



Zoning Board of Adjustment 8/4/2025

Notice is hereby given of a regular meeting of the Zoning Board of Adjustment of the City of San Angelo to be held on August 4, 2025 at 1:30 PM at City Hall – East Mezzanine, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. Public Comment

Members of the public may raise issues or concerns not listed on the Regular Agenda during this time. To participate, please sign in before the meeting begins. Speakers will be called in the order they signed in. When speaking, citizens must speak from the podium, begin by stating their name and address or Single Member District number, and limit their remarks to three minutes or less.

III. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. To participate, please sign in prior to the beginning of the meeting. Speakers will be called in the order they signed in. Comments are limited to less than three minutes. Applicants, proponents, and appellants are exempt from the time limit above and instead must limit their remarks to less than five minutes.

- A. Consider approving the minutes from the July 7, 2025 Zoning Board of Adjustment meeting.
- B. **ZBA25-07 1302 Kenwood** - A request for approval of a variance from Section 501.A for a 5-foot rear yard setback in lieu of the required 20 feet for an addition to a studio/residence at 1302 Kenwood Drive within the Single-Family Residential (RS-1) zoning district.
- C. **ZBA25-09 717 Montecito Drive** - A request for approval of a variance from Sec. 501.A for a maximum floor area ratio of 50% in lieu of the required 40% for a new residence in the Single-Family Residential (RS-1) zoning district.

IV. Division Report

V. Follow Up and Administrative Issues

- A. The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on Monday, September 8th, 2025, in the City Hall East Mezzanine Meeting Room.

VI. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 30th day of July, 2025 at 5:00 p.m.



Aaron Vannoy, Director of Planning and
Development Services

All agenda items are subject to action. The Zoning Board of Adjustment reserves the right to consider business out of posted order.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending board or commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.



MEETING MINUTES

CITY OF SAN ANGELO, TEXAS
ZONING BOARD OF ADJUSTMENT
MONDAY, July 7th, 2025, AT 1:30 P.M.
72 E College Avenue
City Hall East Mezzanine Meeting Room

Board Present:

Gary Cortese, Chair
Lyndon Roberts-Galindo, Vice Chair
Don Barnhart
Teri Jackson
Richard Rivas
Mason Brooks
Charles Young

Staff Present:

Aaron Vannoy, Director Planning and Development Services
Kathleen Dabbert, Assistant City Attorney
Rae Lineberry, Senior Planner
Karen Putnam, Planning Tech

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

Chairman Cortese called the meeting to order at 1:33 p.m. and established a quorum of 7 members.

II. Public Comment

Chairman Cortese opened public comment. There was no public comment and public comment was closed.

III. Review and take any action related to minute records of the regular meeting held Monday, June 2nd, 2025.

Vice Chair Roberts-Galindo moved to approve; Member Barnhart seconded. This motion carried 7-0.

IV. ZBA25-09: 717 Montecito Drive

SMD #5 – Karen Hesse Smith

A request for approval of a variance from Sec. 501.A for a maximum floor-area ratio of 50% in lieu of the required 40% for a new residence in the Single-Family Residential (RS-1) zoning district.

Rae Lineberry presented this request. In failing to recognize special circumstances, staff recommended denial. At the request of surrounding neighbors, the Board was asked to table this item.

Public comment was opened and Bryan Benson, applicant, spoke in opposition to tabling the item. He expressed that they were ready to begin work. Rae Lineberry clarified that tabling the case would mean it would be presented at the August ZBA meeting.

Liz, a neighbor at 1111 Kenwood, spoke on behalf of surrounding neighbors and told the Board that many were having trouble making this month's meeting because of the recent flooding. She requested that the Board table the case for a month to allow citizens to be present and heard.

Member Jackson moved to table the case for one month. Member Rivas seconded. This motion carried 7-0.

V. ZBA25-10: 45th and Oaklawn

SMD #2 – Joe Self

A request for approval of a variance from Sec. 501.A for a front yard setback of 16' off Oaklawn St. in lieu of the required 25' on a double frontage lot for a new residence in the Single-Family Residential (RS-1) zoning district located at the northwest corner of E 45th and Oaklawn St, Lots 13 & 14.

Rae Lineberry presented this case. Unable to find special circumstances, staff recommended denial of the variance.

Chairman Cortese asked for clarification on right-of-way measurements and the existing gutters. Member Young asked if there would be 3 or 4 lots being built with homes.

Chairman Cortese opened public comment. Jack with SKG Engineering, representing the applicant, addressed the lot sizes and requested the Board's approval. Jerry Searcy, property owner, claimed that there are other similar properties.

Don Knight spoke and asked for clarification on setbacks and the size of the structures being built.

Chairman Cortese closed public comment.

Vice Roberts-Galindo moved to approve, citing an overriding public interest and affordable housing. Member Rivas seconded. This motion carried 7-0.

VI. ZBA25-11: 5461 Riviera Lane

SMD #1 – Tommy Hiebert

A request for approval of a variance from Sec. 501.A for a front yard setback of 15' off Club House Ln. in lieu of the required 25' on a double frontage lot for a new residence in the Single-Family Residential (RS-1) zoning district located at 5461 Riviera Ln.

Aaron Vannoy presented this case and, citing a lack of special circumstances, staff recommended denial. Out of 22 mailed notices, 1 was in favor and 2 were opposed.

Chairman Cortese opened public comment, and Shawn Box (owner/applicant) spoke in favor of the variance. He told the board that the house would be similar to the one built across the street at 5458 Riviera Lane.

Chairman Cortese closed public comment.

The Board and staff had a discussion on the definition of a double frontage lot.

Member Brooks motioned to approve, citing literal enforcement. Member Jackson seconded. This motion carried 7-0, approving the variance.

VII. Division Report

Aaron Vannoy gave the Board an update on damage assessments from the recent flood and how the City has been helping property owners, mentioning that mitigating these risks can be considered with a future Comprehensive Plan update. He also introduced the team's newest member, Arden Neff, who is coming on as a Planning Technician.

VIII. Next Meeting Agenda

The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on **Monday, August 4th, 2025**, in the City Hall East Mezzanine Meeting Room.

IX. Adjournment

Roberts-Galindo moved to adjourn, seconded by Charles Young. This motion carried 7-0 and the meeting adjourned at 2:57 p.m.

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 3rd day of July 2025, in accordance with Chapter 551 in the Government Code of the State of Texas

Gary Cortese, Chair

**ZONING BOARD OF ADJUSTMENT – August 4, 2025
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Variance		ZBA25-07: 1302 Kenwood Dr.	
SYNOPSIS:			
<p>A request for approval of a variance from Zoning Ordinance Sec. 501.A for a 5-foot rear setback in lieu of the required 20 feet for an addition to a studio/residence located at 1302 Kenwood Drive within the Single-Family Residential (RS-1) zoning district.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1302 Kenwood Drive		Acres: 0.244, Lot: 1 & N 15.8' OF LOT 2, Blk: 41, Subd: PARK HEIGHTS ADDITION, *SPLIT TO 21-3810	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Santa Rita	Single-Family Residential (RS-1)	Neighborhood	0.244 acres
NOTIFICATIONS:			
<p>19 notifications were mailed within 200-foot radius on July 21, 2025. No responses yet recorded.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of a variance from Section 501.A for a 5-foot rear setback in lieu of the required 20 feet.</p>			
PROPERTY OWNER/PETITIONER:			
Applicant: Rene Alvarado			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Additional Information:

This request is for the addition to the rear of a structure which was originally constructed as a church and has since acted as both an art studio and a residence. This property received approval of a Special Use permit to be used as an art studio and is now looking to expand the structure so that it can more comfortably be used as a residence, as well.

Variations: In addition to the six criteria in the City’s Zoning Ordinance, in exercising its authority to grant a variance, per Section 207.F of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that each of the following circumstances applies:

1. **Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial.**
This structure was not originally constructed as a residence but is in a residential district and now looks to function as one. In the immediate vicinity are multiple other structures which sit on rear property lines.
2. **These special circumstances are not the result of the actions of the applicant.**
The construction of the building and the context of the neighborhood are not the result of actions by the applicant.
3. **Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district, and would cause an unnecessary and undue hardship.**
There are several other structures directly surrounding the applicant’s property which lie closer to their alleyway than this proposed addition would, therefore literal interpretation and enforcement would deprive the applicant of commonly enjoyed rights.
4. **Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of this Zoning Ordinance and substantial justice.**
Granting this variance would help to promote the use of the property as a permanent residence, therefore addressing a need for housing and making possible the use of the land in a way that is most compatible with the Zoning Ordinance.
5. **Granting the variance will not adversely affect adjacent land in a material way.**
Granting this variance is not likely to adversely affect adjacent land in a material way as the addition would sit no closer to the alleyway than several other surrounding structures.
6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**
Granting a variance in this scenario would be generally consistent with the purposes and intent of the Zoning Ordinance.

Allowed Variances:

In addition to the above criteria, in exercising its authority to grant a variance, per Section 207.D of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that one or more of the following circumstances apply:

1. **SPECIAL CIRCUMSTANCES RESULTING IN UNNECESSARY HARDSHIP.** *Where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict application of this zoning ordinance would create an unnecessary hardship or deprive the applicant of reasonable use of the land or building.*
2. **OVERRIDING PUBLIC INTEREST.** *If the variance further an overriding public interest or concern, including, but not limited to: (a) Preserving the natural environment, (b) Promoting maintenance or reuse of older urban or historic buildings, or (c) Helping to eliminate a nonconforming use at another location.*
3. **LITERAL ENFORCEMENT.** *If it is found that the literal enforcement and strict application of this Zoning Ordinance will result in extraordinary circumstances inconsistent with the general provisions and intent of this ordinance, and that, in granting the variance, the spirit of the ordinance will be preserved and substantial justice done.*

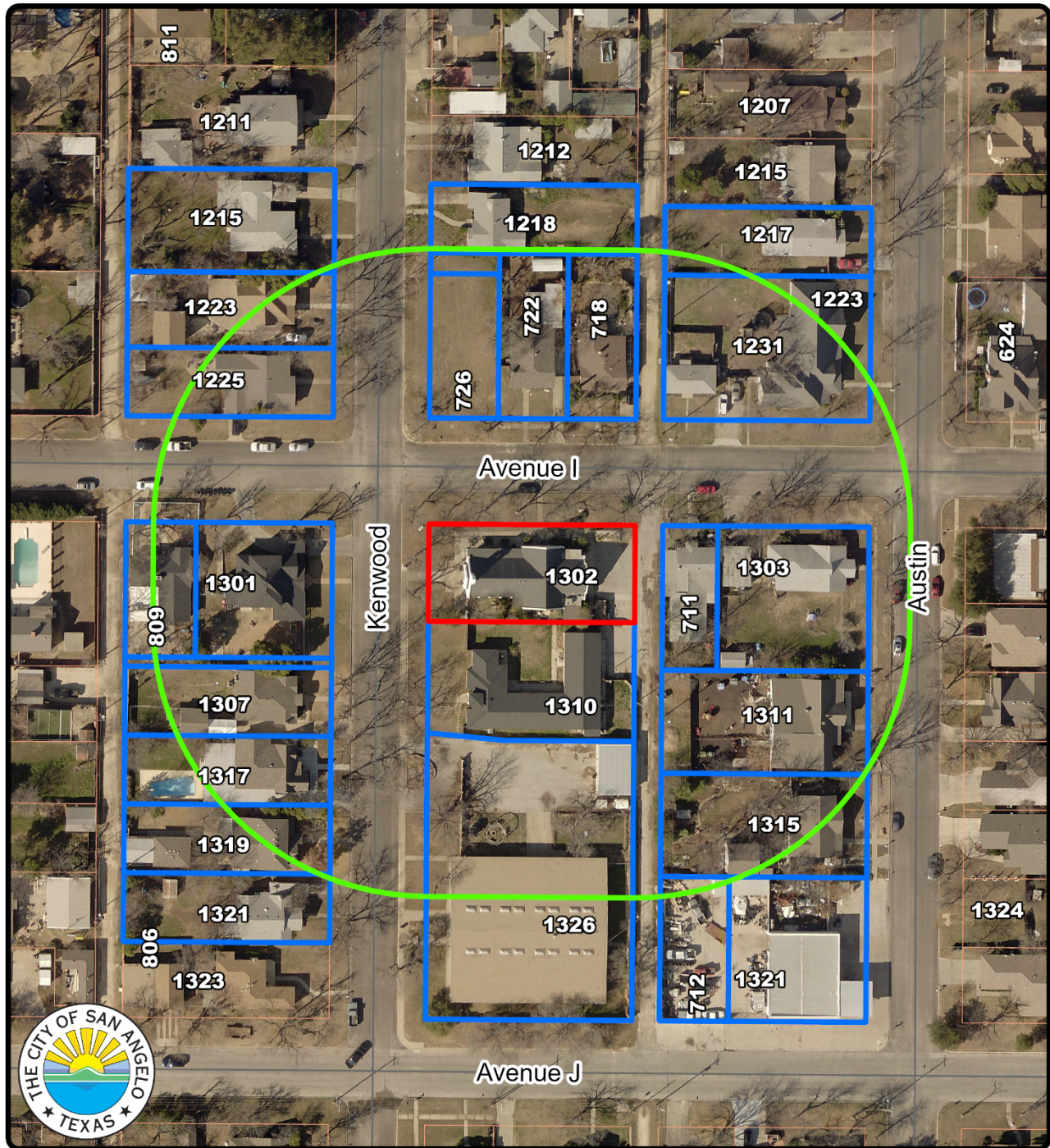
Recommendation:

Staff recommend APPROVAL of a variance from Section 501.A for a 5' rear yard setback in lieu of the required 20 feet.

Attachments:

Notification Map
Aerial Map
Site Photo
Site Plan
Artist Rendering

Notification Map





200' Notification Map
ZBA25-07: 1302 Kenwood Dr.

Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 



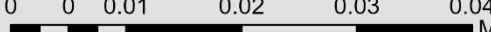
Aerial Map



Aerial Map
ZBA25-07: 1302 Kenwood Dr.

Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Subject Property: 

Scale:  Miles



Site Photo



Artist Rendering



**ZONING BOARD OF ADJUSTMENT – July 7, 2025
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Variance		ZBA25-09: 717 Montecito	
SYNOPSIS:			
<p>A request for approval of a variance from Sec. 501.A for a maximum floor area ratio of 50% in lieu of the required 40% for a new residence in the Single-Family Residential (RS-1) zoning district.</p>			
LOCATION:		LEGAL DESCRIPTION:	
717 Montecito		Acres: 0.161, Lot: 1F, Blk: 31, Subd: PARK HEIGHTS ADDITION, 2ND R/P IN BLK 31	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #5 – Karen Hesse Smith Neighborhood – Santa Rita		RS-1	Neighborhood
SIZE:			
Acres: 0.161			
NOTIFICATIONS:			
<p>19 notifications were mailed within a 200-foot radius on. Received 0 in support and 0 opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend DENIAL of the zoning variance for a 50% maximum floor area ration in lieu of the required 40% for a new residence.</p>			
PROPERTY OWNER/PETITIONER:			
Applicant: Bryan Benson			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210, Extension 1233 rae.lineberry@cosatx.us			

Additional Information: The applicant has requested a maximum floor area ratio of 50% to allow for a 3,450 square foot house. The hardship listed in the application is that the additional FAR is required to make this property a comparable value to other homes in the area. Staff could not find that this property meets any of the hardship circumstances below.

Variances: In addition to the six criteria in the City’s Zoning Ordinance, in exercising its authority to grant a variance, per Section 207.F of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that each of the following circumstances applies:

1. **Special circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district and are not merely financial.** This lot is similar in shape and topography to several other lots nearby. It is not unusually shaped or sloped, and there is not an obvious unique physical condition that separates it from others.
2. **These special circumstances are not the result of the actions of the applicant.** Staff could not find a special circumstance.
3. **Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zoning district and would cause an unnecessary and undue hardship.** Literal interpretation and enforcement of the terms and provisions of this Zoning Ordinance does not deprive the applicant of rights commonly enjoyed by other in RS-1 zoning.
4. **Granting the variance is the minimum action that will make possible the use of the land or structure which is not contrary to the public interest and would carry out the spirit of this Zoning Ordinance and substantial justice.** There are other actions possible by applicant to be in compliance with the Zoning Ordinance.
5. **Granting the variance will not adversely affect adjacent land in a material way.** Granting the variance would not adversely affect adjacent land in a material way
6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.** Granting the variance would not be consistent with the purpose and intent of the Zoning Ordinance.

Allowed Variances:

In addition to the above criteria, in exercising its authority to grant a variance, per Section 207.D of the Zoning Ordinance, the Zoning Board of Adjustment must affirmatively find that one or more of the following circumstances applies:

1. **SPECIAL CIRCUMSTANCES RESULTING IN UNNECESSARY HARDSHIP.** *Where special circumstances exist on the property related to the size, shape, area, topography, surrounding conditions or location that do not generally apply to other property in the same zoning district, and that the circumstances are such that strict application of this zoning ordinance would create an unnecessary hardship or deprive the*

applicant of reasonable use of the land or building.

2. **OVERRIDING PUBLIC INTEREST.** *If the variance further an overriding public interest or concern, including, but not limited to: (a) Preserving the natural environment, (b) Promoting maintenance or reuse of older urban or historic buildings, or (c) Helping to eliminate a nonconforming use at another location.*
3. **LITERAL ENFORCEMENT.** *If it is found that the literal enforcement and strict application of this Zoning Ordinance will result in extraordinary circumstances inconsistent with the general provisions and intent of this ordinance, and that, in granting the variance, the spirit of the ordinance will be preserved and substantial justice done.*

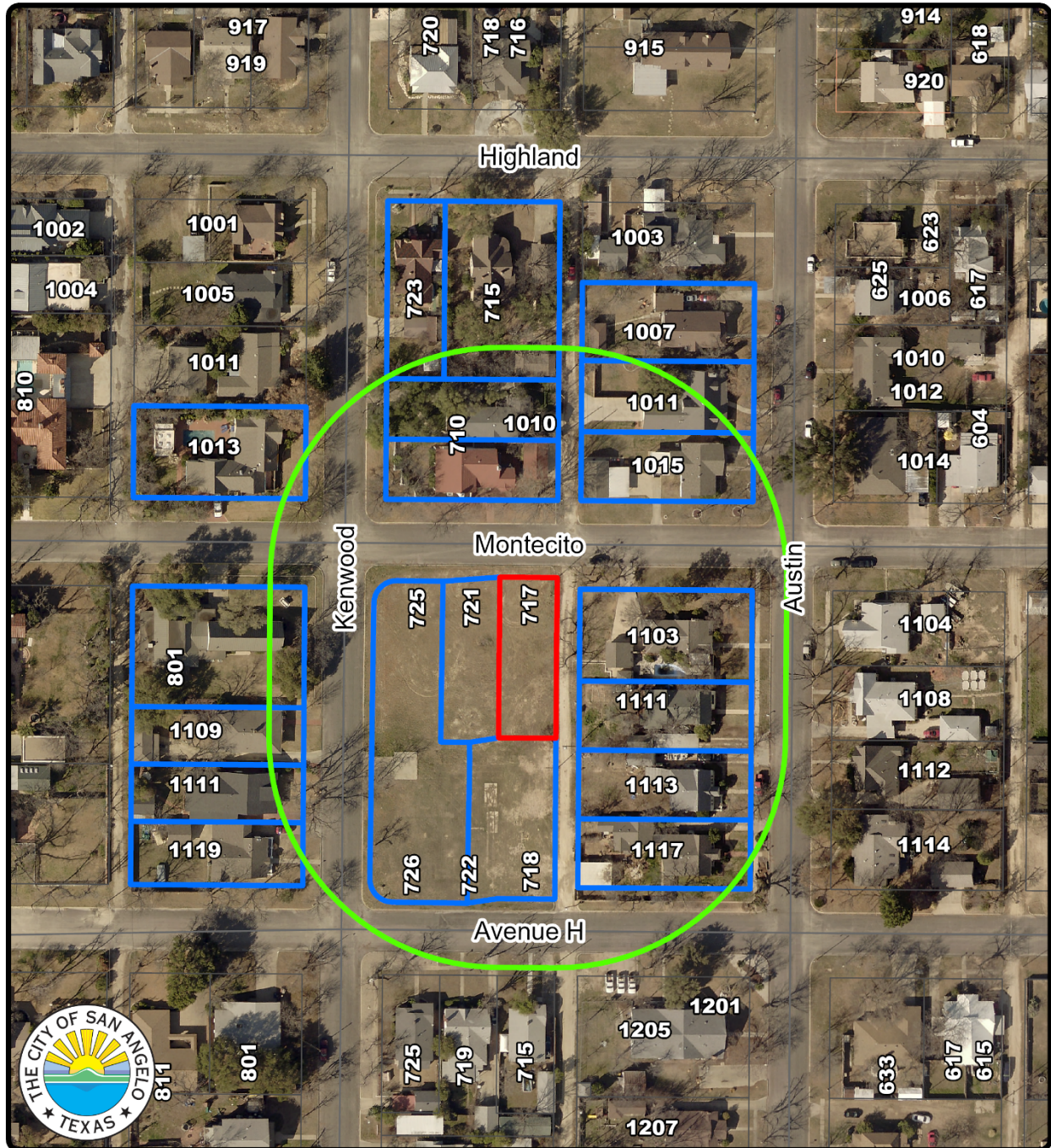
Recommendation:

Staff recommend DENIAL of the zoning variance for a 50% maximum floor area ration in lieu of the required 40% for a new residence.

Attachments:

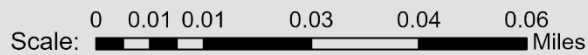
Notification Map
Site plan

Notification Map



200' Notification Map ZBA25-09: 717 Montecito

Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita



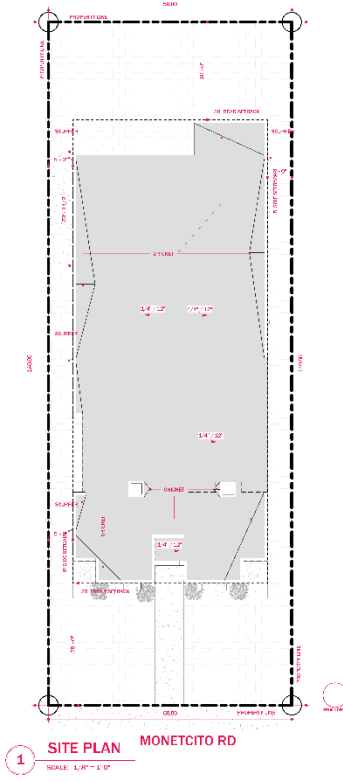
200' Range:

Subject Property:

Notified Properties:



Site Plan



SITE INFORMATION

1. LEGAL DESCRIPTION:
 - A. 137 MONTECITO, SAN ANGELO
2. LOT SIZE:
 - A. 7000.54

SITE PLAN - GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL NEW LANDSCAPING AREAS SHALL HAVE A 1/4\"/>

A1.1