



Zoning Board of Adjustment 1/12/2026

Notice is hereby given of a regular meeting of the Zoning Board of Adjustment of the City of San Angelo to be held on January 12, 2026 at 3:00 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. Nomination and election of Board Chair and Vice Chair for the 2026 calendar year.
 1. Election of Chair
 2. Election of Vice Chair
- B. Consider approving the November 7, 2025 Zoning Board of Adjustment meeting minutes.
- C. **ZBA25-25 1902 S Randolph**: A request for approval of three variances from Section 501.A for a 22-foot front setback in lieu of the required 25 feet, a 13-foot front setback on the second frontage in lieu of the required 25 feet, and a 15-foot rear setback in lieu of the required 20 feet for a new home at 1902 S Randolph within 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 Adjustments is scheduled for February 2nd, 2026, in the East Mezzanine Meeting Room at City Hall.

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, January 6th, 2026 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.



Zoning Board of Adjustment 11/7/2025

Board Present:

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

Staff Present:

Kathleen Dabbert, Assistant City Attorney
Rae Lineberry, Lead Planner
Austin Reed, Senior Planner
Aaron Vannoy, Director of Planning and Dev. Services

I. Call to Order

Chairman Cortese calls meeting to order at 1:30pm and establishes a quorum of 6.

II. Public Comment

Chairman Cortese opens and closes public comment with no response.

III. Regular Agenda

- A. Consider approving the August 4, 2025 Zoning Board of Adjustment meeting minutes.
Vice Chair Roberts-Galindo moves to approve; Member Jackson seconds. Motion carries 6-0.
- B. **ZBA25-20 4232 Sherwood Way** — A request for approval of a variance from Section 502.B to allow a 4' front setback in lieu of the required 25' for a canopy on a property located a 4234 Sherwood Way within the General Commercial (CG) zoning district.
Lead Planner Lineberry presents the case. Member Barnhart remarks at the low frequency of such variances for commercial car washes; Planning Director Aaron Vannoy explains the use of the canopy and justifies the staff recommendation of approval. Member Young asks how far the canopy will be from the curb line; Lead Planner Rae states that it will be about 45' total.

Chairman Cortese opens public comment. Senior Planner Austin states that the applicant is present for questions; the board has none. Chairman Cortese closes public comment.

Vice Chair Galindo-Roberts makes a motion to approve as presented, Member Jackson seconds, motion carries 6-0.
- C. **ZBA25-21 216 W 36th Street** — A request for approval of a variance from Section 501.A to allow a 15' front setback, a 22' front setback, and a 10' front setback on one side of a double frontage lot in lieu of the required 25' front setbacks for properties at the corner of W 36th Street and Grape Creek Road within the Single-Family Residential (RS-1) zoning district.

Senior Planner Reed presents the case. Staff clarify that after working with the applicant, the variances requested have changed to 19', 21', and 15' respectively, and note that these are lesser variances than those originally requested. Staff recommend approval based on special circumstances. Member Jackson notes that the two bottom-most lots will have a 25-foot setback fronting onto Grape Creek Road.

Chairman Cortese opens public comment. Applicant Erica Wilde speaks in favor and offers to answer any questions. There are none. Cortese closes public comment.

Member Barnhart motions to approve as presented, Vice Chair Galindo-Roberts seconds. Member Barnhart asks whether the case documentation will reflect the variances listed in the presentation, as opposed to those listed on the original agenda, which is confirmed by Senior Planner Reed. The motion and second still stand, which carries 6-0.

- D. **ZBA25-22 351 E 47th** — A request for approval of a variance from Section 501.A to allow a 15' front setback along Travis Street and a 5' front setback along E 47th Street for property at 351 E 47th Street within the Single-Family Residential (RS-1) zoning district.

Senior Planner Reed presents the case. Staff recommend approval based on special circumstances. Member Young asks about the proximity to the previous case and to Lincoln Elementary, and the feasibility of sidewalks given the shortened front setbacks. Reed affirms that, in the event that sidewalks are required, there will be nearly 10' of right-of-way in which to build sidewalks. Member Barnhart asks about the presence of an alley.

Chairman Cortese opens public comment. Applicant Erica Wilde speaks in favor and gives context to the sewage and infill requirements that made these variances necessary. Chairman Cortese asks about drainage, the nature of said easement, and how it was designated on the plat. Planning Director Vannoy clarifies that the plat has already been approved by Planning Commission, and that these lots did not trigger Stormwater Ordinance. Chairman Cortese closes public comment.

Vice Chair Galindo-Roberts motions to approve, Member Young seconds. Motion carries 6-0.

IV. Division Report

Planning Director Aaron Vannoy commends those involved in the previous two cases, citing their infill status and the need to develop housing on unconventional lots that remain throughout the city. Vannoy also mentions a Staff initiative to revisit double frontage requirements, alongside Zoning and Land & Subdivision Ordinance alterations being presented to stakeholder groups. Chairman Cortese asks about the 25' front-yard setback in Single-Family Residential (RS-1) Districts; Vannoy states that RS-1 will likely remain, and that new zonings with alternative development requirements will be introduced that people can request.

V. Follow Up and Administrative Issues

- A. The next regular meeting of the Zoning Board of Adjustments is scheduled for December 1, 2025, in the East Mezzanine Meeting Room at City Hall.

VI. Adjournment

Vice Chair Galindo-Roberts moves to adjourn, Member Jackson seconds, motion carries 6-0. Meeting is adjourned at 1:55pm.

This notice of the meeting was posted on the bulletin board at the City of San Angelo's City Hall before 5:00pm on or before the 3rd day of November 2025, in accordance with Chapter 551 in the Government Code of the State of Texas.

Gary Cortese, Chair

**ZONING BOARD OF ADJUSTMENT – January 12, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Variance		ZBA25-25: 1902 S Randolph	
SYNOPSIS:			
<p>A request for approval of three variances from Section 501.A for a 22-foot front setback in lieu of the required 25 feet, a 13-foot front setback on the second frontage in lieu of the required 25 feet, and a 15-foot rear setback in lieu of the required 20 feet for a new home at 1902 S Randolph within the Single-Family Residential (RS-1) zoning district.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1902 S Randolph		Acres: 0.121, Blk: 128, Subd: FORT CONCHO ADDITION, N50' OF LOT 1-2	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Rio Vista	Single-Family Residential (RS-1)	Neighborhood	0.121 acres
NOTIFICATIONS:			
<p>27 notifications were mailed within a 200-foot radius. No responses have yet been received.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of three variances from Section 501.A for a 13' front setback on W Ave O, a 22' front setback on S Randolph, and a 15' rear setback.</p>			
PROPERTY OWNER/PETITIONER:			
Petitioner/Owner: Irene Montelongo			
STAFF CONTACT:			
<p>Austin Reed Senior Planner (325) 657-4210, ext. 1550 austin.reed@cosatx.us</p>			

Additional Information:

This request is for a vacant corner lot where a new single-family residence is to be built. The lot measures 50 feet wide by 105 feet long, putting it just above minimum lot size. This property is located within the city's designated infill area. There is 15 feet of right-of-way between the property line and curb on W Ave O and 20 feet on Randolph, which is more than adequate for both. There is no alleyway present, which results in the lot being considered a true double frontage and requiring a 25-foot setback on both frontages.

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 is a corner property with no alleyway present, resulting in a true double-frontage with two 25-foot setbacks. As the lot is only 50 feet wide, this leaves 20 feet of building width, resulting in a largely unbuildable lot. Additionally, this is within the City's designated infill area, there is more right-of-way than desired, and similar nearby variances have been granted.

2. **These special circumstances are not the result of the actions of the applicant.**

The constraints surrounding this land are in no way a result of the actions of the applicant and the property has likely been of the same shape and size for many years.

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 would deprive the applicant of their right to build a single-family home with more than 20 feet of buildable width on a corner lot.

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 for residence, therefore addressing a need for infill 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 so long as a respectable visual clearance is maintained on the corner for traffic.

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.*

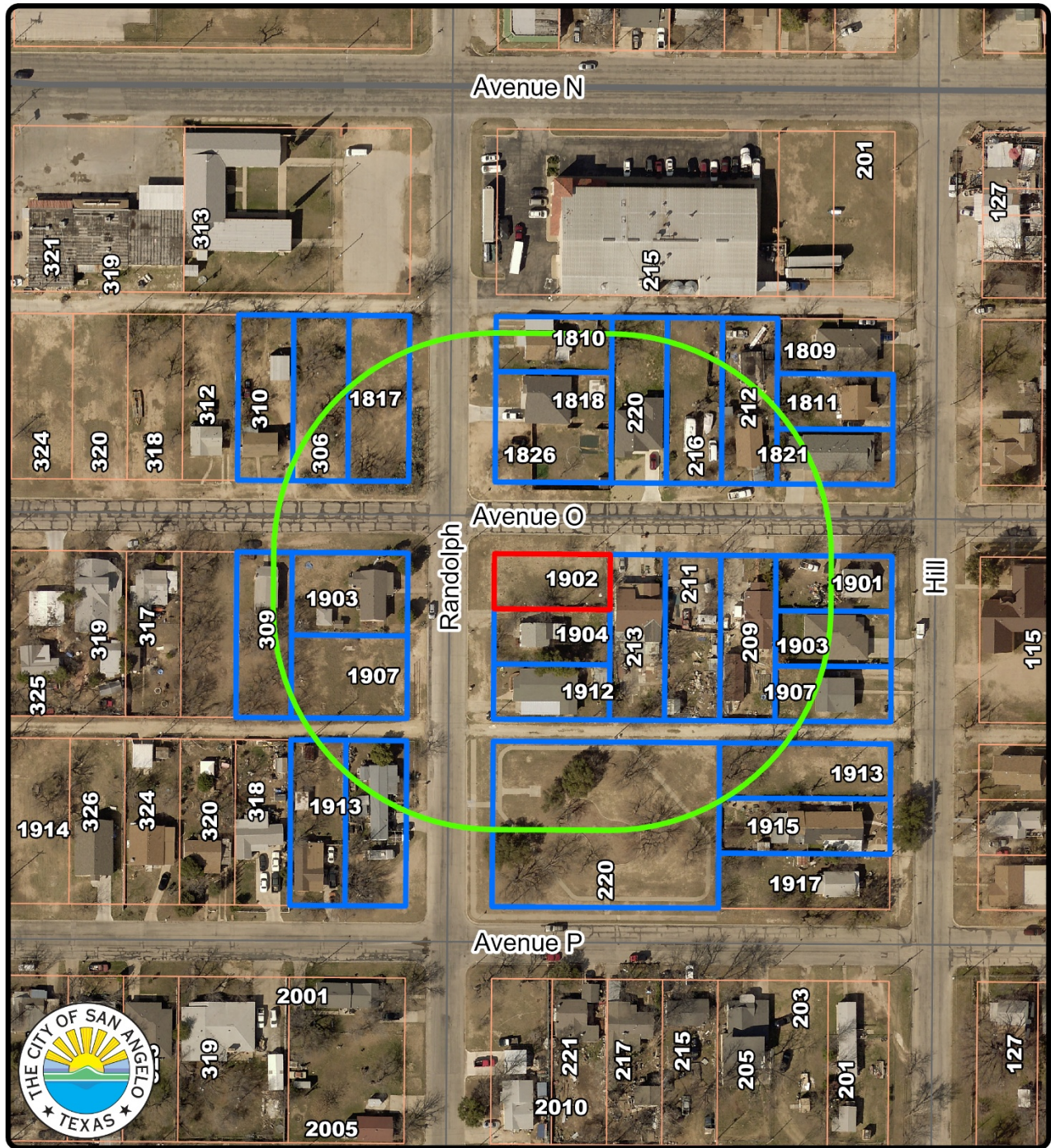
Recommendation:

Staff recommend **APPROVAL** of three variances from Section 501.A for a 13' front setback on W Ave O, a 22' front setback on S Randolph, and a 15' rear setback.

Attachments:

Notification Map
Aerial Map
Zoning Map
Concept Plan

Notification Map



Notification Map
ZBA25-25: 1902 S Randolph

Council District: #3 -- Harry Thomas
 Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:

Subject Property:

Notified Properties:



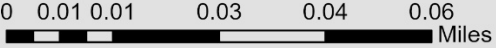
Aerial Map



Aerial Map
ZBA25-25: 1902 S Randolph

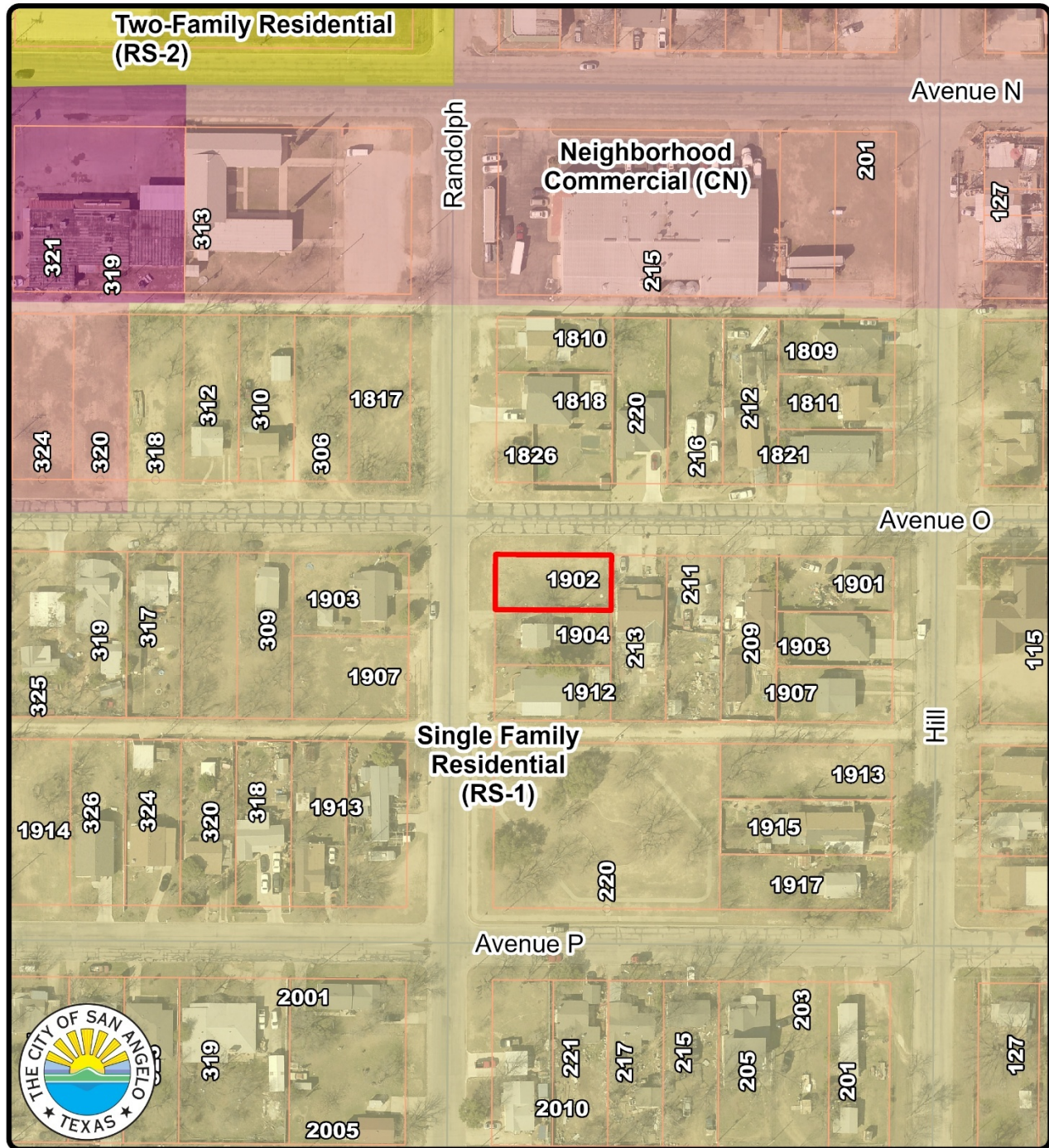
Council District: #3 -- Harry Thomas
Neighborhood: Rio Vista

Subject Property: 


Scale:  Miles





Zoning Map



Zoning Map
ZBA25-25: 1902 S Randolph
Council District: #3 -- Harry Thomas
Neighborhood: Rio Vista

Subject Property: 

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



Concept Plan

