



MEETING MINUTES

CITY OF SAN ANGELO, TEXAS
ZONING BOARD OF ADJUSTMENT
MONDAY, January 9, 2023, AT 1:30 P.M.
72 W. College Avenue
City Hall East Mezzanine Meeting Room

Staff present: Zachary Rainbow, Planning Manager
Brandon Dyson, Assistant City Attorney
Sherry Bailey, Senior Planner
Rae Lineberry, Planner
Aaron Vannoy, Asst. Dir. Of Planning/Development Services

Present Gary Cortese, Chairman
Don Barnhart
Stephanie Hamby
Lyndon Roberts-Galindo
Julie Efferson
Paul Keeton
Dietrick Tillis

- I. **Call to order and establish that a quorum is present.**
Chair Cortese established the presence of a quorum and opened the meeting at 1:31 pm.
- II. **Review and take any action related to minute records of the regular meeting held on Monday, November 7, 2022.**
Member Tillis moved to approve the minutes; Member Hamby seconded.
- III. **Election of Chairperson.**
The existing Chair turned the nominating process over to the Vice Chair who asked if anyone wanted to be Chair. No one spoke up; the Vice Chair then asked the existing Chair if he was willing to be Chair again. The Chair indicated he was willing. The Vice-Chair then called for a second. Julie Efferson seconded. All presented voted aye. Mr. Cortese was elected Chair for the next year.
- IV. **Election of Vice Chairperson.**
The Chair then asked if anyone wanted to be Vice Chair. Julie Efferson indicated she was interested. The Chair then asked if anyone else was interested. He then asked if there was a second. Stephanie Hamby seconded. All present voted aye. Julie Efferson was elected Vice Chair for the next year.
- V. **ZBA22-23: 1011 E. 40th St. Shriner's Point Subdivision – SMD#2 -Tom Thompson**

Senior Planner Bailey presented the Shriner's Point request to allow for a 5-foot setback in lieu of the required 25-foot second street front setback on the side frontage on all double frontage lots, located southwest of E. 40th St. and Blum St. She then explained how the request would affect the proposed single-family subdivision. There are 20 double-frontage lots that will be affected by the request. Two lots have a side lot up against a front lot setback. Staff proposed a sight triangle which becomes a no-build area so that the adjoining lot would not be impacted. Discussion followed concerning the effect on the two lots against the side yard of the home behind them and the line of sight effect for the adjoining front-facing lot. The Chair made a motion to deny the application. There was not a second. A motion was made by Lydon Roberts-Galindo to table the item, Julie Efferson second. The motion carried.

The applicant's representative arrived later and asked to address the Board. The Board moved to remove the item from the table. Motion to untable the item by Lyndon Roberts-Galindo/ seconded by Julie Efferson. All present voted aye, 7-0. In her discussion, Erica Wilde agreed the map errored in that the r-o-w utility width intended was 10 ft., not 5 ft. The house will be 14.5 ft. from the road curb. Discussion continued dealing with the 2 lots that have a back yard against a side yard. Lyndon Roberts-Galindo moved and Julie Efferson seconded to approve the setbacks for Shriner's Point with a 10 ft. side setback on the 20 lots with two front yard setbacks and a 25 ft. no-build triangle for the two lots that have a side yard against side yard setbacks at the corner. The vote was 6-1 to approve the motion.

VI. ZBA22-24: 290 W 37th St. McCrory Subdivision – SMD#2 – Tom Thompson

Senior Planner Bailey presented the request for approval of a variance from Section 501.A of the Zoning Ordinance to allow an existing Abstract 0.973-acre parcel to be split into two lots of 22,547.19 and 17,967.86 in the Rural and Estate (R&E) Zoning District. This property was denied approval for rezoning to RS-1 by the Planning Commission. The Planning Commission suggested that staff could be supportive of a zoning variance in required size similar to others in the area. Staff also discussed that Ogden Rd. was slated to be expanded to a minor arterial in the future and this proposal does not take into existence all the homes on Ogden St. that are built too close to the existing front property line. Staff agreed to take this discussion to the Planning Commission and City Council at a future date. The compromise is to show a no-build zone off Ogden for this property that could represent the new street right of way; but could be removed if the Minor Arterial designation is removed from this area. With this understanding Member Barnhart moved and Member Roberts-Galindo seconded to approve the request. The Board voted 7-0 to approve.

VII. ZBA22-25: 6318 Ranch Ln. – SMD#1 – Tommy Hiebert

Planner Lineberry presented a request for a variance from Sec 501 to allow a maximum floor area ratio of 1,376 square feet (or 51%) in lieu of the allowed 1,070 square feet (or 40%) within the Single-Family Residential (RS-1) Zoning District located at 6318 Ranch Ln, The applicant would like to add to an existing structure in order to establish a mother in law suite. 14 notices were sent out with no comments either for or against. Two other homes in the area have received a similar variance. The applicant talked to the Board about the need and how they want to have a place for the applicant's mother. Julie Efferson moved and Stephanie Hamby seconded a motion to approve. All present voted aye. Motion passed 7-0.

VIII. ZBA22-26: 2662 Kings Rd. – SMD#1 – Tommy Hiebert

Planner Lineberry presented a request for a variance from Sec 501 to allow a 16' front yard setback in lieu of the 25' setback requirement within the Single-Family Residential (RS-1) Zoning District located at 2662 Kings Rd 14 notices were mailed out, one response in favor was received. The Lake Home Owners Association voted to approve the design. Stephanie Hamby asked if the driveway is being moved to the other side. The applicant's builder indicated it was, in order to impact the area less. Lyndon Roberts-Galindo moved and Julie Efferson seconded to approve the request. The request was approved on a 7-0 vote.

IX. ZBA22-27: SAISD Properties – 4617 Blum St. – SMD#2 – Tom Thompson

Planning Manager Zach Rainbow presented a request for the variances to comply with newly enacted Texas School Safety Center and TEA mandates, which require the fencing to be provided located on or as close to the property lines and taller than 6' in some sections. This is the Lakeview High School where they are asking to come into compliance with the new state rules. These fences will not be taller than 8 ft. The only condition staff is recommending is that the applicant gets a building permit and comes into compliance with the Fire Code. There were 3 comments of approval, no comments in objection. The applicant's representative addressed the Board. Julie Efferson moved and Lyndon Roberts-Galindo seconded to approve the application. All present voted aye, 7-0.

X. Division Report

XI. Public Comment

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, and begin by stating their name and address or Single Member District number. Please limit all remarks to less than three minutes.

The Chairperson asked that the staff look at working on some changes for the double frontage lots.

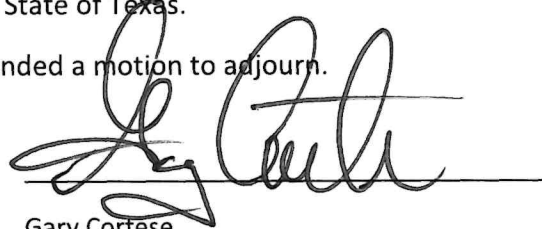
XII. Next Meeting Agenda

The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on **Monday, February 6, 2023**, in the City Hall East Mezzanine Meeting Room.

VII. Adjournment

This notice of the meeting was posted on the bulletin board at the City of San Angelo's City Hall before 1:30 p.m. on or before the 5th day of January 5, 2023, in accordance with Chapter 551 in the Government Code of the State of Texas.

Don Barnhart moved and Julie Efferson seconded a motion to adjourn.



Gary Cortese
Chairman, Zoning Board of Adjustment