



Planning Commission

5/19/2025

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on May 19, 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. 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.

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 April 21, 2025.

IV. Regular Agenda

A. Subdivision Plats

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

1. **FP25-07 Baker Ranch Section 7:** A request to final plat 21 new residential lots as part of Baker Ranch Section Seven over 7.627 acres in the Single-Family Residential (RS-1) and Low-Rise Multifamily (RM-1) zoning districts.
2. **FP25-08 Southland Hills Section 27:** The applicant has applied for a Final Plat for the Southland Hills Addition, a Section 27 property located at S. College Hills Blvd. and Cedarhill Dr. Two variances have been requested, one for a paving width of only 20' instead of the required 26' and a variance to place curb and gutter on one side of College Hills Blvd. instead of both sides of the paved lanes.
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3. **FP25-09 Southland Hills Section 28:** The applicant has applied to Final Plat the Southland Hills Addition, Section 28 property located at S College Hills Blvd. and Maplewood Dr. Two variances have been requested, one for a paving width of only 20' instead of the required 26' and a variance to place curb and gutter on one side of College Hills Blvd. instead of both sides of the paved lanes.

B. Conditional Uses

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

1. **CU25-09 2323 Ben Ficklin:** A request for a Conditional Use to allow household living on a commercial property in the Neighborhood Commercial (CN) zoning district located at 2323 Ben Ficklin Rd.
2. **CU25-10 1710, 1718, & 1724 W Beauregard:** A request for a Conditional Use to allow household living on a commercial property in a General/Heavy Commercial (CG/CH) Zoning District located at 1710, 1718, & 1724 W Beauregard.

C. Special Uses

City Council has final authority for approval of Special Uses.

1. **SU25-01 1302 Kenwood:** A request for a special use to allow residential and art gallery with a studio in a Single-family Residential (RS-1) zoning district located at 1302 Kenwood.

D. Rezoning and Comprehensive Plan Amendments

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

1. **Z25-17 McGill Blvd & Gregory Dr:** A request to rezone 17.342 acres of PaulAnn Addition, Section A to E from Single-family Residential (RS-1) to Multi-family Residential (RM-1) north of the intersection of McGill Blvd and Gregory Dr.

E. Zoning Ordinance Amendments

City Council has final authority for approval of zoning ordinance amendments.

1. **OR25-03 Chapter 12, Exhibit A, Article 5, Section 509 Fences Amendment:** Ordinance amendment to provide an exception to public and private schools to allow fencing in the front yard setback up to an 8' height.

F. Zoning Purpose and Zoning Districts

Discussion item: Purpose and Zoning District establishment under the current Zoning Ordaincne, an education session for Board and Commnuity.

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, June 16, 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 15th day of May 2025, at 4:52 p.m.

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

Aaron Vannoy, Director of Planning and
Development Services

All agenda items are subject to action. The 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.

STAFF REPORT
PLANNING COMMISSION – May 19, 2025

APPLICATION TYPE:		CASE:	
Final Plat		FP25-07: Baker Ranch Section Seven	
SYNOPSIS:			
This is a Final Plat for 21 new residential lots as part of Baker Ranch’s Section Seven. These lots will be located along a western extension of Twin Mountain Drive and connect to Lago Vista and Vista Del Sol Drives. This Final Plat spans 7.627 acres. No variances were requested.			
LOCATION:	LEGAL DESCRIPTION(S):		
Western end of Twin Mountain Drive	Current: Acres: 6.139, Abst: A-1649 S-0182, Survey: G MAURER, 6.139 ACRES Acres: 1.507, Abst: A-1649 S-0182, Survey: G MAURER, 1.507 ACRES Proposed: Lots 1-2, Block 7, Section 7, Baker Ranch Lots 1-12, Block 6, Section 7, Baker Ranch Lots 8-15, Block 5, Section 7, Baker Ranch		
SMD/NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #1 – Tommy Hiebert Neighborhood – Country Club	Low-Rise Multifamily (RM-1) Single-Family Residential (RS-1)	Neighborhood	7.627 acres
THOROUGHFARE PLAN:			
Twin Mountain Dr.: Minor Arterial - Required: Incremental half of 80’ R-O-W, 56’ paving (40’ & 28’ respectively) Lago Vista Dr.: Local Road - Required: 50’ R-O-W, 40’ paving Vista Del Sol Dr.: Local Road - Required: 50’ R-O-W, 40’ paving			
NOTIFICATIONS:			
Not applicable			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of FP25-07: Baker Ranch, subject to seven (7) conditions and two (2) notes.			
OWNER/PETITIONER:		STAFF CONTACT:	
Owner: Vista Del Sol Ventures, LLC Petitioner: SKG Engineering		Austin Reed Planner (325) 657-4210 x1550 austin.reed@cosatx.us	

Conformity with Comprehensive Plan and Purpose Statements:

These lots range in width from 64 to approximately 100 feet, and in length from 120 to 194 feet – which are compliant with the underlying zoning district’s minimum standards. The proposed road extensions conform with the Land and Subdivision Ordinance standards. Overall, this plat conforms with the Comprehensive Plan and Purpose Statements. No drive access points should be granted along Twin Mountain Drive given its classification as a Minor Arterial. This road classification and the RM-1 zoning both require sidewalks.

Recommendation:

Staff recommend **APPROVAL** of the request to final plat 21 residential lots as part of FP25-07: Baker Ranch Section Seven, subject to **seven (7) conditions and two (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, prepare and submit plans for approval, illustrating the proposed installation of a 16" diameter water main and required service connections to each lot [Land Development and Subdivision Ordinance] 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].
- 3) Prior to plat recordation, prepare and submit plans for approval, illustrating the proposed installation of a 10" diameter sewer main and required service connections to each lot [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]. Provide analysis of demand and capacity of Lakeside Ranch lift station relative to TAC 30 Ch 217 Rules. Construct or enter into a Performance Agreement to provide for the construction of a lift station meeting the aforementioned rules for the required capacity.
- 4) Prior to plat recordation, prepare and submit plans required to construct Twin Mountain Dr to widths and lengths no less than half the total required paving width and as potentially determined by performance agreement [LDSO Ch 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 5) Prior to plat recordation, submit a new or amended drainage study relative to the newly platted area. [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 plans [including streets] for review and construct such in accordance with approved plans. [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]

PLANNING COMMISSION

FP25-07: Baker Ranch Section Seven

May 19, 2025

- 6) Prior to plat recordation, prepare and submit plans for approval, illustrating the required construction of Lago Vista Dr and Vista del Sol Dr, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4-foot-wide sidewalk (minimum) on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36-month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
- 7) Prior to plat recordation, prepare and submit a sidewalk construction plan for approval illustrating the proposed installation of a sidewalk along the north side of Twin Mountain Drive - given its classification as a Minor Arterial Road. Additionally, submit plans for the installation of sidewalks on frontages along Ruth Lane and Lago Vista Drive as required by the multifamily zoning district. Alternatively, apply for and receive approval of a sidewalk waiver through the Planning Director and City Engineer. [Subdivision Ordinance, Chapter 9.V & City of San Angelo Standard Specifications and Details for Construction, Detail S-FF-1]

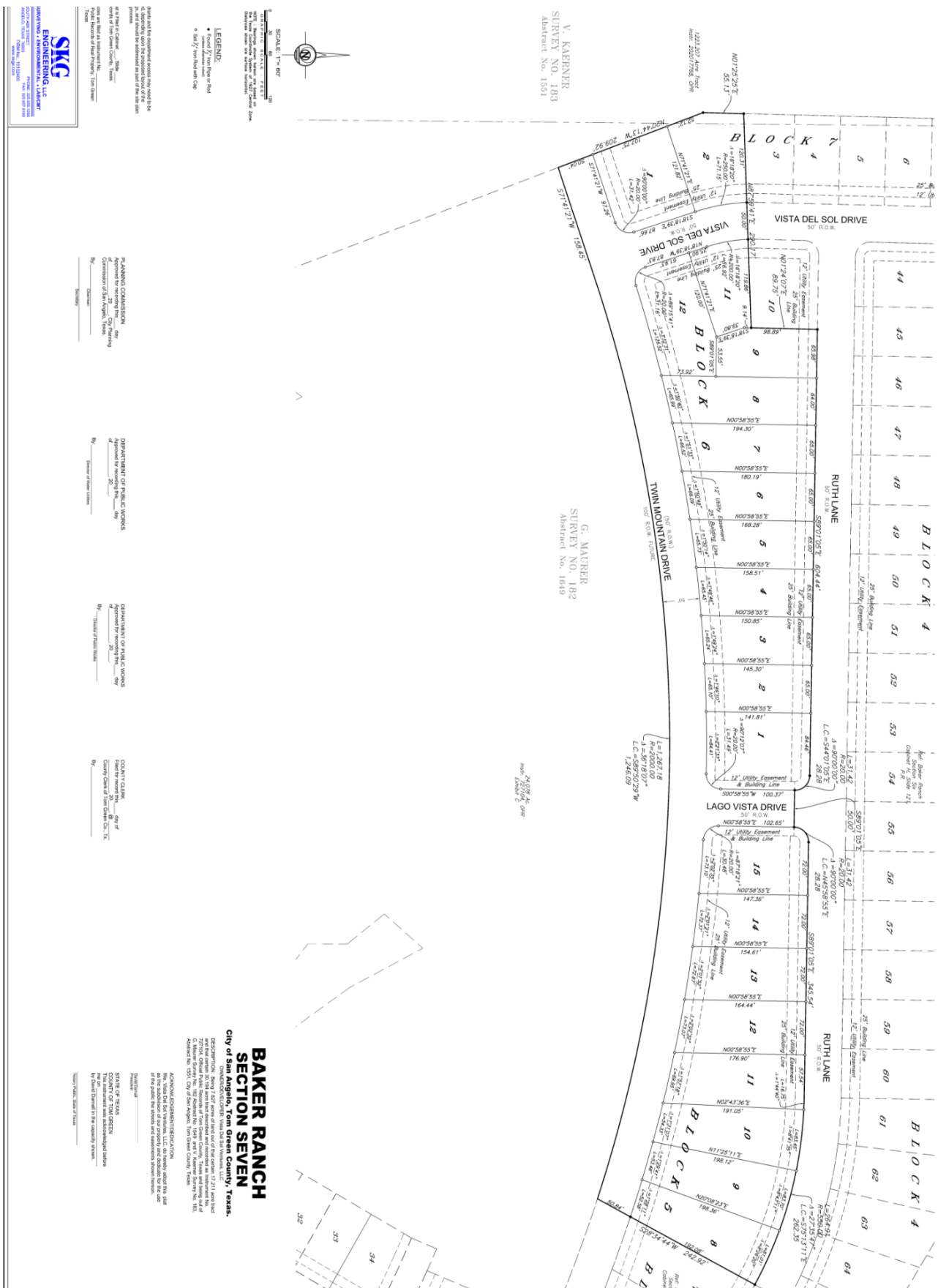
Notes:

- 1) Individual driveway access points shall not be granted along Twin Mountain Drive given its classification as a Minor Arterial Road. [LDSO, Chap. 9.III.E]
- 2) If structure types other than detached single-family residences are planned for this subdivision, it must be denoted accordingly on the plat. The development standards set forth in Sec. 501 of the Zoning Ordinance may vary as structure types change.

Attachments:

Final Plat

Final Plat



PLANNING COMMISSION – May 19, 2025
STAFF REPORT



APPLICATION TYPE:	CASE:		
Final Plat	FP25-08: Southland Hills Addition, Section 27		
SYNOPSIS:			
The applicant has applied to Final Plat the Southland Hills Addition, Section 27 property located at S. College Hills Blvd. and Cedarhill Dr. S. College Hills Blvd is not built past the Valleyview intersection. The applicant is requesting a variance to not wide S. College Hills to 26' per ordinance; thus, only building half of the full required width to 20' of paving. The other variance is to only install curb and gutter only on the western side of S College Hills Blvd. The city is requesting a dedication of 31' of ROW at this time instead of the 25' proposed on the plat.			
LOCATION:	LEGAL DESCRIPTION:		
S College Hills Blvd. and Cedarhill Dr.	Abst: 3.165 Acres out of the A-0141 S-0180, Survey: C DAMMANN		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #1 Tommy Heibert Neighborhood: Bonham	PD22-03 (RS-3 underlying)	Neighborhood	3.165 Acres
THOROUGHFARE PLAN:			
S College Hills Blvd – Local Road, not built Cedarhill Dr. – Local Road, not built Standard ROW for a new local road is 50' width. Standard paving for a new local road is 40' with a minimum of no less than 26' in any case. Their incremental half for each would be 25' and 20'; although the ordinance states in no case less than 26'			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final Plat of Southland Hills Addition, Section 27, and DENIAL of the two requested variances, with six (6) conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Duncan Group Southland, LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Kim Garmany Planning & Development Services Admin (325) 657-4210, Extension 1217 Kimberly.garmany@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat is to create 15 new Single-Family lots, with the 45' min. lot width approved in PD22-03. Both the Comprehensive Plan and the most recent housing study for San Angelo calls out the need for more housing options in all areas of town. This development will bring the Southland Hills neighborhood closer to being finished by using some infrastructure that is already in place.

Recommendation: Staff recommends **APPROVAL** of the Final Plat of Southland Hills Addition, Section 27, with **six (6) conditions of Approval**

Conditions of the Final Plat

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, Install necessary water and wastewater service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1] Alternatively, request to the Department of Public Works the deferral of such requirement to a later stage of development. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2]
3. Prior to plat recordation, Prepare and submit plans for approval, illustrating the required construction of dedicated alleys, meeting the requirements for an alleyway with a minimum 20' of pavement. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within an 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
4. Prior to plat recordation, Prepare and submit plans for approval, illustrating the required construction of Cedarhill Dr, meeting the requirements for a local roadway with a minimum 40 feet of pavement with no sidewalk, or 36 feet of pavement width with a 4 foot wide sidewalk (minimum) on one side. [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively, submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6]. A second alternative would be to obtain approval of a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV]
5. Prior to plat recordation, prepare & submit plans for required improvements to College Hills Blvd being no less than 26 ft with curb & gutter on each side. [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively; (1) submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6] or (2) obtain a variance from the Planning Commission [Land Development and Subdivision Ordinance,

Chapter 1.IV].

6. Prior to plat recordation, submit a revised plat, on which is illustrated the dedication of 31 feet of right-of-way for College Hills Blvd being 5 feet wider than the required 26 ft pavement width. [Land Development and Subdivision Ordinance, Chapter 10.III.A.1]

Attachments:

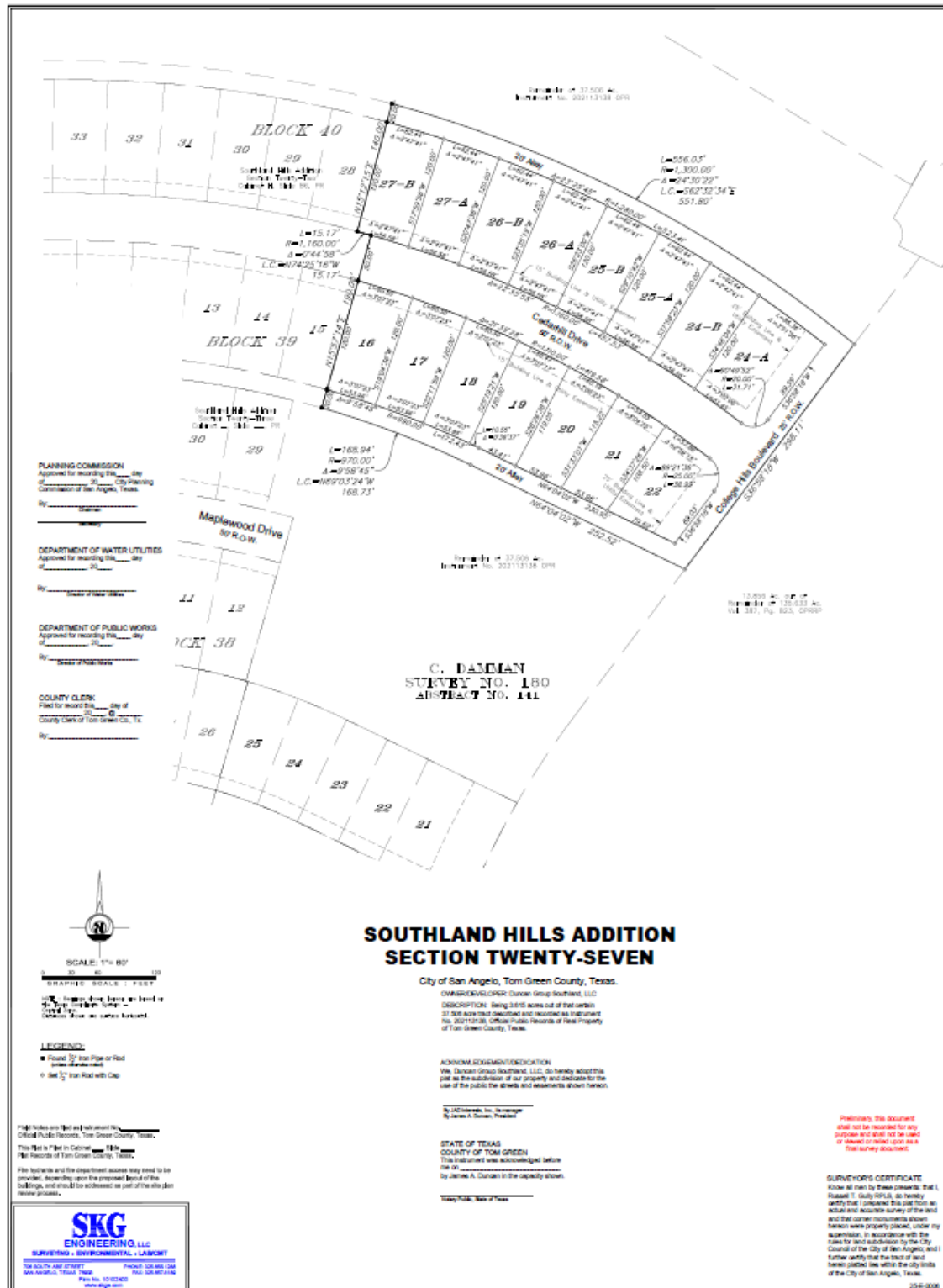
Aerial Map

Plat

Aerial Map



Proposed Final Plat



PLANNING COMMISSION – May 19, 2025
STAFF REPORT



APPLICATION TYPE:	CASE:		
Final Plat	FP Southland Hills Addition, Section 28		
SYNOPSIS:			
The applicant has applied to Final Plat the Southland Hills Addition, Section 28 property located at S College Hills Blvd. and Maplewood Dr. S College Hills Blvd is not built past the Valleyview intersection. The applicant is requesting a variance to not wide S. College Hills to 26' per ordinance; thus, only building half of the full required width to 20' of paving. The other variance is to only install curb and gutter only on the western side of S College Hills Blvd. The city is requesting a dedication of 31' of ROW at this time instead of the 25' proposed on the plat.			
LOCATION:		LEGAL DESCRIPTION:	
S College Hills Blvd. and Maplewood Dr.		Abst: 2.597 Acres out of the A-0141 S-0180, Survey: C DAMMANN	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #1 Tommy Hiebert Neighborhood: Bonham	PD22-03 (RS-3 underlying)	Neighborhood	2.597 acres
THOROUGHFARE PLAN:			
S College Hills Blvd – Not built – Local Road Maplewood Dr – Not built – Local Road Standard ROW for a new local road is 50' width. Standard paving for a new local road is 40' with a minimum of no less than 26' in any case. Their incremental half for each would be 25' and 20'; although the ordinance states in no case less than 26'.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Final Plat of Southland Hills Addition, Section 28, and DENIAL of the two requested variances, with six (6) conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Duncan Group Southland, LLC Petitioner: SKG Engineering, LLC			
STAFF CONTACT:			
Kim Garmany Planning & Development Services Admin (325) 657-4210, Extension 1217 Kimberly.garmany@cosatx.us			

Conformity with Comprehensive Plan and Purpose Statements: The proposed final plat is to create 11 new Single-Family lots, with the 45' min. lot width approved in PD22-03. In both our Comprehensive Plan and the most recent housing study, a need for additional housing options is called out. In this instance, the development will take place in an area that is almost completely built out. Finishing this area of the neighborhood will make use of resources that are already in place.

Recommendation: Staff recommends **APPROVAL** of the Final Plat of Southland Hills Addition, Section 28, and **DENIAL** of the two variance requests with **six (6) conditions of Approval:**

Conditions of the Final Plat

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 required construction of the continuation of Maplewood Drive, a local street, meeting the requirements for a local street [Land Development and Subdivision Ordinance, Chapter 10]. Once plans are approved, construct street to City specifications [Land Development and Subdivision Ordinance, Chapter 10].
3. Prior to plat recordation, prepare & submit plans for required improvements to College Hills Blvd being no less than 26 ft with curb & gutter on each side. [Land Development and Subdivision Ordinance, Chapter 10]. Alternatively; (1) submit a financial guarantee ensuring the completion of these improvements within a 36 month period [Land Development and Subdivision Ordinance, Chapter 6] or (2) obtain a variance from the Planning Commission [Land Development and Subdivision Ordinance, Chapter 1.IV].
4. 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].
5. 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].
6. A drainage study shall be submitted. [Stormwater Ordinance, 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. [Stormwater Ordinance, Sec 12.05.001; Stormwater Design Manual, Sec 2.13]

Attachments:

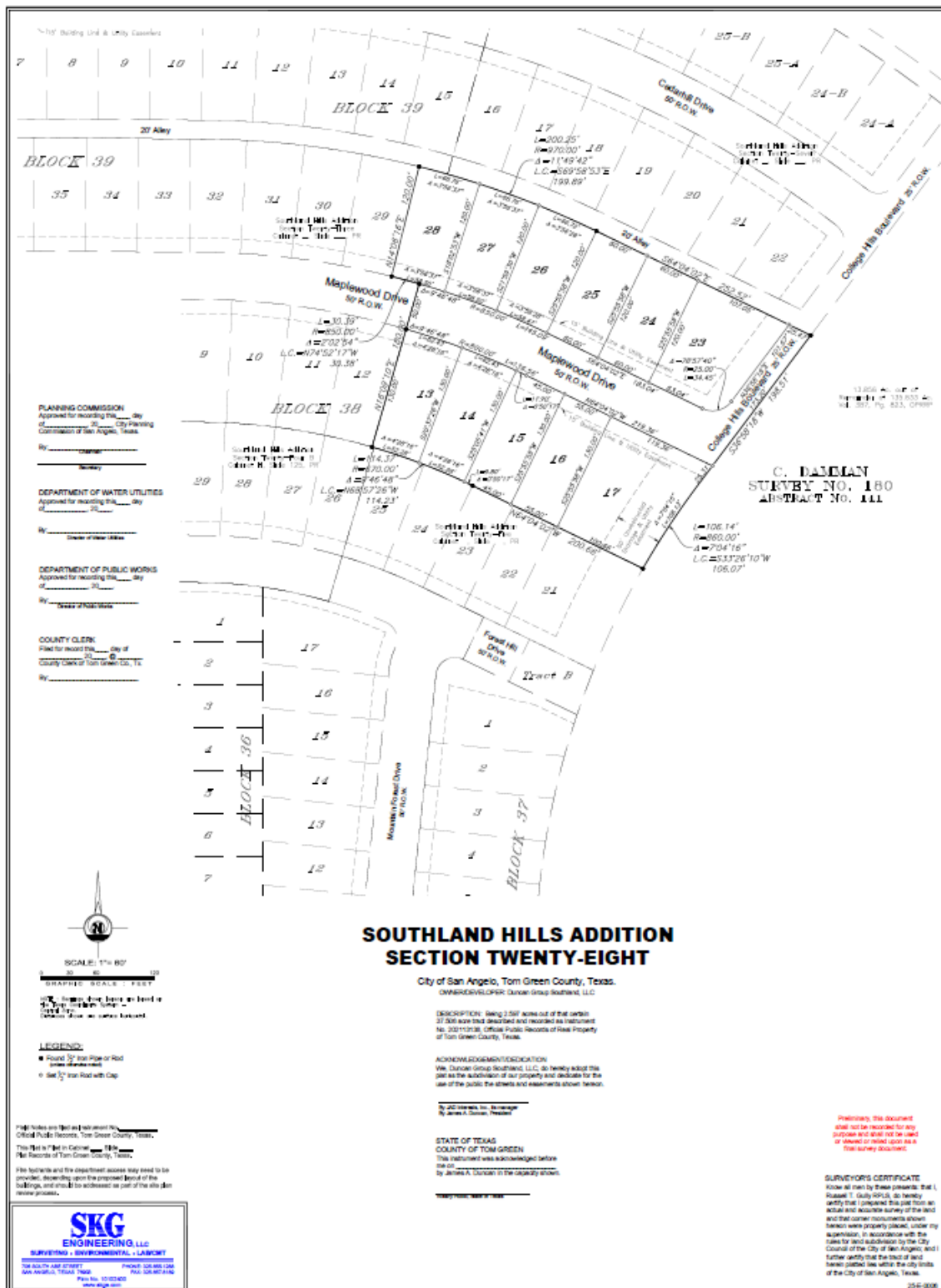
Aerial Map

Plat

Aerial Map



Proposed Final Plat



PLANNING COMMISSION – May 19, 2025
STAFF REPORT

APPLICATION TYPE:	CASE:		
Conditional Use	CU25-09 – 2323 Ben Ficklin Rd.		
SYNOPSIS:			
This is a request for approval of a Conditional Use permit to allow household living on a commercial property at 2323 Ben Ficklin Road. The zoning designation of the property is Neighborhood Commercial, and it has historically acted as a retail space. It is now the applicant's intention to renovate it as a restaurant, but they wish to reside in a back portion of the building. As household living is not allowed by right in CN zoning, a Conditional Use permit is required.			
LOCATION:	LEGAL DESCRIPTION:		
2323 Ben Ficklin Road	Acres: 0.179, Blk: 3, Subd: LA VILLITA HEIGHTS ADDN, SOUTH 60 FT OF LOT 12		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Rio Vista	Neighborhood Commercial (CN)	Neighborhood Center	0.179 acres
THOROUGHFARE PLAN:			
Ben Ficklin Road – Local Road W Ave T – Local Road			
NOTIFICATIONS:			
27 notifications sent on 05/02/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request for a Conditional Use permit to allow household living at 2323 Ben Ficklin Road, subject to one (1) condition.			
PROPERTY OWNER/PETITIONER:			
Owner: Lydia Ramirez			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210 austin.reed@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 amendment should not create any adverse effects, as it would simply allow one instance of household living on a Neighborhood Commercially zoned lot surrounded by other residences and residentially zoned properties.
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 do not anticipate that the proposed amendment would be contrary to any portion of the 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 believe the request to be compatible with the surrounding area, as it is surrounded mostly by single-family residences and would not represent an increase in intensity of land use.
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 do 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.* There is a continually demonstrated community need for housing, and this is addressed by allowing residence at 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.* The proposed amendment would result in a logical and orderly pattern of development. Staff believe 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 CU25-09, **subject to one (1) condition:**

1. Applicant must obtain a Change of Occupancy and all necessary building permits through the Building Permits and Inspections Division.

Attachments:

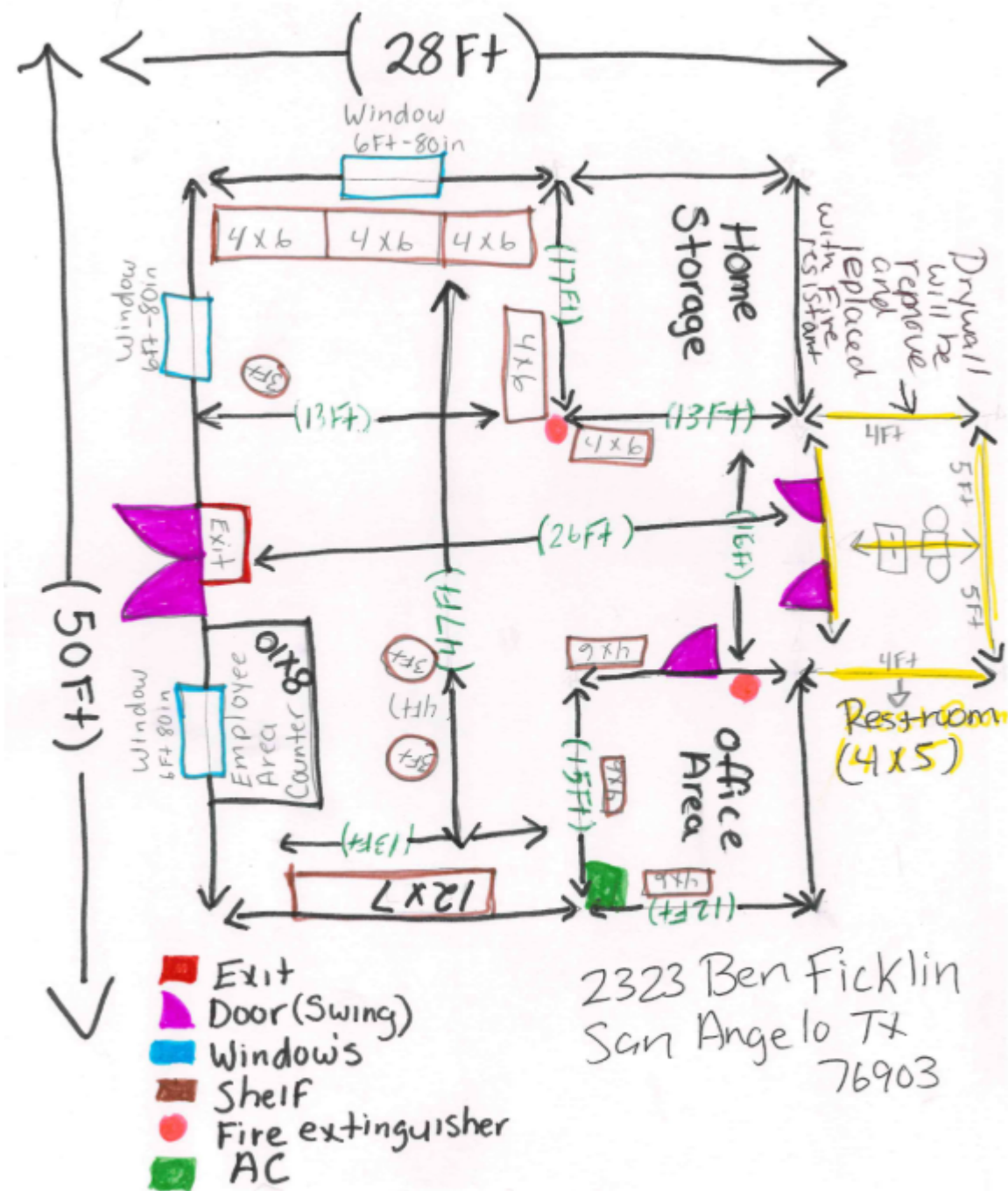
Concept/Floor Plan

Notification Map

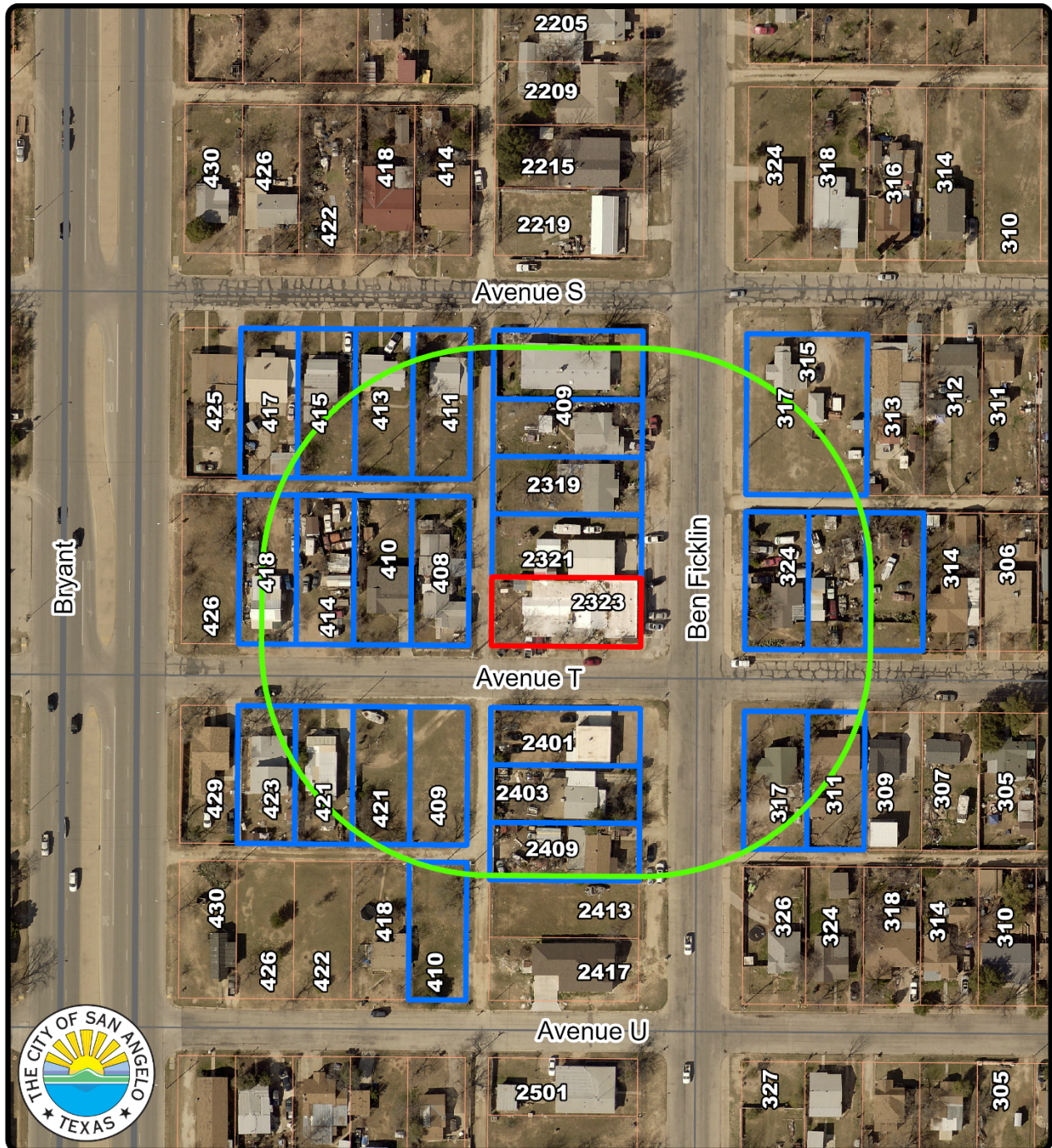
Zoning Map

Aerial Map

Concept/Floor Plan



Notification Map



200' Notification Map CU25-09: 2323 Ben Ficklin Rd.

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

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

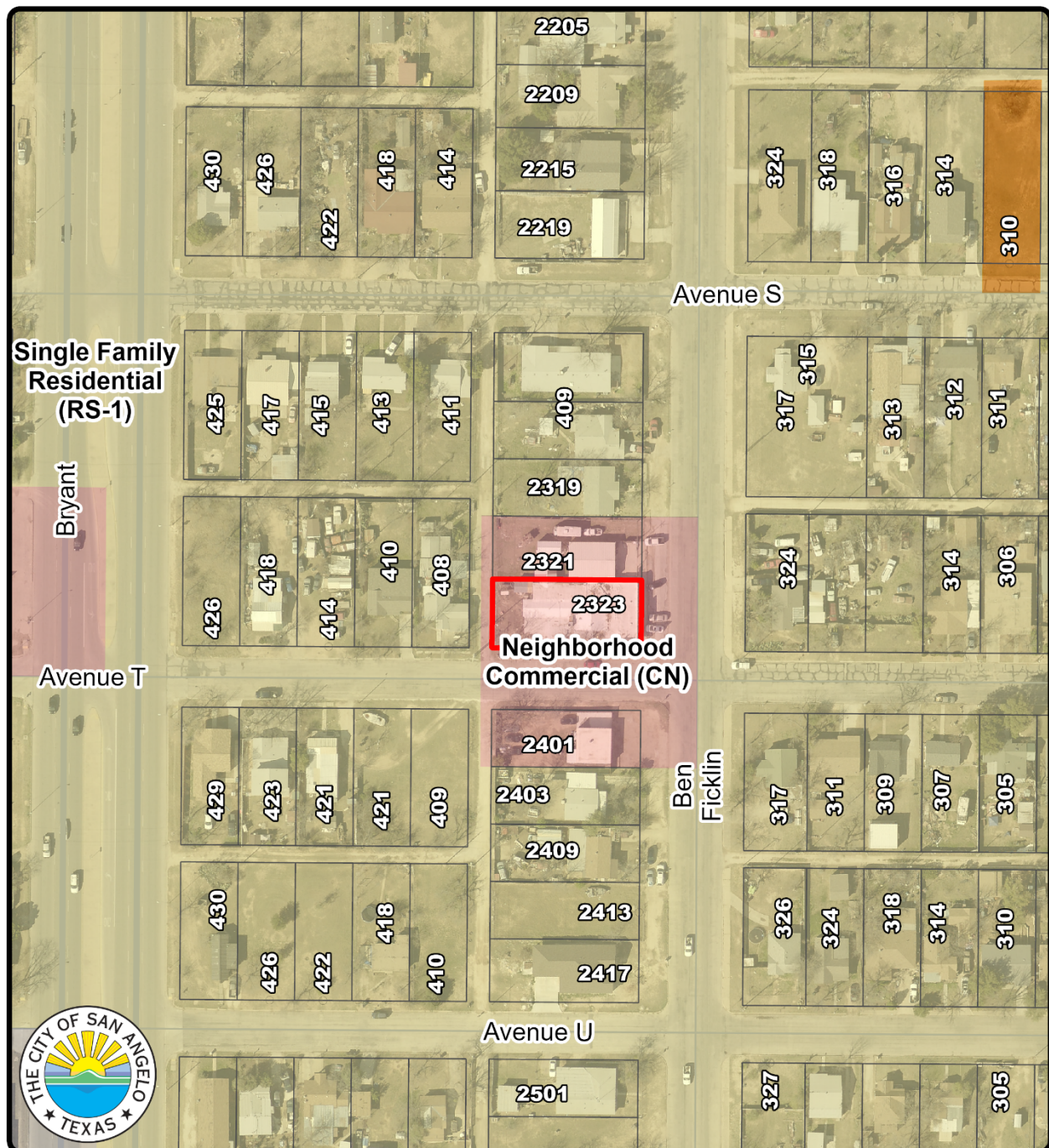
200' Range: —

Subject Property: —

Notified Properties: —



Zoning Map



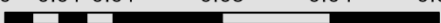
Zoning Map

CU25-09: 2323 Ben Ficklin Rd.

Council District: #3 - Harry Thomas

Neighborhood: Rio Vista

Subject Property: 

Scale:  Miles



Aerial Map



Aerial Map
CU25-09: 2323 Ben Ficklin Rd.
Council District: #3 - Harry Thomas
Neighborhood: Rio Vista

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: —

N

PLANNING COMMISSION – May 19, 2025
STAFF REPORT



APPLICATION TYPE:	CASE:		
Conditional Use	CU25-10: 1710, 1718 & 1724 W Beauregard		
SYNOPSIS:			
The applicant has applied for approval of a Conditional Use (CU) to allow household living on a commercial property in a General/Heavy Commercial (CG/CH) Zoning District located at 1710, 1718, & 1724 W Beauregard.			
LOCATION:	LEGAL DESCRIPTION:		
1710, 1718 & 1724 W Beauregard	Blk: 179, Subd: ANGELO HEIGHTS ADDITION, WEST 59 FEET OF LOTS 4 THRU 6 Lot: 7 THRU 9 EAST 1/2 OF, Blk: 179, Subd: ANGELO HEIGHTS ADDITION Blk: 179, Subd: ANGELO HEIGHTS ADDITION, WEST 54 FEET OF LOTS 7 THRU 9		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #5 – Karen Hesse Smith Neighborhood – Central	CG/CH	Neighborhood Center	0.203 acres 0.186 acres 0.186 acres
THOROUGHFARE PLAN:			
Road name: W Beauregard – Major Arterial – built to COSA standards Road name: S Van Buren – Minor Collector – built to COSA standards			
NOTIFICATIONS:			
27 notifications sent on 05/05/25. Received 0 in favor and 1 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request for Conditional Use (CU) to allow household living on a commercial property in a General/Heavy Commercial (CG/CH) Zoning District.			
PROPERTY OWNER/PETITIONER:			
Owner: Concho Valley Trailers, LLC Petitioner: Wilde Engineering & Surveying, LLC			
STAFF CONTACT:			
Kim Garmany Planning & Development Services Admin (325) 657-4210 x 1217 Kimberly.garmany@cosatx.us			

Conditional Uses: Section 208(F) of the Zoning Ordinance requires that the Planning Commission consider, at a 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 is not anticipated to cause adverse effects, as the property is currently vacant and will be greatly improved with development.
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 do not anticipate that the proposed CU will 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 believe the request is compatible with the surrounding area. The area is a mixture of commercial and residential properties with a future land use vision of neighborhood center. The subject properties had commercial business on site in 2014 but has been vacant since at least 2020.
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 do 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 City of San Angelo continues to need diverse housing options in all parts of town. Development of these lots will fulfill that need, while also filling in an area that is
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 believe the applicant has met the criteria necessary for approval, as required in the Zoning Ordinance and Land Development and Subdivision Ordinance (LDSO) and conforms with the Comprehensive and Vision Plans. This proposed development continues the current and future logical and orderly pattern of development in the community.

Recommendation:

Staff recommend **APPROVAL** of CU25-10, the request for a Conditional Use (CU) to allow household living on a commercial property in a General/Heavy Commercial (CG/CH) Zoning District, **subject to three (3) conditions of approval:**

1. The applicant shall adhere to all conditions specified in the plat approval.
2. The applicant shall file the approved plat with Tom Green County and return a copy of the recorded plat to the Planning & Development Services department.
3. The applicant shall obtain all required permits from the Permits and Inspections Division.

Attachments:

Site Photo

Notification Map

Zoning Map

Vision Map

Approved Plat

Site Photo





200' Notification Map
CU25-10: 1710, 1718, 1724 W Beauregard

Council District: #5 - Karen Hesse Smith
Neighborhood: Central

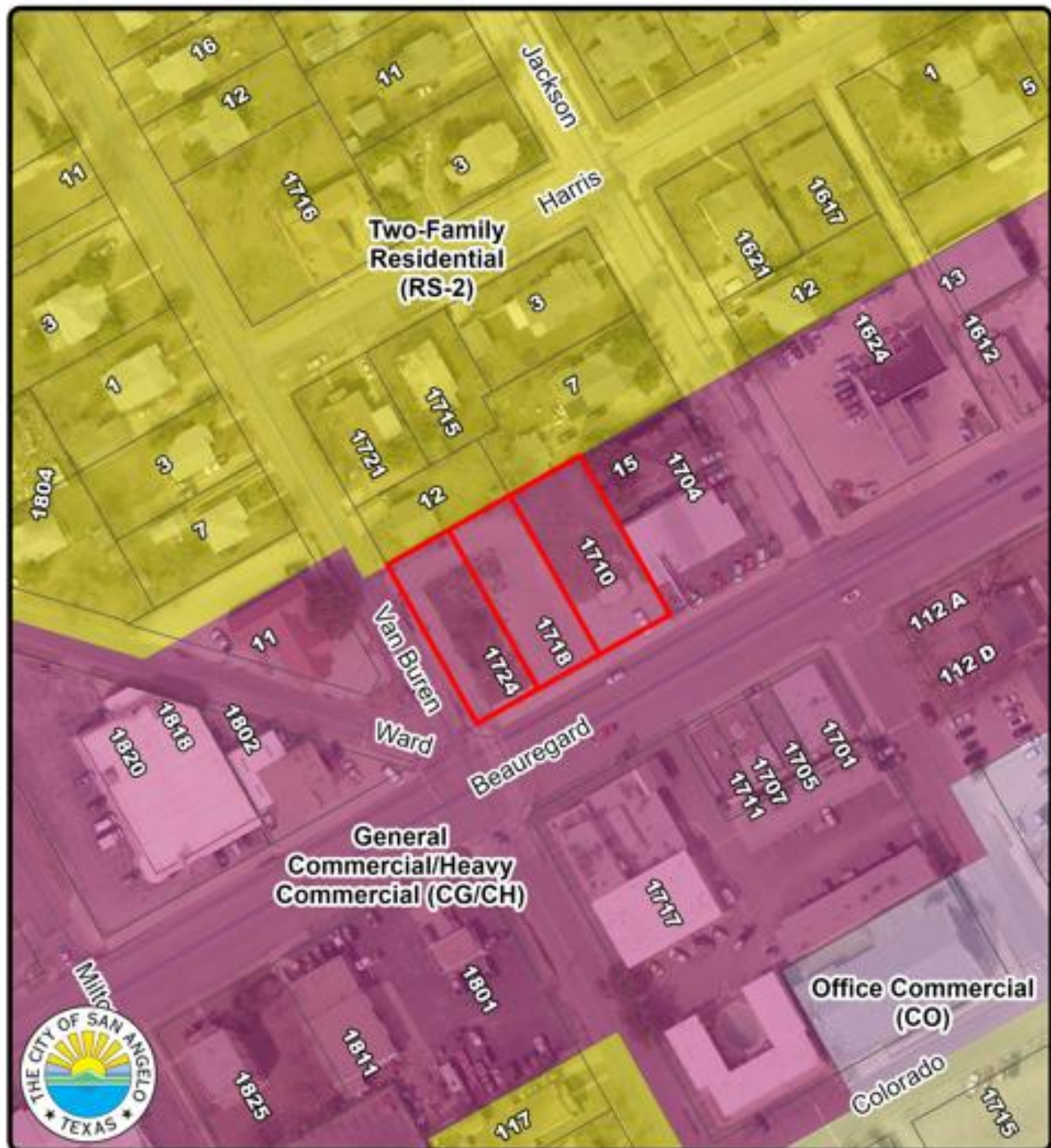
Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range:

Subject Property: _____

Notified Properties: ————





Zoning Map

CU25-10: 1710, 1718, 1724 W Beauregard

Council District: #5 - Karen Hesse Smith

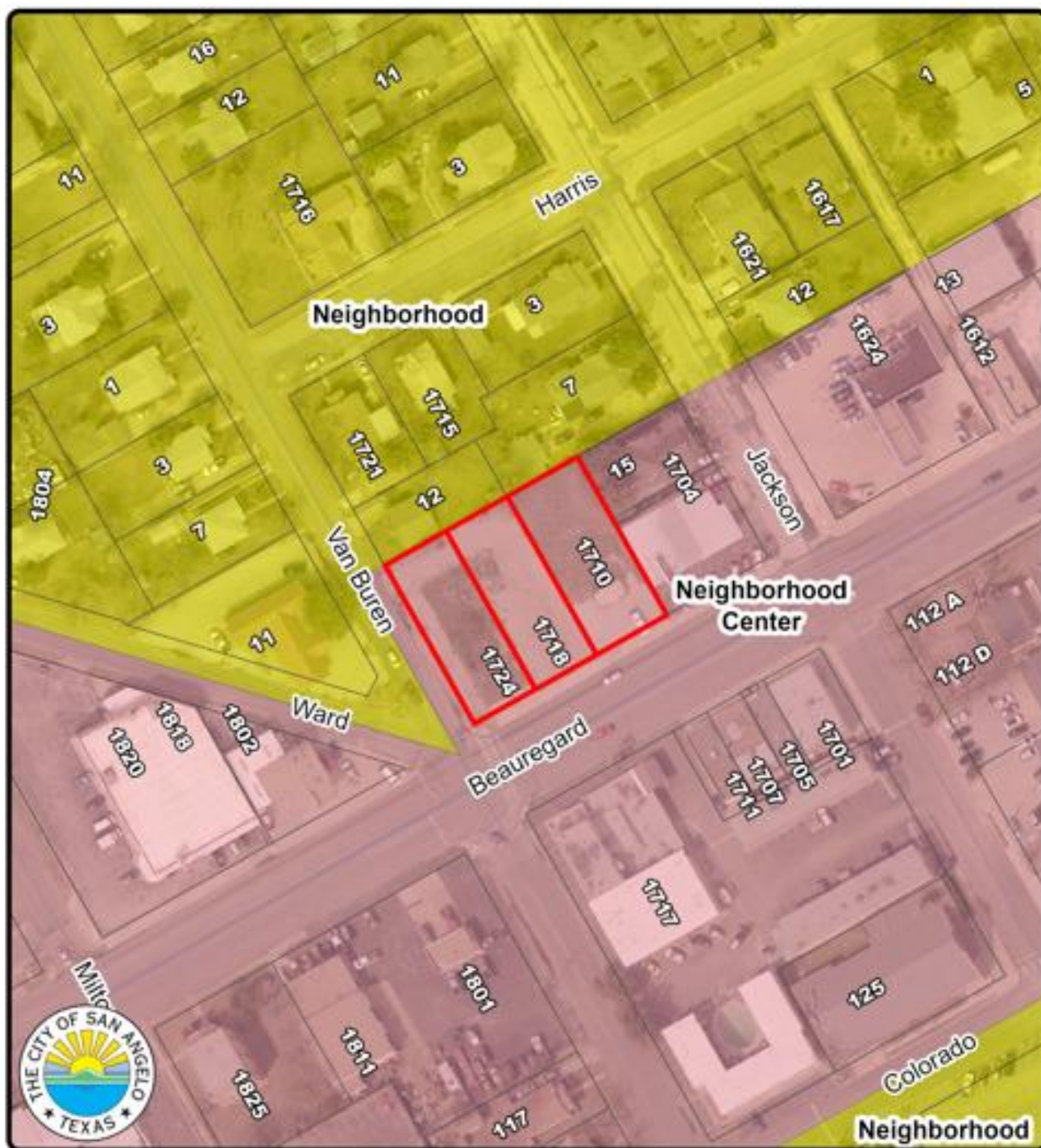
Neighborhood: Central

Subject Property: —

Scale: 0 0.01 0.02 0.03 0.04 Miles

N





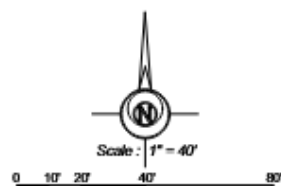
CU25-10: 1710, 1718, 1724 W Beauregard

Neighborhood: Central

Subject Property: _____



Approved Plat



Bearings and distances shown hereon are based on J.J. Goodfellow Resubdivision of Angelo Heights Addition, Vol. 1, Pg. 61, Plat Records, Tom Green County, Texas and are rotated 0°38'19" clockwise from record bearings.

Bearings and distances hereon are of the
Texas Coordinate System Central Zone NAD83

LEGEND:  - Found 1/2" Iron Rod
 - Found 3/4" Iron Pipe
 - Found Nail
 - Point for corner

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this _____ day
of _____, 20____

By: _____
Director of Public Works



ACKNOWLEDGEMENT/DEDICATION

We, Concho Valley Trailers, 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.

Matt Wynne

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before me on

by Matt Wynne

Notary Public, State of Texas

COUNTY CLERK
Filed for record 1/13/2011

30 ⑤

STAFF REPORT – SU25-01
Planning Commission: May 19, 2025
City Council 1st reading: June 17, 2025



APPLICATION TYPE:		CASE:	
Special Use		SU25-01: 1302 Kenwood	
SYNOPSIS:			
The applicant has applied for a Special Use to allow residential and art gallery with a studio in a Single-family Residential (RS-1) zoning district located at 1302 Kenwood.			
LOCATION:		LEGAL DESCRIPTION:	
1302 Kenwood		Acres: 0.244, Lot: 1 & N 15.8' OF LOT 2, Blk: 41, Subd: PARK HEIGHTS ADDITION, *SPLIT TO 21-3810	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Karen Hesse Smith Neighborhood – Santa Rita	Single-family Residential (RS-1)	Neighborhood	.244 acres
THOROUGHFARE PLAN:			
Kenwood Drive – Local road W Avenue I – Local road			
NOTIFICATIONS:			
25 notifications mailed within 200-foot radius on 5/2/2025. 0 received in favor and 0 against.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the Special Use request to allow residential and art gallery with a studio in a Single-family Residential (RS-1) zoning district located at 1302 Kenwood, subject to four conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Petitioner: David Mazur Construction Owner: Rene Alvarado			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210, Extension 1533 rae.lineberry@cosatx.us			

Additional Information. This special use request is needed before the applicant can pursue a variance expanding the existing residence, providing additional space for the studio and art gallery. During the variance application review, staff determined that a special use permit is required due to the property's location within a Single-family Residential zoning district.

This request seeks approval to operate an art studio with an associated gallery within a residential structure. In collaboration with the property owner, staff have confirmed that the front portion of the home is utilized for the gallery and studio, while the rear portion remains designated as private living space. The owner occasionally hosts invitation-only events and showings, during which artwork may be sold.

1. **Impacts Minimized. Whether and the extent to which the site plan minimizes adverse effects, including adverse visual impacts, on adjacent properties.** The residence has been operating this way for 20 years without the city knowledge. There are multiple special permits that include a home daycare facility across the street and behind this property, along with an auto detail/car washing business.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed special use would conflict with any portion of this Zoning Ordinance, including the applicable zoning district intent statement.** The operation of an art studio with an associated gallery is limited in scale, maintains the residential character of the property, and does not introduce adverse impacts on surrounding properties. It is confined to a portion of the home, with remaining space preserved for residential use, and all events are invitation-only, minimizing potential traffic or noise concerns.
3. **Compatible with Surrounding Area. Whether and the extent to which the proposed special use is compatible with existing and anticipated uses surrounding the subject land.** The proposed use is consistent with the provisions of the zoning ordinance that allow for limited non-residential uses in residential districts through the special use process, particularly those that support local arts and culture in a manner compatible with the surrounding neighborhood.
4. **Traffic Circulation. Whether and the extent to which the proposed special use is likely to result in extraordinarily prolonged or recurrent congestion of surrounding streets, especially minor residential streets.** The events are invitation-only, minimizing potential traffic concerns.
5. **Effect on Natural Environment. Whether and the extent to which the proposed special use would result in significant adverse impacts on the natural environment, including but not limited to water or air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Staff do not believe the proposed use will create any negative environmental effects.
6. **Community Need. Whether and the extent to which the proposed special use addresses a demonstrated community need.** The proposed art studio and gallery serve as a cultural and creative asset within the community, fostering local artistic expression and providing residents with access to the visual arts in a setting that is approachable and integrated into the neighborhood fabric. This use supports local artists and contributes to the cultural vitality of the area as it is close to downtown.

7. ***Development Patterns.*** Whether and the extent to which the proposed special use would result in a logical and orderly pattern of urban development in the community. Current development patterns would not change.

Recommendation:

Staff recommend **APPROVAL** of the Special Use request to allow residential and art gallery with a studio in a Single-family Residential (RS-1) zoning district located at 1302 Kenwood, subject to **four conditions of approval**.

1. The studio and gallery may operate only during 9:00 AM and 9:00 PM daily.
2. A maximum of 10 guests per invitation only event.
3. A minimum of 1 bedroom must remain exclusively for residential use and no overnight stays or short-term rentals associated with the gallery use are permitted.
4. 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.

Attachments:

Aerial Map
Zoning Map
Notification map



Aerial Map

SU25-01: 1302 Kenwood Dr.

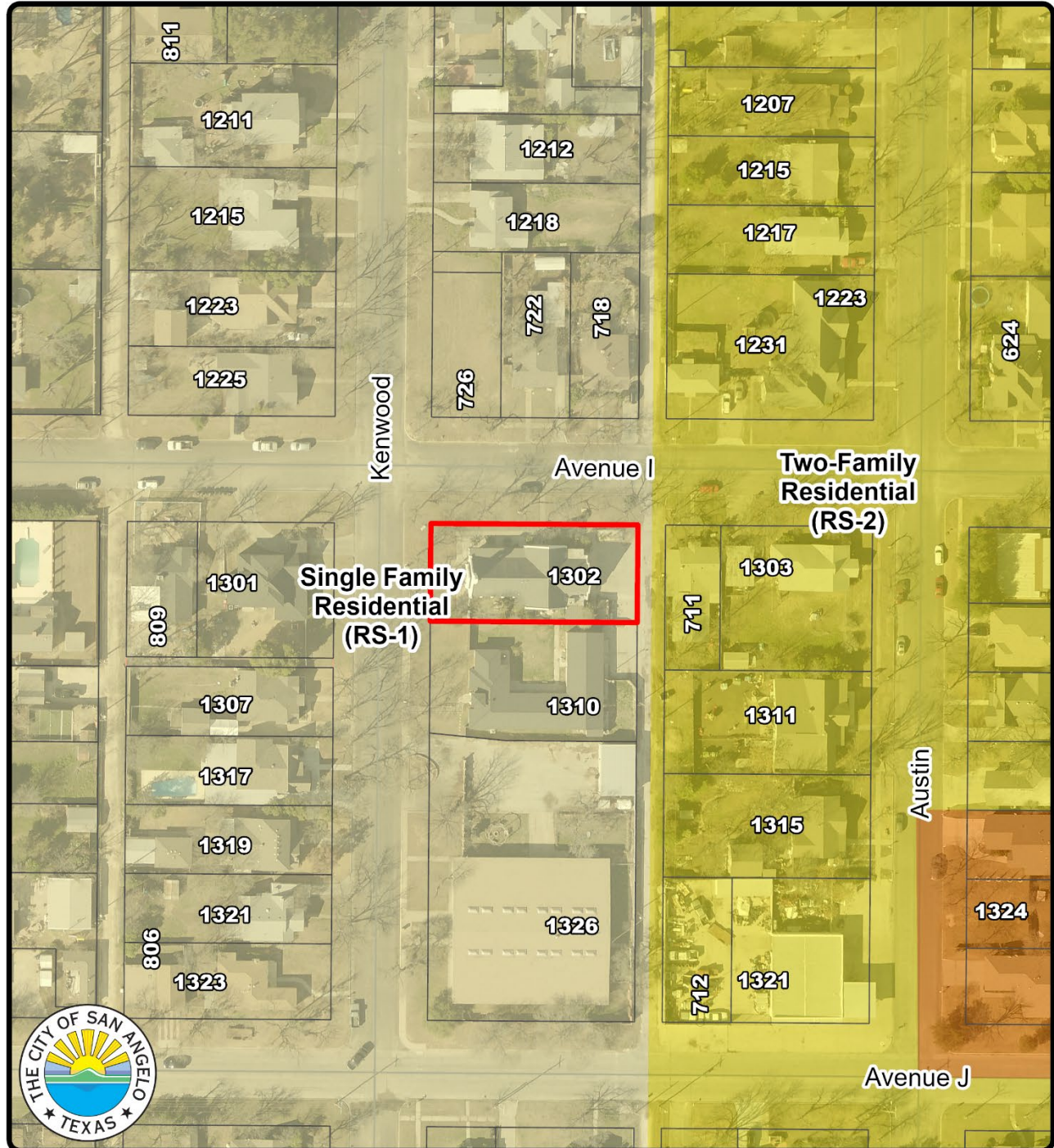
Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

Subject Property: 





Zoning Map

SU25-01: 1302 Kenwood Dr.

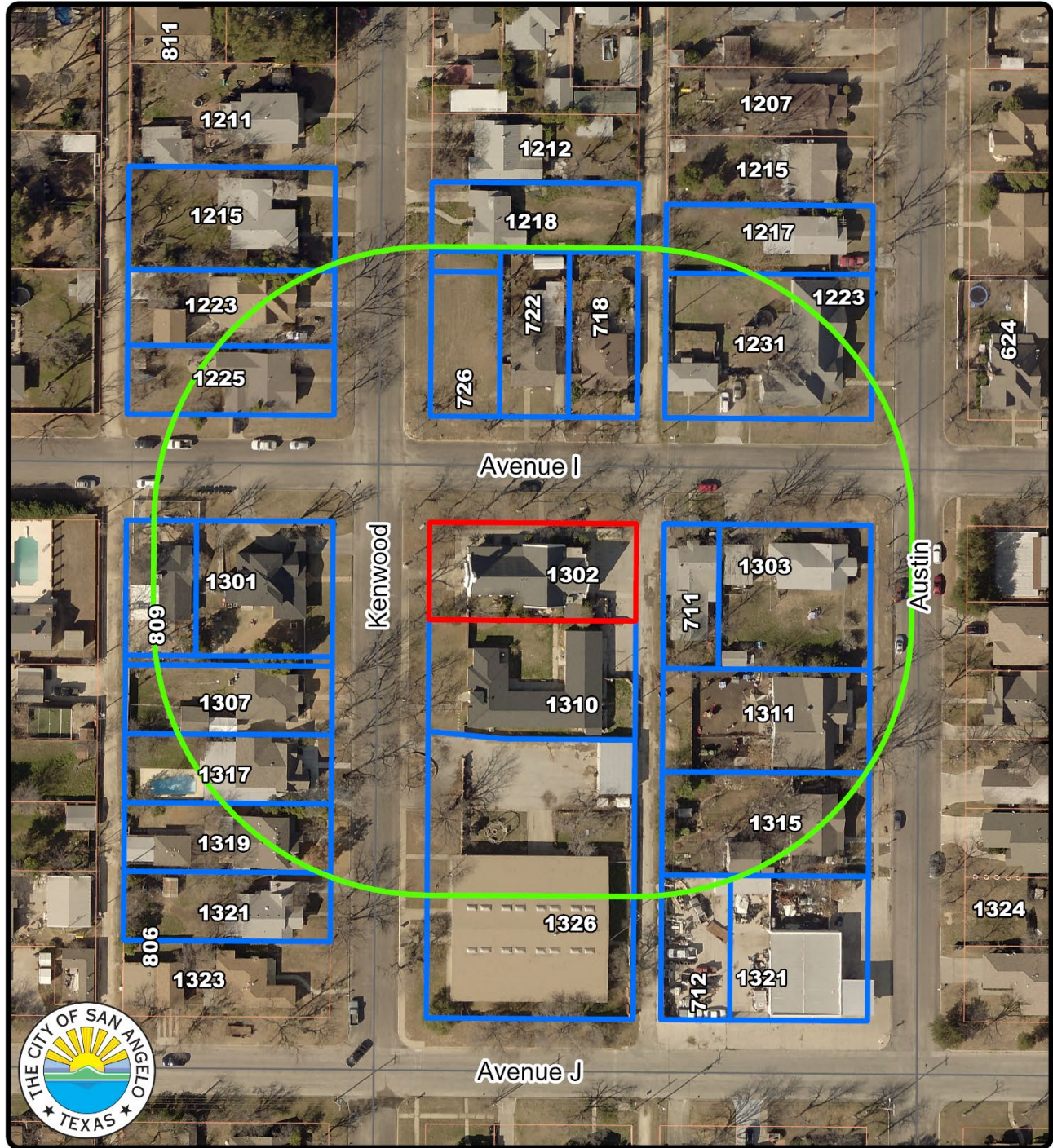
Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Subject Property: —

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles





200' Notification Map

SU25-01: 1302 Kenwood Dr.

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 





STAFF REPORT - Z25-17

Planning Commission: May 19, 2025

City Council 1st reading: June 17, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-17: McGill Blvd & Gregory Dr	
SYNOPSIS:			
A request for approval of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for approximately 17.342 acres located north and east of McGill Blvd and Gregory Dr intersection.			
LOCATION:		LEGAL DESCRIPTION:	
North and east of McGill Blvd and Gregory Dr intersection		Acres: 17.342, Abst: A-7966 S-1112, Survey: W H WILLIS Acres: 3.354 Lots: 7-12 & 38-48, Blk: 25, Subd: PAULANN PARK ADDITION, SEC 14A	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood – Paulann	Currently: RS-1 Requesting: RM-1	Neighborhood	Acres: 17.342
NOTIFICATIONS:			
75 notifications sent on 5/2/25. Received 0 in favor and 1 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for approximately 17.342 acres located north and east of McGill Blvd and Gregory Dr intersection.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Luna Properties SATX, LLC			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The subject of this zone change is a large vacant lot that the owner would like to have options on which style of housing to build. The vision plan for this area is Neighborhood, which fits multi-family residential. The area to the east is single-family residential and to the north is a mobile home park. The applicant received approval for final plats on Section 14A-E for this area, but only Section 14A was recorded. Final Plats 14B-E were approved by Planning Commission in January 2022 but have not been recorded and have therefore expired. The applicant will need to submit another plat for the area, and staff will work with the applicant on meeting development standards with the new plats.

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.** This proposed zoning will provide flexibility for the developer to incorporate a variety of housing types, including duplexes, twinhomes, and zero lot line homes. The subject area is currently residential, and the proposed development supports the goal of expanding affordable housing options within the community. The challenge will be aligning the housing structure type with future plats. Housing structure can impact side yard setbacks.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will allow development on vacant lots.
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 is compatible with the surrounding area, as it is currently residential.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** Changing the zone to multi-family residential allows for a broader range of housing types.
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.** There are no anticipated adverse effects on the natural environment or neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Granting this request aligns with the community's goals of providing diverse and attainable housing options.
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.** The property will meet the development pattern by providing a buffer between the mobile home park and single-family

residential.

Recommendation:

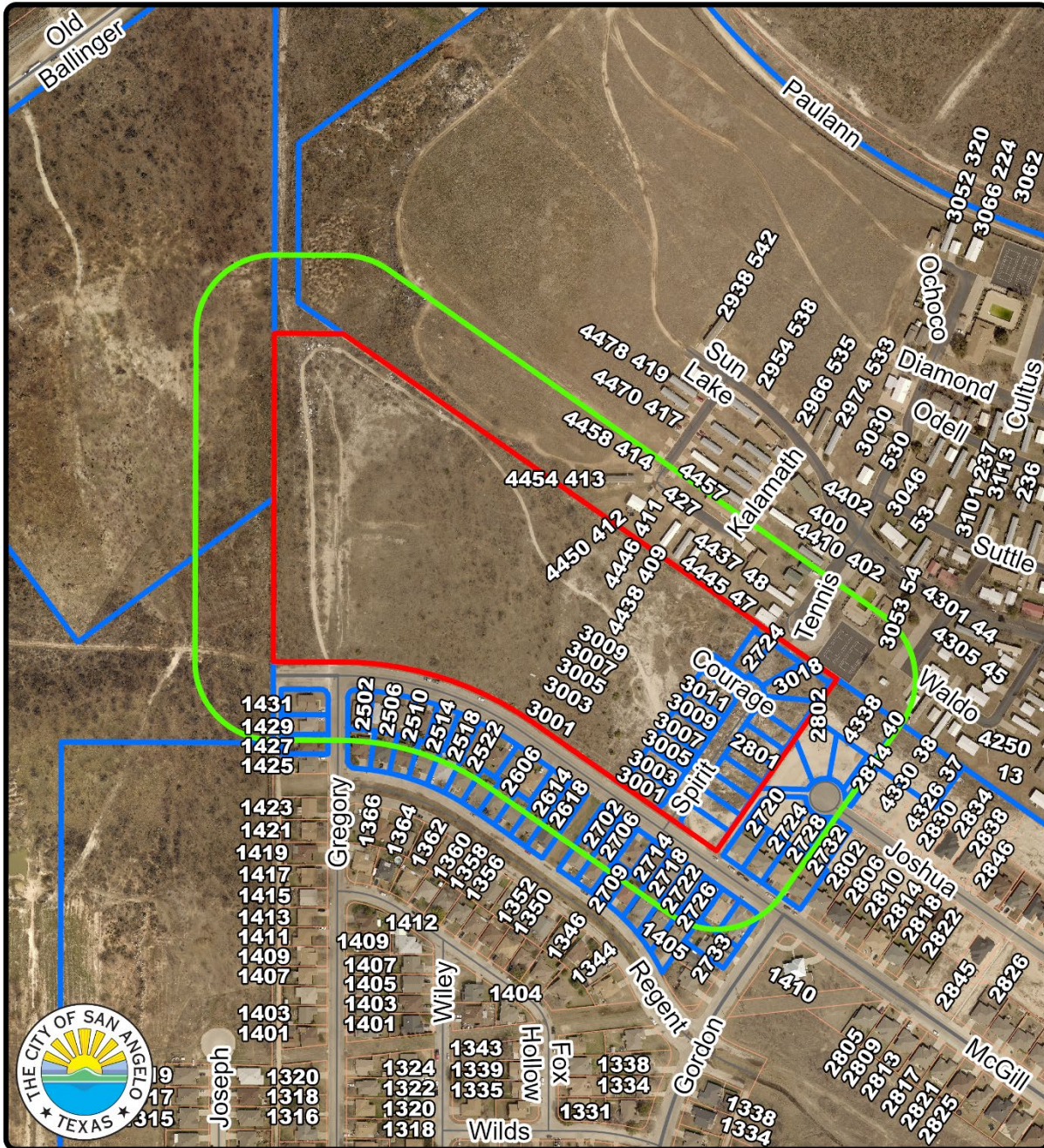
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to (RM-1) Low Rise Multi-family Residential for approximately 17.342 acres located north and east of McGill Blvd and Gregory Dr intersection.

Attachments:

Notification Map

Zoning Map

Vision Plan Map



200' Notification Map Z25-17: McGill & Gregory

Council District: #4 - Lucy Gonzales
 Neighborhood: Paulann

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

200' Range: —

Subject Property: —

Notified Properties: —





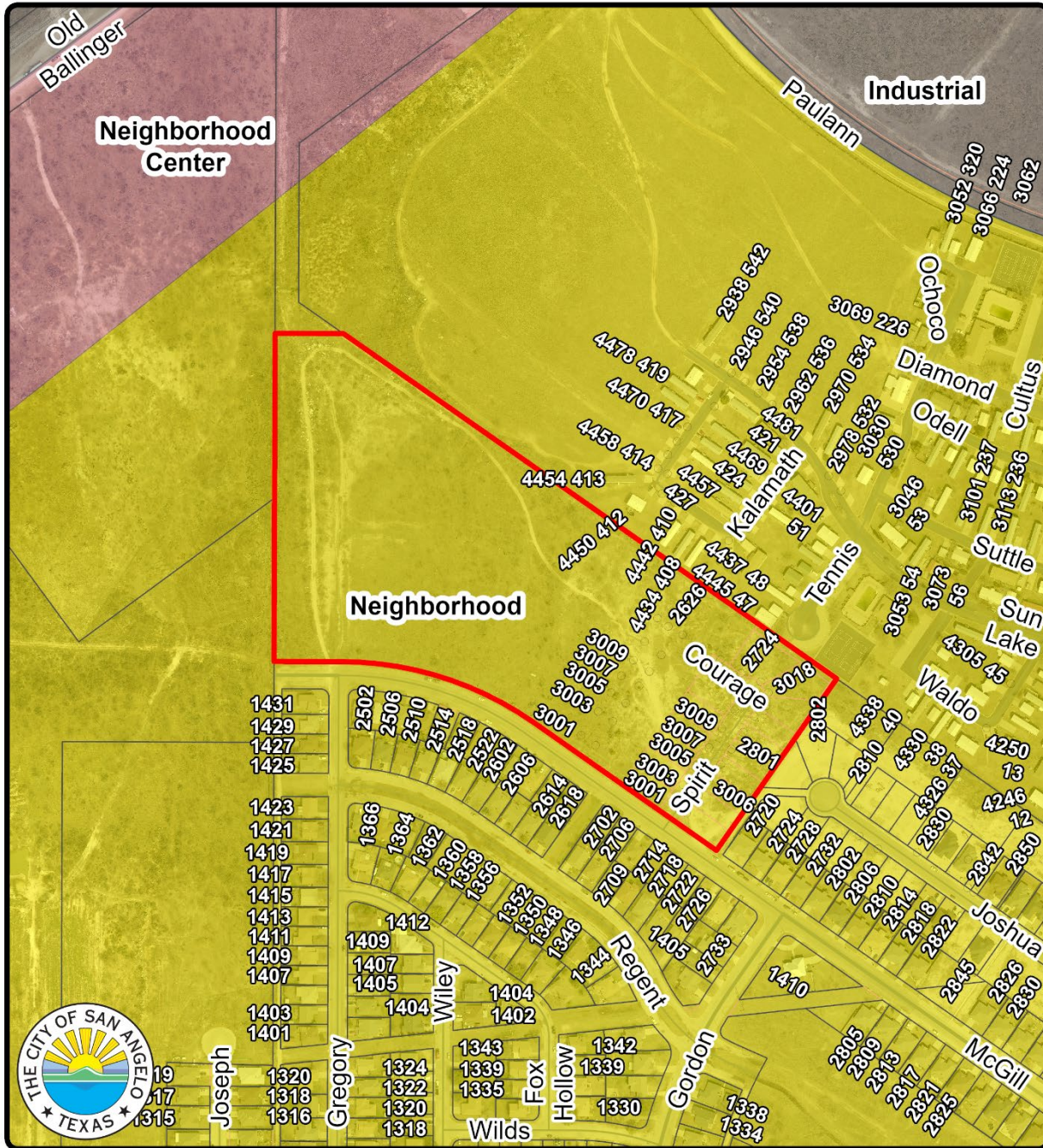
Zoning Map
Z25-17: McGill & Gregory

Council District: #4 - Lucy Gonzales
Neighborhood: Paulann

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles





Vision Map
Z25-17: McGill & Gregory

Council District: #4 - Lucy Gonzales
Neighborhood: Paulann

Subject Property: —

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles



From: tyler.niehues5@gmail.com
To: [Lineberry, Rae](#)
Cc: [*Planning](#)
Subject: Re: Public Hearing - Z25-17: McGill & Gregory
Date: Thursday, May 15, 2025 8:40:11 AM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Please find some reasons below:

Loss of Identity:

Single-family zoning often fosters a sense of community and neighborhood identity, which can be disrupted by the introduction of multifamily housing.

Architectural Inconsistencies:

Multifamily buildings may not blend seamlessly with the existing architecture of a neighborhood, potentially leading to a less cohesive visual landscape

Increased Population Density:

Multifamily zoning can lead to a significant increase in population density, straining existing infrastructure like roads, water and sewer lines, and utilities.

Traffic and Parking:

Increased traffic and parking demands can be challenging to manage in areas that are not designed for higher population densities.

More can be provided if need be.

Sent from my iPhone

On May 13, 2025, at 4:15 PM, Lineberry, Rae <rae.lineberry@sanangelo.gov> wrote:

Good afternoon Tyler,

Thank you for providing your opposition. Can you provide more detail of why you are opposed for me to inform the board?

Thank you,
Rae Lineberry

Senior Planner
Customer Service Survey

-----Original Message-----

From: tyler.niehues5@gmail.com <tyler.niehues5@gmail.com>
Sent: Tuesday, May 13, 2025 3:32 PM
To: *Planning <planning@cosatx.us>
Subject: Public Hearing - Z25-17: McGill & Gregory

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Name: Tyler Niehues
Address: 2713 McGill Blvd

Good afternoon,

In reference to the Notice of Public Hearing, concerning the zone change located north of the intersection of McGill Blvd and Gregory Drive, I am opposed. Please contact if any further information is needed.

Thank you,
Sent from my iPhone

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

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MEMO

**Meeting**

Date: May 19, 2025

To: Planning Commission

From: Aaron Vannoy
Planning and Development Services Director, City of San Angelo

Request: Zoning Ordinance Text Amendment - Request to place an exemption to fence height in the front yard setback; section 509 FENCES; Sec. 509 B. 3. for public, private, or charter schools.

Background: During the 2023 Texas Legislature House Bill 3 (HB3) enacted safety protocols for schools. In the case of San Angelo Independent School District, many of their campuses will receive security fencing (over 6' in height). This fencing is based on the campus layout and often is within the front yard setback. Our Local Zoning ordinance has a prohibition on fence height where it must be less than 4' in a front yard setback. SAISD has come forward with a few requests for variances. City Staff believe the proper resolution for future requests is to give an exemption within the Zoning Ordinance to public and private schools, which adds security fences for protection of their campuses within the front yard setback by right.

Currently we do not see a distinct difference between public and private schools for this request. If the school or campus in question is seeking a security fence for protection of their campuses, they should be allowed to do so by right. HB3 provided a funding mechanism for public schools, but this should not exclude local private schools who wish to provide a similar protection level as being disallowed due to being private or requiring a variance process.

Current Building code requires a permit after a 7' height. Fire prevention requires the standard egress mechanism for exits.

Planning Commission Requested Action:

Staff recommends **APPROVAL** of a Text Amendment to Sec 509 Sec. 509 B. 3 reading:

509 B. 3. D. Public, private or charter schools, for security purposes, are exempt from the maximum height of four feet in the front yard.

Sec. 509. Fences

A. *Required Privacy Fences*

1. A privacy fence shall be required where the side or rear lot line of a nonresidential use is adjacent to either of the following.
 - a. A residential district boundary other than the R&E District.
 - b. An existing residential use.
2. This requirement shall not apply when an equivalent fence already exists.
3. Properties immediately across a body of water, transportation, drainage or utility right-of-way, street or alley shall be considered adjacent if the intervening body of water, transportation, drainage or utility right-of-way, street or alley, is less than 80 feet wide.

B. *Height Standards for Required Privacy Fences*

1. All privacy fences shall meet the visual clearance requirements of Sec. 510 below.
2. Maximum Fence Height in Residential Districts.
 - a. No portion of any fence or enclosure in any residential district, excluding an R&E district, shall exceed a height of 8 feet.
 - b. A substantially open fence with a ratio of solid portion to open portion equal to or less than 1 (solid) to 4 (open) may be constructed up to a height of 10 feet.
3. Maximum Height in Required Front Yards.
 - a. Any fence or enclosure extending into a required front yard shall not exceed a height of four feet.
 - b. Fences on land located in the CH, CBD, ML and MH Districts shall be exempt from this requirement. Fences for screening of manufactured housing developments in MHP and MHS Districts shall also be exempt from this requirement. Lastly, for land in any District for which a Special Use for "Campground/RV Park" has been approved and is actively in use, fences for screening of the park shall also be exempt from this requirement. (Subsection B.3.b. amended by sec. 8, Ordinance adopted 4-15-14)
 - c. In the R&E District, a substantially open fence with a ratio of solid portion to open portion equal to or less than 1 (solid) to 4 (open) may be constructed up to a height of 6 feet.
 - d. Public, private, or charter schools, for security purposes, are exempt from the maximum height of four feet in the front yard.

Sec. 104. Purpose

This Zoning Ordinance is adopted for the purpose of promoting the public health, safety and general welfare of the citizens of San Angelo. More specifically, this Zoning Ordinance provides for the division of land into different districts that, in combination with regulations pertaining to such districts, are designed in accordance with a comprehensive plan to achieve objectives that include, but are not limited to, the following:

1. Promote the beneficial and appropriate development of all land and the most desirable use of land in accordance with a well-considered plan;
2. Protect the character and the established pattern of desirable development in each area;
3. Prevent or minimize land use incompatibilities and conflicts among different land uses;
4. Maintain property values by stabilizing expectations and ensuring predictability in development; and
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.

Sec. 105. Design of These Regulations

A. *Allocation of Activity.* By allocating to each major type of activity sufficient space in appropriate locations for development, these regulations have been designed:

1. To distribute realistically the estimated maximum population which the City may have in the foreseeable future over the land available for residential purposes providing adequate light, air and usable open space; and
2. To encourage economic activities for the health and well-being of the City.

B. *Interrelationship of Uses.* By providing for the convenient and efficient interrelationship of related land uses, these regulations have been designed:

1. To provide appropriate space near residences for services which increase safety and amenity and are not objectionable to residents nearby;
2. To protect quasi-residential uses that benefit from a residential environment and which provide essential health and welfare services for the residents thereof;
3. To encourage the tendency of retail and commercial development to cluster within defined areas to the mutual advantage of both consumers and merchants; and
4. To provide opportunities for employment close to residential areas and thus to cut travel time from work to home.

C. *Incompatible Uses.* By segregating incompatible land uses and thereby limiting danger and nuisance, these regulations have been designed:

1. To protect areas against fire, explosion, noxious fumes and other hazards;
2. To protect areas against noise, vibration, smoke, dust, odors, heat, glare and other objectionable influences;
3. To protect areas against heavy and hazardous trucking traffic; and
4. To protect adjacent areas and to protect the labor force at other establishments engaged in less offensive types of manufacturing and related activities by restricting to appropriate areas those manufacturing activities which create objectionable influences.

-
- D. *Provision of Facilities.* By requiring space off public streets for parking and loading and by limiting the bulk of buildings in relation to the land around them and to one another, these regulations have been designed:
1. To limit congestion in pedestrian and vehicular traffic and in living conditions;
 2. To prevent overcrowding of land beyond capacity of streets and utilities;
 3. To limit loads on traffic, transit and service facilities; and
 4. To permit an advance measure of possible requirements for social, sanitary and utility services, and thereby to facilitate the adequate provision of transportation, water, sewage, streets, parks and other public requirements.
- E. *Shape and Location of Buildings.* By limiting the shape and locations of buildings, these regulations have been designed:
1. To reduce the danger from conflagration;
 2. To provide adequate light and air;
 3. To provide privacy where desirable; and
 4. To provide usable open space.

Sec. 107. Compliance with Zoning District Standards

All development and use of land in the City shall comply with the following standards.

1. No building, structure or land shall hereafter be used or occupied, and no building, structure or part thereof shall hereafter be erected, constructed, reconstructed, installed or structurally altered, except in conformance with all the regulations specified in this Zoning Ordinance.
2. The lot area, required yards and other open spaces provided in connection with any structure or use, in order to comply with the regulation specified in this Zoning Ordinance, shall be situated on the same lot as the structure or use.
3. No part of a yard, open space or off-street parking and loading area required in connection with this Zoning Ordinance shall be included as part of a yard, open space, off-street parking or loading area similarly required for another building, except as allowed under specific provisions for shared parking facilities (see Sec. 511, Off-Street Parking Standards).
4. No yard or lot existing on the effective date of this Zoning Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Zoning Ordinance shall meet the minimum requirements established herein.

Sec. 108. Permits Issued in Conflict with Ordinance

Any permit issued in conflict with the provisions of this Zoning Ordinance shall be null and void and may not be construed as waiving any provisions of this Zoning Ordinance.

Sec. 301. Establishment of Districts

In order to carry out the provisions of this Zoning Ordinance, the City is hereby divided into distinct zoning districts upon which may be applied certain overlay zones.

A. *Base Zoning Districts*

District	
R&E	Ranch and Estate District
RS-1	Single-Family Residence District
RS-2	Two-Family Residence District
RS-3	Zero Lot Line, Twinhome and Townhome Residence District
RM-1	Low Rise Multifamily Residence District
RM-2	High Rise Multifamily Residence District
MHP	Manufactured Housing Park District
MHS	Manufactured Housing Subdivision District
CN	Neighborhood Commercial District
CO	Office Commercial District
CG	General Commercial District
CH	Heavy Commercial District
CBD	Central Business District
OW	Office-Warehouse District
ML	Light Manufacturing District
MH	Heavy Manufacturing District
CG/CH	General Commercial/Heavy Commercial District

B. *Special Zoning Districts*

PD	Planned Development District
PIP	Planned Industrial Park District

C. *Overlay Zones*

HO	Historic Overlay Zone
OS	Open Structure Overlay Zone
RCO	River Corridor Overlay Zone
DO	Downtown Overlay Zone
CDO	Cultural District Overlay Zone

(Subsection C. amended by sec. 1, Ordinance adopted 2-15-05; Ord. No. 2019-122, § 1, 9-17-19)

Sec. 302. Zoning of Newly Annexed Areas

All territory annexed to the City of San Angelo after the effective date of this Zoning Ordinance shall be classified as R&E, Ranch and Estate District. The Planning Commission shall, as soon as practicable after the annexation of any territory, recommend to the City Council a zoning plan of all the land within each newly annexed area. The zoning plan may or may not describe districts other than the R&E, Ranch and Estate District, as

appropriate. The procedure used by the City Council to adopt such a zoning plan shall be the same as is provided by Texas state law for the adoption of an original zoning map and regulations. In so doing, the Planning Commission may hold a public hearing on rezoning concurrent with proceedings to undertake a proposed annexation, so that the City Council may take final action to approve rezoning and annexation of the same territory on the same meeting agenda.

Sec. 303. Residential District Intent Statements

- A. *R&E (Ranch and Estate) District.* The Ranch and Estate District is intended to provide opportunities for development of low density, detached single-family residences on lots of at least one acre in a suburban or rural setting. This District is also intended to serve as a holding zone for vacant land areas annexed to the City.
- B. *RS-1 (Single-Family Residential) District.* The Single-Family Residential District is intended to provide opportunities for development of detached single-family residences at medium densities.
- C. *RS-2 (Two-Family Residential) District.* The Two-Family Residential District is intended to provide opportunities for development of detached single-family residences and two-family residences at medium densities.
- D. *RS-3 (Zero Lot Line, Twinhome and Townhome Residential) District.* The Zero Lot Line, Twinhome and Townhome District is intended to provide opportunities for medium density residential development using townhome, twinhome and zero lot line concepts to incorporate (1) more efficient use of land than typical single-family development, making needed housing more affordable; (2) design of dwellings that integrate and relate internal/external living areas resulting in more pleasant and enjoyable housing; and (3) placement of dwellings against the property line, permitting outdoor space to be grouped and utilized to its maximum benefit.
- E. *RM-1 (Low Rise Multifamily Residential) District.* The Low Rise Multifamily Residential District is intended to provide opportunities for development of low-rise, two-story or walk-up apartments.
- F. *RM-2 (High Rise Multifamily Residential) District.* The High Rise Multifamily Residential District is intended to provide opportunities for development of high-rise apartments.
- G. *MHP (Manufactured Housing Park) District.* The Manufactured Housing Park District is intended to provide opportunities for development of land with improvements and utilities specifically for the accommodation of manufactured housing in projects under unified management and control. These parks may include other services and common facilities for use by the residents. Any MHP district may include more than one manufactured housing park as long as each park within the district is under unified management and control.
- H. *MHS (Manufactured Housing Subdivision) District.* The Manufactured Housing Subdivision District is intended to provide opportunities for development of land subdivided into two or more lots for the purpose of sale and occupancy with manufactured housing units.

Sec. 304. Commercial District Intent Statements

- A. *CN (Neighborhood Commercial) District.* The Neighborhood Commercial District is intended to provide opportunities for development of commercial development that serves and is supported by a relatively small surrounding area - a neighborhood. Allowable commercial uses include a wide variety of office activities, as well as a more limited range of retail trade and services aimed toward meeting the routine needs of residents in that neighborhood. Commercial development should be low intensity with small floor areas and limited traffic generation and trade area. The character of commercial development is compatible with the surrounding residential neighborhood. This District is also intended for commercial establishments whose

activity, materials and merchandise are housed entirely inside the building, except as may be allowed by the General Development Standards of this Zoning Ordinance.

- B. *CO (Office Commercial) District.* The Office Commercial District is intended to provide opportunities for development of business, professional and financial offices. A limited range of retail trade and service uses may also be allowed in buildings containing primarily offices, if such use is functionally related to or directly serves the tenants of the offices in the same building.
- C. *CG (General Commercial) District.* The General Commercial District is intended to provide opportunities for development of commercial establishments of higher intensity, with larger trade area, floor area and traffic generation than Neighborhood Commercial uses. Limited outdoor storage, screened from adjacent residential uses, may be appropriate.
- D. *CH (Heavy Commercial) District.* The Heavy Commercial District is intended to provide opportunities for development of wholesale trade, retail sales, warehousing development, repair and service establishments, heavy and bulk equipment supply dealers or other such establishments that typically are characterized by outside storage of materials or merchandise.
- E. *CBD (Central Business District).* The Central Business District is intended to provide opportunities to promote the traditional downtown of San Angelo as a marketplace which serves a variety of needs in a relatively confined area. The central business 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.
- F. *CG (General Commercial) / CH (Heavy Commercial) District.* The CG/CH District is intended as a transitional district for areas previously zoned C-2. The CG/CH classification is not available for requests for zone changes to land not zoned CG/CH on the initial effective date of this zoning ordinance. It allows most uses allowed in CG and CH Districts, but not all such uses. (Refer to the Use Table in Sec. 310.) It is intended that areas within CG/CH zoning districts will be changed to other zoning districts, based on comprehensive land use plans adopted by the City Council.

Sec. 305. Manufacturing and Industrial District Intent Statements

- A. *OW (Office-Warehouse) District.* The Office-Warehouse District is intended to provide opportunities for development of self-storage warehouses, small wholesale trade activities with limited truck traffic and integrated office/warehouse uses. Outdoor storage screened from public view may be appropriate, but completely unscreened open storage or display of merchandise, materials or equipment shall not be allowed.
- B. *ML (Light Manufacturing) District.* The Light Manufacturing District is intended to provide opportunities for businesses in the processing, manufacturing, storage and service industries, each of which are characterized by a relatively low degree of nuisance and adverse impact on neighboring property.
- C. *MH (Heavy Manufacturing) District.* The Heavy Manufacturing District is intended to provide opportunities for processing and manufacturing that is inherently noxious or dangerous due to the chemicals or processes involved. Outdoor storage is allowed.

Sec. 306. PD (Planned Development) District

- A. *Purpose.* The purposes of the Planned Development District include, but are not limited to the following.
 - 1. To allow diversification of uses, structures, and open spaces and to promote flexibility of design in a manner compatible with existing and allowed uses of land on adjacent properties.

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2. To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of open space.
 3. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.
 4. To promote the efficient use of land to facilitate a more economic arrangement of buildings, uses of land and utilities.
 5. To promote the development of vacant property within the presently developed urban area.

B. *Allowed Uses*

1. Any use or combination of uses otherwise authorized by these zoning regulations is allowed in a Planned Development (PD) District, if such use or uses is consistent with, and meets the standards for, the concept plan and PD District approved by the City Council. Allowable uses shall be listed in a use schedule in the specific ordinance establishing each PD District.
2. It is intended that PD Districts conform as closely as possible to established zoning and subdivision regulations while still allowing maximum flexibility of design to make planned developments as desirable as possible.
3. Each PD District ordinance is incorporated by reference into this Zoning Ordinance. Every individual PD District approved under the provisions of this Zoning Ordinance shall be considered as a zoning amendment applicable to the property involved. Conditions specified for the development of a PD District shall be construed as conditions precedent to the granting of a Certificate of Occupancy by the Building Official and compliance as required by the City of San Angelo.

C. *Review of Planned Development.* A PD District shall be reviewed in accordance with the procedures in Sec. 210 and shall comply with the development standards in Sec. 505.