**MEETING MINUETS**

**CITY OF SAN ANGELO, TEXAS**

**ZONING BOARD OF ADJUSTMENT**

**MONDAY, February 7, 2022 AT 1:30 P.M.**

**72 W. College Avenue**

**City Hall East Mezzanine Meeting Room**

**Absent: None**

1. **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.

Chair Cortese also notes the addition of a new member to the ZBA, Paul Keaton.

1. **Review and take any action related to minute records of the regular meetings held on Monday, November 1.**

Chair Cortese makes a motion to approve the minuets, Member Pool seconds the motion. Motion passes 7-0.

1. **Election of Chair.**

Member Feist makes motion to nominate Gary Cortese to continue as Chair for the board. Member Pool seconds the notion. Motion passes 7-0.

1. **Election of Vice-Chair.**

Member Feist makes a motion for Member Don Barnhart to be Vice Chair. Member Pool seconds the motion. Motion passes 7-0.

1. **ZBA22-01: 17 W Beauregard Ave. SMD #3 – Harry Thomas**

The request is for approval of variances from Section 502.B of the Zoning Ordinance to allow a lot width of 29.5 feet in lieu of 50 feet and lot area of 5,605 square feet in lieu of 6,000 sf for 15 W. Beauregard Avenue; and to allow a lot width of 17.5 feet and lot area of 3,325 sf for 17 W. Beauregard Avenue; both located within the Central Business District (CBD).

Chief Planner Fishers presents the case- Says notifications were mailed out none in opposition or in favor. Explained the split caused deficient lots that needed two variance (one for overall lot size and one for lot width) from the ZBA to be corrected.

Chief planner Fisher goes on to explain that the illegal split caused the overall size and widths of the lots to be deficient in CBD zoning. The lots were split to sell off separate businesses.

Chief Planner Fisher then explains that the granting of the variance would not be detrimental to the area as it is infill development already in place, and is only a matter of legal boundaries.

Chief Planner Fisher then end his presentation and Chair Cortese asks for public comment.

Owner Jodi Babish comes forward for public comment, member Pool asks why he didn’t split the property correctly. Mr. Babish explains this is how the property was sold to him, and was separated from the other existing business at the time of sale.

Chair Cortese asks if Planning Commission would have an issue with the variance, and Chief Planner Fisher explains they would not. Planning Manager Zack Rainbow also explains the plat will be administratively approvable.

Chair Cortese makes a motion for approval, Member Tillis seconds approval. Motion passes 7-0.

1. **Division Report**

Planning Manager Rainbow says there is nothing to report at this time.

1. **Next Meeting Agenda**

The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on Monday, March 7, 2022 in the City Hall East Mezzanine Meeting Room.

1. **Adjournment**

Member Feist makes a motion to Adjourn, Member Pool seconds. Motion Passes 7-0.

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Gary Cortese

Zoning Board of Adjustment Chair

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