

MINUTE RECORD OF THE CITY OF SAN ANGELO ZONING BOARD OF ADJUSTMENT MEETING HELD ON MONDAY, JUNE 2, 2014 AT 1:30 PM, KENNETH MCNEASE CONVENTION CENTER

PRESENT: David Nowlin, Lloyd Woodfin Jr., Louis Rork, Haydn John, Glen Carr

ABSENT: John Rowland (UA)

STAFF: Patrick Howard, Director of Development Services
Al Torres, Building Official
Kevin Boyd, Planner
Roxanne Johnston, Planner
Jeff Fisher, Planner

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

The meeting was called to order at pm 1:32 a quorum was established with 5 members present.

II. Review and take any action related to minute record of the regular meeting held on Monday, May 5, 2014.

A motion to approve last month's minutes was made by Mr. Rork, seconded by Mr. Lloyd Woodfin. The motion unanimously passed by a 5-0 vote.

III. Consideration of requested variance from zoning regulations.

A. ZBA 14-19: Ray Harper.....Mr. Woodfin Jr.

A request for approval of a full variance from Section 501.A. from the front yard, for accessory buildings unattached to the principal dwelling in a Single-Family Residential (RS-1) zoning district, on the following property:

2258 Joy Road, located west of Joy Road and Picnic Lane; more specifically occupying Lake Nasworthy, Group 16, Block 1, Lot 2, in Southwest San Angelo.

Jeff Fisher, Planner, came forward to present the case - recommending approval of the variances consistent with city plans and policies. He explained that this request changed a bit. He and Mr. Howard had gone out to the site and a revised plan was submitted by the applicant whereby the side variance was no longer needed; but there was the need for a variance for the front yard because the structure had already existed, had a variance and the new structure would be flush with the approved existing structure.

Mr. Rork inquired about the existing trees. Nick Garcia, the builder, explained that the two trees were included inside the property line. Mr Fisher showed the

revised site plan, explaining the difference between the original request with the revised.

Mr. John mentioned that there is a gutter area in the front, and the builder confirmed that grading would be completed in order to address runoff.

Motion to approve was made by Mr. Woodfin, seconded by Mr. John. Motion passed by a 5-0 vote.

B. ZBA 14-23: Galilee CDC.....Mr. Rork

A request for approval of a 10 foot variance from Section 501.A of the Zoning Ordinance which requires a 25 foot front yard building setback in a proposed Low Rise Multi-family (RM-1) zoning district, to allow for a 15 front building setback along South Buchanan Street, on the following the property:

An unaddressed tract of land located northeast of the intersection of Roosevelt Street and South Buchanan Street and northeast of the intersection of Roosevelt Street and South Florence Street. This property specifically includes approximately 3.3 acres of land out of the Robert Gerhardt Survey 325, Abstract 237 in central San Angelo and also 208 & 214 South Buchanan Street & 207, 211 & 215 S. Florence Street; more specifically being 2.13 acres of land out of the Robert Gerhardt Survey 325, Abstract 237, in central San Angelo.

Roxanne Johnston, Planner, came forward to present staff's findings. Staff is recommending approval with conditions the requested variance. Homes for the site are scheduled for demolition. The lots north of the site face Culvert Street. Since the tract measures less than 5 acres, a subdivision plat is required and will essentially clean up the existing fragments of the site. South Buchanan is the subject of the request.

Mr. Rork questions the nature of closer apartments near the street.

Terri Shanner, proponent of the request, part of neighborhood revitalization of the area. This will provide affordable housing opportunities for the area.

Rork questions the need to expand greater than what is necessary, no exception outlined.

Ms. Johnston restated the conditions as outlined in the report.

Mr. Carr motion to approve the request, seconded by Mr. Nowlin, motion passed, 5-0.

IV. 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 7th of 2014 in the McNease Convention Center.

V. Adjournment.

Motion to adjourn was made by Mr. Nowlin, seconded by Mr. Carr. The meeting ended at approximately 1:56 pm

David Nowlin, Chairperson
Zoning Board of Adjustment