



## Zoning Board of Adjustment 2/2/2026

Notice is hereby given of a regular meeting of the Zoning Board of Adjustment of the City of San Angelo to be held on February 2, 2026 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 January 12, 2026 Zoning Board of Adjustment meeting minutes.
- B. **ZBA26-01 3942 Inglewood Drive:** A request for approval of a variance from Section 501.A for a 4-foot rear setback in lieu of the required 20 feet, and a 2-foot side setback in lieu of the required 5 feet for a new accessory structure in the Two-Family Residential (RS-2) zoning district.
- C. **ZBA26-02 1216 Paseo de Vaca Street:** A request for approval of a variance from Section 501.A for a 10-foot rear setback in lieu of the required 20 feet for an addition onto the existing garage and house within the Single-Family Residential (RS-1) zoning district.
- D. **ZBA26-03 1020 E 19th Street:** A request for approval of a variance from Section 501.A for a 19-foot front setback in lieu of the required 25 feet for an existing portion of a building within the General/Heavy Commercial (CG/CH) zoning district.
- E. **ZBA26-04 302-326 Lake View Heroes Drive:** A request for approval of a variance from Section 501.A for a 20-foot front setback on Lake View Heroes Drive in lieu of the required 25 feet, and a 23-foot front setback on Travis Street in lieu of the required 25 feet for new residences 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 March 2, 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 27, 2026 at 5:00 PM

  
\_\_\_\_\_  
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](http://cosatx.us/ada).



## Zoning Board of Adjustment Minutes 1/12/2026

### **Board Present:**

Gary Cortese, former Chair  
Lyndon-Roberts Galindo, former Vice/ new Chair  
Teri Jackson, new Vice  
Mason Brooks  
Richard Rivas  
Charles Young

### **Staff Present:**

Rae Lineberry, Lead Planner  
Austin Reed, Senior Planner  
Arden Neff, Planner  
Brandon Dyson, City Attorney

### **I. Call to Order**

Chairman Cortese recognizes a quorum of six and calls the meeting to order at 3:01 p.m.

### **II. Public Comment**

Chairman Cortese opens and closes public comment after no response.

### **III. Regular Agenda**

- A. Nomination and election of Board Chair and Vice Chair for the 2026 calendar year.
  1. Election of Chair

As the current Chair Gary Cortese's final term is ending, *Teri Jackson nominates Lyndon Roberts-Galindo as the new Chair. This nomination is seconded by Mason Brooks. A vote of 6-0 passes.*
  2. Election of Vice Chair

*Gary Cortese nominates Teri Jackson as the new Vice Chair, seconded by Roberts-Galindo. A vote of 6-0 passes.*
- B. Consider approving the November 7, 2025 Zoning Board of Adjustment meeting minutes.

*Teri Jackson moves to approve the minutes, seconded by Gary Cortese. This motion carries 6-0.*
- 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.

Senior Planner Austin Reed presents this request, with staff having found special circumstances in that the property is a smaller infill lot with two frontages and a large

amount of right-of-way. Staff are recommending approval of the variance for these reasons. There has been no response to the mailed notices.

*With no public comment, Teri Jackson moves to approve. This motion is seconded by Richard Rivas, and the variance is approved with a 6-0 vote,*

**IV. Division Report**

Senior Planner Austin Reeds reports that the Planning Department has hired a new Planning Technician, Daniel Williams. Lead Planner Rae Lineberry gives a quick update on the committees that the Department has put together to look at ordinance updates.

**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**

*Teri Jackson moves to adjourn, seconded by Mason Brooks. This motion carries 6-0, and the meeting adjourns at 3:15 p.m.*

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Lyndon Roberts-Galindo, Chair

**ZONING BOARD OF ADJUSTMENT – February 2, 2026  
STAFF REPORT**

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Zoning variance		ZBA26-01: 3942 Inglewood Drive	
<b>SYNOPSIS:</b>			
<p>A request for approval of a variance from Section 501.A for a 4-foot rear setback in lieu of the required 20 feet, and a 2-foot side setback in lieu of the required 5 feet for a new accessory structure in the Two-Family Residential (RS-2) zoning district.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
3942 Inglewood Drive		Acres: 0.219, Lot: 5 SEC 40-A, Blk: 121, Subd: COLLEGE HILLS SOUTH ADDN	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
District #6 – Mary Coffey Neighborhood – Sunset		Two-Family Residential (RS-2)	Neighborhood
<b>NOTIFICATIONS:</b>			
20 notifications were mailed within a 200-foot radius. No responses have yet been received.			
<b>STAFF RECOMMENDATION:</b>			
<p>Staff recommend <b>DENIAL</b> of variances from Section 501.A for a 4-foot rear setback in lieu of the required 20 feet and a 2-foot side setback in lieu of the required 5 feet.</p>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Ramon Ramon			
<b>STAFF CONTACT:</b>			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 <a href="mailto:austin.reed@cosatx.us">austin.reed@cosatx.us</a>			

**Additional Information:**

This request is for a new 24-foot by 24-foot accessory structure which is planned to be within the rear yard of a single-family home at 3942 Inglewood Drive. The subject property measures around 9,500 square feet, whereas 5,000 square feet is minimum lot size. As the accessory structure will sit closer than 10 feet to the home, it is required to follow the same setback regulations as the home. This means 20 feet from the rear property line and 5 feet from the side. If the accessory structure was able to sit 10 feet away from the home, it would be allowed to be within 2 feet of the side and rear property lines with no variance necessary. These regulations can be found within Section 402 of our Zoning Ordinance.

**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.**  
Staff could not find special circumstances relating to the land or structure which would not be applicable to other properties. Property is of sufficient size, and surrounding properties abide with zoning regulations.
2. **These special circumstances are not the result of the actions of the applicant.**  
This prompt is not applicable as special circumstances are not present.
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 not deprive the applicant of any sort of right that may be enjoyed by other land as surrounding properties comply with setback regulations.
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.**  
The minimum action that would make possible the use of the planned structure would be a modification to allow 10 feet of separation between it and the primary residence. A new accessory structure here has no bearing on the public’s interest, and the spirit of the Zoning Ordinance would be to maintain a compliant setback.
5. **Granting the variance will not adversely affect adjacent land in a material way.**  
Granting this variance may adversely affect adjacent land through its size and proximity to the neighboring property and alleyway and through a lack of fire separation distance.
6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**  
Granting a variance in this scenario would not be considered 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.*

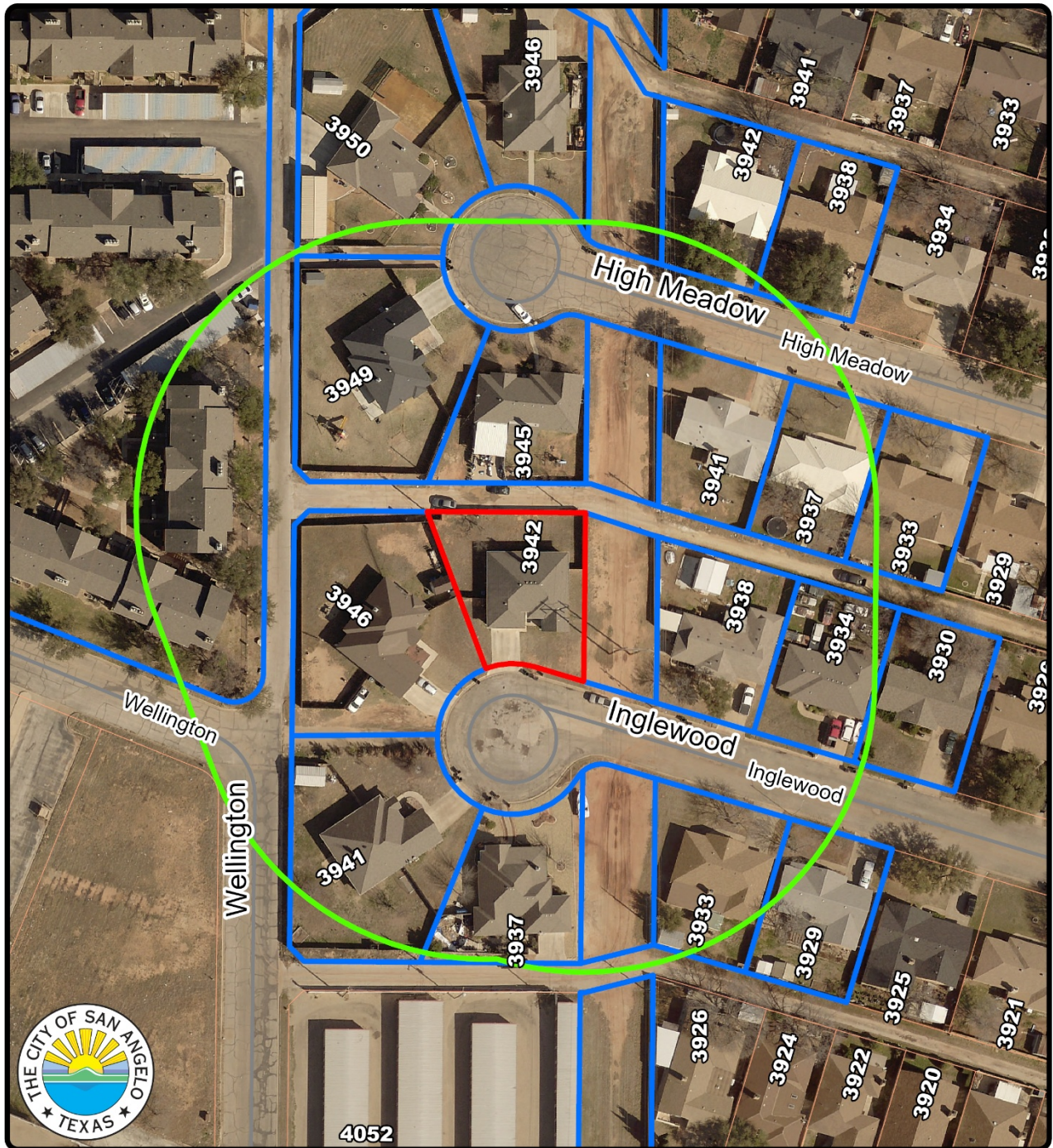
**Recommendation:**

Staff recommend **DENIAL** of variances from Section 501.A for a 4-foot rear setback in lieu of the required 20 feet and a 2-foot side setback in lieu of the required 5 feet.

**Attachments:**




Notification Map  
Aerial Map  
Zoning Map  
Concept Plan


Notification Map



**200' Notification Map**  
**ZBA26-01: 3942 Inglewood Dr.**  
Council District: #6 - Mary Coffee  
Neighborhood: Sunset

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

200' Range:   
Subject Property:   
Notified Properties: 





Aerial Map



**Aerial Map**  
**ZBA26-01: 3942 Inglewood Dr.**

Council District: #6 - Mary Coffee  
Neighborhood: Sunset

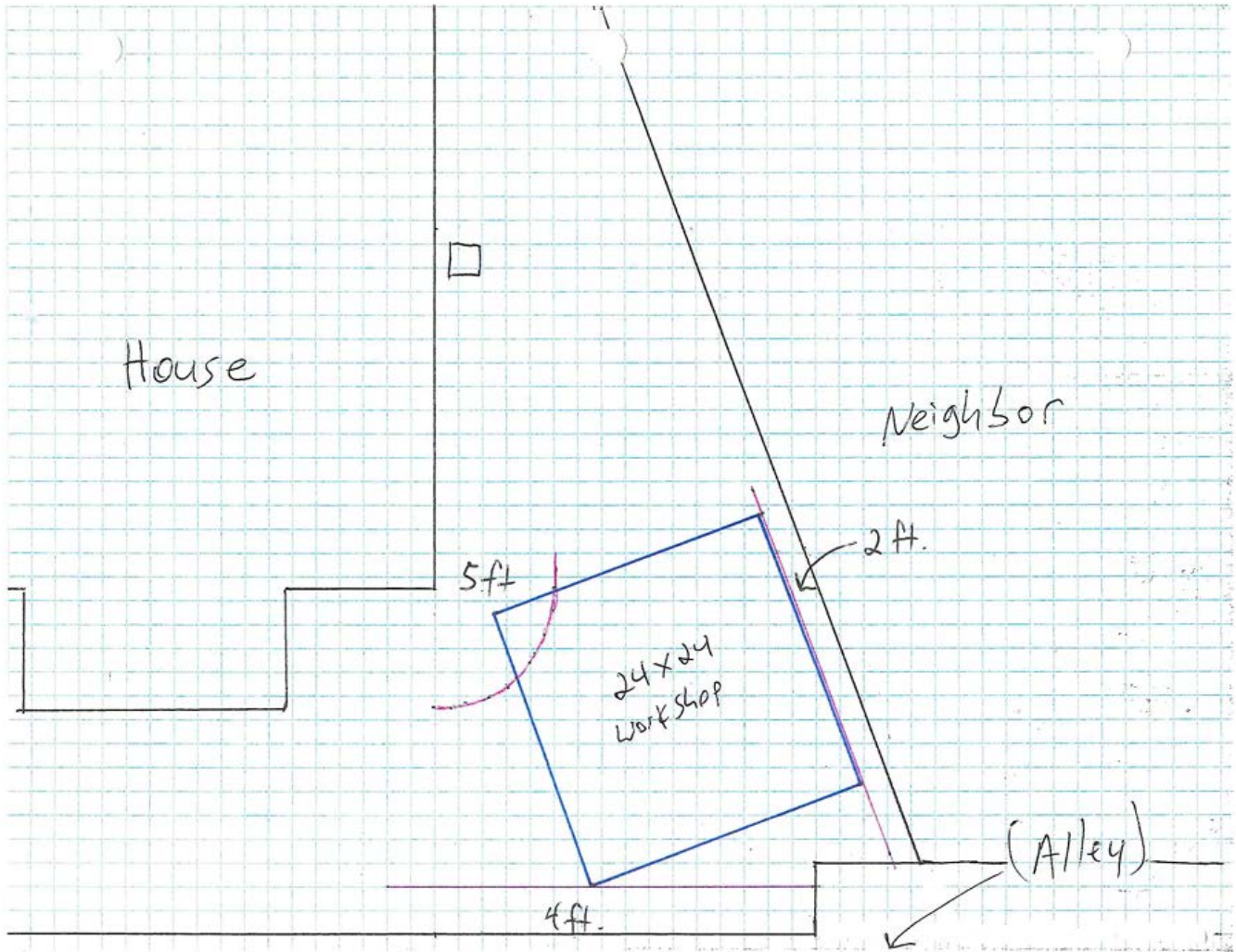
Subject Property: 

Scale:  0 0.01 0.02 0.03 0.04 Miles





Concept Plan



**ZONING BOARD OF ADJUSTMENT – February 2, 2026  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Variance		ZBA26-02: 1216 Paseo de Vaca	
<b>SYNOPSIS:</b>			
<p>The applicant has applied for a variance from Sec 501.A to allow a 10’ rear yard setback in lieu of the 20’ setback requirement within the Single-Family Residential (RS-1) Zoning District located at 1525 Paseo de Vaca. The applicant would like to add onto the existing garage and add a sunroom onto the house.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
1216 Paseo de Vaca		Acres: 0.344, Lot: 7, Blk: 12, Subd: SANTA RITA ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD #5 – Karen Hesse Smith Santa Rita Neighborhood	Single-Family Residential (RS-1)	Neighborhood	0.344 acres
<b>NOTIFICATIONS:</b>			
<p>15 notifications mailed within 200-foot radius on January 15, 2026. Received 0 in support or opposition.</p>			
<b>STAFF RECOMMENDATION:</b>			
<p>Staff’s recommendation is for the Zoning Board of Adjustment (ZBA) to <b>DENY</b> the requested variance from Section 501.A of the Zoning Ordinance to allow a 10’ rear yard setback in lieu of the 20’ setback requirement for a sunroom and addition to the garage.</p>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Applicant: Northstar Remodels, Brodie Dobbins			
<b>STAFF CONTACT:</b>			
Rae Lineberry Lead Planner (325) 657-4210, Extension 1533 <a href="mailto:rae.lineberry@sanangelo.gov">rae.lineberry@sanangelo.gov</a>			

**Additional information:**

The applicant is wanting to add a sunroom on the back of the north side of the house that will extend into the backyard and add a second story and extend the garage on the south side of the backyard, behind their fence. The setback for a rear yard is 20'. The house is setback approximately 40' in the front which does limit the rear yard, however there is a 5' rear utility easement that the sewer runs along between the houses instead of an alleyway. Staff have failed to identify a qualifying hardship and are recommending denial.

**Variations:** In addition to the six criteria in the City's Zoning Ordinance, 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 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.**  
The lot does not abut an alley. However, it is 150' in length which is larger than the minimum for RS-1. Staff have failed to identify a qualifying hardship.
2. **These special circumstances are not the result of the actions of the applicant.**  
As staff have not identified a hardship, there is not 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.**  
Staff could not identify a hardship that would deprive the applicant of rights commonly enjoyed by others in the same zoning district.
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.**  
The purpose of rear setback requirement is to keep property from affecting surrounding homeowners. Staff believe this is the minimum action required.
5. **Granting the variance will not adversely affect adjacent land in a material way.**  
Granting this variance will not adversely affect the area.
6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**  
Section 104.2 of the Zoning Ordinance states that the purpose of the Ordinance is to "protect the character and the established pattern of development in each area." Allowing this request will not protect the character as there is no hardship to allow this request.

**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.*

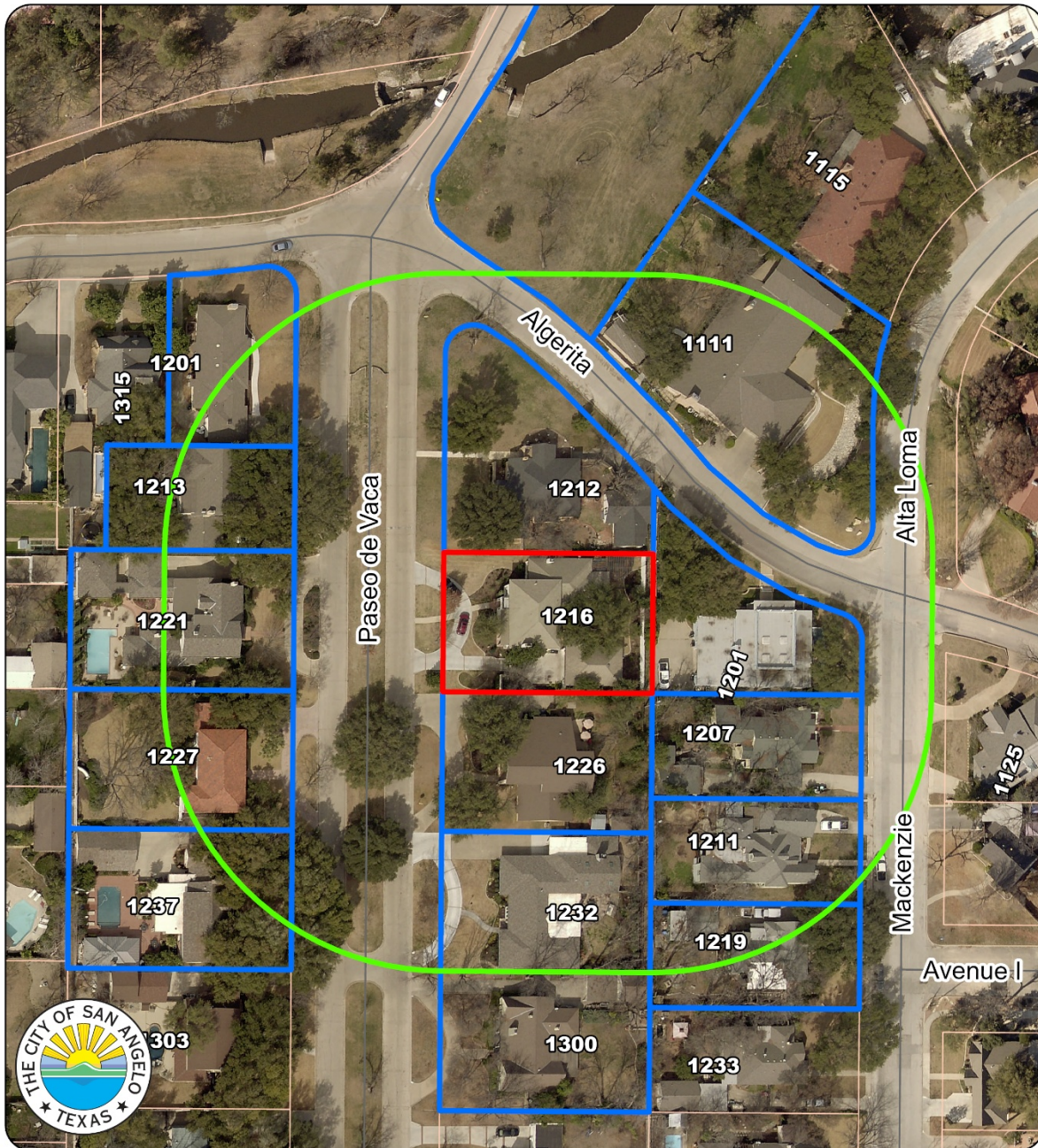
**Recommendation:**

Staff's recommendation is for the Zoning Board of Adjustment (ZBA) to **DENY** the requested variance from Section 501.A of the Zoning Ordinance to allow a 10' rear yard setback in lieu of the 20' setback requirement for a sunroom and addition to the garage.

**Attachments:**

Notification Map  
Aerial Map  
Site Plan  
Elevations

**Notification Map**





**Notification Map**  
**ZBA26-02: 1216 Paseo De Vaca St**

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

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 

**Aerial Map**



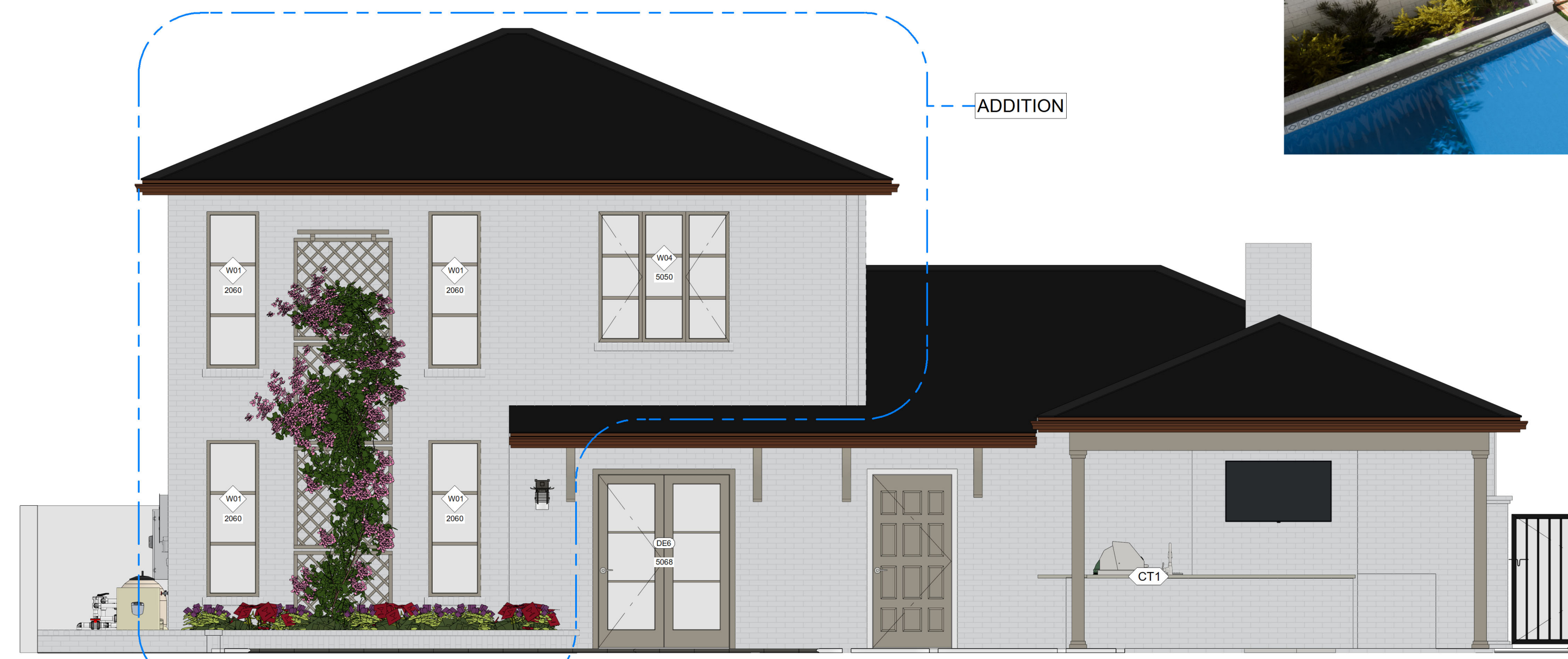
**Aerial Map**  
**ZBA26-02: 1216 Paseo De Vaca St**  
Council District: #5 - Karen Hesse Smith  
Neighborhood: Santa Rita  
Subject Property: █

Scale: 0 0.01 0.02 0.03 0.04 Miles

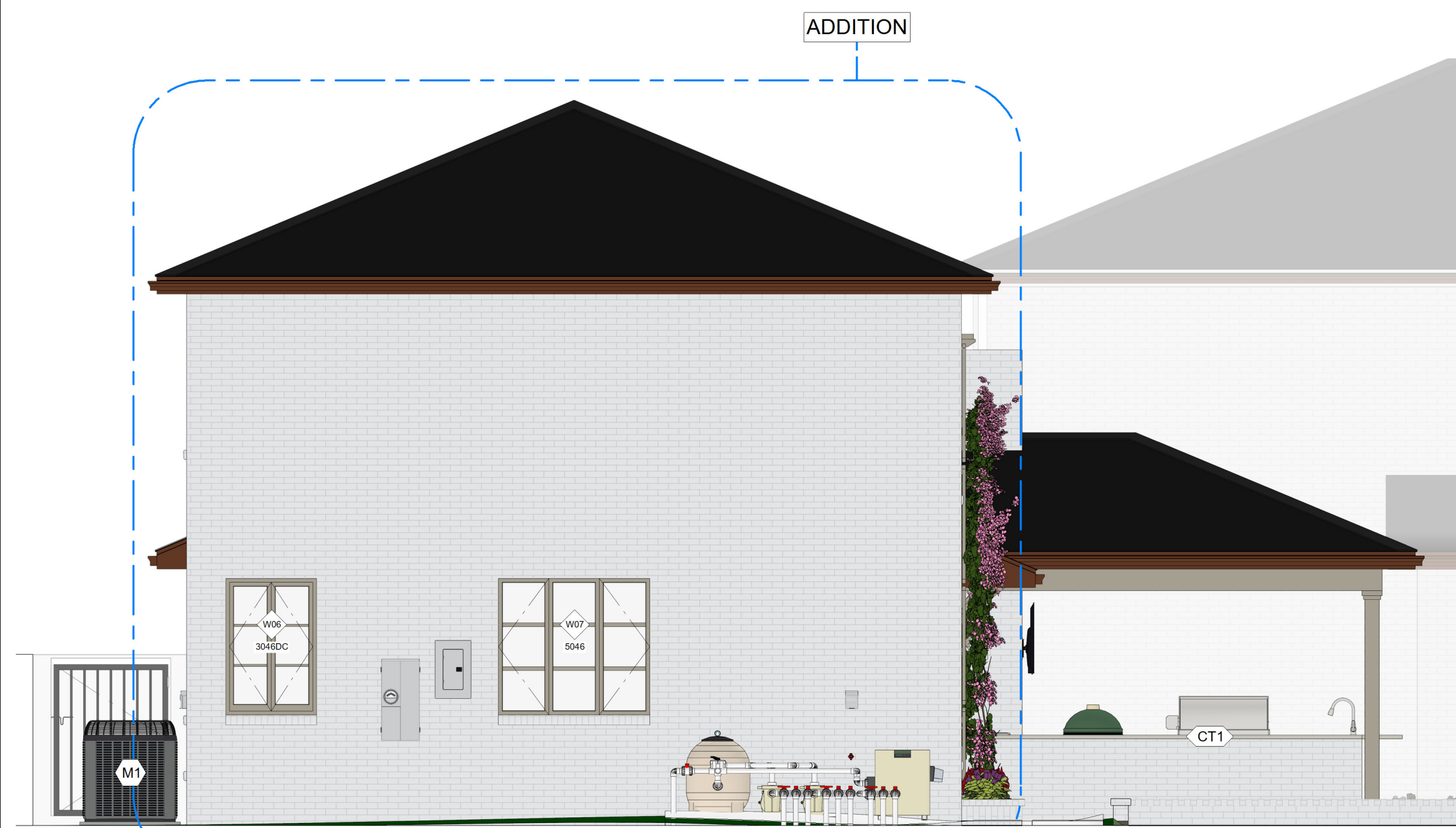




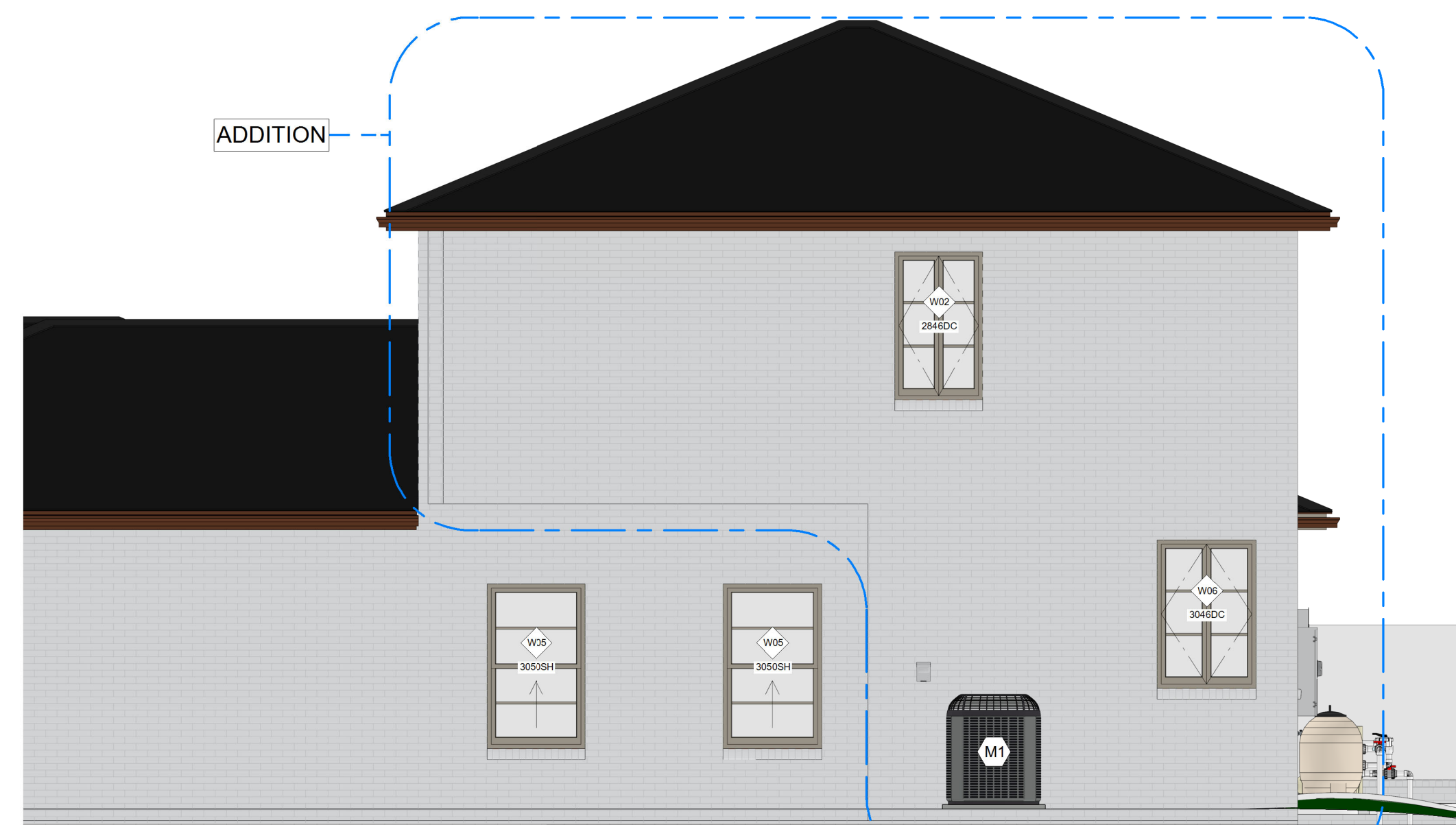
**E1 FRONT ELEVATION**  
1/4 in = 1 ft



**E2 LEFT SIDE ELEVATION**  
1/4 in = 1 ft



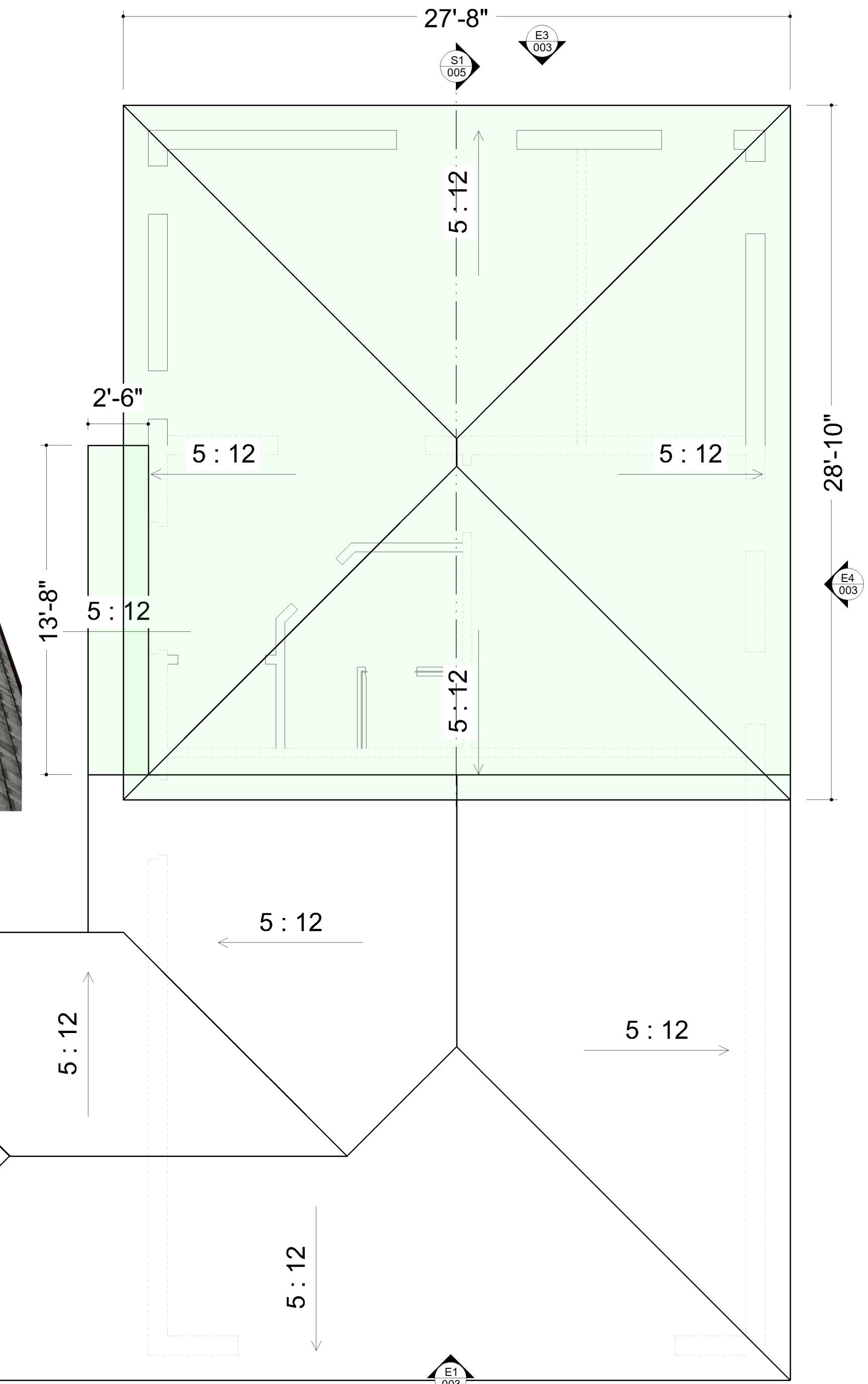
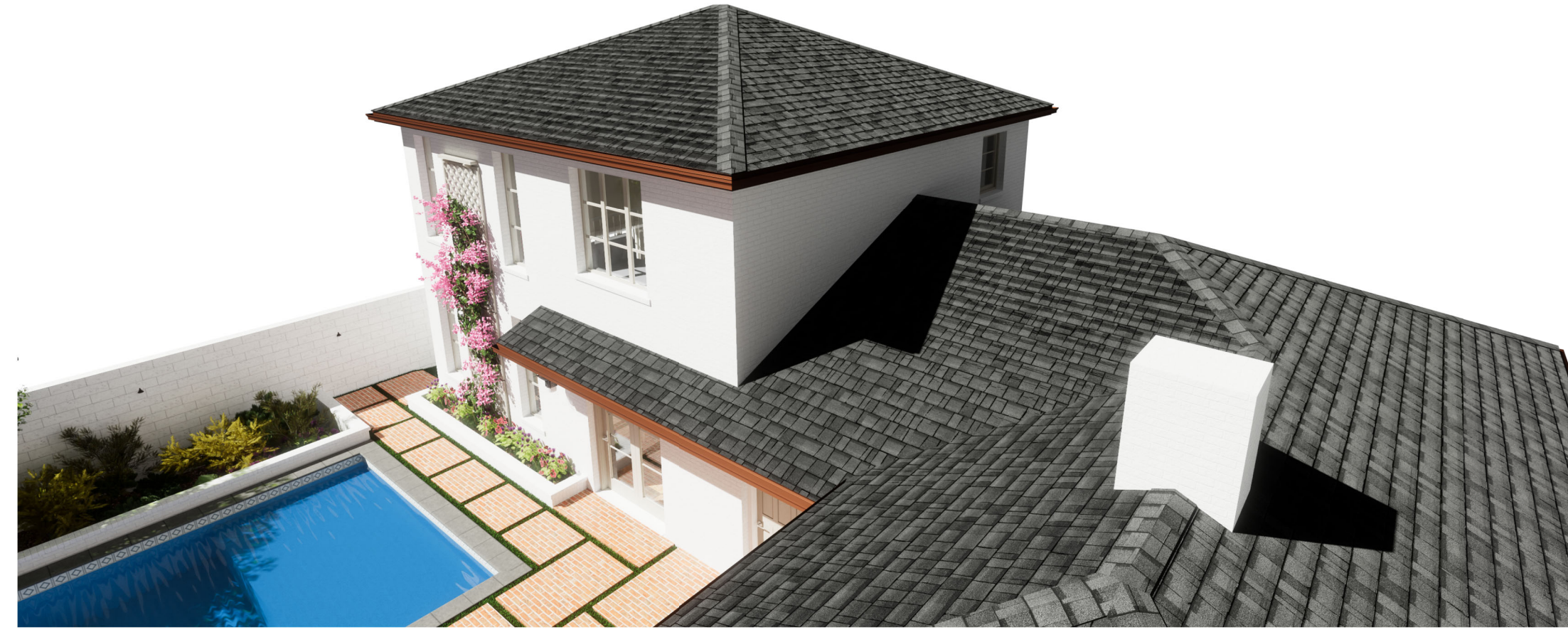
**E3 REAR ELEVATION**  
1/4 in = 1 ft



**E4 RIGHT SIDE ELEVATION**  
1/4 in = 1 ft

**900 SQ/FT OF SLATE LOOK METAL SHINGLES TO MATCH EXISTING ROOF**

**COPPER GUTTERS TO MATCH EXISTING**



**ROOF PLAN**  
1/4 in = 1 ft

WINDOW SCHEDULE (POOL HOUSE)				
	Qty	SIZE	Description	Comments
	4	2060	Fixed Glass	
	1	2846DC	Double Casement-LHL/RHR	
	1	3036FX	Fixed Glass	
	1	5050	Triple Casement-LHR/RHL	
	2	3050SH	Single Hung	
	2	3046DC	Double Casement-LHL/RHR	
	1	5046	Triple Casement-LHL/RHR	

REVISION HISTORY  
REV. DATE BY DESCRIPTION

Sheet Title:  
**POOL HOUSE ROOF PLAN AND EXTERIOR ELEVATIONS**

PRINT SIZE:  
ARCH D (24X36)

JOB DESCRIPTION:  
RESIDENTIAL ACCESSORY BUILDING

CLIENT NAME:  
JEFF CHANDLER  
1216 PASEO DE VACA  
SAN ANGELO, TX



Rev:

Date:  
12/18/2025

Sheet:  
003



**E5 RIGHT SIDE ELEVATION**  
1/4 in = 1 ft



**E6 REAR ELEVATION**  
1/4 in = 1 ft



**E7 Elevation 7**  
1/4 in = 1 ft

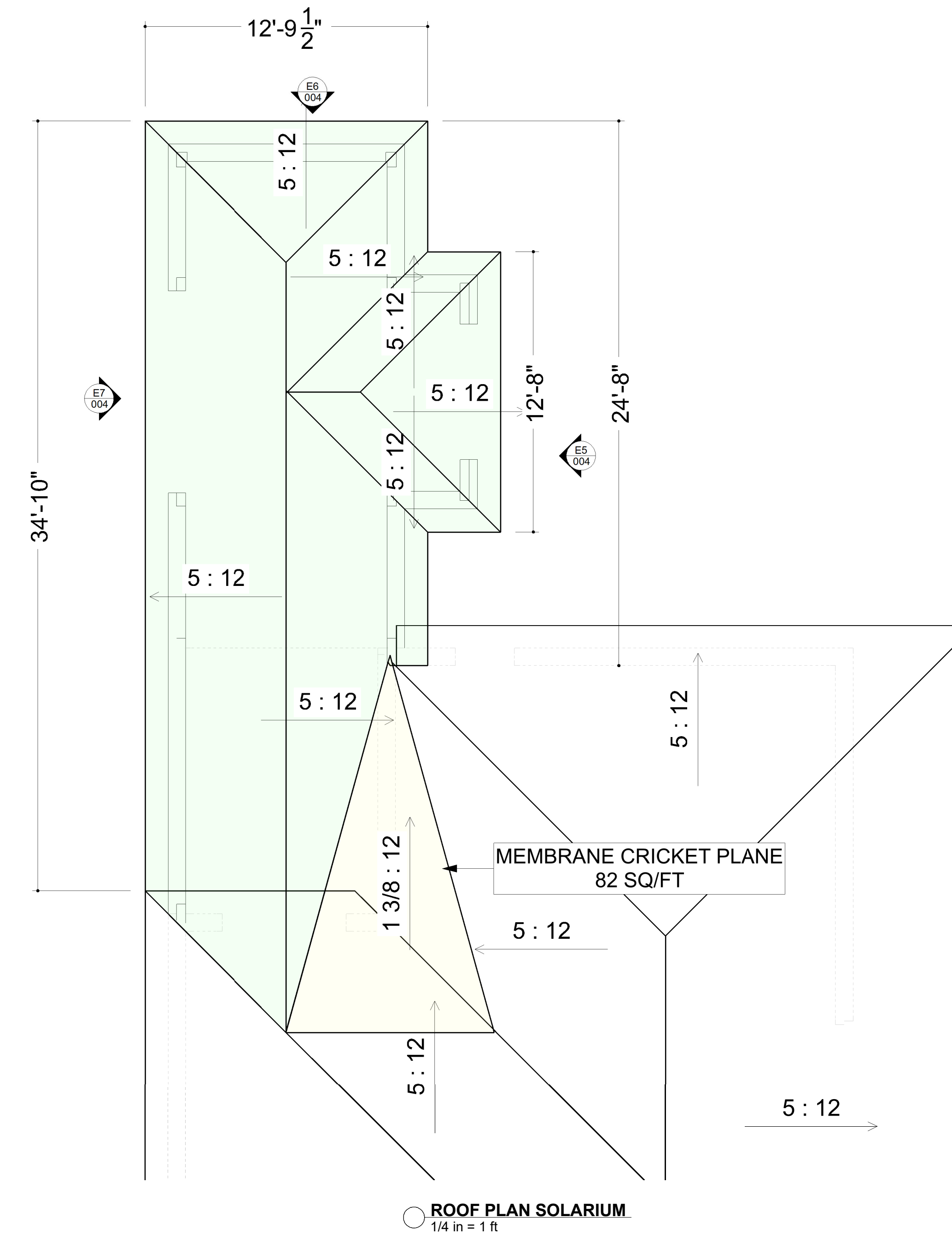


**520 SQ/FT OF SLATE LOOK METAL SHINGLES TO MATCH EXISTING ROOF**

**82 SQ/FT MEMBRANE CRICKET PLANE**

**COPPER GUTTERS TO MATCH EXISTING**

WINDOW SCHEDULE (SOLARIUM)					
REV	DATE	BY	DESCRIPTION	Qty	Comments
				4	2670DH Double Hung
				13	3070DH Double Hung



**ROOF PLAN SOLARIUM**  
1/4 in = 1 ft

REVISION HISTORY DESCRIPTION

Sheet Title:  
**SOLARIUM ROOF PLAN AND EXTERIOR ELEVATIONS**

PRINT SIZE:  
ARCH D (24X36)

JOB DESCRIPTION:  
RESIDENTIAL ACCESSORY BUILDING

CLIENT NAME:  
JEFF CHANDLER  
1216 PASSEO DE VACA  
SAN ANGELO, TX



Rev:

Date:  
12/18/2025

Sheet:  
**004**

**ZONING BOARD OF ADJUSTMENT – February 2, 2026  
STAFF REPORT**

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Zoning variance		ZBA26-03: 1020 E 19 <sup>th</sup> Street	
<b>SYNOPSIS:</b>			
<p>A request for approval of a variance from Section 501.A for a 19-foot front setback in lieu of the required 25 feet for an existing portion of a building within the General/Heavy Commercial (CG/CH) zoning district.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
1020 E 19 <sup>th</sup> Street		Acres: 0.321, Lot: 13 & 14, Blk: 17, Subd: EXALL ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
District #3 – Harry Thomas Neighborhood – Reagan	General/Heavy Commercial (CG/CH)	Commercial	0.321 acres
<b>NOTIFICATIONS:</b>			
<p>21 notifications were mailed within a 200-foot radius. No responses have yet been received.</p>			
<b>STAFF RECOMMENDATION:</b>			
<p>Staff recommend <b>APPROVAL</b> of a variance from Section 501.A for a 19-foot front setback in lieu of the required 25 feet for an existing portion of a building within the General/Heavy Commercial (CG/CH) zoning district.</p>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Petitioner: Wilde Engineering and Surveying, LLC			
<b>STAFF CONTACT:</b>			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 <a href="mailto:austin.reed@cosatx.us">austin.reed@cosatx.us</a>			

**Additional Information:**

This request is to allow a portion of an existing building that encroaches into the required front setback to remain where it is as the property owner plats their lot. The applicant came to the City to plat their commercial property, an automotive business, and it was noticed that a portion of the existing structure built in 1970 was too close to its front property line. Before they can plat their lot, they must receive approval to allow the building to be where it is. There is a large amount of right-of-way, over 26 feet, between the front property line and the street.

**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.**  
There are special circumstances in this case as the structure has existed where it is for over fifty years and that there is a very large amount of right-of-way.
2. **These special circumstances are not the result of the actions of the applicant.**  
The age of the structure and amount of right-of-way are in no way a result of the actions of the current property owner and 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 a few other structures on the same block face that encroach into their front setbacks, meaning 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 a variance in this case would be the minimum action necessary to allow the applicant to plat their property and leave the building undisturbed.
5. **Granting the variance will not adversely affect adjacent land in a material way.**  
The unusually large amount of right-of-way and fact that there are other encroaching structures along the same block face mean that granting a 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 a variance in this scenario would be considered 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.*

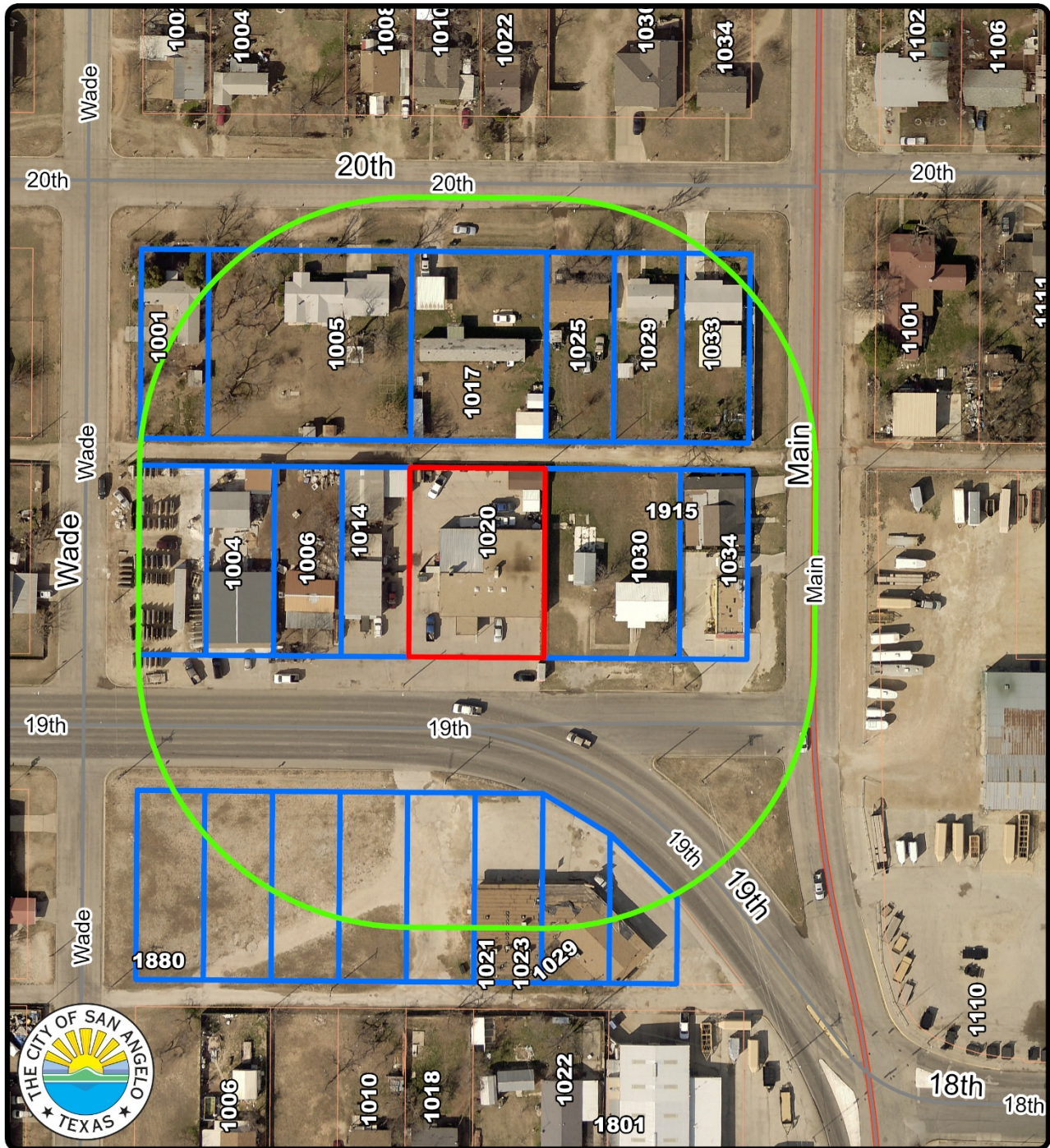
**Recommendation:**

Staff recommend **APPROVAL** of a variance from Section 501.A for a 19-foot front setback in lieu of the required 25 feet for an existing portion of a building within the General/Heavy Commercial (CG/CH) zoning district.

**Attachments:**

- Notification Map
- Aerial Map
- Zoning Map
- Concept Plan

Notification Map



**200' Notification Map**  
**ZBA26-03: 1020 E 19<sup>th</sup> St.**

Council District: #3 - Harry Thomas  
 Neighborhood: Reagan

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range: —

Subject Property: —

Notified Properties: —



Aerial Map

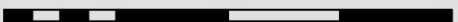


Aerial Map

ZBA26-03: 1020 E 19th St.

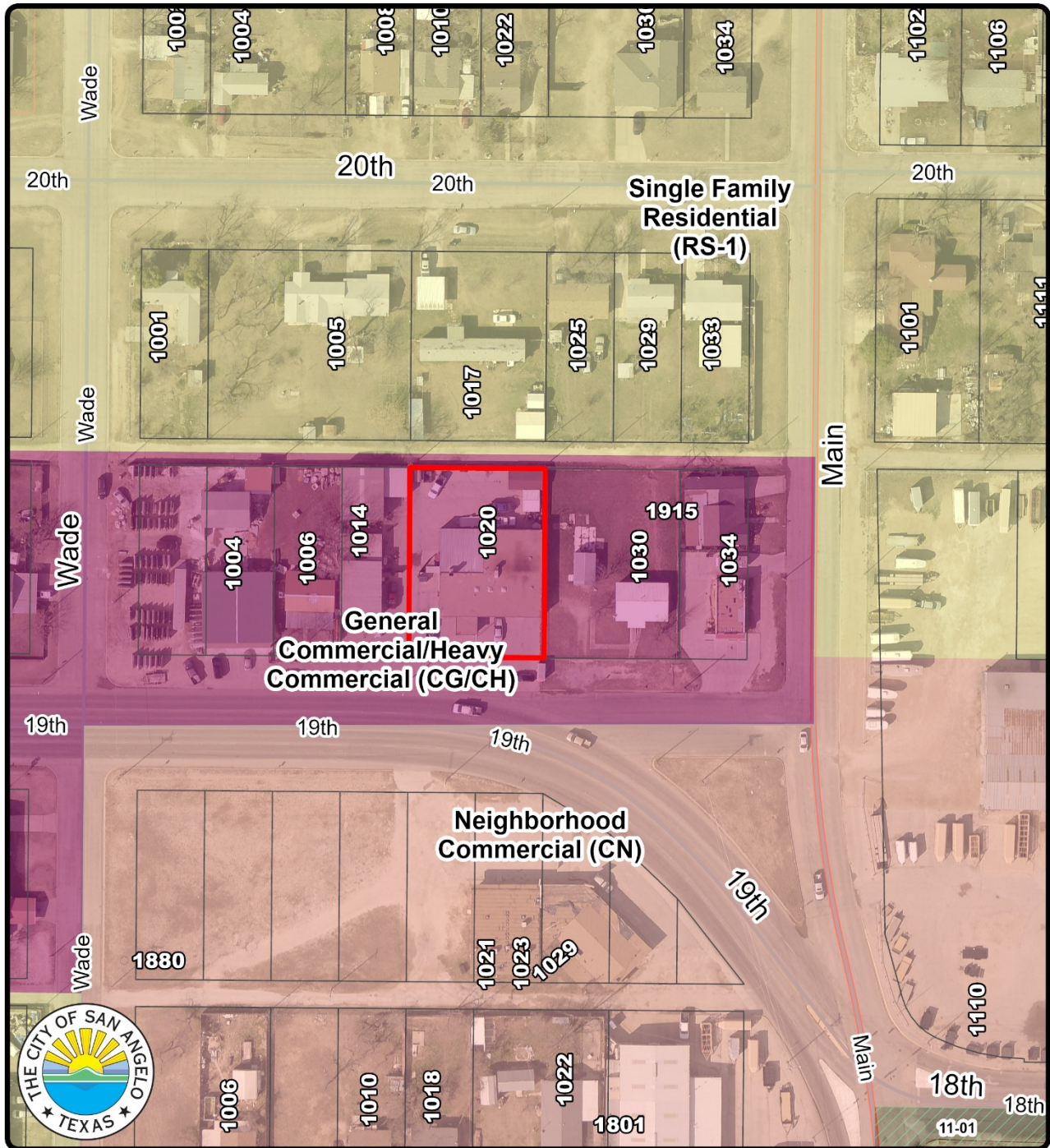
Council District: #3 - Harry Thomas  
Neighborhood: Reagan

Subject Property: 

Scale:  Miles




Zoning Map



**Zoning Map**  
**ZBA26-03: 1020 E 19th St.**

Council District: #3 - Harry Thomas  
Neighborhood: Reagan

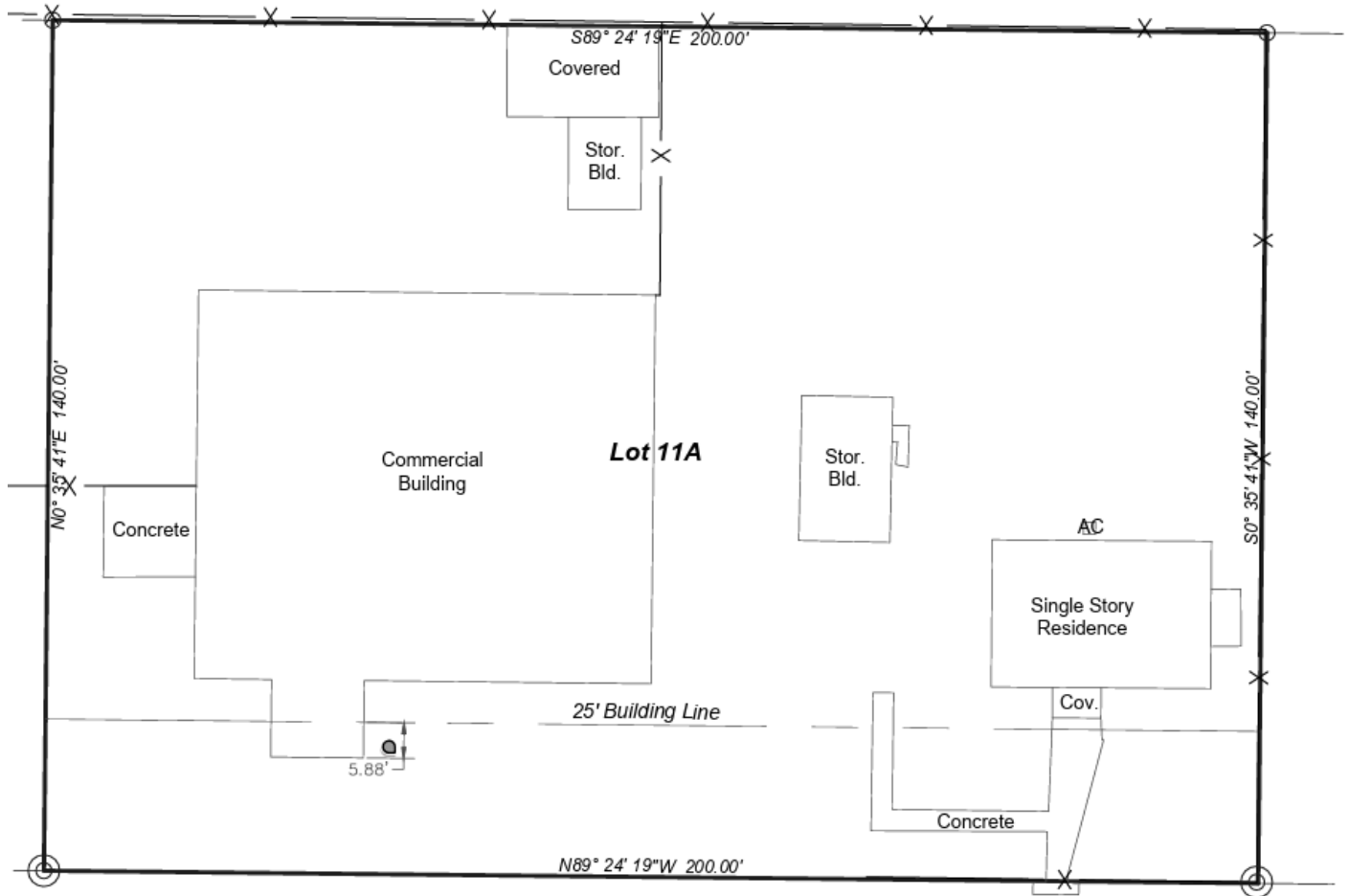
Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property: 



Concept Plan

20' Alley per Vol. U, Pg. 492, Deed Records



19th Street - 100' ROW per  
Vol. U, Pg. 492, Deed Records

**ZONING BOARD OF ADJUSTMENT – February 2, 2026  
STAFF REPORT**

<b>APPLICATION TYPE:</b>	<b>CASE:</b>		
Zoning variance	ZBA26-04: 302-326 Lake View Heroes Dr.		
<b>SYNOPSIS:</b>			
<p>A request for a variance to allow a 20' front setback from Lake View Heroes and a 23' front setback from Travis in lieu of the required 25' front setbacks in the Single-Family Residential (RS-1) zoning districts, for the properties located at 306-326 Lake View Heroes Dr.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
302-326 Lake View Heroes Dr.		Acres: 0.840, Abst: A-4030 S-0175, Survey: W C R R CO, 0.84 ACRES	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
District #2 – Joe Self Neighborhood – Lake View	Single-Family Residential (RS-1)	Neighborhood	0.840 acres
<b>NOTIFICATIONS:</b>			
23 notifications were mailed within a 200-foot radius. No responses have yet been received.			
<b>STAFF RECOMMENDATION:</b>			
<p>Staff recommend <b>APPROVAL</b> of a variance from Section 501.A for a 20' front setback from Lake View Heroes and a 23' front setback from Travis in lieu of the required 25' front setbacks in the Single-Family Residential (RS-1) zoning districts, for the properties located at 306-326 Lake View Heroes Dr.</p>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Petitioner: Wilde Engineering and Surveying, LLC			
<b>STAFF CONTACT:</b>			
Arden Neff Planner (325) 657-4210, Extension 1186 <a href="mailto:Arden.neff@sanangelo.gov">Arden.neff@sanangelo.gov</a>			

**Additional Information:**

On December 22, 2025, the Applicant submitted a build permit to the City of San Angelo for 7 ~1300sqft homes along Lake View Heroes Dr. These properties were subject to a previous zoning variance, ZBA25-19, to allow a 99' lot length. Due to the Arterial status of Lake View Heroes, front access will not be permitted for these lots; the Applicant was required to dedicate a 20ft rear access easement instead. Due to this easement and the existing 25' front setback requirement, the Applicant cannot fit minimum parking requirements. They have requested a variance for a 20' front setback to alleviate this issue.

**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.**

The lots already required an administrative variance for lot length, which was granted to allow a 99' lot in lieu of the required 100'. In addition, City records show an alley to have originally existed behind these lots, which was at some point abandoned by the City and absorbed into the lots to the north (now 145ft in length). Further, Zoning Ordinance Section 511.I.6 states that no head-in parking shall be granted off of an arterial street, such as Lake view Heroes Drive. This lack of front access required that a 20ft access easement be dedicated at the rear of the properties, taking up the entirety of the required back yard setback. These combined circumstances will require unique solutions in order to promote affordable development within the area.

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

The applicant did not apply for the abandonment of the alley behind these lots, and the dedication of the 20ft access easement was required by the unique character of the lots themselves.

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 required front setbacks would deny the Applicant the typical buildable space enjoyed under this zoning district. The existing Floor Area Ratio of 0.4 in Single-Family Residential (RS-1) permits development of a 2,000sqft home on lot of this size; however, in order to meet parking requirements under the existing setbacks on these lots, the developer would be allowed to build a maximum of a 1,400sqft home.

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 a variance in this case would be the minimum action necessary to allow this area to develop and promote affordable housing in the City of San Angelo.

5. **Granting the variance will not adversely affect adjacent land in a material way.**

The unusually large amount of right-of-way (25ft from Lake View Heroes Drive) will ensure the maintenance of sight lines on behalf of pedestrians and drivers. For Travis Street, the requested

variance is nearly 10' further than the setbacks of surrounding homes, and will therefore not create any adverse effect.

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 considered 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.*

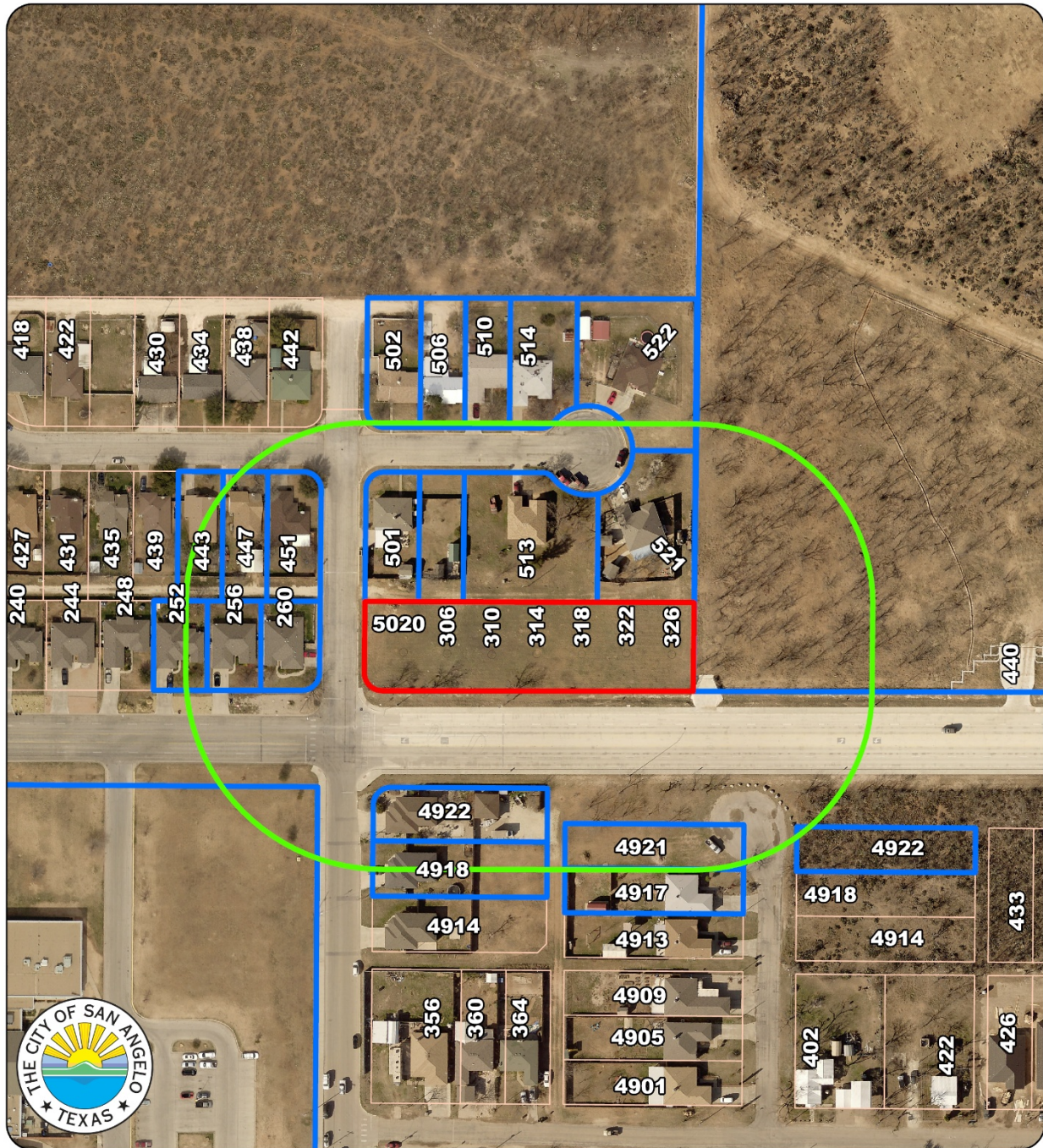
**Recommendation:**

Staff recommend **APPROVAL** of a variance from Section 501.A for a 20' front setback from Lake View Heroes and a 23' front setback from Travis in lieu of the required 25' front setbacks in the Single-Family Residential (RS-1) zoning districts, for the properties located at 306-326 Lake View Heroes Dr.

**Attachments:**

Notification Map  
Aerial Map  
Zoning Map  
Concept Plan

Notification Map



**Notification Map**  
**ZBA26-04: 302-326 Lake View Heroes Dr.**  
 Council District: #2 - Joe Self  
 Neighborhood: Lake View

200' Range: ———  
 Subject Property: ———  
 Notified Properties: ———

Scale: 0 0.01 0.02 0.03 0.04 0.06 Miles

Aerial Map



**Aerial Map**  
**ZBA26-04: 302-326 Lake View Heroes Dr.**  
Council District: #2 - Joe Self  
Neighborhood: Lake View  
Scale: 0 0.01 0.02 0.03 0.04 Miles  
Subject Property: █

Zoning Map



**Zoning Map**

**ZBA26-04: 302-326 Lake View Heroes Dr.**

Council District: #2 - Joe Self

Neighborhood: Lake View

Subject Property: ▬

Scale: 0 0.01 0.02 0.03 0.04 Miles

Vision Map

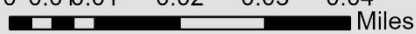


Vision Map

ZBA26-04: 302-326 Lake View Heroes Dr.

Council District: #2 - Joe Self  
Neighborhood: Lake View

Subject Property: 

Scale:  Miles

Concept Plan

