

BOARD OF ZONING APPEALS

Minutes of Meeting

February 17, 2026

4:30 pm

Attendance: Members – Brent Barnes, Chairman; Mike Aeling – Vice Chairman; Billy Ray; Jesus Mireles Quezada; Herbert Watson; also present are Assistant Law Director William Morris and Engineering Clerk Holland Hite.

Meeting held in person in the second-floor conference room of the City Administration Building: The meeting was called to order by Brent Barnes at 4:30 p.m. Roll is called.

*****Barnes reads the Board of Zoning Appeals procedures including appellant recourse*****

1. **Minutes from the December 16, 2025 meeting.**

Ray motions to approve, Aeling seconds. All in favor, motion passes.

2. **Kimberly Gang – 2541 Blenheim Ave. – Appeal #26-001**

Garage size, 4ft width 6ft depth variance.

Sec. 1190.02 “Garage, Private”

Shane Howard of 504 E. Main St. is sworn in. This is for a 30 by 40 pole barn. Zoning code underneath the definitions of garage / private, is 24 by 36 is what's permitted in the city. This would require variances of 4 foot by 6 foot.

Barnes inquires if the setbacks are correct.

Howard states yes, they went ahead and they bought a separate parcel in behind them, re-platted it all together so that's actually, it's got double frontage.

Ray inquires when this was re-platted.

Howard states they went through Planning Commission and also received their approval through FEMA since it was in a flood zone.

Ray states do you know if there was a planned residential development issued when College View Estates was developed or was planned out. Were there any restrictions in the residential area for this allotment that would not allow an accessory building to be built on what was planned as a residential lot.

Howard responds if there was anything, it would have been through HOA or something like that and an HOA is their own entity. We just give them what our zoning requirements are here and any deed restriction or anything like that, that's on the landowner themselves.

Barnes inquires, to your knowledge of this area, have we approved the size within this sort of geographic area.

Howard responds no, not since I have been here. I have had no variances, or anything come through. Those lots are the last few lots, and the reason they haven't been sold is because they're in flood zone.

Kimberly Gang of 2541 Blenheim Ave. homeowner, is sworn in. I'd like for you all to see the picture of the garage I'm building. We just made a drawing of what I plan on storing in this garage and the reason for the size. We have a car trailer that I would like to put inside instead of having it outside and have the outside match the house. I plan on it looking nice, and it's a garage, and we're not using it for anything except for storing. Those houses were built with the bare minimum specs, so the garage size is big enough for one car. I had bought the property behind me with the intention of building all of this. I had all kinds of dealings with this because I bought it from Tanner and

Tanner told me there would be no issues or anything involved as long as I didn't put a basement under it. Then I came to Shane and he said that it's a flood zone. I have been fighting with FEMA to get my property out of the flood zone. Finally, I just won the battle and had my property, both plots, taken completely out of the flood zone.

Ray inquires if you would be asked to meet the zoning requirements on the size, what would you change on your design. Or if you'd be denied the overage or the variance, what would you change on the design. Would you still build the garage under the zoning rules.

Gang responds yes, I would still build the garage. It would be tight, a tight situation for what I have planned to put in it.

Ray inquires if the access to the garage will come off of Federal.

Gang responds, yes.

Barnes inquires if there will be landscaping around it.

Gang responds I'm just hoping for a little bush or something to make it look nice. I would also like to have a walkway from a back door onto the garage to the back door to my home.

Barnes states in your discussions with FEMA, was there any sort of reciprocity with anything with those other two lots next to it. I mean, your neighbors could essentially win the same appeal.

Gang responds yes, they can because there's storm drainage on both sides of the property and that's what I think finally won my battle. I told them there's storm drainage here so if this property floods, Alliance is in trouble and there's going to be more than just this area that floods. I even mentioned to FEMA that every five years they're supposed to redo their maps and it hasn't been done since 2011.

No one in favor or in opposition.

-Public portion closed-

Barnes inquires if the neighbors were notified.

Howard states that letters were sent to all abutting neighbors.

Aeling motions to approve. Mireles seconds. All in favor, motion passes.

3. **Jamar Watkins – 916 East Patterson St. – Appeal #26-002**

Use Variance for a Barber Shop in a R-1 Single Family Residential zone.

Sec. 1122.03 Land Use Tables

Howard states the zoning here is R-1 and he wants to put a barber shop in at this location. It was originally a commercial building years ago and it was switched to residential after one year of no use. At that point it loses its grandfathering from commercial to residential. Now to go back to commercial since it is R1 through there, it's going to require a use variance for this use in a residential.

Ray inquires, have you looked at whether there is enough parking for their plans.

Howard states we have not gotten that far yet. It will be required to go through planning commission and site plan will need to be submitted. This is just for the use before he goes into it.

Jamar Watkins of 916 E. Patterson St. is sworn in. Initially, the building was a commercial lot then they converted it to a residential home. When I bought it, my idea was to try to rezone it and make it commercial again. The years

that I have owned it I have done a lot of work inside the place. It is livable but I have other rental properties, and I just realistically didn't see it being a good spot for residential. But I think this is, whether it be a barber shop or a corner store, whatever the case may be, I think it'll be good for the community. I know the neighbors and they do not have any issue with it and they believe it would be a good idea as well. I won't be a barber there, but I'll be heavily involved as I am with my other properties.

Ray inquires who do you use for like plumbing, you know, because you're going to have to pass the board, not only the inspections of the city, but I think you have to get the inspections of the Board of Barber or the Board of Cosmetology to pass your inspections, and they always require licensed plumbers.

Watkins responds I don't think that would be difficult as of right now. If the place was inspected, everything is up to par. I've had everything redone inside and I believe everything should pass in regard to electrical & plumbing. Only thing that I would have to do if I got the approval would be to install sinks in the kitchen area.

Barnes inquires about the number of chairs.

Watkins responds based on research that I did, I think I submitted 3, but I think they were required for every parking spot, one for the barber and one for the patron or whoever came by. I would need four parking spots if I had two chairs.

No one in favor or in opposition.

-Public portion closed-

Barnes states I do not see any issue with it.

Aeling responds yes, it is a good use for the building.

Barnes motions for approval. Aeling seconds. All in favor, motion passes.

Other business

Election of officers.

Barnes accepts continuation of chairman.

Watson nominates Mike Aeling. Ray seconds.

All in favor for Barnes as Chairman and Aeling as Vice Chairman. Motion passes.

The meeting was adjourned at 5:01 pm

Respectfully Submitted by:
Holland Hite, Engineering Clerk