



**Planning Commission  
2/24/2025**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on February 24, 2025 at 9:00 AM 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. Consent Agenda**

The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for presentation and public comment, otherwise the Consent Agenda will be considered in one vote. All items on the consent agenda have been recommended for approval by staff with no opposition received to date. Since some items on the Consent Agenda may require a public hearing, the Commission will accept public comment on any item on the Consent Agenda in one public hearing.

- A. **Meeting Minutes:** Consider approving the meeting minutes from January 27, 2025.
- B. **FP25-02 Bentwood Country Club Estates Sec 46 Final Plat (SMD#1):** A request to Final Plat Bentwood Country Club Estates, Section 46 being 14.001 acres under Single-family Residential (RS-1) zoning district located approximately east of Riviera Lane and Club House Lane.
- C. **FP25-03 Kerr Addition Section 2 (SMD#2):** A final plat for two residential lots across 1.329 acres within a Single-family Residential (RS-1) zoning district located at 101 W 34th Street and 3230 Grape Creek Road.
- D. **RP25-02 Lots 15-16, Blk 10 Ellis Addition (SMD#3):** A request to replat Ellis Addition, Lots 15 & 16, Block 10 located at the intersection of N Pope St and Koberlin St.

**III. Regular Agenda**

**A. Conditional Uses**

*The Planning Commission has final authority for approval of conditional uses; appeals may be directed to the City Council.*

- 1. **CU25-01 4333 Shefflera Dr (SMD#6):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 4333 Shefflera Dr.
- 2. **CU25-02 1536 Pulliam St (SMD#3):** A request for a Conditional Use to allow retail sales and services within a Light Manufacturing (ML) zoning district at 1536 Pulliam St.
- 3. **CU25-04 2830 Red Bluff Circle (SMD#1):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 2830 Red Bluff Circle.
- 4. **CU25-05 130 Greer St (SMD#3):** A request for a Conditional Use for a short-term rental located in a Single-family Residential (RS-1) zoning district at 130 Greer St.

**B. Rezoning and Comprehensive Plan Amendments**

City Council has final authority for approval of rezonings and amendments to the Comprehensive Plan.

1. **Z25-01 216 S Madison (SMD#5)**: A request to rezone from Single-family Residential (RS-1) to Multi-family Residential (RM-1) to allow multi dwelling units on one lot.
2. **PD24-07 4673 Christoval Rd (SMD#1)**: A request for a zone change to a Planned Development from Heavy Commercial (CH) to an underlying Mobile Home Subdivision zoning district, allowing one framed house and one manufactured home on 2 acres out of 13 acres located at 4673 Christoval Rd
3. **Z25-05 502 & 504 W Avenue V (SMD#3)**: A request for a zone change from the Single-Family Residential (RS-1) zoning district to Neighborhood Commercial (CN) for two properties located at 502 and 504 W Ave V.

**C. Subdivision Plats**

The Planning Commission has final authority for approval; appeals may be directed to City Council.

1. **PP25-01 Revised Preliminary Plat Southland Hills Blk 35-40 (SMD#1)**: A request to revise a Preliminary Plat for Southland Hills Addition, Block 35 to 40 with a variance request for 2 lots on Walnut Hill Dr to front on a dead-end.
2. **FP25-01 Southland Hills Addition Sec 26 (SMD#1)**: A request to final plat 13 new residential lots across 2.478 acres as part of PD22-03 within the Southland Hills Subdivision.
3. **RP25-01 3rd Amended Replat Lots 3 & 4 of Pete's Valley Estates (SMD#1)**: A request to amend the 3<sup>rd</sup> Replat of Pete's Valley Estates, 3<sup>rd</sup> Amended Replat, Lots 3 & 4, Blk 1, Sec 1 being under Single-family Residential (RS-1) zoning district located at 1642 & 1658 Wildflower Trl. Also, a variance request to not abut a public right-of-way.
4. **RP25-03 Town & Country Business Park Addition Blk 2 (SMD#1)**: A request for 1st Replat of Town & Country Business Park Addition, Block 2 located at Town & Country Dr and S Jackson.

**IV. Public Comment**

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, begin by stating their name and address or Single Member District number, and limit their remarks to less than three minutes.

**V. Planning Director's Report**

- A. Discuss and update on the Cultural District Overlay Zoning
- B. Discuss and give directions on an update to Article 12.04 Sign ordinance amendments

**VI. Follow Up and Administrative Issues**

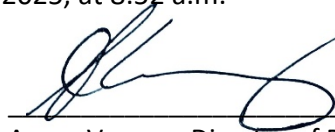
- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, March 24, 2025 at 9am** in the East Mezzanine in City Hall at 72 W College Ave.

**VII. 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, on the 21th day of February 2025, at 8:52 a.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 Planning Commission 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  
PLANNING COMMISSION  
Monday, January 27, 2025 9:00 a.m.**

**Board Present:** Luke Uherik, Chair  
Joe Self, Vice Chair  
Travis Stribling  
Kandi Pool  
Joe Self  
Liz Albert  
Patrick Baughman

**Absent:** Brittany Davis

**Staff Present:** Aaron Vannoy, Director of Planning and Development Services  
Brandon Dyson, Assistant City Attorney  
Rae Lineberry, Senior Planner  
Austin Reed, Planner  
Karen Putnam, Planning Technician

**I. Call to Order**

A. **Chair & Vice-Chair Elections:** Nominate and vote for 2024 Chairperson and Vice.

1. Chairperson election
2. Vice-Chairperson election

***Commissioner Self nominated Luke Uherik for Chair. Commissioner Pool seconded. Motion carried 6-0.***

***Commissioner Pool nominated Joe Self for Vice Chair. Commissioner Baughman seconded. Motioned carried 6-0.***

**II. Public Comment**

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, begin by stating their name and address or Single Member District number, and limit their remarks to less than three minutes.

***Commissioner Uherik asked for public. No signed up for public comment. Moved on to Consent Agenda.***

**III. Consent Agenda**

The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for

presentation and public comment, otherwise the Consent Agenda will be considered in one vote. All items on the consent agenda have been recommended for approval by staff with no opposition received to date. Since some items on the Consent Agenda may require a public hearing, the Commission will accept public comment on any item on the Consent Agenda in one public hearing.

- A. **Meeting Minutes:** Consider approving the meeting minutes from November 18, 2024
- B. **Meeting Minutes:** Consider approving the meeting minutes from December 16, 2024

*Commissioner Stribling motioned to approve. Commissioner Pool seconded. Motion carried 6-0.*

#### **IV. Regular Agenda**

##### **A. Conditional Uses**

The Planning Commission has final authority for approval of conditional uses; appeals may be directed to the City Council.

1. **CU24-34 216 W 5th St (SMD#3):** A request for a Conditional Use to allow a retail sales and service use - both personal service and entertainment services oriented business within a Light Manufacturing zoning District at 216 W 5th St.

*Owner, Heston King spoke during public comment. Expressed this has been a learning experience and willingness to work with the city.*

*Owner, Kelly King spoke during public comment. Agreed with Heston's comments. Also spoke of a different way they can make drop off/pickup safer for the children and parents.*

*Citizen, Jimmy Rose, expressed concern of asbestos in the building and safety for the children.*

*Citizen Todd, with Scott Allison Real-Estate, spoke in favor of conditional use.*

*Citizen, Diego Cardona, spoke in favor of conditional use.*

*Commissioner Stribling made motion to approve. Commissioner Self seconded. Motion carried 6-0.*

2. **CU23-57 306 N Monroe St (SMD#4):** A request to revoke the conditional use for a short term rental located at 306 N Monroe St.

*Commissioner Pool made motion to revoke conditional use. Commissioner Baughman seconded. Motion carried 6-0.*

##### **B. Rezoning and Comprehensive Plan Amendments**

City Council has final authority for approval of rezonings and amendments to the Comprehensive Plan.

1. **PD24-07 4673 Christoval Rd:** A request for a zone change to a Planned Development from Heavy Commercial (CH), allowing one framed house and one manufactured home on 2 acres out of 13 acres located at 4673 Christoval Rd

*Commissioner Self made motion to table item for 30 days to be reheard in February. Commissioner Stribling seconded. Motion carried 6-0.*

2. **Z24-17 2401 N Chadbourne:** A request for a zone change from General/Heavy Commercial (CG/CH) Zoning District to General Commercial (CG) located at 2401 N Chadbourne

*Commissioner Stribling made motion to approve. Commissioner Self seconded. Motion carried 6-0.*

C. **Subdivision Plats**

The Planning Commission has final authority for approval; appeals may be directed to City Council.

1. **FP24-23 Las Lomas South Subdivision Tract 1:** A request to final plat one lot measuring 2.00 acres and located at 125 Las Lomas Drive in Ranch & Estate (R&E) zoning, a request for approval of a variance for the 0' of the 6' required paving width on Las Lomas Drive, and a request for approval of a variance to not construct a new minor arterial road being the future extension of Foster Rd.

*Erica Wilde spoke in favor of approval during public comment.*

*Commissioner Baughman made motion to approve. Commissioner Stribling seconded. Motion carried 6-0.*

2. **FP24-24 Arden Acres Section 4:** A request to final plat one lot measuring 0.99 acres and located at 4453 Arden Road in Heavy Commercial (CH) zoning.

*Jack Downy with SKG Engineering spoke in favor of approval during public comment.*

*Commissioner Albert made motion to approve. Commissioner Pool seconded. Motion carried 6-0.*

3. **RP24-32 Poulter's Highland Acres Tract 36 Blk 1:** A request to replat Block 1 of of the Poulter's Highland Acres resulting in one lot in the Heavy Commercial (CH) zoning district and a request for approval of a variance for additional right-of-way dedication.

*Jack Downy with SKG Engineering spoke in favor of variance during public comment. Offered to have an easement instead of dedicating right-of-way. Commissioner Stribling clarified that granting easement would not effect the setbacks.*

*Owner spoke in favor of cooperating with city during process.*

*Commissioner Stribling clarified if parking would be affected by the offered easement. Director A. Vannoy answered.*

*C. Baggett with City Engineering spoke briefly about sidewalk project.*

*Commissioner Stribling made motion to approve and grant public access easement in lieu of right of way. Commissioner Albert seconded. Motion carried 6-0.*

**V. Planning Director's Report**

**VI. Follow Up and Administrative Issues**

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, February 24, 2025, at 9 am** in the East Mezzanine in City Hall at 72 W College Ave.

**VII. Adjournment**

*Commissioner Self made motion to adjourn. Commissioner Pool seconded. Motion carried 6-0. Planning Commission adjourned 10:35 a.m.*

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Luke Uherik, Chairman

All agenda items are subject to action. The Planning Commission reserves the right to consider business out of posted order.

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**PLANNING COMMISSION – February 24, 2025**  
**STAFF REPORT**



|                                                                                                                                                                                                                                                                                    |                                                    |                                                                                    |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------|--------------|
| <b>APPLICATION TYPE:</b>                                                                                                                                                                                                                                                           | <b>CASE:</b>                                       |                                                                                    |              |
| Final Plat                                                                                                                                                                                                                                                                         | FP25-02: Bentwood Country Club Estates, Section 46 |                                                                                    |              |
| <b>SYNOPSIS:</b>                                                                                                                                                                                                                                                                   |                                                    |                                                                                    |              |
| A request to Final Plat Bentwood Country Club Estates, Section 46 being 14.001 acres under Single-family Residential (RS-1) zoning district located approximately east of Riviera Lane and Club House Lane. The applicant will continue to build single-family homes in this area. |                                                    |                                                                                    |              |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                   |                                                    | <b>LEGAL DESCRIPTION:</b>                                                          |              |
| Lot is east of the intersection of Riviera Ln and Club House Ln                                                                                                                                                                                                                    |                                                    | Abst: A-4210 S-0178, Survey: H ZERBACH<br>Abst: A-0052 S-0177, Survey: C BERBERICK |              |
| <b>SM DISTRICT / NEIGHBORHOOD:</b>                                                                                                                                                                                                                                                 | <b>ZONING:</b>                                     | <b>FUTURE LAND USE:</b>                                                            | <b>SIZE:</b> |
| SMD #1 – Tommy Heibert<br>Neighborhood – Country Club                                                                                                                                                                                                                              | Single-family<br>Residential (RS-1)                | Neighborhood                                                                       | 14.001 acres |
| <b>THOROUGHFARE PLAN:</b>                                                                                                                                                                                                                                                          |                                                    |                                                                                    |              |
| <p><i><b>Club House Lane</b></i> – classified as a minor collector.</p> <p><i><b>Oakmont Lane</b></i> – classified as a local road.</p> <p><i><b>Linville Lane</b></i> – classified as a local road.</p>                                                                           |                                                    |                                                                                    |              |
| <b>STAFF RECOMMENDATION:</b>                                                                                                                                                                                                                                                       |                                                    |                                                                                    |              |
| Staff recommend <b>APPROVAL</b> of the Final Plat for Bentwood Country Club Estates, Section 46 with 5 conditions and 1 note.                                                                                                                                                      |                                                    |                                                                                    |              |
| <b>PROPERTY OWNER/PETITIONER:</b>                                                                                                                                                                                                                                                  |                                                    |                                                                                    |              |
| Owner: Bentwood JV, LLC<br>Petitioner: SKG Engineering                                                                                                                                                                                                                             |                                                    |                                                                                    |              |
| <b>STAFF CONTACT:</b>                                                                                                                                                                                                                                                              |                                                    |                                                                                    |              |
| Rae Lineberry<br>Senior Planner<br>(325) 657-4210, Extension 1533<br><a href="mailto:Rae.lineberry@cosatx.us">Rae.lineberry@cosatx.us</a>                                                                                                                                          |                                                    |                                                                                    |              |

**Conformity with Comprehensive Plan and Purpose Statements:** The proposed plat is creating 25 lots for more single-family housing. The property is currently zoned Single-Family Residential (RS-1). The City Comprehensive Plan is Neighborhood. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

**Recommendation:** *Staff recommend APPROVAL of the Final Plat for Bentwood Country Club Estates, Section 46 with 5 conditions and 1 note:*

#### Conditions

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
2. Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections and hydrants [Land Development and Subdivision Ordinance, Chapter 11.I.A, 2009 International Fire Code, Sec. 507.5.1, Exception 1] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B].
3. Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
4. Prior to plat recordation, prepare and submit plans illustrating the required construction of the below streets meeting the requirements for local streets and the minimum required paving width [Land Development and Subdivision Ordinance, Chapter 10].
  - a. For Club House Lane extension, classified as a minor collector, the required paving width is 48 feet or 40 feet with a 4 foot sidewalk meeting city sidewalk requirements.
  - b. For Oakmont Lane, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
  - c. For Linville Lane extension, classified as a local, the required paving width is 40 feet or 36 feet with a 4 foot sidewalk meeting city sidewalk requirements.
5. Prior to plat recordation, a drainage study shall be submitted. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] If public improvements are deemed necessary by this study, submit construction plan and profile sheets for approval [ including streets]. [Chapter 12, Planning and Development, Sec 12.05.001; Stormwater Design Manual, Sec 2.13] Alternatively, submit a request to the City Engineer for approval to defer the requirement to a later stage of development. [Chapter 12, Planning and Development, Sec. 12.05.004]

#### Note

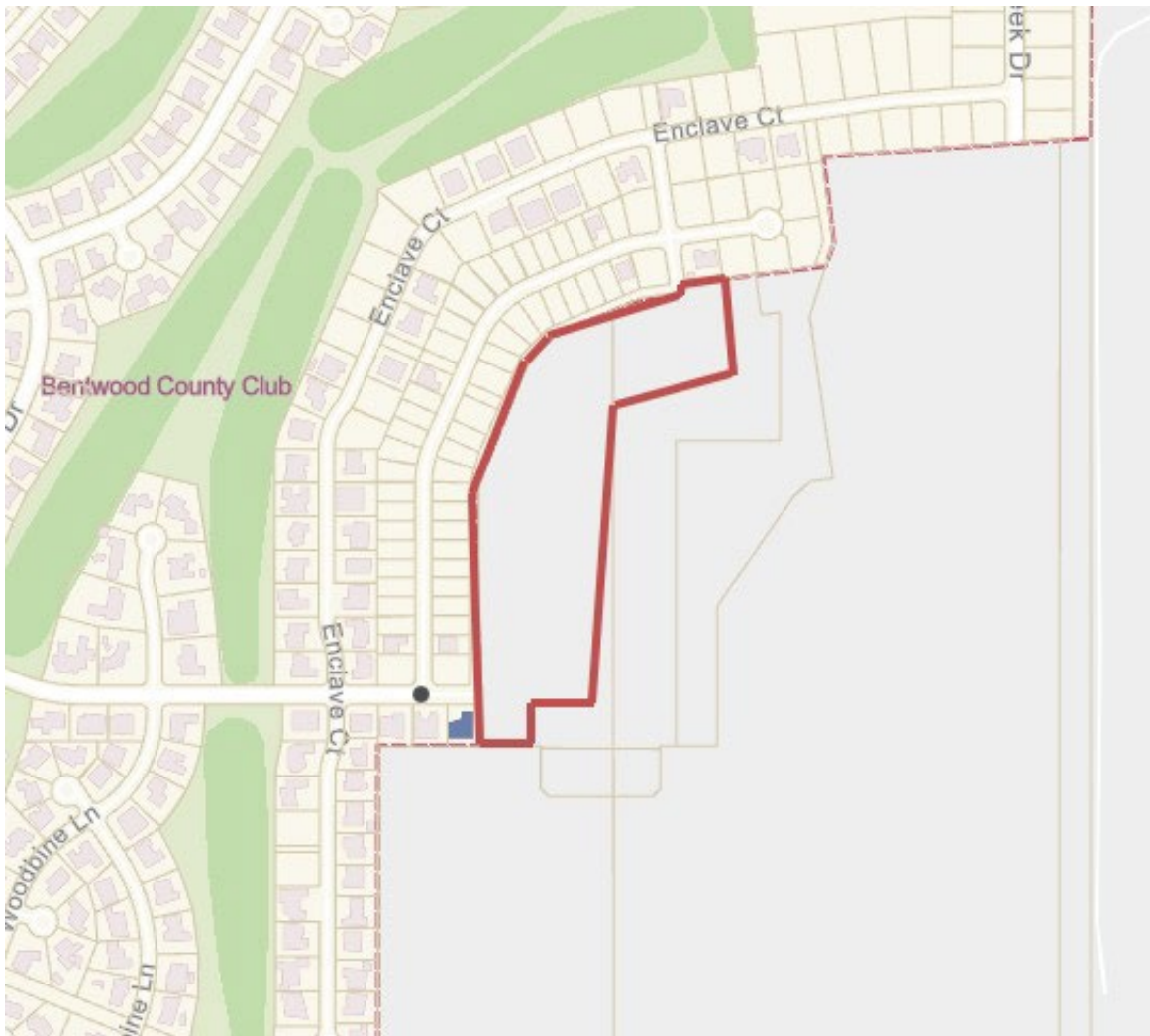
Note: Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2021 International Fire Code, Section 507.5, and Appendix D

**Attachments:**

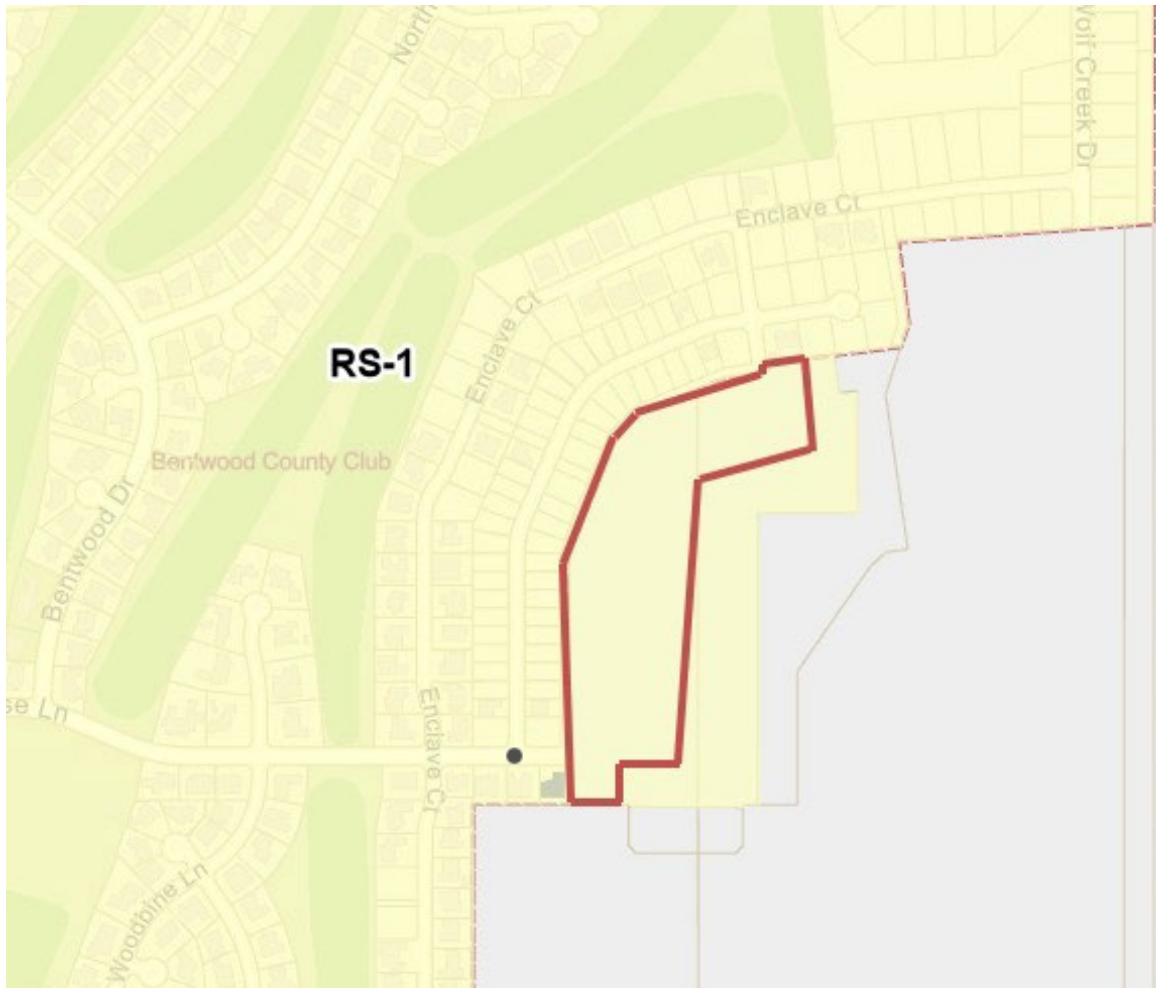
Aerial Map  
Zoning Map  
Final Plat



Aerial Map



Zoning Map



[illegible]

**STAFF REPORT**  
**PLANNING COMMISSION – February 24, 2025**

| APPLICATION TYPE:                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                      | CASE:                                                                   |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------|
| Final Plat                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                      | FP25-03: Kerr Addition Section Two                                      |             |
| SYNOPSIS:                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                         |             |
| This is a Final Plat resulting in two residential lots in RS-1 zoning. One lot contains an existing residence and front on W 34 <sup>th</sup> Street, and the other also contains an existing residence which fronts on Grape Creek Road. This Final Plat spans 1.329 acres and no variances were requested or necessary. |                                                                                                                                                                                                                                      |                                                                         |             |
| LOCATION:                                                                                                                                                                                                                                                                                                                 | LEGAL DESCRIPTION(S):                                                                                                                                                                                                                |                                                                         |             |
| 101 W 34 <sup>th</sup> Street and<br>3230 Grape Creek Road                                                                                                                                                                                                                                                                | Current: Acres: 0.280, Lot: 1, Blk: 1, Subd: KERR ADDITION<br>Acres: 1.056, Abst: A-1868 S-0316, Survey: C SANDER, 1.0600 ACRES<br><br>Proposed: Lot 1A, Block 1, Kerr Addition Section 2<br>Lot 2, Block 1, Kerr Addition Section 2 |                                                                         |             |
| SMD/NEIGHBORHOOD:                                                                                                                                                                                                                                                                                                         | ZONING:                                                                                                                                                                                                                              | FUTURE LAND USE:                                                        | SIZE:       |
| District #2 –<br>Tom Thompson<br><br>Neighborhood –<br>Riverside                                                                                                                                                                                                                                                          | Single-Family Residential<br>(RS-1)                                                                                                                                                                                                  | Neighborhood                                                            | 1.329 acres |
| THOROUGHFARE PLAN:                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                      |                                                                         |             |
| W 34 <sup>th</sup> Street.: Local Road<br>- 60' R-O-W, 36' paving – both meet standards<br><br>Grape Creek Rd.: Minor Collector<br>- 70' R-O-W, 40' paving – both meet standards                                                                                                                                          |                                                                                                                                                                                                                                      |                                                                         |             |
| NOTIFICATIONS:                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                      |                                                                         |             |
| Not applicable                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                      |                                                                         |             |
| STAFF RECOMMENDATION:                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                      |                                                                         |             |
| Staff recommend <b>approval</b> of FP25-03: Kerr Addition Section 2, subject to two (2) conditions                                                                                                                                                                                                                        |                                                                                                                                                                                                                                      |                                                                         |             |
| OWNER/PETITIONER:                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                      | STAFF CONTACT:                                                          |             |
| Owners: Steve Floyd, Michael/Cathy Kerr<br>Petitioner: SKG Engineering                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                      | Austin Reed<br>Planner<br>(325) 657-4210 x1550<br>austin.reed@cosatx.us |             |

**Conformity with Comprehensive Plan and Purpose Statements:**

This Final Plat is an adjustment of property between two owners, with one lot coming out of abstract to do so. Each lot has an existing residence and measure roughly 100-150' wide by 236-240' long. There are no easements, variances, or adjustments necessary. Each lot appears to have adequate access to public utilities. This plat conforms with the Comprehensive Plan and Purpose Statements.

**Recommendation:**

Staff recommend **APPROVAL** of the request to final plat FP25-03: Kerr Addition Section Two, subject to **two (2)** conditions of approval:

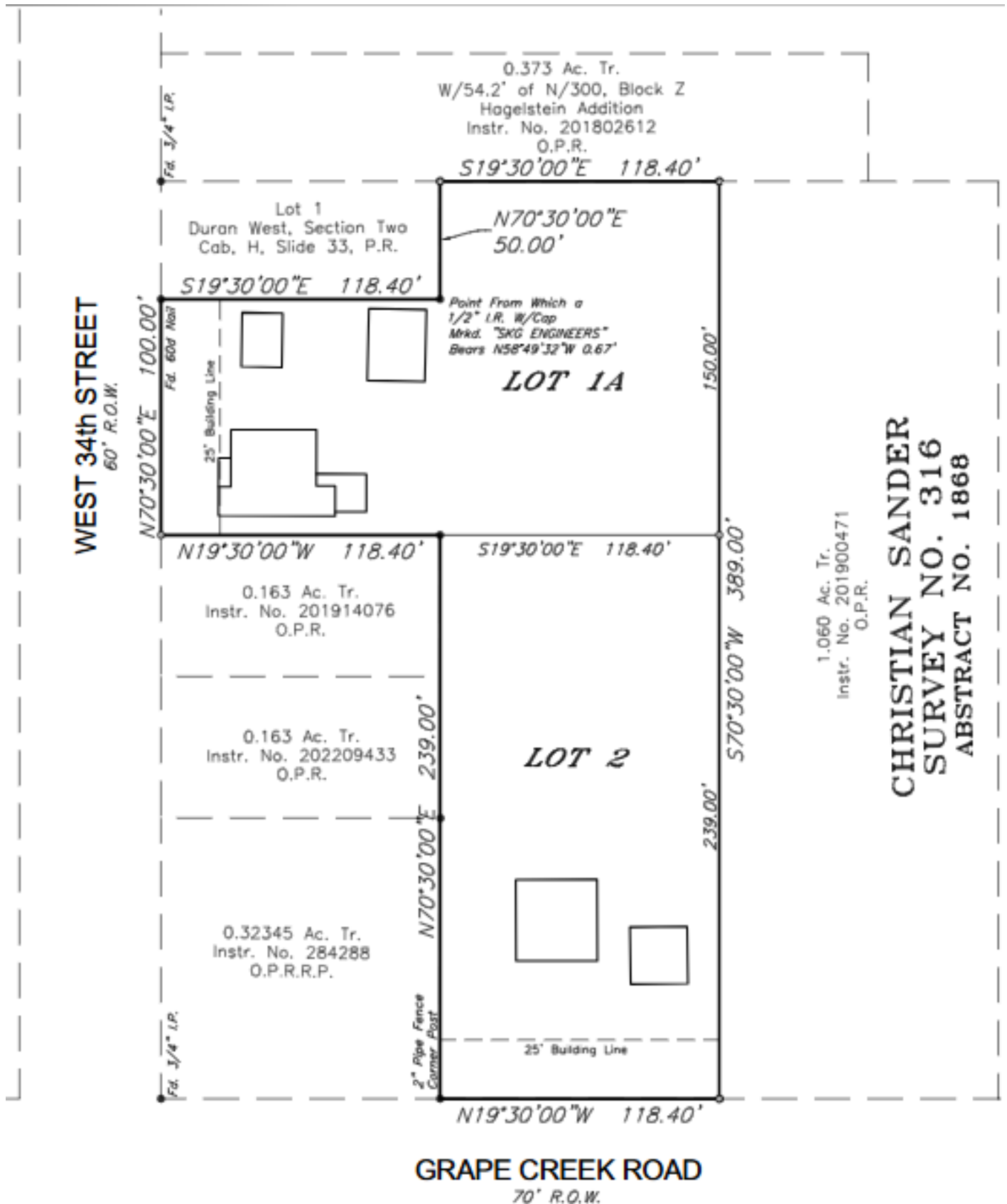
Conditions:

- 1) Prior to plat recordation, submit a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision.
- 2) Prior to plat recordation, install or confirm water and sewer service connections for each lot. [LDSO, Chapter 11-12]

**Attachments:**

Final Plat

Final Plat



**PLANNING COMMISSION – February 24, 2025**  
**STAFF REPORT**



|                                                                                                                                                                                                         |                                                |                                                           |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------|--------------|
| <b>APPLICATION TYPE:</b>                                                                                                                                                                                | <b>CASE:</b>                                   |                                                           |              |
| Replat RP25-02                                                                                                                                                                                          | Replat of Lots 15 & 16, Blk 10, Ellis Addition |                                                           |              |
| <b>SYNOPSIS:</b>                                                                                                                                                                                        |                                                |                                                           |              |
| <p>The applicant has applied for a Replat of the Ellis Addition, Lot 15 and 16, Block 10. There are no variances requested and there is an existing frame residence and woodshed on the lot.</p>        |                                                |                                                           |              |
| <b>LOCATION:</b>                                                                                                                                                                                        |                                                | <b>LEGAL DESCRIPTION:</b>                                 |              |
| N Pope St & Koberlin St.                                                                                                                                                                                |                                                | Acres: 0.436, Lot: 15 & 16, Blk: 10, Subd: ELLIS ADDITION |              |
| <b>SM DISTRICT / NEIGHBORHOOD:</b>                                                                                                                                                                      | <b>ZONING:</b>                                 | <b>FUTURE LAND USE:</b>                                   | <b>SIZE:</b> |
| SMD #3 – Harry Thomas<br>Neighborhood – Ft Concho East                                                                                                                                                  | Two-family<br>Residential (RS-2)               | Neighborhood                                              | .436 acres   |
| <b>THOROUGHFARE PLAN:</b>                                                                                                                                                                               |                                                |                                                           |              |
| <p><b>N Pope St</b> – classified as a local road that meets the 40’ minimum paving requirement.<br/> <b>Koberlin St</b> – classified as a local road that meets the 40’ minimum paving requirement.</p> |                                                |                                                           |              |
| <b>STAFF RECOMMENDATION:</b>                                                                                                                                                                            |                                                |                                                           |              |
| <p>Staff recommend <b>APPROVAL</b> of the Replat of Lots 15 &amp; 16, Block 10, of Ellis Addition with 4 conditions and 1 note.</p>                                                                     |                                                |                                                           |              |
| <b>PROPERTY OWNER/PETITIONER:</b>                                                                                                                                                                       |                                                |                                                           |              |
| <p>Owner: Blue Wren Properties, LLC<br/>         Petitioner: Wilde Engineering</p>                                                                                                                      |                                                |                                                           |              |
| <b>STAFF CONTACT:</b>                                                                                                                                                                                   |                                                |                                                           |              |
| <p>Karen Putnam<br/>         Planning Tech<br/>         (325) 657-4210, Extension 1546<br/> <a href="mailto:Karen.putnam@cosatx.us">Karen.putnam@cosatx.us</a></p>                                      |                                                |                                                           |              |

**Conformity with Comprehensive Plan and Purpose Statements:** This replat is creating 1 existing residential lot into 2 lots. The proposed Lot 15A will have a frontage off N Pope St and the proposed Lot 16A will be a double frontage lot with frontage off N Pope St and Koberlin St. The proposed lot 15A does have an existing frame residence and woodshed on the property. There is no variance request, both roads are adequate, and the zoning/comprehensive plan are appropriate for the proposition. The replat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

**Recommendation:** *Staff recommend APPROVAL of the Replat of Lots 15 & 16, Block 10, Ellis Addition with 4 conditions and 1 note:*

#### Conditions

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
2. Prior to plat recordation, Prepare and submit plans for approval, install service connections for each lot and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12]. Alternatively, provide an easement for private utility services for each lot.
3. Dedicate Easements for Utilities. Prior to signatures, dedicate easements using separate recorded instruments for existing utilities shown on private property.
4. Prior to plat recordation, per Subdivision Ordinance, Chapter 9.V and City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1, prepare and submit a sidewalk construction plan for approval, illustrating the proposed installation of a sidewalk along the north side of right-of-way adjacent to Koberlin St.

#### Note

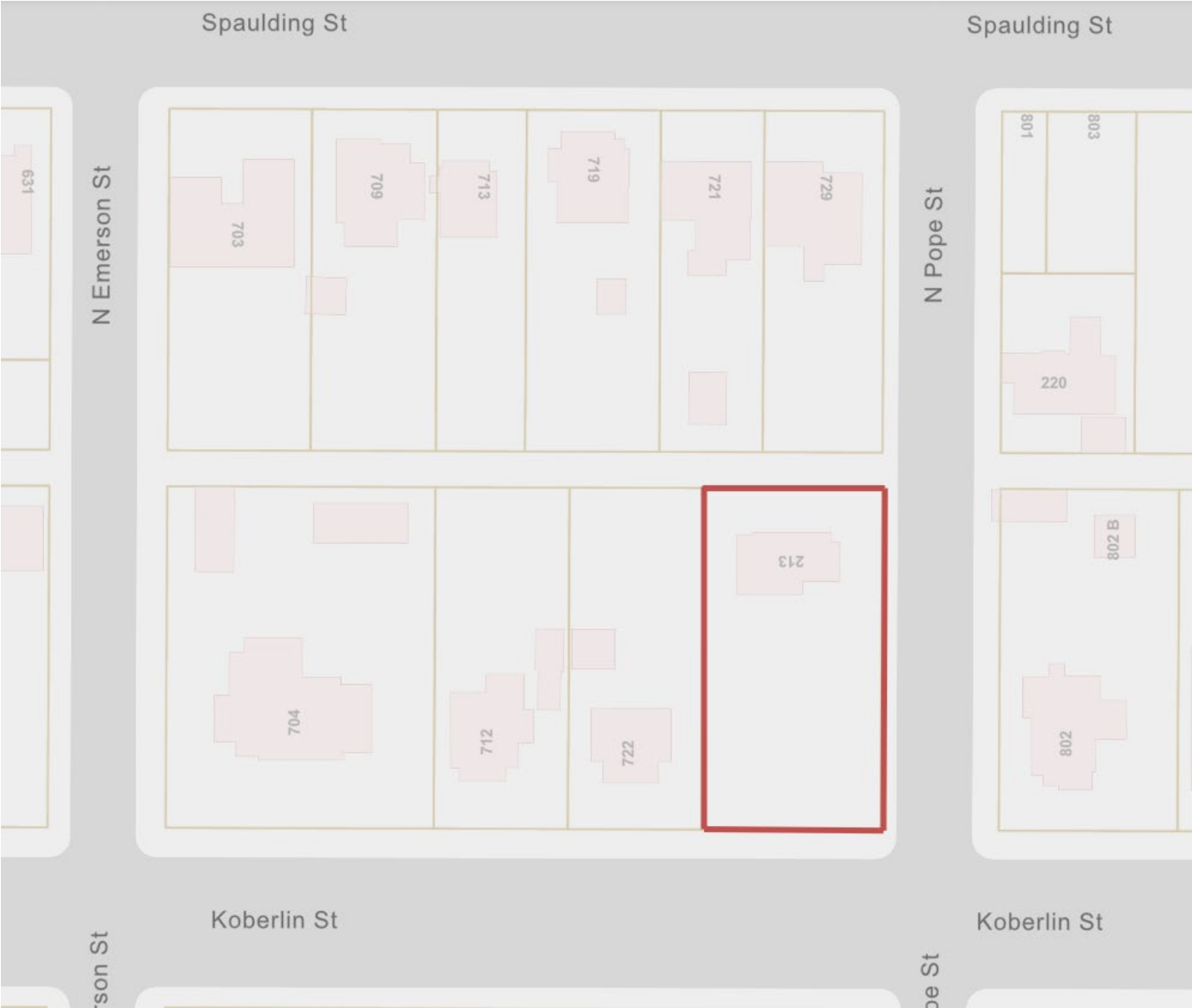
Note: Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. (2021 International Fire Code, Section 507.5, and Appendix D).

#### **Attachments:**

Aerial Map  
Aerial Map 2  
Replat



Aerial Map



Aerial Map 2



Replat

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPSCH 2310.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by State, Virtual Reference System (VRS) network and/or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

This plot is filed in Cabinet \_\_\_\_\_, Side \_\_\_\_\_ Plot Records of Tom Green County, Texas.

**LEGEND**

- PINS 1/2" IRON ROD
- SET 1/2" IRON ROD CAPPED "top"
- SURVEY PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING BUILDING SET-BACK LINE
- E.O.B. RIGHT-OF-WAY

**DEPARTMENT OF PLANNING**  
Approved for recording this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_  
By \_\_\_\_\_  
Director of Planning

**DEPARTMENT OF PUBLIC WORKS**  
Approved for recording this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_  
By \_\_\_\_\_  
Director of Public Works

**DEPARTMENT OF WATER UTILITIES**  
Approved for recording this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_  
By \_\_\_\_\_  
Director of Water Utilities

**COUNTY CLERK**  
Approved for recording this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_  
County Clerk of Tom Green County, Texas  
By \_\_\_\_\_

**NOTES:**

1. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
2. PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
3. PRELIMINARY PRINT DATE: JANUARY 29, 2025

**PRELIMINARY REPLAT OF LOT 15 & LOT 16,  
BLOCK 10, ELLIS ADDITION, CITY OF SAN ANGELO,  
TOM GREEN COUNTY, TEXAS**

OWNER: BLUE WREN PROPERTIES, LLC

LAND SURVEY OF LOTS 15 AND 16, BLOCK 10,  
ELLIS ADDITION, CITY OF SAN ANGELO, TOM  
GREEN COUNTY, TEXAS, ACCORDING TO THE  
SAC-28 PLAT RECORDED IN VOLUME 7, PAGE  
36, DEED RECORDS OF TOM GREEN COUNTY,  
TEXAS.

**DEDICATION / ACKNOWLEDGEMENT**

I, David Becker, do hereby adopt this plat as the  
subdivision of my property and dedicate to the use to  
the public the streets, alleys and easements as shown.

David Becker

STATE OF TEXAS  
COUNTY OF TOM GREEN  
This instrument was acknowledged before me on the  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_  
Notary Public in and for the State of Texas

Field: JF, WP  
Office: JT  
Job # 32090024  
MCMILLAN AND QUINN, INC. P.O. BOX 3086 SAN ANGELO, TEXAS PHONE: (325) 938-0645 EMAIL: info@mqi.com Copyright 2025 All Rights Reserved

# MEMO



## Meeting

**Date:** February 24, 2025

**To:** Planning Commission

**From:** Kim Garmany  
Planning & Development Services Administrator, City of San Angelo

**Request:** Approval of a Conditional Use for a short-term rental within District 6, RS-1 zoning area.

**Background:** CU25-01 - A request for a Conditional Use for a short-term rental located at 4333 Shefflera Dr. The property passed safety inspection (1/27/25), has adequate parking, and is the only short-term rental within 500 ft.

**Notification:** 20 notifications were sent. 0 received in opposition and 0 in favor.

### **Planning Commission Requested Action:**

Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 4333 Shefflera Dr. with the following condition:

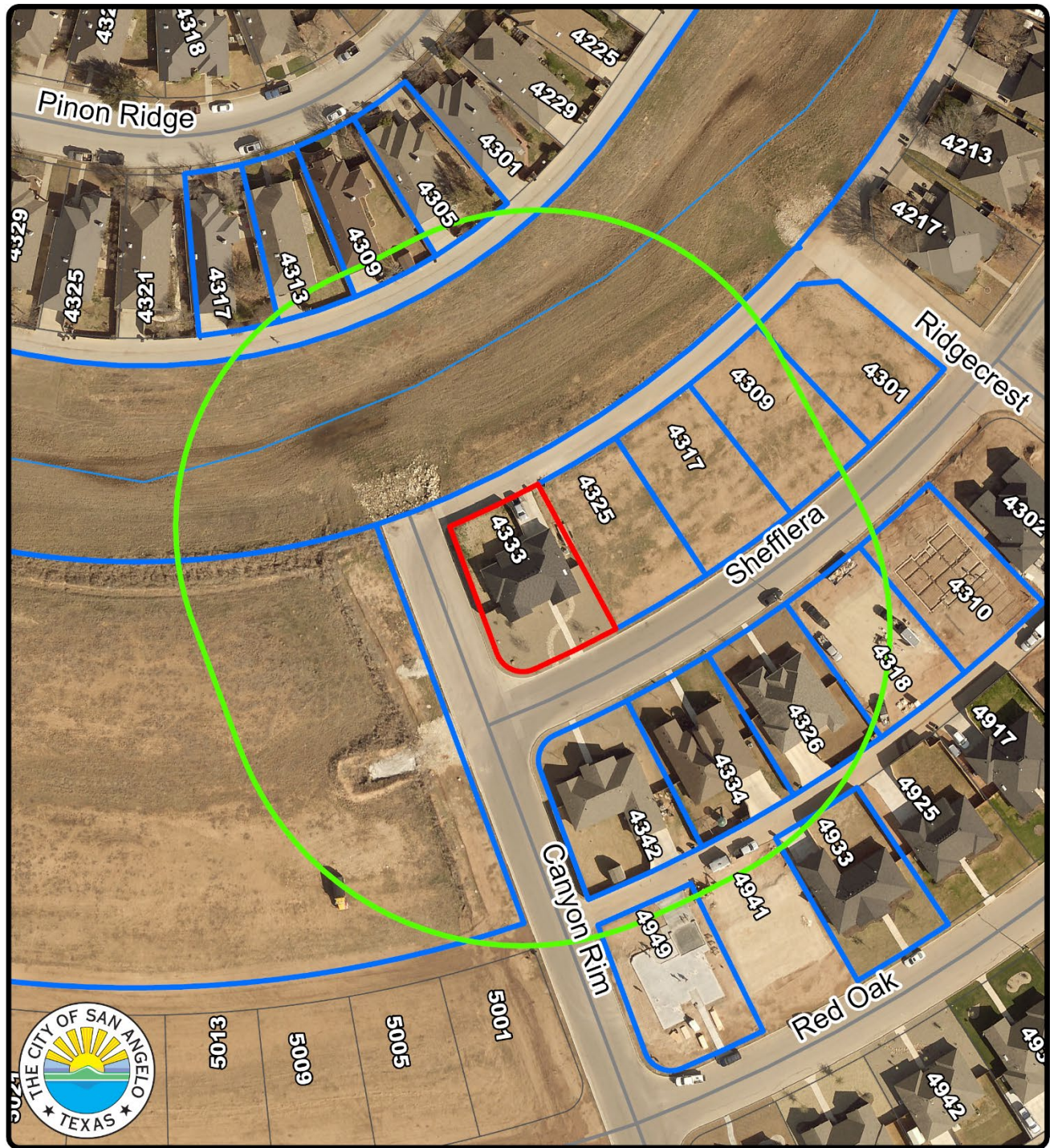
- Follow the guidance outlined in Sections 406 and 804 of the Zoning Ordinance.

### **Front of House**





# Notification Map



## 200' Notification Map CU25-01: 4333 Shefflera Dr.

Council District: #6 Larry Miller  
Neighborhood: Bonham

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

200' Range: —

Subject Property: —

Notified Properties: —

N





## Parking via Alley



**PLANNING COMMISSION – February 24, 2025**  
**STAFF REPORT**



| APPLICATION TYPE:                                                                                                                                                                                                                                                   | CASE:                                                                                       |                     |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------|-------------|
| Conditional Use                                                                                                                                                                                                                                                     | CU25-02: 1536 Pulliam St                                                                    |                     |             |
| SYNOPSIS:                                                                                                                                                                                                                                                           |                                                                                             |                     |             |
| <p>The applicant has applied for approval of a Conditional Use (CU) request to allow a Retail Sales and Service Use in a Light Manufacturing (ML) Zoning District. The applicant has purchased this property and wants to use it as retail and gathering place.</p> |                                                                                             |                     |             |
| LOCATION:                                                                                                                                                                                                                                                           | LEGAL DESCRIPTION:                                                                          |                     |             |
| 1536 Pulliam St                                                                                                                                                                                                                                                     | Acres: 0.545, Lot: 12 - EAST 1/2 OF & ALL OF LOTS 13 & 14, Blk: 40, Subd: FAIRVIEW ADDITION |                     |             |
| SM DISTRICT / NEIGHBORHOOD:                                                                                                                                                                                                                                         | ZONING:                                                                                     | FUTURE LAND USE:    | SIZE:       |
| District #3 – Harry Thomas Neighborhood – Ft Concho East                                                                                                                                                                                                            | Light Manufacturing (ML)                                                                    | Neighborhood Center | 0.545 acres |
| THOROUGHFARE PLAN:                                                                                                                                                                                                                                                  |                                                                                             |                     |             |
| <p>Road name: Pulliam St – Minor Arterial<br/>         - ROW: 100ft Paving: 60ft<br/>         Road name: N Bell St – Minor Arterial<br/>         - ROW: 86ft Paving: 60ft</p>                                                                                       |                                                                                             |                     |             |
| NOTIFICATIONS:                                                                                                                                                                                                                                                      |                                                                                             |                     |             |
| 18 notifications sent on 02/04/25. Received 0 in favor and 0 opposed.                                                                                                                                                                                               |                                                                                             |                     |             |
| STAFF RECOMMENDATION:                                                                                                                                                                                                                                               |                                                                                             |                     |             |
| Staff recommend <b>approval</b> of the request for a Conditional Use to allow retail sales and services in a Light Manufacturing zoning district subject to five conditions.                                                                                        |                                                                                             |                     |             |
| PROPERTY OWNER/PETITIONER:                                                                                                                                                                                                                                          |                                                                                             |                     |             |
| Owner: Eunice Herrera<br>Petitioner: Eunice Herrera                                                                                                                                                                                                                 |                                                                                             |                     |             |
| STAFF CONTACT:                                                                                                                                                                                                                                                      |                                                                                             |                     |             |
| Rae Lineberry<br>Senior Planner<br>(325) 657-4210<br>Rae.lineberry@cosatx.us                                                                                                                                                                                        |                                                                                             |                     |             |



**Conditional Uses:** Section 208(F) of the Zoning Ordinance requires that the Planning Commission consider, at minimum, six (6) factors in determining the appropriateness of any Conditional Use request.

1. **Impacts Minimized.** *Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.* The proposed use will not have any adverse effects as the area is used almost exclusively as commercial and with one or two as heavy commercial. The CU option would be in keeping with the Comprehensive Plan allowing the Planning Commission the right to condition any approval with requirements deemed necessary.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.* Staff does not anticipate that the proposed CU would conflict with any portion of this Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* Staff believes the request is compatible with the surrounding area, which as mentioned is mostly commercial uses already.
4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not anticipate any adverse impacts on the natural environment.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* The property has been vacant for a while but has a consistent history of commercial and retail use in this location.
6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.* Staff believes the applicant has met the criteria necessary for approval, as required in the Zoning Ordinance and Land Development and Subdivision Ordinance (LDSO) and is in conformance with the Comprehensive and Vision Plans.

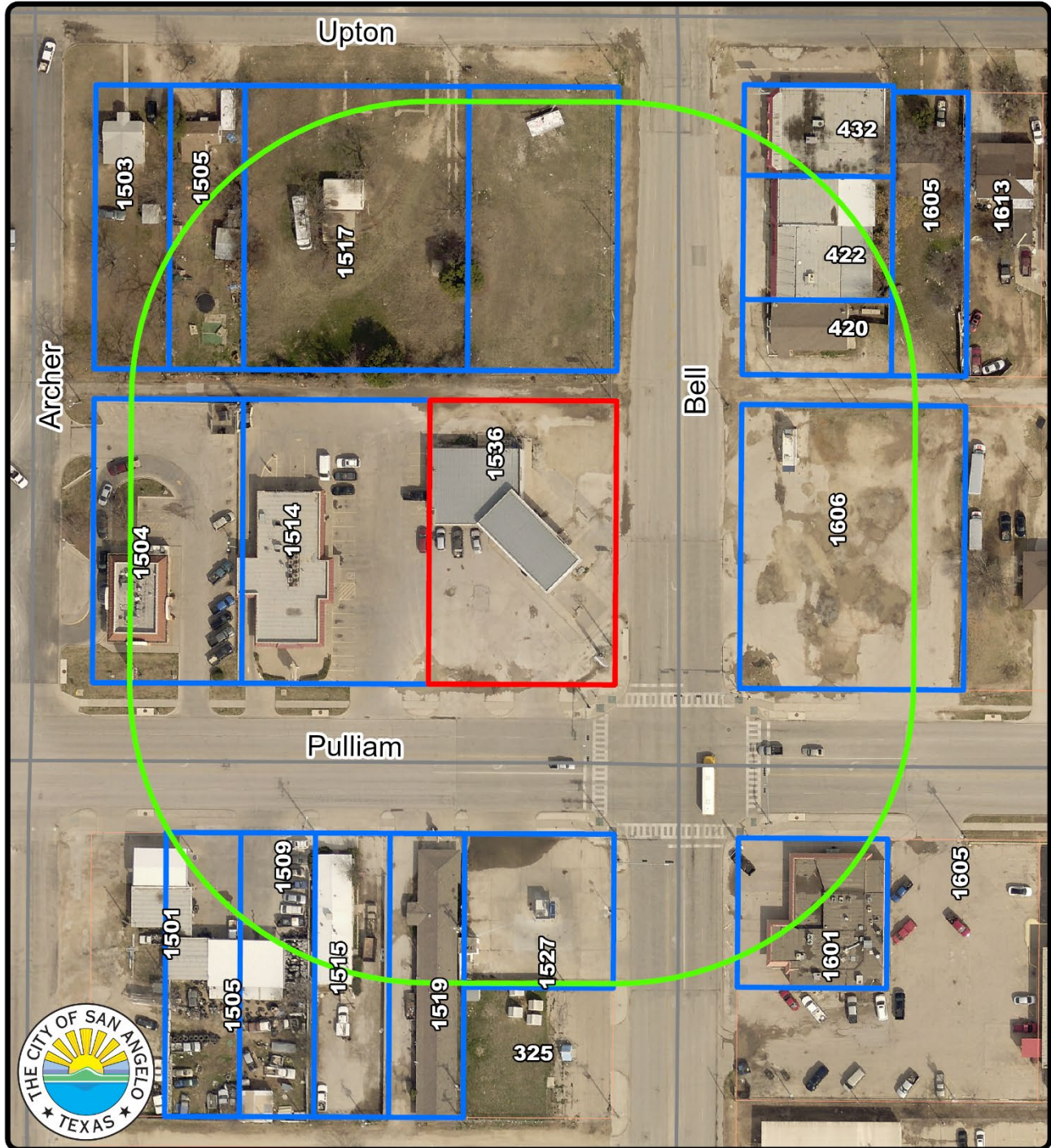
**Recommendation:**

Staff recommend **APPROVAL** of CU25-02, **subject to five conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to the General Commercial (CG) Zoning District development standards.
2. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
3. Approaches will become compliant with current standards for development.
4. Minor landscaping plan shall be required to be illustrated on the development or site plan as required.
5. The applicant shall obtain all required permits, including a change of occupancy from the Permits and Inspections Division, within 6 months of approval. The change of occupancy will include a final development plan showing all parking and any outdoor storage areas.

**Attachments:**

Notification Map  
Zoning Map  
Photographs



**200' Notification Map**  
**CU25-02: 1536 Pulliam**

Council District: #3 Harry Thomas  
Neighborhood: Ft. Concho East

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

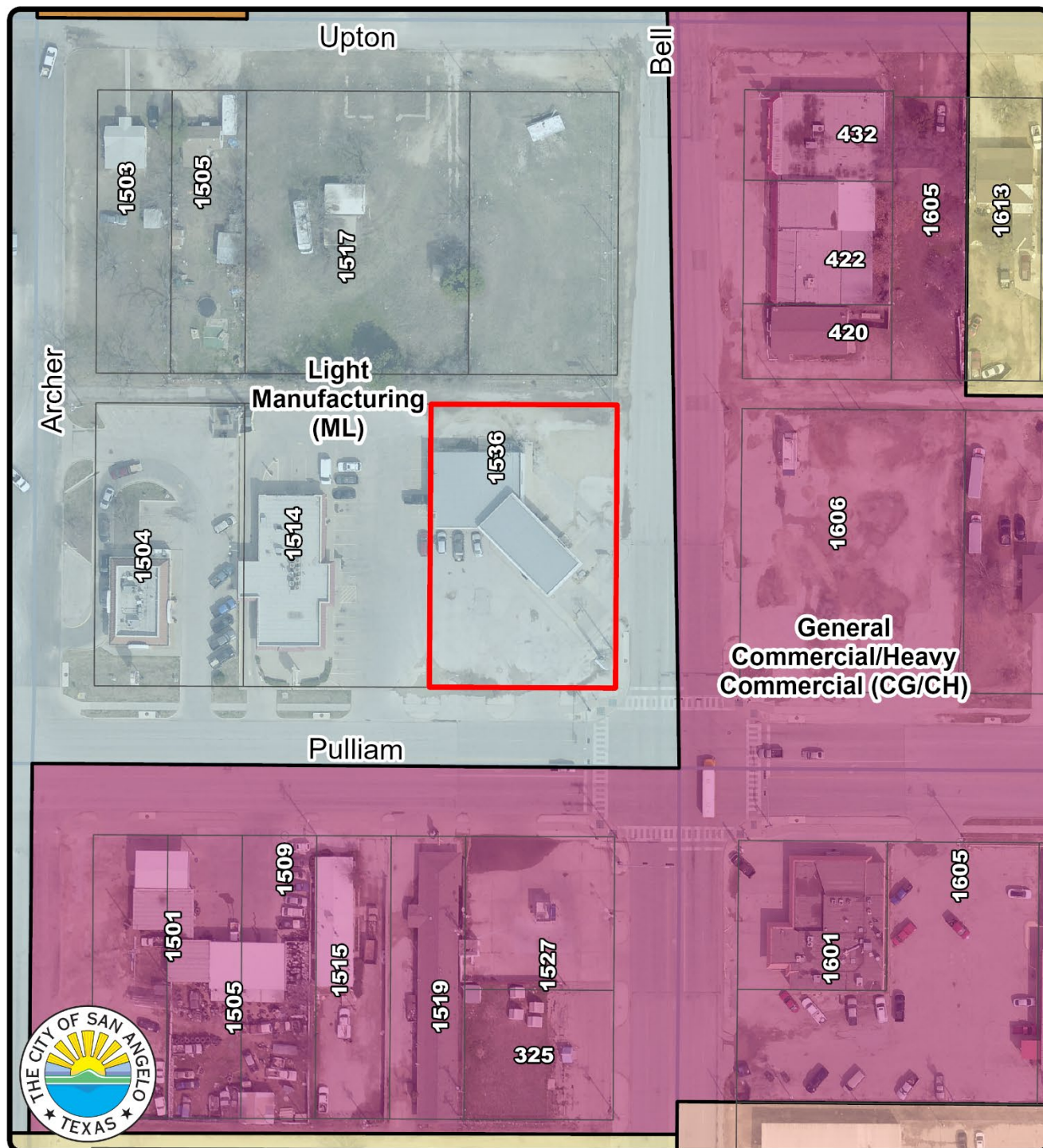
200' Range: —

Subject Property: —

Notified Properties: —







## Zoning Map

### CU25-02: 1536 Pulliam

Council District: #3 Harry Thomas

Neighborhood: Ft. Concho East

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: —







# MEMO



**Meeting:** February 24, 2025

**To:** Planning Commission

**From:** Austin Reed  
Planner, City of San Angelo

**Request:** Approval of Conditional Use for a short-term rental located at 2830 Red Bluff Circle in RS-1 zoning, District #1.

**Background:**

CU25-04 - A request for approval of Conditional Use for a short-term rental located at 2830 Red Bluff Circle. There are no other short-term rentals within 500 feet. This property has passed its safety inspections and meets parking requirements.

**Notification:**

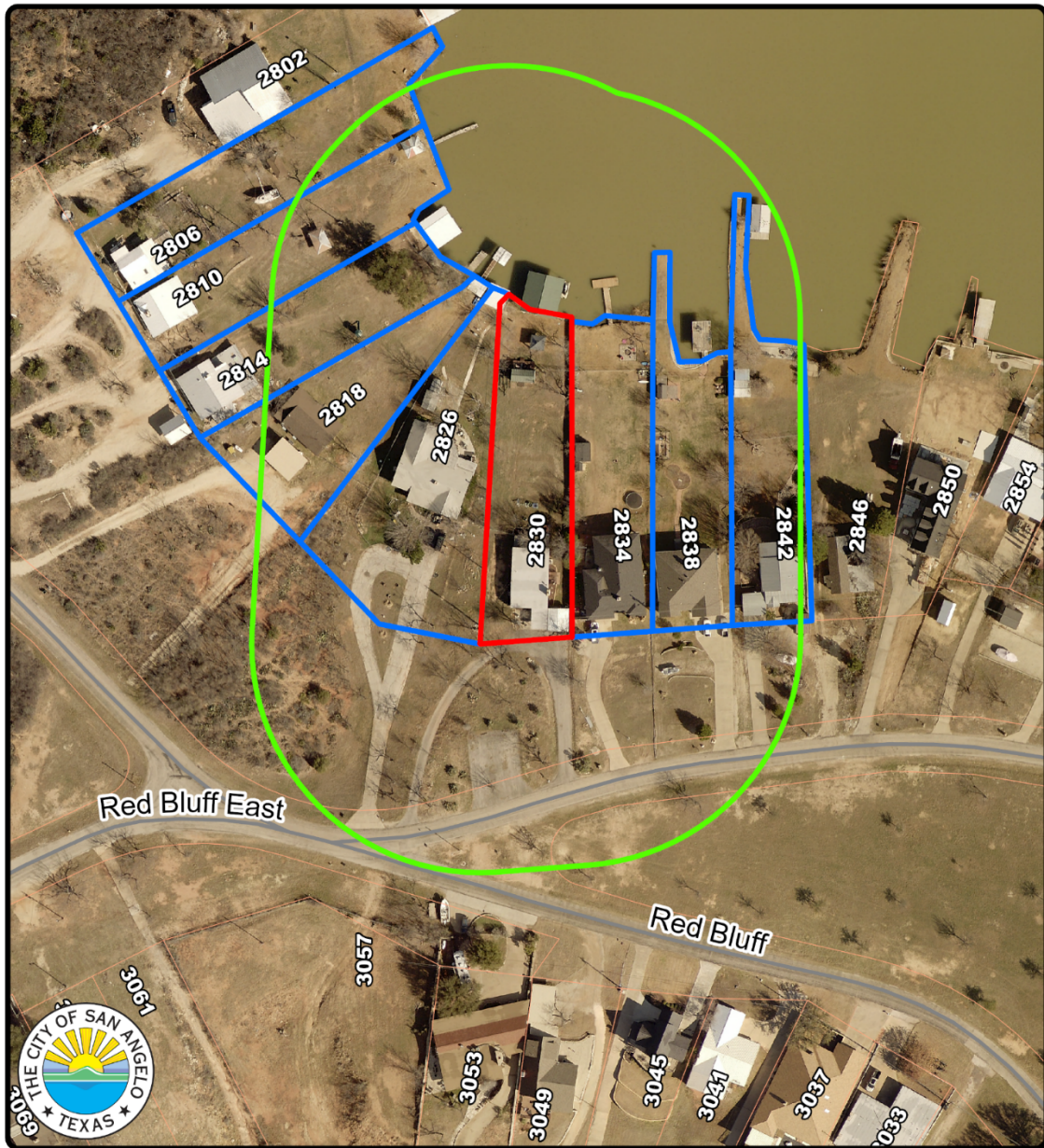
9 notifications sent. Received 4 opposed and 0 in favor.

**Planning Commission Requested Action:**

Staff recommend **APPROVAL** of the request for a Conditional Use for a short-term rental located at 2830 Red Bluff Circle, subject to **two (2) conditions of approval**:

1. Follow the conditions outlined in Sections 406 and 804 of the Zoning Ordinance.
2. Demonstrate that the metal carport is properly permitted and meets all setbacks as required, or come into compliance with the Building Permit and Planning departments.





**200' Notification Map**  
**CU25-04: 2830 Red Bluff Cir.**

Council District: #1 Tommy Hiebert  
 Neighborhood: Nasworthy

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: —

Subject Property: —

Notified Properties: —

N





# MEMO



**Meeting:** February 24, 2025

**To:** Planning Commission

**From:** Austin Reed  
Planner, City of San Angelo

**Request:** Approval of Conditional Use for a short-term rental located at 130 Greer Street in RS-1 zoning, District #3.

**Background:**

CU25-05 - A request for approval of Conditional Use for a short-term rental located at 130 Greer Street. There are no other short-term rentals within 500 feet. This property has passed its safety inspections and meets parking requirements. This property previously operated as a short-term rental in 2022 and expired in 2023.

**Notification:**

19 notifications sent. Received 1 opposed and 0 in favor.

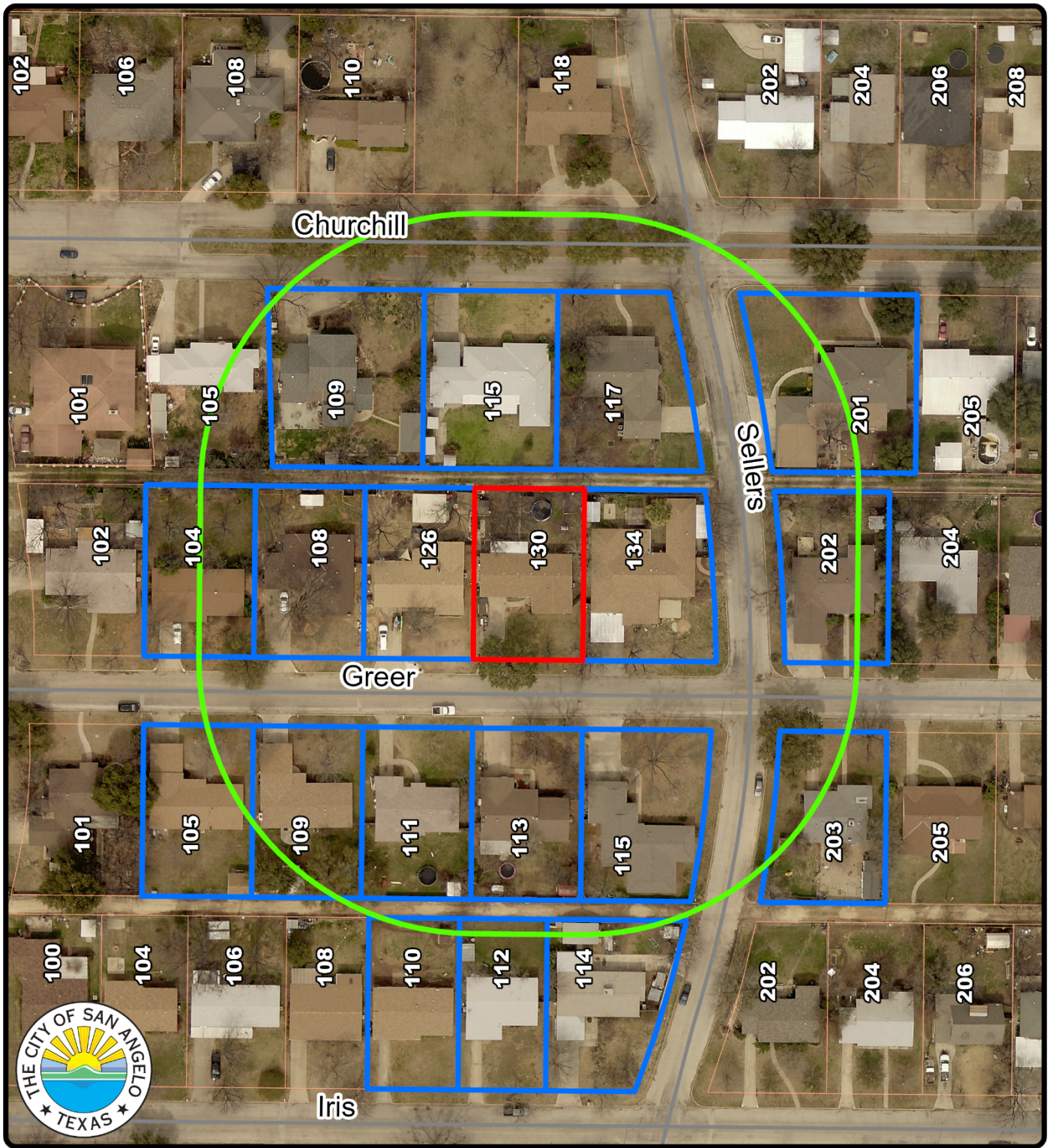
**Planning Commission Requested Action:**

Staff recommend **APPROVAL** of the request for a Conditional Use for a short-term rental located at 130 Greer Street, subject to **one (1) condition of approval**:

1. Follow the conditions outlined in Sections 406 and 804 of the Zoning Ordinance.







## 200' Notification Map CU25-05: 130 Greer St.

Council District: #3 Harry Thomas  
Neighborhood: Glenmore

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: —

Subject Property: —

Notified Properties: —



**PLANNING COMMISSION – January 27, 2025**  
**STAFF REPORT**



| APPLICATION TYPE:                                                                                                                                                                                                                                                                                                                                                                                                                               | CASE:                                                                                                                          |                  |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------|
| Planned Development                                                                                                                                                                                                                                                                                                                                                                                                                             | PD24-07: 4673 Christoval Rd                                                                                                    |                  |                 |
| SYNOPSIS:                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                |                  |                 |
| A request for a Planned Development of 2 acres to allow household living allowing a two family site with a modular residential structure, a frame residential structure and accessory buildings. The underlying zoning district would be Mobile Home Subdivision (MHS).                                                                                                                                                                         |                                                                                                                                |                  |                 |
| LOCATION:                                                                                                                                                                                                                                                                                                                                                                                                                                       | LEGAL DESCRIPTION:                                                                                                             |                  |                 |
| 4673 Christoval Rd.                                                                                                                                                                                                                                                                                                                                                                                                                             | Acres: 13.130, Blk: 25& 26, Subd: CONCHO RIVER ESTATES, REMAINING 13.1300 ACRES OF 18.13 AC TRACT (BLK 25 & N224.3' OF BLK 26) |                  |                 |
| SM DISTRICT / NEIGHBORHOOD:                                                                                                                                                                                                                                                                                                                                                                                                                     | ZONING:                                                                                                                        | FUTURE LAND USE: | SIZE:           |
| SM District: #1 Tommy Hiebert<br>Neighborhood: Glennmore                                                                                                                                                                                                                                                                                                                                                                                        | Heavy<br>Commercial (CH)                                                                                                       | Commercial       | 13.130<br>acres |
| THOROUGHFARE PLAN:                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                |                  |                 |
| <p><b>Christoval Rd</b> – A minor arterial on the master thoroughfare map. Currently under construction to widen paving to 3-4 lanes. Transports significant traffic to industrial, manufacturing, heavy commercial, and Goodfellow from the 277</p> <p><b>Jackrabbit Trail</b> – A local road with zero' of paving; a caliche road with a significant draw cutting across the from east to west. Right of way meets the minimum standards.</p> |                                                                                                                                |                  |                 |
| NOTIFICATIONS:                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                |                  |                 |
| 13 notifications mailed within 200-foot radius in January 2025. To date zero responses have been received in favor or support of the project.                                                                                                                                                                                                                                                                                                   |                                                                                                                                |                  |                 |
| STAFF RECOMMENDATION:                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                |                  |                 |
| Staff recommends of PD24-07 with .                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                |                  |                 |
| PROPERTY OWNER/PETITIONER:                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                |                  |                 |
| Applicant: SKG Engineering<br>Owner – Mary York                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                |                  |                 |
| STAFF CONTACT:                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                |                  |                 |

Aaron Vannoy  
Planning and Development  
Services Director  
(325) 657-4210  
[Aaron.vannoy@cosatx.us](mailto:Aaron.vannoy@cosatx.us)

**Conditional Uses:** Section 210(F) of the Zoning Ordinance requires that the Planning Commission consider, at minimum, six (6) factors in determining the appropriateness of any Planned Development Use request.

1. **Impacts Minimized. Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The proposed use will have any adverse effects as the too themselves due to the vision and current zoning of the area. The request is to have an underlying zoning of Heavy Commercial and to allow modular residential structures and accessory structures. The current “Solitaire” home is defined as a manufactured home by local ordinance and State of Texas Codes, as well as the manufacturer.

**Texas Chapter 1201 Manufactured Housing**

(12) "HUD-code manufactured home":

(A) means a structure:

- (i) constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;
- (ii) built on a permanent chassis;
- (iii) designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;
- (iv) transportable in one or more sections; and
- (v) in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet;

(B) includes the plumbing, heating, air conditioning, and electrical systems of the home; and

(C) does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

Section 804: HUD-CODE MANUFACTURED HOME: A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length (and when erected on a site, is 320 square feet or more), and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems.

“Every Solitaire manufactured home is built to last a lifetime with construction that matches or exceeds the quality of a site-built home. Solitaire offers manufactured homes to suit any style and budget in both double-wide and single-wide models. – Solitaire Website opening statement”

To allow expansion of residential with a manufacture home would potentially be detrimental to the surrounding property and not in alignment with how this area is developing over time.

2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** Staff sees inconsistency with the development standards of Sec. 501 Residential District Development Standards F. and Section 502 Nonresidential District Development Standards. Section 501 F specifically states a manufacture home must have been on the property legally: up to one year in order to replace that structure. This manufacture home was purchased and moved in within the last year without permits and therefore does not meet this section of the zoning ordinance. Section 502 A – Residential Uses in Nonresidential Districts - Within any



nonresidential district, allowed residential uses shall conform with the residential bulk regulations regarding maximum floor area ratio, required yards and height that are most closely associated with the proposed type of residential use. The proposal would limit the heavy commercial which is adjacent to this property for development.

3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.* Staff does not believe the request is compatible with the surrounding area, which as mentioned is mostly Heavy Commercial and manufacturing uses. There is one lot adjacent with does have an older home and across Jackrabbit Trl. is zoned for Ranch and estate. South down Christoval Rd is a zoned area for Manufacture Housing Park (MPH).
4. **Effect on Natural Environment.** *Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* Staff does not anticipate any significant adverse impacts on the natural environment from this development; however, the impacts from environmental effects due to adjacent zoned lands could affect this property over time. The property has a dry draw running east to west and potentially will have additional stormwater run off from the adjacent development and improved roadways which could impact the future of this tract.
5. **Community Need.** *Whether and the extent to which the proposed conditional use addresses a demonstrated community need.* There is a consistent history for the need for affordable housing options. In this case, our community has a known need for affordable housing based on our 2019 housing study. The owner was sold a home unknowingly that it would not conform to their property's zoning. The conflict for Planning, do we help resolve this immediate need for this resident but still look to the future of the area as transitioning to more commercial and industrial; the answer is we have a charge by Zoning ordinance in Sec 204 : a 5. Establish a process that effectively and fairly applies the regulations and standards of this Zoning Ordinance and respects the rights of property owners and the interests of citizens, and City Council to work with citizens to accomplish their goals.
6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.* Staff questions if the applicant has met the criteria necessary for approval, as required in the Zoning Ordinance and Land Development and Subdivision Ordinance (LDSO) and is in conformance with the Comprehensive and Vision Plans. This area is still heavy commercial and manufacturing with two older residential structures over the immediate area. However, San Angelo needs residents and affordable housing. As a planner, in the zoning only bubble this does not match; however, as a citizen working with the community, with proper restrictions allowing this can be a solution to a difficult situation. The manufactured home, while not ideal, can be moved, relocated in the future easier than an additional permanent structure.

**Recommendation:**

Staff recommends **approval** of CU24-34 with the following conditions:

1. Obtain Building Permit and correct utility connection permits for manufacture home.
2. Obtain revised on-site sewer system permit from Tom Green County Environmental Health
3. Provide an improved parking surface for 4 parking spaces; improved can be caliche, stone, or another surface.
4. Ensure Emergency Services can access the site.
5. Ensure skirting is secure and compliant with section 501 of the zoning ordinance
6. No future occupiable structures can be built on this 2 acres tract; this does not restrict structures as accessory buildings or open structures.
7. Paved Connection shall be under the Ranch and Estate (R&E) zoning district standards
8. Accessory structures shall be consistent with Sec 402 B Ranch and Estate Zoning (R&E)

**Attachments:**

Aerial Map  
Zoning Map  
Notification map  
Proposed Site Plan  
Photographs



**Aerial Map**  
**PD24-07: 4673 Christoval Road**

Council District: #1 Tommy Hiebert  
Neighborhood: Glenmore

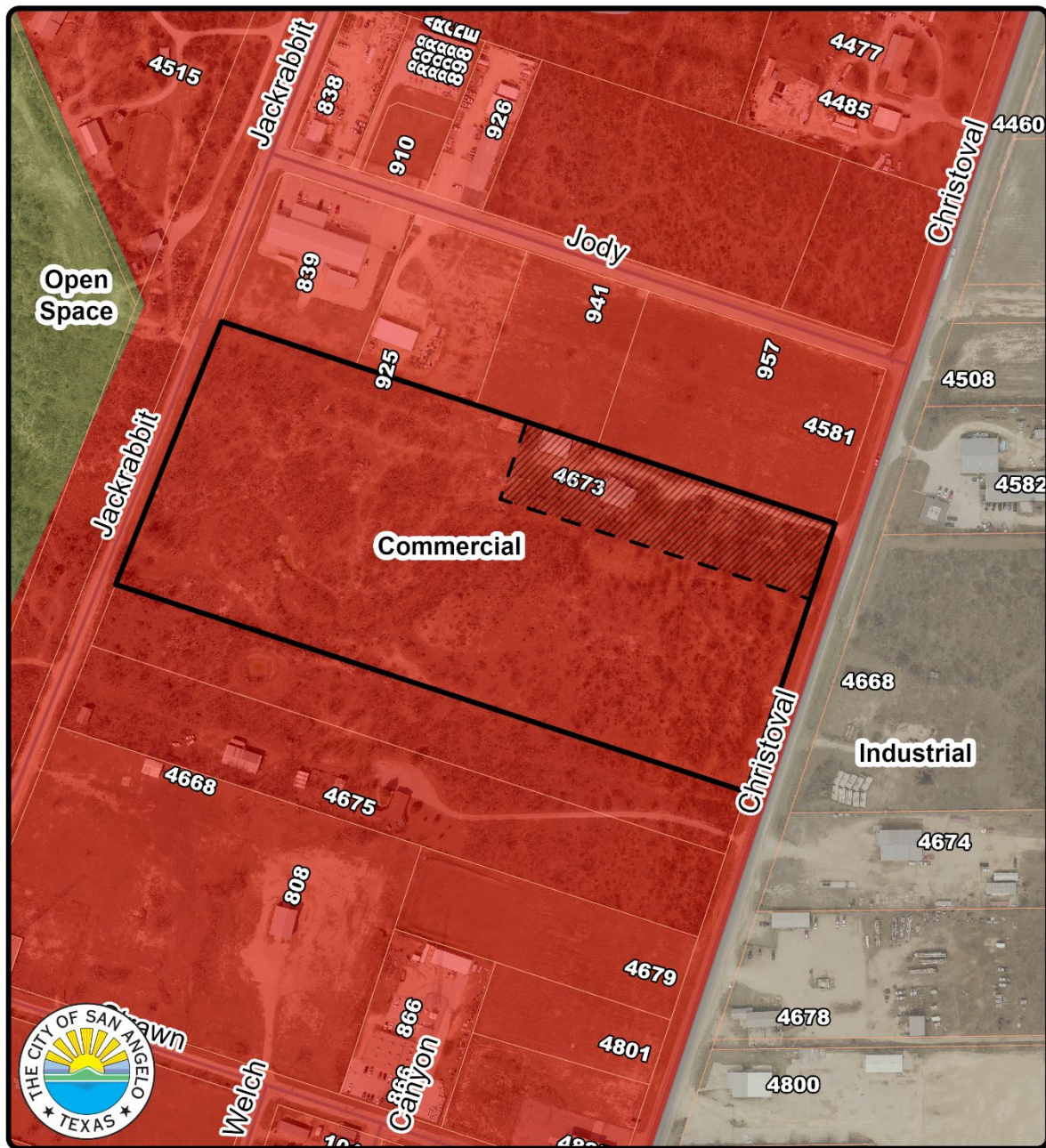
Area of Zone Change: 

Subject Property: 

Scale: 0 0.02 0.04 0.07 0.11 0.14 Miles







**Vision Plan**

**PD24-07: 4673 Christoval Road**

Council District: #1 Tommy Hiebert

Neighborhood: Glenmore

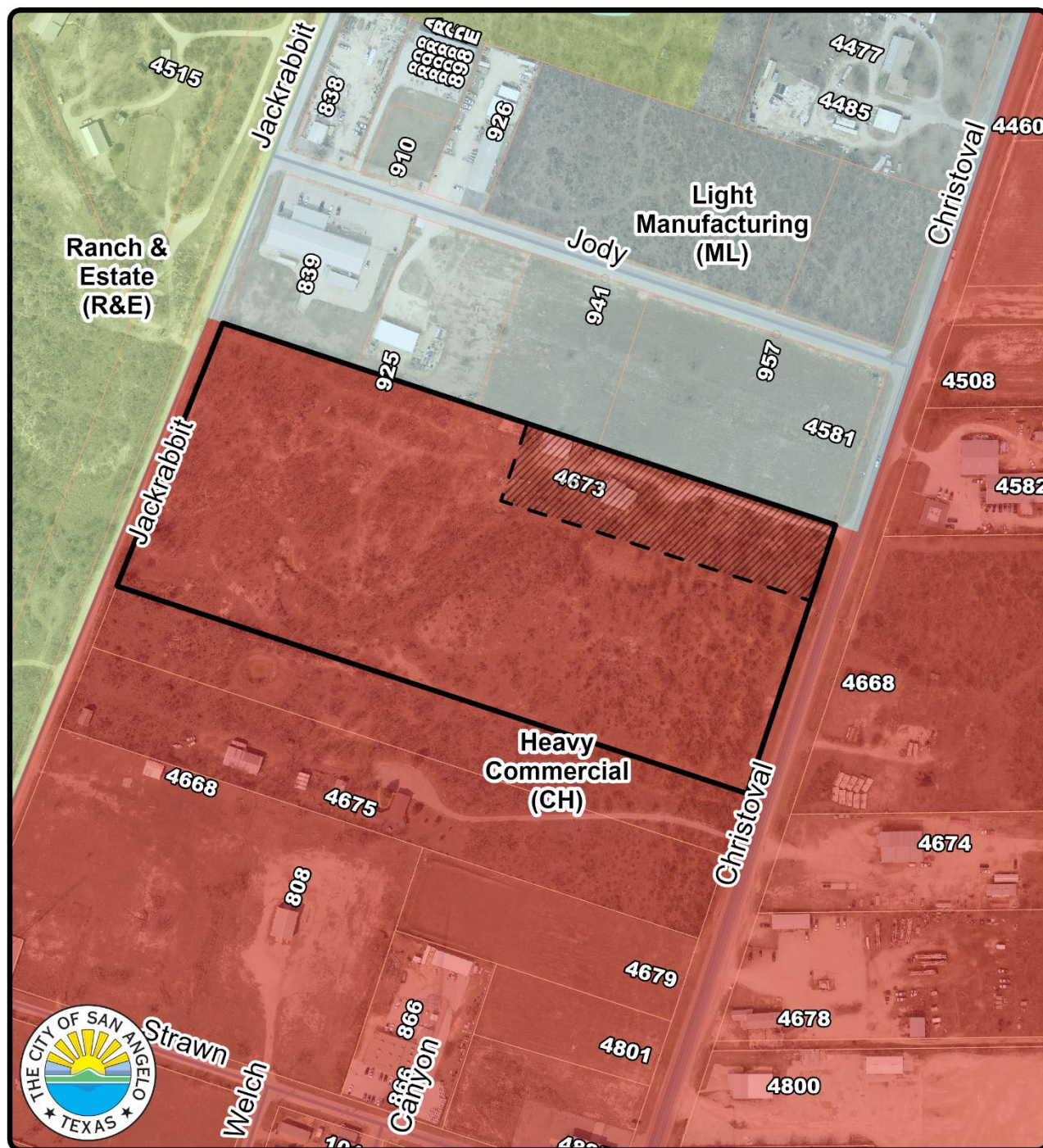
Area of Zone Change: 

Subject Property: 

Scale: 0 0.02 0.04 0.07 0.11 0.14 Miles







**Zoning Map**  
**PD24-07: 4673 Christoval Road**

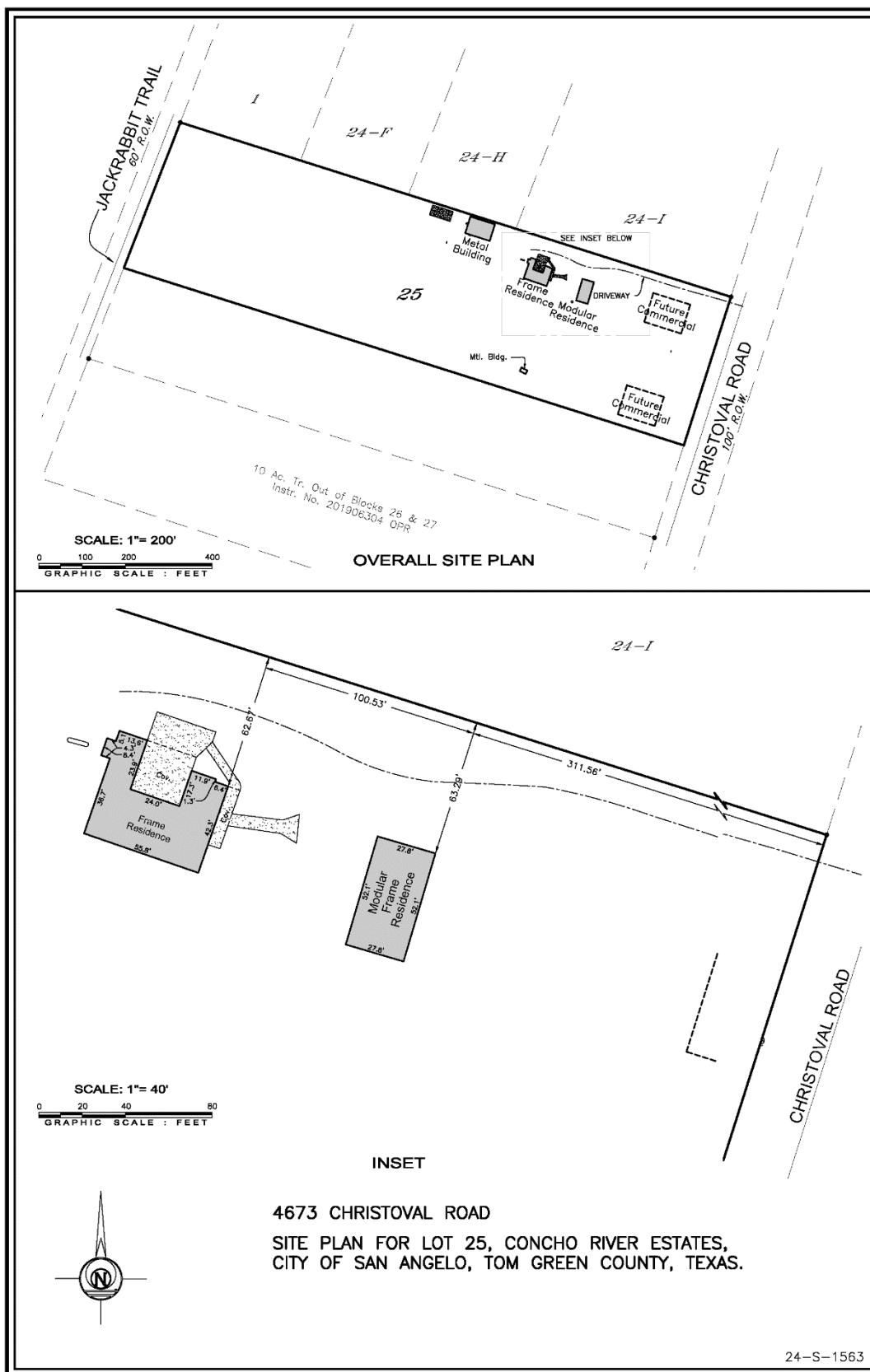
Council District: #1 Tommy Hiebert  
Neighborhood: Glenmore

Area of Zone Change: 

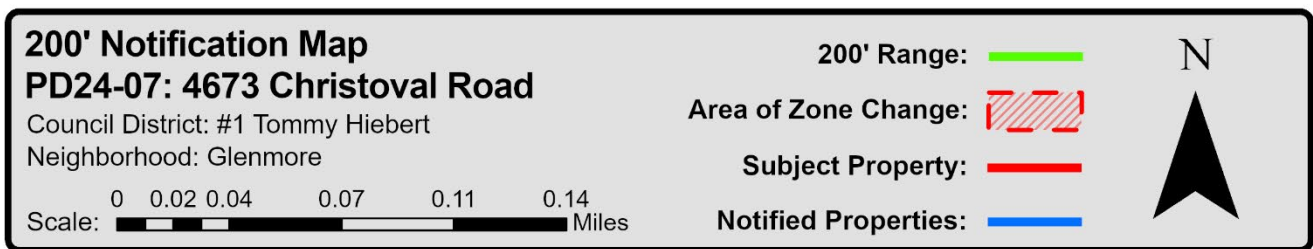
Subject Property: 

Scale: 0 0.02 0.04 0.07 0.11 0.14 Miles











Site Photos

















**STAFF REPORT**  
**PLANNING COMMISSION – February 24, 2025**  
*City Council First Reading – March 18, 2025*

|                                                                                                                                                                                         |                               |                                                                                                                            |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>APPLICATION TYPE:</b>                                                                                                                                                                |                               | <b>CASE:</b>                                                                                                               |              |
| Zone Change                                                                                                                                                                             |                               | Z25-05: 502 & 504 W Ave V                                                                                                  |              |
| <b>SYNOPSIS:</b>                                                                                                                                                                        |                               |                                                                                                                            |              |
| <p>This is a request for a zone change from the Single-Family Residential (RS-1) zoning district to Neighborhood Commercial (CN) for two properties located at 502 and 504 W Ave V.</p> |                               |                                                                                                                            |              |
| <b>LOCATION:</b>                                                                                                                                                                        |                               | <b>LEGAL DESCRIPTION(S):</b>                                                                                               |              |
| 502 & 504 W Ave V, at the NW intersection of S Bryant and W Ave V                                                                                                                       |                               | Acres: 0.138, Lot: 8, Blk: 8, Subd: LA VILLITA HEIGHTS ADDN<br>Acres: 0.138, Lot: 9, Blk: 8, Subd: LA VILLITA HEIGHTS ADDN |              |
| <b>SM DISTRICT /</b>                                                                                                                                                                    | <b>ZONING:</b>                | <b>FUTURE LAND USE:</b>                                                                                                    | <b>SIZE:</b> |
| SMD #3 – Harry Thomas Neighborhood – Rio Vista                                                                                                                                          | Current: RS-1<br>Proposed: CN | Neighborhood Center                                                                                                        | .276 acres   |
| <b>THOROUGHFARE PLAN:</b>                                                                                                                                                               |                               |                                                                                                                            |              |
| <ul style="list-style-type: none"><li>• S Bryant Blvd – Major Arterial</li><li>• W Ave V – Local Road</li></ul>                                                                         |                               |                                                                                                                            |              |
| <b>NOTIFICATIONS</b>                                                                                                                                                                    |                               |                                                                                                                            |              |
| 29 notices were mailed. At the time of this report, no notices have been returned.                                                                                                      |                               |                                                                                                                            |              |
| <b>STAFF RECOMMENDATION:</b>                                                                                                                                                            |                               |                                                                                                                            |              |
| Staff recommend <b>APPROVAL</b> of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).                                                               |                               |                                                                                                                            |              |
| <b>PROPERTY OWNER/PETITIONER:</b>                                                                                                                                                       |                               |                                                                                                                            |              |
| Owner: Alberto Leyva                                                                                                                                                                    |                               |                                                                                                                            |              |
| <b>STAFF CONTACT:</b>                                                                                                                                                                   |                               |                                                                                                                            |              |
| Austin Reed<br>Planner<br>(325) 657-4210, Ext. 1550<br><a href="mailto:austin.reed@cosatx.us">austin.reed@cosatx.us</a>                                                                 |                               |                                                                                                                            |              |

**Information:**

The subject of this zone change is two residential lots intersecting with S Bryant which contain two older residential structures. The applicant wishes to join and redevelop these properties for lower-intensity commercial use, such as a brake & lube shop (which is allowed under CN). The existing structures will be removed. The vision plan for these properties is already Neighborhood Center, which aligns with the requested zone change. As far as zoning goes, bordering to the west is residential, bordering to the north is Office Warehouse, and bordering to the south is more Neighborhood Commercial.

**Planning Commission evaluation of appropriateness.**

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*  
The future land use envisioned for this property is "Neighborhood Center", which aligns perfectly with "Commercial Neighborhood" zoning.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*  
This request does not conflict with the Zoning Ordinance in any way. The existing lot dimensions would be compliant with our CN standards should a zone change be approved.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*  
The proposed zoning would be compatible with the surrounding area. The subject property fronts on South Bryant, a major arterial road, and Neighborhood Commercial on the end of a street would not likely threaten the character of the neighborhood.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*  
A zone change towards Neighborhood Commercial is necessary for the applicant's plans to redevelop these lots for commercial purposes.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*  
Staff do not anticipate any adverse environmental effects.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*  
Commercial zoning at this location may help meet the needs of the community and granting this request would help to promote the redevelopment of existing property.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*

Commercial zoning at this location would help to maintain a logical pattern of development where commercial uses are located along a major thoroughfare.

**Recommendation:**

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Neighborhood Commercial (CN).

**Attachments:**

Notification Map

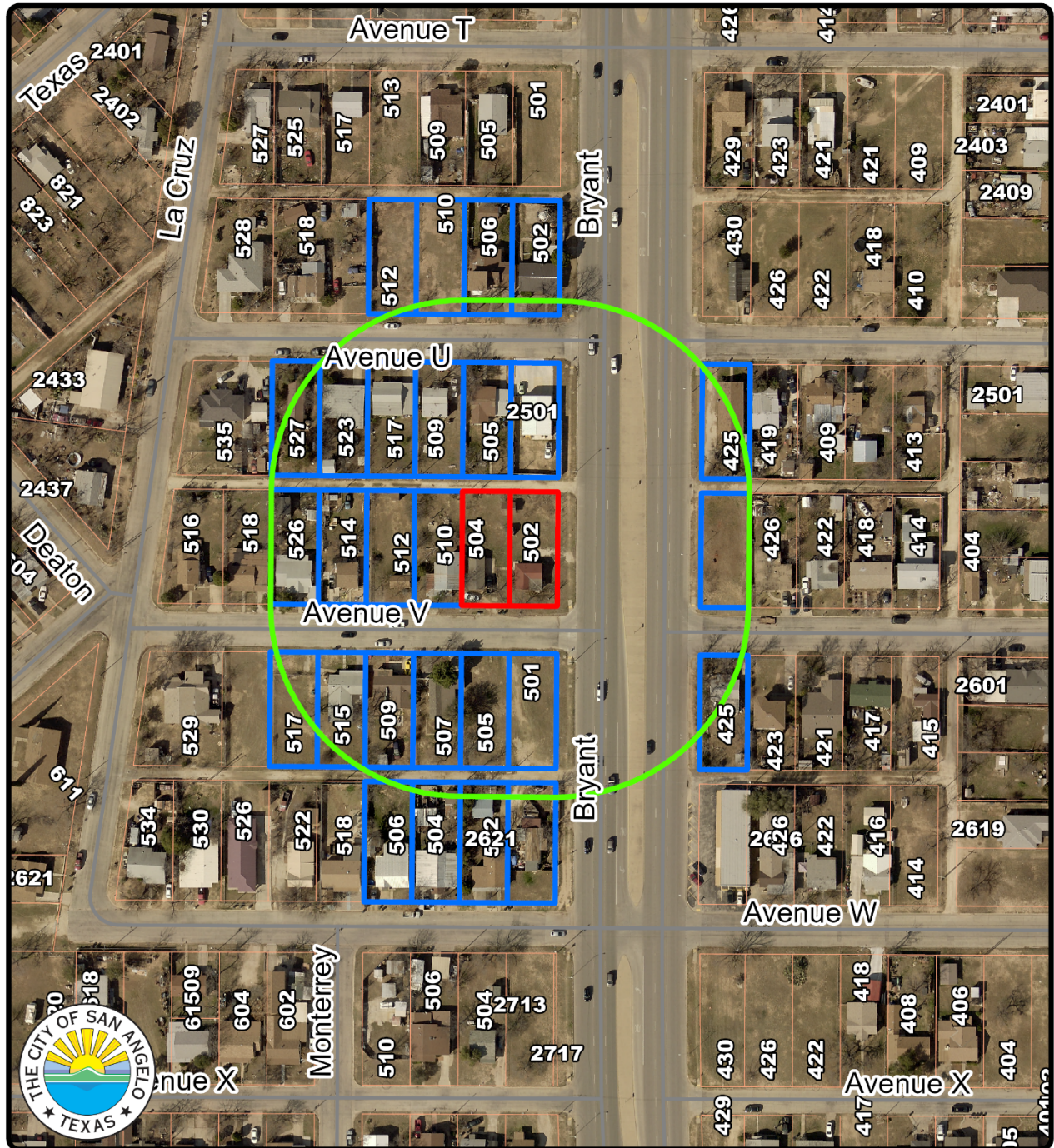
Aerial Map

Zoning Map

Aerial Map



Notification Map



**200' Notification Map**  
**Z25-05: 502 & 504 W Ave V**

Council District: #3 Harry Thomas  
 Neighborhood: Rio Vista

Scale: 0 0.01 0.02 0.03 0.04 0.06 Miles

200' Range: —

Subject Property: —

Notified Properties: —





Aerial Map



Aerial Map

Z25-05: 502 & 504 W Ave V

Council District: #3 Harry Thomas  
Neighborhood: Rio Vista

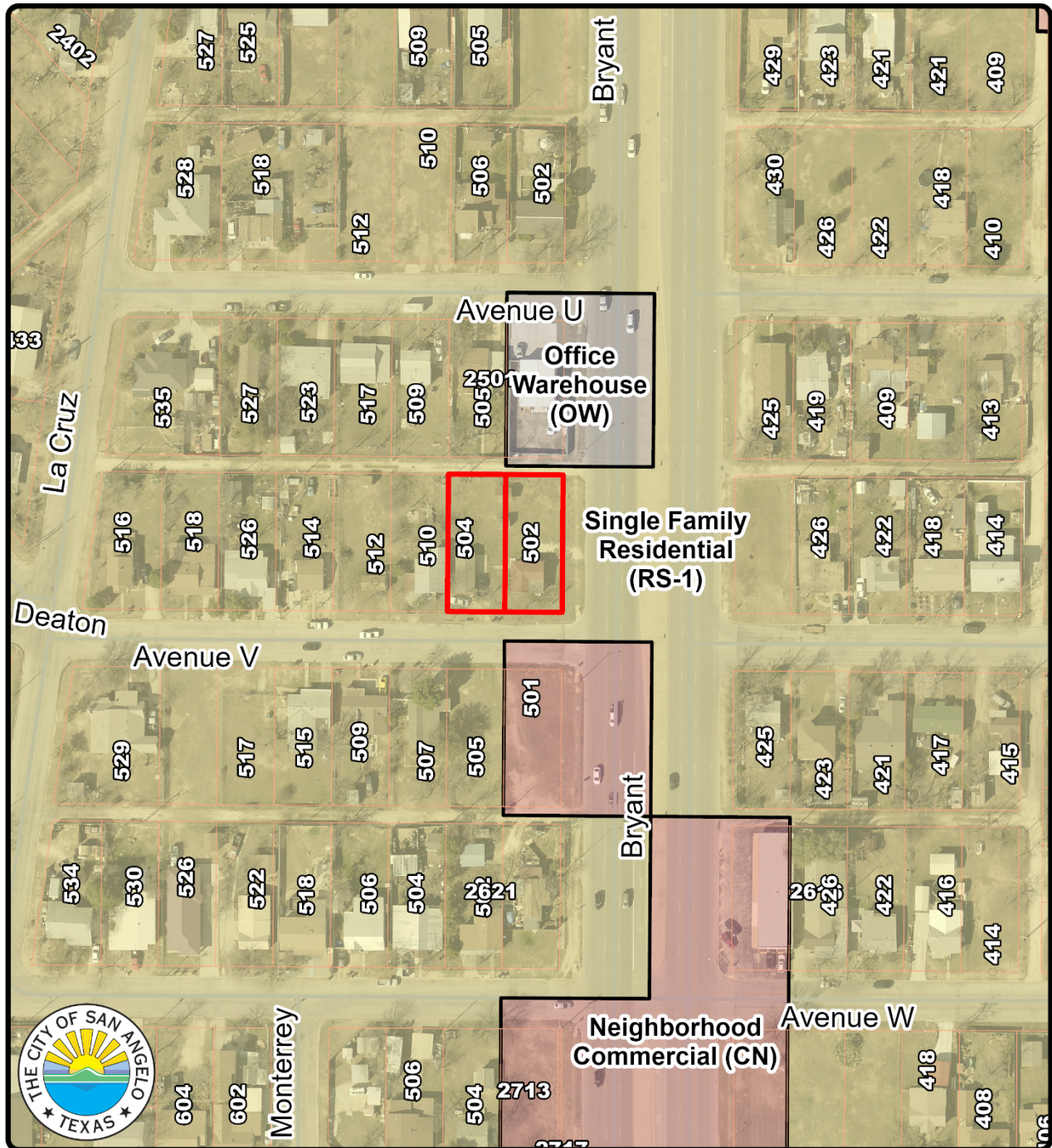
Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles





Zoning Map



Zoning Map

Z25-05: 502 & 504 W Ave V

Council District: #3 Harry Thomas

Neighborhood: Rio Vista

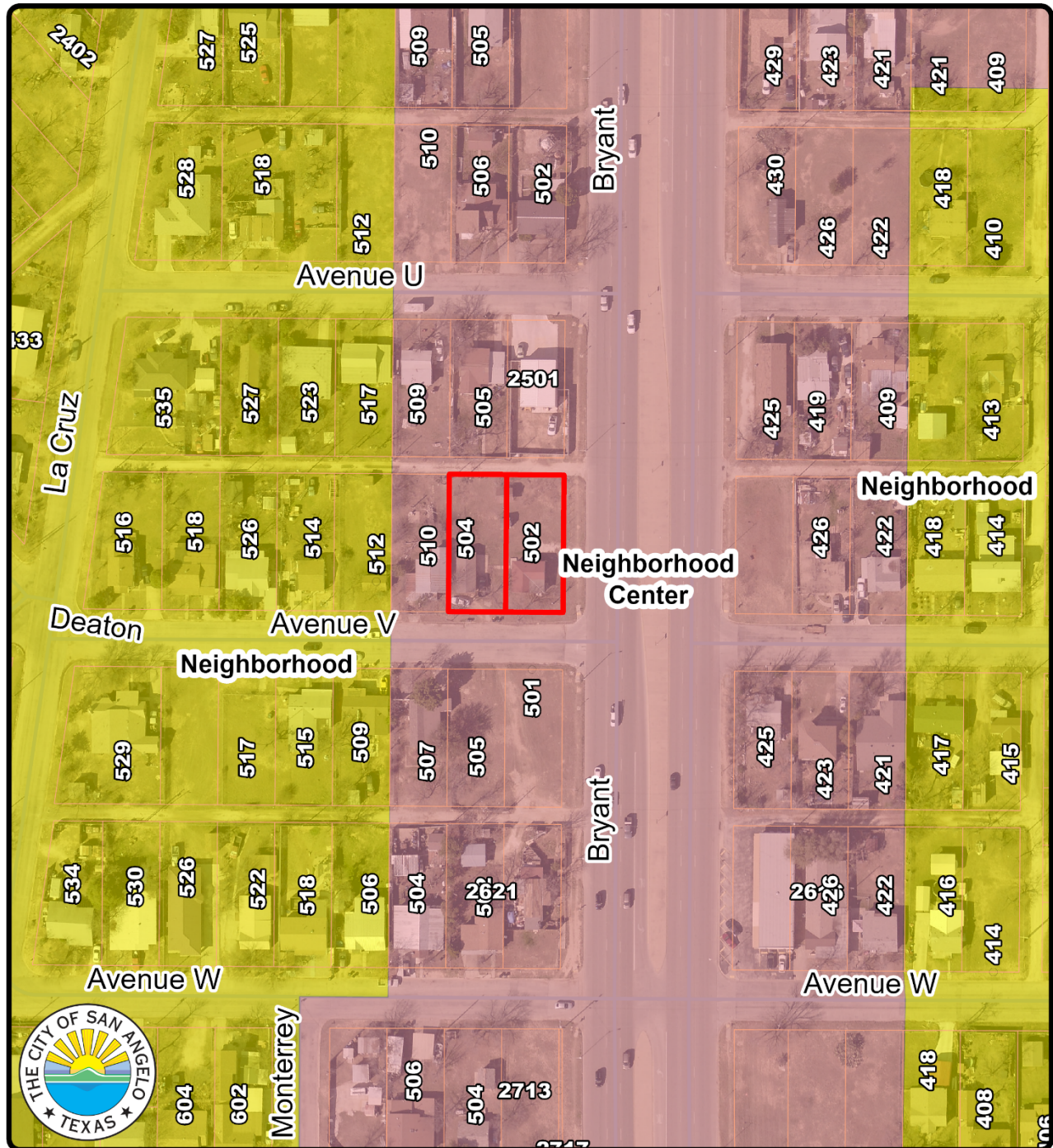
Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles





Vision Plan

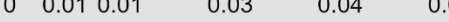


Vision Map

Z25-05: 502 & 504 W Ave V

Council District: #3 Harry Thomas  
Neighborhood: Rio Vista

Subject Property: 

Scale:  Miles



**STAFF REPORT**  
**Planning Commission – February 24, 2025**

| APPLICATION TYPE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       | CASE:                                                                                                                         |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------|
| Revised Preliminary Plat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                       | PP25-01: Revised Preliminary Plat Southland Hills Blk 35-40                                                                   |              |
| SYNOPSIS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                       |                                                                                                                               |              |
| <p>The applicant has applied for a Revised Preliminary Plat for the Southland Hills Addition Block 35 to 40 with a variance for 2 lots on Walnut Hill Dr to be on the same side of the street with a dead-end.</p>                                                                                                                                                                                                                                                                                       |                                                       |                                                                                                                               |              |
| LOCATION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LEGAL DESCRIPTION(S):                                 |                                                                                                                               |              |
| Southland Hills Addition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Abst: A-0141 S-0180, Survey: C Dammann, 14.860 Acres. |                                                                                                                               |              |
| SMD/NEIGHBORHOOD:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ZONING:                                               | FUTURE LAND USE:                                                                                                              | SIZE:        |
| District #1– Tommy Hiebert<br>Bonham Neighborhood                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PD22-03                                               | Neighborhood                                                                                                                  | 14.860 acres |
| THOROUGHFARE PLAN:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                                                                                                                               |              |
| <p>Forest Hill Dr- Classified as a local road with a 50' ROW meeting the standard width.<br/>         Walnut Hill Dr- Classified as a local road with a 50' ROW meeting the standard width.<br/>         Mountain Forest Dr- Classified as a local road with a 50' ROW meeting the standard width.<br/>         Maplewood Dr- Classified as a local road with a 50' ROW meeting the standard width.<br/>         Cedarhill Dr- Classified as a local road with a 50' ROW meeting the standard width.</p> |                                                       |                                                                                                                               |              |
| NOTIFICATIONS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                       |                                                                                                                               |              |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                       |                                                                                                                               |              |
| STAFF RECOMMENDATION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                       |                                                                                                                               |              |
| Staff recommend <b>APPROVAL</b> of preliminary plat and variance subject to two (2) conditions and 2 notes.                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                                                                                                               |              |
| OWNER/PETITIONER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       | STAFF CONTACT:                                                                                                                |              |
| Owner: Duncan Group Southland, LLC<br>Petitioner: SKG Engineering                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       | Karen Putnam<br>Planning Tech<br>(325)657-4210 ext 1546<br><a href="mailto:karen.putnam@cosatx.us">karen.putnam@cosatx.us</a> |              |

**STAFF REPORT**  
**Planning Commission – February 24, 2025**

**Planning Commission**  
**Southland Hills Addition Blocks 35 to 40**  
**February 24, 2025**

---

**Conformity with Comprehensive Plan and Purpose Statements:**

This revised preliminary replat consists of several undeveloped lots. Walnut Hill Dr and Forest Hill Dr will have a dead-end. A variance has been requested due to Walnut Hill Dr having 2 lots on the same side of the street at the dead-end. The zoning/comprehensive plan is appropriate for this proposition.

**Recommendation:**

Staff recommends **Approval** of the Preliminary Plat for Southland Hills Blocks 35 to 40 with two (2) conditions and two (2) notes:

1. Submit for recording with the City of San Angelo Planning and Development Services Department
2. Prior to plat recordation, a preliminary drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study shall be constructed [LDSO Ch9.IV.A].

**Notes:**

1. Fire Hydrants & Fire Department Access. Prior to final plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. (2021 International Fire Code, Section 507.5, and Appendix D).
2. Dedicate Easements for Utilities. Prior to signatures, dedicate easements using separate recorded instruments for existing utilities shown on private property.

**Included:**

Aerial Map  
Preliminary Plat



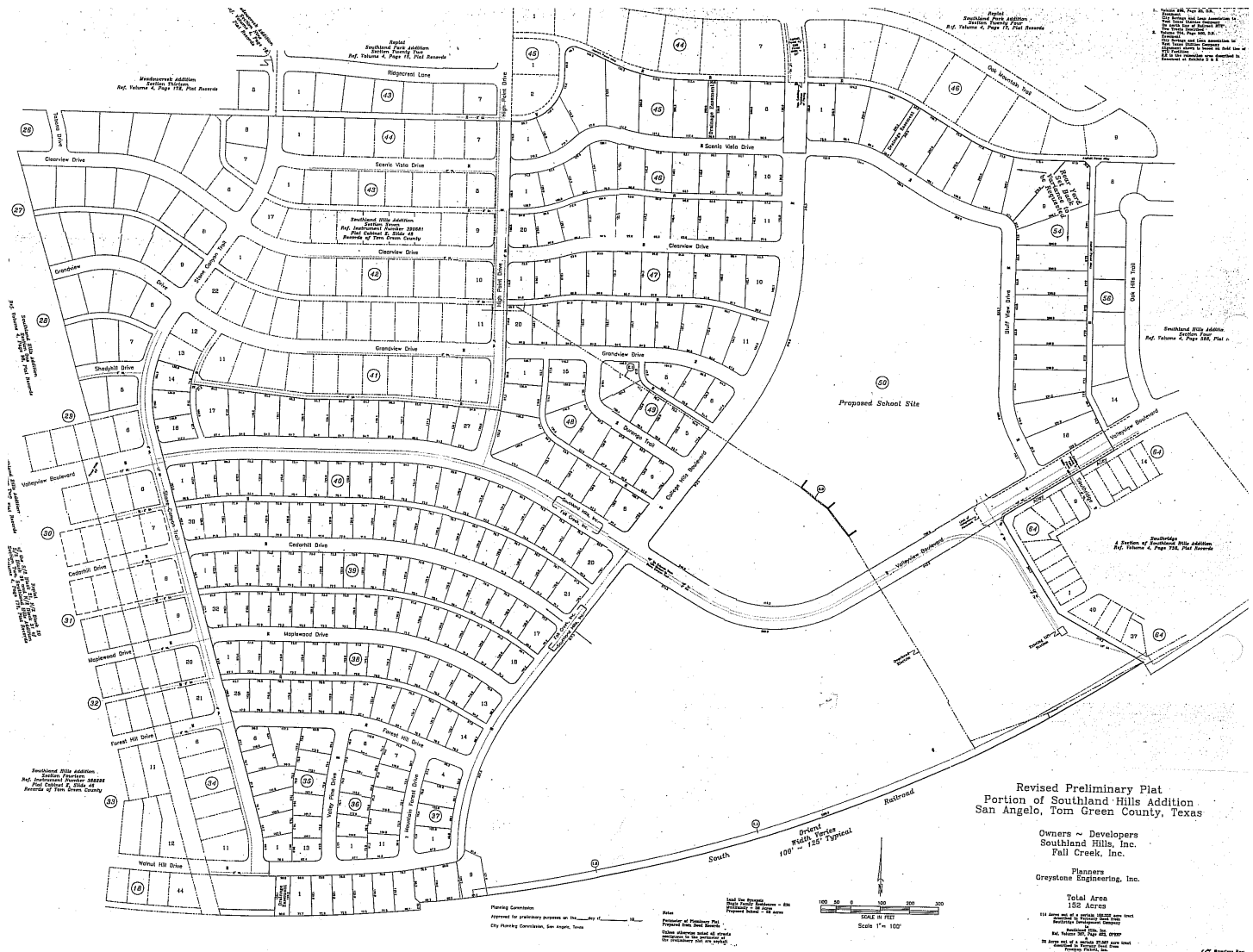
**STAFF REPORT**  
**Planning Commission – February 24, 2025**  
**Aerial Map**



## Preliminary Plat



**Previous approved Preliminary Plat**





**STAFF REPORT**  
**PLANNING COMMISSION – February 24, 2025**

| APPLICATION TYPE:                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                             | CASE:                                                                   |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------|
| Final Plat                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                             | FP25-01: Southland Hills Addition Section 26                            |             |
| SYNOPSIS:                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                             |                                                                         |             |
| This is a Final Plat for 13 new residential lots as part of the Southern Hills Addition's Section 26. These lots will be located along the ends of Forest Hill Drive and Walnut Hill Drive as connected by a new road – Mountain Forest Drive. There is a Preliminary Plat for this subdivision to be heard simultaneously. The Final Plat spans 2.478 acres and no variances were requested. |                                                                                                                                                                                                                             |                                                                         |             |
| LOCATION:                                                                                                                                                                                                                                                                                                                                                                                     | LEGAL DESCRIPTION(S):                                                                                                                                                                                                       |                                                                         |             |
| Eastern terminus of Forest Hill and Walnut Hill Drive, connected by Mountain Forest Drive                                                                                                                                                                                                                                                                                                     | Current: Acres: 29.242, Abst: A-0141 S-0180, Survey: C DAMMANN, 29.242 ACRES<br><br>Proposed: Lots 21-25, Block 38, Section 26, Southland Hills Addition<br>Lots 1-6, 22-23, Block 37, Section 26, Southland Hills Addition |                                                                         |             |
| SMD/NEIGHBORHOOD:                                                                                                                                                                                                                                                                                                                                                                             | ZONING:                                                                                                                                                                                                                     | FUTURE LAND USE:                                                        | SIZE:       |
| District #1 – Tommy Hiebert<br><br>Neighborhood – Bonham                                                                                                                                                                                                                                                                                                                                      | Planned Development District (PD22-03)                                                                                                                                                                                      | Neighborhood                                                            | 2.478 acres |
| THOROUGHFARE PLAN:                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                             |                                                                         |             |
| Forest Hill Dr.: Local Road<br>- 50' R-O-W, 40' required paving<br>Walnut Hill Dr.: Local Road<br>- 50' R-O-W, 40' required paving<br>Mountain Forest Dr.: Local Road<br>- 50' R-O-W, 40' required paving                                                                                                                                                                                     |                                                                                                                                                                                                                             |                                                                         |             |
| NOTIFICATIONS:                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                             |                                                                         |             |
| Not applicable                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                             |                                                                         |             |
| STAFF RECOMMENDATION:                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                             |                                                                         |             |
| Staff recommend <b>APPROVAL</b> of FP25-01: Southland Hills Addition Section 26, subject to <b>six (6) conditions and one (1) note.</b>                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                             |                                                                         |             |
| OWNER/PETITIONER:                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                             | STAFF CONTACT:                                                          |             |
| Owner: Duncan Group Southland, LLC<br><br>Petitioner: SKG Engineering                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                             | Austin Reed<br>Planner<br>(325) 657-4210 x1550<br>austin.reed@cosatx.us |             |

**Conformity with Comprehensive Plan and Purpose Statements:**

These lots range in width from 46 feet to approximately 70, and in length from 112 feet to 144 – which aligns with the underlying Planned Development district. The proposed road extensions and new road conform with the Land and Subdivision Ordinance standards. Overall, this plat conforms with the Comprehensive Plan and Purpose Statements.

**Recommendation:**

Staff recommend **APPROVAL** of the request to final plat 13 lots over 2.478 acres as part of FP25-01: Southland Hills Section 26, subject to **six (6) conditions and one (1) note**:

Conditions:

- 1) Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
- 2) Prior to plat recordation, submit a revised plat indicating a 25' unobstructed building setback from the rear property lines of Lots 22 and 23 of Block 37 as required by the Land Development and Subdivision Ordinance Chapter 9, Section III.G.1 for properties abutting railroads.
- 3) Prior to plat recordation, prepare and submit plans for construction of local roads necessary to comprise the standard pavement width of 40' or 36' with a 4-foot sidewalk along one side [LDSO ch.10.III.A.2]. Once plans are approved, construct streets and/or sidewalk. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [LDSO Ch 6].
- 4) Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a water main and required service connections [Land Development and Subdivision Ordinance ch.10] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 11.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
- 5) Prior to plat recordation, Prepare and submit plans for approval, illustrating the proposed installation of a sewer main and required service connections [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6].
- 6) Prior to plat recordation, a drainage study shall be submitted [Sec 12.05.001.e.1] and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].

Notes:

- 1) Tracts B and C should be clarified as being dedicated to the City of San Angelo.

**Attachments:**

Final Plat

## February 24, 2025

[illegible]



**PLANNING COMMISSION – February 24, 2025**  
**STAFF REPORT**



| APPLICATION TYPE:                                                                                                                                                                                                                                                                                                                    | CASE:                                                                                                                                                                                       |                  |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|
| Replat RP25-01                                                                                                                                                                                                                                                                                                                       | Pete's Valley Estates, 3 <sup>rd</sup> Amended Replat, Lots 3 & 4, Blk 1, Sec 1                                                                                                             |                  |             |
| SYNOPSIS:                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                             |                  |             |
| A request to amend the 3 <sup>rd</sup> Replat of Pete's Valley Estates, 3 <sup>rd</sup> Amended Replat, Lots 3 & 4, Blk 1, Sec 1 being under Single-family Residential (RS-1) zoning district located at 1642 & 1658 Wildflower Trl. A variance request to not abut a public right-of-way has been received and approved previously. |                                                                                                                                                                                             |                  |             |
| LOCATION:                                                                                                                                                                                                                                                                                                                            | LEGAL DESCRIPTION:                                                                                                                                                                          |                  |             |
| 1642 & 1658 Wildflower Trl                                                                                                                                                                                                                                                                                                           | Acres: 1.000, Lot: 4B - BEING 1.0000 ACRE SECTION 1 2ND AM, Blk: 1, Subd: PETE'S VALLEY<br>Acres: 1.558, Lot: 3B - BEING 1.5580 ACRES SECTION 1 2ND AM, Blk: 1, Subd: PETE'S VALLEY ESTATES |                  |             |
| SM DISTRICT / NEIGHBORHOOD:                                                                                                                                                                                                                                                                                                          | ZONING:                                                                                                                                                                                     | FUTURE LAND USE: | SIZE:       |
| SMD #1 – Tommy Heibert<br>Neighborhood – Country Club                                                                                                                                                                                                                                                                                | Single-family<br>Residential (RS-1)                                                                                                                                                         | Neighborhood     | 2.558 acres |
| THOROUGHFARE PLAN:                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                             |                  |             |
| <i>Wildflower Trail</i> – classified as a private road.                                                                                                                                                                                                                                                                              |                                                                                                                                                                                             |                  |             |
| STAFF RECOMMENDATION:                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                             |                  |             |
| Staff recommend <b>APPROVAL</b> of the amended 3 <sup>rd</sup> Replat of Pete's Valley Estates, 3 <sup>rd</sup> Amended Replat, Lots 3 & 4, Blk 1, Sec 1 and <b>APPROVAL</b> of the variance request to not abut a public right-of-way with 2 conditions and 2 notes.                                                                |                                                                                                                                                                                             |                  |             |
| PROPERTY OWNER/PETITIONER:                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                             |                  |             |
| Owner: Randy Snyder & Keith Ellwanger<br>Petitioner: SKG Engineering                                                                                                                                                                                                                                                                 |                                                                                                                                                                                             |                  |             |
| STAFF CONTACT:                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                             |                  |             |
| Rae Lineberry<br>Senior Planner<br>(325) 657-4210, Extension 1533<br><a href="mailto:Rae.lineberry@cosatx.us">Rae.lineberry@cosatx.us</a>                                                                                                                                                                                            |                                                                                                                                                                                             |                  |             |

**Conformity with Comprehensive Plan and Purpose Statements:** The proposed amended replat is amending the property line on lot 4. The variance has been previously approved which allowed for the house to be built along a private street. The City Comprehensive Plan is Neighborhood. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

**Recommendation:** *Staff recommend APPROVAL of the amended 3<sup>rd</sup> Replat of Pete's Valley Estates, 3<sup>rd</sup> Amended Replat, Lots 3 & 4, Blk 1, Sec 1 and APPROVAL of the variance request to not abut a public right-of-way with 2 conditions and 2 notes:*

#### Conditions

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
2. Prior to plat recordation provide confirmation of Septic Tank Permit and functional operation of independent systems. Note: For more information, contact Pam Weishuhn at 325-658-1038. Provide City staff with approval. [Title 30 TAC Chapter 285, Health and Safety Code Chapter 36]

#### Notes

Note: Prior to future development increasing the impervious surface more than 5%, a drainage study shall be submitted [COSA Code of Ordinances Article 12.05.004.c.4]. and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].

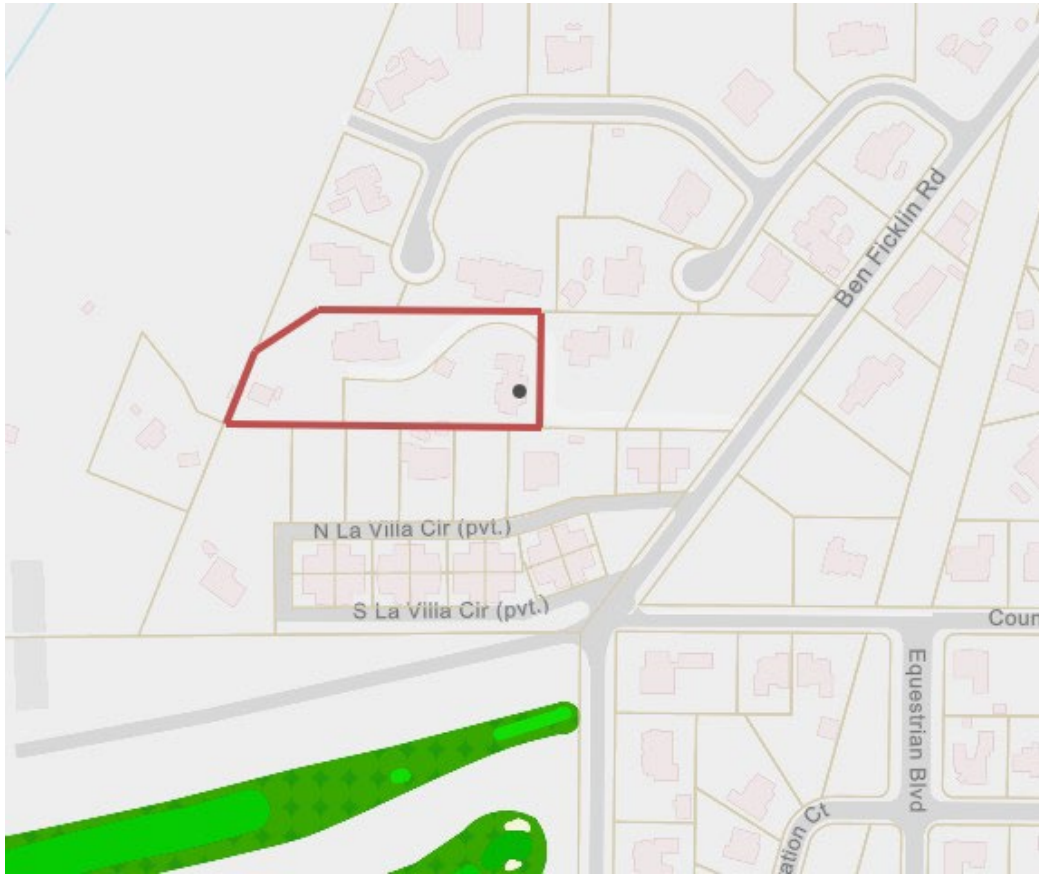
Note: all private utilities (services lines) locations should be confirmed to be within the utility easements

#### **Attachments:**

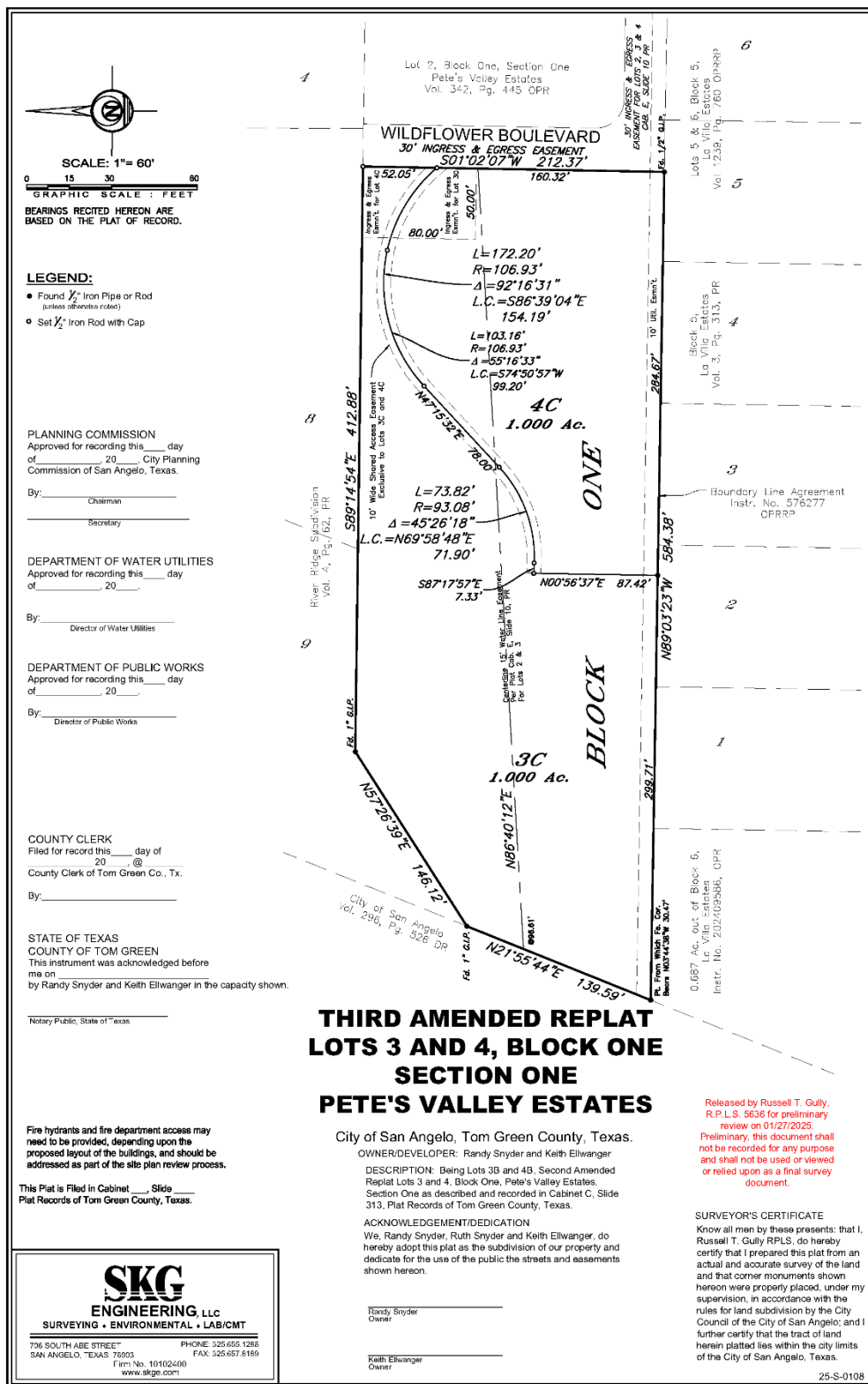
Aerial Map

Final Plat

Aerial Map







**PLANNING COMMISSION – February 24, 2025**  
**STAFF REPORT**



|                                                                                                                                                                       |                                                                                 |                                                                              |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------|
| <b>APPLICATION TYPE:</b>                                                                                                                                              | <b>CASE:</b>                                                                    |                                                                              |              |
| Replat                                                                                                                                                                | RP25-03: 1 <sup>st</sup> Replat in Blk 2, Town & Country Business Park Addition |                                                                              |              |
| <b>SYNOPSIS:</b>                                                                                                                                                      |                                                                                 |                                                                              |              |
| A request to replat the Town & Country Business Park Addition in Block 2.                                                                                             |                                                                                 |                                                                              |              |
| <b>LOCATION:</b>                                                                                                                                                      |                                                                                 | <b>LEGAL DESCRIPTION:</b>                                                    |              |
| Intersection of S Jackson and Adobe Dr                                                                                                                                |                                                                                 | Acres: 2.818, Blk: 2, Subd: TOWN & COUNTRY BUSINESS PARK, BEING 2.8180 ACRES |              |
| <b>SM DISTRICT / NEIGHBORHOOD:</b>                                                                                                                                    | <b>ZONING:</b>                                                                  | <b>FUTURE LAND USE:</b>                                                      | <b>SIZE:</b> |
| SMD #1 – Tommy Heibert<br>Neighborhood – Rio Vista                                                                                                                    | CG/CH                                                                           | Commercial                                                                   | 2.818 acres  |
| <b>THOROUGHFARE PLAN:</b>                                                                                                                                             |                                                                                 |                                                                              |              |
| <i><b>Jackson St</b></i> – Minor arterial, conforms with standards<br><i><b>Town &amp; Country Court</b></i> – local road, conforms with standards                    |                                                                                 |                                                                              |              |
| <b>STAFF RECOMMENDATION:</b>                                                                                                                                          |                                                                                 |                                                                              |              |
| Staff recommend <b>APPROVAL</b> of the 1 <sup>st</sup> Replat in Blk 2, Town & Country Business Park Addition with seven (7) conditions.                              |                                                                                 |                                                                              |              |
| <b>PROPERTY OWNER/PETITIONER:</b>                                                                                                                                     |                                                                                 |                                                                              |              |
| Owner: F L Stephens<br>Petitioner: Wilde Engineering                                                                                                                  |                                                                                 |                                                                              |              |
| <b>STAFF CONTACT:</b>                                                                                                                                                 |                                                                                 |                                                                              |              |
| Kim Garmany<br>Planning & Development Services Admin.<br>(325) 657-4210, Extension 1217<br><a href="mailto:Kimberly.garmany@cosatx.us">Kimberly.garmany@cosatx.us</a> |                                                                                 |                                                                              |              |

**Conformity with Comprehensive Plan and Purpose Statements:** The proposed 1<sup>st</sup> replat conforms with the current zoning, as well as the City Comprehensive Plan where the vision plan is commercial zoning. The plat will conform to the purpose statements outlined in Chapter 2 of the Land Development and Subdivision Ordinance (LDSO).

**Recommendation:** Staff recommend **APPROVAL** of the **1<sup>st</sup> Replat in Blk 2, Town & Country Business Park Addition with seven (7) conditions:**

#### Conditions

1. Prior to plat recordation, provide a copy of the Tom Green County Appraisal District certification indicating there are no delinquent taxes on the subject property of this subdivision. [Land Development and Subdivision Ordinance, Chapter 7]
2. Floodplain Development Permit is required for development ensuring compliance with FEMA and COSA requirements for stormwater management, conveyance, and Finished Floor Elevations.
3. Prior to plat recordation, a drainage study representing proposed development shall be submitted [COSA Code of Ordinances Article 12.05.004.c.4], and improvements deemed necessary by this study, Constructed [LDSO Ch9.IV.A].
4. Prior to plat recordation, Install necessary water and wastewater service to the lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]
5. Sidewalks constructed within ROW must comply with TAS (Texas Accessibility Standards). Prior to construction prepare and submit plans for approval, illustrating the construction of sidewalk. Once plans are approved, construct sidewalk to City specifications [LDSO, Ch 9.V.C.1]. Defer to site plan.
6. Prior to plat recordation, please note on the plat the following statement: Fire hydrants and fire department access may need to be provided, depending upon the proposed layout of the buildings, and should be addressed as part of the site plan review process. 2021 International Fire Code, Section 507.5, and Appendix D
7. Prior to plat recordation, correct the acreage on the replat: currently identified at 2.68 acres, but legal description is 2.818 acres.

#### **Attachments:**

Aerial Maps

1st Replat



**Aerial Map**



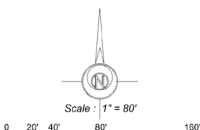
Replat

# 1ST REPLAT IN BLOCK 2, TOWN & COUNTRY BUSINESS PARK ADDITION

City of San Angelo, Tom Green County, Texas

OWNER: Mach Ten Construction, LLC

DESCRIPTION: Being 2.68 acres out of Block 2, Town & Country Business Park Addition, City of San Angelo, Tom Green County, Texas, according to the Plat Recorded in Plat Cabinet D, Slide 80 of the Plat Records of Tom Green County, Texas and being the same 2.68 acres as described in Deed from F.L. Stephens to Mach Ten Construction, LLC dated January xx, 2025 and recorded as Instrument # 2025xxxx of the Official Public Records of Tom Green County, Texas.



Bearings and distances shown hereon are based on Town & Country Business Park Addition, Cabinet D, Slide 80, Plat Records, Tom Green County, Texas.  
Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.

LEGEND: - Found 3/4" Iron Pipe  
 - Found 5/8" Iron Rod w/Cap

CITY PLANNING COMMISSION

Approved for recording this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
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\_\_\_\_

By: \_\_\_\_\_  
Director of Public Works

ACKNOWLEDGEMENT/DEDICATION

We, Mach Ten Construction, LLC, do hereby adopt this plat as a subdivision of our property and dedicate for the use of the public the streets, easements, and drainage way shown hereon.

Zane Willard

STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was acknowledged before me on

by Zane Willard

Notary Public, State of Texas

COUNTY CLERK

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ @ \_\_\_\_\_

By: \_\_\_\_\_

This plat is recorded in Cabinet \_\_\_\_\_, Slide \_\_\_\_\_  
of the Plat Records of Tom Green County, Texas.

Field Notes are recorded as Instrument No. \_\_\_\_\_  
of the Official Public Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE

Know all men by these presents, that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

This document is released for the purpose of interim review under the authority of Blake Wilde, RPLS 6759 on January 29, 2025.  
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

BLAKE WILDE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759

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# MEMO

**Meeting**

**Date:** February 24, 2024

**To:** Planning Commission

**From:** Planning Division, City of San Angelo

**Request:** A request to amend Section 311, 304, and 313 of the City Ordinance regarding Cultural District Overlay Zone.

**Background:** Community discussions on and expanded Cultural District to protect, enhance and celebrate our San Angelo history, cultural and attractions has prompted the City Council to request that staff revisit the current regulations regarding size and regulations for the Cultural District Overlay Zone.

- Establish a district which has major cultural and historical facilities like Fort Concho, Fine Arts Museum, Railroad Museum, River Stage, El Paseo de Santat Angela, San Angelo Welcome Center and the municipal pool.
- The Cultural Overlay District Zone (CD) would be a similar zoning district like the Central Business District
  - Allowed uses by right – General Commercial (CG), Neighborhood Commercial (CN), Office Warehouse (OW) as well as household living in all RS1-3, and RM1 and RM-2, manufacturing by artisans.
  - Allows uses by conditional use Automotive, ATV, or Boat dealers, Hospitals, Religious Institutions, Self-Storage, Vehicle wash or repairs (drop off)
  - Screening – all locations with warehousing or manufacturing must provide opaque screening from public view. – Exceptions household living, manufacturing by artisan, and public art
  - Properties which have a current Historical District or Historical Overlay shall be guided by the Historical designs for those properties
  - All other commercial properties would follow the design guideline - River Corridor Master Development Plan: 2006 Edition until updated by DHRC and City Council
  - Residential properties would be exempt from design standards, unless designated by a Historic District or Historic Overlay
  - Sign restrictions
    - Electronic message signs must be 3'X5' or smaller, dimmed at dusk
    - Fort Concho Historic District sign regulations Sec 12.04.018 are effective in the Cultural District
    - Billboard sign as not allowed
    - Banners are restricted to 30 days and no more than 3 times per year
  - Intermodal containers are prohibited for use of any kind
  - Community Services of itinerant sheltering or alcohol and drug treatment are prohibited
- Development standards for properties within the Cultural Overlay Zone District (CD)

| Standard                 | Commercial   | Residential  |
|--------------------------|--------------|--------------|
| Maximum Floor Area Ratio | 3.00         | 2.00         |
| Max Height               | -            | 35           |
| Minimum Lot Size         | 3000 Sq. Ft. | 2500 Sq. ft. |



|                                       |        |        |
|---------------------------------------|--------|--------|
| Minimum Lot width                     | 40 ft. | 25 ft. |
| Minimum Lot Depth                     | 50 ft. | 30 ft. |
| Front Yard Setback from property line | -      | 5 ft.  |
| Side Yard setback from property line  | -      | 5 ft.  |
| Rear Yard setback from property line  | -      | 5 ft.  |

**Property uses, signs and buildings which would not conform to the new Cultural District Overlay Zone (CD) would continue to be legal nonconforming until they reach a status applied under Article 6 – Nonconformities or the property has been vacated for two years losing their Building Code occupancy thus triggering a change of occupancy**

**Attachments:**

Clean copy of the proposed ordinance with all proposed changes.

| Use Category<br>(see also Chap. 8)  | Short Definition                                                                                           | *               | Residential Districts |                 |             |             |             |             |             |             | Nonresidential Districts        |        |        |        |        |                        |        |        |        |               |
|-------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------------------|--------|--------|--------|--------|------------------------|--------|--------|--------|---------------|
|                                     |                                                                                                            |                 | R<br>&<br>E           | R<br>S<br>1     | R<br>S<br>2 | R<br>S<br>3 | R<br>M<br>1 | R<br>M<br>2 | M<br>H<br>P | M<br>H<br>S | C<br>N                          | C<br>O | C<br>G | C<br>H | C<br>D | C<br>B<br>D            | O<br>W | M<br>L | M<br>H | CG<br>/<br>CH |
| A = Allowed                         |                                                                                                            | C = Conditional |                       | S = Special Use |             |             |             |             |             |             | * = Specific Use May Apply. See |        |        |        |        | Regulations Article 4. |        |        |        |               |
| Residential                         |                                                                                                            |                 |                       |                 |             |             |             |             |             |             |                                 |        |        |        |        |                        |        |        |        |               |
| Bed & Breakfast                     | a single-family dwelling offering overnight room accommodations                                            | *               | C                     | C               | C           | C           | A           | A           | A           | A           | A                               | A      | A      | A      | A      | A                      | A      | A      | A      | A             |
| Group Living                        | residential occupancy that does not meet the definition of "household living"                              | *               | -                     | -               | -           | -           | -           | -           | -           | -           | -                               | -      | -      | S      | -      | -                      | S      | -      | -      | S             |
| Household Living                    | residential dwelling by a "household"                                                                      | *               | A                     | A               | A           | A           | A           | A           | A           | A           | C                               | C      | C      | C      | A      | A                      | C      | C      | C      | C             |
| Recovery Facility, Alcohol and Drug | residential programs that provide care and training or treatment for psychiatric, alcohol or drug problems | *               | -                     | -               | -           | -           | -           | -           | -           | -           | -                               | A      | A      | A      | -      | A                      | A      | A      | A      | A             |
| Short-Term Rentals                  | a single-family dwelling offering overnight accommodations                                                 | *               | C                     | C               | C           | C           | A           | A           | A           | A           | A                               | A      | A      | A      | A      | A                      | A      | A      | A      | A             |
| Institutional and Civic             |                                                                                                            |                 |                       |                 |             |             |             |             |             |             |                                 |        |        |        |        |                        |        |        |        |               |
| College                             | Institutions of higher learning                                                                            | *               | -                     | -               | -           | -           | -           | -           | -           | -           | -                               | A      | A      | -      | A      | A                      | A      | -      | -      | A             |
| Community Services                  | public, nonprofit, or charitable uses providing service to the community                                   |                 | C                     | -               | -           | -           | C           | C           | C           | C           | A                               | A      | A      | -      | A      | A                      | A      | C      | C      | A             |

|                      |                                                                            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|----------------------|----------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Day Care             | care, protection and supervision for children or adults on a regular basis | * | - | - | - | - | A | A | - | - | A | A | A | - | A | A | A | C | C | A |
| Detention Facilities | facilities for detention of incarcerated people                            |   | - | - | - | - | - | - | - | - | - | - | S | S | S | S | S | S | S | S |

|                                 |                                                                                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---------------------------------|----------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Golf Course, Golf Driving Range | facilities for golf, including practice areas                                                | * | S | S | S | S | S | S | S | S | S | S | S | S | - | S | S | S | S | S |
| Hospital                        | medical or surgical care, with overnight care                                                |   | - | - | - | - | - | - | - | - | - | C | C | C | C | C | C | C | C | C |
| Parks and Open Areas            | natural areas consisting mostly of vegetative landscaping, outdoor recreation, gardens, etc. |   | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Religious Institutions          | meeting areas for religious activities                                                       |   | C | C | C | C | C | C | - | C | A | A | A | A | C | A | A | A | A | A |
| Safety Services                 | public safety and emergency services                                                         |   | C | C | C | C | C | C | - | C | A | A | A | A | A | A | A | A | A | A |
| School                          | kindergarten-grade 9 public or private                                                       |   | A | A | A | A | A | A | - | A | A | A | A | - | A | A | - | - | - | - |
| School                          | high school public or private                                                                |   | C | C | C | C | C | C | - | C | A | A | A | - | A | A | - | - | - | - |



|                                                                                 |                                                                                                                                                                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Special Event, Type 1                                                           | fund-raising, business promotion, special and seasonal events                                                                                                                | * | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |   |
| Special Event, Type 2                                                           | carnival, concert, circus, fair or festival                                                                                                                                  | * | - | - | - | - | - | - | - | - | - | - | - | A | A | A | A | A | A | A |   |
| Utilities, Basic                                                                | infrastructure that needs to be located in or near the area where the service is provided                                                                                    |   | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |   |
| Commercial                                                                      |                                                                                                                                                                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Alcoholic Beverages Sales for On-Premises Consumption (added to Use Table 2003) | establishment where alcoholic beverages are sold for consumption on the premises, except for certain restaurants where such beverages are provided as a supplemental service | * |   |   |   |   |   |   |   |   |   |   |   | C | C | A | A |   | C | C | C |
| Auto and Boat Dealer                                                            | sales of cars, light trucks and boats                                                                                                                                        | * | - | - | - | - | - | - | - | - | - | - | - | A | A | C | A | A | A | A | A |
| Campground/Recreational Vehicle Park                                            | temporary, often overnight accommodations for camping units and recreational vehicles                                                                                        |   | S | - | - | - | - | - | S | - | - | - | S | S | - | - | S | S | S | S |   |

|                                       |                                                                                                                                   |   |                                            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
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| Mobile Food Units                     | Defined in Texas Food Establishment Rules                                                                                         | * | See Article 4 for Specific Use Regulations |   |   |   |   |   |   |   |   |   | A | A | A | A | A | A | A | A | A |
| Office                                | activities in an office setting focusing on business, government, professional, medical or financial services<br><br>parking not  |   | -                                          | - | - | - | - | - | - | - | - | - | A | A | A | - | A | A | A | A | A |
| Parking, Commercial                   | accessory to an allowed use, fees may be charged                                                                                  |   | -                                          | - | - | - | - | - | - | - | - | - | C | A | A | A | A | A | A | A | A |
| Recreation and Entertainment, Outdoor | large commercial uses that provide continuous recreation or entertainment                                                         |   | -                                          | - | - | - | - | - | - | - | - | - | - | S | - | A | S | - | S | S | S |
| Rental, Equipment                     | firms leasing or renting heavy vehicles, equipment and machinery under 3.5 tons to the public, may also provide product repair    | * | -                                          | - | - | - | - | - | - | - | - | - | - | C | A | - | C | C | A | A | A |
| Retail Sales and Service              | firms invdved in the sale [of] new or used products to the public, may provide personal services, entertainment or product repair | * | -                                          | - | - | - | - | - | - | - | - | - | A | C | A | C | A | A | - | C | A |

|                      |                                                                     |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|----------------------|---------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Self-Service Storage | uses providing separate storage areas for individuals or businesses | * | - | - | - | - | C | C | - | - | C | C | A | A | C | A | A | A | A | A |
|----------------------|---------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

|                                   |                                                                                                                                                                      |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vehicle Repair                    | service to passenger vehicles, light or medium trucks, other consumer motor vehicles, generally, the customer does not wait at site while service is being performed | * | - | - | - | - | - | - | - | - | - | - | C | A | C | C | C | A | A | A |
| Vehicle Service, Limited          | direct services to vehicles where the customer generally waits nearby while the service is performed                                                                 | * | - | - | - | - | - | - | - | - | A | C | A | A | A | A | A | A | A | A |
| Vehicle Wash                      | automatic or non-automatic facilities for washing vehicles                                                                                                           |   | - | - | - | - | - | - | - | - | C | - | A | A | C | A | A | A | A | A |
| Veterinary Clinics, Small Animals | offices and clinics for small, non-hoofed animals                                                                                                                    |   | - | - | - | - | - | - | - | - | A | C | A | A | C | A | A | A | A | A |

|            |
|------------|
| Industrial |
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# See "other" use categories for certain light manufacturing allowed in CG/CH districts.



|                                     |                                                                           |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|-------------------------------------|---------------------------------------------------------------------------|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Manufacturing and Production, Heavy | firms involved in heavy manufacturing, production or fabrication of goods |  | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | A | - |
|-------------------------------------|---------------------------------------------------------------------------|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

|                                 |                                                                                                                                                                                             |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Manufacturing, Craft by Artisan | processing and/or fabrication goods made ready for sale to consumers, on-site or elsewhere, where processing or fabrication is of substantially low intensity with an emphasis on handiwork |   | - | - | - | - | - | - | - | - | - | - | A | A | A | A | A | A | A | A |
| Warehouse and Freight Movement  | firms involved in storage or movement of goods                                                                                                                                              |   | - | - | - | - | - | - | - | - | - | - | C | A | C | A | A | A | A | A |
| Waste-Related Use               | uses that receive recycled materials or wastes for disposal on-site or transfer to another location, uses that collect sanitary wastes, or that produce goods or energy from composting     | * | - | - | - | - | - | - | - | - | C | C | C | C | - | C | C | C | C | C |

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|                               |                                                                                                                                |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|---|---|---|---|---|
| Passenger Terminals           | facilities for the arrival or departure of airplanes, trains or buses                                                          |   | - | - | - | - | - | - | - | - | - | - | - | C | C |  | C | C | C | C | C |
| Plant Nursery                 | facilities producing flowers, shrubs, horticultural or household plants for retail or wholesale trade                          |   | A | - | - | - | - | - | - | - | - | - | - | - | A |  | - | A | A | A | A |
| Telecommunications Facilities | devices and supporting elements necessary to produce electromagnetic radiation or radio waves or operating to produce a signal | * | C | C | C | C | C | C | C | C | C | C | C | C | C |  | C | C | A | A | C |
| Any Use(s) Deemed Appropriate | only where such use can provide effective transition between less restrictive and zoning districts                             |   | S |   | S | S | S | S | S |   | S | S |   | S |   |  | S | S |   |   |   |

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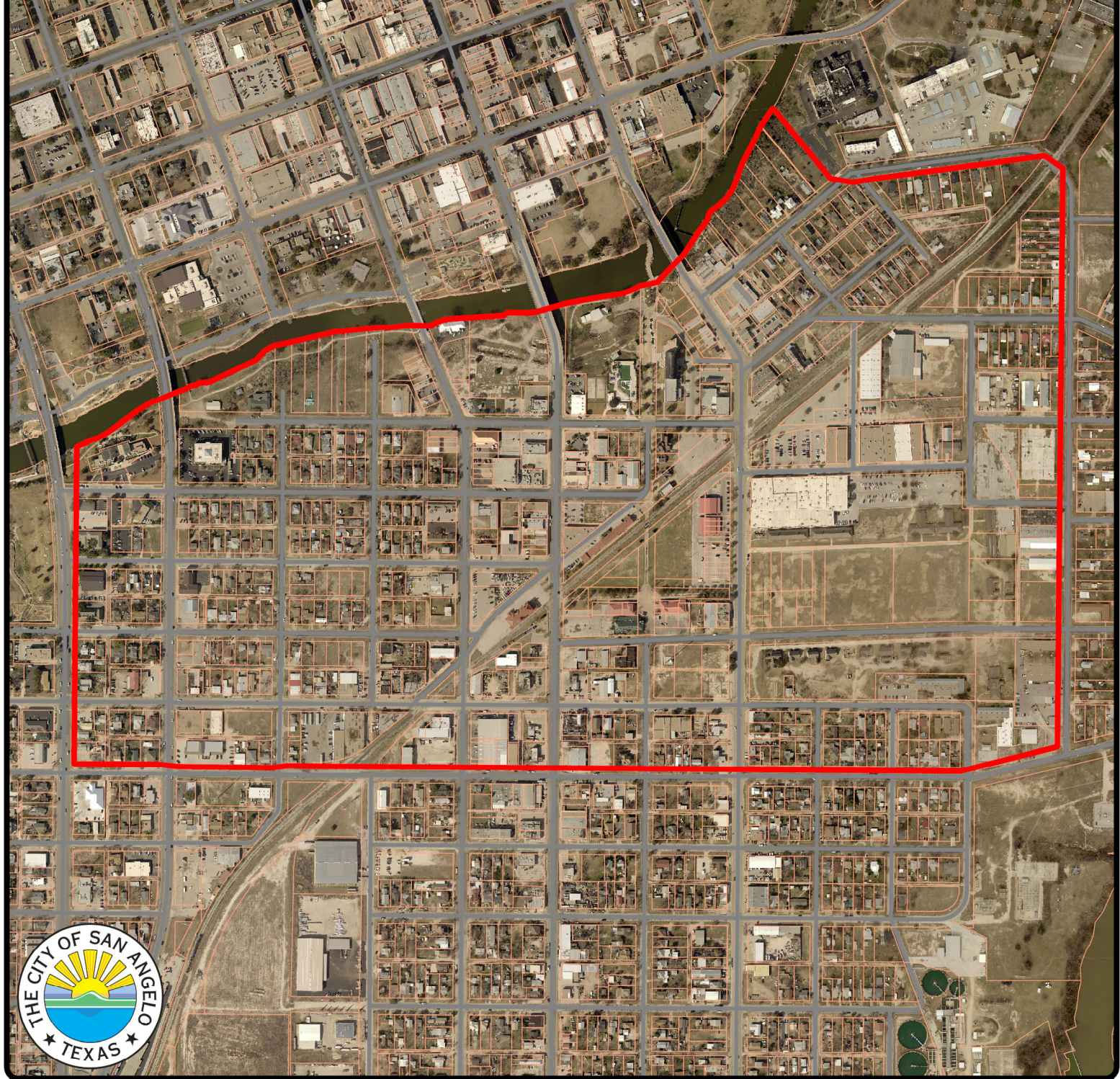
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**Aerial Map**  
**Cultural District Expansion**

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## **CULTURAL DISTRICT OVERLAY Zoning District**

### **Sec 311**

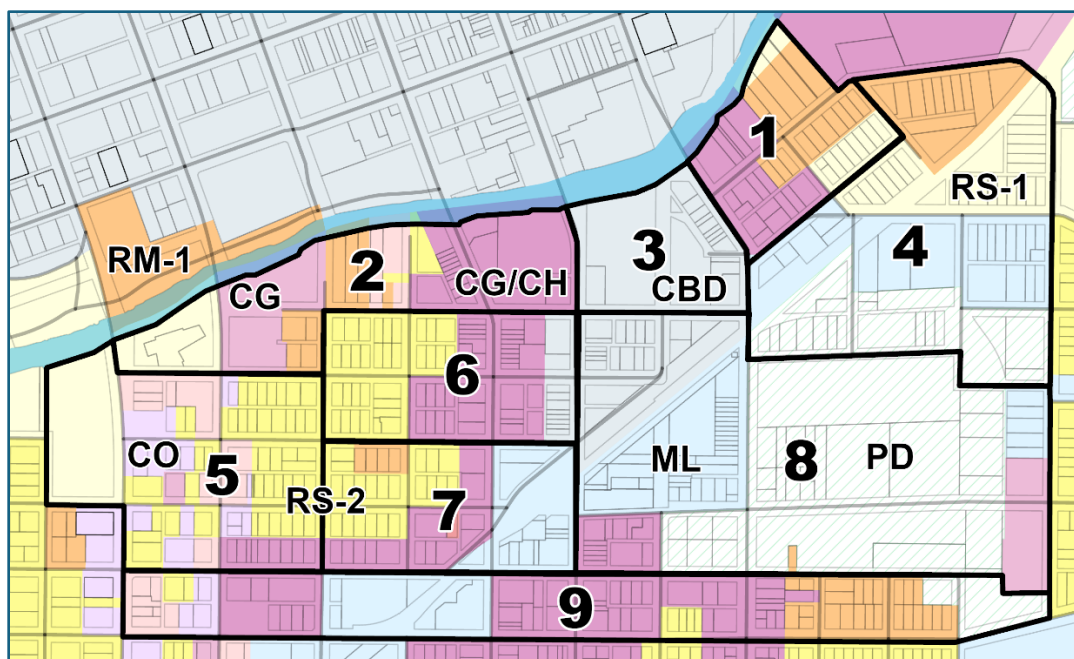
#### **I. Purpose Statement**

- a. The San Angelo City Council has declared that as a matter of public policy, the protection, enhancement, and perpetuation of districts of cultural importance and significance are necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that San Angelo represents a unique convergence of time and place that shaped the identity of generations of citizens and produced significant historic, architectural and cultural resources that constitute their artistic heritage. This overlay zone is intended for the following purposes:
  - i. Protect the cultural areas which represent distinctive elements of San Angelo's historic, architectural, and artistic heritage.
  - ii. Foster civic pride and the preservation of cultural landmarks in this overlay zone.
  - iii. Enhance the district's attractiveness to visitors and promote stimulus to the economy.

#### **II. Establishment**

- a. The Cultural District Overlay (CD) zoning district shall be applicable in all base zoning districts within or partially within the overlay zone. The boundaries for the district shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions. Allowed use of all property included in the Cultural District Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.

#### **III. Map of the Cultural District Area**



### III. Procedure for Zoning Designations

- 1) As an overlay zoning district, the Cultural District Overlay (CD) shall be applicable in all zoning districts, or portions thereof within the district boundaries.
- 2) The area shall be mixed-used from residential household living, neighborhood commercial, office warehouse, manufacturing by artisans, and general commercial in nature; see Section 304 G. Cultural District Overlay (CD)
- 3) Cultural District Overlay (CD) is intended to provide opportunities to promote the traditional and cultural heritage of San Angelo as an artistic celebration of cultures which serves a variety of needs in a relatively confined area. The district is intended to include office, retail sales, repair and service businesses, commercial recreation and entertainment, as well as residential uses. Development should complement neighboring activities in the area and promote a variety marketplace concept to enhance our historical and cultural assets of Fort Concho, El Paseo de Santa Angela, Municipal Pool, San Angelo Fine Arts Museum, Welcome Center and the Concho River.
- 4) Short Term Rentals shall be allowed by right within the Cultural District subject to annual review set forth in Section 406.
- 5) Properties designated with a Historic Overlay or within a Historic District shall remain with those designations which fall within the Cultural District boundaries.
- 6) Outdoor storage is limited to 20% of the property
  - a. All outdoor storage by manufacturing and office warehouse, as well as previous uses of Heavy Commercial (CH) and Light Manufacturing (ML) shall

be screened with opaque fencing which the fencing then can display art and cultural scenes.

b. All outdoor screening or opaque fencing shall be reviewed under Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance.

c. Exceptions:

- i. manufacturing by artisan can be up to 50% outdoor storage to display products for sale
- ii. Household living
- iii. Public art on public property

7) Parking requirements can be modified under Section 511 in the Cultural District Overlay.

a. Parking lots shall have a landscape buffer of a minimum 5' from all property lines adjacent to street frontages except for drive approaches

8) The Fort Concho Historic District sign regulations Section 12.04.018 are effective in the Cultural District Overlay

#### **IV. Specific uses and sign types restricted or not allowed in the Cultural District Overlay**

a. All Signs in the District shall follow Section 12.04.017 of the Sign Ordinance and Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance.

b. All Banner style signs restricted to 30 days with no more than 3 time per year are banner signs allowed on a commercial property. and must be reviewed under the Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance.

c. Electronic Message signs

i. Shall be reviewed under Sec;

ii. shall be limited to a 3'X5' size or smaller;

iii. and be dimmed from dusk to dawn;

iv. Shall be reviewed under Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance;

d. Intermodal containers shall not allowed;

e. Community Services of itinerant sheltering or alcohol and drug treatment shall not be allowed

#### **V. Development Standards in Cultural District Overlay**

|          |            |             |
|----------|------------|-------------|
| Standard | Commercial | Residential |
|----------|------------|-------------|



|                                       |              |              |
|---------------------------------------|--------------|--------------|
| Maximum Floor Area Ratio              | 3.00         | 2.00         |
| Max Height                            | -            | 35           |
| Minimum Lot Size                      | 3000 Sq. Ft. | 2500 Sq. ft. |
| Minimum Lot width                     | 40 ft.       | 25 ft.       |
| Minimum Lot Depth                     | 50 ft.       | 30 ft.       |
| Front Yard Setback from property line | -            | 5 ft.        |
| Side Yard setback from property line  | -            | 5 ft.        |
| Rear Yard setback from property line  | -            | 5 ft.        |

**VI. Procedures for Design Review**

- a. Review of applications within the Cultural District Overlay shall follow the procedures set forth under Sec. 212 (Historic Overlay or District) or Sec. 213 as applicable of the Zoning Ordinance.
- b. The provisions of the Cultural District Overlay apply specifically to exterior alterations, demolition, construction, moving in or removal of buildings, structures or objects within the boundaries of said overlay zone, on public or private property. Such activity proposed to be undertaken within a Cultural District Overlay shall be subject to approval of Design and Historic Review Commission and all conditions set forth therein, except as otherwise specified in the following sections Section 212 C Review by Planning Director.
- c. Public Art in this district shall be the purview of the Public Arts Commission and/or City Council
- d. In general design changes should meet the following requirements
  - i. River Corridor Master Development Plan: 2006 Edition (RCMDP)
  - ii. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.
  - iii. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.
  - iv. Embodies characteristics distinct to a type, period, or method of construction or architecture.
  - v. Is associated with the lives of persons significant in local, regional, state, national, or international history.
  - vi. Represents a distinctive and familiar visual feature of a neighborhood or of the city.
  - vii. Represents the works of a master designer, architect, builder, or craftsman.

## **Section 304**

G. CD (Cultural District Overlay) The Cultural District Overlay is intended to provide opportunities to promote the traditional and cultural heritage of San Angelo as an artistic celebration of cultures which serves a variety of needs in a relatively confined area. The district is intended to include office, retail sales, repair and service businesses, commercial recreation and entertainment, as well as residential uses. Development should complement neighboring activities in the area and promote a variety marketplace concept to enhance our historical and cultural assets of Fort Concho and the Concho River.

## **Sec 313 Use Table**

All of the use categories listed in the Table below are explained in Sec. 311 through 317. The second column of the use table contains an abbreviated explanation of the respective use category. If there is a conflict between the abbreviated definition and the full explanation in Sec. 311 through 317, the provisions of Sec. 311 through 317 shall control.

## ***ARTICLE 12.04 SIGNS***

### **Sec. 12.04.001 Purpose**

- (a) The city council recognizes that in recent years the citizens of the city have supported the expenditure of money to beautify our river area and other parts of the city. It is in great part the beauty and appearance of this city that attracts visitors and permanent residents. In addition, new businesses and industries are increasingly basing their decisions to locate in a particular area on the quality of life in that area. Regulation of visual clutter can help preserve this quality and promote the steady growth that is vital to the continued economic health and prosperity of this city. Furthermore, it is recognized that traffic safety problems are created by the lack of control of the visual environment.
- (b) The control and regulation of signs, in a manner which recognizes the right and necessity of businesses to advertise and individuals to express ideas in a public forum, is vital to the goals of preserving the city's physical beauty and safety. An aesthetically pleasing environment adds to the city's quality of life, which in turn serves to attract new business and spawn economic development. The reasonable display of signs is a necessary public service and a necessity for the conduct of commerce and industry. The manner in which signs are displayed, and the safety of the general public are directly related to the economic vitality and the aesthetic quality of the surrounding property.
- (c) Signs left unregulated are a problem for the residents of the city in the following manner:
  - (1) Without abatement, abandoned or damaged signs are hazards to the public's safety and well-being.
  - (2) Signs can become a cause of garbage accumulation and an obstruction to light and air to adjoining properties.
  - (3) The proliferation of signs without rhyme or reason creates a situation in which the traveling motorist may be so distracted that dangerous driving conditions are created.
  - (4) Signs may be visually incompatible with their surroundings, both with the natural environment and with adjoining buildings. This is particularly true in residential districts, the River Corridor and the Fort Concho Historic District.
  - (5) Signs located in, or close to, the right-of-way and on corners create view obstructions which contribute to and cause accidents involving automobiles and pedestrians.
  - (6) Signs may detrimentally affect adjoining property values, causing said abutting property to become economically less competitive, lowering tax values and contributing to the decline of neighborhoods.
- (d) Therefore, the objectives of this article are as follows:
  - (1) To assure that each business or individual maintains adequately their right to communicate to the public.
  - (2) To ensure that the size, location and lighting of each sign meets the standards necessary to protect the health, welfare and safety of the public and preserves the values of adjacent properties.
  - (3) To ensure that passing motorists or pedestrians can be adequately informed by signs providing information and directions.
  - (4) To alleviate the proliferation of sign usage which is detrimental to the growth of the city and the safety and welfare of citizens traveling on city streets.
  - (5) To encourage businesses to provide an attractive means of informing, directing and attracting the shopper and prospective client.
  - (6) To protect and enhance the physical appearance of the city.

- (e) In summary, the city council finds that the visual clutter and confusion of unregulated signs contribute to traffic safety problems, is detrimental to the economic and commercial welfare of the community and detracts from the quality of life in the city. Specifically, control of portable and temporary signs and the placement of such signs reduces the visual clutter caused by portable and temporary sign proliferation and the danger of such signs causing view obstructions and distractions while still allowing for their use on a limited basis. Likewise, limits on the placement of billboard signs meets the aesthetic goal of reducing visual clutter and the general welfare goal of reducing traffic distractions, which are particularly acute in the case of billboard signs with their periodically changing content. Further, the provisions of this article establish minimum standards for signs that directly relate to the use of the property, traffic patterns and safety, the intensity of development and the intent of the various zoning districts. These standards are designed to promote the objectives and goals mentioned above and alleviate the problems caused by signs while preserving the ability of businesses and individuals to advertise and communicate in a reasonable manner while maintaining the public health, safety, welfare and quality of life.

## Sec. 12.04.002 Definitions

**Aggregate area.** The sum of the area (in square feet) of all signs for a specific classification of sign.

**Air-activated graphic or sign.** Signs, devices or streamers (not including flags or pennants) caused to be moved, spun or activated by the movement of air.

**Area.**

- (1) **Freestanding, projecting and roof signs.** The advertising display surface area encompassed within any regular geometric figure which would enclose all parts of the sign. The structural supports or bracing of a sign shall not be counted as part of the sign face area unless such structure or bracing is made a part of the sign's message by including a symbol, logo or other figure, in which case the smallest rectangle that can encompass the area of said symbol or figure shall be included as part of the total message area calculations. Where a sign has two display faces back to back, the area of only one face shall be considered the sign face area.
- (2) **Wall sign with the background which borders or frames the message.** The sign area shall be the total area including the entire background plus the area of any symbols, figures or logos as described above.
- (3) **Wall sign with no border or frame.** The sign area shall be the area of the smallest rectangle which can encompass all words, letters, figures, emblems and other elements of the sign message.

**Arterial street.** Any street identified as an arterial street on the city's thoroughfare plan.

**Attached sign.** Any sign attached to a wall, sloping roof, marquee, fixed awning, fascia or canopy of a building.

**Average ground level.** The finished ground level at the midpoint of the exterior surface of a sign, or of a structure in the event that the sign is attached to the structure.

**Banner.** A piece of cloth, paper, plastic or other non-rigid material upon which a message is painted, printed or affixed.

**Balloon.** An inflatable bag (of rubber, plastic, mylar or other similar material) usually used as a toy or for decoration.

**Billboard.** Any freestanding sign that exceeds 250 square feet in area.

**Curb line.** The edge of the traveled portion of a street or roadway where the improved road surface meets the adjacent unimproved surface, sidewalk or other non-vehicular pathway.

**Eave line.** The projecting lower edge of a roof overhanging the wall of a building.



**Electronic message sign.** A sign whose informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments, including LED (light emitting diode) signs, television screens, plasma screens, video boards, or other digital signs.

**Erect.** To build, construct, alter, reconstruct, pour, lay, move upon, attach, hang, place, suspend or affix and also includes the painting of wall signs or any physical operation on the premises that is required for the construction of a sign, including excavation, site clearance, fill and the like.

**Flashing sign.** Any directly or indirectly illuminated sign which exhibits changing natural or artificial light or color effects by any means.

**Freestanding sign.** Any permanent sign not affixed to a building except as provided in the definition of a standard roof sign.

- (1) **Back-to-back sign.** A structure with two parallel directly opposite signs with their faces oriented in opposite directions located not more than 15 feet apart. A back-to-back sign shall constitute one freestanding sign.
- (2) **Double-faced sign.** Any two adjacent signs on a single structure or separate structures with both faces oriented in the same direction and not more than ten feet apart at the nearest point between the two faces. A double-faced sign may be referred to as a side-by-side or stacked sign. A double-faced sign shall constitute one freestanding sign.
- (3) **V-type sign.** Two or three signs in the shape of the letter "V" or triangle when viewed from above with their faces oriented in different directions located not more than 15 feet apart at the closest points. All faces of a V-type sign shall be considered to constitute a single freestanding sign.

**Grade level.** The average horizontal level of a street, road, or highway surface.

**Height.** The height of a sign shall be the vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and the highest adjacent grade. Highest adjacent grade means the highest natural elevation of the ground surface prior to construction immediately adjacent to the structural support of the sign.

**Inflatable sign.** A gas- or air-inflated figure, shape, or sign larger than 20 inches in diameter at its widest point.

**Lot.** A developed or undeveloped tract or parcel of land legally transferable as a single unit of land.

**Lot frontage.** The area fronting upon a street or road of a development at the time of application for a sign permit.

**Major collector street.** Any street identified as a major collector on the city's thoroughfare plan.

**Multifamily residence sign.** A sign placed upon a lot tract or parcel of land within a RM-1 (Low Rise Multifamily Residence) or RM-2 (High-Rise Multifamily Residence) zoning district.

**Nonconforming sign.** A sign, legally existing on the effective date of this article, which could not be built under the terms of this article or under the terms of the city's zoning ordinance.

**Nonresidential use.** Use of property in a district zoned for residential use but used lawfully for a nonresidential purpose.

**Pennants.** A series of small pieces of cloth, paper, plastic, metallic or other non-rigid material which are strung together on a narrow ribbon-like piece of cloth, plastic, rope or other rigid or non-rigid material. Said pieces of cloth, paper, plastic, metallic or other non-rigid material shall not measure more than 18 inches in length from the point of the piece's attachment to the ribbon-like material, to the piece's end.

**Portable sign.** A sign which is not designed or manufactured to be permanently anchored or affixed to the ground, building or other structure, but rather is designed or primarily used as a sign which is movable from place

to place and which includes but is not limited to signs affixed to a trailer or other portable structure and “A” frame or sandwich signs. This includes signs which have had wheels removed or have been modified in such a way as to be anchored to the ground unless such modifications clearly are intended to be permanent in nature and would prohibit the sign from being removed and reinstalled at another location.

**Projecting sign.** A sign affixed to any building wall, roof, marquee or other structural element which extends beyond the building wall, roof, marquee or other structural element more than 18 inches.

**Property line.** A line marking the boundary between two properties or between the property adjacent to a street or roadway and the right-of-way dedicated to the public for its current or future use as a street or road.

**Public event banner.** A banner hung across a street or public right-of-way advertising a civic event of interest to the general public.

**Replacement value.** The cost to replace an existing sign at the current retail price.

**Ridge line.** The intersection of two roof surfaces forming the highest horizontal line of the roof.

**Roof sign.** A sign attached to a roof extending more than three feet above the ridge line.

**Setback.** The distance from the leading edge of the sign to the curb line or property line, whichever is applicable under the terms of this article.

**Sign.** Any object, device, display, plaque, poster, painting, drawing or structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, message, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

**Street edge.** The edge of the traveled portion of a street, highway or roadway where the improved road surface meets the adjacent unimproved surface, sidewalk or other non-vehicular pathway. The verge of a street or road where a curb might usually be installed. See "Curb line" above.

**Temporary sign.** A sign that is not permanently affixed to a building, structure or the ground.

**Wall and sloping roof signs.** A sign affixed to the wall, roof, marquee or other structural element of any building, which does not project more than 18 inches from the wall, roof, marquee or other structural element, or extend more than three feet above the wall to which it is attached.

### **Sec. 12.04.003 Penalties and enforcement**

- (a) Any person, firm or corporation violating any of the terms and provisions of this article shall be subject to a fine in accordance with the general penalty provision found in section 1.01.009 of this code. Each day such violation shall be continued, or shall be allowed to continue to exist, shall constitute a separate offense.
- (b) The owner or owners of any property or part thereof where a sign in violation of this article shall be constructed, placed or shall exist, and any architect, builder, contractor, agent, person, firm or corporation employed in connection therewith and who has knowledge of the commission of such violations, shall be guilty of a separate offense, and upon conviction thereof shall be fined as provided in this section.
- (c) In the event that a sign owner or owner of property upon which a sign is placed fails to comply with any provision of this article, any building inspector, code enforcement officer or peace officer may issue a citation to the violator.

### **Sec. 12.04.004 General provisions**

- (a) *Building permit required.* A building permit shall be obtained prior to erection, repair, alteration or relocation of any sign except for routine maintenance or repair and/or replacement of sign faces. Acceptance of the permit by the applicant shall require compliance by the applicant with all requirements of the city's

construction codes. This section shall apply to all signs except those specifically exempted by subsection (c) of this section.

- (b) *Signs requiring electrical permit or incorporating electrical lighting or wiring.* No sign requiring an electrical permit or incorporating any electrical lighting or wiring shall be erected, repaired or improved upon by anyone not licensed and bonded for such work in the city.
- (c) *Exceptions to permit requirements.* those signs described below are allowed in any zoning district, unless otherwise specifically prohibited elsewhere in this article and do not require a permit. The signs listed below in compliance with this article are not to be included in determining the allowable number, type or area of signs as described elsewhere in this article. Nothing in this section shall exempt an individual from obtaining an electrical permit if required by the electrical code.
  - (1) *Flags.* Up to three flag poles with official flags of government jurisdictions, including but not limited to flags indicating weather conditions, and flags displaying colors or designs associated with a business, organization, school, sports teams, or similar non-commercial flags, are allowed. Other flags, or flags beyond this limit, shall be considered signs subject to freestanding sign requirements. (2) *Prohibition signs.* "No Trespassing," "No Parking" and other similar warning signs.
  - (3) *Miscellaneous information signs.* Miscellaneous permanent information signs for commercial use indicating address, hours and days of operation, whether a business is open or closed, credit card information and emergency address and telephone numbers. No such sign shall exceed four square feet in size.
  - (4) *Official signs.* Official federal, state or local governmental traffic, directional and informational signs and notices issued by any court, person or officer in performance of a public duty.
  - (5) *Safety and directional signs.* Parking lot and other private traffic directional signs and signs indicating the use of the parking lot (i.e., private, public or for lease), each not exceeding eight square feet in area. Such signs are to be limited to guidance of pedestrian or vehicular traffic within the premises on which they are located and that are not intended to advertise a product or service, other than the business name or logo, which may not encompass more than one-half the sign area.
  - (6) *Collection boxes.* Collection boxes no larger than 25 square feet or taller than three feet in height located on private property in any commercial or manufacturing zoning district.
  - (7) *Home occupation signs.* One non-illuminated sign erected to advertise legal home occupations as defined elsewhere in the city code. Such sign shall not exceed two square feet in size.
  - (8) *Residential identification signs.* Signs indicating the name or address of the occupants of the residence, not to exceed two square feet in area or greater than six feet in height.
  - (9) *Internal signs.* Signs not intended to be viewed from public streets or adjacent properties such as signs in interior areas of shopping centers or other commercial buildings, ball parks, stadiums and similar uses. 10) *Holiday decorations.* Decorations related to a holiday or celebration that are not used for advertising purposes.
  - 11) *Official Notices.* Official notices authorized by a court, public body, governmental agency, or public safety official.
- (d) *Uses allowed by special permit.* Signs for activities allowed by special permit shall meet the requirements of the zoning district in which the activity is located unless the sign is specifically allowed by the special permit approved by the city council. Special permits shall not be granted for the sole purpose of increasing the allowable signage for an activity or parcel of land.
- (e) *Violations.* No sign shall be erected, constructed or maintained except as provided in this article.

**Sec. 12.04.005 Sign Regulations**

- (a) *Residential districts.* Freestanding and attached signs as defined within this article are prohibited within districts zoned for residential use except where specifically authorized elsewhere in this article.
- (1) *Multifamily residence district regulations.* Any use authorized in RM-1 (Low Rise Multifamily Residence) and RM-2 (High Rise Multifamily Residence) zoning districts shall be allowed signage according to the following regulations, except where specifically prohibited elsewhere in the code:
- (A) *Area.* A multifamily residence sign shall be no larger than one-half square foot of sign area for one linear foot of lot frontage, not to exceed a maximum of 64 square feet.
  - (B) *Height.* A multifamily residence sign shall be no taller than one foot of height for each foot of setback from the property line, not to exceed eight feet in height. Five feet of height is allowed at the property line, provided a ten foot minimum setback is maintained from the curb line.
  - (C) *Number.* No more than one multifamily residence sign per street frontage is allowed.
  - (D) *Setback.* A multifamily residence sign must be set back ten feet from the curb line or zero feet from the property line, whichever is greater. Additionally, one foot of additional setback is required for each additional foot of height in excess of five feet.
- (2) *Nonresidential uses allowed within residential zoning districts.* Nonresidential uses allowed within a residential district shall be allowed signage according to the following regulations:
- (A) *Area.* A nonresidential use sign shall be no larger than one-half square foot of sign area for one linear foot of lot frontage, not to exceed a maximum of 64 square feet.
  - (B) *Height.* A nonresidential use sign shall be no taller than one foot of height for each foot of setback from the property line, not to exceed eight feet in height. Five feet of height is allowed at the property line, provided a ten-foot minimum setback is maintained from the curb line.
  - (C) *Number.* No more than one nonresidential use sign one per street frontage is allowed.
  - (D) *Setback.* A nonresidential use sign must be set back ten feet from the curb line or street edge or zero feet from the property line, whichever is greater. Additionally, one foot of additional setback is required for each additional foot of height in excess of five feet.
- (3) *Subdivision development signs.* A subdivision development sign is a sign identifying a residential development or subdivision and is designed to be permanent. The ongoing future maintenance of the sign shall be provided for prior to issuance of a permit or placement of the sign.
- (A) *Area.* A subdivision development sign shall be no larger than 48 square feet.
  - (B) *Height.* A subdivision development sign shall be no taller than six feet in height.
  - (C) *Number.* No more than two subdivision development signs per development are authorized.
  - (D) *Setback.* A subdivision development sign may not be placed closer than 15 feet from any curb line or zero feet for the property line, whichever is greater.
- (4) *Noncommercial signs visible from a public right-of-way.* Noncommercial signs, such as, but not limited to, real estate signs, garage sale signs, celebratory signs, political signs, construction signs, and holiday signs, may be placed on a residential lot subject to the following limitations:
- (A) *Number.* No more than two such signs per lot.
  - (B) *Area.* Each sign may be no larger than 9 square feet in area.
  - (C) *Height.* Such signs may not exceed four feet in height.
- (b) *Commercial districts.* Freestanding and attached signs shall be allowed as a matter of right in all commercial and manufacturing zoning districts, except as regulated elsewhere in this Article or the Code of Ordinances.



## § 14-10-1

- (1) *Freestanding signs.* Freestanding signs include pole signs, billboards, banners, and monument signs which shall be governed by the following regulations:

(A) *Area.*

(1) The aggregate area of all freestanding signs shall not exceed an amount equal to one and one-half square feet for each one linear foot of land on the lot's frontage abutting the primary street, except that a minimum 48 square feet of sign area is allowed regardless of lot frontage. Except as provided in 12.04.005(b)(1)(A)(2), in no case shall the sign area of any one freestanding sign exceed 250 square feet. These signs are classified as pole signs, banner signs, and monument signs. Only one street frontage shall be considered the primary street frontage on a lot.

(2) Except as prohibited elsewhere in this Article or the City's Code of Ordinances, signs in excess of 250 square feet shall be classified as a billboard and allowed as a matter of right in the following zoning districts:

(a) CH, OW, ML, and MH; and

(b) in CG and CG/CH districts in a designated area adjacent to the following thoroughfares:

- i. North Bryant Boulevard (U.S. Highway 87) from West 14th Street north to the city limits
- ii. North Chadbourne Street from 37th Street north to the city limits.
- iii. Pulliam Street from North Bell Street east to the city limits.
- iv. South Chadbourne Street from Avenue N south to the city limits.
- v. Loop 306 from Sherwood Way east to the city limits.
- vi. South Bryant Boulevard (U.S. Highway 87) from San Jacinto Street south to the city limits.
- vii. Sherwood Way from Clare Drive southwest to the city limits.
- viii. Arden Road from Sherwood Way west to the city limits.

- (3) Billboards are prohibited in the following areas:

- i. Cultural District Overlay Zone
- ii. Downtown District
- iii. Historic District and Overlays
- iv. River Corridor District
- v. Fort Concho Historic District and Sign Area
- vi. Historic Old Town District

- (A) Billboard signs may be of the only classified as freestanding signs. Freestanding billboard signs shall not exceed thirty-five (35) feet in height and all billboard sign structures shall observe the same yards and setbacks required for buildings or other structures in the district on which they are located.

- (i) No billboard sign shall be located nearer than one hundred twenty-five (125) feet to any residential district boundary line.
- (ii) Electronic message billboard signs may be of the freestanding type. Freestanding electronic billboard signs shall not exceed thirty-five (35) feet in height. All signs must be placed in compliance with state and federal regulations, even if more

restrictive than the foregoing regulations.

- (iii) Electronic message billboards shall observe the same yards and setbacks required for buildings or other structures in the district on which they are located.
- (iv) No electronic message billboard sign shall be located nearer than three hundred (300') feet to any residential district boundary line.
- (v) No electronic message billboard sign shall be located nearer than two hundred (200') feet to any public right of way intersection of local, major collectors or arterials.
- (vi) Electronic message billboard signs shall not consist of more than one (1) panel per side and each sign installation shall be separated from any other billboard sign installation by the following minimum distances:

All electronic message billboards shall not be located closer than 700' to any other electronic billboard and 500' to any traditional billboard.

A legal nonconforming billboard may be modified to an electronic message billboard. However the following additional conditions must be met:

- a. Removal of another existing legal nonconforming billboard.
- b. Electronic message billboard shall not be operated between the hours of 10:00 p.m. to 6:00 a.m. if it is within 300' of a residential district boundary line. Hours of operation to be continuous to accommodate emergency situations.
- (vii) An electronic message billboard shall display static messages only that should maintain a hold time of at least eight (8) seconds and each message change must be accomplished within two (2) seconds or less and must occur simultaneously on the entire sign face.
- (viii) The sign shall not be configured to resemble or simulate a warning or danger signal or any official lights or signs used to control traffic. The sign shall not display light of such intensity to cause glare on adjacent property, impair vision, or otherwise result in a nuisance to the public. The sign shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness based on surrounding light conditions.
- (ix) The electronic message billboard sign must contain a default mechanism that will freeze the sign in one position if a malfunction occurs.
- (x) Upon notification from proper law enforcement agencies, public safety or emergency management authorities, the sign operators shall display emergency information, public service announcements and other safety alerts.

(c) Area. In the ML and MH zoning districts, signs shall not exceed 750 square feet of copy area per face. In the CH, OW, CG and CG/CH zoning districts, signs shall not exceed 300

square feet of copy area per face. Sign extensions of not more than ten percent of the total sign area shall be permitted in addition to the maximum area permitted above.

(B) *Number.*

- (1) The maximum number of freestanding signs allowed shall be determined by the linear feet of land on the lot's frontage abutting the primary street, as follows:

| Lot Frontage   | Number of Signs Permitted |
|----------------|---------------------------|
| 0 - 199.99'    | One                       |
| 200' - 349.99' | Two                       |
| 350' - 499.99' | Three                     |
| 500' - 699.99' | Four                      |
| 700'+          | Five                      |

The maximum number of freestanding signs allowed on a lot shall be five. Only one street frontage shall be considered the primary street frontage on a lot.

- (2) All lots located at the intersection of two streets shall be allowed a minimum of one freestanding sign on each of both such street frontages. The message portion for only one sign on a lot located at the intersection of two streets may be placed at a 45 degree angle perpendicular to the street corner such that the sign is legible from each intersecting street.
- (C) *Setback.* Each sign shall be set back from the front property line, and any other property line which is adjacent to a major collector or arterial street, ten feet from the curb line or street edge or zero feet from the property line, whichever is greater. A maximum height of 20 feet shall be authorized at the property line. One foot of additional setback is required for each two feet of height. A five-foot minimum setback from the side property line shall be required. Where the side property line borders a residential lot, a 30-foot setback shall be required from said property line for a 75 square foot or less size sign. A 100-foot setback shall be required from said property line for a sign greater than 75 square feet where the property line borders a residential lot.
- (D) *Height.* Maximum sign height for each street classification shall be as follows:
- (1) Local and Collector Streets: 25 feet.
  - (2) Arterial Streets: 40 feet.
  - (3) Freeways and designated US Highways: 50 feet.
- (E) *Ground clearance.* The sign shall maintain a clearance from the ground of nine feet, unless the sign is a ground sign with the base of the sign within three feet of the average grade.
- (F) *Shared signs.* Contiguous lots may be treated as one development site for the purpose of calculating the number and area of allowed signage for the purpose of shared signage.
- (2) *Attached signs.* Attached signs shall be allowed on any building, wall or canopy within any commercial or industrial zoning districts and shall be governed by the following regulations:
- (A) *Area.* Total aggregate area of canopy, fixed awning, fascia, projecting or sloping roof signs attached to a structure shall not exceed 25 percent of the area of the wall on which the sign is attached.

- (B) *Setback.* No setback shall be required for any sign in the CBD zoning district. Projection over the public right-of-way shall be permitted in the CBD zoning district, provided the leading edge of any sign shall maintain a distance of at least 18 inches from the curb line or street edge. Any sign which projects into the public right-of-way shall maintain a minimum height of nine feet from the grade level to the bottom of the sign.
- (C) *Height.*
  - (1) No sloping roof sign shall project horizontally beyond the perimeters of the roof or vertically more than three feet above the roof ridgeline.
  - (2) No fascia sign shall extend more than three feet above the top of the wall to which the sign is attached.
  - (3) No projecting sign shall extend vertically or horizontally beyond the perimeter of the wall on which it is attached.
  - (4) Any projecting sign larger than 16 square feet that extends into the public right-of-way shall be subject to approval of city council on consideration of the purposes of this article, after notice and public hearing.
- (3) *Roof signs.* For purposes of this article, standard roof signs, excluding those on sloping roofs, shall be considered as freestanding signs, and as such shall conform to all of the requirements for freestanding signs contained within this article.

#### **Sec. 12.04.006 Electronic Message Signs**

The following requirements shall be applicable to all electronic message signs:

- (1) *Operational limitations for all signs.* All electronic message signs shall not have flashing, animation, or full motion video.
- (2) *Operational limitations for electronic message signs over 75 square feet in area.*
  - (A) Such signs shall contain static messages only with no scrolling messages or other appearance of motion, except for changeable messages as described below.
  - (B) Minimum display time. Each static message must be displayed for a minimum of eight seconds.
  - (C) Transition. The transition from one message to another must occur within two seconds and may not include flashing or the appearance of motion, with the exception of a fade out or in, dissolve, scroll, or similar transition that must be accomplished within the transition period.
- (3) *Brightness.*
  - (A) All such signs shall be equipped with light sensing devices or a scheduled dimming timer that will automatically dim the intensity of the light emitted by the sign during ambient low-light conditions and at night so that the sign does not exceed the maximum brightness levels allowed in this section.
  - (B) Maximum brightness shall not exceed 7,000 nits when measured from the sign's face at its maximum brightness during daylight hours and shall not exceed 1,000 nits when measured from the sign's face at its maximum brightness at night.
  - (C) If such sign is located within 100 feet of a property with residential zoning, the sign must be oriented such that no portion of the electronic sign face is visible from a residentially-zoned property or the brightness is reduced to no more than 250 nits at night.



- (D) Prior to the issuance of a permit for such sign, the applicant shall provide written certification from the sign manufacturer that the light intensity has been pre-set not to exceed the levels specified above.
- (E) The City may order a sign's brightness reduced, its minimum display time increased, or other operational characteristics altered if the Director of Public Works, or designee, finds that it interferes with or poses a traffic safety hazard.

### **Sec. 12.04.007 Portable signs**

The following regulations shall be applicable to all portable signs as defined herein:

- (1) *General requirements.* A portable sign will be allowed as an additional freestanding sign provided it conforms to the following regulations:
  - (A) One portable sign shall be permitted per business or organization location.
  - (B) Portable signs shall not exceed 35 square feet in area.
  - (C) Portable signs shall be secured to the ground at a minimum of four separate points.
  - (D) All portable signs shall have permanently affixed thereto the names of the owner(s) of such signs.
  - (E) Illuminated portable signs shall meet all requirements of the city electrical code.
  - (F) Any flashing light or other device that gives the appearance of a flashing light shall be prohibited, except for electronic message signs meeting all applicable requirements:
  - (G) Use of a portable sign shall be limited to no more than 60 days aggregate per calendar year. A separate permit for each period of use must be obtained from the permits and inspections division prior to display of a portable sign. In no event shall a permit authorizing display for more than 30 consecutive days be issued.
  - (H) Portable signs must have affixed in a location readily visible from the public right-of-way a decal issued by the city permits and inspections division indicating the expiration date of the current permit period.
- (2) *Setback requirement.*
  - (A) No portable sign may be placed within the designated right-of-way or within ten feet of the curb line or street edge, whichever is farther from the roadway.
  - (B) A portable sign may not be used on a lot, tract or parcel of land if the above setback requirement cannot be met.
  - (C) A portable sign may not obstruct a fire lane, required parking space, or vehicle maneuvering area.

### **Sec. 12.04.008 Temporary signs**

- (a) *Temporary signs are only permitted for the following types of signs:*
  - (1) *Construction/financing signs.* A sign announcing the character of a building enterprise or the purpose for which a building under construction or undergoing structural alteration or repair is intended, including but not limited to the names of architects, engineers, contractors, developers and financiers. One such sign per street frontage of a building under construction or undergoing structural alteration or repair is authorized, provided the area of such sign shall not exceed eight square feet in residential districts or 32 square feet in all other districts. These signs shall be removed within 14 days of the issuance of a certificate of occupancy or the closing of the sale of the property, whichever is later.

- (2) *Subdivision construction signs.* A subdivision construction sign is a temporary sign identifying a residential development or subdivision during the development of the subdivision. Such sign must be removed when 85 percent of the lots or dwellings are sold. A subdivision construction sign shall be no larger than 150 square feet. A subdivision construction sign shall be no taller than 12 feet in height. No more than two subdivision development signs per development are authorized per development. A subdivision construction sign may not be placed closer than 15 feet from any curb line or street edge or zero feet from the property line, whichever is greater.
  - (4) *Hazard signs.* A sign warning of construction, excavation, or similar hazard. A hazard sign is authorized only so long as the hazard exists.
  - (6) *Banners.* Banners are allowed only in commercial and manufacturing districts, may be no larger than 30 square feet or 10 percent of the area of the wall to which the banner is attached, and must be attached to a building, fence or other structure permanently affixed, installed or built upon the property. The area of a banner shall count against any sign area limitation for the property, such as the building sign area for banners attached to a building or the freestanding sign area for banners attached to a fence or other structure. Allowed for 30 days or less and only three times per year.
  - (10) *Temporary window signs.* Signs painted on a window or displayed in a window advertising a temporary sales event or promotion.
- (b) Unless specifically stated above, temporary signs are allowed with time limit of 60 days and must comply with the setback requirements for freestanding signs.

#### **Sec. 12.04.009 Use of public right-of-way prohibited**

No sign in any zoning district shall project into the public right-of-way in any street or alley with the following exceptions:

- (1) In the CBD zoning district, signs may extend outward from a building face into the public right-of-way, up to a distance no less than 18 inches from the street edge or curb line, and may overhang a sidewalk or public right-of-way at a height of no less than nine feet from the grade level to the bottom edge of the sign.
- (2) A public event banner may be hung in the right-of-way at locations designated by the city and with prior approval of the director of public works or his designee. Said banners shall only be hung in the manner and for the time period authorized by the director or his designee. The refusal of a request to hang a public event banner may be appealed to the city council if a written request for the appeal is received by the public works department no later than ten days from the refusal of the request. An appeal shall not be granted if the sole reason for refusal of the appellant's request is that another request was received prior to that of the appellant.

#### **Sec. 12.04.010 View obstructions prohibited**

- (a) *Generally.* No sign shall be located so as to obstruct the vision or sight distance of motor vehicle operators or pedestrians at any street intersection, crossing, ingress or egress or other point of traffic concentrations. Signs may not be installed so as to cause distraction or hindrance to motor vehicle operators at any street intersection, crossing, ingress or egress point.
- (b) *Intersection sight triangle.* Signs located on a corner lot and situated within 30 feet of the intersection of two street edges or curb lines shall maintain a clear space between three feet and nine feet above the grade level. Poles located within this area shall not exceed a diameter of eight inches.

**Sec. 12.04.011 Illumination**

- (a) *Sources.* Light sources shall not be of such brightness as to constitute a hazard to pedestrians or motor vehicle operators and shall be shielded so as not to be objectionable to adjacent and surrounding properties. All lighting, except as otherwise specified, shall be internal to the sign or of indirect illumination.
- (b) *Uniformity.* Except as permitted in this article for fluctuating time, temperature and/or electronic message signs, all lighting shall consist of constant illumination which is uniform in intensity.
- (c) *Electrical illumination.* All wiring materials used in the construction and operation of electrically illuminated signs shall be installed and maintained in accordance with the electrical code of the city.
- (d) *Flashing illumination.* Except as permitted in this article for fluctuating time, temperature and/or electronic message signs, flashing illumination is prohibited, including any illumination which involves movement or causes the illusion of movement resulting from the arrangement and timing of lighting.
- (e) *Elevated feature illumination.* Where lights are used for the purpose of illuminating or accenting building walls, signs, flags, architectural features, or landscaping, the light source is to be shielded so as not to be directly visible from off-site.

**Sec. 12.04.012 Nonconforming uses**

- (a) *Nonconforming signs.* Nonconforming signs are those which do not meet the intent and specifications of this article. Any permanently installed sign which existed at the time of adoption of this article that was legally erected prior to enactment of this article but fails to conform to the provisions specified herein shall be regarded as a nonconforming sign, which may remain in place so long as it is not abandoned, is kept in good repair, and is maintained in safe condition.
- (b) *Loss of legal nonconforming status.* A nonconforming sign shall immediately lose its nonconforming designation and must be brought into compliance with these regulations, or be removed, if:
  - (1) The sign is completely replaced; however, repair of the face or replacement of the faces to accommodate a new business does not constitute complete replacement;
  - (2) The sign is relocated;
  - (3) The sign is part of an establishment that discontinues its operation for a period of 365 consecutive days;
  - (4) The sign is structurally altered or enlarged; or
  - (5) The sign is damaged to an extent of greater than 60 percent of the estimated replacement value. A nonconforming sign which is damaged may be repaired so long as the cost of repair, including replacement parts (face, frame, etc.) and their installation, does not exceed 60 percent of the cost to replace the complete original sign structure, including supporting poles.

**Sec. 12.04.013 Variance procedure**

- (a) *Purpose.* In order to lessen practical difficulties and prevent unnecessary hardships, variance from the regulations may be granted. A practical difficulty of unnecessary hardship may result from:
  - (1) The size, shape or dimensions of a structure;
  - (2) The location of the structure;
  - (3) Topographic or physical conditions on the site or in the immediate vicinity; or
  - (4) Other physical limitations, such as street locations or traffic conditions in the immediate vicinity.

Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance. A variance may only be granted with respect to dimensional standards, such as height, area, and number of signs, or the location of a sign on a site..

- (b) *Application.* Application for a variance shall be made upon a form provided by the city and shall include the application for a sign permit. The applicant shall state on the application why compliance with the provisions of this article is not possible. The applicant shall pay the sign permit fee as a nonrefundable application fee upon submittal of the application to cover the cost of staff time and other expenses incidental to the review of the application.
- (c) *Action on application.* The planning commission shall act on the application. The planning commission may approve the application as submitted, approve the application for a variance subject to such modifications or conditions as it deems necessary to accomplish the purpose of this article or deny the application for the variance.
- (d) *Criteria for approval.* Before the planning commission acts on the variance application, the applicant must show a hardship exists, and the planning commission shall determine that all of the following are present:
  - (1) There are special circumstances or conditions applying to the land, buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions are unique to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises;
  - (2) Such special circumstances were not created by the applicant;
  - (3) The granting of the variance will be in general harmony with the purpose of this article and will not be materially detrimental to adjacent property, to the adjacent neighborhood, to the persons residing or working in the vicinity or to the public welfare in general;
  - (4) The variance applied for represents the minimum variance necessary in order to afford relief from the hardship;
  - (5) The variance applied for does not depart from the provisions of this article any more than is required to identify the applicant's business or use.
- (e) *Effect of variance.*
  - (1) Issuance of a variance shall authorize only the particular variation which is approved in the variance.
  - (2) Unless otherwise specified in the variance, an application to commence construction of improvements that were the subject of the variance request must be applied for and approved within 12 months of the date of the approval of the variance; otherwise, the variance shall automatically become null and void. Permitted time frames do not change with successive owners. Upon written request, only one extension of the 12-month period may be granted by the planning director if it is determined that conditions of the site and immediately surrounding area are substantially unchanged.
- (f) *Appeal.* An applicant for a sign variance, or the Planning Director, dissatisfied with the action of the planning commission relating to the issuance or denial of a variance shall have the right to appeal to the city council within 30 days after receipt of notification of such action. The city council shall give notice, follow publication procedure, hold hearings, and make its decision in the manner and accordance to the same procedures as provided in chapter 12, exhibit A, article 2, section 214.

#### **Sec. 12.04.014 Sign maintenance and removal**

- (a) *Sign maintenance.* Every sign shall be maintained in a safe, presentable and structurally sound condition at all times, including the replacement of defective parts, painting, repainting, cleaning and other acts required for maintenance. The owner of any property on which a sign is located and those responsible for maintenance of the sign shall be equally responsible for the condition of the sign and for the conditions of



the area in the vicinity of the sign and shall be required to keep this area clean, sanitary and free from noxious or offensive substances, rubbish, and flammable waste materials. The building official shall be the official responsible for compliance with this article, and if the sign does not comply with adequate safety standards the building official may require the removal of the sign in accordance with this article.

- (b) *Abandoned signs.* Except as otherwise provided in this article, any sign that is located on property that becomes vacant shall be deemed to have been abandoned. An abandoned sign is prohibited and shall be removed by the owner of the sign or owner of the premises.
- (c) *Dangerous or defective signs.* No person shall maintain or permit to be maintained on any premises owned or controlled by the person any sign in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the sign or the owner of the premises.
- (d) *Removal of signs.* All abandoned signs and their supports shall be removed within 90 days from the date of abandonment or shall be covered, painted over or otherwise altered so as to no longer display or advertise any good or service. All dangerous or defective signs shall be removed within 30 days of receipt of notice from the code enforcement department, except that any sign posing an imminent threat to life, health or safety may be summarily removed or demolished. The city council shall have the authority to grant a time extension not exceeding an additional 30 days for removal. Should the responsible party or parties, after due notice (if such responsible party can be located after diligent search), fail to remove an abandoned, dangerous or defective sign, the city council shall conduct a hearing to determine if the sign is abandoned, defective or dangerous. Upon a finding by the city council that a sign is dangerous, defective or abandoned, the council may order the abatement of the nuisance sign. Such abatement may include demolition or removal of the sign and its supports. The city shall recover the costs of all such work from the property owner or the owner of the sign. Any sign so removed shall be stored or impounded and shall not be returned to the owner until all applicable charges are paid. If any sign remains unclaimed for a period of 30 days after its removal, the city may destroy, sell or otherwise dispose of the sign.

#### **Sec. 12.04.015 Permit fees**

Fees for the permits required by this article shall be set by the city council.

#### **Sec. 12.04.016 Prohibited sign locations and types**

- (a) *Prohibitions.* Unless specifically exempted elsewhere in this article, the following locations and types of signs are prohibited:
  - (1) *Prohibited locations.*
    - (A) Signs attached to or supported by any utility pole, parking meter, traffic sign post, traffic signal or any other official traffic-control device without the express permission of the city council are prohibited.
    - (B) Signs located in such a manner as to hinder or prevent free ingress or egress from any door, window, or fire escape are prohibited.
    - (C) Signs attached in any form, shape or manner which will interfere with any opening required for ventilation are prohibited.
    - (D) Signs erected, maintained, or painted upon a tree, rock or other natural feature are prohibited, excluding official dedicatory and commemorative plaques.
    - (E) Signs placed upon public rights-of-way, except as allowed elsewhere in this chapter, without the express permission of the city council are prohibited.
  - (2) *Prohibited types.*

- (A) *Air-activated graphics or signs.* Streamers, spinning devices or other similar moving or oscillating air-activated graphics or signs are prohibited.
- (B) *Banners and pennants.* Banners and pennants are prohibited in districts zoned for residential use.
- (C) *Animated or oscillating signs.* Animated or oscillating signs are prohibited, except for any such oscillating signs which rotate six or fewer revolutions per minute. Signs which include any flashing light or other device that gives the appearance of a flashing light are prohibited, except fluctuating time/temperature signs and electronic message signs meeting all applicable requirements.
- (D) *Vehicles or trailers displaying advertising.* Vehicles or trailers parked on a business premises or lot displaying advertising must comply with all other restrictions within this article for freestanding signs. If the vehicle or trailer is operable and properly registered and inspected, the advertising displayed will not be included in the calculation of the total sign area authorized by the property.
- (E) *Caution and warning signs.* Signs which resemble an official traffic sign or signal or which bear the words "Caution," "Danger," "Warning" or similar words are prohibited, unless they refer to actual physical hazards.
- (F) *Traffic-control sign, signal or device.* Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic-control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign, signal or other traffic-control device, or signs which make use of words, symbols or characters in such a manner to interfere with, mislead, or confuse pedestrian or vehicular traffic, are prohibited.
- (G) *Inflatable sign, balloon, graphic or figure.* Signs, graphics or figures with a diameter greater than 20 inches inflated with air or any other gas, whether lighter than air or not, are prohibited.
- (b) *Enforcement and removal.* Any sign supported by, or attached to, a utility pole, parking meter, traffic sign post, traffic signal or any other official traffic-control device, which has not received the permission of the city council to be so attached, may be immediately removed by the city or its agent. Any temporary or portable sign placed or maintained in violation of this article may be removed without prior notice by the city or its agent. After the expiration of 72 hours from the delivery of notice to a party responsible for the display of the sign, the city may destroy, sell or make any other use desired of a sign so removed and impounded.
- (c) *Responsible parties.* Parties responsible for signs shall be identified as follows:
  - (1) A sign shall have printed upon it, in a legible manner, the name and address of the party responsible for the placement, maintenance and removal of the sign; or
  - (2) A sign shall clearly indicate through its advertising medium the party responsible for the placement, maintenance and removal of the sign.

All signs which do not comply with either subsection (1) or (2) above shall become the responsibility of the property owner upon whose property the sign is placed. Said responsibility shall include that of repair, maintenance or removal, as may be necessary.

**Sec. 12.04.017. River Corridor District, Downtown District, Cultural District Overlays, Historic Overlay Sites and Districts**

In addition to all other regulations within this article, the following regulations shall also apply within the area designated as the River Corridor District, Downtown District and Cultural District Overlays:

- (1) No freestanding sign shall exceed thirty (30) feet in height or seventy-five (75) square feet in area, or the regulations set forth for freestanding signs, section 12.04.005(b)(1), whichever is less.
- (2) Billboard signs are prohibited and in no case shall a variance allow such a sign.
- (4) Electronic message signs are restricted to 3'X5' or less and must be approved by the Design and Historic Review Commission
- (3) All signs, banners, pendants or other advertising in the River Corridor District, Downtown District, and Cultural District Overlays Historic District and Overlays zoned areas shall be reviewed by the Design and Historic Review Commission, or by the Planning Director where authorized, which may recommend placing specific conditions on the sign size, location, height, illumination, etc., more restrictive than provided in this article based on the individual site and location characteristics. The applicant may appeal any action of the Design and Historic Review Commission to the City Council, which shall have final authority.

**Sec. 12.04.018 Fort Concho Historic District**

The following regulations shall apply within the area designated as the Fort Concho Historic Landmark District and within 150 feet of this district:

- (1) No freestanding sign shall exceed 30 feet in height or 75 square feet in area, or the regulations set forth for freestanding signs, whichever is less.
- (2) Billboard signs are prohibited and in no case shall a variance allow such a sign.
- (3) All signs in the Fort Concho Historic District shall be reviewed by the Fort Concho Museum board, which may recommend specific conditions on the sign size, location, height or illumination based upon the individual site and location characteristics. The applicant may appeal any action of the Fort Concho Museum board to the city council, which shall have final authority.

**Sec. 12.04.019 Historic Signs**

A sign that has been in place for over 50 years, or is a replica or replacement of an original sign that is deemed historic and approved by the Design and Historic Review Commission, may be allowed to be continued, repaired, or replaced even if noncompliant with this Article, subject to approval by the Design and Historic Review Commission. A decision of the Commission may be appealed to the City Council within 10 days of the decision by the applicant or the Planning Director.

a. North Bryant Boulevard (U.S. Highway 87) from West 14th Street north to the City limits.

b. North Chadbourne Street from 37th Street north to the City limits.

c. Pulliam Street from North Bell Street east to the City limits.

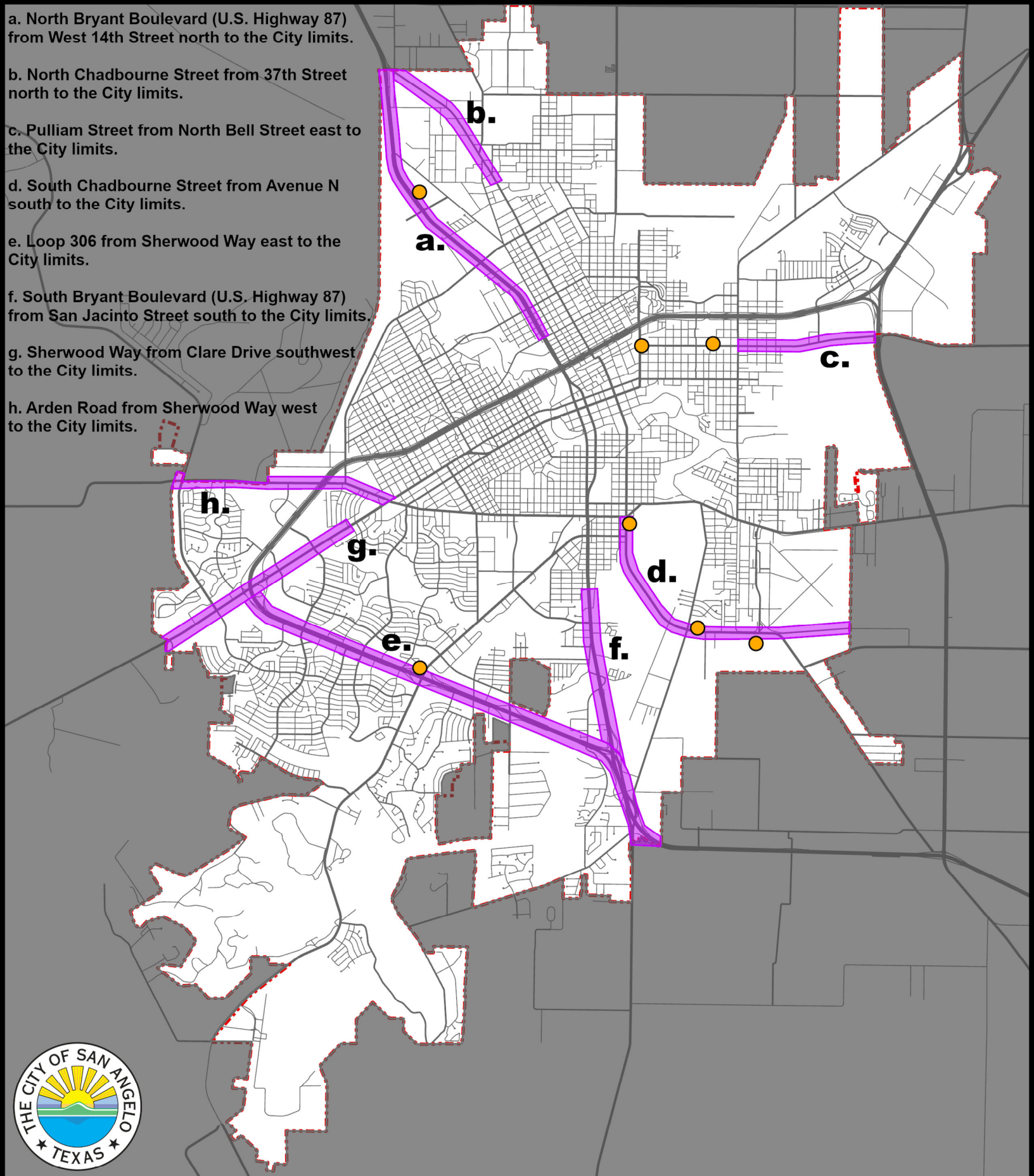
d. South Chadbourne Street from Avenue N south to the City limits.

e. Loop 306 from Sherwood Way east to the City limits.

f. South Bryant Boulevard (U.S. Highway 87) from San Jacinto Street south to the City limits.

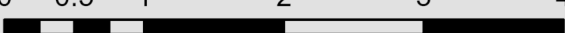
g. Sherwood Way from Clare Drive southwest to the City limits.

h. Arden Road from Sherwood Way west to the City limits.



## Billboard/Off-Site Sign Map

Areas permitted:  Permits Issued 2020 - Present: 

Scale:  Miles

N





# MEMO



## Meeting

**Date:** February 24, 2024

**To:** Planning Commission

**From:** Planning Division, City of San Angelo

**Request:** A request to amend Chapter 12 Planning and Development, Article 12.04 Signs and remove and reserve Section 420 "Off-site signs".

**Background:** Since 2019 court cases have been heard about offsite signs verses onsite signs. In 2020, the City of San Angelo took action to place a moratorium on the designation between offsite and on-site signs. IN 2024 the Supreme Court gave a ruling where Cities can choose to regulate those signs differently. What we have done is modernize our current Sign Ordinance to reflect a definition of Billboard and Electronic Message signs and where those can and cannot be located. This takes away the designation of Off-site verses on-site and continues what we have been enforcing since 2020 through the moratorium.

- Firmly Establishes a Billboard size is over 250 sq. ft.
  - Allowed by right in Heavy Commercial (CH), Office Warehouse Light Manufacturing (LM) and Heavy Manufacturing (MH), as well as designated corridors – all unchanged from current ordinance
  - Billboards are prohibited – Cultural District Overlay Zone, Downtown Design District, Historic District and Overlay Zones, Historic Old Town District and the River Corridor District
  - Distances regulations for billboards
    - Between electronic message billboards – 700' linear on the same side of the road
    - Electronic message billboard 200' from a public right of way intersection of local, collector and arterial classified roadways
    - Electronic message billboard 300' from any residential zone district
    - Electronic message billboards – hold time of 8 seconds and 2 seconds for simultaneous message change
    - Between traditional billboards – 500' linear on the same side of the road
    - Traditional billboard 125' from any residential zone district
- Add definition of electronic message signs
  - Added a brightness section
- Signs height regulated by road classification, not by zoning district standard
  - Height. Maximum sign height for each street classification shall be as follows:
  - (1) Local and Collector Streets: 25 feet.
  - (2) Arterial Streets: 40 feet.
  - (3) Freeways and designated US Highways: 50 feet.

**Signs which would not conform to the new Article 12.04 "Signs" would continue to be legal nonconforming until they apply for a new permit or destroyed by an act of God, Nature, or human interaction.**

**Attachments:** Clean copy of the proposed ordinance with all proposed changes.