



**Planning Commission
3/23/2026**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on March 23, 2026 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.

IV. Regular Agenda

A. Rezoning and Comprehensive Plan Amendments

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

1. **PD26-01 620 E 43rd St (SMD#2):** A request for a zone change from Single-family Residential (RS-1) to a Planned Development with base zoning of Low-Rise Multifamily Residential (RM-1) allowing duplexes and quadraplexes located at 620 E 43rd St (this item was tabled at Feb. 23, 2026 meeting as Z26-03).
2. **PD26-02 & CP26-01 4657 & 4665 Southland Blvd (SMD#6):** A request for a zone change from a Planned Development district (PD14-01) to a new Planned Development district (PD26-02) with base zoning of Neighborhood Commercial (CN) and a Comprehensive Plan Amendment from Neighborhood to Commercial allowing for self-storage units located at 4657 & 4665 Southland Blvd.

B. Ordinance Text Amendments

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

1. Consider adopting land use regulations for data centers through a Conditional Use process within the Light Manufacturing and Heavy Manufacturing zoning districts.
2. Discussion and direction for modification to the Mobile Food Unit Section 419 of the Zoning ordinance.

3. Discussion and direction for modification to the Land Development and Subdivision ordinance to impact affordability of housing and development.
4. Discussion and direction for modifications to the Zoning ordinance allowing for additional residential zoning districts impacting affordable housing.

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, April 20, 2026 at 9am** in the East Mezzanine in City Hall at 72 W College Ave.
- B. A joint meeting of the Planning Commission and City Council is scheduled to begin on **Tuesday, April 21, 2026 at 8:30am** in the Council Chambers at McNease Convention Center at 501 Rio Concho Dr.

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 17th day of March 2026, at 4:52 p.m.



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 – March 23, 2026
City Council First Reading – April 21, 2026

APPLICATION TYPE:		CASE:	
Zone Change		PD26-01: 620 E 43 rd St	
SYNOPSIS:			
A request for approval of a zone change from Single-family Residential (RS-1) to a Planned Development (PD26-01) with a base zoning of Low Rise Multifamily Residential (RM-1) for 6 lots located at and to the east of 620 E 43rd St.			
LOCATION:		LEGAL DESCRIPTION(S):	
Lots 11-16, located at and the lots to the east of 620 E 43rd St		Acres: 1.379, Lot: 11 THRU 16, Blk: 38, Subd: LAKEVIEW ADDITION	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Joe Self Neighborhood – Lakeview	Current: RS-1 Proposed: PD	Neighborhood	1.379 acres
THOROUGHFARE PLAN:			
E 43 rd St – Local road Bonham St – Local road			
NOTIFICATIONS:			
29 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the zone change from Single-family Residential (RS-1) to a Planned Development (PD26-01) with a base of Low Rise Multifamily Residential (RM-1) for 6 lots.			
PROPERTY OWNER/PETITIONER:			
Owner: Michael Yoakum/Samantha Brooks			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Information:

This zone change encompasses 6 lots, 4 that are currently undeveloped. The owner would like to use some of their vacant lot to develop a few quadraplexes. The lots are surrounded by residential with Lakeview High two blocks east. The vision plan is neighborhood and according to the new 2025 housing study, median housing is a need. These lots are also in the infill area and can receive help for building residential. A replat may be required. This case was tabled at February's meeting as case Z26-03.

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. Neighborhood is compatible with multifamily zoning. The owner does plan to build a few duplexes or quadraplexes not an apartment building.
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 as this area has been residential and is staying residential.
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 planned development zoning would be compatible with the surrounding area as the subject property is remaining residential and is within walking distance of a high school.
4. **Changed Conditions.** Whether and the extent to which there are changed conditions that require an amendment.
A zone change to a planned development with a base of Low-Rise Multifamily Residential is necessary for the applicant's plans to develop the property and this zoning provides options for different residential uses.
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 effects on the nearby natural environment.
6. **Community Need.** Whether and the extent to which the proposed amendment addresses a demonstrated community need.
A planned development at this location may help to meet a demonstrated community need for available housing and will limit the different types of residential allowed in the area.
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.
A planned development allowing duplexes or quadraplexes at this location would result in a logical and orderly pattern of development where the lot is staying residential.

Recommendation:

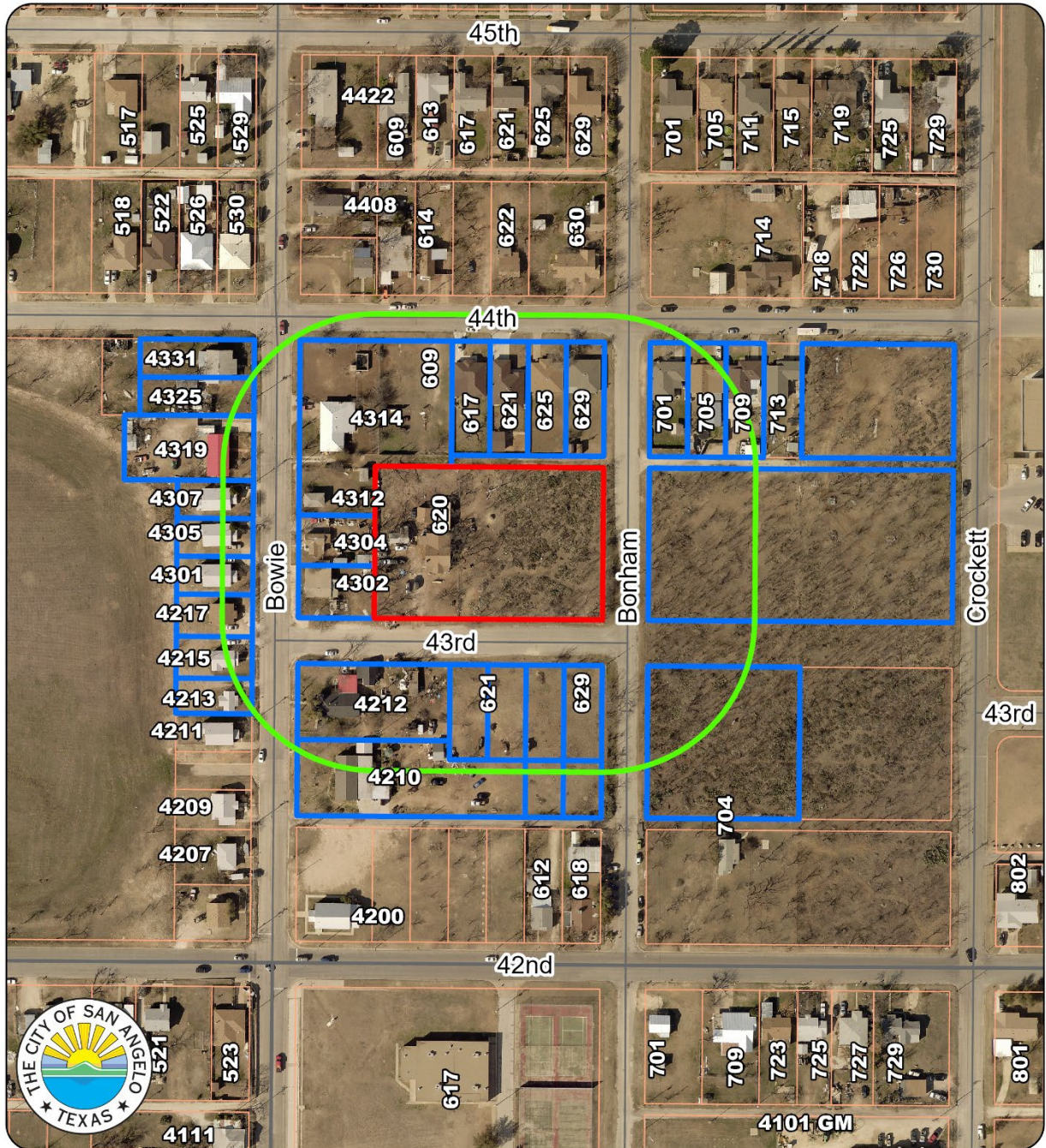
Staff recommend **APPROVAL** of the zone change from Single-family Residential (RS-1) to a Planned Development (PD26-01) with a base of Low Rise Multifamily Residential (RM-1) for 6 lots, subject to four (4) conditions:

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. Except as otherwise specified, the development of the subject property shall generally conform to the Low-rise Multifamily (RM-1) Zoning District standards.
3. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.
4. As part of the Site Plan Review process, applicant must apply for and receive approval of an Urban Design Review (UDR) through the Planning department, where design elements and landscaping are to be considered.

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Notification Map



Notification Map
Case Z26-03: 620 E 43rd St

Council District: #2 - Joe Self
 Neighborhood: Lake View

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: ———

Subject Property: ———

Notified Properties: ———



Aerial Map



Aerial Map

Case 26-03: 620 E 43rd St

Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 




Notified Properties: 

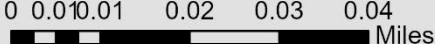



Zoning Map



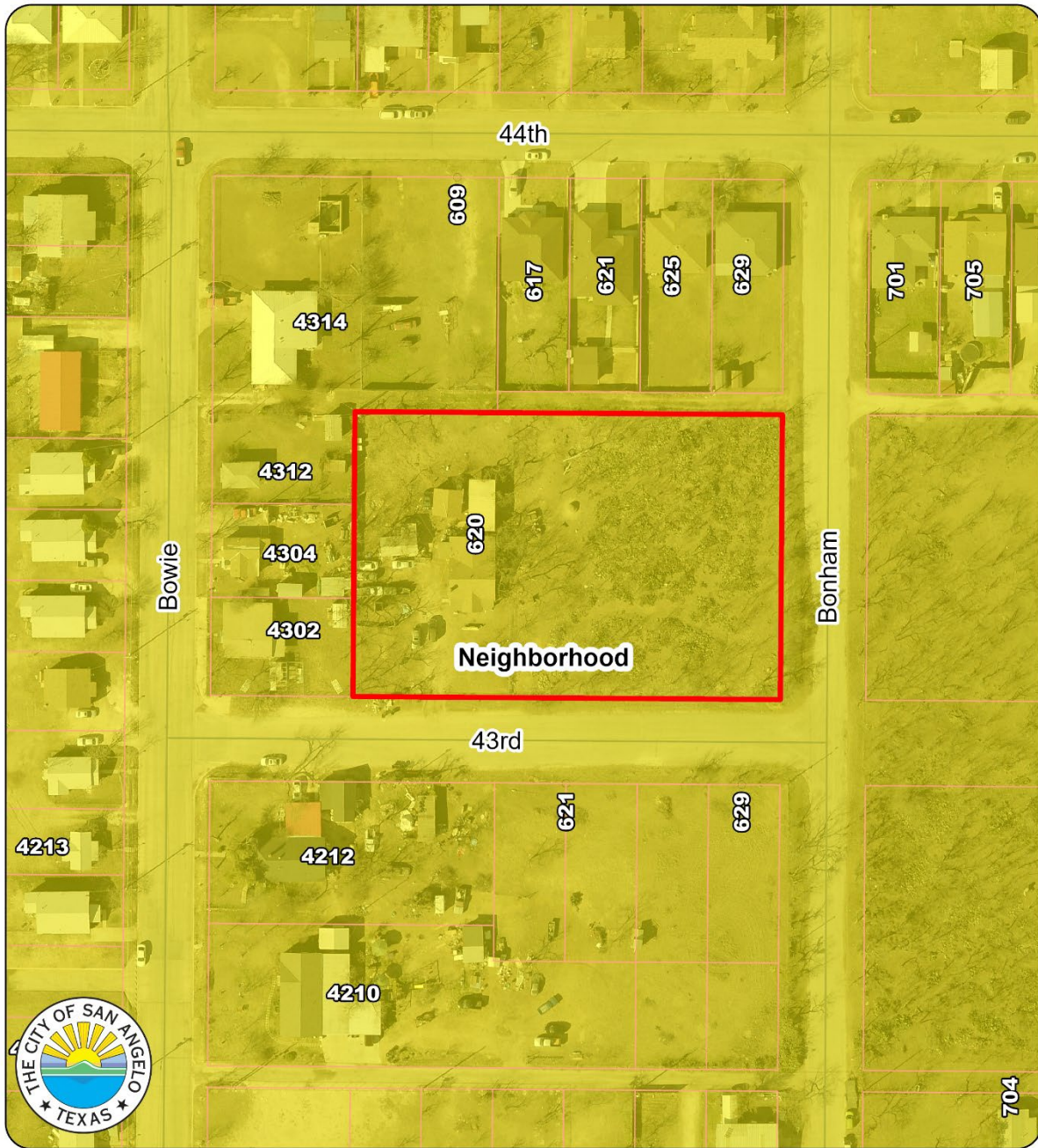
Zoning Map
Case 26-03: 620 E 43rd St
Council District: #2 - Joe Self
Neighborhood: Lake View

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles







Vision Plan



Vision Map
Case 26-03: 620 E 43rd St
Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 Miles

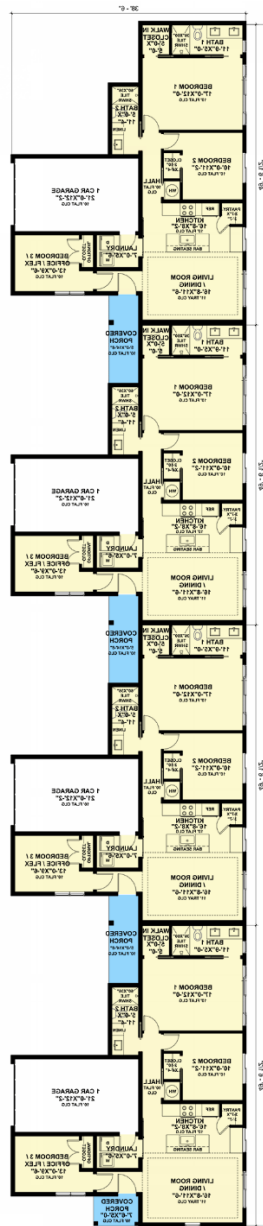
200' Range: 
Subject Property: 
Notified Properties: 



Concept Plan



Example layout



Sample Pictures



STAFF REPORT
PLANNING COMMISSION – March 23, 2026
City Council First Reading – April 21, 2026

APPLICATION TYPE:		CASE:	
Planned Development/Comprehensive Plan Amendment		PD26-02 & CP26-01: 4657 & 4665 Southland Blvd	
SYNOPSIS:			
A request for approval of a zone change from a Planned Development district (PD14-01) to a new Planned Development district (PD26-02) with a base zoning of Neighborhood Commercial (CN), allowing for self-storage units, along with a Comprehensive Plan amendment from Neighborhood to Neighborhood Center.			
LOCATION:		LEGAL DESCRIPTION(S):	
4657 & 4665 Southland Blvd		Acres: 4.000, Lot: 3, Blk: 1, Subd: COMMUNITY OF FAITH, SECTION 2 BEING 4.0000 ACRES Acres: 4.986, Lot: 1 & 2 SEC 1 REPLAT, Blk: 1, Subd: COMMUNITY OF FAITH	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #6 – Mary Coffey Neighborhood – Bonham	Current: PD14-01 Proposed: PD26-02	Current: Neighborhood Proposed: Neighborhood Center	8.986 acres
THOROUGHFARE PLAN:			
Southland Blvd – Major Collector Mills Pass – Local Road			
NOTIFICATIONS:			
52 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the zone change from PD14-01 to PD26-02, subject to six (6) conditions, and <u>APPROVAL</u> of a Comprehensive Plan Amendment from Neighborhood to Neighborhood Center.			
PROPERTY OWNER/PETITIONER:			
Owner: Greg Huling			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change request encompasses two currently vacant properties over roughly 9 acres which are under a Planned Development district from 2014. This PD was for multifamily residential but never developed as such. Today, the owner seeks to build self-storage units on the property. As a way to place site conditions and protect the surrounding neighborhood, a Planned Development district was suggested to the applicant. As the underlying vision plan is Neighborhood, it is being adjusted to a more appropriate designation of Neighborhood Center. Directly behind this property is a single-family neighborhood, and across the street is Bonham Elementary. To the north is land owned by Sams Club.

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", but a change is being requested towards "Neighborhood Center" which would better align with the Planned Development district for self-storage units.

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 would not conflict with the Zoning Ordinance in any way and the properties in their current and proposed shapes and sizes would not conflict with any development standards.

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 Planned Development would be compatible with the surrounding area as it is located along a Major Collector road and the standards implemented through the PD include protections for the abutting residential behind the property.

4. Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.

A zone change to a Planned Development is necessary for the applicant's intentions to now develop the property for storage units.

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 effects on the nearby natural environment and a drainage study would be required as a part of an accompanying plat, should one be submitted.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

The development of this property for self-storage units may align with the needs of the surrounding community for rentable storage.

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.*

A PD for self-storage units at this location would represent a logical and orderly pattern of development where a low-intensity commercial use acts as a transition from the neighborhood to a major road and further high-intensity commercial to the north.

Recommendation:

Staff recommend **APPROVAL** of the zone change from PD14-01 to PD26-02, subject to six (6) conditions, and **APPROVAL** of a Comprehensive Plan Amendment from Neighborhood to Neighborhood Center.

- 1) Except as otherwise specified, the development of the subject property shall generally conform to the Neighborhood Commercial (CN) Zoning District standards.
- 2) Self-service storage as defined within Section 318 of the Zoning Ordinance shall be allowed as a principal land use.
- 3) Applicant must apply for and receive approval of all necessary building permits through the Building Permits and Inspections division.
- 4) As part of the Site Plan Review process, applicant must apply for and receive approval of an Urban Design Review (UDR) through the Planning department, where design elements and landscaping are to be considered.
- 5) Applicant must install and maintain opaque privacy screening along any property boundary adjoining a residential zone or use.
- 6) All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.

Attachments:

Notification Map

Aerial Map

Zoning Map

Vision Map

(Note: Maps are labeled with "Z26-05" rather than "PD26-02" as the case number changed during our review)

Data Center Standards

1. Applicability
 - a. The standards and criteria contained within this section are minimum standards and shall apply to all new data centers.
 - b. For this section, Residential Zoning Districts include: R&E, RS1, RS2, RS3, RM1, RM2, MHP, and MHS.
 - c. New data centers shall be permitted as a principal use by Conditional Use Permit (CUP) only. An application for a CUP may be made within ML (Light Manufacturing) and MH (Heavy Manufacturing) Districts.
 - d. A Conditional Use Permit is not required for a property zoned for a Planned Development District Site Plan (PD) zoning case specifically approving a “data center” use.
2. Definitions
 - a. DATA CENTER - PRINCIPAL USE shall mean a business whose primary function is the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. No data center shall engage in cryptocurrency mining as defined herein.
 - b. DATA CENTER – ACCESSORY USE shall mean a subordinate, incidental facility on the same platted lot or tract as a primary use (such as a hospital, office, manufacturing operation, or campus) designed to support its data storage, processing, and IT functions.
 - c. CRYPTOCURRENCY MINING shall mean the process of validating cryptocurrency transactions on a blockchain network and creating new coins by using high-powered computers to solve complex mathematical puzzles.
 - d. GENERATOR YARD means an area used to place and operate electrical power generating equipment, fuel tanks and regulators, and associated appurtenances.
 - e. PRIVATE UTILITY means utilities and utility facilities and infrastructure (including but not limited to gas, electricity, cable, and telecommunication lines) owned and operated by individuals or private entities that are not political subdivisions.
3. Data Center Principal Use - Uses Permitted
 - a. In addition to those accessory uses allowed in the ML and MH zoning districts, the following uses are permitted:
 - i. Data Center
 - ii. Private Utility
 - iii. Generator Yard
 - iv. Guard/Security House
 - v. Battery Backup Storage
 - b. All temporary uses related to construction and development, including, but not limited to, the following uses on a temporary basis: construction yards, construction trailers, and portable buildings. Temporary buildings require a building permit.
4. Plan Submittal Requirements
 - a. A written description of the proposed work must accompany the following required graphical information
 - b. A proposed site plan depicting the following site layout elements shall be submitted to staff for review:
 - i. Building location

- ii. Building orientation
- iii. Ground mounted equipment
- iv. Setbacks (Building & Paving)
 - v. Sidewalk/pedestrian routes
 - vi. Vehicle parking orientation, layout, and space counts
 - vii. Driveways
 - viii. Vehicle and truck circulation routes within development
 - ix. Truck and trailer storage and parking areas
 - x. Screening for truck and trash areas
 - xi. Landscape Plan
 - xii. Grading Plan
 - xiii. Fencing
 - xiv. Retaining/Landscape Walls
 - xv. Light pole/fixture locations,
 - xvi. Lighting photometrics and specifications
 - xvii. Sound Study
- c. The following building elements shall be submitted for staff review:
 - i. Building elevations
 - ii. Building material specifications
 - iii. Signage
 - iv. Exterior building mounted light fixture locations and specifications

5. Setbacks

- a. Residential Adjacency
 - i. Minimum front building setback: 300 feet to nearest property line of residentially zoned property, and 200 feet to nearest property line of residentially occupied property located outside of City limits.
 - ii. Minimum side building setback: 300 feet to the nearest property line of residentially zoned property, and 200 feet to nearest property line of residentially occupied property located outside of City limits.
 - iii. Minimum rear building setback: 300 feet to the nearest property line of residentially zoned property, and 200 feet to nearest property line of residentially occupied property located outside of City limits.
 - iv. Ground-mounted equipment, including but not limited to generators, fuel tanks, cooling equipment, heat exchangers, universal power supply units, or any other outdoor equipment related to the functioning of a data center as a principal use shall be prohibited from being located in any of the following:
 - a. Between a building wall and a public or private street; and
 - b. Within 300 feet of any residentially zoned property
- b. Building Setbacks to street right-of-way, side and rear yards
 - i. Greater of 50 feet, or
 - ii. Building collapse zone
- c. Pavement Setbacks to street right-of-way
 - i. 25 feet minimum
- d. Pavement Setback to US 67 right-of-way
 - i. 40 feet minimum
- e. Pavement Setbacks to side and rear yards
 - i. 15 feet minimum
- f. Features that can be incorporated into the setback areas:
 - i. Signage
 - ii. Entry drives

- iii. Sidewalks and Pedestrian Plazas
- iv. Benches and other pedestrian amenities (including shade structures)
- v. Planter and retaining walls
- vi. Below-ground structures (utilities, etc.)
- vii. Fencing and Landscaping

6. Building Height

- a. Maximum Height: 75 feet, measured at the top of the building plate (roof deck).
- b. Maximum Stories: 3 Stories above finished grade.
- c. Parapets, rooftop screening, and rooftop equipment shall not count toward maximum building height.
- d. Accessory structures located between the primary structure and property line shall not exceed 30 feet.

7. Building Configuration/Design

- a. Any building facade visible from public streets or property abutting the data center overlay district, which is zoned residential or rural areas, must incorporate a differentiation that breaks the mass of the facade every 100 horizontal linear feet by including at least one of the following changes in form and one of the following design elements:
 - i. change in building height of a minimum of 5' for buildings less than 30' tall and 10' for buildings 30' tall and taller, or
 - ii. building step-backs or recesses with a minimum depth of 2.5'
 - iii. design elements that are either:
 - a. change in building materials,
 - b. change in pattern, texture and/or color
- b. A data center building must include a main entrance feature that is differentiated from the remainder of the building façade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.
- c. The preferred exterior construction materials for all building facing existing or future public right-of-way, and for any building façade that is more than 20% or more visible from existing or future public right-of-way shall be 100% of traditional masonry (i.e., brick, stone, architectural cast-stone, concrete block, or similar materials), concrete tilt wall, pre-cast concrete panels, and 3-stage stucco. The use of metal as an exterior construction material is permitted for any building facade that is less than 20% visible from a public street with no limit on other facades. All exterior building and screen-wall materials must be non-reflective.

8. Off-Street Parking Requirements

- a. One (1) space for each five hundred (500) square feet of floor area used for office, meeting, training, or security personnel uses.
- b. One (1) space for each employee of data hall area.
- c. Five (5) spaces for delivery vehicles.

9. Screening: Ground Mounted Equipment

- a. All ground-mounted equipment shall be fully screened by a masonry wall on all sides. Screening shall be one (1) foot taller than the height of the ground-mounted equipment. Perforation for ventilation is allowed, provided that the equipment remains fully visually screened.

10. Screening: Rooftop Equipment

- a. All rooftop equipment shall be fully screened on all sides by an opaque wall. Perforation for ventilation is allowed, provided that the equipment remains fully visually screened.
- b. Screening shall be one (1) foot taller than the height of the rooftop equipment or five (5) feet tall, whichever is greater.

11. Fencing

- a. Fencing materials may consist of masonry, wrought iron, or black PVC coated chain link. Non-PVC coated chain link or wooden fences are not allowed.
- b. If fencing along street frontage, masonry with two complementary masonry materials or wrought iron fencing material is required.
- c. If fencing along side or rear yards, masonry with two complementary masonry materials, wrought iron, or black PVC coated chain link fencing is allowed.
- d. Masonry walls shall be constructed of brick, natural stone, precast concrete panel, or architectural concrete masonry units (DMU) and have a decorative finish.
- e. All masonry walls shall have a finished face to abutting public rights-of-way and all adjacent properties.
- f. Perimeter fencing shall be a minimum of six (6) feet and maximum of eight (8) feet.
- g. Fencing may not be placed in front of landscaping adjacent to roads. There must be landscaping in front of any fence adjacent to the public roads.

12. Landscaping

- a. Parkway, Side and Rear Yard Landscape Areas
 - i. Parkway Landscape Areas, located between public right-of-way and the pavement setback line shall be landscaped in accordance with Appendix A – Landscape Pre-Approved Plan List and the following:
 - a. 40' Parkway Setback Standards:
 - a. One large tree with a minimum caliper of three (3) inches in diameter for every forty (40) feet of parkway length,
 - b. One medium tree with a minimum caliper of two (2) inches every twenty (20) feet of parkway length,
 - c. One large shrub every eight (8) feet of parkway length
 - b. 25' Parkway Setback Standards:
 - a. One large tree with a minimum caliper of three (3) inches in diameter for every sixty (60) feet of parkway length,
 - b. One medium tree with a minimum caliper of two (2) inches every thirty (30) feet of parkway length,
 - c. One large shrub every eight (8) feet of parkway length
 - c. Plantings shall be outside of utility easements.
 - d. Trees may be clustered in small groups at least fifty (50) feet apart. The landscape design shall have a free-flowing, natural, and unstructured style.
 - e. Native and regionally adapted drought tolerant plant species are strongly encouraged to ensure long-term sustainability and reduced irrigation demand.
 - ii. Side and Rear Yard Landscape Areas shall be landscaped in accordance with the following:
 - a. If no fencing, a row of large evergreen shrubs planted eight (8) foot on center, to form a solid screen that is at least three (3) to six (6) feet tall

at the time of planting and one (1) large tree every one hundred (100) linear feet; or

- b. If fencing with wrought iron or black PVC coated chain link, a row of large evergreen shrubs planted eight (8) foot on center, to form a solid screen that is at least three (3) to six (6) feet tall at the time of planting and one (1) large tree every one hundred (100) linear feet; or
- c. If fencing with a screening wall constructed of at least two complimentary masonry construction materials with non-dwarf variety shrubs planted three feet on center, with a minimum height of three feet at planting and reaching a mature height of at least six feet.
- d. Thorned or security buffer plant species may be utilized within perimeter screening areas but shall not be installed adjacent to pedestrian circulation routes or public access points.

iii. Grass and Sod

- a. All sites shall have properly maintained turf grass or native/adaptive groundcover alternatives within the Parkway Landscape Areas.

13. Parking Lots

- a. Parking lots will be limited to a maximum of 100 spaces per parking area without a landscaped island between parking areas.
- b. Landscape islands serving to break up the areas of paving and the perimeter of parking lots shall be a minimum of ten (10) feet wide and include planting material from the approved planting list.
- c. Parking areas shall have buffers of at least ten (10) feet from any building face fronting on a street and ten (10) feet from side and rear building faces to allow for a combination of landscaping and sidewalks.
- d. Parking islands are required at one (1) per every ten (10) parking spaces with one (1) large canopy tree per every ten (10) parking spaces.
- e. Landscape designs should incorporate xeriscape irrigation zoning and plant groupings based on water demand where practical.

14. Lighting

- a. Concealment and shielding. Light sources shall be concealed or shielded with luminaries containing shielding, skirts, or cut-offs with a cutoff angle not exceeding ninety (90) degrees to minimize the potential for glare and unnecessary diffusion on adjacent property. For purposes of this requirement, the angle shall be measured using a line drawn from the direction of light rays at the light source or reflector, and a line perpendicular to the ground from the light source above from which no light is emitted.
- b. Glare prohibited. Lighting shall not cast glare onto adjacent lots or streets in any way that decreases the safety of pedestrians and vehicles.
- c. Maximum spillover. In no case shall exterior lighting add more than .25 footcandles to illumination levels at the property line.
- d. Free standing light fixtures shall not exceed thirty (30) feet in height. For the purposes of this requirement, height shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.
- e. Uplighting. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.

- f. Building-mounted fixtures. Building-mounted light fixtures shall be attached to walls, and the top fixture shall not be lower than ten (10) feet or higher than eighteen (18) feet above finished grade, except entry/exit lighting positioned above the entry/exit.
- g. Security lighting. Any exterior lighting device (luminaire) designed for security lighting shall be protected by weather- and vandal-resistant covering, be a managed light source, and directed down to minimize glare and intrusiveness.
- h. Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (*CCT*) for outdoor *Luminaires* is 3000 K.
- i. Lighting will be subject to inspections and enforcement pursuant to Article 8.11 of the San Angelo Code of Ordinances, as amended.

15. Noise

- a. Any noise that emanates from all activity associated with any data center is limited to a maximum sound level of 60 dBA during the daytime and 55 dBA at nighttime. Such levels are measured at the property line. Notwithstanding the foregoing, noise shall be further subject to Article 8.01 of the San Angelo Code of Ordinances, as amended. The maximum sound level in this section does not apply to:
 - i. Demolition work on buildings, structures, or appurtenances and/or the testing of generators consistent with the requirements of the Planning and Development Services;
 - ii. Any situation arising from sudden and reasonably unforeseen events (beyond the control of the facility operator) that require the response of emergency vehicles or temporary use of emergency generators.
 - iii. Generator testing conducted between 9:00 a.m. until 4:00 p.m. unless testing at a time outside of this range is required by Planning and Development Services.
- b. Noise studies. The following noise propagation studies must be conducted and submitted to the Planning and Development Services Director:
 - i. A sound modeling study that demonstrates compliance with the maximum sound levels must be submitted prior to approval of a final site plan. This study must be specific to the proposed site topography, layout and building type, scale, height and construction proposed. This study must show noise conditions at the site prior to project development at set locations determined by the Planning and Development Services Director and must provide model-predicted noise conditions resulting from the proposed project post-development.
 - ii. The study must include all proposed development on a lot or site plan. If the development will be completed in phases, the study must address both the proposed phase and the ultimate buildout at full occupancy of the proposed development. The study must address the expected maximum noise output with all cooling and any other noise-generating equipment operating simultaneously at full operational load.
 - iii. The sound study must be prepared by a professional engineer licensed professional engineer, specializing in acoustics or an engineer Board Certified by the Institute of Noise Control Engineers. Study methodology should be in accordance with ISO 9613 standards.
 - iv. The sound modeling study must include recommendations for sound mitigation measures, if they are necessary for the use to comply with maximum sound levels. These mitigation measures, if applicable, must be reflected on the site plan and incorporated into conditions of site plan

approval. If mitigation measures are building related, they must be included in the building plans prior to issuance of building permit(s). In the event the sound modeling study shows compliance with the maximum sound levels without the use of sound mitigation, no mitigation measures are required.

- v. Within 60 days of issuance of a certificate of occupancy for each phase or development and at any time the Planning and Development Services Director requests it, a post- development sound study must be submitted. The study must be conducted at a time generally known for peak data center cooling operations. In the event the study shows that the use exceeds maximum allowable decibel levels, the operator must immediately undertake all necessary efforts to comply.

c. Low Frequency Noise

- i. Standard. Low frequency noise shall be evaluated in accordance with ANSI S12.9 Part 4, Annex D (most current edition).
- ii. Maximum Thresholds. The following octave-band sound pressure level limits shall not be exceeded:

Octave Band Center Frequency	Maximum (dB re 20 µPa)
16 Hz	65 dB
31.5 Hz	65 dB
63 Hz	60 dB

- iii. Measurement Location. All low frequency noise measurements shall be taken at the property line nearest the noise source, or at the exterior wall of the nearest occupied residential structure, whichever location produces the higher reading.
- iv. Measurement Protocol.
 - a. Instrumentation: Measurements shall be performed using a Class 1 integrating sound level meter (per IEC 61672) with 1/1 octave band filters (per IEC 61260) and a current calibration certificate.
 - b. Duration: Each measurement shall consist of a minimum 15-minute equivalent continuous sound pressure level (Leq) at each octave band.
 - c. Weather Conditions: Measurements shall not be conducted when sustained wind speed exceeds 5 meters per second (11 mph) at microphone height, during precipitation, or during temperature inversions. A windscreen shall be used on the microphone for all outdoor measurements.
 - d. Background Correction: If the difference between the measured level (source plus background) and the background-only level is less than 10 dB in any octave band, a correction per ANSI S12.9 Part 4 methodology shall be applied. If the difference is less than 3 dB, the measurement for that band shall be considered inconclusive.
- v. Relationship to A-Weighted Limits. The low frequency noise limits in this subsection apply independently of, and in addition to, the A-weighted maximum sound levels established in Section 15(a). Compliance with both standards is required.
- vi. Qualified Practitioner. All low frequency noise measurements required under this subsection shall be performed by or under the direct supervision of a licensed professional engineer specializing in acoustics, or an engineer Board Certified by the Institute of Noise Control Engineers.

d. Generators

- i. Routine generator exercise maintenance is limited to Monday – Friday between the hours of 9 a.m. and 4 p.m.
- ii. Emergency maintenance may occur outside of the stated hours with notification of the Planning & Development Services Director.
- iii. Generators must be enclosed in a Level 3 enclosures or other enclosures design to attenuate sound and protect from the elements, limiting sound to 68-70 dBA measured 25 feet from the generator. All equipment onsite must comply with this section, including maximum sound levels at all lot lines.
- iv. Onsite generators must meet or exceed EPA Tier 4 emission standards.
- v. Battery Energy Storage Systems (BESS), comprised of rechargeable batteries that store electrical energy from the power grid or renewable sources to manage peak demand, stabilize the grid, or provide backup power are permitted.

16. Water Usage

- a. Cooling System Requirements
 - i. All Data Center facilities shall employ closed-loop cooling systems, or similar cooling technology, which minimizes water use, and eliminates the need for continuous withdrawals from the City's public water supply for heat rejection.
- b. Cooling System Water Allowances
 - i. Use of potable water from the City's public water supply for cooling system purposes shall be limited to the following categories:
 - a. Initial Fill: Initial cooling system fill shall not exceed 15.0 gallons per square foot of Gross Building Area (as defined in the approved building permit) for each Data Center building. Initial fill shall occur within 12 months of the building receiving a Certificate of Occupancy.
 - b. Scheduled Maintenance Refill: A full cooling system drain and refill, not to exceed the initial fill volume, may occur for each Data Center building at intervals no more frequent than once every three (3) years. The operator shall provide the City Utilities Director with 30 days written notice prior to a scheduled maintenance refill. Draining shall comply with all TCEQ requirements and other applicable law.
 - c. Annual Makeup Water: Routine cooling system makeup water (to replace minor losses from valve packing, gasket weepage, and maintenance drain-downs) shall not exceed three percent (3%) of the total installed cooling loop volume per Data Center building per calendar year.
- c. Additional Exempt Water Uses
 - i. The following water uses are not subject to the limits described in subsection (b):
 - a. Fire suppression system fill, testing, and maintenance per NFPA 13, NFPA 75, and applicable fire code requirements.
 - b. Construction-phase temporary water service for dust control, concrete curing, and hydrostatic testing.
 - c. Site landscaping limited to drought-tolerant (xeriscaped) plantings consistent with the City's Water Conservation Plan.
 - d. Reclaimed or recycled water obtained from the City's reclaimed water system (when available) for any authorized purpose.
- d. Exceedance Protocol

- i. If a Data Center operator anticipates that cooling water usage will exceed the allowances in subsection (b) due to equipment failure, emergency repair, or other operational necessity:
 - a. Notification: The operator shall notify the City Water Utilities Director in writing within 48 hours of identifying the anticipated exceedance, stating the cause, estimated additional volume, and expected duration.
 - b. Approval: The City Manager (or designee) shall approve or deny the request within five (5) business days. Approval shall not be unreasonably withheld when the exceedance results from equipment failure, manufacturer-recommended maintenance, or system safety requirements documented by the operator.
 - c. Emergency Exception: In the event of an equipment failure or coolant leak posing an imminent risk to facility equipment or personnel safety, the operator is authorized to draw water as needed to stabilize the facility without prior approval, provided that written notice and documentation are submitted to the City Water Utilities Director within 72 hours.

Appendix A – Landscape Pre-Approved Plant List

Large (Canopy) Trees

Quercus macrocarpa – Bur Oak
Ulmus crassifolia – Cedar Elm
Quercus muehlenbergii – Chinquapin Oak
Quercus laceyi – Lacey Oak
Quercus virginiana – Live Oak

Medium (Ornamental) Trees

Chilopsis linearis – Desert Willow
Rhus lanceolata – Flameleaf Sumac
Rhus microphylla – Littleleaf Sumac
Ungnadia speciosa – Mexican Buckeye
Sophora secundiflora – Texas Mountain Laurel
Diospyros texana – Texas Persimmon
Cotinus obovatus – Texas Smoke Tree

Large Evergreen Shrubs

Rhus virens – Evergreen Sumac
Larrea tridentata – Creosote Bush
Leucophyllum frutescens – Texas Sage
Colubrina texensis – Texas Snakewood
Aloysia gratissima – Whitebrush

Small to Medium Shrubs and Ornamentals

Berberis trifoliolata – Algerita
Fallugia paradoxa – Apache Plum
Salvia greggii – Autumn Sage
Dalea frutescens – Black Dalea
Dalea formosa – Feather Dalea

Anisacanthus quadrifidus – Flame Acanthus
Pavonia lasiopetala – Rock Rose
Menodora longiflora – Showy Menodora
Tecoma stans – Texas Yellow Bells
Buddleja marrubifolia – Woolly Butterfly Bush

Native Grasses and Structured Accent Plants

Chrysactinia mexicana – Damianita
Muhlenbergia rigens – Deer Grass
Dasylirion texanum – Desert Spoon
Nolina lindheimeriana – Devil’s Shoestring
Stipa tenuissima – Feather Grass
Sorghastrum nutans – Indian Grass
Hesperaloe parviflora – Red Yucca

Recommended Diversity Guidance

To promote plant health and reduce risk of widespread landscape failure, no single species should exceed thirty percent (30%) of total tree or shrub plantings.

DRAFT

Sec. 419. Mobile Food Units

A. Purpose

1. To establish the requirements for Mobile Food Units in order to:
 - a. Maintain and improve property values by ensuring a minimum level of development quality relating to mobile food units.
 - b. Provide direction to business owners that have the opportunity to increase jobs and business.
 - c. Offer opportunities for new and existing food establishments to provide food choices where full restaurants may not be possible.
 - d. Adapt to an evolving economy and support local entrepreneurship.

B. Applicability

1. The provisions of this section shall apply to the operation of mobile food units within the city limits.
2. No new food service permits for a mobile food unit may be ~~operated~~ approved within the city limits unless the applicable provisions of this section are met.
3. No Certificate of Occupancy shall be issued for any property unless the applicable provisions of this section are met.
4. Reoccupying a structure that has been vacant for more than two years requires compliance with applicable provisions of this section.
5. The Provisions of this section shall not apply to private catering activities which are not open to the public.

C. General Requirements - Mobile Food Units

1. Mobile food units are permitted to conduct business in all commercial and manufacturing zoning districts, the Central Business District and Office-Warehouse zoning districts and where Industrial uses are permitted.
2. Mobile food units may operate on residentially zoned properties that have approved conditional/special uses for non-residential uses specific to mobile food units.
3. Mobile food units may operate up to six hours in a 24 hour period in residentially zoned areas on non-residential use properties that do not have an approved conditional/special use ~~and, except for snow cone and prepackaged vendors, must be at least 100 feet from a residential structure.~~
 - a. no more than 3 times per years;
 - b unless approved by City Council via special permit.
4. Mobile food units may operate up to six hours in a 24 hour period within a multi-family residentially zoned property with the property manager's written permission as to location and times of operation. A copy of the written permission shall be kept within the mobile food unit at all times.

5. A mobile food unit shall not locate on any private or public property other than as legally permitted in parks or within street right-of-way, without written permission of the property owner to do so. A copy of the owner's written permission to operate in a specific location shall be kept within the mobile food unit at all times.

~~6. A mobile food unit can operate from one location for up to three consecutive days but must then vacate that location for at least three days.~~

7. A mobile food unit located on private property, except for a commissary location, shall require a minimum of an improved all-weather parking surface.

8. A mobile food unit shall not occupy one location within the public right-of-way for more than 12 hours, or as limited by current parking regulations including downtown, except with an approved special event or street closure permit.

~~9. A mobile food unit shall not operate in the public right-of-way within 100 feet of a public entrance of a permanent food service establishment when open for business. This buffer may be reduced upon written consent from the owner of that food service establishment agreeing to location and times of operation of the mobile food unit. A copy of the written agreement shall be kept within the mobile food unit at all times.~~

~~10. Mobile food units shall not operate within 200 feet of a public or private school without written consent as to location and times for operation from the authorized school authority. A copy of the school's written consent shall be kept within the mobile food unit at all times.~~

~~11. Except for snow cone and prepackaged vendors, mobile food units shall not park in the right-of-way within 200 feet of a residential structure, except in the Central Business District (CBD) zoning district.~~

12. Mobile food units shall only be allowed to park in compliance with current parking regulations.

13. A mobile food unit shall not locate in such a manner or location that obstructs, or can reasonably be expected to result in the obstruction of, any sidewalk, street, alley or other public place by causing people or vehicles to congregate at or about the mobile food unit, unless in accordance with an approved special event or street closure permit.

14. A mobile food unit shall not block any fire lane, drive aisle, or access to any parcel or alley.

15. No mobile food unit shall locate in such a manner as to restrict or obstruct line of sight visibility at or near an intersection of a driveway, approach or alleyway with a street, or at or near a street intersection within an adequate line of sight visibility.

16. Each mobile food unit operator shall be responsible for proper disposal of solid waste associated with the business.

17. Mobile food units shall only be allowed in designated areas within City parks.

18. Mobile food units shall not operate in residentially zoned areas or parks between the hours of 10:30 p.m. and 7:00 a.m.

D. *Mobile Food Unit at Commissary*

1. ~~A mobile food unit may only operate at a location for more than three consecutive days if located at their commissary, except in accordance with an approved special event or street closure permit.~~

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2. A mobile food unit operating from its commissary shall be parked on a paved surface.
 3. A mobile food unit operating from its commissary must comply with all setback lines established by the subject property's zoning district.

E. *Commissary Requirements*

1. A commissary is only allowed in a zoning district that allows retail sales and service, either by right or with an approved conditional or special use for retail sales and service.
2. Mobile food unit commissaries shall comply with regulations contained in the zoning ordinance.
3. Mobile food units shall submit a site plan for a commissary location when:
 - a. New certificate of occupancy or change of occupancy for a new commissary is needed.
 - b. Expansion or other improvements to a commissary that would normally trigger site plan review for any building/site expansion is proposed.
 - c. There is an intent to operate a food truck from the commissary for more than three days per week.
4. A mobile food unit commissary that is located within an overlay zone, or other established district, shall comply with all district standards and shall obtain all necessary approvals if the mobile unit is located more than three consecutive days.

F. Mobile Food Parks requirements

(Ord. No. 2019-030, § 3, 3-5-19)

Edit section:

Sec 211 G. J – Historic oversight

G. *Review by Planning Director.* The Planning Director, or designee, may:

1. Review and approve, conditionally approve, or disapprove applications for the following:
 - a. Like-for-like replacement, using the same material and design as the original and does not require structural modifications;
 - b. Signage:
 - i. All signs under 50 square feet;
 - ii. Replacement of an existing sign that is substantially similar.
 - c. Fences or walls that do not include any signage or message, nor contain any graphics, video, or television display;
 - d. Landscaping associated with a private park, or within a public street right-of-way;

(Supp. No. 8)

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- e. Exterior painting or repainting of any part of a structure;
 - f. All telecommunication towers and related facilities less than or equal to 35 feet in height;
 - g. Any construction not visible from a public street right-of-way;
 - h. Construction which is required by law, for the purpose of safety and access, including parking areas, driveways, sidewalks and walkways;
 - i. Temporary structures and/or signs that will be in place no longer than thirty consecutive days;
 - j. A food truck ~~with a temporary food permit at a permanent location with an associated structure on the lot~~ with no new or renovated external construction

Sec 212 C. i. and Section 212 D. e -- DHRC oversight of Mobile Food unit

C. *Review by Planning Director.* The Planning Director, or designee, may:

1. Review and approve, conditionally approve or disapprove applications for the following work:

a. Signage:

i. All signs under 50 square feet;

ii. Replacement of an existing sign that is substantially similar.

b. Fences or walls that do not include any signage or message, nor contain any graphics, video, or television display;

c. Landscaping associated with a private park, or within a public street right-of-way;

d. Exterior painting or repainting of any part of a structure;

e. All telecommunication towers and related facilities less than or equal to 35 feet in height;

f. Any construction not visible from a public street right-of-way;

g. Construction which is required by law, for the purpose of safety and access;

h. Temporary structures and/or signs that will be in place no longer than thirty consecutive days;

i. A food truck ~~with a temporary food permit at a permanent location with an associated structure on the lot~~ with no new or renovated external construction

Food Truck Parks

1. The City shall allow Food Truck Parks. Food Truck Park shall be considered a primary use on a property and therefore is subject to all development standards applicable to the zoning of the property, including off-street parking requirements. All Food Truck Parks shall require a Certificate of Occupancy and be subject to the following requirements:

a. All Food Truck Parks shall comply with all applicable regulations of the Health Department, adopted building codes, International Fire Code, this chapter, and all other applicable federal state and local laws. All Food Truck Parks shall be on legally platted lots.

b. On-site Manager: There must be a designated manager of the site that is responsible for the orderly organization of Mobile Food Units, the cleanliness of the site, and the site's compliance with all rules and regulations during business hours.

c. Restrooms: At least one permanent restroom within 500 feet of each Mobile Food Unit must be made accessible to Food Truck Park patrons while the Food Truck Park is open.

e. Food Truck Parks may be standalone establishments or may be located on a property with other permanent uses (i.e. retail establishments). These properties shall be designed to be able to accommodate all required development standards for all primary uses.

f. Food Truck Parks that are eligible to sell alcohol may do so provided they meet the requirements of the Texas Alcoholic Beverage Code, Texas Alcoholic Beverage Commission and City Code of San Angelo. Alcohol shall only be sold from a fixed location.

g. Mobile Food Units shall be parked on approved surfaces under the zoning ordinance and at a minimum be parked on compacted gravel base.

h. Signs: One on-premises sign is permitted at the entrance(s) identifying the Food Truck Park subject to the sign regulations for the applicable zoning district. Each Mobile Food Unit may have attached signage.

i. Distance requirements (property line measurement): A Food Truck Park shall not be less than 100 feet from another Food Truck Park.

l. All Food Truck Parks not located in the Central Business District (CBD), or the Arts and Culture District shall provide off-street parking (see Sec. 511).

m. Park owners are encouraged to provide for an aesthetically pleasing environment which includes shade and seating elements in addition to pervious groundcover. The Planning Director may allow for alternative compliance as it pertains to landscaping requirements for standalone Food Truck Parks.

n. All Food Truck Parks shall comply with the noise regulations in City Code Section 8.01.005.

- o. All Food Truck Parks shall comply with all adopted floodplain regulations.

2. Food Truck Parks shall consist of four or more Mobile Food Units (MFUs) and are generally allowed as a by-right use in all commercial and industrial zoning districts (see Section 313 Use Table). The site plan required for a Food Truck Park shall provide the following information for review:

- a. The land area included within the property, the zoning classification of adjacent properties, and all public and private rights-of-way and easements bounding and intersecting the site;
- b. A legal description of the platted lots of the proposed site and the boundaries thereof;
- c. The location of each proposed permanent structure on the site and pads for Mobile Food Units, and identification of any proposed outdoor entertainment locations and fixed seating areas.
- d. The location, width, and surface material of driving lanes and Mobile Food Unit pads;
- e. The location of fire hydrants;
- f. The dimensions and capacities of parking areas and loading areas;
- g. All pedestrian walks, patios and open areas for use by tenants or the public;
- h. The location, height, and materials of all screening mechanisms;
- i. The location, size, height, and orientation of all lighting and signs;
- j. Location and screening of refuse containers, mechanical equipment, and outside storage or display;
- k. Location and number of seating and eating areas provided, including the number of fixed seats and tables;
- l. All proposed phasing of the park (if applicable);
- m. Location, height, separation of buildings, including location of restrooms;
- n. Location and type of electrical outlets provided for each corresponding pad site. Major Food Truck Parks are required to provide electrical for each MFU and may provide water hookups; and (
- o. Any other items are required by the Planning and Zoning Commission and City Council.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 17, 2026

Item type: Regular Item

Caption:

Discussion and direction for modification to the Land Development and Subdivision ordinance to impact affordability of housing and development (Presentation by Director of Operations Patrick Frerich and Senior Planner Austin Reed)

Staff Recommendation:

Direction from Council

Summary/History:

The Development Task Force has requested the City look at several items within the Land Development and Subdivision Ordinance with impacts on the affordability of housing. Planning has looked at road classifications for Right of Way and Paving Width as well as simplifying the language for sidewalks. Operations have revised the subdivision lighting language as well as included street signs during development. These impacts may assist in reducing, simplifying and streamlining the development rules to assist in creating new developments and supporting old areas for new development.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. LDSO Redline 2-25 LDSO Redline 2-25.pdf

Presentation:

Patrick Frerich, Austin Reed

Approvals/Reviews:

Aaron Vannoy

Created/Initiated

Patrick Frerich
Brandon Dyson
Heather Stastny

Approved
Approved
Final Approval

SECTION III: WIDTHS AND GRAPHIC SPECIFICATIONS

The following minimum widths and specifications may be increased or modified where necessary for proper drainage, traffic flow and/or pedestrian movement, or to ensure a consistent street alignment with a minimum of undesirable curvature.

A. *Widths.*

1. *Right-of-Way Widths.* The minimum design standard for right-of-way width shall be as follows:

	Standard Width <u>New Street Width</u>	Minimum Width <u>Existing Street Width</u>
Local Rural Street	60 feet	40 feet (or pavement width plus 10 feet, whichever is greater)
Local Street	50 feet	40 feet (or pavement width plus 10 feet, whichever is greater)
Minor Collector Street	60 feet	52 feet
Major Collector Street	70 feet	56 feet
Minor Arterial Street	80 feet	68 feet
Major Arterial Street	90 feet	76 feet
Alley, Residential	20 feet	20 feet
Alley, Commercial	24 feet	20 feet
Cul-de-Sac	100-foot diameter minimum	

2. *Paving Widths.* The minimum design standard for paving widths shall be as follows:

	Standard Width <u>New Street Width</u>	Minimum Width <u>Existing Street Width</u>
Local Street	40 feet or 36 feet with a sidewalk meeting City sidewalk requirements on at least one side of the street	26 feet <u>or 20 feet within the designated infill area</u>
Minor Collector Street	48 feet or 40 feet with a sidewalk meeting City sidewalk requirements on at least one side of the street	36 feet
Major Collector Street	48 feet	36 feet
Minor Arterial Street	56 feet	48 feet
Major Arterial Street	62 feet	56 feet
Alley	20 feet	20 feet
Cul-de-Sac	96 feet diameter	96 feet diameter

3. *Arterial and Collector Streets.* When extra width is required by the City, the City will pay for the two inches of hot mix, ten inches of crushed limestone base and 0.25 gallons per square yard of asphalt prime in the center portion of the street for that width of street pavement over fifty feet (50') in width.

4. *Rural Subdivisions.* Curb and gutter construction is not required in a rural subdivision. However, alternative curbing may be required by the City Engineer.

~~5. *Standard and Minimum widths.* In the tables above, "standard width" means the width generally required for street construction and "minimum width" is a reduced width that may be allowed to accommodate pre-existing situations in developed areas where it is impractical to require the standard width.~~

- B. *Construction Standards and Specifications.* The Public Works Director shall hereby be authorized to promulgate appropriate methods, materials and specifications (including graphic specifications) for improving public streets, alleys and drainage facilities within the City of San Angelo and its extraterritorial jurisdiction.
1. Said methods, materials and specifications shall be in furtherance of (and shall not conflict with) the requirements and policies expressed in this subdivision ordinance or any other applicable ordinance of the City of San Angelo, Texas.
 2. Said methods, materials and specifications may include consideration of particular physiographic conditions which may vary from one specific location to another, within the City limits of San Angelo and its extraterritorial jurisdiction.
 3. Said methods, materials and specifications (as promulgated by the Public Works Director) shall become effective upon ratification by the governing body for the City of San Angelo, with an appropriate resolution therefor.
 4. Upon effectuation by resolution of the governing body, said methods, materials and specifications shall be applicable only to construction and/or improvement of facilities installed and/or required in conjunction with (re)subdivisions shown on final (re)plats approved after the effective date of such resolution by the governing body.
 5. Said methods, materials and specifications shall be reviewed and, if necessary, revised by the governing body for the City of San Angelo, on an annual basis. As a prelude to such review by the governing body, the Public Works Director shall solicit advice from an ad hoc review committee of civil engineers, some of whom work in the private sector and others of whom work in the public sector.
 - a. Any updates or revisions to the compilation of methods, materials and specifications (as recommended by the ad hoc review committee) shall be presented for ratification by the governing body, with an appropriate resolution therefor.
 - b. In years when no updates or revisions are recommended by the ad hoc review committee, the existing compilation of methods, materials and specifications (for public works improvements) shall be presented for ratification by the governing body, with an appropriate resolution therefor.
- C. *Administrative Exceptions to Street Standards.* Upon agreement of both the Planning Director and City Engineer, street right-of-way width and pavement standards may be reduced based on the following criteria and standards. If not approved administratively, any such request may proceed to the Planning Commission as a plat variance request.
1. *Criteria.* Exceptions to street standards are intended for the following purposes and circumstances and are not intended as a general alternative to the variance process.
 - a. Re-subdivisions where lots in a pre-existing subdivision are re-subdivided to re-orient existing lots.
 - b. New subdivisions within areas that have been identified by City plans or policies as "infill" areas.
 - c. Pre-existing subdivisions where streets were never constructed and no current obligation exists for such construction.

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- d. Small-scale residential development, including single-family, two-family, and up to 8-unit apartment buildings. Generally not intended for larger scale development such as apartment complexes and non-residential development.
 - e. Situations where the City has constructed or reconstructed a street to a lesser standard with no intention of future widening.
 - f. Notwithstanding the above, such exceptions may be considered on a case-by-case basis anywhere within the City but are intended for unique circumstances based on existing development patterns and not simply as a shortcut to the normal variance process.
2. *Standards and limitations.*
- a. An existing street may be approved to remain at its current width, or a width less than the full standard width required.
 - b. If a street does not exist, a street at a lesser width than the full standard width may be approved based on the predominant existing street construction on adjacent and nearby blocks, with particular acknowledgement of any street that is a continuation of the subject street.
 - c. Curb and gutter may be waived or a header curb may be required in lieu of a standard curb and gutter based on the predominant existing street construction on adjacent and nearby blocks, as well as drainage and pavement management considerations.
 - d. In no case shall a street be approved with less than 26 feet of pavement width except within the City's designated infill area where the minimum requirement is 20 feet.

(Ordinance adopted 2-7-06, § 3; subsection B. added by Ordinance adopted 4-18-06, § 2; Ord. No. 2019-150, § 4, 11-19-19; Ord. No. 2022-021, § 1, 3-15-22)

SECTION V: SIDEWALKS

A. Purpose

1. The purpose of these sidewalk standards is to promote the health, safety, and welfare of residents, property owners, and visitors to the City of San Angelo and to implement the vision and strategies of the San Angelo Comprehensive Plan.
2. These standards will:
 - a. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians.
 - b. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities.
 - c. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.
 - d. Establish minimum criteria for the development of sidewalks as a part of the pedestrian element of the transportation system within the City and the area within the extraterritorial jurisdiction (ETJ) in which the City reviews subdivisions per agreement with the County.

B. Policy Statements

1. Where this document is silent, the design of pedestrian facilities shall follow standards applicable under State and Federal laws and regulations, including but not limited to Texas Accessibility Standards (Texas Department of Licensing and Regulation) and Public Right-of-Way Accessibility Guidelines (US Access Board), as amended.
2. Public sidewalks in the public right-of-way or public access easement must comply with the City's Standard Specifications and Details for Construction, as promulgated by the City Engineer.
3. These requirements are intended to apply within the City and the area within the extraterritorial jurisdiction (ETJ) in which the City reviews subdivisions per agreement with the County.
4. These requirements are intended to apply to both public and private streets.
5. These requirements do not apply to residential infill developments located within the City of San Angelo where there are existing streets adjacent to the property except when meeting criteria in Section D.2.

C. General Requirements

1. Except for permitted waivers and deviations as provided under Part F of this Section V, sidewalks, where required by this ordinance, shall have a minimum clear path width of four feet on local and minor collector streets in districts zoned for primarily single-family residential purposes and a minimum clear path width of five feet in all other zoning districts.
2. The timing of sidewalk construction shall be as required by this Ordinance, or as approved by the Planning Commission.
3. Except for permitted waivers and deviations as provided under Part F of this Section V, at any time an existing sidewalk is removed from a location that would be required to have a sidewalk per this ordinance, the property owner shall contemporaneously construct a new sidewalk to standards required under this ordinance, unless such removal is authorized in writing by both the City Engineer and Planning Director.

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4. Except as otherwise provided under this Section V or adopted City policy, the property owners shall be responsible for maintenance of the sidewalks within the parkway adjacent to their property, or within a public sidewalk easement on their property, in a safe, functional condition consistent with applicable sidewalk design standards, unless such maintenance is explicitly performed by another entity, such as on roadways maintained by the Texas Department of Transportation.
 5. Internal pedestrian circulation shall be provided by sidewalk(s) or other like improvement in any development serving commercial, retail, office, service or similar use and at any publicly accessible governmental facility, school, church, or other place of public assembly. Sidewalks, or other accessible pedestrian routes, shall be designed and installed to connect buildings to one another and to handicap-accessible parking spaces, and to connect the development to the public street system. All such sidewalks or routes serving commercial, retail, office, service or similar use and at any publicly accessible governmental facility, school, church, or other place of public assembly shall be protected from encroachment by parked vehicles so that a minimum clear path width of four feet is maintained.
 6. Where it is not possible, or not desirable, to locate a public sidewalk within the public right-of-way, the sidewalk may be placed within a public access easement.
 7. The clear path of a required sidewalk shall be separated from the back of curb or edge of pavement by a minimum of 5 feet along arterial and major collector streets.
 8. Sidewalks may be adjacent to the back of curb on local and minor collector streets if 5 feet in width or may be 4 feet in width if separated 3 feet from back of curb.
 9. Sidewalks are not required for a property with RS zoning, except when meeting criteria in Section D.2.
 10. Sidewalks existing as of January 1, 2022 with a clear path width of at least 3 feet will satisfy sidewalk requirements regardless of placement within the external right-of-way until redevelopment, replacement or reconstruction at which time the sidewalks should be brought into full compliance.

D. *Where Sidewalks are Required*

1. Sidewalks shall be required to be constructed with new development on both sides of major collector streets, arterial streets, and the external sides of the frontage roads of freeways. The property owner or developer is only responsible for the required sidewalk on the side of the street or streets adjacent to their property.
2. Sidewalks shall be required along block faces of local streets or minor collector streets in the following areas:
 - a. The Central Business District designated by the San Angelo Comprehensive Plan or the City's Zoning Ordinance.
 - b. Designated pedestrian routes in a corridor plan or Safe Routes to School Plan adopted by the City Council of the City of San Angelo.
 - c. Locations in which a property has a public sidewalk along at least 50% of the same block face within the same zoning district.
 - d. Locations extending from ~~commercial developments~~, schools, and parks, ~~and churches~~ along abutting street to the next street intersection, up to but not to exceed a maximum of 300 feet measured as a direct path along abutting street right-of-way from the nearest point of the new development.
 - e. Street frontage abutting a property in the Multifamily (RM), Neighborhood Commercial (CN), Office Commercial (CO), General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) zoning districts.

E. *When Sidewalks are Required*

1. Sidewalks shall be constructed concurrently at the time of road construction on streets where the street abuts non-development areas such as common areas, drainage features, utility rights-of-way, or publicly owned areas. Otherwise, sidewalks may be deferred by the Planning Commission, the City Council, a Performance Agreement, or a Developer's Agreement, to until such time improvements are constructed on the property.
2. No site plan may be approved for development on any property unless provisions for sidewalks are included on the site plan where required by this ordinance.
3. A certificate of occupancy may not be issued until sidewalks where required by this ordinance are installed or brought up to applicable standards, except per an approved deferral guaranteed by a performance agreement or financial guarantee.

F. *Waivers & Deviations*

1. A complete waiver of the requirement for sidewalks should be allowed only where there are unusual factors or circumstances. The waiver must be defined in writing, include data supporting the basis for granting the waiver, and be approved by both the Planning Director and the City Engineer. Unusual factors or circumstances may include:
 - a. projects where the cost of establishing sidewalks or walkways would be unreasonably disproportionate to the cost of the associated roadway construction or overall project costs (however a partial waiver may be granted in lieu of a full waiver to reduce the cost of required sidewalks such that the costs will not be unreasonably disproportionate);
 - b. areas with topography or other natural constraints that make proper implementation of this ordinance impractical;
 - c. situations inherently adverse to pedestrian traffic, such as substantial truck traffic or other circumstances that present health and safety concerns, more prone in agricultural, heavy commercial, and industrial developments; or
 - d. other factors or circumstances constituting reasonably justifiable good cause to support such waiver.
2. Deviations from the requirements of this Section V or from the city's Sidewalk Design Standards may be allowed when necessary due to the physical circumstance of the street, or when necessary to accomplish adopted development goals of the City, or in situations where an applicant can show other factors or circumstances amounting to reasonably justifiable good cause to support such a deviation.
 - a. The specific nature and justification for permitting a deviation must be described in writing, include data supporting the basis for granting the described deviation, and approved by both the Planning Director and the City Engineer.
 - b. Deviations should be minimal and consist primarily of changes to required width of clear path or alignment within the right-of-way.
 - c. Deviations shall not allow a minimum clear path width of less than 3 feet.
3. A denial in whole or part of a request for a waiver or deviation of these requirements may be appealed to the Planning Commission.
 - a. A written appeal must be filed with the Planning Director within 30 days of service upon the property owner or developer of a written notice of the denial of the requested waiver or deviation.

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- b. The written notice of appeal must provide justification for the requested waiver or deviations based on the criteria described in F.1. and F.2. above. The Commission shall make findings based on these criteria. The Commission may sustain the denial or grant the application for waiver or deviation in whole or in part.
 4. The applicant or Planning Director may appeal the decision of the Planning Commission to the City Council.
 - a. A written appeal must be filed with the Planning and Development Services Department within 30 days of service of the Planning Commission decision on the property owner or developer.
 - b. The appeal must provide justification based on the criteria described in F.1. and F.2. of this Section V. The Council may sustain the decision of the Planning Commission or deny or grant the application for waiver or deviation in whole or in part. The Council shall make findings based on criteria described in F.1. and F.2. of this Section V.

(1959 Code, title 9, ch. 4, ex. A; Ord. No. 2022-020, § 1, 3-15-22)

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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: March 17, 2026

Item type: Regular Item

Caption:

Discussion and direction for modifications to the Zoning ordinance allowing for additional residential zoning districts impacting affordable housing (Presentation made by Lead Planner Rae Lineberry)

Staff Recommendation:

Direction from Council

Summary/History:

The request from the Development Task Force was to allow smaller lot sizes than what is currently allowed in the Zoning ordinance. City staff created a committee to review the RS zoning district standards and create additional standards for new and infill development. While these new zoning districts, double frontage lots were also considered to be revised to meet today's housing needs while continuing to provide safety and continuity within neighborhoods.

New Districts considered:

RS-4, RS-5, RS-6 and rename RM-1 to RM-1 L for legacy as we are eliminating the structure types and moving them to Section 314 of the ordinance. This eliminates a zoning district which all structure types can be built and helps protect the RS Districts from multiple STR properties.

These are the first steps in assisting more flexibility for developers and individual home builders.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Sec._314.___Residential_Structure_Types_Red line v2_032026 Sec._314.___Residential_Structure_Types_Red line v2_032026.docx

2. Sec._501.____Red line v3_032026

Sec._501.____Red line v3_032026.docx

Presentation:

Rae Lineberry

Approvals/Reviews:

Aaron Vannoy
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Final Approval

Sec. 314. Residential Structure Types

Household and Group Living uses must comply with the following table in regard to location of individual structure types. Residential Household and Group Living uses must comply with the following table in regard to location of individual structure types. Residential uses allowed in nonresidential districts may be housed in any type of residential structure except single-family detached and mobile and manufactured homes. All structure types are defined in Article 8, and additional standards are included in Section 501 for zero lot line dwellings, twinhomes and townhouses.

Structure Type	Zoning District											
	R&E	RS1	RS2	RS3	RS4	RS5*	RS6	RM1L	RM1	RM2	MHP	MHS
Single-Family Detached	A	A	A	-	A	A		A	A	-	-	A
Accessory Apartment	-	-	A	-	-	-	-	A	A	-	-	-
Two-Family Dwelling	-	-	A	-	-	A	-	A	A	-	-	-
Zero Lot Line Dwelling*	-	-	-	A	-	A	-	A	A	-	-	-
Twinhome*	-	-	A	A	-	A	-	A	A	-	-	-
Townhouse*	-	-	-	A	-	A	-	A	A	-	-	-
Triplex/Quadraplex	-	-	-	-	-	-	A	-	-	-	-	-
Multifamily Dwelling	-	-	-	-	-	-	-	A	A	A	-	-
Manufactured Home	S***	S***	S***	-	-	-	-	-	-	-	A	A
Industrialized House	A	A	A	A	A	A	A	-	A	-	A	-
Group Living Structure**	-	-	-	-	-	-	-	A	A	A	-	-

*Refer to Section 501 for additional standards.

*RS5 only allowed within designated infill areas.

**Structure type allowed only with approved group living use.

*** Refer to Section 501.F and Article 12.03 for additional standards.

(Ordinance adopted 1-4-00; Ordinance 2017-09-131, § 4, adopted 9-5-17; Ord. No. 2019-121, § 2, 9-17-19)

Editor's note(s)—Former Sec. 311, see editor's note at Sec. 312.

Sec. 501. Residential District Standards

A. *Residential District Regulations.* Development in residential districts shall conform to the following regulations.

Development Standard	Single-Family							Multifamily			Manufactured	
	R&E	RS-1	RS-2	RS-3	RS-4**	RS-5**	RS-6	RM-1L	RM-1	RM-2	MHP	MHS
Minimum Lot Area (sq. ft.) [1]	43,560	5,000	6,500	2,100	3,000 Max 5,500	2,500 Max 6,000	5,000 7,000*		7,000	43,560	[6]	4,600
Single-Family Unit	43,560	5,000	5,000	-	-			5,000	5,000	-	-	-
Two-Family Unit	-	-	6,500	-				6,500	6,500	-	-	-
Zero Lot Line or Twinhome Unit	-	-	-	2,500				2,500	2,500	-	-	-
Townhouse Unit	-	-	-	1,875				1,875	1,875	-	-	-
Multifamily Project or Group Home	-	-	-	-				7,000	7,000	20,000	-	-
Manufactured Home	43,560	5,000	5,000	-					-	-	[6]	4,600
Mobile Home	-	-	-	-					-	-	[6]	-
Minimum Lot Dimensions (feet in width x feet in depth)	120'	50'	50'	30'	35'	35'	35' 50'*		50'	200'	[6]	40'
Single-Family Unit	150x150	50x100	50x100	-				50x100	50x100	-	-	-
Two-Family Unit	-	-	50x100	-				50x100	50x100	-	-	-
Zero Lot Line or Twinhome Unit	-	-	-	40x60				40x60	40x60	-	-	-
Townhouse Unit	-	-	-	25x75				25x75	25x75	-	-	-
Multifamily Project or Group Home	-	-	-	-				60x100	60x100	100x150	-	-
Manufactured Home	150x150	50x100	50x100	-	-	-	-	-	-	-	[6]	40x100
Mobile Home	-	-	-	-	-	-	-	-	-	-	[6]	-
Minimum Front Yard (feet)	40	25-20	25-20	15 [2]	[2]	15	15	[2L]	[2]	25-20	20	25
Minimum Side Yard (feet)												
One side yard (minimum)	15	5	5	[3]	5	5	5	[3L]	[3]	10-20	20	5
The other side yard (minimum)	15	5	5		5	5	5			10-20	20	5

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(Supp. No. 9)

Minimum Rear Yard (feet)	20	[4]	[4]	10	10	10	15	[5L]	[5]	20	20	20
Maximum Floor Area Ratio	.20	.40	.50	.60	-	-	-	-	.75	1.00	-	.40
Maximum Height												
In feet	35	35	35	35	35	35	35	35	35	-	-	-
In stories	2-½	2-½	2-½	2-½	2-1/2	2-1/2	2-1/2	2-1/2	2-½	-	-	-
Maximum Density (units/gross acre)	-	-	-	-				25	25	35	10	-

NOTES:

*Triplex is minimum lot size of 5,000 sq ft and minimum lot frontage of 35' and minimum of 6 parking spaces. Quadraplex is minimum lot size of 7,000 sq ft and minimum lot frontage of 50' and minimum of 8 parking spaces.

**RS-4 zoning has a minimum of 1 parking space required. RS-5 zoning has a minimum of 1 space per unit required.

[1] Additional lot area may be required under state law in circumstances where disposal of septic wastewater will be discharged through on-site waste treatment facilities (including septic systems).

[2] ~~Single family and two family units require a minimum 25-foot front yard; RS-3 and RS-4 require a minimum 18' front yard or 15' with rear entry; multifamily residential and group living structures require a minimum 25-foot front yard; zero lot line, twin home units and townhouse units require a minimum 15-foot front yard, except on arterial streets, where the minimum front yard shall be 25 feet.~~

[2L] Single-family and two-family units require a minimum 25-foot front yard; multifamily residential and group living structures require a minimum 25-foot front yard; zero lot line, twin home units and townhouse units require a minimum 15-foot front yard, except on arterial streets, where the minimum front yard shall be 25 feet.

[3] ~~Single family and two family units generally require a minimum 5-foot side yard on both sides; apartment dwelling units or group homes require a minimum 10-foot side yard on both sides; and zero lot line units generally require one side yard of at least ten feet, and the other side yard may be reduced to 0 feet, but not more than one foot. See Subsections C and D for side separation standards required of twin home and townhouse units, respectively.~~

[3L] Single-family and two-family units generally require a minimum 5-foot side yard on both sides; apartment dwelling units or group homes require a minimum 10-foot side yard on both sides; and zero lot line units generally require one side yard of at least ten feet, and the other side yard may be reduced to 0 feet, but not more than one foot. See Subsections C and D for side separation standards required of twin home and townhouse units, respectively.

[4] Twenty (20) feet except as allowed by Subsection 402.A.1.b, specifically, for certain substantially open structures.

[5] ~~Single family units and two family units require a minimum 20-foot rear yard except as specifically allowed under Chapter 12, Exhibit "A," Article 4 "Specific Use Standards," Subsection 402.A.1.b for certain substantially open structures; zero lot line, townhouse and twin home units require a minimum 10-foot rear yard. Multifamily residential and group living structures require a minimum 20-foot rear yard.~~

[5L] Single-family units and two-family units require a minimum 20-foot rear yard except as specifically allowed under Chapter 12, Exhibit "A," Article 4 "Specific Use Standards," Subsection 402.A.1.b for certain substantially open structures; zero lot line, townhouse and twin home units require a minimum 10-foot rear yard. Multifamily residential and group living structures require a minimum 20-foot rear yard.

[6] Overall minimum lot size for establishment of a Manufactured Housing Park is ten acres; within the overall lot, each space for placement of a mobile home or HUD-code manufactured home is required to be: (1) For any Manufactured Housing: (a) Two thousand four hundred square feet, with a minimum lot dimension of 34 feet if designed to accommodate a single or double wide Manufactured Home not exceeding 960 square feet within its walls; or (b). Three thousand six hundred square feet, with a minimum lot dimension of 40 feet if designed to accommodate a double or triple wide Manufactured Home exceeding 960 square feet within its walls; and (2) For any Mobile Home: (a) Two thousand four hundred square feet, with a minimum lot dimension of 34 feet if designed to accommodate a single or double wide Mobile Home not exceeding 960 square feet within its walls; or (b) Three thousand six hundred square feet, with a minimum lot dimension of 40 feet if designed to accommodate a double or triple wide Mobile Home exceeding 960 square feet within its walls. The minimum lot size for any Recreational Vehicle space shall be a minimum of 1500 square feet.

B. *Additional Standards for Zero Lot Line Dwellings*

1. Development of a zero lot line dwelling shall occur only on a lot that has been specifically platted in accordance with the provisions of the San Angelo Subdivision Ordinance to accommodate such a use.
2. Side yards on lots with a zero lot line dwelling shall meet the following requirements.
 - a. One side yard must be a minimum of ten feet.
 - b. The remaining side yard may range from 0 feet, up to a maximum of one foot, except for lots where minimum setbacks required from side streets or from adjoining lots in other zoning districts necessitate this remaining side yard to be a minimum of 5 feet. In no circumstance shall the separation between a zero lot line home and any dwelling on an adjoining lot be less than ten feet.
 - c. Any side yard abutting a street right-of-way must be a minimum of 5 feet.
 - d. Any side yard abutting a lot in a different zoning district must be a minimum of 5 feet.
 - e. A maximum 2-foot eave overhang is allowed within these required side yards.
3. A perpetual easement with a minimum width of four feet shall be provided on the adjacent lot, for the maintenance of the wall of the dwelling with the zero lot line. This required easement shall be in favor of the lot on which a zero lot line is planned at or near the boundary to which this easement is adjacent. This required easement shall extend along the entire length of the side boundary to which the easement is adjacent.
4. Except as permitted by subparagraphs a and b below, no doors or window openings of any kind (and no air conditioning units, utility meters and electric panel boxes) shall be allowed on the wall of a dwelling or accessory building that lies on or faces a zero lot line.
 - a. Any portion of an exterior wall which lies at least three feet from and substantially parallel to the zero lot line side boundary shall not be considered on the zero lot line, and any portion of an exterior wall which lies substantially perpendicular to a zero lot line side boundary shall also

not be considered on the zero lot line. Doors and windows shall generally be permitted on such walls, subject to the following limitation(s) and requirement(s):

- (1) If a door and/or window opens onto a courtyard substantially framed by a dwelling's exterior walls on at least three sides, and such door or window would offer the only practicable means of exterior access to and from a bedroom, then such door or window shall not be permitted.
- (2) If a door and/or window opens onto a courtyard which is substantially framed by a dwelling's exterior walls on at least three sides, and the remaining side(s) of such courtyard open(s) onto a zero lot line side boundary, then the remaining side(s) of such courtyard shall be enclosed by a privacy wall extending along that zero lot line side boundary. Said privacy wall shall be at least six feet (6') but no more than eight feet (8') in height and, furthermore, shall be composed of solidly opaque materials which are substantially the same as those comprising the adjoining exterior walls on the residence.

b. One or more translucent windows (as approved by the Building Official) shall be allowed on the zero lot line side of the lot on which a dwelling or accessory building is located.

- (1) The cumulative area of such translucent window(s) shall not exceed 16 square feet in size.

5. The roof of each unit must be designed to prevent stormwater runoff from draining onto the adjacent lot.

6. Required easements shall be shown on the final plat. If required easements are not shown on the final plat of lots for zero lot line homes, then such easements shall be created by means of a replat or other separate legal instrument filed with the Clerk of Tom Green County, before permits for building are granted by the City.

7. In no case shall the owner of any zero lot line dwelling be granted an easement on the adjoining property for the use or enjoyment of any portion of that property, except for a 4-foot maintenance easement in number 3 above.

C. *Additional Standards for Twinhomes*

1. Only one twinhome dwelling shall be allowed on a single lot.

2. Any lot occupied by a twinhome dwelling shall have a minimum side yard of ten feet along any side boundary not adjacent to another twinhome structure.

D. *Additional Standards for Townhouses*

1. Only one townhouse dwelling shall be allowed on a single lot.

2. For the purposes of this subsection, a cluster of attached townhouse dwellings shall be referred to as a townhouse structure. The minimum space required between townhouse structures shall be as follows.

a. If the end walls are ~~4-hour rated firewalls (or better)~~ as defined by the city's building code, no minimum space shall be required.

b. In all other cases, a minimum spacing of ten feet shall be required. A maximum 2-foot eave overhang is allowed within this required separation area.

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3. A minimum space of ten feet shall be required between a townhouse structure and any other residential structure (other than a townhouse) or the side boundary of any lot in a nonresidential zoning district. A maximum 2-foot eave overhang is allowed within this required separation area.
 4. Walls between individual dwelling units in a townhouse structure shall be at least 1-hour rated firewalls, as defined by the City's building code, including adjoining walls and ceilings where a garage or carport is adjacent to or connected with any living area.
 5. The number of individual townhouse dwelling units in a townhouse structure shall be no more than 8 units, nor less than 3 units. The Building Official shall grant no certificates of occupancy for less than 3 attached dwellings in a townhouse structure.

E. *Additional Standards for Industrialized Housing.*

1. All industrialized housing shall have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the outer boundaries of the lot on which the industrialized housing is proposed to be located.
2. All industrialized housing shall comply with City building setbacks, subdivision control, square footage, and other site requirements applicable.
3. All industrialized housing shall be securely fixed to a permanent foundation.
4. Any property owner or authorized agent who intends to construct, erect, install, or move any industrialized housing into the City shall first make application to the Building Official and obtain the required permits.
5. If the industrialized housing is the principal single-family dwelling on a lot:
 - a. It shall have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the outer boundaries of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the County. For purposes of this subsection, "value" shall mean the taxable value of the industrialized housing and lot after installation of the housing.
 - b. If no single-family dwellings exist within 500 feet of the outer boundaries of the lot, the property owner shall not be required to demonstrate comparable value.
 - c. If there are existing single-family dwellings, the Planning Director shall determine compliance with comparable value after the property owner has provided a list of the addresses and current tax valuations of all existing single-family dwellings within 500 feet of the lot on which the industrialized housing will be located and a statement from the tax assessor or a competent appraiser of the taxable value that the lot and industrialized housing will have after installation.

F. *Additional standards for manufactured homes in the RS-1, RS-2, or R&E Zoning Districts after September 5, 2017:*

- (a) An applicant that seeks to place a manufactured home on a property may do so provided that a previous mobile home or manufactured home existed on the premises within one year (365 days) of the date of the application. The applicant shall provide evidence satisfactory to the Planning Director, or his designee, that a previous mobile home or manufactured home existed on the premises within the one year period.

- (b) All manufactured homes shall comply with city building setbacks, subdivision control, square footage, and other site requirements applicable for the applicable Zoning District and housing type.
 - (c) The owner of an existing manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home.
- G. *Standards for Nonresidential Uses Allowed in Residential Districts.* Principal nonresidential uses allowed in residential zoning districts identified in the table below shall be subject to the same General Development Standards as that certain type of housing which corresponds to such residential district, as follows.

District	Housing Type
R&E	Single-Family Residential
RS-1	Single-Family Residential
RS-2	Two-Family Residential
RM-1	Multifamily Residential
RM-2	Multifamily Residential

- H. *Yard Requirements along District Boundaries.* Whenever a block face is intersected by a district boundary, all lots fronting on that block face shall conform with the minimum front yard requirements of the most restrictive district found on that block face.
- I. *Yard Requirements for Accessory Structures.* See Sec. 402: Accessory Uses and Structures
- J. *Yard Determination by Planning Director.* Where a lot does not conform to typical lot and block configuration, the Planning Director shall determine which lot lines shall be considered front, side and rear lot lines. In making this determination, the Planning Director shall take into consideration the pattern of adjacent lots, as well as the frontage of lots across an intervening street. Building orientation or address shall not determine yard requirements.
- K. *Additional Standards for Front and Side Yards*
 1. Where 35% or more of a block face between intersecting streets is developed with buildings which have observed, with a variation of five feet or less, a front yard greater or lesser than required by this Section, new buildings shall not be erected closer to the street right-of-way than the building line so established by those existing buildings. This regulation shall not be interpreted as requiring a minimum front yard of more than 50 feet.
 2. Where a building line is shown on a plat recorded with the Tom Green County Clerk, and such building line provides a front yard and/or side yard greater than required by this Section and is part of a comprehensive plan for orderly development of a subdivision with either a uniform or staggered building line, no building shall be located more than 5 feet closer to the street right-of-way than the building line established on the plat, as long as other minimum setback standards of this Section are met.
 3. For all uses in residential districts and for residential uses in any district, on a corner lot where another lot abutting the rear of that corner fronts onto a side street, there shall be a front yard required on all streetside boundaries of that corner lot. ~~The minimum front yard required along streetside boundaries (of such corner lots) shall be equal to that minimally required on the interior lot which immediately adjoins each respective required front~~

~~yard on the corner lot.~~ For the purpose of this subsection, any separation by an alley, utility-owned right-of-way, watercourse or other drainage feature with a minimum width of ten feet shall cause nearby lots to not be abutting.

a. Street Frontage

- i. Front yard determined by the developer is the standard front yard for the zoning district in which the lot is located in.
- ii. Side yard adjacent to the second street will be a minimum of 10 feet.
- iii. A variance can only be requested if more than 10 feet of Right-of-Way is present.

(Ordinance adopted 1-4-00; Ordinance adopted 4-18-06; Ordinance adopted 4-15-14; Ordinance adopted 5-2-17; Ordinance 2017-09-131, §§ 5, 6, adopted 9-5-17; Ord. No. 2020-091, § 1, 9-29-20)