

**MINUTE RECORD OF THE CITY OF SAN ANGELO ZONING BOARD OF ADJUSTMENT MEETING HELD ON MONDAY, SEPTEMBER 8 2014 AT 1:30 PM, KENNETH MCNEASE CONVENTION CENTER**

**PRESENT:** David Nowlin (Chair), Louis Rork (Vice-Chair), Lloyd Woodfin Jr., Glen Carr, Jim Turner

**ABSENT:** John Rowland (UA), Fredd Adams (UA), Haydn John (AE),

**STAFF:** Patrick Howard, Director of Development Services  
Al Torres, Building Official  
Rebeca Guerra, Planning Manager  
Kevin Boyd, Planner  
Jeff Fisher, Planner

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

The meeting was called to order at 1:31pm. 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, July 7, 2014.**

A copy of the minutes from the Monday, July 7, 2014 were not on hand and therefore not approved. They will be brought to the next Zoning Board of Adjustment Meeting of Monday, October 6, 2014.

**III. Consideration of requested variance from zoning regulations.**

**A. ZBA 14-29: Decker Custom Homes.....Mr. Rork (CDM#1 Rodney Fleming)**

Variance from Section 501(A) to allow for a 12-foot rear setback in lieu of 20 feet in order to construct a single-family detached residence.

5450 Enclave Court, located at the northeast corner of the intersection of Enclave Court and Club House Lane; more specifically occupying the Bentwood Country Club Estates, Section 33, Lot 2, in southwest San Angelo.

Kevin Boyd, Planner, presented this case. Of the 5 notifications that went out, 2 were in favor, and there were none opposed.

Mr. Boyd indicated that this will be the first development in the subdivision. The curving street frontage reduces the size of the property which reduces the possible building footprint and reduces the setbacks. He indicated this lot was about 12,000 square feet whereas other lots are about 14,000 square feet.

Mr. Boyd indicated staff's position of recommending approval because these circumstances were not the result of the applicant.

David Nowlin asked why this needed approval from the Zoning Board of Adjustment. Mr. Boyd mentioned it requires the Board's approval because the proposed setback is more than 10% from the Zoning Ordinance, and therefore, cannot be approved administratively.

Louis Rork asked how the plat got approved with a curvilinear street. Mr. Boyd explained that the lot meets the minimum lot size, and also aligns with the street to the south.

The applicant Chad Decker with Decker Custom Homes said a variance was granted in 2011 on a corner lot across the street from Clubhouse Lane. He said in order to meet the design requirements by the builder, Bentwood Estates, this home needed to be this large at 4,182 square feet.

Kevin Collins with Bentwood Estates said he was in support of the variance.

Motion to approve as presented by staff made by Louis Rork, seconded by Jim Turner. Motion passed unanimously by a 5-0 vote.

#### **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, October 6<sup>th</sup>, of 2014 in the McNease Convention Center.

#### **V. Adjournment.**

Motion to adjourn was made by Louis Rork, and seconded by Jim Turner. Motion passed unanimously. The meeting ended at approximately 1:49 pm.

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David Nowlin, Chairperson  
Zoning Board of Adjustment