



# MEETING MINUTES

CITY OF SAN ANGELO, TEXAS  
**ZONING BOARD OF ADJUSTMENT**  
MONDAY, March 6, 2023, AT 1:30 P.M.  
72 W. College Avenue  
City Hall East Mezzanine Meeting Room

**Staff Present:** Zachary Rainbow, Planning Manager  
Brandon Dyson, Asst. City Attorney  
Aaron Vannoy, Planning and Development Services, Asst. Director  
Sherry Bailey, Senior Planner  
Rae Lineberry, Planner

**Board Members Present:** Gary Cortese, Chairperson  
Don Barnhart  
Stephanie Hamby  
Bobby Guerrero  
Dietrick Tillis  
Lyndon, Roberts-Galindo  
Teri Jackson

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

The Chairperson called the meeting to order at 1:31 pm and established a quorum was present.

**II. Review and take any action related to minute records of the regular meeting held on Monday, January 9, 2023.**

All present voted to approve the minutes of the January 9, 2023, ZBA meeting, 7-0.

**III. ZBA23-03: Ave. H, Kenwood Dr. & Montecito Dr. SMD #5 – Karen Hesse Smith**

A request for approval of a variance from Section 501.A of the Zoning Ordinance to approve a variance on triple frontage lots to allow a 10-foot setback, instead of the required 25 feet, on the frontage off Kenwood Drive, Single-Family (RS-1) Zoning District.

The Chairperson read into the minutes the first action item on the agenda. In this case, the applicant has purchased two and a half lots in the Santa Rita neighborhood. The applicant is requesting that they be allowed to have a ten-foot setback on the longest street frontage, the Kenwood Street side. The other two street frontages will remain at the 25-foot setback requirement. In the older neighborhoods, the second street frontage on corner lots originally had just the normal side setback requirement. The more recent zoning change has come about because of the smaller lot sizes that have more recently been built on.

Staff is recommending that the request be granted with a 10-foot setback, which would ensure that the house would meet the general setback space that is needed for visibility. The Board asked questions concerning the new setback and the remaining setbacks.

The Chair asked for public input on the request. Maureen Supeese is across the street from this property and spoke in favor of the request. Ann West owns the lot to the east and is in support of the request. Liz Landers lives across the street to the west but is concerned about how this house is going to look and what she would have to look at. She believes this setback should be the same for everyone. The board discussed the location of the side yard fencing along the long side on Kenwood and the privacy fence that would be along Kenwood. The owner spoke about the design of the house and the fence she will have along Kenwood. The Chair closed the public comment.

The Board then discussed the request and the design on that elongated lot.

Lydon Roberts- moved to approve. A second was heard from Stephanie Hamby. All present voted aye. Passed 7-0.

Member Hamby recused herself from action on the next agenda item.

**IV. ZBA23-04: Preusser St & N Marie St. – SMD#3 -Harry Thomas**

A request seeking approval of a variance on double frontage lots from Section 501.A of the Zoning Ordinance, to allow for a 10-foot front yard building setback in lieu of the required 25 feet on the 2<sup>nd</sup> frontage setback on a corner property.

Rae Lineberry, Planner presented the request. The three-lot subdivision is on the corner of Preusser and N Marie. There are two lots facing Preusser and one facing N. Marie. The applicant is requesting a 10-foot setback for the N. Marie Street side, but the staff is proposing 15 feet because the city is concerned about visibility. The established pattern in the area does have smaller setbacks. A house will be built on all three lots.

Jack Downey from SKG Engineering is representing the applicant, Galilee Homes. They feel that the alley adjacent provides clearance and the design of the home placement on the lot will address any visibility issues. The Chair asked for additional comments from the audience. Being none, he closed the hearing and asked for discussion from the Board. Hearing none, he asked for a motion. Lyndon Roberts-Galindo moved to approve the requested variance for 10 feet, and member Bobby Guerrero seconded. The motion passed 6-0.

**V. Division Report**

Zach Rainbow gave the Division Report stating staff is in the midst of interviewing for Planning staff additions and working on some ordinance amendments that will affect future variance requests before the ZBA Board.

**VI. Public Comment**

The Chair called for public comment. There being none, the Chair closed the Public Comment section.

The Chair welcomed the new Board Member, Teri Jackson to the group.

**VII. Next Meeting Agenda**

The next regular meeting of the Zoning Board of Adjustment is scheduled to begin at 1:30 p.m. on **Monday, April 3, 2023**, in the City Hall East Mezzanine Meeting Room.

**VIII. Adjournment**

The chair asked for a motion to adjourn the meeting. Member Roberts-Galindo moved to adjourn, and Member Guerrero seconded. All present voted aye. The meeting adjourned at 2:22 pm.

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Gary Cortese, Chairperson