



MEETING MINUTES

CITY OF SAN ANGELO, TEXAS
ZONING BOARD OF ADJUSTMENT
MONDAY, May 1, 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

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

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

The Chairperson called the meeting to order at 1:30 pm.
A quorum was determined to be present.

II. Review and take any action related to minute records of the regular meeting held on Monday, March 6, 2023.

Action on the March minutes was deferred to the next meeting.

III. ZBA23-06: 1529 W. Avenue N. SMD #5 – Karen Hesse Smith

A request for approval of a variance from Section 501.A of the Zoning Ordinance to allow for a 0-foot front yard setback in lieu of the required 25-foot on W Avenue N.

The Chairperson read the request into the minutes. Chairman Cortese then asked for the staff presentation. Senior Planner Sherry Bailey reviewed the request by Angelo Ale House at 1529 W. Avenue N. They are requesting a variance on the front yard setback to use an existing concrete pad that was built in the front yard by a previous owner. The pad covers almost the entire front yard and does go to the front property line. The applicant would like to build a 3 to 5-foot wrought iron fence around the perimeter of the pad to form an enclosure that would contain chairs and tables with umbrellas for outdoor seating. This would meet the TABC requirements for outside service.

This Ale House and restaurant has had multiple commercial/restaurant/bar usage. It is next to the cemetery on the east and a block from the ASU campus. It is a walkable area.

The Chair opened the floor to the public, and the applicants [Rusty Bartholomew and Stephen Gossett] addressed the Board. They indicated that there would be no impediment to the sidewalk. There will be no gate for the entrance, just an opening.

Julie Efferson moved and Stephany Hamby seconded to approve the request as presented. All present voted aye. The motion carried. The variance was approved 6-0.

IV. ZBA23-07: 5619 Oriole Drive – SMD#2 – Tom Thompson

A request for approval of a variance from Section 502.B of the Zoning Ordinance to allow for a 20-foot setback instead of the required 40 feet in the Ranch and Estate (R&E) Zoning District in order to erect a carport to cover vehicles parked in front of the garage.

The Chairperson read the request into the minutes. Chairman Cortese then asked for the staff presentation. Senior Planner Sherry Bailey reviewed the request by Mr. Sanford to approve the carport he erected in front of his garage without realizing he needed a building permit. The carport is a 20 X 24-foot gable-roofed wooden carport that is built to match his home in color and roof design. Mr. Sanford has lived most of his life in rural communities that did not have building permit requirements. He is employed by the Wall School District. The Chairperson asked for comments from the public. Mr. Sanford was unable to attend the meeting because of previous commitments at work. The Chair then asked the Building Official if she had any concerns.

Charlie Kemp, the Building Official commented that the applicant will have to obtain a building permit and is subject to inspections for compliance with the Building Code. There are some issues that may have to be addressed either by an engineer or a close review of permit submission materials.

The staff has recommended approval of the variance request which is the first step toward correcting this application. Julie Efferson moved and Bobby Guerrero seconded to approve the variance with the stipulation that the applicant complete the application process. All present voted aye, the motion carried 6-0.

V. Division Report

Planning Manager Zachary Rainbow indicated that the Planning Department is interviewing for two Planning Tech positions, so we should soon be introducing some new smiling faces to the group.

VI. Public Comment

The public may raise issues or concerns not on the Regular Agenda 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 called for public comment. There was none.

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, June 5, 2023**, in the City Hall East Mezzanine Meeting Room.

VIII. Adjournment

Teri Jackson moved to adjourn, and Stephanie Hamby seconded. The meeting was adjourned.

Gary Cortese, Chairperson