



Zoning Board of Adjustment 7/14/2026

Notice is hereby given of a regular meeting of the Zoning Board of Adjustment of the City of San Angelo to be held on July 14, 2026 at 1:30 PM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, 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 June 10, 2026 Zoning Board of Adjustment meeting minutes.
- B. Nomination and election of chair roles for the remainder of the 2026 calendar year.
 - 1. Nomination and election of Chair
 - 2. Possible nomination and election of Vice Chair
- C. **ZBA26-17 807 La Junta St. (SMD #2):** A request for approval of a variance from Section 501.A for a lot area of 19,000.5 square feet in lieu of the required 43,560 square feet for a Ranch and Estate (R&E) lot.
- D. **ZBA26-20 320 W Ave O (SMD #3):** A request for approval of a variance from Section 501.A for a front setback of 10 feet in lieu of the required 20-foot setback for three new homes located at the north-east corner of Ben Ficklin and Avenue O.
- E. **ZBA26-21 2719 North St. (SMD#2):** A request for approval of two variances from Section 501.A for a 16.25-foot rear setback in lieu of the required 20 feet, and a lot area of 4,600 sq. ft. in lieu of the required 5,000 sq. ft. for a new home.
- F. **ZBA26-22 2714 Coleman St. (SMD#2):** A request for approval of two variances from Section 501.A for a 16.25-foot rear setback in lieu of the required 20 feet, and a lot area of 4,600 sq. ft. in lieu of the required 5,000 sq. ft. for a new home.

IV. Division Report

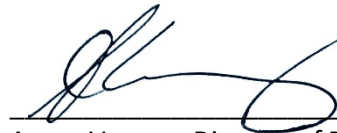
V. Follow Up and Administrative Issues

- A. The next regular meeting of the Zoning Board of Adjustments is scheduled for August 3, 2026, at 1:30PM 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, July 8th at 4:55 p.m.

A handwritten signature in blue ink, appearing to read 'A. Vannoy', is written over a horizontal line.

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.



**RECORD OF MINUTES
CITY OF SAN ANGELO, TX
ZONING BOARD OF ADJUSTMENT
June 10, 2026 1:30 PM**

Board Present: Lyndon Roberts-Galindo, Chair
Teri Jackson, Vice Chair
Mason Brooks
Ken Roberts
Charles Young
Todd Smith

Staff Present: Aaron Vannoy, Director of Planning and Development Services
Austin Reed, Planning and Development Administrator
Brandon Dyson, City Attorney
Rae Lineberry, Lead Planner
Nicholas Janney, Planner
Daniel Williams, Planning Technician

I. Call to Order

Quorum was established with 6 members present.

Chair Roberts-Galindo called the meeting to order at 1:32 PM.

II. Public Comment

Chair Roberts-Galindo opened public comment. As no one signed up to speak on an off-agenda item, she closed public comment.

III. Regular Agenda

- A. Consider approving the March 2, 2026 Zoning Board of Adjustment meeting minutes.

Board member Young made a motion to approve the ZBA minutes from March 2, 2026. Board member Rivas seconded the motion. The motion passed 6-0.

B. Consider approving the May 4, 2026 Zoning Board of Adjustment meeting minutes.

Board member Young found an error in the ZBA minutes from May 4, 2026. Item B showed 5 in favor and 0 against, but it was 6 in favor and 0 against.

Board member Young made a motion to approve the minutes with that correction. Vice Chair Jackson seconded the motion. The motion passed 6-0.

C. **ZBA26-14 77 Moritz Circle:** A request for approval of a variance from Section 501.C.2 for a 5-foot side yard setback in lieu of the required 10 feet for a detached carport as part of new twinhome construction at 77 Moritz Circle within the Low-Rise Multifamily (RM-1) zoning district.

Austin Reed, Planning and Development Administrator, presented the case.

He also presented item D (59 Moritz Circle) as it is the same applicant and request.

D. **ZBA26-15 59 Moritz Circle:** A request for approval of a variance from Section 501.C.2 for a 5-foot side yard setback in lieu of the required 10 feet for a detached carport as part of new twinhome construction at 59 Moritz Circle within the Low-Rise Multifamily (RM-1) zoning district.

There were no questions from the board.

Chair Roberts-Galindo opened public comment.

Jimmy Fine, a neighbor outside of the 200-foot radius, shared his opposition to the variance request for 77 Moritz. He said his main concern is safety and his concern is that there will be more cars parked on the road.

Joyce Fine also shared her opposition to the variance request for 77 Moritz with the same concern.

Chair Roberts-Galindo closed public comment.

The board discussed the case with several questions for staff.

Chair Roberts-Galindo made a motion to approve as presented. Vice Chair Jackson seconded the motion. The motion passed 6-0.

Staff confirmed that the motion was for both properties and the board affirmed.

- E. **ZBA26-16 204 E 37th Street:** A request for approval of a variance from Section 501.A for a 0-foot side setback in lieu of the required 5 feet for an existing house in the Single-Family Residential (RS-1) zoning district.

Rae Lineberry, Lead Planner, presented the case.

Board member Smith asked for a copy of the opposition letters and the board asked Rae for clarification on the opposition and case.

Chair Roberts-Galindo opened public comment.

Erica Wilde with Wilde Engineering spoke on behalf of the applicant, reiterating the reason for this request.

Debra Stewart, a neighbor within the 200-foot radius, shared her opposition to the variance request. Her concern is increased traffic and the safety of children walking along Goliad Street. Her other concern is the future of the lot being subdivided into two versus keeping it as one lot with one home. She then gave the remaining mic time to her sister, Alisa Smetana, to reiterate and expand on Debra's concerns.

The board discussed the scope of the variance request with staff and Debra.

Rae Lineberry clarified that denial of the request will prevent any development at 204 E 37th.

Robert Swink, a neighbor outside of the 200-foot radius, shared his opposition to the variance request. His concern is parking, congestion of homes, and property values.

Chair Roberts-Galindo closed public comment.

The board discussed the case and what it will mean if the board denies the variance.

Vice Chair Jackson made a motion to approve as presented. Board member Young seconded the motion. The motion failed with a vote of 5-1. As six affirmative votes are required to approve a variance, the request was denied.

- F. **ZBA26-12 2202 Sherwood Way:** A request for approval of a variance from Zoning Ordinance Sec. 502.B for a 4-foot front setback in lieu of the required 25 feet for a canopy for walk-up customers and as a place to put their sign for the property located at 2202 Sherwood Way.

Rae Lineberry, Lead Planner, presented the case.

The board had several questions and discussed the case including the reason for requesting a 21-foot awning, the signage, and the idea of approving a smaller awning.

Chair Roberts-Galindo opened public comment. As no one signed up, she closed public comment.

Board member Roberts made a motion to approve a 10-foot awning. Board member Smith seconded the motion. The motion failed with a vote of 5 to 1.

IV. Division Report

Aaron announced Austin Reed's promotion to Planning and Development Services Administrator, introduced a new planner, Nicholas Janney, and added that the team is conducting interviews to bring on another planner.

He shared two more news items.

1. On Tuesday, June 16th, City Council will consider an agreement with Olsson Incorporated, a consulting company that would help the City of San Angelo develop its Comprehensive Plan.

2. At the last City Council meeting, there was a second reading of updates to the City Ordinance such as changes to sidewalk requirements and double frontages, and new residential districts for smaller lots, infill development, and triplexes and quadraplexes.

V. Follow Up and Administrative Issues

- A. The next regular meeting of the Zoning Board of Adjustment is scheduled for the 6th of July 2026, in the East Mezzanine Meeting Room at City Hall.

VI. Adjournment

Chair Roberts-Galindo called for adjournment, seconded by Ken Roberts. The meeting adjourned at 2:51 p.m.

ZONING BOARD OF ADJUSTMENT – July 6th, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Zoning Variance		ZBA26-17: 807 La Junta Street	
SYNOPSIS:			
A request for approval of a variance from Section 501.A for a lot area of 19,000.5 square feet in lieu of the required 43,560 square feet for a Ranch and Estate (R&E) lot located at 807 La Junta Street.			
LOCATION:		LEGAL DESCRIPTION:	
807 La Junta Street		Acres: 0.434, Blk: 3, Subd: SHORT GEORGE ADDITION, 150 X 126.2 FT IN BLK 3	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Riverside	Ranch & Estate (R&E)	Rural	0.436 acres
NOTIFICATIONS:			
14 notifications were mailed within a 200-foot radius. No responses have yet been received.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the request for approval of a variance from Section 501.A for a lot area of 19,000.5 square feet in lieu of the required 43,560 square feet for a Ranch and Estate (R&E) lot located at 807 La Junta Street.			
PROPERTY OWNER/PETITIONER:			
Petitioner: SKG Engineering Owner: Kandance Walker			
STAFF CONTACT:			
Austin Reed Planning & Development Administrator (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

The subject of this variance request is a property which received substantial damage during the major flood event on last year's Fourth of July. In order to construct a new home after demolishing the old, a subdivision plat is required by state law. However, the property cannot be platted in its current size and configuration without approval of this variance request. The property was purchased by the current owners over thirty years ago in its current size and configuration.

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.**
There are special circumstances in that this is an existing property which has been in the same size and configuration since before our current Zoning Ordinance was in place, and that this property is only required to complete these processes because of a natural disaster.
2. **These special circumstances are not the result of the actions of the applicant.**
The size and bounds of the property, along with the occurrence of a natural disaster, are in no way the result of the actions of 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.**
Literal interpretation and enforcement of the Zoning Ordinance may deprive the applicant of rights already enjoyed by several similarly-sized properties in immediate proximity and within 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.**
Granting a variance in this case would be the minimum action necessary to allow the applicant to make use of the land by being able to reconstruct a residence.
5. **Granting the variance will not adversely affect adjacent land in a material way.**
Granting a variance is unlikely to adversely affect adjacent land in a material way as the use of the land is not changing, and the new structure would in no way be unusual for the area.
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 compatible with the intent of and the purpose statements set forth in 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 the request for approval of a variance from Section 501.A for a lot area of 19,000.5 square feet in lieu of the required 43,560 square feet for a Ranch and Estate (R&E) lot located at 807 La Junta Street.

Attachments:

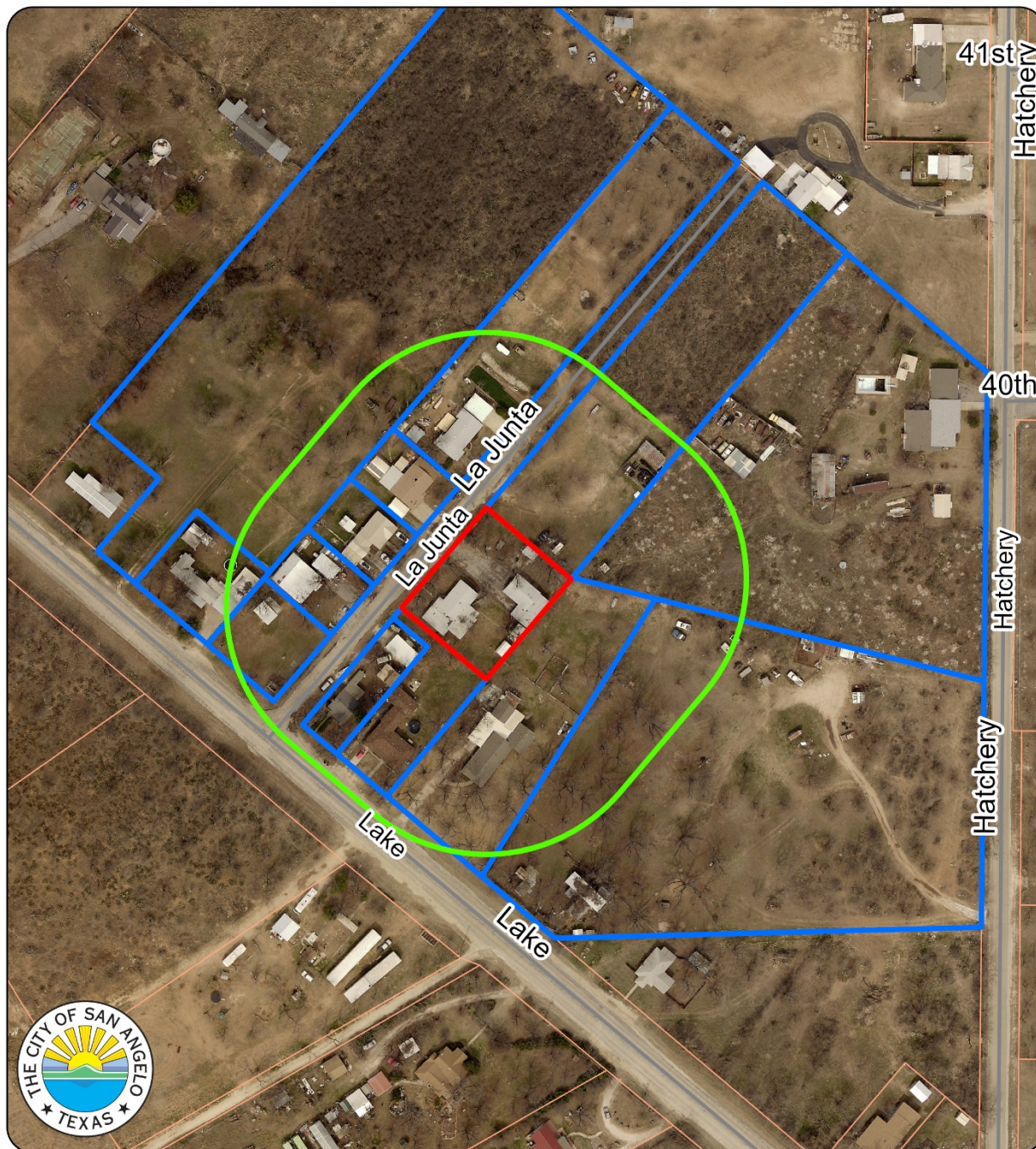
Notification Map

Aerial Map

Zoning Map

Exhibit

Notification Map



Notification Map

Case: ZBA26-17 807 La Junta

Council District: #2 - Joe Self

Neighborhood: Riverside

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

Case: ZBA26-17 807 La Junta

Council District: #2 - Joe Self

Neighborhood: Riverside

Scale: 0 0 0.01 0.02 0.02 0.03 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map



Zone Map

Case: ZBA26-17 807 La Junta

Council District: #2 - Joe Self

Neighborhood: Riverside

Scale: 0 0 0.01 0.02 0.02 0.03 Miles

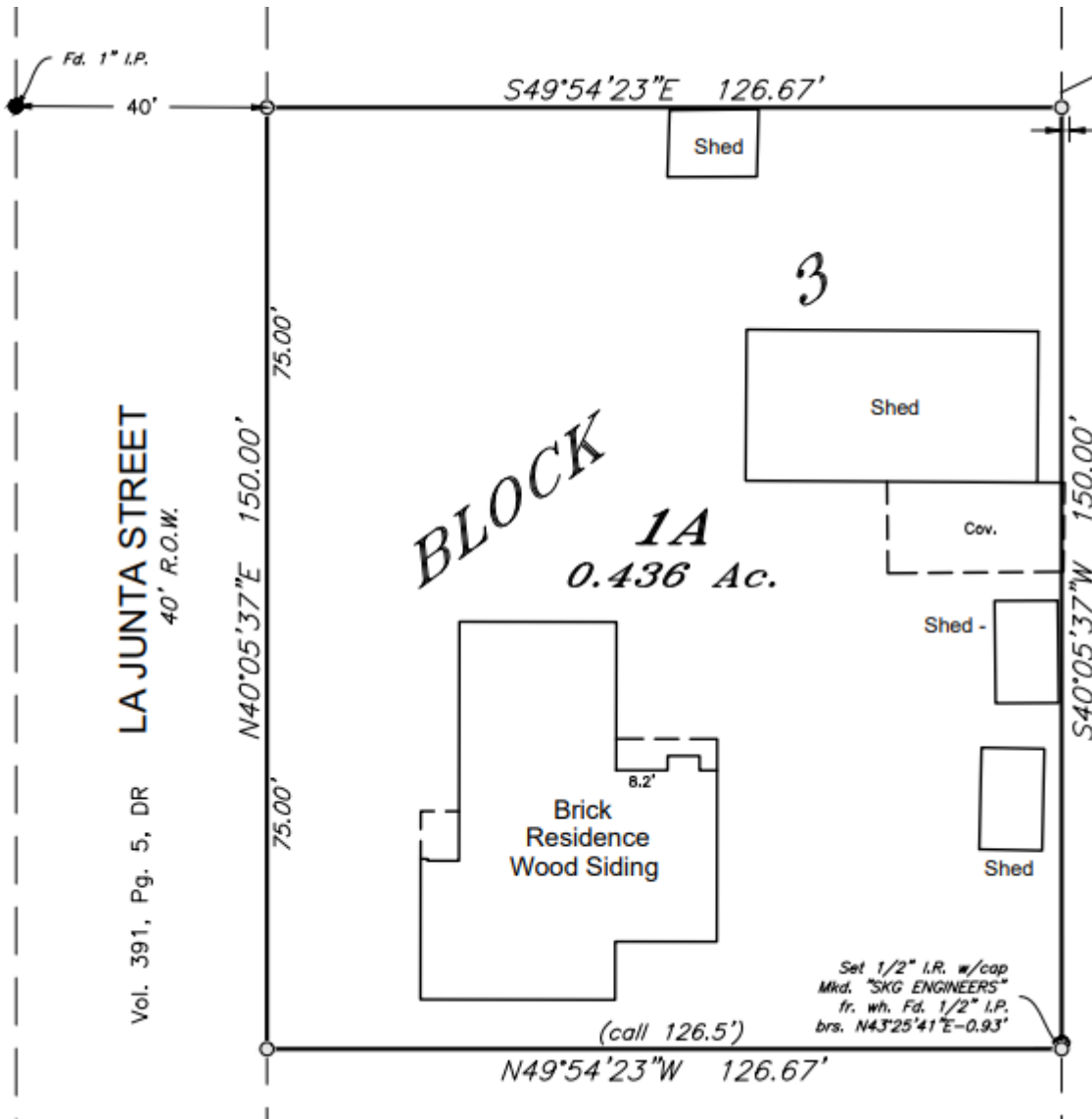
200' Range: 

Subject Property: 

Notified Properties: 



Exhibit



ZONING BOARD OF ADJUSTMENT – July 6th, 2026
STAFF REPORT

APPLICATION TYPE:	CASE:		
Zoning Variance	ZBA26-20: 320 & 324 W Ave O		
SYNOPSIS:			
A request for approval of a variance from Section 501.A for a front yard setback of 10' in lieu of the required 20 feet for three new residences at the northeast corner of Avenue O and Ben Ficklin within the Neighborhood Commercial (CN) zoning district.			
LOCATION:		LEGAL DESCRIPTION:	
320 & 324 W Ave O		Acres: 0.189, Lot: 14, Blk: 126, Subd: FORT CONCHO ADDITION Acres: 0.172, Lot: 13, Blk: 126, Subd: FORT CONCHO ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Rio Vista	Neighborhood Commercial (CN)	Neighborhood Center	0.361 acres
NOTIFICATIONS:			
21 notifications were mailed within a 200-foot radius. No responses have yet been received.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the request for approval of a front yard setback of 10' along Ben Ficklin Road in lieu of the required 20 feet for three new residences at the northeast corner of Avenue O and Ben Ficklin.			
PROPERTY OWNER/PETITIONER:			
Petitioner: SKG Engineering Owner: Stan Fox			
STAFF CONTACT:			
Austin Reed Planning & Development Administrator (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

The subject of this variance request is property at the northeast corner of W Ave O and Ben Ficklin Rd which is being replatted into three separate lots for single-family residence fronting onto Ben Ficklin. While the zoning of this property is Neighborhood Commercial (CN), it has a Conditional Use permit which allowed household living and Single-Family Residential (RS-1) standards, which is where the 20-foot front requirement comes from. One condition of this Conditional Use permit was that driveway access should not be permitted on Ben Ficklin, presumably for safety reasons. Because of this, the properties are forced to incorporate rear access through an access easement from the alleyway to W Ave O, which also means the homes needed to be moved forward to allow room for vehicle maneuvering and the extension of a sewer main. There is twenty feet of right-of-way between the property line and Ben Ficklin Road, which is more than sufficient.

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.**
There are special circumstances in that this is vacant infill property with space restraints (105’ of length), barely meeting minimum lot size while also being forced to derive access solely from the rear of the property. Additionally, there is 20 feet of right-of-way, which is more than sufficient to allow a lesser setback.
2. **These special circumstances are not the result of the actions of the applicant.**
The size, bounds, location of the property, and excessive right-of-way, along with the condition of the Conditional Use, are not the result of the actions of 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.**
Literal interpretation and enforcement of the Zoning Ordinance may deprive the applicant of rights already enjoyed by other properties in immediate proximity which have encroached past their front setback.
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 make use of the land by being able to construct residences.
5. **Granting the variance will not adversely affect adjacent land in a material way.**
Granting a variance is unlikely to 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 compatible with the intent of and the purpose statements set forth in 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.*

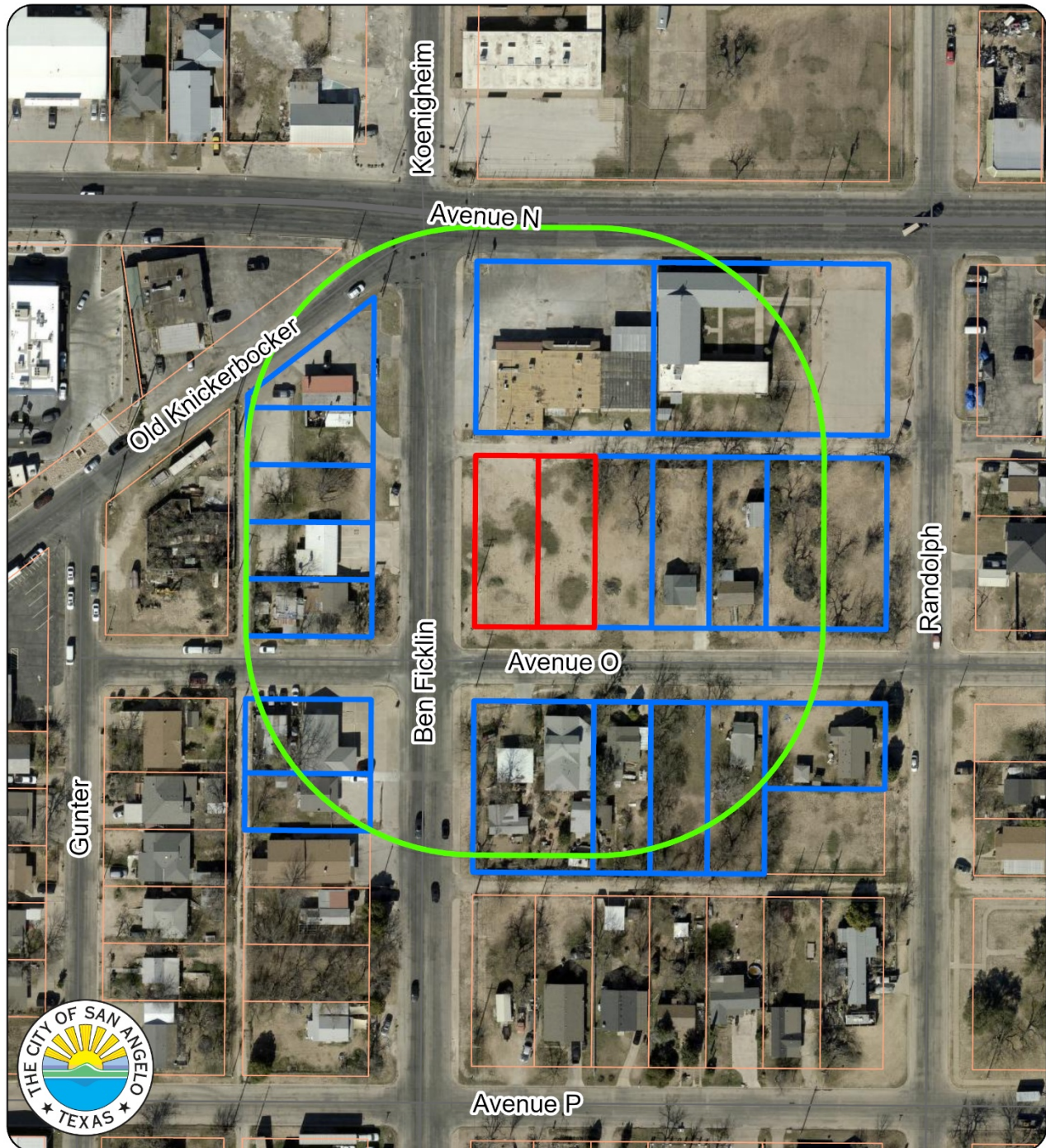
Recommendation:

Staff recommend **APPROVAL** of the request for approval of a front yard setback of 10' along Ben Ficklin Road in lieu of the required 20 feet for three new residences at the northeast corner of Avenue O and Ben Ficklin.

Attachments:

Notification Map
Aerial Map
Zoning Map
Exhibit

Notification Map



Notification Map
ZBA26-20: 320 & 324 W Ave O

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

Scale: 0.00 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

ZBA26-20: 320 & 324 W Ave O

Council District: #3 - Harry Thomas

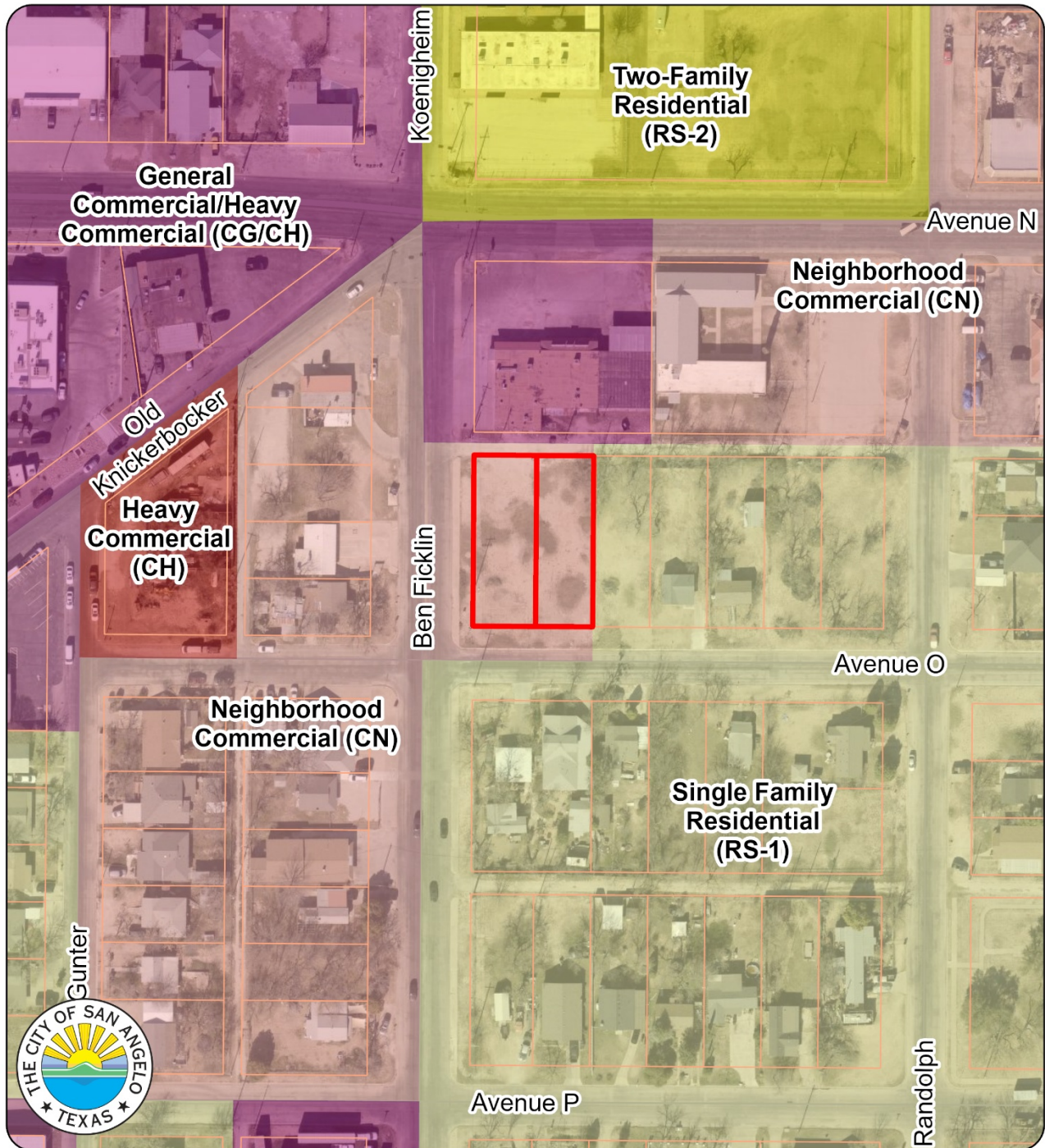
Neighborhood: Rio Vista

Scale: 0.00 0.01 0.02 0.03 0.04
Miles

Subject Property: —



Zoning Map



Zone Map

ZBA26-20: 320 & 324 W Ave O

Council District: #3 - Harry Thomas

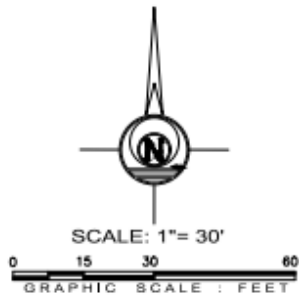
Neighborhood: Rio Vista

Scale: 0.00 0.01 0.02 0.03 0.04 Miles

Subject Property: —



Exhibit



BEARINGS RECITED HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BY GPS OBSERVATION. DISTANCES SHOWN ARE SURFACE HORIZONTAL.

LEGEND:

- Found $\frac{1}{2}$ " Iron Pipe or Rod (unless otherwise noted)
- ◆ Set $\frac{1}{2}$ " Iron Rod with Cap

PLANNING COMMISSION

Approved for recording this ____ day of _____, 20____, City Planning Commission of San Angelo, Texas.

By: _____
 Chairman

 Secretary

DEPARTMENT OF WATER UTILITIES

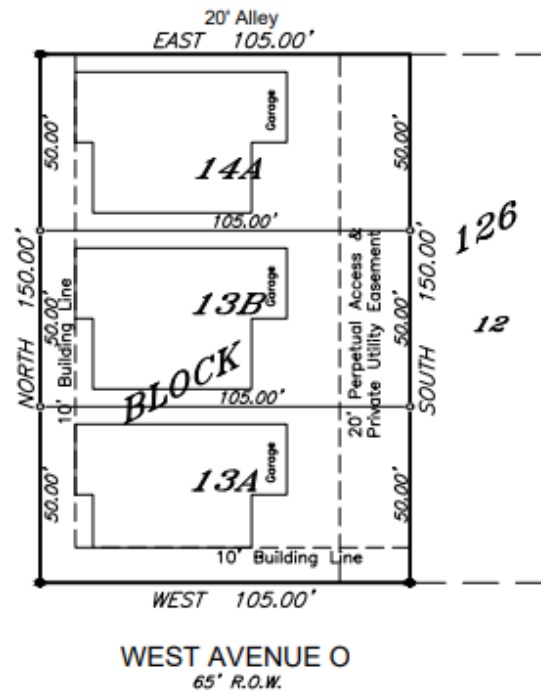
Approved for recording this ____ day of _____, 20____.

By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS

Approved for recording this ____ day of _____, 20____.

BEN FICKLIN ROAD
 100' R.O.W.



**ZONING BOARD OF ADJUSTMENT – July 7, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Variance		ZBA26-21: 2719 North St	
SYNOPSIS:			
A request for approval of a variance from Section 501.A for a 16.25-foot rear setback in lieu of the required 20-foot and a lot area of 4,600 sq ft in lieu of the required 5,000 sq ft for a new house located at 2719 North St.			
LOCATION:		LEGAL DESCRIPTION:	
2719 North St		Acres: 0.106, Lot: 5, Blk: 37, Subd: HATCHER ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Bluffs	Neighborhood Commercial (CN)	Neighborhood Center	0.106 acres
NOTIFICATIONS:			
24 notifications were mailed within 200-foot radius on June 19, 2026. No responses received to date.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL for a variance from Section 501.A for a 16.25-foot rear setback in lieu of the required 20-foot and a lot area of 4,600 sq ft in lieu of the required 5,000 sq ft for a new house located at 2719 North St.			
PROPERTY OWNER/PETITIONER:			
Applicant: Colin McCrory			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Extension 1533 Rae.lineberry@sanangelo.gov			

Additional Information:

The property was approved in May 2026 for a conditional use permit to allow household living on commercial property with a condition that the property will conform to RS-1 development standards except for those varied. The lot is 400 sq ft smaller than the standard RS-1.

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 existing lot was platted prior to current zoning regulations and has remained vacant. As there are other buildings around this lot, there is not the ability to add to the lot size, but the reduced setback would allow the home to maintain an average size on the smaller lot. To this end, this section of land which was platted in the 1920’s has remained vacant, unlike much of the surrounding properties, and as such, has special circumstances uniquely peculiar to it.

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

Since the lot was platted in 1927, the owner today is left with a limited building area due to the setback requirements and that it does not meet the 5,000 square foot lot minimum required by the RS1 development standards makes this lot unable to be developed for single family residential.

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.**

With the current setbacks in the zoning ordinance, the buildable area of the lot would be 20 feet wide by 47 feet deep, thus only allowing for a maximum 940-square foot home. This would be inconsistent with the surrounding area where homes range from approximately 1,200 square feet to 2,000 square feet in size. Furthermore, employing the 50x100 lot minimum required by the RS1 development standards makes this lot unable to be developed, despite other single-family homes residing on the same block.

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.**

Staff believes that this would be the minimum action needed in order to develop the property in manner consistent with the submitted plans. The reduced setback would still accommodate for the substandard lot depth, allow reasonable use of the property consistent with nearby properties, while maintaining the spirit of the ordinance requirement in this situation.

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

The variance will not adversely affect the adjacent land.

6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**

The purpose of the ordinance setbacks is to provide sufficient open space and separation between structures. This variance would maintain open space while accommodating reasonable use of the property consistent with surrounding properties. The substandard lot depth creates a situation that warrants a balancing of these needs.

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:

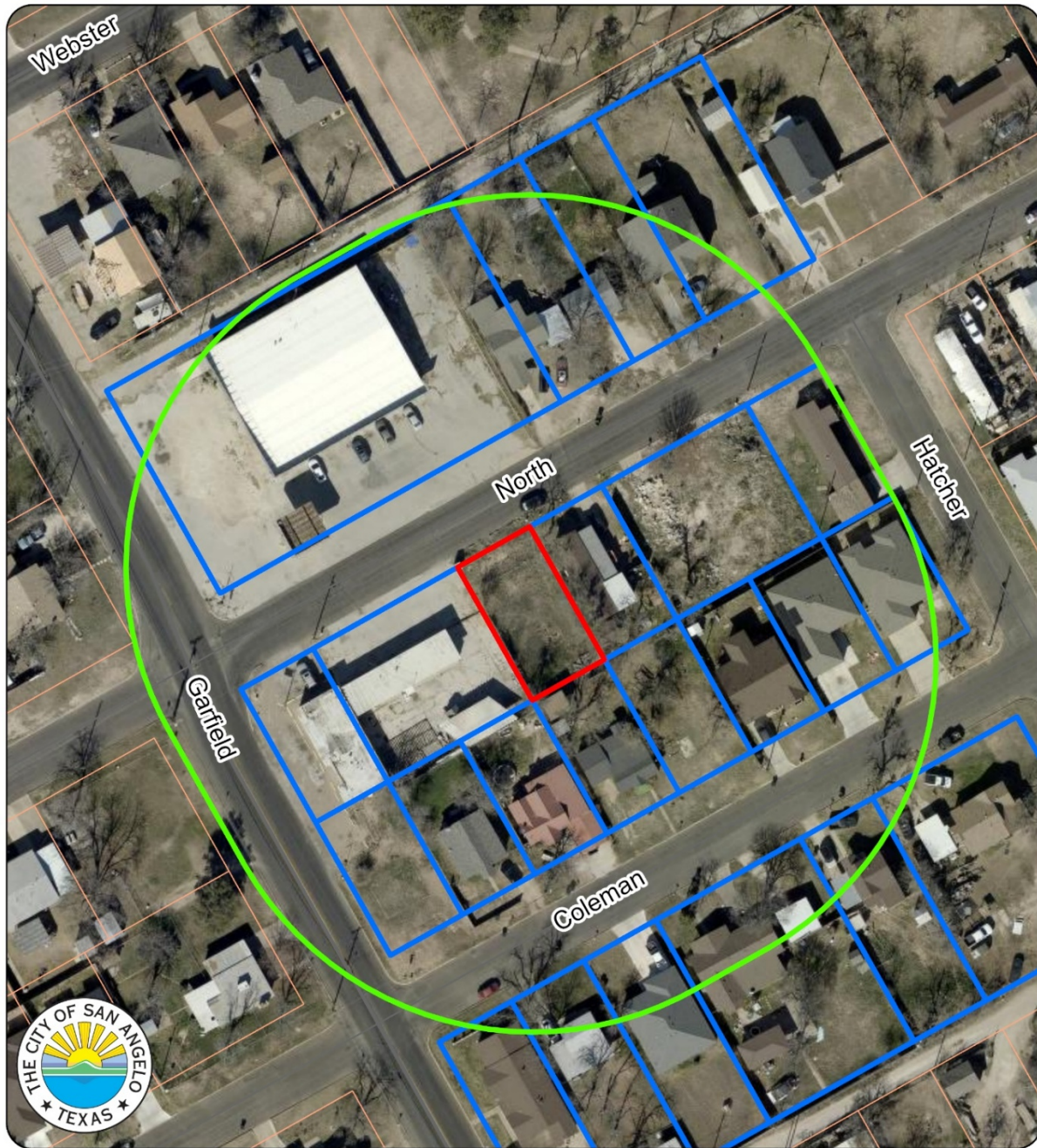
Staff recommends **APPROVAL** of a variance from Section 501.A for a 16.25-foot rear setback in lieu of the required 20-foot and a lot area of 4,600 sq ft in lieu of the required 5,000 sq ft for a new house located at 2719 North St., subject to the following **Condition of Approval**;

1. The applicant shall obtain necessary permits from the Permits and Inspections Division.

Attachments:

Notification Map
Zoning Map
Site Plan

Notification Map



Notification Map
ZBA26-21: 2719 North St

Council District: #2 - Joe Self
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.03 0.04 Miles

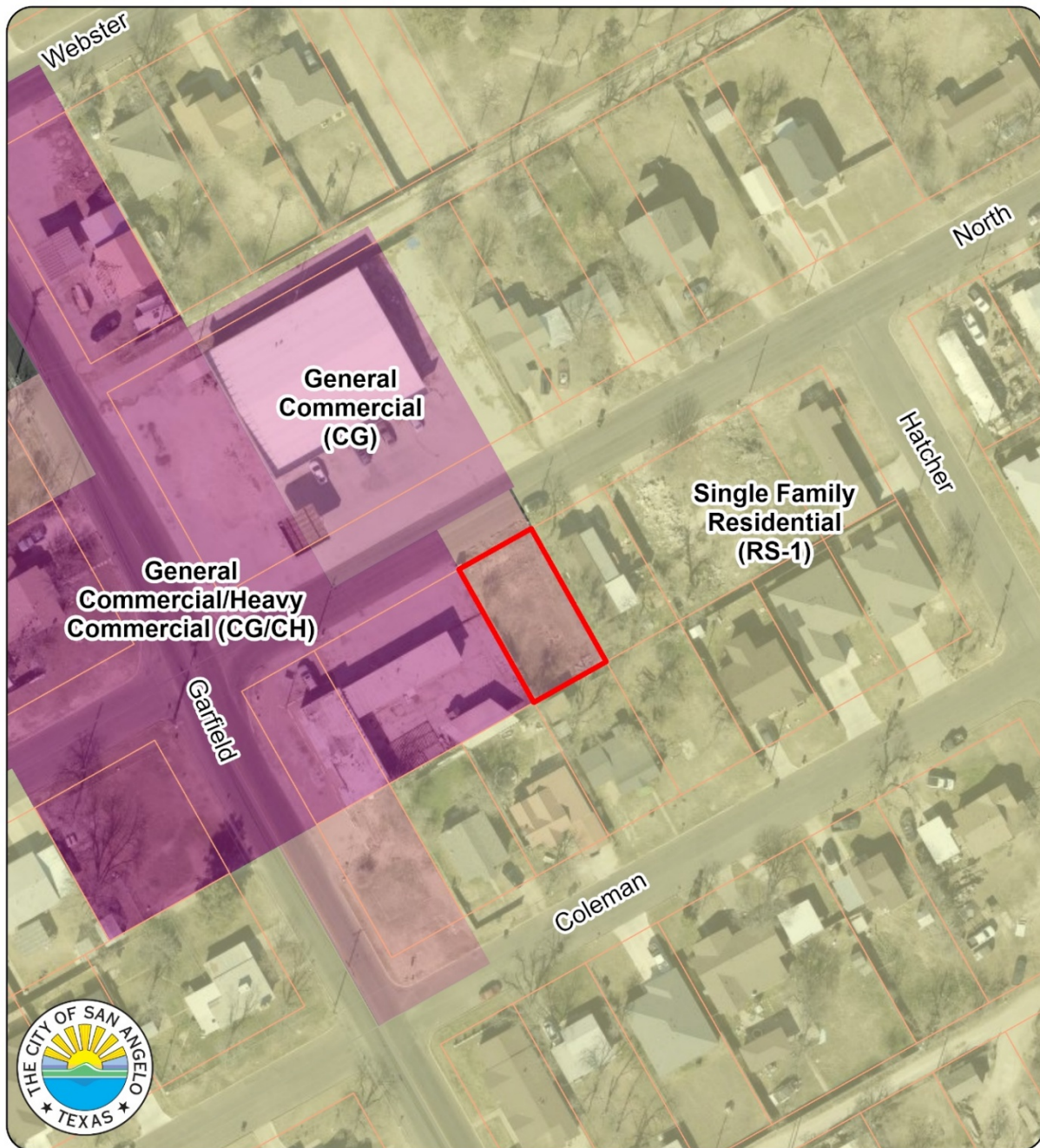
200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map



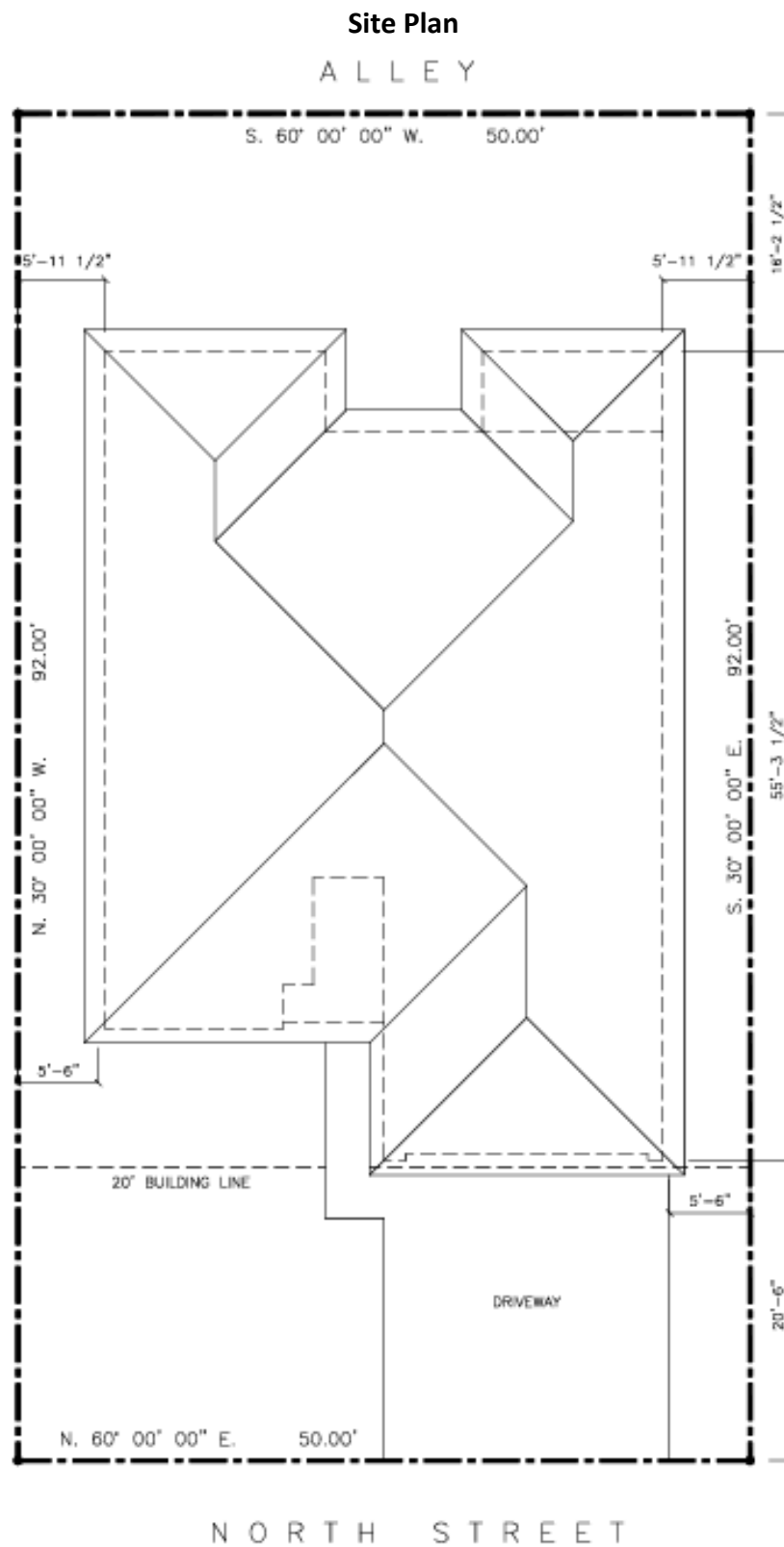
Zone Map
ZBA26-21: 2719 North St

Council District: #2 - Joe Self
Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: 





ZONING BOARD OF ADJUSTMENT – July 7, 2026
STAFF REPORT

APPLICATION TYPE:		CASE:	
Variance		ZBA26-22: 2714 Coleman St	
SYNOPSIS:			
A request for approval of a variance from Section 501.A for a 16.25-foot rear setback in lieu of the required 20-foot and a lot area of 4,600 sq ft in lieu of the required 5,000 sq ft for a new house located at 2714 Coleman St.			
LOCATION:		LEGAL DESCRIPTION:	
2714 Coleman St		Acres: 0.106, Lot: 13, Blk: 37, Subd: HATCHER ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Neighborhood – Bluffs	Single-family Residential (RS-1)	Neighborhood Center	0.106 acres
NOTIFICATIONS:			
24 notifications were mailed within 200-foot radius on June 19, 2026. No responses received to date.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL for a variance from Section 501.A for a 16.25-foot rear setback in lieu of the required 20-foot and a lot area of 4,600 sq ft in lieu of the required 5,000 sq ft for a new house located at 2714 Coleman St.			
PROPERTY OWNER/PETITIONER:			
Applicant: Colin McCrory			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Extension 1533 Rae.lineberry@sanangelo.gov			

Additional Information:

The property is zoned RS-1 and should conform to those development standards. The lot is 400 sq ft smaller than the standard RS-1.

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 existing lot was platted prior to current zoning regulations and has remained vacant. As there are other buildings around this lot, there is not the ability to add to the lot size, but the reduced setback would allow the home to maintain an average size on the smaller lot. To this end, this section of land which was platted in the 1920's has remained vacant, unlike much of the surrounding properties, and as such, has special circumstances uniquely peculiar to it.

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

Since the lot was platted in 1927, the owner today is left with a limited building area due to the setback requirements and that it does not meet the 5,000 square foot lot minimum required by the RS1 development standards makes this lot unable to be developed for single family residential.

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.**

With the current setbacks in the zoning ordinance, the buildable area of the lot would be 20 feet wide by 47 feet deep, thus only allowing for a maximum 940-square foot home. This would be inconsistent with the surrounding area where homes range from approximately 1,200 square feet to 2,000 square feet in size. Furthermore, employing the 50x100 lot minimum required by the RS1 development standards makes this lot unable to be developed, despite other single-family homes residing on the same block.

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.**

Staff believes that this would be the minimum action needed in order to develop the property in manner consistent with the submitted plans. The reduced setback would still accommodate for the substandard lot depth, allow reasonable use of the property consistent with nearby properties, while maintaining the spirit of the ordinance requirement in this situation.

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

The variance will not adversely affect the adjacent land.

6. **Granting the variance will be generally consistent with the purposes and intent of this Zoning Ordinance.**

The purpose of the ordinance setbacks is to provide sufficient open space and separation between structures. This variance would maintain open space while accommodating reasonable use of the property consistent with surrounding properties. The substandard lot depth creates a situation that warrants a balancing of these needs.

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:

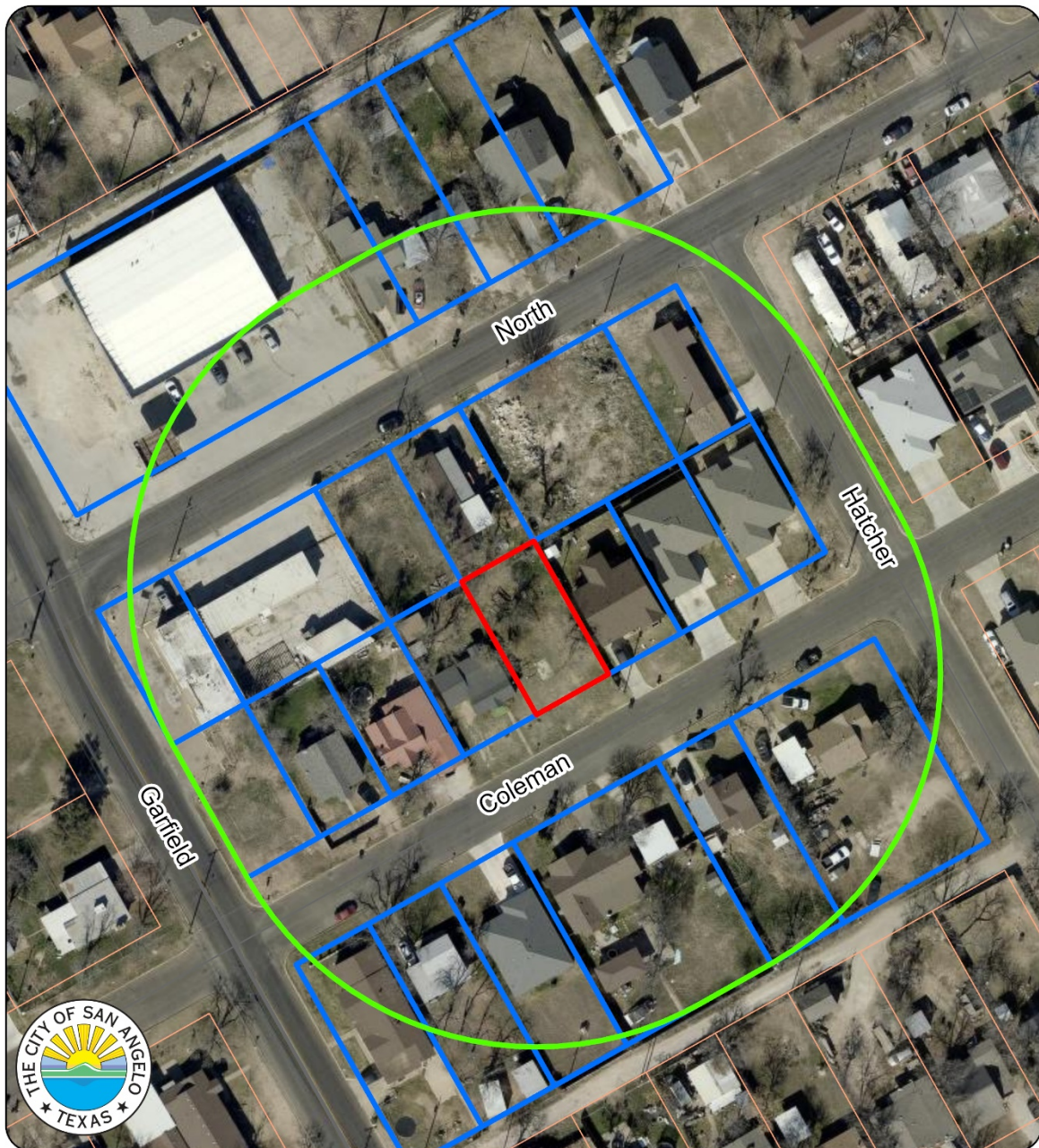
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Site Plan

Notification Map



Notification Map

ZBA26-22: 2714 Coleman St

Council District: #2 - Joe Self

Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.03 0.04 Miles

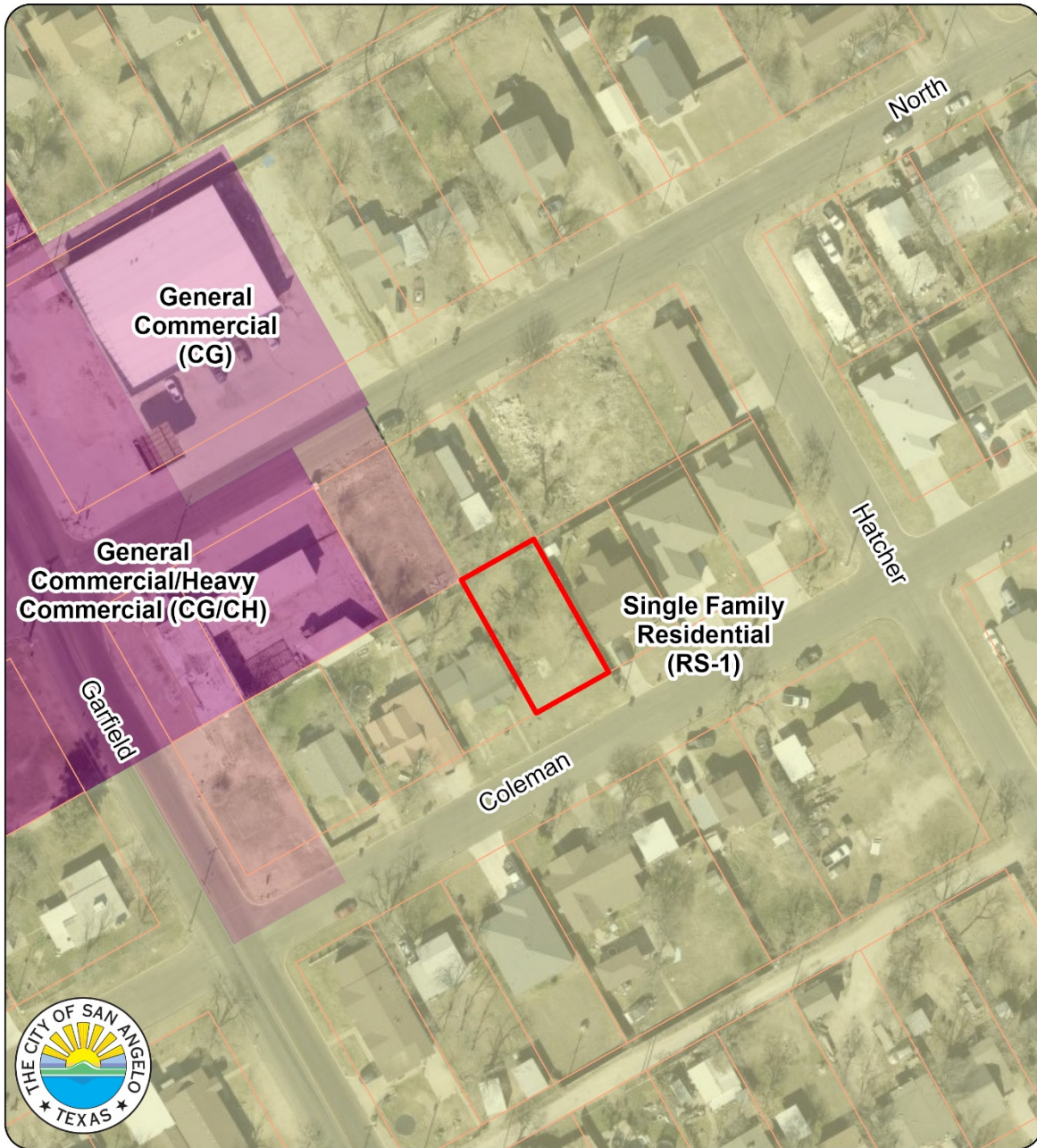
200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map



Zone Map

ZBA26-22: 2714 Coleman St

Council District: #2 - Joe Self

Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: 



ALLEY

