



# MEETING AGENDA

CITY OF SAN ANGELO, TEXAS  
**ZONING BOARD OF ADJUSTMENT**  
MONDAY, June 3rd, 2024, AT 1:30 P.M.  
72 W. College Avenue  
City Hall East Mezzanine Meeting Room

ALL CELLULAR PHONES MUST BE PLACED ON EITHER "SILENT" OR "VIBRATE" DURING THE PROCEEDINGS.

ALL MATTERS LISTED ON THE AGENDA ARE SUBJECT TO INDIVIDUAL DISCUSSION AND ACTION BY THE ZONING BOARD OF ADJUSTMENT.

- 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 Tuesday, April 9th, 2024.**
- III. **ZBA23-25: 1746 Cordell Drive** **SMD#2 – Tom Thompson**  
A request for approval of a variance from Section 501 of the Zoning Ordinance to allow for a 0' front yard setback in lieu of the required 25 feet.
- IV. **ZBA24-12: 2302 Guadalupe Street** **SMD#4 – Lucy Gonzales**  
A request for approval of a variance from Section 406.4 of the Zoning Ordinance to allow for a new short-term rental at a distance of 297' from an existing short-term rental, in lieu of the required 500'.
- V. **ZBA24-13: 301 E Washington Drive** **SMD#3 – Harry Thomas**  
A request for approval of a variance from Zoning Ordinance Sec. 501.A for a 5' front yard setback in lieu of the required 25' along Metcalfe Street in an RM-1 zoning district.
- VI. **ZBA24-14: 2808 Coleman Street** **SMD#2 – Tom Thompson**  
A request for approval of a variance from Sec. 501 to allow for a 20' front yard setback in lieu of the required 25' and a 16' rear yard setback in lieu of the required 20'.
- VII. **ZBA24-15: 2804 Coleman Street** **SMD#2 – Tom Thompson**  
A request for approval of a variance from Sec. 501 to allow for a 20' front yard setback in lieu of the required 25' and a 16' rear yard setback in lieu of the required 20'.
- VIII. **ZBA24-17: 600 Era Street** **SMD#3 – Harry Thomas**  
A request for approval of four variances: a lot size of 91' x 78', a front yard setback of 15' instead of required 25' on both Era and Fulton, and a front yard setback of 15' instead of required 25' on Fulton for 1418 Fulton St.
- IX. **ZBA24-18: 4738 Wolf Creek Drive** **SMD#1 – Tommy Hiebert**  
A request for approval of a variance from Section 501 of the Zoning Ordinance to allow for a 6' rear yard in lieu of the required 20'.

**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.

**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, July 1st, 2024**, in the City Hall East Mezzanine Meeting Room.

**XIII. 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 31st day of May, 2024, in accordance with Chapter 551 in the Government Code of the State of Texas.

A handwritten signature in black ink, appearing to read 'A. Vannoy', is written over a horizontal line.

Aaron Vannoy, Dir. Planning &  
Development Services