



City Council Special Joint Agenda 5/19/2026

Notice is hereby given of a special joint meeting of the City Council of City of San Angelo and Planning Commission to be held May 19, 2026 at 8:30 AM at the McNease Convention Center – 2nd Floor Suite A, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order - City Council

2. Call to Order - Planning Commission

3. Joint Meeting Agenda

- a. First reading and public hearing of ordinances amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" regarding the creation of the new residential districts as follows:
 1. Amending Article 3 "Use Regulations", Section 303 "Residential District Intent Statements";
 2. Amending Article 3 "Use Regulations", Section 313 "Use Table";
 3. Amending Article 3 "Use Regulations", Section 314 "Residential Structure Types"; and
 4. Amending Article 5 "General Development Standards", Section 501 "Residential District Standards" (Presentation made by Planning & Development Services Director Aaron Vannoy)
- b. First reading and public hearing of ordinances amending Chapter 12 "Planning and Development," Exhibit C "Land Development and Subdivision Ordinance" as follows:
 1. Amending Chapter 10 "Construction Standards and Specifications," Section III "Widths and Graphic Specifications" to reduce required street widths; and
 2. Amending Chapter 9 "Land Development and Subdivision Design Policies," Section V "Sidewalks," Subsection D "Where Sidewalks are Required" to change and specify where sidewalks are required (Presentation made by Senior Planner Austin Reed)
- c. First reading and public hearing of ordinances amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" regarding Mobile Food Units as follows:
 1. Amending Article 4 "Specific Use Standards", Section 419 "Mobile Food Units";
 2. Amending Article 3 "Use Regulations", Section 313 "Use Table";
 3. Amending Article 2 "Development Review", Section 211 "Historic District Overlay Zone";
and
 4. Amending Article 2 "Development Review", Section 212 "River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone"
(Presentation made by Planning & Development Services Director Aaron Vannoy)

4. Follow Up and Administrative Issues

5. Adjournment - Planning Commission

6. Adjournment - City Council

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 13th day of May 2026, at 4:42 p.m.


Heather Stastny, City Clerk

All agenda items are subject to action. The City Council reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 325-657-4405, or the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

Citizen requests to display materials on the city's monitors must submit the request 96 hours prior to the meeting by email to Heather.Stastny@cosatx.us. Time limits for discussion are as stated above and materials cannot exceed 10-pages. Citizens bringing materials for distribution to City Council members during the meeting must bring a minimum of 12 copies.

City Council regular meetings are broadcast on SATV Channel 17-Government Access at 10:30 a.m. and 7:00 p.m. every day, beginning the evening of the meeting until the evening of the next meeting.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

First reading and public hearing of ordinances amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" regarding the creation of the new residential districts as follows:

1. Amending Article 3 "Use Regulations", Section 303 "Residential District Intent Statements";
2. Amending Article 3 "Use Regulations", Section 313 "Use Table";
3. Amending Article 3 "Use Regulations", Section 314 "Residential Structure Types"; and
4. Amending Article 5 "General Development Standards", Section 501 "Residential District Standards" (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--|---|
| 1. Sec 303 Residential Intent Statements | Sec 303 Residential Intent Statements.pdf |
| 2. Sec 313 Use Table_rev w res | Sec 313 Use Table_rev w res.pdf |
| 3. Sec._314.___Residential_Structure_Types_Clean v2_041126 | Sec._314.___Residential_Structure_Types_Clean v2_041126.pdf |
| 4. Sec._501.___clean v4_040826 | Sec._501.___clean v4_040826.pdf |
| 5. Adopting ordiancne Sec 501 | Adopting ordiancne Sec 501.docx |
| 6. Adopting ordinance - Intent statements | Adopting ordinance - Intent statements.docx |
| 7. Adopting Ordinance Sec 314 Structure types | Adopting Ordinance Sec 314 Structure types.docx |
| 8. Adopting ordinance Sec 313 Use table | Adopting ordinance Sec 313 Use table .docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

Sec. 303. Residential District Intent Statements

- A. *R&E (Ranch and Estate) District.* The Ranch and Estate District is intended to provide opportunities for development of low density, detached single-family residences on lots of at least one acre in a suburban or rural setting. This District is also intended to serve as a holding zone for vacant land areas annexed to the City.
- B. *RS-1 (Single-Family Residential) District.* The Single-Family Residential District is intended to provide opportunities for development of detached single-family residences at medium densities.
- C. *RS-2 (Two-Family Residential) District.* The Two-Family Residential District is intended to provide opportunities for development of detached single-family residences and two-family residences at medium densities.
- D. *RS-3 (Zero Lot Line, Twinhome and Townhome Residential) District.* The Zero Lot Line, Twinhome and Townhome District is intended to provide opportunities for medium density residential development using townhome, twinhome and zero lot line concepts to incorporate (1) more efficient use of land than typical single-family development, making needed housing more affordable; (2) design of dwellings that integrate and relate internal/external living areas resulting in more pleasant and enjoyable housing; and (3) placement of dwellings against the property line, permitting outdoor space to be grouped and utilized to its maximum benefit.
- E. *RS-4 (Small Lot Residential) District.* The Small Lot Residential District is intended to provide opportunities for development of detached single-family residences on smaller lots between 3,000 and 5,500 square feet.
- F. *RS-5 (Infill Residential) District.* The Infill Residential District is intended to provide opportunities for development of residences within the designated infill area of the city. With lot sizes between 2,500 and 6,000 square feet, and with several residential structure types allowed, RS-5 seeks to introduce flexibility to those looking to subdivide or build upon smaller vacant spaces within infill areas as to meet housing needs and promote affordability.
- G. *RS-6 (Three- and Four-Family Residential) District.* The Three- and Four-Family Residential District is intended to provide opportunities for development of detached three-family and four-family residences at medium to high densities.
- H. *RM-1 (Low-Rise Multifamily Residential) District.* The Low-Rise Multifamily Residential District is intended to provide opportunities for development of low-rise, two-story or walk-up apartments.
- I. *RM-1L (Low-Rise Multifamily Legacy Residential) District.* The Low-Rise Multifamily Legacy Residential District is intended to allow properties zoned RM-1 on or before May 5th, 2026, to retain their development standards rather than those of the newly amended RM-1 district. In no case should a property be rezoned to the Low-Rise Multifamily Legacy District.
- J. *RM-2 (High-Rise Multifamily Residential) District.* The High-Rise Multifamily Residential District is intended to provide opportunities for development of high-rise apartments.
- K. *MHP (Manufactured Housing Park) District.* The Manufactured Housing Park District is intended to provide opportunities for development of land with improvements and utilities specifically for the accommodation of manufactured housing in projects under unified management and control. These parks may include other services and common facilities for use by the residents. Any MHP district may include more than one manufactured housing park as long as each park within the district is under unified management and control.
- L. *MHS (Manufactured Housing Subdivision) District.* The Manufactured Housing Subdivision District is intended to provide opportunities for development of land subdivided into two or more lots for the purpose of sale and occupancy with manufactured housing units.

Sec. 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
Accessory Apartment	A	-	A	-	-	-	-	A	-	-	-	-
Two-Family Dwelling	-	-	A	-	-	A	-	A	-	-	-	-
Zero Lot Line Dwelling	-	-	-	A	-	A	-	A	-	-	-	-
Twinhome	-	-	A	A	-	A	-	A	-	-	-	-
Townhouse	-	-	-	A	-	A	-	A	-	-	-	-
Triplex/Quadrplex	-	-	-	-	-	-	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.

Legend: A = Allowed; S = Special Use; “-” = Not Allowed

*RS-5 zoning district is 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.)	43,560	5,000	6,000	2,100	3,000	2,500	[1]	[7L]	7,000	43,560	[6]	4,600
Maximum Lot Area	-	-	-	-	5,500	6,000	-	-	-	-	-	-
Minimum Lot Dimensions (feet in width)	120'	50'	50'	30'	35'	35'	[1]	[7L]	50'	200'	[6]	40'
Minimum Front Yard (feet)	40	20	20	[2]	[2]	15	18	[2L]	[2]	20	20	25
Minimum Side Yard (feet)												
One side yard (minimum)	15	5	5	[3]	5	5	5	[3L]	[3]	20	20	5
The other side yard (minimum)	15	5	5		5	5	5			20	20	5
Minimum Rear Yard (feet)	20	[4]	[4]	10	10	10	15	[5L]	[5]	20	20	20
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)	-	-	-	-	-	-	16	25	25	35	10	-

NOTES:

*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).

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

[1] Triplex is minimum lot size of 6,000 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.

[2] 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.

[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] 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] 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.

[7L] Minimum Lot Area for Single-Family Unit: 5,000; Two-Family Unit: 6,500; Zero-Lot Line or Twinhome Unit: 2,500; Townhouse Unit: 1,875; Multifamily: 7,000. Minimum Lot Dimensions: Single-Family Unit: 50'x100'; Two-Family Unit: 50'x100'; Zero-Lot Line or Twinhome Unit: 40'x60'; Townhouse Unit: 25'x75'; Multifamily: 60'x100'.

B. *Additional Standards for Zero Lot Line Dwellings*

1. 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.

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- 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.
2. 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.
 3. 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.
 4. The roof of each unit must be designed to prevent stormwater runoff from draining onto the adjacent lot.
 5. 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.
 6. 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*

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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. The end walls are to be fire-rated 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.
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 non-residential 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 fire-rated 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 and is less than 1,200 square feet:
 - 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*

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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. 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)

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE," ARTICLE 5 "GENERAL DEVELOPMENT STANDARDS," SECTION 501 "RESIDENTIAL DISTRICT STANDARDS", PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2026, the Planning Commission for the City of San Angelo and the City Council, after having given due and proper notice and held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 5 "General Development Standards," Section 501 "Residential District Standards"**.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 5 "General Development Standards," Section 501 "Residential District Standards" are hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.**

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on and after June 2nd, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
And Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit “A”

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.)	43,560	5,000	6,000	2,100	3,000	2,500	[1]	[7L]	7,000	43,560	[6]	4,600
Maximum Lot Area	-	-	-	-	5,500	6,000	-	-	-	-	-	-
Minimum Lot Dimensions (feet in width)	120'	50'	50'	30'	35'	35'	[1]	[7L]	50'	200'	[6]	40'
Minimum Front Yard (feet)	40	20	20	[2]	[2]	15	18	[2L]	[2]	20	20	25
Minimum Side Yard (feet)												
One side yard (minimum)	15	5	5	[3]	5	5	5	[3L]	[3]	20	20	5
The other side yard (minimum)	15	5	5		5	5	5			20	20	5
Minimum Rear Yard (feet)	20	[4]	[4]	10	10	10	15	[5L]	[5]	20	20	20
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)	-	-	-	-	-	-	16	25	25	35	10	-

NOTES:

*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).

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

[1] Triplex is minimum lot size of 6,000 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.

[2] 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.

[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] 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] 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.

[7L] Minimum Lot Area for Single-Family Unit: 5,000; Two-Family Unit: 6,500; Zero-Lot Line or Twinhome Unit: 2,500; Townhouse Unit: 1,875; Multifamily: 7,000. Minimum Lot Dimensions: Single-Family Unit: 50'x100'; Two-Family Unit: 50'x100'; Zero-Lot Line or Twinhome Unit: 40'x60'; Townhouse Unit: 25'x75'; Multifamily: 60'x100'.

B. *Additional Standards for Zero Lot Line Dwellings*

1. 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.
2. 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.
 3. 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.
 4. The roof of each unit must be designed to prevent stormwater runoff from draining onto the adjacent lot.
 5. 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.
 6. 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. The end walls are to be fire-rated 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.
 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 non-residential 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 fire-rated 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 and is less than 1,200 square feet:
 - 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. 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)

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE," ARTICLE 3 "USE REGULATIONS," SECTION 303 "RESIDENTIAL DISTRICT INTENT STATEMENTS"; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2026, the Planning Commission for the City of San Angelo and the City Council, after having given due and proper notice and held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 303 "Residential District Intent Statements"**.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 303 "Residential District Intent Statements"; are hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.**

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on and after June 2, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
And Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

Sec. 303. Residential District Intent Statements

- A. *R&E (Ranch and Estate) District.* The Ranch and Estate District is intended to provide opportunities for development of low density, detached single-family residences on lots of at least one acre in a suburban or rural setting. This District is also intended to serve as a holding zone for vacant land areas annexed to the City.
- B. *RS-1 (Single-Family Residential) District.* The Single-Family Residential District is intended to provide opportunities for development of detached single-family residences at medium densities.
- C. *RS-2 (Two-Family Residential) District.* The Two-Family Residential District is intended to provide opportunities for development of detached single-family residences and two-family residences at medium densities.
- D. *RS-3 (Zero Lot Line, Twinhome and Townhome Residential) District.* The Zero Lot Line, Twinhome and Townhome District is intended to provide opportunities for medium density residential development using townhome, twinhome and zero lot line concepts to incorporate (1) more efficient use of land than typical single-family development, making needed housing more affordable; (2) design of dwellings that integrate and relate internal/external living areas resulting in more pleasant and enjoyable housing; and (3) placement of dwellings against the property line, permitting outdoor space to be grouped and utilized to its maximum benefit.
- E. *RS-4 (Small Lot Residential) District.* The Small Lot Residential District is intended to provide opportunities for development of detached single-family residences on smaller lots between 3,000 and 5,500 square feet.
- F. *RS-5 (Infill Residential) District.* The Infill Residential District is intended to provide opportunities for development of residences within the designated infill area of the city. With lot sizes between 2,500 and 6,000 square feet, and with several residential structure types allowed, RS-5 seeks to introduce flexibility to those looking to subdivide or build upon smaller vacant spaces within infill areas as to meet housing needs and promote affordability.
- G. *RS-6 (Three- and Four-Family Residential) District.* The Three- and Four-Family Residential District is intended to provide opportunities for development of detached three-family and four-family residences at medium to high densities.
- H. *RM-1 (Low-Rise Multifamily Residential) District.* The Low-Rise Multifamily Residential District is intended to provide opportunities for development of low-rise, two-story or walk-up apartments.
- I. *RM-1L (Low-Rise Multifamily Legacy Residential) District.* The Low-Rise Multifamily Legacy Residential District is intended to allow properties zoned RM-1 on or before May 5th, 2026, to retain their development standards rather than those of the newly amended RM-1 district. In no case should a property be rezoned to the Low-Rise Multifamily Legacy District.

- J. *RM-2 (High-Rise Multifamily Residential) District.* The High-Rise Multifamily Residential District is intended to provide opportunities for development of high-rise apartments.
- K. *MHP (Manufactured Housing Park) District.* The Manufactured Housing Park District is intended to provide opportunities for development of land with improvements and utilities specifically for the accommodation of manufactured housing in projects under unified management and control. These parks may include other services and common facilities for use by the residents. Any MHP district may include more than one manufactured housing park as long as each park within the district is under unified management and control.
- L. *MHS (Manufactured Housing Subdivision) District.* The Manufactured Housing Subdivision District is intended to provide opportunities for development of land subdivided into two or more lots for the purpose of sale and occupancy with manufactured housing units.

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE," ARTICLE 3 "USE REGULATIONS," SECTION 314 "RESIDENTIAL STRUCTURE TYPES"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2026, the Planning Commission for the City of San Angelo and the City Council, after having given due and proper notice and held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations"; Section 314 "Residential Structure Types"**.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations", Section 314 "Residential Structure Types" are hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on and after June 2, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
And Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

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	
Accessory Apartment	A	-	A	-	-	-	-	A	-	-	-	-	
Two-Family Dwelling	-	-	A	-	-	A	-	-	-	-	-	-	
Zero Lot Line Dwelling	-	-	-	A	-	A	-	A	-	-	-	-	
Twinhome	-	-	A	A	-	A	-	A	-	-	-	-	
Townhouse	-	-	-	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.

Legend: A = Allowed; S = Special Use; "-" = Not Allowed

*RS-5 zoning district is 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.

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE," ARTICLE 3 "USE REGULATIONS," SECTION 313 "USE TABLE"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2026, the Planning Commission for the City of San Angelo and the City Council, after having given due and proper notice and held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations,"; Section 313 "Use Table"**.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 313 "Use Table" are hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.**

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on and after June 2, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
And Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

313 Use Table

Add:

Use Category	Short Definition (see also Chap. 8)	*	Residential Districts								Nonresidential Districts							
			R & E	R S 1	R S 2	R S 3	R M 1	R M 2	M H P	M H S	C N	C O	C G	C H	C D	O B	W	M L
A = Allowed		C = Conditional	S = Special Use					* = Specific Use Regulations May Apply. See Article 4.										

Industrial

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <p>Mobile Food Units</p> </div>	Defined in Texas Food Establishments rules See Section 419 for rules	*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
--	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

	CD
Mobile Food units	A

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Austin Reed, Planning Technician, Planning and Development Services

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

First reading and public hearing of ordinances amending Chapter 12 "Planning and Development," Exhibit C "Land Development and Subdivision Ordinance" as follows:

1. Amending Chapter 10 "Construction Standards and Specifications," Section III "Widths and Graphic Specifications" to reduce required street widths; and
2. Amending Chapter 9 "Land Development and Subdivision Design Policies," Section V "Sidewalks," Subsection D "Where Sidewalks are Required" to change and specify where sidewalks are required (Presentation made by Senior Planner Austin Reed)

Staff Recommendation:

Adopt

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|---------------------------------------|---|
| 1. LDSO Redline 2-25 | LDSO Redline 2-25.docx |
| 2. LDSO Ch 10 - Adopting Ordinance v3 | LDSO Ch 10 - Adopting Ordinance v3.docx |
| 3. LDSO Ch 9 - Adopting Ordinance v3 | LDSO Ch 9 - Adopting Ordinance v3.docx |

Presentation:

Austin Reed

Approvals/Reviews:

Austin Reed
Aaron Vannoy
Holly Crooks
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
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:

	<u>Standard Width New Street Width</u>	<u>Minimum Width 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:

	<u>Standard Width New Street Width</u>	<u>Minimum Width 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)

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT C "LAND DEVELOPMENT AND SUBDIVISION ORDINANCE" CHAPTER 10 "CONSTRUCTION STANDARDS AND SPECIFICATIONS" SECTION III "WIDTHS AND GRAPHIC SPECIFICATIONS," PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2026, the Planning Commission for the City of San Angelo and the City Council after having held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 12 "Planning and Development", Exhibit C "Land Development and Subdivision Ordinance", Chapter 10 "Construction Standards and Specifications", Section III "Widths and Graphic Specifications."

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS,

Section 1. CHAPTER 12 "PLANNING AND DEVELOPMENT", Exhibit C "Land Development and Subdivision Ordinance" Chapter 10 "Construction Standards and Specifications" Section III "Widths and Graphic Specifications," is hereby amended and replaced in its entirety as set forth in "Exhibit A".

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on and after June 2nd, 2026.

INTRODUCED with public hearing the 19th day of May 2026 and finally PASSED this 2nd day of June 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
And Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

A. *Widths.*

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

	New Street Width	Existing Street Width
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:

	New Street Width	Existing Street Width
Local Street	36 feet	26 feet or 20 feet within designated infill areas
Minor Collector Street	40 feet	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.

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.
 - 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 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT C "LAND DEVELOPMENT AND SUBDIVISION ORDINANCE" CHAPTER 9 "LAND DEVELOPMENT AND SUBDIVISION DESIGN POLICIES" SECTION V "SIDEWALKS" SUBSECTION D. "WHERE SIDEWALKS ARE REQUIRED," PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2026, the Planning Commission for the City of San Angelo and the City Council after having held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 12 "Planning and Development", Exhibit C "Land Development and Subdivision Ordinance", Chapter 9 "Land Development and Subdivision Design Policies", Section V "Sidewalks", Subsection D. "Where Sidewalks are Required".

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS,

Section 1. Chapter 12 "Planning and Development", Exhibit C "Land Development and Subdivision Ordinance", Chapter 9 "Land Development and Subdivision Design Policies", Section V "Sidewalks", Subsection D. "Where Sidewalks are Required" is hereby amended and replaced in its entirety as set forth in "Exhibit A".

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on and after June 2nd, 2026.

INTRODUCED with public hearing the 19th day of May 2026 and finally PASSED this 2nd day of June 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Aaron Vannoy, Director of Planning
And Development Services

Brandon Dyson, City Attorney

Exhibit "A"

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 schools and parks along an 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.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

First reading and public hearing of ordinances amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" regarding Mobile Food Units as follows:

1. Amending Article 4 "Specific Use Standards", Section 419 "Mobile Food Units";
2. Amending Article 3 "Use Regulations", Section 313 "Use Table";
3. Amending Article 2 "Development Review", Section 211 "Historic District Overlay Zone"; and
4. Amending Article 2 "Development Review", Section 212 "River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone"

(Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

These items are a result of many months of meetings with local mobile food vendors and citizens around the community. We are working to be in line with recent state legislation where local jurisdictions no longer conduct the Health permit side of mobile food units and how that impacts the zoning ordinance. We are also addressing some locations in which mobile food units want to serve, particularly in residential areas up to 3 times per year and in local parks with the Park Director's approval. The most contentious issue is moving the 100' distance separation between an established food service establishment and allowing a mobile vendor to set up in the Right of Way to a lesser distance of either 50' or 75'. Downtown San Angelo does not support this distance change. City staff supports a 75' distance change and a zero foot after 10 PM in the Central Business District.

We are removing the requirement for temporary mobile units (3 days or less) to have Design and Historic Review Commission permission in the design districts; unless they are modifying a permanent structure.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Revised Sec 419 Zoning ordiancne - Redline draft Revised Sec 419 Zoning ordiancne - Redline draft.docx
2. Sec 211 Adopting ordinance Sec 211 Adopting ordinance .docx
3. Sec 212 Adoptinig ordinance Sec 212 Adoptinig ordinance .docx
4. Section 419 Adoptinig ordiancne Section 419 Adoptinig ordiancne .docx
5. Adopting ordinance Sec 313 Use table Adopting ordinance Sec 313 Use table .docx

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Holly Crooks	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved
Heather Stastny	Final Approval

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.

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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

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. Food Truck Parks are required to provide electricity for each MFU

o. Food truck Parks may provide potable water hookups with proper backflow devices

(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;
 - 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

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE", ARTICLE 2 "DEVELOPMENT REVIEW", SECTION 211 "HISTORIC OVERLAY ZONE", PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May 2026, the Planning Commission for the City of San Angelo and the City Council after having given due and proper notice and held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance", Article 2 "Development Review", Section 211 "Historic Overlay Zone".

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. CHAPTER 12 "PLANNING AND DEVELOPMENT," Exhibit A "Zoning Ordinance", Article 2 "Development Review", Section 211 "Historic Overlay Zone" is hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on, from and after June 2, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
and Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

Sec 211 G.

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;
- 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 at a permanent location with an associated structure on the lot with no new or renovated external construction.

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE", ARTICLE 2 "DEVELOPMENT REVIEW", SECTION 212 "RIVER COORIDOR DISTRICT OVERLAY ZONE, DOWNTOWN OVERLAY ZONE, AND CULTURAL DISTRICT OVERLAY ZONE", PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2026, the Planning Commission for the City of San Angelo and the City Council after having given due and proper notice and held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance", Article 2 "Development Review", Section 212 "River Corridor District Overlay Zone, Downtown Overlay Zone, and Cultural District Overlay Zone".

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. CHAPTER 12 "PLANNING AND DEVELOPMENT," Exhibit A "Zoning Ordinance", Article 2 "Development Review", Section 212 "River Corridor District Overlay Zone, Downtown Overlay Zone, and Cultural District Overlay Zone" is hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on, from and after June 2, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
and Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

Sec 212 C.

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-at a permanent location with an associated structure on the lot with no new or renovated external construction

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE" ARTICLE 4 "SPECIFIC USE STANDARDS" SECTION 419 "MOBILE FOOD UNITS", PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2026, the Planning Commission for the City of San Angelo and the City Council after having given due and proper notice and held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance", Article 4 "Specific Use Standards", Section 419 "Mobile Food Units".

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. CHAPTER 12 "PLANNING AND DEVELOPMENT," Exhibit A "Zoning Ordinance", Article 4 "Specific Use Standards", Section 419 "Mobile Food Units" is hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on, from and after June 2, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
and Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

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 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 and on non-residential use properties that do not have an approved conditional/special use
 - 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. Mobile Food Units are allowed in Parks with proper notification of the Parks Division and setup in a place designated by the Parks Director or Designee or parked legally in a public parking space
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. Mobile food units shall only be allowed to park in compliance with current parking regulations.
10. 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.
11. A mobile food unit shall not block any fire lane, drive aisle, or access to any parcel or alley.
12. 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.
13. Each mobile food unit operator shall be responsible for proper disposal of solid waste associated with the business.
14. Mobile food units shall not operate in residential zone areas or parks between the hours of 10:30 p.m. and 7:00 a.m.
15. Mobile Food units must be Seventy-five (75') feet from an established commercial kitchen during the commercial kitchen's operation hours unless written permission has been given by property owner of the established commercial kitchen. Distance is measuring property line to mobile unit placement.

D. *Mobile Food Unit at Commissary*

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.
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

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. Food Truck Parks are required to provide electricity for each MFU
- o. Food truck Parks may provide potable water hookups with proper backflow devices

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE," ARTICLE 3 "USE REGULATIONS," SECTION 313 "USE TABLE"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on the 19th day of May, 2026, the Planning Commission for the City of San Angelo and the City Council, after having given due and proper notice and held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations,"; Section 313 "Use Table"**.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS

Section 1. **Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 313 "Use Table" are hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes.**

Section 2. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 3. This Ordinance shall be effective on and after June 2, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of Planning
And Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

313 Use Table

Add:

Use Category	Short Definition (see also Chap. 8)	*	Residential Districts								Nonresidential Districts							
			R & E	R S 1	R S 2	R S 3	R M 1	R M 2	M H P	M H S	C N	C O	C G	C H	C D	O B	W	M L
A = Allowed		C = Conditional	S = Special Use					* = Specific Use Regulations May Apply. See Article 4.										

Industrial

Mobile Food Units	Defined in Texas Food Establishments rules See Section 419 for rules	*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
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	CD
Mobile Food units	A