



MEETING MINUTES

CITY OF SAN ANGELO, TEXAS
ZONING BOARD OF ADJUSTMENT
MONDAY, June 5, 2023, AT 1:30 P.M.
72 W. College Avenue
City Hall East Mezzanine Meeting Room

Board Present: Gary Cortese, Chairperson
Don Barnhart
Teri Jackson
Lyndon Roberts-Galindo
Bobby Guerrero
Julie Efferson
Stephanie Hamby

Staff Present: Zachary Rainbow, Planning Manager
Brandon Dyson, Assistant City Attorney
Sherry Bailey, Senior Planner
Rae Lineberry, Planner I
Austin Reed, Planning Tech

- I. **Call to order and establish that a quorum is present.**
- II. **Review and take any action related to minute records of the regular meeting held on Monday, March 6, 2023.**
- III. **Review and take any action related to minute records of the regular meeting held on Monday, May 1, 2023**

A motion was made by Stephanie Hamby and seconded by Lyndon Roberts-Galindo to approve the March 6, 2023, minutes and May 1, 2023, minutes as presented. The vote to approve was 7-0.

IV. ZBA23-08: 1974 & 1994 Beaty Road SMD #1 – Tommy Hiebert

A request for approval of a variance from Section 402.A.2 of the Zoning Ordinance to allow for a 15-foot setback in lieu of the required 25-foot setback for a second front yard in the Low Rise Multi-family (RM-1) Zoning District.

Senior Planner, Sherry Bailey, presented the request to the Board of Adjustment. The applicant purchased the replated six flag lots in order to place six homes on the lots, very similar to the adjacent six flag lots to the east. When the original lots were replatted this created a setback problem for the middle two lots. This problem was not discovered at the time of replating. So even though the addresses used in the request were the first two lots, the problem is actually for the middle two lots. According to the front yard setback measurement line, the two middle lots do not have enough room on the lot for the 25-foot front yard setback from their property line.

This is not a problem for the first two lots or the back two lots, just the middle two lots. The applicant could use a smaller home size but the size being used is consistent with that requested by the buyers and the size found in the surrounding built area. The applicant is requesting a variance to maintain a consistent minimum house size for this neighborhood. Staff is recommending the approval, although there was some confusion on whether it was the front yard or second front yard on the corner lots or the middle lot which has the request for the variance.

The applicant, Randy Bell, explained that they handled the original homes with a center easement on the 20 ft. panhandle. The access to the homes behind the two that actually are adjacent to Beaty Road is the setback on which the variance is being requested. The homes are actually 25 feet from the 20-foot access easement. A brief discussion followed the applicants' comments. The Chair called for a motion.

A motion was made by Teri Jackson to approve, seconded by Jill Efferson. All present voted aye. Motion approved 7-0.

V. ZBA23-09: 6610 Clarice Court

A request for approval of a variance from Section 402.A.2 of the Zoning Ordinance to allow for an accessory structure greater than the allowed maximum accessory building floor area to construct a personal shop/storage/game area/sleepover building to the rear of a residence within the Single-Family Residence (RS-1) Zoning District

Senior Planner, Sherry Bailey, presented the request before the Zoning Board of Adjustment. This applicant wants to build an accessory structure that is larger than that that is allowed to be built by the ordinance. [The Chair requested that in future ZBA presentations if a north arrow could be present, it would help orient the Board and the audience]. The applicant interjected that the Light Manufacturing was indeed to the northwest from his property, and that is up and to the right. Staff continued the presentation stating that the applicant wanted to build an accessory-use structure that would allow for storage, a workshop, a game area, and overnight guests. His actual enclosed space will be about 2,500 square feet. Staff indicated that staff was supportive of this request.

The Chair opened the meeting for public comment, and the applicant approached the podium. He stated that there is a commercial building right up against the fence from the adjacent commercial use. He will extend the driveway all the way back to the building. He now needs to extend to the rear of the east corner 6 ft. From the back fence and 5 ft. From the side yard fence. Discussion followed concerning whether the notice to the public was only for the size of the structure and whether or not a rear yard variance could be added at this point. City Attorney Dyson indicated that it could not be added. The Chair then indicated his displeasure with how the public is being treated by the City Departments and staff. Discussion followed on the need to bring the applicant back in July for a rear yard variance and consider it as an extension of this meeting. The Board indicated they would be open to that request.

VI. Division Report

Planning Manager Rainbow stated that the Planning Department has hired a new Planning Tech – Austin Reed.

VII. Public Comment

No public comment.

VIII. Adjournment

Motion to adjourn by Teri Jackson. The meeting was adjourned at 2:29 pm.

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 6th day of July 2023, in accordance with Chapter 551 in the Government Code of the State of Texas.

Gary Cortese, Chairperson