



**Zoning Board of Adjustment  
3/2/2026**

Notice is hereby given of a regular meeting of the Zoning Board of Adjustment of the City of San Angelo to be held on March 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 February 2, 2026 Zoning Board of Adjustment meeting minutes.
- B. ZBA25-17 3325 North Haven Ct: A request for approval of a variance from Section 501.A for a 14-foot front setback in lieu of the required 25 feet for a carport 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 Adjustments is scheduled for **April 6, 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, February 24, 2026 at 5:00 p.m.

  
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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).



**RECORD OF MINUTES  
CITY OF SAN ANGELO, TX  
ZONING BOARD OF ADJUSTMENT  
February 2, 2026 1:30 PM**

**Board Present:** Lyndon Roberts-Galindo, Chair  
Teri Jackson, Vice Chair  
Richard Rivas  
Mason Brooks  
Gary Cortese  
Charles Young

**Staff Present:** Aaron Vannoy, Director of Planning and Development Services  
Brandon Dyson, City Attorney  
Rae Lineberry, Lead Planner  
Austin Reed, Senior Planner  
Arden Neff, Planner

**I. Call to Order**

*Chair Roberts-Galindo called the meeting to order.*

**II. Public Comment**

*Chair Roberts-Galindo opened public comment. Chair Roberts-Galindo closed public comment.*

**III. Regular Agenda**

A. Consider approving the January 12, 2026 Zoning Board of Adjustment meeting minutes.

*Commissioner Brooks made a motion to approve the ZBA meeting minutes from January 12, 2026. Vice Chair Jackson seconded the motion. Motion carried 6-0.*

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.

*Senior Planner Austin Reed presented the case. The board had questions for him about the variance.*

*Chair Roberts-Galindo opened public comment. The applicant, Ramon Ramon, gave more background. The board then had questions for the applicant.*

*Chair Roberts-Galindo closed public comment. The board discussed the case and then Commissioner Brooks made a motion to deny the motion. Commissioner Young seconded the motion. The motion to deny failed 3-3.*

*Vice Chair Jackson made a motion to approve as presented. Commissioner Rivas seconded the motion. The motion failed 3-3.*

*The request for variance was denied.*

*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.*

*Lead Planner Rae Lineberry presented the case. The board had questions for her about the variance and Director of Planning and Development Services, Aaron Vannoy, added his input to that conversation.*

*Chair Roberts Galindo opened public comment.*

*The builder of this development, Brodie Dobbins, gave more background to the development. The board responded with questions for him and Director of Planning and Development Services, Aaron Vannoy, added his input to that conversation.*

*Commissioner Brooks asked the homeowner, Jeff Chandler, to come to the microphone and the board had questions for the homeowner.*

*Rocky Templin went to the microphone to show support for the variance based on his observation of the neighborhood.*

*Chair Roberts-Galindo closed public comment.*

*The board discussed the case and then Vice Chair Jackson made a motion to approve as presented. Commissioner Cortese seconded the motion. The motion carried 6-0.*

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.

*Senior Planner Austin Reed presented the case. Commissioner Young asked him for clarification.*

*Chair Roberts-Galindo opened public comment.*

*Neighbor, W. E. Williams, asked for clarification. Director of Planning and Development Services, Aaron Vannoy, spoke to his question.*

*Engineer, Blake Wilde, gave his support for the variance with more background on the development.*

*Builder, Rocky Templin, gave his support for the variance with more background on the development.*

*Chair Roberts-Galindo closed public comment.*

*Vice Chair Jackson made a motion to approve as presented. Commissioner Brooks seconded the motion. The motion carried 6-0.*

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.

*Planner Arden Neff presented the case. The board had questions for her about the variance. Director Planning and Development Services added his input to the conversation.*

*Chair Roberts-Galindo opened public comment.*

*Engineer, Blake Wilde, showed his support for the variance and gave more background to it.*

*Citizen, Nickie Gotschall, explained her opposition for the variance.*

*Rocky Templin gave his support for the variance, and the board asked him questions.*

*Chair Roberts-Galindo closed public comment.*

*The board asked more questions about the case.*

*Vice Chair Jackson made a motion to approve as presented. Commissioner Cortese seconded the motion. Motion carried 6-0.*

#### **IV. Division Report**

*Director of Planning and Development Services, Aaron Vannoy, gave his 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**

*Commissioner Brooks made a motion to adjourn. Vice Chair Jackson seconded the motion. The motion carried 6-0.*

*Meeting was adjourned.*

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

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Variance		ZBA25-17: 3325 North Haven Ct	
<b>SYNOPSIS:</b>			
<p>A request for approval of a variance from Section 501.A for a 14-foot front setback in lieu of the required 25 feet for a carport located at 3325 North Haven Ct.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
3325 North Haven Ct		Acres: 0.242, Lot: 5, Blk: 2, Subd: NORTH HAVEN PARK ADDITION	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #2 – Joe Self Neighborhood – Riverside	Single-family Residential (RS-1)	Neighborhood	Acres: 0.242
<b>NOTIFICATIONS:</b>			
<p>31 notifications were mailed within a 200-foot radius on February 13, 2026. Received 1 in support and 0 in opposition.</p>			
<b>STAFF RECOMMENDATION:</b>			
<p>Staff recommend <b><u>DENIAL</u></b> of a variance request for a 14-foot front setback in lieu of the required 25 feet for a carport located at 3325 North Haven Ct.</p>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Applicant: Warren Burnett			
<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 address in question is not located in the Open Structure Overlay, so the front setback for a carport in RS-1 is 25'. The total square footage of the lot is 10,521, which is about double the minimum lot size for RS-1. The applicant would like to build a 22' long carport to cover their truck. However, it will extend around 6' to 11' into the required front yard, depending on where you measure as the property sits at an angle.

**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 lot is at an angle and does not have access to an alley. However, many other homes in this neighborhood do not have alley access and the total lot square footage of the lot (10,521 sq. ft.) is more than double the minimum lot size in RS-1. (5,000 sq. ft.)
2. **These special circumstances are not the result of the actions of the applicant.**  
No special circumstances exist.
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 land in RS-1.
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.*

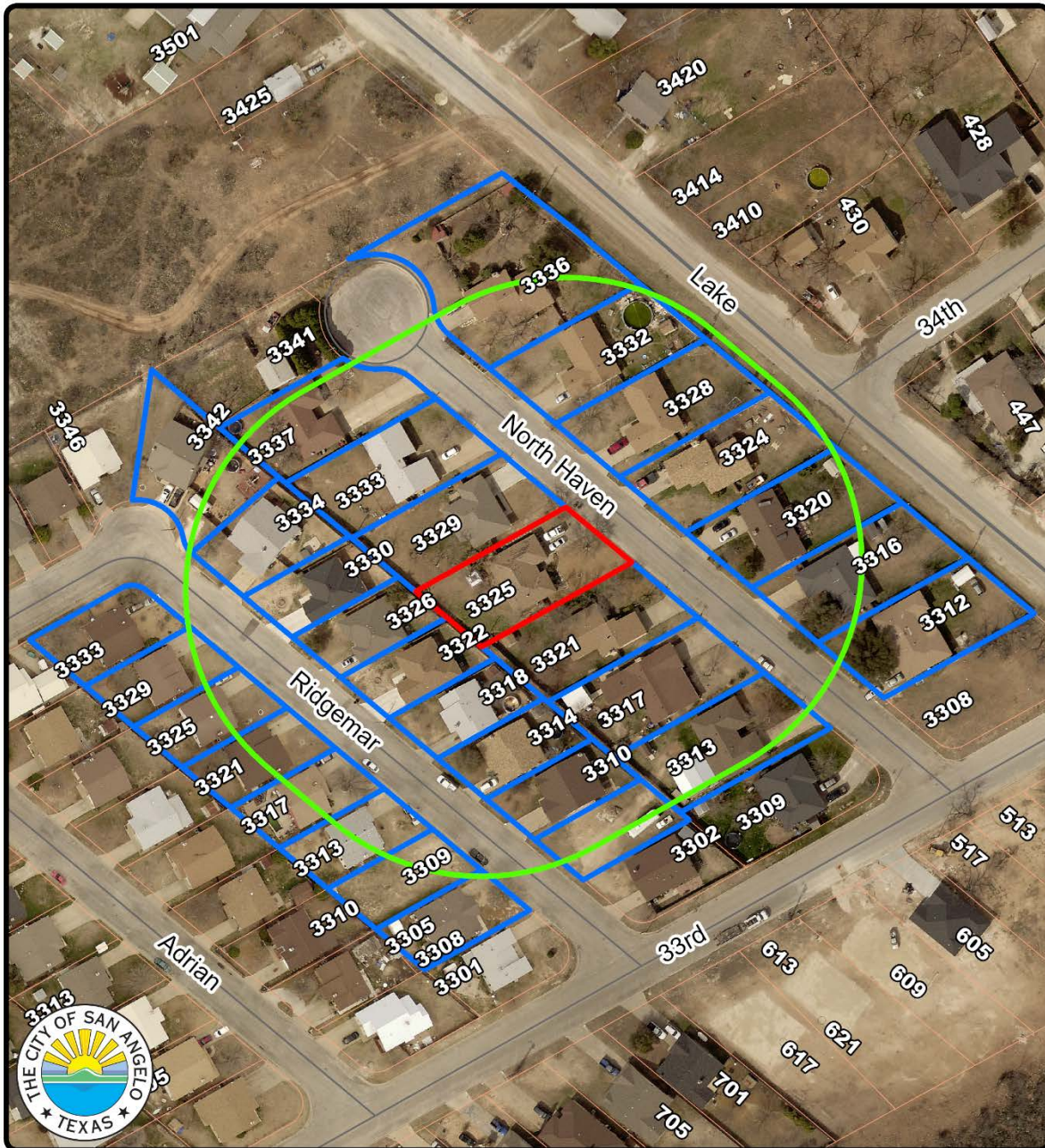
**Recommendation:**

Staff recommend **DENIAL** of a variance request for a 14-foot front setback in lieu of the required 25 feet for a carport located at 3325 North Haven Ct.

**Attachments:**




- Notification Map
- Site Plan
- Subject property photos


Notification Map



**200' Notification Map**  
**ZBA25-17: 3325 North Haven**  
Council District: #2 - Joe Self  
Neighborhood: Riverside

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range:   
Subject Property:   
Notified Properties: 



Site Plan



Site Photos

