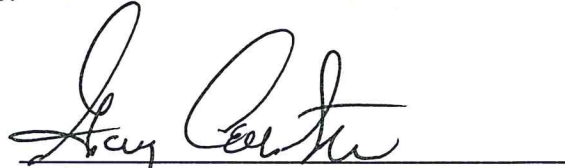
Aaron Vannoy, Assistant Director of Planning and Development Services, announced Zack Rainbow, the new Planning Manager. He indicated that the Planning Division has hired one new planner and hopes to have a second planner soon. He thanked Staff for their hard work.

V. Next Meeting Agenda

The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on **Monday, August 2, 2021** in the City Hall East Mezzanine Reception Room.

VIII. Adjournment

Member Barnhart made a motion to adjourn at 1:50 p.m., and Member Feist seconded the motion. The motion passed unanimously 6-0.

A handwritten signature in black ink, appearing to read "Gary Cortese", written over a horizontal line.

Gary Cortese
Zoning Board of Adjustment Chair