



**Planning Commission
6/15/2026**

Notice is hereby given of a regular meeting of the Planning Commission of the City of San Angelo to be held on June 15, 2026 at 9:00 AM at City Hall – East Mezzanine, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

I. Call to Order

II. Public Comment

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

III. Consent Agenda

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

- A. **Meeting Minutes:** Consider approving the meeting minutes from May 18, 2026.

IV. Regular Agenda

A. **Subdivision Plats**

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

1. **RP26-11 Ft. Concho Addition, 1st Replat in Blk 126 (SMD#3):** A request to replat two lots into three lots over .362 acres which front onto Ben Ficklin Road within the Neighborhood Commercial (CN) zoning district.

B. **Rezoning and Comprehensive Plan Amendments**

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

1. **Z26-08 331 E 31st St (SMD#2):** A request for a zone change from Single-Family Residential (RS-1), Two-Family Residential (RS-2), and Zero Lot Line, Twinhome and Townhome Residence District (RS-3) to Low-Rise Multifamily (RM-1) located between E 31st St and Travis St.

C. **Conditional Uses**

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

1. **CU26-11 209 Midget St (SMD#5)**: A request for approval of a Conditional Use to allow a short-term rental within the Single-Family Residential (RS-1) Zoning District, located at 209 Midget St.
2. **CU26-12 301 W 13th St (SMD#4)**: A request for approval of a Conditional Use to allow household living in the General/Heavy Commercial (CG/CH) zoning district at 301 W 13th Street.
3. **CU26-13 Gunter Lots 12-13, Blk 4 (SMD#3)**: A request for approval of a Warehouse in the General Commercial (CG) zoning district for lot 12 & 13, block 4, Gunter Addition.

D. Sign Variances

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

1. **SV26-02 2202 Sherwood Way (SMD#5)**: A request for approval of a sign variance to cover 45 percent of two walls in lieu of the maximum 25 percent for each wall at 2202 Sherwood Way.

E. Text Amendments

City Council has final authority for approval of text amendments to the Zoning Ordinance.

1. **TA26-05 Sign Ordinance Text Amendment**: A request to add back to temporary signs for garage sales, auctions, estate sales, real estate signs, political signs and establishes requirements for feather/banner style flags.
2. **TA26-06 New Residential Zoning Designations**: A request to add the new approved residential zoning designations to the following Sections: 109, 301, 406, 407, 415, 421, 424

V. Planning Director's Report

VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, July 20, 2026 at 9am** in the East Mezzanine in City Hall at 72 W College Ave.

VII. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 9th day of June 2026, at 4:52 p.m.



Aaron Vannoy, Director of Planning and
Development Services

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

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



**RECORD OF MINUTES
CITY OF SAN ANGELO, TX
PLANNING COMMISSION
May 18, 2026 9:00 AM**

Board Present: Brittany Davis, Chair
Shane Mize, Vice Chair
Jennifer Juarez
Kandi Pool
Lyndon Roberts-Galindo

Staff Present: Aaron Vannoy, Director of Planning and Development Services
Holly Crooks, Assistant City Attorney
Rae Lineberry, Lead Planner
Austin Reed, Planning and Development Services Administrator
Daniel Williams, Planning Tech

I. Call to Order

Chair Davis called the meeting to order at 9:00 AM. Quorum of 5 was established.

II. Public Comment

Chair Davis opened public comment.

Lead Planner Lineberry said there was no general public comment.

Chair Davis explained how public comment worked for those that have not been to a meeting before.

Public comment was closed.

III. Consent Agenda

Chair Davis mentioned there was nothing under the consent agenda and moved to regular agenda.

IV. Regular Agenda

A. **Subdivision Plats**

1. **FP26-05 Southland Hills Add. Section 30 (SMD#1)**: A request to Final Plat 7.443 acres to create twenty-two lots with the RS-1 zoning district located along Valleyview Blvd between Stone Canyon Trail and College Hills Blvd.

Planning and Development Services Director Vannoy presented the case.

Chair Davis opened public comment.

Russell Gully, with SKG Engineering, spoke to ask for approval and in case there were any questions. There were none.

Chair Davis closed public comment.

Commissioner Roberts-Galindo made a motion to approve as presented. Vice Chair Mize seconded the motion. The motion passed 5-0.

2. **FP26105 Kryslynn Subdivision, Section Two (SMD#1)**: A request for a final plat of Kryslynn Subdivision, Section Two, located at 2325 and 2365 Old Eola Rd with the following variance requests:

1. LDSO Chapter 9.II.2 Block length is more than 2200' along Old Eola Rd.

2. LDSO Chapter 10.III.A.5.2 To allow no curb and gutter along the roadside adjacent to the property.

3. LDSO Chapter 10.III.A.2 Minimum width being less than 26' in paving width.

Planning and Development Services Director Vannoy presented the case.

Chair Davis opened public comment.

Russell Gully, with SKG Engineering, spoke and discussed the conditions with the board and Director Vannoy.

The contractor for the owner spoke to the case.

Chair Davis closed public comment.

The board discussed and had more questions for Director Vannoy.

Chair Davis re-opened public comment for the contractor to discuss the conditions again.

Chair Davis closed public comment again.

Commissioner Pool made a motion to approve with the condition of constructing Old Eola being deferred until there is a future project. Vice Chair Mize seconded the motion. The motion passed 5-0.

D.4 CU26-09 4664 S Chadbourne St was moved up and read in at this time as it involved the same property.

Lead Planner Lineberry presented the case.

Chair Davis opened public comment.

The contractor for the applicant asked about the fencing requirement.

Commissioner Lyndon-Galindo made a motion to approve without the condition of an opaque fence. Vice Chair Mize seconded the motion. The motion passed 5-0.

B. Right-of-Way Abandonments

1. **ROW26-04 MLK & W 5th (SMD#3): A request to abandon .176 acres of street and alley right-of-way around the 200 Block of W 5th Street.**

Planning and Development Services Administrator Reed presented the case.

Chair Davis opened public comment.

Russell Gully, with SKG Engineering, spoke and elaborated further on the case.

Lee Pfluger, the applicant, spoke to the case.

Chair Davis closed public comment.

Vice Chair Mize made a motion to approve as presented. Commissioner Roberts-Galindo seconded. The motion passed 5-0.

2. **ROW26-03 655 Caddo St (SMD#5):** A request to abandon a total of 0.328 acres along several portions of street right-of-way around Central High School beginning at 655 Caddo St.

Lead Planner Lineberry presented the case.

Chair Davis opened public comment.

Russell Gully, with SKG Engineering, spoke to the case.

Chair Davis closed public comment.

Commissioner Roberts-Galindo made a motion to approve as presented. Commissioner Pool seconded the motion. The motion passed 5-0.

C. **Rezoning and Comprehensive Plan Amendments**

1. **Z26-05 411 W Avenue H (SMD#5):** A request for approval of a zone change from Two-family Residential (RS-2) to Low-rise Multifamily (RM-1) for 0.195 acres of property located at 411 W Ave H.

Planning and Development Services Director Vannoy presented the case.

Chair Davis opened public comment.

Being there was no public comment, it was closed.

Commissioner Pool made a motion to approve as presented. Commissioner Roberts-Galindo seconded. The motion passed 5-0.

2. **Z26-06 309-333 W 8th St (SMD#4):** A request for approval of a zone change from Two-family Residential (RS-2); General Commercial (CG), and General

Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1) for 0.78 acres of property located at 309-333 W 8th St.

Planning and Development Services Director Vannoy presented the case.

Chair Davis opened public comment.

Being there was no public comment, it was closed.

Vice Chair Mize made a motion to approve as presented. Commissioner Pool seconded the motion. The motion passed 5-0.

D. Conditional Uses

1. **CU26-06 2719 North Street (SMD#2):** A request for approval of a Conditional Use to allow household living on a property located within Neighborhood Commercial (CN) zoning district at 2719 North Street.

Planning and Development Administrator Reed presented the case.

Chair Davis opened public comment.

Being there was no public comment, it was closed.

Vice Chair Mize made a motion to approve as presented with the added condition that they rezone to a residential zone within 12 months. Commissioner Roberts-Galindo seconded the motion. The motion passed 5-0.

2. **CU26-07 3813 Parkwood Dr (SMD#6):** A request for approval of a Conditional Use to allow a Short-term Rental property located within Single-family Residential (RS-1) zoning at 3813 Parkwood Dr.

Lead Planner Lineberry presented the case.

Chair Davis opened public comment.

Dave Bowers, the applicant, gave more background on their intention and need for the conditional use.

Chair Davis closed public comment.

Commissioner Roberts-Galindo made a motion to approve as presented. Vice Chair Mize seconded the motion. The motion passed 5-0.

3. **CU26-08 926 Jody Lane (SMD#1):** A request for approval of a Conditional Use to allow for a Waste-Related Use being a bio-fuel conversion and storage facility on a property located within the Light Manufacturing (ML) zoning district.

Planning and Development Administrator Reed presented the case.

Chair Davis opened public comment.

Nelson Mensch, the applicant, spoke to the case.

Chair Davis closed public comment.

Vice Chair Mize made a motion to approve as presented. Commissioner Pool seconded the motion. The motion passed 5-0.

4. **CU26-09 4664 S Chadbourne St (SMD#1):** A request for approval of a Conditional Use to allow a warehouse facility and outdoor storage located on a property within General Commercial (CG) zoning at 4664 S Chadbourne St.

This case was presented earlier in the meeting with Agenda item A.2.

5. **CU26-10 1008 E 18th St (SMD#3):** A request for approval of a Conditional Use to allow household living on a property located within Neighborhood Commercial (CN) zoning at 1008 E 18th St.

Lead Planner Lineberry presented the case.

Chair Davis opened public comment.

Bill Williams, a neighbor in opposition, was invited to speak.

Chair Davis closed public comment.

Vice Chair Mize made a motion to approve as presented, adding the suggestion that staff cleans up the zoning in that area. Commissioner Pool seconded the motion. The motion passed 5-0.

V. Planning Director's Report

Planning and Development Services Director Vannoy explained the upcoming joint session of City Council and Planning Commission.

VI. Follow Up and Administrative Issues

- A. The next regular meeting of the Planning Commission is scheduled to begin on **Monday, June 15, 2026 at 9am** in the East Mezzanine in City Hall at 72 W College Ave.

VII. Adjournment

Commissioner Roberts-Galindo made a motion to adjourn. Vice Chair Mize seconded. The motion passed 5-0.

Meeting adjourned at 10:49 AM.

Brittany Davis, Chairman

**PLANNING COMMISSION – June 15, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Replat		RP26-11: 1 st Replat in Block 126, Ft. Concho Addition	
SYNOPSIS:			
A request to replat two lots into three lots over .362 acres which front onto Ben Ficklin Road within the Neighborhood Commercial (CN) zoning district.			
LOCATION:		LEGAL DESCRIPTIONS:	
320 & 324 W Avenue O		Acres: 0.172, Lot: 13, Blk: 126, Subd: FORT CONCHO ADDITION Acres: 0.189, Lot: 14, Blk: 126, Subd: FORT CONCHO ADDITION	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #3 – Harry Thomas Neighborhood – Rio Vista		Neighborhood Commercial (CN)	Neighborhood Center
SIZE:			
.462 acres			
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> - West Avenue O – Local Road - 30’ paving, 65’ R-O-W - Ben Ficklin Road – Local Road - 48’ paving, 100’ R-O-W 			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the replat subject to three (3) conditions and one (1) note.			
PROPERTY OWNER/PETITIONER:			
Owner: Stan Fox Petitioner: SKG Engineering			
STAFF CONTACT:			
Austin Reed Planning & Dev. Administrator (325) 657-4210 ext. 1550 austin.reed@sanangelo.gov			

Conformity with Comprehensive Plan and Purpose Statements:

This is a replat to convert two lots which front onto West Avenue O into three lots which front onto Ben Ficklin Road. This property, while zoned Neighborhood Commercial (CN), has an approved Conditional Use to allow household living. This Conditional Use required the property to follow Single-Family Residential (RS-1) development standards, and the property should be developed with single-family homes. One condition of this Conditional Use disallowed access points on Ben Ficklin, meaning the plat should be revised to include an access easement along the rear of the properties so that the future owners may access the homes through the alleyway or West Avenue O, as intended. Each lot measures 50' by 105'. As each fronting road meets current standards, no subdivision variances were requested or necessary. Each lot has access to an existing water main, but the existing sewer main terminates in the alley behind the property, necessitating an extension down Ben Ficklin to reach the south two lots. As the zoning of the property is still commercial, there is a requirement for sidewalks. This is within the City's designated infill area.

Recommendation:

Staff recommend **APPROVAL** of the replat subject to **three (3) conditions and one (1) note**.

Conditions:

1. Prior to plat recordation, install necessary water service lines to each new lot. [Land Development and Subdivision Ordinance, Chapter 11.I.B.2 & Chapter 12.I.A.1]
2. Prior to plat recordation, prepare and submit plans for approval illustrating the proposed installation of a sewer main [Land Development and Subdivision Ordinance, Chapter 12.I.A, City of San Angelo Standards & Specifications] and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 12.I.B].
3. Prior to plat recordation, prepare and submit plans for approval illustrating the proposed installation of sidewalks along the right-of-way on West Avenue O, and complete the installation in accordance with the approved version of these plans [Land Development and Subdivision Ordinance, Chapter 9.V.D]. If placement of sidewalks is not feasible within the public right-of-way, easement(s) shall be provided & illustrated on the plat. Alternatively, submit for approval a waiver to the City Engineer and Director of Planning.

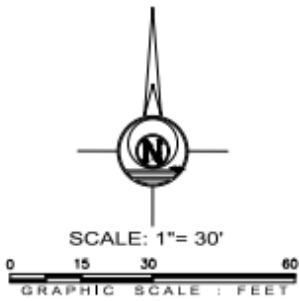
Note:

1. As no access points shall be granted on Ben Ficklin Road in accordance with CU25-12, it is recommended that the plat be revised to include an access easement running north-south along the eastern boundary of all three properties.

Attachments:

Replat

Replat



BEARINGS RECITED HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BY GPS OBSERVATION. DISTANCES SHOWN ARE SURFACE HORIZONTAL.

LEGEND:

- Found $\frac{1}{2}$ " Iron Pipe or Rod (unless otherwise noted)
- ◊ Set $\frac{1}{2}$ " Iron Rod with Cap

PLANNING COMMISSION
 Approved for recording this ___ day
 of ___, 20___, City Planning
 Commission of San Angelo, Texas.

By: _____
 Chairman

 Secretary

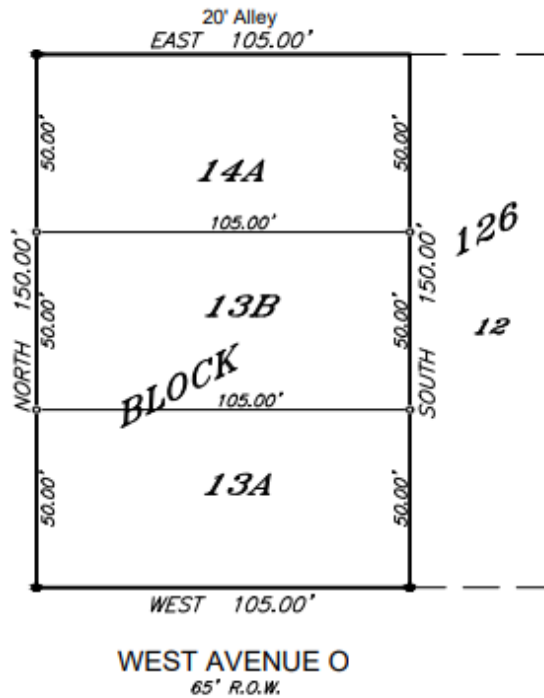
DEPARTMENT OF WATER UTILITIES
 Approved for recording this ___ day
 of ___, 20___.

By: _____
 Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
 Approved for recording this ___ day
 of ___, 20___.

By: _____
 Director of Public Works

BEN FICKLIN ROAD
 100' R.O.W.



**FIRST REPLAT IN BLOCK 126
 SOUTH END OF
 FORT CONCHO ADDITION**

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: Stan Fox

DESCRIPTION: Being Lots 13 & 14, Block 126, South End
 of Fort Concho Addition as per the plat recorded in Volume
 45, Page 390, Deed Records of Tom Green County, Texas.

STAFF REPORT
PLANNING COMMISSION – June 15th, 2026
City Council First Reading – July 21st, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z26-08: 331 E 31 st Street	
SYNOPSIS:			
A request for approval of a zone change from the Single-Family Residential (RS-1), Two-Family Residential (RS-2), and Zero Lot Line, Twinhome and Townhome Residence (RS-3) districts to Low-Rise Multifamily (RM-1) for 2.669 acres of property located between E 30 th , E 31 st , and Travis Street.			
LOCATION:		LEGAL DESCRIPTION(S):	
Between E 30 th , E 31 st , and Travis Street		Acres: 0.538, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 0.538 ACRES BEING 75' X 319.4' Acres: 1.250, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 1.2500 ACRES Acres: 2.130, Abst: A-5670 S-0121.5, Survey: J WILLIAMS, 2.1300 ACRES	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Joe Self Neighborhood – Lake View	RS-1, RS-2, RS-3 to RM-1	Neighborhood	2.669 acres
THOROUGHFARE PLAN:			
E 30 th Street – Local Road E 31 st Street – Local Road Travis Street – Local Road			
NOTIFICATIONS:			
23 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the zone change from RS-1, RS-2, and RS-3 to Low-Rise Multifamily Legacy (RM-1L)			
PROPERTY OWNER/PETITIONER:			
Owner: Spring Creek Development Group LLC			
STAFF CONTACT:			
Austin Reed Planning & Dev. Administrator (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change request encompasses 2.669 acres of property for an area which recently had 2-3 parcels final platted into one lot representing the area of this request. That plat, the Day Addition Section 2, has not yet been recorded. The vision plan determines this area to be “Neighborhood”, which this request aligns with. Surrounding this property is single-family residential, along with what used to be Day Elementary (now a head-start program). An important footnote is that the applicant requested a zone change to RM-1 prior to the City of San Angelo adopting a new zoning ordinance which greatly limits the types of structures allowed under RM-1 zoning. All properties with existing RM-1 zoning are being converted to RM-1L, which is a legacy zoning district affording those properties the standards of the old zoning district. As this property applied under the old rules, Planning staff recommend that they are approved for RM-1L zoning as opposed to the new RM-1.

Planning Commission evaluation of appropriateness.

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property is “Neighborhood,” which is compatible with the request for Low-Rise Multifamily (RM-1)
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This request would not conflict with the Zoning Ordinance in any way and the properties in their current and proposed shapes and sizes would be consistent with RM-1 or RM-1L development standards.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.**
This property is suitable for multifamily development as it is 2.669 acres (sufficient room) and fronts onto two different streets. Surrounding this property is existing residential and around a dozen new homes fronting onto E 30th which are owned by the same developer.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to multifamily residential is necessary for the applicant’s plans to develop the property in a manner they see fit.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse effects on the nearby natural environment and a drainage study was required as part of the recent plats.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
The development of this property for multifamily residential helps to meet a clearly demonstrated community need for additional housing as identified in our 2019 and 2024 ResIntel Housing Studies.

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

RM-1L zoning at this location would result in a logical and orderly pattern of development where a large vacant property near to schools and the Northside Recreation Center would be developed with multifamily residences.

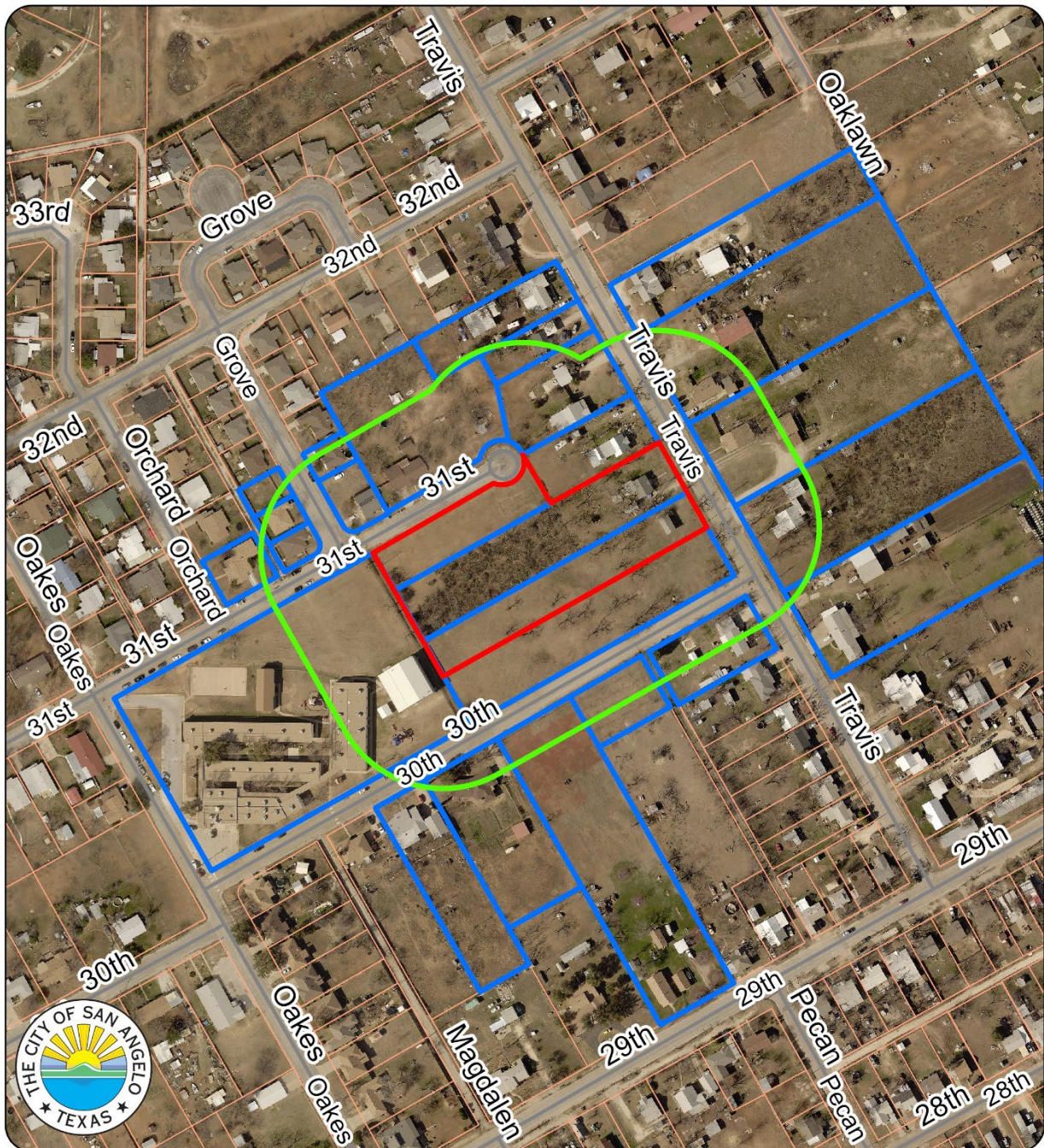
Recommendation:

Staff recommend **APPROVAL** of the zone change from RS-1, RS-2, and RS-3 to Low-Rise Multifamily Legacy (RM-1L)




Attachments:

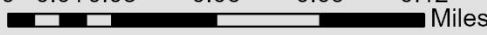
- Notification Map
- Aerial Map
- Zoning Map
- Vision Map


Notification Map



Notification Map
Case: Z26-08 331 E 31st St
Council District: #2 - Joe Self
Neighborhood: Lake View

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles



Aerial Map



Aerial Map


Case: Z26-08 331 E 31st St

Council District: #2 - Joe Self

Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 Miles

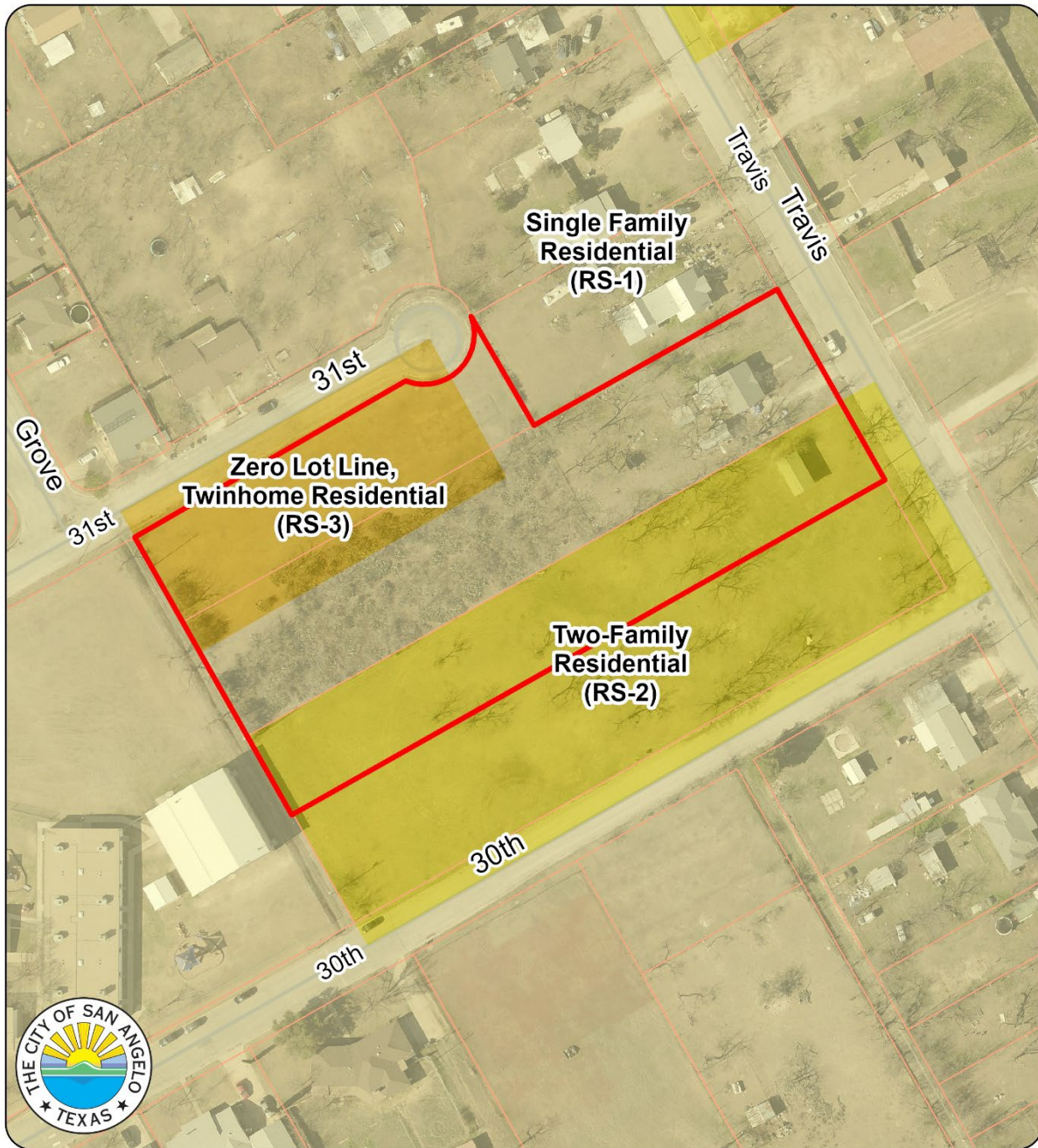
200' Range: 

Subject Property: 

Notified Properties: 







Zoning Map



Zone Map
Case: Z26-08 331 E 31st St
Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N 

Vision Plan



Vision Map

Case: Z26-08 331 E 31st St

Council District: #2 - Joe Self

Neighborhood: Lake View

Scale: 0 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 



MEMO



Meeting

Date: June 15, 2026

To: Planning Commission

From: Rae Lineberry
Lead Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 5, RS-1 zoning area.

Background: CU26-11 - A request for a Conditional Use for a short-term rental located at 209 Midget St. This property is located in the Santa Rita neighborhood, which is near commercial and shopping amenities. A safety inspection has not been completed at the time of this report, however the applicants have reached out to schedule one as of 6/11/26.

Notification: 33 notifications were sent. 0 received in opposition and 0 in favor.

Planning Commission Requested Action:

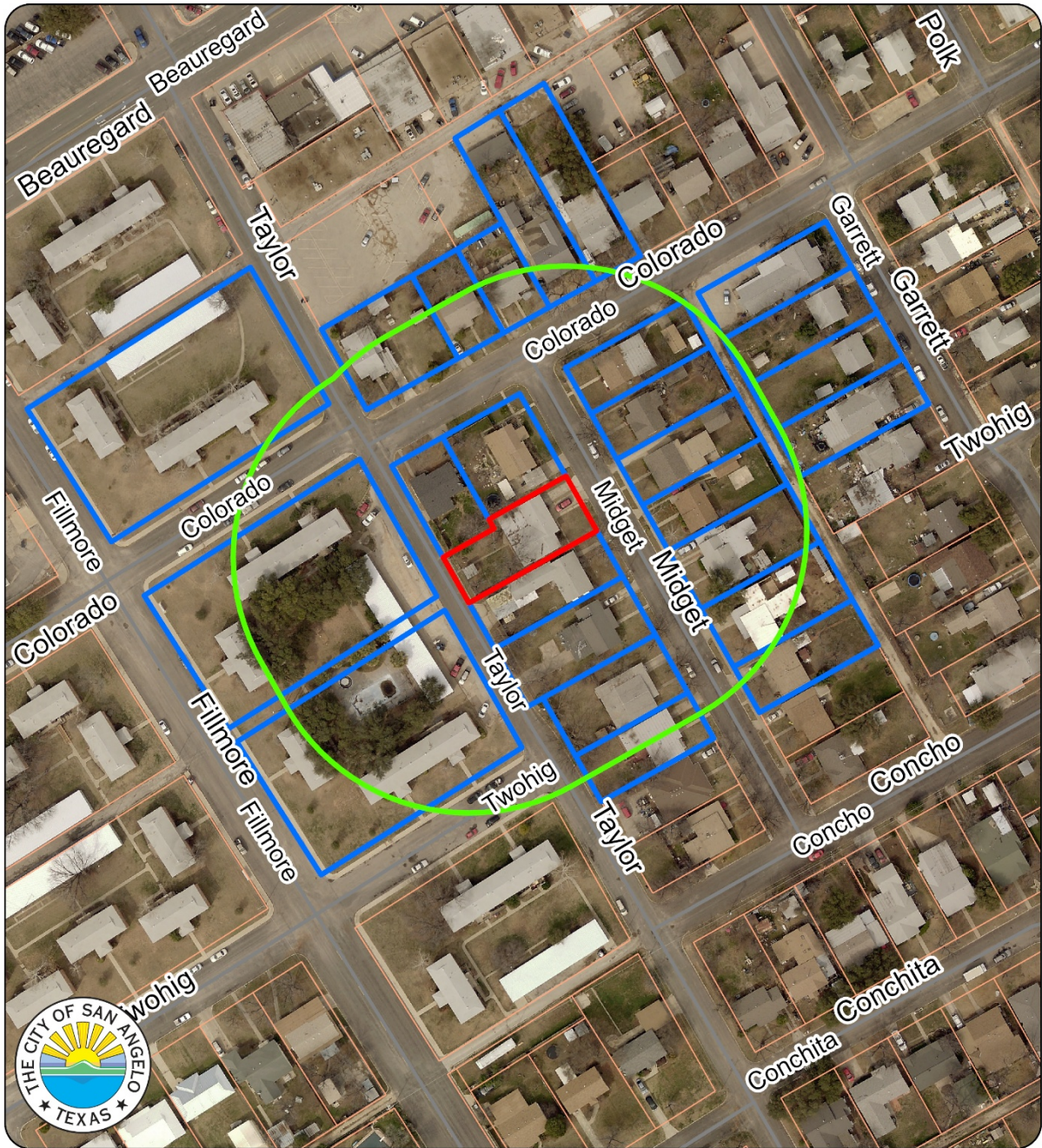
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 209 Midget St. with the following conditions:

- Follow the guidance outlined in Sections 406 and 804 of the Zoning Ordinance.
- Safety inspection must be completed by July 1st, 2026.

Front of House







Notification Map



Notification Map
Case: CU26-11 209 Midget St
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

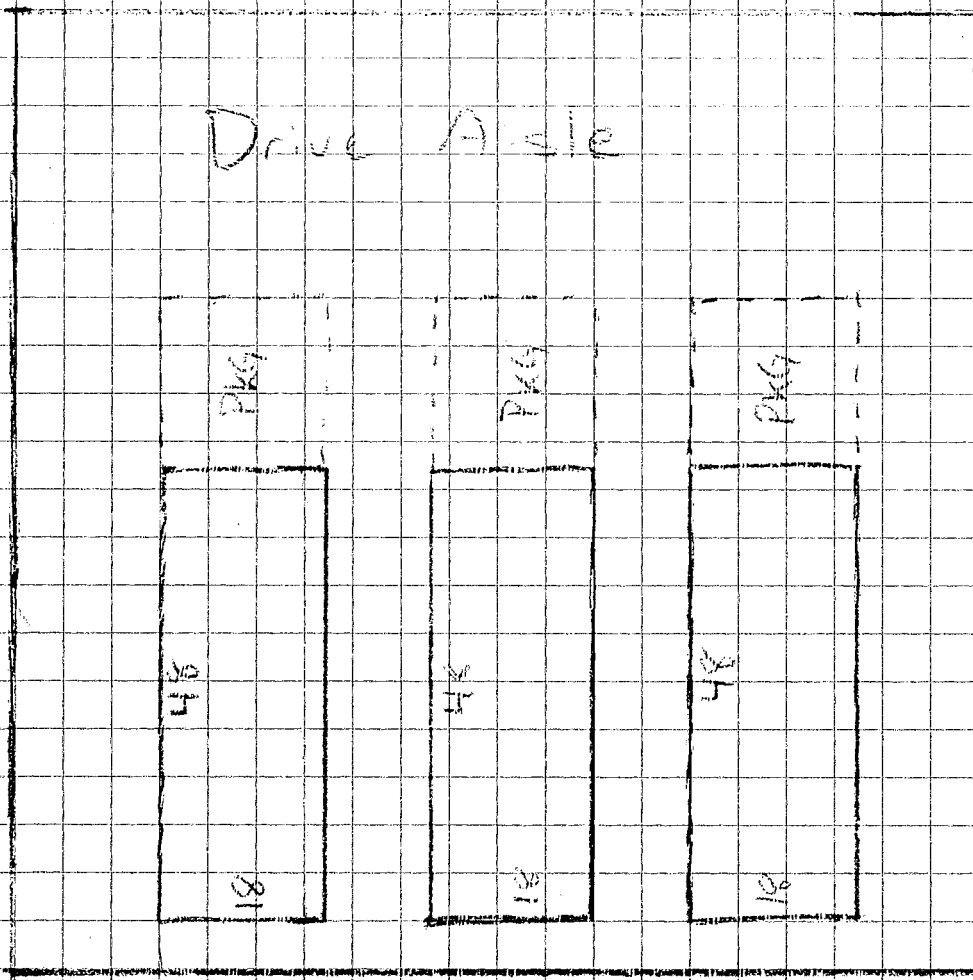
200' Range: 
Subject Property: 
Notified Properties: 

N 

MLK

Drive Aisle

W 13th N



**PLANNING COMMISSION – June 15, 2026
STAFF REPORT**

APPLICATION TYPE:		CASE:	
Conditional Use		CU26-12: 301 W. 13 th St.	
SYNOPSIS:			
<p>This is a request for approval of a Conditional Use to allow household living in a General Commercial Heavy Commercial (CG/CH) zoning district for the property located at 301 W. 13th St..</p>			
LOCATION:		LEGAL DESCRIPTION:	
301 W. 13 th St.		Acres: 0.230, Lot: 1 & 2, Blk: 67, Subd: MILES ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Patrick Keely Neighborhood – Blackshear	Neighborhood Commercial (CN)	Neighborhood	0.230 acres
THOROUGHFARE PLAN:			
W 13 th St. – local road Martin Luther King Dr. – Minor Collector			
NOTIFICATIONS:			
32 notifications sent on 6/1/2026. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of the request for a Conditional Use to allow household living at 301 W 13 th St., subject to two (2) conditions .			
PROPERTY OWNER/PETITIONER:			
Owner: Galilee Community Development Corp.			
STAFF CONTACT:			
Aaron Vannoy Planning And Development Services Director (325) 657-4210 ext 1542 Aaron.vannoy@sanangelo.gov			

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

1. **Impacts Minimized. Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.**
The proposed use is to move to 3 individual modular homes which should not create any adverse effects as the area to the west and south is currently residential and the vision plan is neighborhood center. An RS-6 Triplex and Quadraplex district standards requires a minimum of a 6000 Sq. ft. lot; this lot is 10,000 Sq. Ft. and adjacent to a minor collector.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.**
Staff do not anticipate that the proposed use would be contrary to any portion of the Zoning Ordinance.
3. **Compatible with Surrounding Area. Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.**
Staff believe the request to be compatible with the surrounding area as it is surrounded by residential to within the general area.
4. **Effect on Natural Environment. Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse impacts on the natural environment.
5. **Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.**
The recent 2019 & 2024 housing study shows a need for affordable housing. This housing will begin as housing for disaster victims while their housing is repaired and over time will continued to be a transition housing effort for renovations through the Galilee Development Corp.
6. **Development Patterns. Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.**
The proposed use would result in a logical and orderly pattern of development as there is existing residential in the surrounding area.

Recommendation:

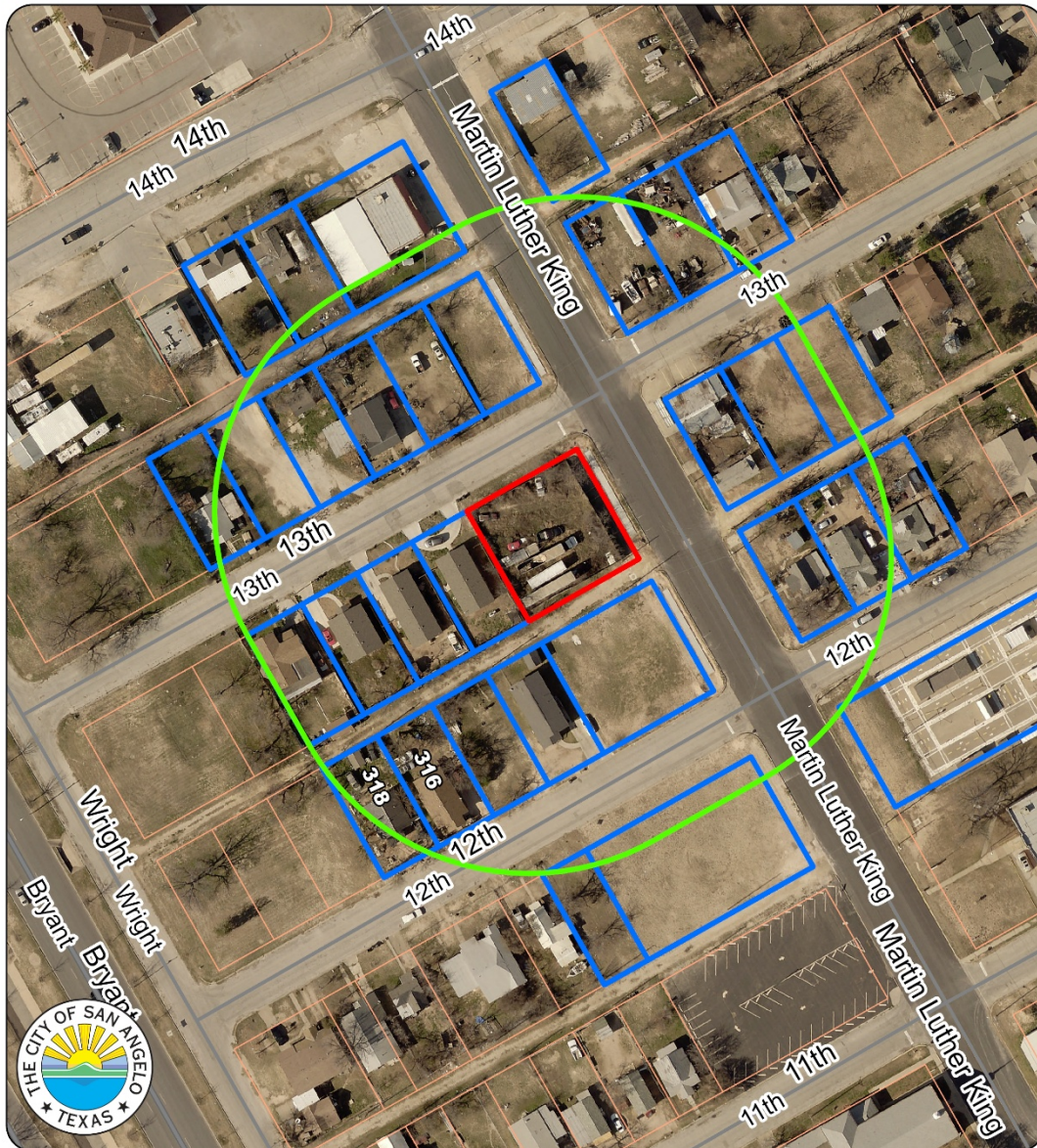
Staff recommend **APPROVAL** of CU26-10, **subject to two (2) conditions:**





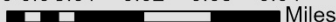
1. The applicant must obtain all necessary building permits through the Building Permits and Inspections Division.
2. The property shall generally conform to Triplex and Quadraplex (RS-6) zoning district standards.

Attachments:

- Notification Map
- Aerial Map
- Zoning Map
- Vision Map

Notification Map



Notification Map		
Case: CU26-12 301 W 13th St	200' Range: 	
Council District: #4 - Patrick Keely	Subject Property: 	
Neighborhood: Blackshear	Notified Properties: 	
Scale:  Miles		

Aerial Map




Aerial Map

Case: CU26-12 301 W 13th St

Council District: #4 - Patrick Keely

Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.03 Miles

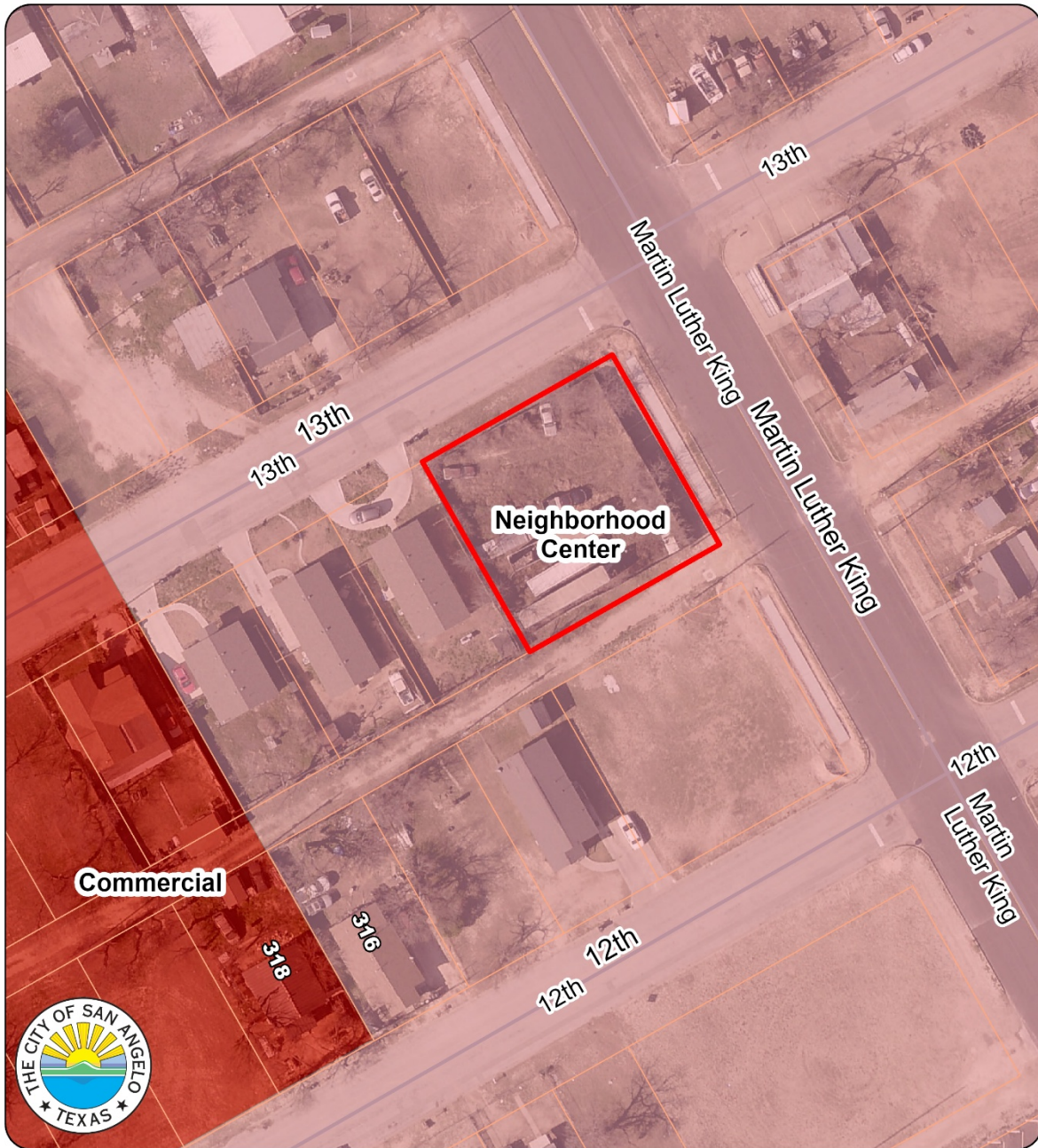
200' Range: 

Subject Property: 




Notified Properties: 

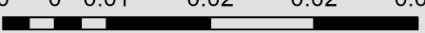



Zoning Map



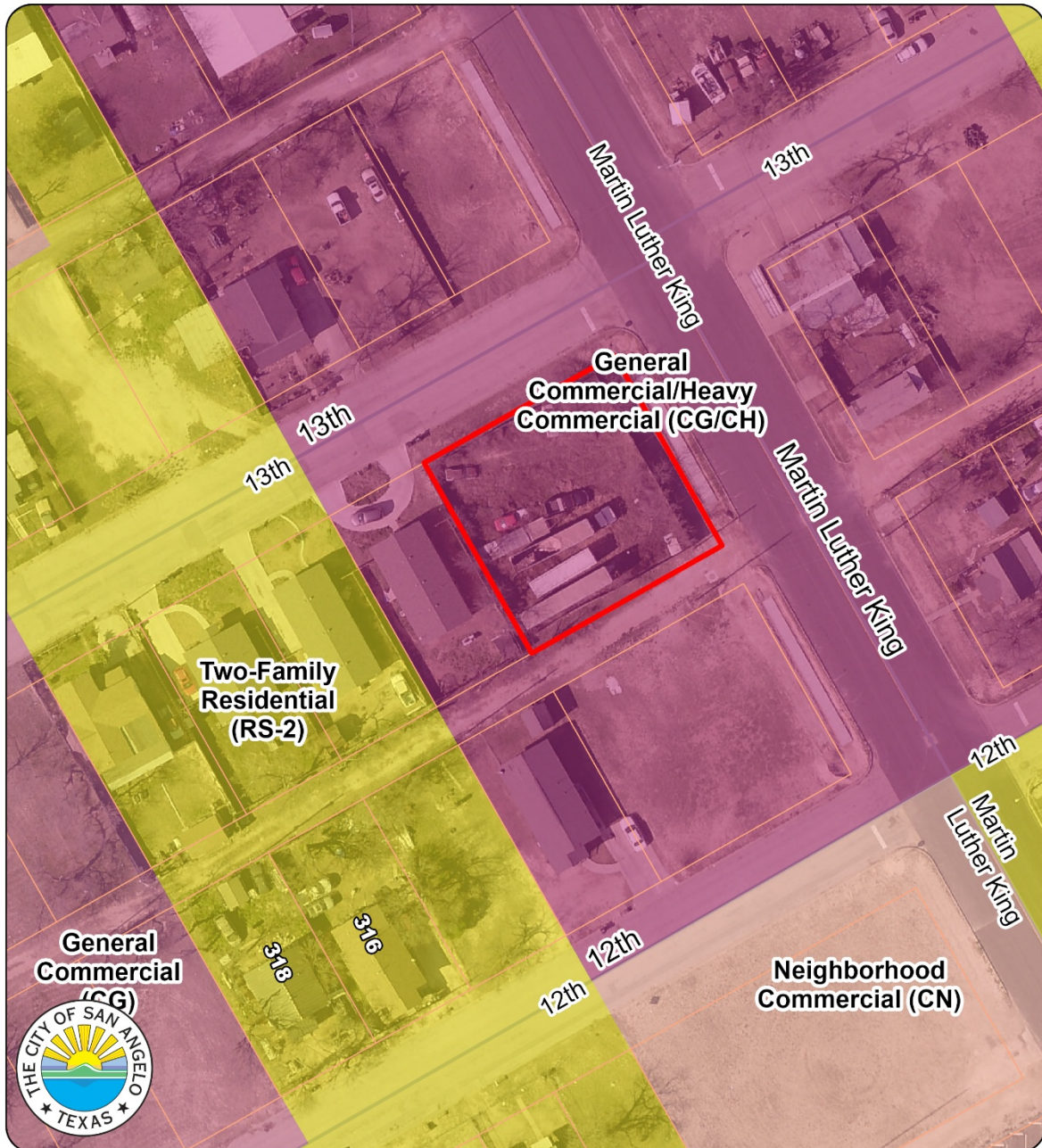
Vision Map
Case: CU26-12 301 W 13th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles







Vision Map



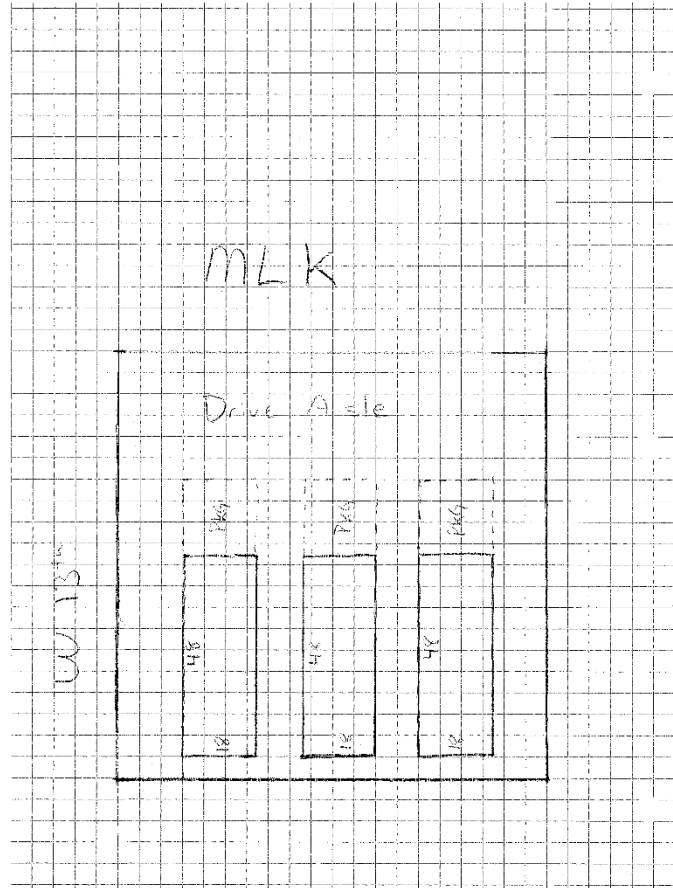
Zone Map
Case: CU26-12 301 W 13th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.03 Miles

200' Range: 
Subject Property: 
Notified Properties: 



Concept Plan



**PLANNING COMMISSION – June 15, 2026
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU26-13: Gunter St, Lots 12-13, Blk 4	
SYNOPSIS:			
<p>The applicant has applied for approval of a Conditional Use (CU) request to allow a warehouse/storage facility for a tortilla factory on a lot behind these lots within the General Commercial (CG) zoning district.</p>			
LOCATION:		LEGAL DESCRIPTION:	
South of the intersection of Avenue Q and Gunter St, Lots 12-13, Blk 4		Acres: 0.123, Lot: 13, Blk: 4, Subd: GUNTER A A ADDITION Acres: 0.123, Lot: 12, Blk: 4, Subd: GUNTER A A ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Rio Vista	General Commercial (CG)	Neighborhood	0.123 acres 0.123 acres
THOROUGHFARE PLAN:			
Gunter St: Local Road			
NOTIFICATIONS:			
23 notifications mailed within 200-foot radius on June 2, 2026. No responses have been received to date.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of CU26-13 subject to five conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Applicant: Mini Properties Group LLC/Stephanie Minjarez			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210 ext 1533 Rae.lineberry@sanangelo.gov			

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

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The proposed use is warehousing and storage for the bakery that is on the lot behind these two lots. The lots are located in general commercial and will be used as storage, offices, and tortilla factory. General Commercial allows warehousing with a conditional use and while this use may be less intensive than a true warehouse, it still meets the warehouse definition.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** Staff does not anticipate that the proposed CU would conflict with any portion of this Zoning Ordinance. And while this area does have a Neighborhood designation within the Vision Plan, it was rezoned in 2003 from RS-1 to CG without updating the Comprehensive Plan.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** Staff believes the request is compatible with the surrounding area, as this will help service the bakery behind it.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** Staff does not anticipate any adverse impacts on the natural environment.
5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** This proposed use supports the bakery needs of a local business that would like to expand and provides services to the community.
6. **Development Patterns.** **Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.** Staff believes this does follow a logical and orderly pattern as it is surrounded by commercial.

Recommendation:

Staff recommends **APPROVAL** of CU26-13, **subject to five conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject properties shall generally conform to the General Commercial (CG) Zoning District development standards.
2. The applicant shall provide opaque fencing along the southern edge of the property that abuts residential zoning.
3. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.
4. The applicant shall obtain all required permits from the Permits and Inspections Division.




Attachments:


Aerial Map
Notification Map
Zoning Map
Vision Map
Applicant statement

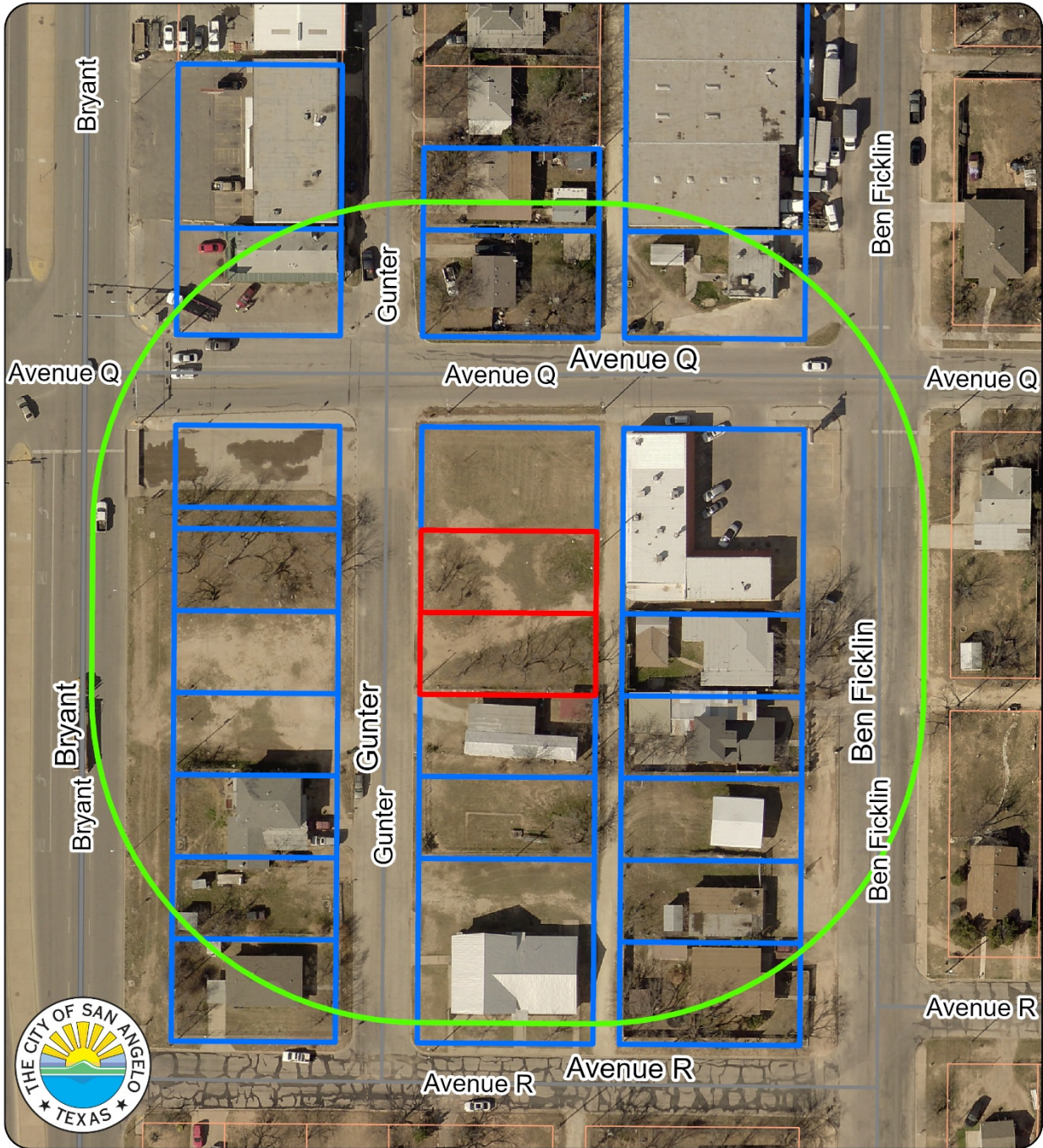


Aerial Map
Case: CU26-13 0 Gunter Lot 12-13 Blk 4
Council District: #3 - Harry Thomas
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N 



Notification Map

Case: CU26-13 0 Gunter Lot 12-13 Blk 4

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

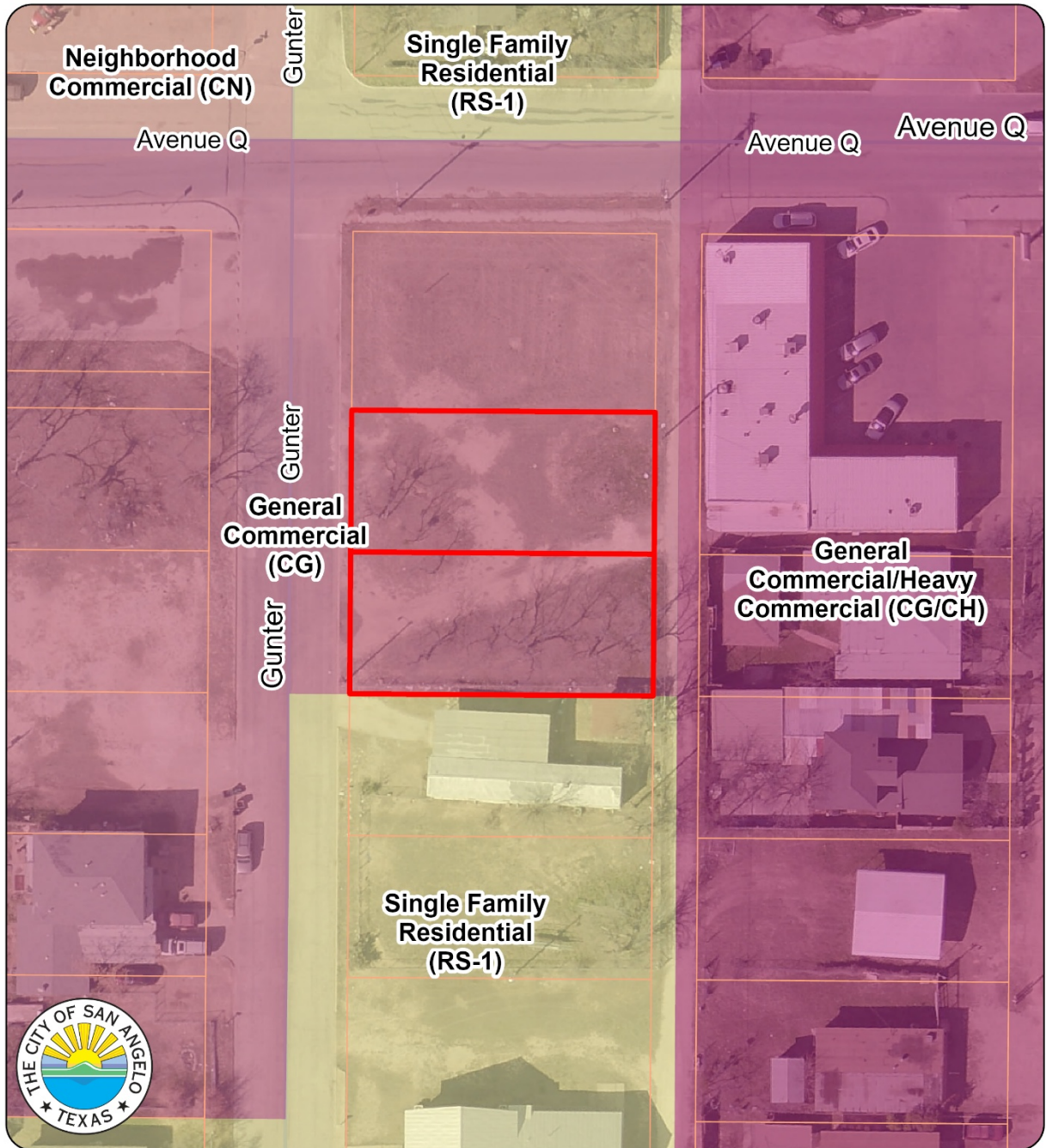
Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

200' Range:

Subject Property:




Notified Properties:




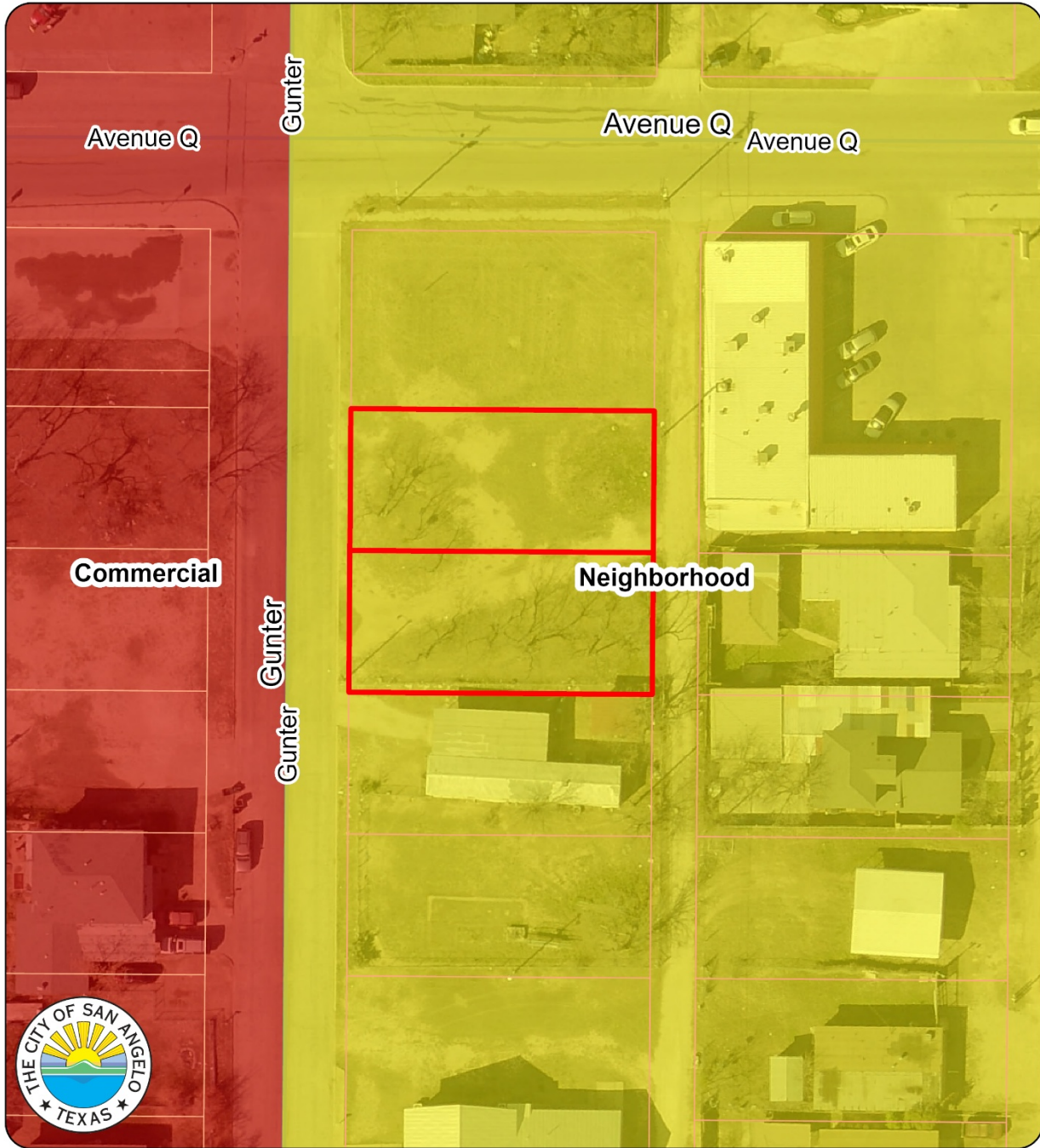


Zone Map
Case: CU26-13 0 Gunter Lot 12-13 Blk 4
Council District: #3 - Harry Thomas
Neighborhood: Rio Vista

Scale: 0 0.01 0.02 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N





Vision Map


Case: CU26-13 0 Gunter Lot 12-13 Blk 4

Council District: #3 - Harry Thomas

Neighborhood: Rio Vista

Scale: 0 0 0.01 0.01 0.02 0.02 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Application continued

We plan to build a 3500 sq ft. warehouse with a 8-10 vehicle parking lot. The warehouse will have some offices that will have doors facing the west on Gunter. The parking will be to the side of the building. We plan to put a metal to separate the business from the residential side. The offices will be for our own use. We are just an extension to the bakery that we own and work at to be able to store items that we use for the bakery. We are planning to manufacture tortillas in the bakery, and we want to store them in the warehouse for distribution.

Thank you



The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

TEXAS STATE BANK
2201 SHERWOOD WAY
SAN ANGELO, TX 76901-3030

NOTICE OF PUBLIC HEARING

RE: SV26-02 2202 Sherwood Way

6/2/2026

WHEN: Monday, June 15, 2026 at 9:00 AM

WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave.

CONCERNING: A request for approval of a sign variance to cover 45 percent of two walls in lieu of the maximum 25 percent on each wall at 2202 Sherwood Way.

REASON: To allow a large sign on two separate walls of the business.

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments related to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only that area which is colored red on the map is being considered for this request. The solid green boundary line around the subject area is only a notification area.

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. An appeal of the Planning Commission's decision on conditional use approval shall be made to the City Council within 15 days of the final action by the Planning Commission. The appeal shall be submitted in writing to the Planning Director and processed in accordance with the Zoning Ordinance.

If you require further assistance regarding these proceedings, please contact the **Planning Division**, at telephone 325-657-4210 or by email address planning@sanangelo.gov.

CASE #: SV26-02: 2202 Sherwood Way. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: TEXAS STATE BANK
Address: 2107 SHERWOOD WAY

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo, TX, 76903
planning@sanangelo.gov

I am in favor

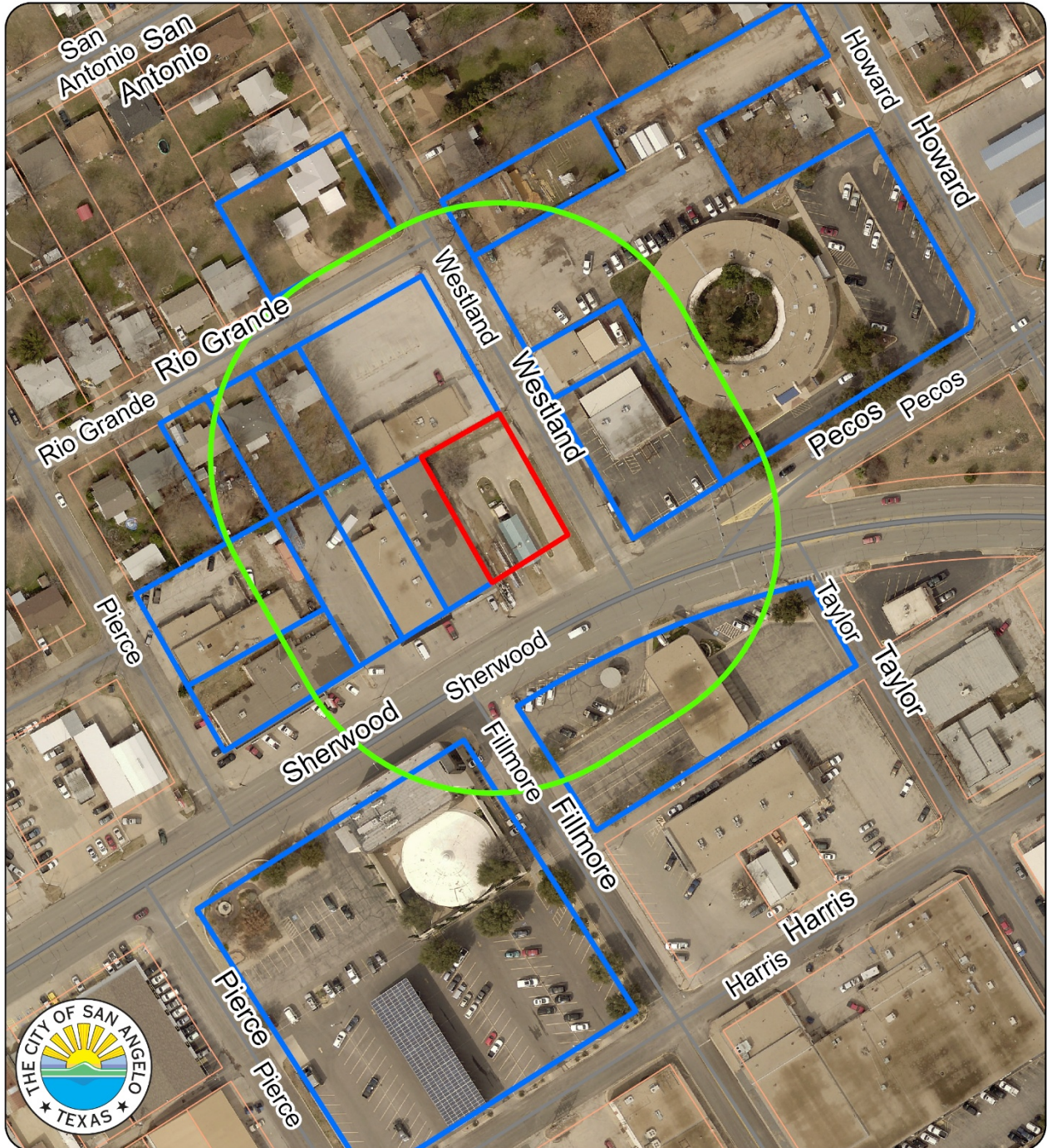
I am opposed

Signature: _____

Additional Comments:







The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903



Notification Map
Case: SV26-02 2202 Sherwood Way
Council District: #5 - Karen Hesse Smith
Neighborhood: Central

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N


**PLANNING COMMISSION – April 20, 2026
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Sign Variance		SV26-21: 2202 Sherwood way	
SYNOPSIS:			
The applicant has applied for a sign variance to Sec 12.04.005 (b)(2)(A). The variance is a request to allow two signs to be more than 25% of each wall area located at 2202 Sherwood Way.			
LOCATION:		LEGAL DESCRIPTION:	
2202 Sherwood Way		Acres: 0.317, Lot: 96 & 97, Subd: SUNSET TERRACE ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 –Karen Hesse Smith Central Neighborhood	General Commercial Heavy Commercial (CG/CH)	Neighborhood Center	0.317 ac.
THOROUGHFARE PLAN:			
<i>Sherwood Way</i> – Major Arterial - TXDOT Westland Ave. – Local Road – ROW is 52’ and paving is 42’			
NOTIFICATIONS:			
24 notifications were mailed within a 200-foot radius on June 1, 2026. Staff has received zero in favor and zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends Approval of the Sign Variance to allow two signs to be more than the 25% of each wall area located at 2202 Sherwood Way.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner: Francisco Perez Applicant: Francisco Perez</i>			
STAFF CONTACT:			
Aaron Vannoy Planning and Development Services Director (325) 657-4210, Extension 1542 aaron.vannoy@sanangelo.gov			

Additional Information: The proposed signs will be located on the remodel structure; one on each side. The structure is a small food stand which has been rebuilt after a vehicle crashed into the property in 2020. The structure is small in width, being only 14' wide but standard in length being approximately 58' and with a total sq. footage being less than 825 sq. ft. in total. This is a designed drive through restaurant which may add some outdoor seating over time on the lot.

Sign Variances: Section 12.04.013 of the Sign Ordinance requires that before the Planning Commission acts on a sign variance application, the applicant must show a hardship exists, and the Planning Commission shall determine that all of the criteria below are present.

- **Hardship:** Section 12.04.013(d) of the Sign Ordinance states that a hardship may result from: (1) The size, shape or dimensions of a structure; (2) The location of the structure; (3) Topographic or physical conditions on the site or in the immediate vicinity; or (4) Other physical limitations, such as street locations or traffic conditions in the immediate vicinity.

Background on Staff recommendation of approval:

- The West facing sign is virtually unseeable for vehicular traffic going west to east along Sherwood Way.
- Driving east to west along Beauregard into the transition into Sherwood way, the property comes into focus about 1000 ft away; however, due to the size of the building, the one thing which is visible is the name of the restaurant, not the other items until you are on property.
- This property is at an odd intersection where Beauregard transitions to Sherwood way and Pecos St. connect from the East and Westland Ave connects from the north. The S curve, the traffic signaling and the small structure combine for a hardship to advertise the business on the property.
- While the images painted on the vertical walls of the exterior are signs, part of the sign are items that are offered for purchase from the restaurant and seem to be fully recognizable once on property.
- These wall signs do not add to the sign clutter along Sherwood way as they are off the property line, while looking west you can see the old style of freestanding signs which do add to the clutter.

Variance Criteria:

Before the planning commission acts on the variance application, the applicant must show a hardship exists, and the planning commission shall determine that all of the following are present:

- ***There are special circumstances or conditions applying to the land, buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions are unique to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or***

enterprises;

- *Such special circumstances were not created by the applicant;*
- *The granting of the variance will be in general harmony with the purpose of this article and will not be materially detrimental to adjacent property, to the adjacent neighborhood, to the persons residing or working in the vicinity or to the public welfare in general;*
- *The variance applied for represents the minimum variance necessary in order to afford relief from the hardship;*
- *The variance applied for does not depart from the provisions of this article any more than is required to identify the applicant's business or use.*

Recommendation:

Staff recommends **Approval** of the Sign Variance to allow two signs to be more than the 25% of each wall area located at 2202 Sherwood Way.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Current roof sign
Proposed sign rendering



Aerial Map
Case: SV26-02 2202 Sherwood Way
Council District: #5 - Karen Hesse Smith
Neighborhood: Central

Scale: 0 0.01 0.02 Miles




200' Range: —
Subject Property: —
Notified Properties: —


N



Vision Map
Case: SV26-02 2202 Sherwood Way
Council District: #5 - Karen Hesse Smith
Neighborhood: Central

Scale: 0 0.01 0.01 0.02 0.02 Miles




200' Range: 
Subject Property: 
Notified Properties: 


N 



Zone Map
Case: SV26-02 2202 Sherwood Way
Council District: #5 - Karen Hesse Smith
Neighborhood: Central

Scale: 0 0.01 0.01 0.02 0.02 Miles

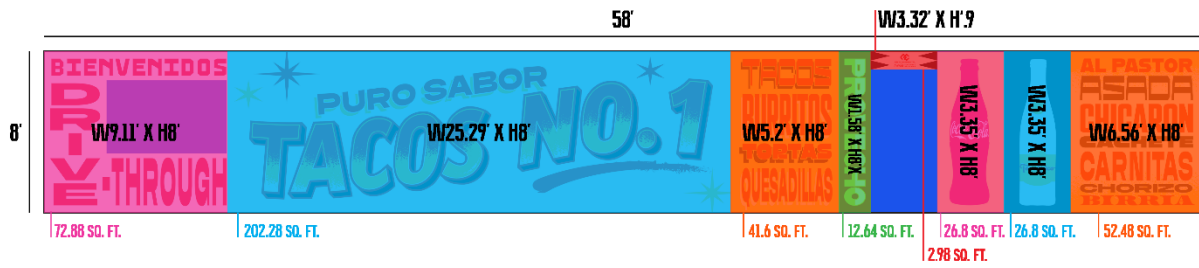
200' Range: 
Subject Property: 
Notified Properties: 

N


464 SQ. FT. WALL FACE AREA TOTAL



464 SQ. FT. WALL FACE AREA TOTAL







MEMO



Meeting

Date: June 5, 2026

To: Planning Commission

From: Aaron Vannoy
Planning and Development Services Director

Agenda Item: Text Amendment to the City of San Angelo Code of Ordinances Sec. 12.04.008
Temporary Signs

Background:

In 2025 the sign ordinance had a review for electronic signs, onsite and offsite signs and banners in the design districts. During the process a portion of the temporary signs were removed primarily being garage sale signs, political signs and real estate signs.

Since this removal there have been several challenges to what a temporary sign is and how those signs are either legal or illegal now.

After several discussions, it was never the intent to remove garage sale, political, or real estate signs from the temporary sign category which does not require a permit.

Exhibit "A"

This reestablishes the three items in temporary signs: Auction, estate and garage sale signs; political signs; and real estate signs. It also establishes regulations for feather banner signs as temporary signs.

We kept the exact language as the original ordinance for the three sign types. The added section for feather banner signs, currently we would prohibit these signs, we went with a simple strategy to allow them for temporary use. Temporary use is appropriate as the signs are designed to be used for grand openings, special events or sales as fluttering signs that attract the eye while driving.

Planning Commission Requested Action:

Staff are requesting that the Planning Commission recommend approval of the proposed changes to the City Council.

Attachment:

Exhibit A

Exhibit A

Add to Section 12.04.008 Temporary Signs:

(6) Auction, estate and garage sale signs. One non-illuminated sign advertising an auction, estate or garage sale is authorized per residential lot upon which the sale is to be conducted.

(A). No more than two additional auction, estate or garage sale signs may be placed off-site, on property zoned for residential use, with the permission of the person owning or controlling the property.

(B). Signs advertising an auction, estate or garage sale may not exceed four square feet per side in size and must clearly indicate the name and street address of the person responsible for the sale.

(C). All garage sale signs must be removed no later than 24 hours after the conclusion of the sale.

(D). No sign shall be attached, placed, affixed or staked in the public right of way whether in ground, on ground or on a pole or structure.

(7) Political signs. One political sign per street frontage not exceeding four square feet each in a district zoned for residential use and 32 square feet each in nonresidential districts.

(A). A political sign authorized by this section may not be displayed earlier than 90 days before a primary, runoff or general election and such signs must be removed prior to the expiration of ten days following the primary, runoff or general election.

(B). Failure by a candidate or person owning or controlling a lot, tract or parcel of land to remove a political sign within ten days shall constitute a separate offense for each day the sign remains standing.

(C). No political sign shall be placed on any property, structure or building without first obtaining the permission of the property owner.

(8) Real estate signs.

(A) Three non-illuminated signs per street frontage indicating the property on which the sign is located is a model home, open house or is for sale, rent or lease. Such

signs shall be a maximum of six square feet in districts zoned for residential use and 32 square feet in districts zoned for commercial use.

(B) Four off-site directional signs indicating an open house or model home shall be allowed per builder or sales agent, per subdivision. These signs shall not exceed six square feet.

(C) Pennants and/or banners may be used at an open house on Saturday and/or Sunday. Pennants shall be securely attached to two points located ten feet from any curb line or zero feet from the property line, whichever is greater. Banners must be attached to the building and may be no larger than 60 square feet or 25 percent of the area of the wall to which the banner is attached.

(9) Feather flag banners

(A) no more than 6 per property may be no larger than 60 square feet

(B) must be 10' setback from property lines

(C) If property is in a design district – River corridor, Downtown, Cultural or Historic; signs must gain approval through Zoning ordinance Sec 211 or Zoning Ordinance Sec 212

(D) No sign shall be attached, placed, affixed or staked in the public right of way whether in ground, on ground or on a pole or structure.

(E) Allowed for 30 days or less and only three times per year.

ARTICLE 12.04 SIGNS¹

Sec. 12.04.001 Purpose

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

¹State law reference(s)—Authority of municipality to regulate signs, V.T.C.A., Local Government Code, ch. 216State law reference(s)—.

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

(1996 Code, sec. 12.601; Ordinance adopted 1-21-03)

Sec. 12.04.002 Definitions

Aggregate area. The sum of the area (in square feet) of all signs for a specific classification of sign. ~~See section 12.04.005(b)(1)(A).~~

Air-activated graphic or sign. Signs, devices or streamers (not including flags or pennants) caused to be moved, spun or activated by the movement of air. ~~See section 12.04.016(2)(A).~~

Area.

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

Arterial street. Any street identified as an arterial street on the city's thoroughfare plan. ~~See section 12.04.005(b)(1)(B)(ii).~~

Attached sign. Any sign attached to a wall, sloping roof, marquee, fixed awning, fascia or canopy of a building. ~~See section 12.04.005(b)(2).~~

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

Auction. ~~A sign advertising an auction to be conducted in a district zoned for residential use. See section 12.04.008(a)(3).~~

Banner. A piece of cloth, paper, plastic or other non-rigid material ~~which is tied or affixed to a building or structure and~~ upon which a message is painted, printed or affixed. ~~See section 12.04.008(a)(9)(C), 12.04.009(2), 12.04.010(a), and 12.04.016(a)(2)(B).~~

Balloon. An inflatable bag (of rubber, plastic, mylar or other similar material) usually used as a toy or for decoration. ~~See section 12.04.016(a)(2)(G).~~

Billboard. Any freestanding sign that exceeds 250 Square Feet in area. ~~See "Off-site sign."~~

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

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

Electronic message sign. A sign whose informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments, including LED (light emitting diode) signs, television screens, plasma screens, video boards, or other digital signs. ~~A sign whose message may be changed at intervals by electronic process or by remote control, including such devices known as commercial electronic variable message signs, provided that any such sign complies with all characteristics identified in section 12.04.016(2)(C).~~

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

Estate sign. ~~A non-illuminated sign advertising an estate sale in a residential district. See section 12.04.008(a)(3).~~

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

Freestanding sign. Any permanent sign not affixed to a building except as provided in the definition of a standard roof sign. ~~See section 12.04.005(b)(1).~~

(1) **Back-to-back sign.** A structure with two parallel directly opposite signs with their faces oriented in opposite directions located not more than 15 feet apart. A back-to-back sign shall constitute one freestanding sign.

(2) **Double-faced sign.** Any two adjacent signs on a single structure or separate structures with both faces oriented in the same direction and not more than ten feet apart at the nearest point between the two faces. A double-faced sign may be referred to as a side-by-side or stacked sign. A double-faced sign shall constitute one freestanding sign.

(3) **V-type sign.** Two or three signs in the shape of the letter "V" or triangle when viewed from above with their faces oriented in different directions located not more than 15 feet apart at the closest points. All faces of a V-type sign shall be considered to constitute a single freestanding sign.

Garage sale sign. ~~A non-illuminated sign advertising a garage sale in a residential district. See section 12.04.008(a)(3).~~

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

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

Inflatable sign. A gas- or air-inflated figure, shape, or sign larger than 20 inches in diameter at its widest point. ~~See section 12.04.016(a)(2)(G).~~

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

Lot frontage. The area fronting upon a street or road of a development at the time of application for a sign permit. ~~See section 12.04.005(b)(1)(A).~~

Major collector street. Any street identified as a major collector on the city's thoroughfare plan. ~~See section 12.04.005(b)(1)(B)(ii).~~

Multifamily residence sign. A sign placed upon a lot tract or parcel of land within a RM-1 (Low Rise Multifamily Residence) or RM-2 (High-Rise Multifamily Residence) zoning district. ~~See section 12.04.005(a)(1).~~

Nonconforming sign. A sign, legally existing on the effective date of this article, which could not be built under the terms of this article or under the terms of the city's zoning ordinance. ~~See section 12.04.012.~~

Nonresidential use. Use of property in a district zoned for residential use but used lawfully for a nonresidential purpose. ~~See section 12.04.005(a)(2).~~

Off-site directional sign. ~~An attached or freestanding sign containing only the name of a location or business and directions to said location or business and not exceeding 12 square feet in area. See section 12.04.008(a)(9)(B).~~

Off-site sign. Any freestanding sign other than an on-site sign (see section 12.04.006), including:

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

On-site sign. Any freestanding or attached sign, whether containing a noncommercial message or advertising goods, services, facilities, events or attractions available on the premises where the sign is located, identifies the owner or occupant, or directs traffic on the premises. ~~See sections 12.04.005 and 12.04.008(b).~~

Open house. To open to the general public, a house or building for sale, in order to allow prospective buyers to view the property. ~~See section 12.04.008(a)(9)(A).~~

Pennants. A series of small pieces of cloth, paper, plastic, metallic or other non-rigid material which are strung together on a narrow ribbon-like piece of cloth, plastic, rope or other rigid or non-rigid material. Said pieces of cloth, paper, plastic, metallic or other non-rigid material shall not measure more than 18 inches in length from the point of the piece's attachment to the ribbon-like material, to the piece's end. ~~See sections 12.04.008(a)(9)(C) and 12.04.016(a)(2)(B).~~

Political sign. A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election. ~~See section 12.04.008(a)(8).~~

Portable sign. A sign which is not designed or manufactured to be permanently anchored or affixed to the ground, building or other structure, but rather is designed or primarily used as a sign which is movable from place to place and which includes but is not limited to signs affixed to a trailer or other portable structure and "A" frame or sandwich signs. This includes signs which have had wheels removed or have been modified in such a way as to be anchored to the ground unless such modifications clearly are intended to be permanent in nature and would prohibit the sign from being removed and reinstalled at another location. A sign where the entire face is corrugated plastic or other material, generally within a metal or wooden frame, and which is not permanently affixed to a building or the ground. See section 12.04.007.

Projecting sign. A sign affixed to any building wall, roof, marquee or other structural element which extends beyond the building wall, roof, marquee or other structural element more than 18 inches. ~~See section 12.04.005(b)(2)(C)(iii).~~

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

Public event banner. A banner hung across a street or public right-of-way advertising a civic event of interest to the general public. ~~See section 12.04.009(2).~~

Real estate sign. ~~A sign announcing an open house or model home or pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located. See sections 12.04.006(a) and 12.04.008(a)(9).~~

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

Ridge line. The intersection of two roof surfaces forming the highest horizontal line of the roof. ~~See section 12.04.005(b)(2)(C)(i).~~

Roof sign. A sign attached to a roof extending more than three feet above the ridge line. ~~See section 12.04.005(b)(3).~~

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

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

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

~~**Subdivision construction sign.** A temporary sign identifying a residential development or subdivision during the development of the subdivision. See section 12.04.008(a)(2).~~

~~**Subdivision development sign.** A permanent sign identifying a residential development or subdivision. See section 12.04.005(a)(3).~~

Temporary sign. A sign that is not permanently affixed to a building, structure or the ground. ~~See sections 12.04.004(c) and 12.04.008.~~

~~**Vehicles or trailers displaying advertising.** Vehicles or trailers parked on a business premises or lot painted or displaying advertising or commercial information. See section 12.04.016(a)(2)(D).~~

Wall and sloping roof signs. A sign affixed to the wall, roof, marquee or other structural element of any building, which does not project more than 18 inches from the wall, roof, marquee or other structural element, or extend more than three feet above the wall to which it is attached. ~~See section 12.04.005(b)(3).~~

~~**Zoning district or districts.** A zoning district as defined in the zoning ordinance of the city. See chapter 12, exhibit A, articles 3 and 8.~~

(1996 Code, sec. 12.602; Ordinance adopted 1-21-03)

Sec. 12.04.003 Penalties and enforcement

- (a) Any person, firm or corporation violating any of the terms and provisions of this article shall be subject to a fine in accordance with the general penalty provision found in section 1.01.009 of this code. Each day such violation shall be continued, or shall be allowed to continue to exist, shall constitute a separate offense.

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

(1996 Code, sec. 12.618; Ordinance adopted 1-21-03)

Sec. 12.04.004 General provisions

- (a) *Building permit required.* A building permit shall be obtained prior to erection, repair, alteration or relocation of any sign except for routine maintenance or repair and/or replacement of sign faces. Acceptance of the permit by the applicant shall require compliance by the applicant with all requirements of the city's construction codes. This section shall apply to all signs except those specifically exempted by subsection (c) of this section.
- (b) *Signs requiring electrical permit or incorporating electrical lighting or wiring.* No sign requiring an electrical permit or incorporating any electrical lighting or wiring shall be erected, repaired or improved upon by anyone not licensed and bonded for such work in the city.
- (c) *Exceptions to permit requirements.* Temporary signs, as defined by section 12.04.008, and those signs described below are allowed in any zoning district unless otherwise specifically prohibited elsewhere in this article and do not require a permit. Temporary signs and the signs listed below otherwise in compliance with this article are not to be included in determining the allowable number, type or area of signs as described elsewhere in this article. Nothing in this section shall exempt an individual from obtaining an electrical permit if required by the electrical code.

~~(1) *Agricultural signs.* One sign not to exceed 32 square feet identifying and advertising agricultural products produced on the premises.~~

(1) *Flags.* Up to three flag poles with official flags of government jurisdictions, including but not limited to flags indicating weather conditions, and flags displaying colors or designs associated with a business, organization, school, sports teams, or similar non-commercial flags, are allowed. Other flags, or flags beyond this limit, shall be considered signs subject to freestanding sign requirements.

- (2) *Prohibition signs.* "No Trespassing," "No Parking" and other similar warning signs.
- (3) *Miscellaneous information signs.* Miscellaneous permanent information signs for commercial use indicating address, hours and days of operation, whether a business is open or closed, credit card information and emergency address and telephone numbers. No such sign shall exceed four square feet in size.
- (4) *Official signs.* Official federal, state or local governmental traffic, directional and informational signs and notices issued by any court, person or officer in performance of a public duty.
- (5) *Safety and directional signs.* Parking lot and other private traffic directional signs and signs indicating the use of the parking lot (i.e., private, public or for lease), each not exceeding eight square feet in area. Such signs are to be limited to guidance of pedestrian or vehicular traffic within the premises on which they are located and that are not intended to advertise a product or service, other than the business name or logo, which may not encompass more than one-half the sign area.
- (6) *Collection boxes.* Collection boxes no larger than 25 square feet or taller than three feet in height located on private property in any commercial or manufacturing zoning district.

- (7) *Home occupation signs.* One non-illuminated sign erected to advertise legal home occupations as defined elsewhere in the city code. Such sign shall not exceed two square feet in size.
- (8) *Residential identification signs.* Signs indicating the name or address of the occupants of the residence, not to exceed two square feet in area or greater than six feet in height.
- (9) *Internal signs.* Signs not intended to be viewed from public streets or adjacent properties such as signs in interior areas of shopping centers or other commercial buildings, ball parks, stadiums and similar uses.
- 10) *Holiday decorations.* Decorations related to a holiday or celebration that are not used for advertising purposes.
- 11) *Official Notices.* Official notices authorized by a court, public body, governmental agency, or public safety official.
- (d) *Uses allowed by special permit.* Signs for activities allowed by special permit shall meet the requirements of the zoning district in which the activity is located unless the sign is specifically allowed by the special permit approved by the city council. Special permits shall not be granted for the sole purpose of increasing the allowable signage for an activity or parcel of land.
- (e) *Violations.* No sign shall be erected, constructed or maintained except as provided in this article.
(1996 Code, sec. 12.603; Ordinance adopted 1-21-03)

Sec. 12.04.005 ~~On-site~~Sign regulations

- (a) *Residential districts.* Freestanding and attached signs as defined within this article are prohibited within districts zoned for residential use except where specifically authorized elsewhere in this article.
 - (1) *Multifamily residence district regulations.* Any use authorized in RM-1 (Low Rise Multifamily Residence) and RM-2 (High Rise Multifamily Residence) zoning districts shall be allowed signage according to the following regulations, except where specifically prohibited elsewhere in the code:
 - (A) *Area.* A multifamily residence sign shall be no larger than one-half square foot of sign area for one linear foot of lot frontage, not to exceed a maximum of 64 square feet.
 - (B) *Height.* A multifamily residence sign shall be no taller than one foot of height for each foot of setback from the property line, not to exceed eight feet in height. Five feet of height is allowed at the property line, provided a ten foot minimum setback is maintained from the curb line.
 - (C) *Number.* No more than one multifamily residence sign per street frontage is allowed.
 - (D) *Setback.* A multifamily residence sign must be set back ten feet from the curb line or zero feet from the property line, whichever is greater. Additionally, one foot of additional setback is required for each additional foot of height in excess of five feet.
 - (2) *Nonresidential uses allowed within residential zoning districts.* Nonresidential uses allowed within a residential district shall be allowed signage according to the following regulations:
 - (A) *Area.* A nonresidential use sign shall be no larger than one-half square foot of sign area for one linear foot of lot frontage, not to exceed a maximum of 64 square feet.
 - (B) *Height.* A nonresidential use sign shall be no taller than one foot of height for each foot of setback from the property line, not to exceed eight feet in height. Five feet of height is allowed at the property line, provided a ten-foot minimum setback is maintained from the curb line.
 - (C) *Number.* No more than one nonresidential use sign one per street frontage is allowed.

- (D) *Setback.* A nonresidential use sign must be set back ten feet from the curb line or street edge or zero feet from the property line, whichever is greater. Additionally, one foot of additional setback is required for each additional foot of height in excess of five feet.
- (3) *Subdivision development signs.* A subdivision development sign is a sign identifying a residential development or subdivision and is designed to be permanent. The ongoing future maintenance of the sign shall be provided for prior to issuance of a permit or placement of the sign.
 - (A) *Area.* A subdivision development sign shall be no larger than 48 square feet.
 - (B) *Height.* A subdivision development sign shall be no taller than six feet in height.
 - (C) *Number.* No more than two subdivision development signs per development are authorized.
 - (D) *Setback.* A subdivision development sign may not be placed closer than 15 feet from any curb line or zero feet for the property line, whichever is greater.
- (b) *Commercial districts.* On-site freestanding and attached signs shall be allowed as a matter of right in all commercial and manufacturing zoning districts, except as ~~regulated~~regulated elsewhere in this Article or the Code of Ordinances by the terms of section 12.04.017 regulating signs in the River Corridor and in section 12.04.018 regulating signs in the Fort Concho Historic District.

- (1) *Freestanding signs.* Freestanding on-site signs shall be governed by the following regulations:
 - (A) *Area.* The aggregate area of all freestanding signs shall not exceed an amount equal to one and one-half square feet for each one linear foot of land on the lot's frontage abutting the primary street, except that a minimum 48 square feet of sign area is allowed regardless of lot frontage. In no case shall the sign area of any one freestanding sign exceed 250 square feet then classified as a freestanding billboard sign. Only one street frontage shall be considered the primary street frontage on a lot.
 - (B) *Number.*
 - (i) The maximum number of freestanding signs allowed shall be determined by the linear feet of land on the lot's frontage abutting the primary street, as follows:

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

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

- (ii) All lots located at the intersection of two streets shall be allowed a minimum of one freestanding sign on each of both such street frontages. The message portion for only one sign on a lot located at the intersection of two streets may be placed at a 45 degree angle perpendicular to the street corner such that the sign is legible from each intersecting street.
 - (iii) This is not relating to Billboard signs larger than 250 square feet that are in the zoning districts allowed as a matter of right and in the designated thoroughfares as described in section (b)(1)(B)(1) (a and b).
- (C) *Setback.* Each sign shall be set back from the front property line, and any other property line which is adjacent to a major collector or arterial street, ten feet from the curb line or street edge

or zero feet from the property line, whichever is greater. A maximum height of 20 feet shall be authorized at the property line. One foot of additional setback is required for each two feet of height. A five-foot minimum setback from the side property line shall be required. Where the side property line borders a residential lot, a 30-foot setback shall be required from said property line for a 75 square foot or less size sign. A 100-foot setback shall be required from said property line for a sign greater than 75 square feet where the property line borders a residential lot.

- (D) *Height.* Maximum sign height for each zoning district shall be as follows:
- (i) Local and Collector streets~~CN and CO districts~~: 25 feet.
 - (ii) Arterial Streets~~CBD district~~: ~~45~~50 feet.
 - (iii) Freeways and Designated US Highways~~CG, CH, CG/CH, OW, ML and MH districts~~: 50 feet.
- (E) *Ground clearance.* The sign shall maintain a clearance from the ground of nine feet, unless the sign is a ground sign with the base of the sign within three feet of the average grade.
- (G) Shared signs. Contiguous lots may be treated as one development site for the purpose of calculating the number and area of allowed signage for the purpose of shared signage.
- (2) *Attached signs.* Attached on-site signs shall be allowed on any building, wall or canopy within any commercial or industrial zoning districts and shall be governed by the following regulations:
- (A) *Area.* Total aggregate area of canopy, fixed awning, fascia, projecting or sloping roof signs attached to a structure shall not exceed 25 percent of the area of the wall on which the sign is attached or fronts.
 - (B) *Setback.* No setback shall be required for any sign in the CBD zoning district. Projection over the public right-of-way shall be permitted in the CBD zoning district, provided the leading edge of any sign shall maintain a distance of at least 18 inches from the curb line or street edge. Any sign which projects into the public right-of-way shall maintain a minimum height of nine feet from the grade level to the bottom of the sign.
 - (C) *Height.*
 - (i) No sloping roof sign shall project horizontally beyond the perimeters of the roof or vertically more than three feet above the roof ridgeline.
 - (ii) No fascia sign shall extend more than three feet above the top of the wall to which the sign is attached.
 - (iii) No projecting sign shall extend vertically or horizontally beyond the perimeter of the wall on which it is attached.
 - (iv) Any projecting sign larger than 16 square feet that extends into the public right-of-way shall be subject to approval of city council on consideration of the purposes of this article 12.04, after notice and public hearing.
- (3) *Roof signs.* For purposes of this article, standard roof signs, excluding those on sloping roofs, shall be considered as freestanding signs, and as such shall conform to all of the requirements for freestanding signs contained within this article.

(1996 Code, sec. 12.604; Ordinance adopted 1-21-03; Ordinance adopted 12-21-04; Ordinance adopted 7-1-14; Ordinance 2017-11-159, § 1, adopted 11-21-17)

Sec. 12.04.006 Off-site regulations

~~(a) Residential districts. Off-site signs are prohibited within districts zoned for residential use except for garage sale, auction and estate sale signs and real estate signs as authorized under section 12.04.008 of this article.~~

~~(b) Billboard regulations in Commercial districts. Except as prohibited by the terms of section 12.04.009 [12.04.017] regulating signs in the River Corridor and in section 12.04.009 [12.04.018] regulating signs in the Fort Concho Historic District, off-site signs shall be allowed as a matter of right in the following zoning districts:~~

- (1) CH, OW, ML, and MH; and
- (2) Off-site signs in CG and CG/CH districts are allowed in a designated area adjacent to the following thoroughfares:
 - (A) North Bryant Boulevard (U.S. Highway 87) from West 14th Street north to the city limits.
 - (B) North Chadbourne Street from 37th Street north to the city limits.
 - (C) Pulliam Street from North Bell Street east to the city limits.
 - (D) South Chadbourne Street from Avenue N south to the city limits.
 - (E) Loop 306 from Sherwood Way east to the city limits.
 - (F) South Bryant Boulevard (U.S. Highway 87) from San Jacinto Street south to the city limits.
 - (G) Sherwood Way from Clare Drive southwest to the city limits.
 - (H) Arden Road from Sherwood Way west to the city limits.

~~(3) Area Billboards.~~

~~(A) Any freestanding sign that exceeds 250 square feet in area~~

~~(B) In the ML and MH zoning districts, signs shall not exceed 700 square feet of copy area per face.~~

~~(C) In the CH, OW, CG and CG/CH zoning districts, signs shall not exceed 300 square feet of copy area per face.~~

~~(D) Sign extensions of not more than ten percent of the total sign area shall be permitted in addition to the maximum area permitted above.~~

~~(4) *Height*. Off-site signs shall meet the same height requirements as set forth for freestanding signs in section 12.04.0056(Da) [sic] and as set forth in section 12.606(g) [sic].~~

~~(5) Billboard signs may be of the only classified as freestanding signs.~~

~~(A) Locations and height restrictions for all Billboards~~

~~(1) All billboard signs shall meet height determinations in section 12.004.005 (b)(1)(D)(5).~~

~~(2) No billboard sign shall be located nearer than one hundred twenty-five (125) feet to any residential district boundary line.~~

~~(3) Billboards must be at least 500' separation from each other on the same side of the street;~~

~~(4) All billboard signs must be placed in compliance with state and federal regulations, even if more restrictive than the foregoing regulations.~~

~~(5) Billboards and Electronic Message Billboards are prohibited in the following area:~~

~~(A) Historic Districts – Old Town, Ft. Concho. and Downtown and Historic Overlay Zone.~~

~~(B) Cultural Overlay District~~

(C) River Corridor Overlay District

(D) Downtown Overlay District

(6) Electronic message Billboards regulations

(A) No electronic message billboard sign shall be located nearer than one hundred and twenty-five feet (125') feet to any residential district boundary line.

(B) Electronic Message Billboard must dim by 250 nits from 10 PM to 5AM when located nearer than one hundred and twenty-five feet (125') to any residential district boundary.

(C) Electronic message billboard signs shall not consist of more than one (1) panel per side and each sign installation shall be separated from any other billboard sign installation by the following minimum distances:

(D) An electronic message billboard shall display static messages only that should maintain a hold time of at least eight (8) seconds and each message change must be accomplished within two (2) seconds or less and must occur simultaneously on the entire sign face.

(E) The sign shall not be configured to resemble or simulate a warning or danger signal, or any official lights or signs used to control traffic. The sign shall not display light of such intensity to cause glare on adjacent property, impair vision, or otherwise result in a nuisance to the public. The sign shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness based on surrounding light conditions.

(F) The electronic message billboard sign must contain a default mechanism that will freeze the sign in one position if a malfunction occurs.

(G) Upon notification from proper law enforcement agencies, public safety or emergency management authorities, the sign operators shall display emergency information, public service announcements and other safety alerts.

Editor's note(s)—As set forth in the 1996 Code, subsection (4) contained a reference to section 12.605(a) (now 12.04.006Editor's note(s)—(a)) and section 12.606(g). Both references appear to be incorrect. There was no section 12.606(g) in the code.

- (75) *Ground clearance.* Signs shall maintain a minimum clearance from the ground of nine feet unless the sign is a ground sign with the base of the sign within three feet of the average grade.
- (86) *Setback.* Each sign shall be set back from the front property line, and any other property line which is adjacent to a major collector or arterial street, 25 feet from the curb line or street edge or zero feet from the property line, whichever is greater. A maximum height of 20 feet shall be authorized at the property line. One foot of additional setback is required for each two feet of height. A five-foot minimum setback from the side property line shall be required. Where the side property line borders a residential lot, a 30 foot setback shall be required from said property line for a 75 square foot or less size sign. A 100 foot setback shall be required from said property line for a sign greater than 75 square feet where the property line borders a residential lot.
- (97) *Definition of "adjacent".* For the purposes of this subsection, an billboard off-site sign is considered adjacent to a thoroughfare if the following statements are both true:
- (A) The supporting post is placed at a distance no greater than 75 feet from the right-of-way line of the listed thoroughfare; and
 - (B) The message portion of the off-site sign is placed at an angle perpendicular to the right-of-way line of the thoroughfare, such that the message faces traffic flow on that thoroughfare only.

- ~~(8) *Spacing.* Spacing between off-site signs shall be at least 500 feet measured along the same side of the street.~~
- ~~(9) *Separation from residential zoning districts.* Any off-site sign shall be separated from a lot or parcel of land in an RS-1, RS-2, RS-3 or MHS zoning district by a minimum of 100 feet. Signs located closer than 100 feet to a lot or parcel of and in an RM-1 or RM-2 zoning district shall have a maximum height of 30 feet.~~
- (1010) *Identification.* Every billboardoff-site sign erected in the city shall bear a clearly marked means of identification, attached to the fascia or structure, which can be easily read and is clearly visible. This identification shall show the name of the owner of the sign.

(1996 Code, sec. 12.605; Ordinance adopted 1-21-03)

Sec. 12.04.006 Electronic Message Signs

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

- (1) *Operational limitations for all signs.* All electronic message signs shall not have flashing, animation, or full motion video.
- (2) *Operational limitations for electronic message signs over 75 square feet in area.*
- (A) Such signs shall contain static messages only with no scrolling messages or other appearance of motion, except for changeable messages as described below.
- (B) Minimum display time. Each static message must be displayed for a minimum of eight seconds.
- (C) Transition. The transition from one message to another must occur within two seconds and may not include flashing or the appearance of motion, with the exception of a fade out or in, dissolve, scroll, or similar transition that must be accomplished within the transition period.
- (3) *Brightness.*
- (A) All such signs shall be equipped with light sensing devices or a scheduled dimming timer that will automatically dim the intensity of the light emitted by the sign during ambient low-light conditions and at night so that the sign does not exceed the maximum brightness levels allowed in this section.
- (B) Maximum brightness shall not exceed 7,000 nits when measured from the sign's face at its maximum brightness during daylight hours and shall not exceed 1,000 nits when measured from the sign's face at its maximum brightness at night.
- (C) If such sign is located within 100 feet of a property with residential zoning, the sign must be oriented such that no portion of the electronic sign face is visible from a residentially-zoned property or the brightness is reduced to no more than 250 nits at night.
- (D) Prior to the issuance of a permit for such sign, the applicant shall provide written certification from the sign manufacturer that the light intensity has been pre-set not to exceed the levels specified above.
- (E) The City may order a sign's brightness reduced, its minimum display time increased, or other operational characteristics altered if the Director of Public Works, or designee, finds that it interferes with or poses a traffic safety hazard. By Petition of property owners or residents within 500' of sign, then the City of San Angelo may investigate for nuisance through Code Compliance Division.

Sec. 12.04.007 Portable signs

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

- (1) *General requirements.* A portable sign will be allowed as an additional ~~on-site~~ freestanding sign provided it conforms to the following regulations:
 - (A) One portable sign shall be permitted per business or organization location.
 - (B) Portable signs ~~will~~shall not exceed 35 square feet in area.
 - (C) Portable signs shall be secured to the ground at a minimum of four separate points.
 - (D) All portable signs shall have permanently affixed thereto the names of the owner(s) of such signs.
 - (E) Illuminated portable signs shall meet all requirements of the city electrical code.
 - (F) Any flashing light or other device that gives the appearance of a flashing light shall be prohibited, except for ~~fluctuating~~ electronic message ~~boards~~signs meeting all ~~the following applicable~~ requirements of Sec 12.004.006.:
 - (i) ~~No message shall be displayed for less than one-half of one second;~~
 - (ii) ~~No message shall be repeated at intervals less than two seconds;~~
 - (iii) ~~No segmented message may last longer than ten seconds;~~
 - (iv) ~~No traveling message may travel at a rate slower than 16 light columns per second or faster than 32 light columns per second.~~
 - ~~(G) A portable sign may be used as one freestanding sign authorized for a lot, if all of the requirements for freestanding signs are met and the sign is permanently affixed to the ground.~~
 - ~~(H) Portable sign advertisement must be related to goods or services being provided on the premises where such sign is located, for activities conducted on the premises where such sign is located, and/or for public service announcements.~~
 - (I) Use of a portable sign shall be limited to no more than 180 days aggregate per calendar year. A separate permit for each period of use must be obtained from the permits and inspections ~~department~~division prior to display of a portable sign. In no event shall a permit authorizing display for more than 30 consecutive days be issued.
 - (J) Portable signs must have affixed in a location readily visible from the public right-of-way a decal issued by the city permits and inspections ~~department~~division indicating the expiration date of the current permit period.
- (2) *Setback requirement.*
 - (A) No portable sign may be placed within the designated right-of-way or within ten feet of the curb line or street edge, whichever is ~~farther~~further from the roadway.
 - (B) A portable sign may not be used on a lot, tract or parcel of land if the above setback requirement cannot be met.
 - (C) A portable sign may not obstruct a fire lane, required parking space, or vehicle maneuvering area.

Sec. 12.04.008 Temporary signs

(a) *Temporary signs are ~~defined as only permitted for the following types of signs:~~*

- (1) *Construction/financing signs.* A sign announcing the character of a building enterprise or the purpose for which a building under construction or undergoing structural alteration or repair is intended, including but not limited to the names of architects, engineers, contractors, developers and financiers. One such sign per street frontage of a building under construction or undergoing structural alteration or repair is authorized, provided the area of such sign shall not exceed eight square feet in residential districts or 32 square feet in all other districts. These signs shall be removed within 14 days of the issuance of a certificate of occupancy or the closing of the sale of the property, whichever is later.
- (2) *Subdivision construction signs.* A subdivision construction sign is a temporary sign identifying a residential development or subdivision during the development of the subdivision. Such sign must to be removed when 85 percent of the lots or dwellings are sold. A subdivision construction sign shall be no larger than 150 square feet. A subdivision construction sign shall be no taller than 12 feet in height. No more than two subdivision development signs per development are authorized per development. A subdivision construction sign may not be placed closer than 15 feet from any curb line or street edge or zero feet from the property line, whichever is greater.
- ~~(3) *Auction, estate and garage sale signs.* One non-illuminated sign advertising an auction, estate or garage sale is authorized per residential lot upon which the sale is to be conducted. No more than two additional auction, estate or garage sale signs may be placed off-site, on property zoned for residential use, with the permission of the person owning or controlling the property. Signs advertising an auction, estate or garage sale may not exceed four square feet per side in size and must clearly indicate the name and street address of the person responsible for the sale. All garage sale signs must be removed no later than 24 hours after the conclusion of the sale.~~
- ~~(34) *Hazard signs.* A sign warning of construction, excavation, or similar hazard. A hazard sign is authorized only so long as the hazard exists.~~
- ~~(5) *Holiday decorations.* Temporary holiday decorations.~~
- ~~(46) *Banners.* Banners, as defined in section 12.04.002, are allowed only in commercial and manufacturing districts or as specifically authorized pursuant to section 12.04.008(a)(9)(C). May ~~may~~ be no larger than 360 square feet or 2105 percent of the area of the wall to which the banner is attached, and must be attached to a building, fence or other structure permanently affixed, installed or built upon the property. The area of a banner shall count against any sign area limitation for the property, such as the building sign area for banners attached to a building or the freestanding sign area for banners attached to a fence or other structure.. Allowed for 30 days or less and only three times per year~~
- ~~(7) *Flags.* Official flags of government jurisdictions, including but not limited to flags indicating weather conditions, flags which are an emblem of on-site business firms and organizations, and flags displaying colors or designs associated with a business, firm or organization.~~
- ~~(8) *Political signs.* One political sign per street frontage not exceeding four square feet each in a district zoned for residential use and 32 square feet each in nonresidential districts. A political sign authorized by this section may not be displayed earlier than 90 days before a primary, runoff or general election and such signs must be removed prior to the expiration of ten days following the primary, runoff or general election. Failure by a candidate or person owning or controlling a lot, tract or parcel of land to remove a political sign within ten days shall constitute a separate offense for each day the sign remains standing. No political sign shall be placed on any property, structure or building without first obtaining the permission of the property owner.~~
- ~~(9) *Real estate signs.*~~

~~(A) Three non-illuminated signs per street frontage indicating the property on which the sign is located is a model home, open house or is for sale, rent or lease. Such signs shall be a maximum of six square feet in districts zoned for residential use and 32 square feet in districts zoned for commercial use.~~

~~(B) Four off-site directional signs indicating an open house or model home shall be allowed per builder or sales agent, per subdivision. These signs shall not exceed six square feet.~~

~~(C) Pennants and/or banners may be used at an open house on Saturday and/or Sunday. Pennants shall be securely attached to two points located ten feet from any curb line or zero feet from the property line, whichever is greater. Banners must be attached to the building and may be not larger than 60 square feet or 25 percent of the area of the wall to which the banner is attached.~~

~~(510) Temporary window signs. Signs painted on a window or displayed in a window made of cloth or paper advertising a temporary sales event or promotion.~~

~~(11) Personal celebratory or commemorative signs. Personal celebratory or commemorative signs of a temporary nature in a district zoned for residential use. These may not be portable signs as defined in this article.~~

(b) Unless specifically stated above, temporary signs are allowed ~~without~~ with a time limit of 60 days and must comply with the setback requirements for freestanding on-site signs.

(1996 Code, sec. 12.607; Ordinance adopted 1-21-03)

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

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

(1) In the CBD zoning districts, signs may extend outward from a building face into the public right-of-way, up to a distance no less than 18 inches from the street edge or curb line, and may overhang a sidewalk or public right-of-way at a height of no less than nine feet from the grade level to the bottom edge of the sign. ~~See section 12.04.005(b)(2) (attached signs).~~

(2) A public event banner may be hung in the right-of-way at locations designated by the city and with prior approval of the director of public works or his designee. Said banners shall only be hung in the manner and for the time period authorized by the director or his designee. The refusal of a request to hang a public event banner may be appealed to the city council if a written request for the appeal is received by the public works department no later than ten days from the refusal of the request. An appeal shall not be granted if the sole reason for refusal of the appellant's request is that another request was received prior to that of the appellant.

(1996 Code, sec. 12.608; Ordinance adopted 1-21-03)

Sec. 12.04.010 View obstructions prohibited

(a) *Generally.* No sign shall be located so as to obstruct the vision or sight distance of motor vehicle operators or pedestrians at any street intersection, crossing, ingress or egress or other point of traffic concentrations. ~~Pennants and banners~~ Signs may not be installed so as to cause distraction or hindrance to motor vehicle operators at any street intersection, crossing, ingress or egress point.

(b) *Intersection sight triangle.* Signs located on a corner lot and situated within 30 feet of the intersection of two street edges or curb lines shall maintain a clear space between three feet and nine feet above the grade level. Poles located within this area shall not exceed a diameter of eight inches.

(1996 Code, sec. 12.609; Ordinance adopted 1-21-03)

Sec. 12.04.011 Illumination

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

(1996 Code, sec. 12.612; Ordinance adopted 1-21-03)

Sec. 12.04.012 Nonconforming uses

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

(1996 Code, sec. 12.613; Ordinance adopted 1-21-03)

Sec. 12.04.013 Variance procedure

- (a) *Purpose.* In order to lessen practical difficulties and prevent unnecessary hardships, variance from the regulations may be granted. A practical difficulty of unnecessary hardship may result from:
 - (1) The size, shape or dimensions of a structure;
 - (2) The location of the structure;

- (3) Topographic or physical conditions on the site or in the immediate vicinity; or
- (4) Other physical limitations, such as street locations or traffic conditions in the immediate vicinity.

Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance. A variance may only be granted with respect to any dimensional standard, such as height, area, and number of signs, or the location of a sign on a site. ~~regulation contained in this article, except that changes to zoning districts may not be granted.~~

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

(1996 Code, sec. 12.614; Ordinance adopted 8-17-04)

Sec. 12.04.014 Sign maintenance and removal

- (a) *Sign maintenance.* Every sign shall be maintained in a safe, presentable and structurally sound condition at all times, including the replacement of defective parts, painting, repainting, cleaning and other acts required for maintenance. The owner of any property on which a sign is located and those responsible for maintenance of the sign shall be equally responsible for the condition of the sign and for the conditions of the area in the vicinity of the sign and shall be required to keep this area clean, sanitary and free from noxious or offensive substances, rubbish, and flammable waste materials. The building official shall be the official responsible for ~~require~~ compliance with this article, and if the sign does not comply with adequate safety standards the building official ~~shall~~ may require the removal of the sign in accordance with this article.
- (b) *Abandoned on-site signs.* Except as otherwise provided in this article, any sign that is located on property that becomes vacant, ~~or any sign which pertains to a time, event, or purpose which no longer applies~~, shall be deemed to have been abandoned. An abandoned sign is prohibited and shall be removed by the owner of the sign or owner of the premises.
- (c) *Dangerous or defective signs.* No person shall maintain or permit to be maintained on any premises owned or controlled by the person any sign in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the sign or the owner of the premises.
- (d) *Removal of signs.* All abandoned signs and their supports shall be removed within 90 days from the date of abandonment or shall be covered, painted over or otherwise altered so as to no longer display or advertise any good or service. All dangerous or defective signs shall be removed within 30 days of receipt of notice from the code enforcement department, except that any sign posing an imminent threat to life, health or safety may be summarily removed or demolished. The city council shall have the authority to grant a time extension not exceeding an additional 30 days for removal. Should the responsible party or parties, after due notice (if such responsible party can be located after diligent search), fail to remove an abandoned, dangerous or defective sign, the city council shall conduct a hearing to determine if the sign is abandoned, defective or dangerous. Upon a finding by the city council that a sign is dangerous, defective or abandoned, the council ~~may~~ shall order the abatement of the nuisance sign. Such abatement may include demolition or removal of the sign and its supports. The city shall recover the costs of all such work from the property owner or the owner of the sign. Any sign so removed shall be stored or impounded and shall not be returned to the owner until all applicable charges are paid. If any sign remains unclaimed for a period of 30 days after its removal, the city may destroy, sell or otherwise dispose of the sign.

(1996 Code, sec. 12.615; Ordinance adopted 1-21-03)

Sec. 12.04.015 Permit fees

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

(1996 Code, sec. 12.616; Ordinance adopted 1-21-03)

Sec. 12.04.016 Prohibited sign locations and types

- (a) *Prohibitions.* Unless specifically exempted elsewhere in this article, the following locations and types of signs are prohibited:
- (1) *Prohibited locations.*
- (A) Signs attached to or supported by any utility pole, parking meter, traffic sign post, traffic signal or any other official traffic-control device without the express permission of the city council are prohibited.

- (B) Signs located in such a manner as to hinder or prevent free ingress or egress from any door, window, or fire escape are prohibited.
 - (C) Signs attached in any form, shape or manner which will interfere with any opening required for ventilation are prohibited.
 - (D) Signs erected, maintained, or painted upon a tree, rock or other natural feature are prohibited, excluding official dedicatory and commemorative plaques.
 - (E) Signs placed upon public rights-of-way, except as allowed elsewhere in this chapter, without the express permission of the city council are prohibited.
- (2) *Prohibited types.*
- (A) *Air-activated graphics or signs.* Streamers, spinning devices or other similar moving or oscillating air-activated graphics or signs are prohibited.
 - (B) *Banners and pennants.* Banners and pennants are prohibited in districts zoned for residential use, ~~except as specifically allowed in section 12.04.008(a)(9)(C).~~
 - (C) *Animated or oscillating signs.* Animated or oscillating signs are prohibited, except for any such oscillating signs which rotate six or fewer revolutions per minute. Signs which include any flashing light or other device that gives the appearance of a flashing light are prohibited, except fluctuating time/temperature signs, and ~~except for~~ electronic message signs meeting all ~~applicable~~ the following requirements:
 - (i) ~~Used only to advertise activities conducted on the premises where such sign is located, and for public service announcements;~~
 - (ii) ~~No message may be displayed for less than one-half of one second;~~
 - (iii) ~~No message may be repeated at intervals less than two seconds;~~
 - (iv) ~~No segmented message may last longer than ten seconds;~~
 - (v) ~~No traveling message may travel at a rate slower than 16 light columns per second or faster than 32 light columns per second; and~~
 - (vi) ~~Are included in the allowable on-site sign area for that business or other organization occupying the premises where it is located.~~
 - (D) *Vehicles or trailers displaying advertising.* Vehicles or trailers parked on a business premises or lot ~~painted or~~ displaying advertising must comply with all other restrictions within this article for freestanding signs. If the vehicle or trailer is operable and properly registered and inspected, the advertising displayed will not be included in the calculation of the total sign area authorized by the property.
 - (E) *Caution and warning signs.* Signs which resemble an official traffic sign or signal or which bear the words "Caution," "Danger," "Warning" or similar words are prohibited, unless they refer to actual physical hazards.
 - (F) *Traffic-control sign, signal or device.* Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic-control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign, signal or other traffic-control device, or signs which make use of words, symbols or characters in such a manner to interfere with, mislead, or confuse pedestrian or vehicular traffic, are prohibited.
 - (G) *Inflatable sign, balloon, graphic or figure.* Signs, graphics or figures with a diameter greater than 20 inches inflated with air or any other gas, whether lighter than air or not, are prohibited.

- (b) *Enforcement and removal.* Any sign supported by, or attached to, a utility pole, parking meter, traffic sign post, traffic signal or any other official traffic-control device, which has not received the permission of the city council to be so attached, may be immediately removed by the city or its agent. Any temporary or portable sign placed or maintained in violation of this article may be removed without prior notice by the city or its agent. After the expiration of 72 hours from the delivery of notice to a party responsible for the display of the sign, the city may destroy, sell or make any other use desired of a sign so removed and impounded.
- (c) *Responsible parties.* Parties responsible for signs shall be identified as follows:
- (1) A sign shall have printed upon it, in a legible manner, the name and address of the party responsible for the placement, maintenance and removal of the sign; or
 - (2) A sign shall clearly indicate through its advertising medium the party responsible for the placement, maintenance and removal of the sign.

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

(1996 Code, sec. 12.617; Ordinance adopted 1-21-03; Ordinance 2017-11-159, § 2, adopted 11-21-17)

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

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

- (1) No freestanding sign shall exceed thirty (30) feet in height or seventy-five (75) square feet in area, or the regulations set forth for freestanding signs, section 12.04.005(b)(1), whichever is less.
- (2) Billboard signs are prohibited and in no case shall a variance allow such a sign.
- (3) Electronic message signs are limited to 15 square feet and prohibited and in no case shall a variance allow such a sign in the Historic Districts or Historic Overlay designated properties.

No off-site sign shall be allowed.

- (3) All signs, banners or other advertising in the River Corridor District, Downtown District, and Cultural District Overlays areas shall be reviewed by the Design and Historic Review Commission or by the Planning Director where authorized, which may recommend placing specific conditions on the sign size, location, height, illumination, etc., more restrictive than provided in this article based on the individual site and location characteristics. The applicant may appeal any action of the Design and Historic Review Commission to the City Council, which shall have final authority.

(1996 Code, sec. 12.610; Ordinance adopted 1-21-03; Ord. No. 2019-121 , § 5, 9-17-19)

Sec. 12.04.018 Fort Concho Historic District

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

- (1) No freestanding sign shall exceed 30 feet in height or 75 square feet in area, or the regulations set forth for freestanding signs, section ~~12.04.005(b)(1)~~, whichever is less.
- (2) Billboard signs are prohibited and in no case shall a variance allow such a sign.
~~No off-site signs shall be allowed.~~
- (3) All signs in the Fort Concho Historic District shall be reviewed by the Fort Concho Museum board, which may recommend specific conditions on the sign size, location, height or illumination based upon the individual site and location characteristics. The applicant may appeal any action of the Fort Concho Museum board to the city council, which shall have final authority.

(1996 Code, sec. 12.611; Ordinance adopted 1-21-03)

Sec. 12.04.019 Historic Signs

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

Sec. 301. Establishment of Districts

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

A. Base Zoning Districts

District	
R&E	Ranch and Estate District
RS-1	Single-Family Residential District
RS-2	Two-Family Residential District
RS-3	Zero Lot Line, Twinhome and Townhome Residential District
RS-4	Small Lot Residential District
RS-5	Infill Residential District
RS-6	Three-and Four-Family Residential District
RM-1L	Low-Rise Multifamily Legacy Residential District
RM-1	Low-Rise Multifamily Residential District
RM-2	High-Rise Multifamily Residential District
MHP	Manufactured Housing Park District
MHS	Manufactured Housing Subdivision District
CN	Neighborhood Commercial District
CO	Office Commercial District
CG	General Commercial District
CH	Heavy Commercial District
CBD	Central Business District
OW	Office-Warehouse District
ML	Light Manufacturing District
MH	Heavy Manufacturing District
CG/CH	General Commercial/Heavy Commercial District

B. Special Zoning Districts

PD	Planned Development District
PIP	Planned Industrial Park District

C. Overlay Zones

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

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

Sec. 406. Bed and Breakfast Establishments and Short-Term Rentals

Specific use standards applicable to a bed and breakfast and short-term rentals are:

A. *General Standards.*

1. Unless allowed by right pursuant to the Use Table in Section 313, the operator of a Bed and Breakfast or a Short-Term Rental must obtain a Conditional Use approval from the Planning Commission, by submitting an application form approved by the Director of Planning and Development Services.
2. A Conditional Use approved under this section shall be valid until the 1st of June immediately following the date of initial approval and shall thereafter automatically renew for subsequent one-year periods unless revoked by the Planning Commission in accordance with Subsection (D)(6) below. Regardless of the date of initial approval or last renewal, the next renewal date of a Conditional Use approved prior to the adoption of this amended ordinance shall be June 1, 2025.
3. The application shall designate an "Operator" who must reside in Tom Green County, Texas and shall furnish a telephone number for the operator. The Operator name and phone number shall be furnished in the notice to owners of real property as required by Section 201 of this Zoning Ordinance. The Operator of a Bed and Breakfast or a Short-Term Rental must post conspicuously in the common area of each unit (1) the name and contact information of the operator, and (2) restrictions on noise as set out in Section 8.01.005 of the San Angelo Code of Ordinances. If the Operator's contact information subsequently changes, the Operator shall provide the City with written notice of any new contact information.
4. The operator shall keep a current guest register in compliance with the state code.
5. For the purposes of determining privacy fence requirements, a Bed and Breakfast or a Short-Term Rental will always be considered a residential use.
6. On a residentially zoned property, all lighting shall be directed toward the establishment and not at surrounding neighbors.
7. A minimum of two paved off-street parking spaces, plus one additional off-street parking space per separately rented guest room, shall be provided on the same lot or tract of land as the establishment, except in the CBD zoning district as outlined in Section 511.A.1 of this Zoning Ordinance.
8. Neither a Bed and Breakfast nor Short-Term Rental establishment may be operated on a city-owned property that is leased for residential purposes.
9. Initial applications and subsequent renewals shall not be approved until all required fees have been paid to the Planning and Development Services Department.

B. *Standards for a Short-Term Rental.* In addition to the requirements in Section 406.A, the following shall apply on the premises of a Short-Term Rental establishment.

1. Meal service may not be provided.
2. Camping Units are prohibited on the premises of a Short-Term Rental establishment on a residentially zoned property.
3. A Short-Term Rental use may not be located on a lot that is within 500 feet of a lot on which another Short-Term Rental use is located within a RS-1, RS-2, RS-3, **RS-4, RS-5, RS-6**, R&E, or PD with underlying RS-1, RS-2, RS-3, **RS-4, RS-5, RS-6**, and R&E zoning. This shall be measured from property line to property line, based on the two closest points, and shall not be varied by the Zoning Board of Adjustment. The restrictions contained in this subsection B(3) shall not affect any property which

already has an approved Conditional Use for a Short-Term Rental prior to the adoption of this amended ordinance.

4. A Short-Term Rental use may not be located on a lot that is within 500 feet of a fenced area or to the closest building of an elementary or secondary school. Measurements shall be taken from the two closest points as applicable. Only those school buildings that are utilized for educational activities and regularly occupied by students shall be considered for purposes of the distance limitation. This restriction shall not apply in those zoning districts that do not require a Conditional Use. This restriction shall not be varied by the Zoning Board of Adjustment. The restrictions contained in this subsection B(4) shall not affect any property which already has an approved Conditional Use for a Short-Term Rental prior to adoption of this amended ordinance.

C. *Standards for a Bed and Breakfast.* In addition to the requirements in Section 406.A, the following shall apply to a Bed and Breakfast establishment:

1. On a residentially zoned property, a maximum of four guest rooms shall be permitted in any one Bed and Breakfast establishment.
2. No food preparation, except beverages, shall be permitted within individual guest rooms. Meal service may only be provided to overnight guests.
3. Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City of San Angelo.
4. On a residentially zoned property, the operator of the Bed and Breakfast shall be a full-time resident of the dwelling unit in which the Bed and Breakfast establishment is housed and shall remain on-site when the unit is occupied by guests.
5. On a residentially zoned property, on-site sales will be permitted only as an accessory use to the Bed and Breakfast establishment; said sales will be limited to Bed and Breakfast guests only; no other sales not otherwise permitted in the zoning district shall be permitted on the premises of a Bed and Breakfast establishment.
6. No exterior evidence of the Bed and Breakfast shall be allowed, except for one sign, no larger than six square feet, which is not internally lit.

D. *Appeals, Registration, Inspections, and Enforcement.*

1. The applicant or any citizen may appeal a decision of the Planning Commission to the City Council by submitting a written request to the Planning Director within fifteen (15) days of the decision of the Planning Commission. The appeal must be sworn and must identify each alleged point of error, facts and evidence supporting the appeal, and reasons why the action of the Planning Commission should be modified or reversed. City Council shall hear the appeal no later than thirty (30) days after the request is submitted to the Planning Director. City Council may affirm, modify, or reverse a decision of the Planning Commission. Appeal of the City Council's decision shall be made within thirty (30) days of the final action by City Council, to a state District Court of competent jurisdiction in Tom Green County.
2. All Bed and Breakfast and Short-Term Rental establishments must be registered with the State of Texas and the City of San Angelo for the purpose of Hotel Occupancy Tax prior to operating.
3. Prior to consideration by the Planning Commission for Conditional Use approval, a Bed and Breakfast or Short-Term Rental establishment shall be required to submit to and pass a safety inspection by the City Building Official. The City Building Official shall establish a comprehensive checklist of all inspection criteria and publish the same on the City's website. Additionally, the inspection criteria shall be provided to applicants as part of the application for a Bed and Breakfast or Short-Term Rental. At a minimum the inspection criteria shall address requirements for working smoke detectors, carbon

monoxide detectors, fire extinguishers, working hot water heaters, posting of a 9-1-1 address and posting of an exit plan for the establishment.

4. After initial approval, the owner shall obtain and comply with an annual safety inspection by the City Building Official's office. Additional inspections may be conducted by the City Building Official upon modification of the establishment in a manner affecting the health and safety of occupants, or to investigate complaints filed regarding the condition of the establishment with respect to health and safety.
5. The offering of a dwelling unit for Bed and Breakfast rental or Short-Term Rental, or the solicitation for such rental, creates a rebuttable presumption of such use.
6. Failure to comply with federal, state, and local law related to the operation of the establishment may result in suspension or revocation of the Conditional Use approval as determined by the Planning Commission. A public hearing on suspension or revocation shall be held in the same manner and in accordance with the same procedures required for initial approval of a Conditional Use. Appeal of a suspension or revocation may be made in the same manner as described in subsection (D)(1) above. In suspending or revoking a Conditional Use approval, the Planning Commission may consider the following:
 - i. The severity, number, and disposition of citations or criminal complaints related to the operation of the establishment and filed against an owner, operator, or any occupant.
 - ii. The severity, number, and disposition of minor complaints submitted by neighbors or other interested persons related to the operation of the establishment. A "minor complaint" shall mean a complaint documented in writing at or near the time of the alleged conduct being complained of, that is supported by facts and evidence, and that is submitted to the appropriate authority having jurisdiction over such complaint. Examples of minor complaints include police calls for service that do not result in issuance of a citation, and notices of violation issued by code enforcement that likewise do not result in a citation.
 - iii. Failure to timely report and remit hotel occupancy taxes.
 - iv. Hotel tax reports reflecting no reported revenue for two or more quarters during any twelve-month period. It shall be a defense to suspension or revocation on this basis if the establishment owner or Operator provides prior written notice to the City Planning Department that the establishment has temporarily ceased operations due to repair or renovations.
 - v. Failure to submit to safety inspections and operate in accordance with the inspection checklist promulgated by the City Building Official.
 - vi. Relevant support materials provided by City staff or the respondent, public testimony provided at the hearing, or any other information that demonstrates the degree to which the owner, Operator, or an occupant has endangered public health, safety, or welfare.
 - vii. Failure to maintain current contact information of the designated Operator both at the site of the Conditional Use and with the City.
 - viii. Repeated failures by the designated Operator to timely respond to inquiries by City staff related to emergencies, operational concerns, or complaints from the public.
7. To the extent of any conflict between this Section 406 and any other provision of the Zoning Ordinance, this Section 406 shall control with respect Conditional Uses for Bed and Breakfast and Short-Term Rentals.

(Ordinance adopted 5-15-12; Ordinance adopted 1-17-17, § 2; Ord. No. 2024-030, § 1(Exh. A), 5-7-24)

Sec. 407. Campground/RV Parks

Specific use standards applicable to a Campground/Recreational Vehicle Park are:

- A. *Location.* The outer perimeter of the Recreational Vehicle Park lot or parcel of land shall be at least 1000 feet from the property boundary line of any residentially zoned lot or parcel of land designated as R&E, RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, RM-1L, RM-1, or RM-2 zoning district.
- B. *Measurements.* Measurements for determining the distances described above are to be measured in a straight line in all directions from the outer perimeter of the contiguous parcel of land on which the Recreational Vehicle Park is to be located.
- C. *Judicial Review of Zoning Board of Adjustment Decision.* Judicial review of a decision of the Zoning Board of Adjustment shall be as provided at Chapter 2, Section 2.07.064 of this Code.
- D. *General Standards.* In all zoning districts, the following will be required:
 1. Each park must be in compliance with all applicable City regulations and ordinances. A current, Annual Operator's Permit as provided for under Article 4.10, Division 2 of the City's Code of Ordinances is required for operation of a Campground/Recreational Vehicle Park.
 2. A minimum of ten (10) contiguous acres of property, uninterrupted by any publicly dedicated rights-of-way including streets or alleys. Easements and utility rights-of-ways shall count towards the required acreage.
 3. Placement of no more than ten (10) Spaces per acre. The total number of authorized spaces based on maximum density may be placed without limitation, so long as all required separation standards and space size standards required under Chapter 12, Exhibit "C," "Land Development Subdivision Ordinance" of this code are met. Recreational vehicles shall be spaced according to the separation requirements outlined in 415.C of this Ordinance as they relate to other recreational vehicles and pavement/curbing edges, and space size standards required under Chapter 12, Exhibit "C," "Land Development Subdivision Ordinance" of this code are met.
 4. Opaque screening requirements:
 - a. Any Campground/Recreational Vehicle Park which abuts a collector or local street, as designated in the Thoroughfare Plan for the City of San Angelo, in accordance with setback and height requirements outlined in Chapter 5.
 - b. A Campground/Recreational Vehicle Park will always be considered a nonresidential use as it pertains to the application of privacy fencing requirements outlined in Chapter 5.
 5. Required screening shall be constructed of one or a combination of the following materials and no less than eight (8) feet in height; chain link fencing with slats or corrugated metal, or walls which are part of another building or structure may not be substituted towards this requirement.
 - a. Privacy fence, consisting of masonry, wood, or other non-reflective metallic materials with 20 year manufactured coating;
 - b. Earthen berm; and/or
 - c. Other combinations of materials as approved by the Planning Commission and City Council.
 6. Roads connecting the facility to the publicly dedicated right-of-way and all internal streets within the facility shall be paved with an approved surface as defined in Chapter 8 of this Zoning Ordinance. Street improvements and fire protection requirements in accordance with fire code regulations as adopted for the City of San Angelo will also be provided.

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7. All site lighting shall be shielded and directed at the Campground/Recreational Vehicle Park and not at surrounding properties.
 8. Primary access to the site shall not be allowed under any circumstance from a local street as indicated in the City of San Angelo Thoroughfare Plan. Only emergency vehicle access, where necessary, will be allowed from a local street; however, such emergency vehicle access shall utilize bollards, gates, or other means to restrict access to the site in accordance with the International Fire Code or as allowed by the Fire Marshal for the City of San Angelo.
 9. Accessory or storage buildings associated with an individual camping site(s) shall not be allowed.
 10. Maximum length of stay shall be as follows:
Six (6) months within a twelve (12) month period, and:
 - a. No permanent living structures shall be allowed on the property, except for those of the park's on-site property manager(s), and employees of the park.
 - b. 15% of the Recreational Vehicle spaces for patrons within the park shall be exempt from this time restraint requirement. When calculation of this 15% results in a fractional number, this fractional number shall be rounded down. For example: 14.76 would be 14 spaces.
 - c. Relocating a unit from one space to another within the Park does not restart the six month term.
 11. All motor vehicles within the site shall be properly licensed in accordance with the state in which the vehicle is registered, and shall be fully operational; motor vehicles which are not functional are prohibited.
 12. The operation of motor vehicles within the boundaries of the Campground/RV Park is limited to:
 - a. Recreational Vehicles;
 - b. Passenger vehicles of less than 14,000 pounds, including: cars, vans, golf carts, ATVs, motorcycles, mopeds, scooters, and light trucks, all of which must comply with City traffic regulations and ordinances exclusive of this Zoning Ordinance.
 - c. Utility and service trucks providing services within the Park.
 - d. Other vehicles and trailers used primarily for living quarters when intended to be used for living quarters or hauled as living quarters.
 13. The use of external generators on-site is strictly prohibited except in instances when the recreational vehicle is temporarily uninhabitable due to conditions outside the resident's control, and for a period not to exceed three working days.
 14. Addressing layout of every space within the park shall be made available for inspection in the operator's office.
 15. Campground RV Park operators shall permit a reasonable inspection of the premises by the Development Services Department or its designated representative to determine compliance with this Section and annual permitting.
 16. One parking space per RV unit shall be provided in accordance with the standards set forth in Section 511.F and 511.G of the Zoning Ordinance.
 17. Placement of any RV shall occur only on a surface which is sufficient to support the weight of the unit, and which shall consist of one or a combination of the following materials:
 - a. paved surface as defined in Chapter 8 of the Zoning Ordinance,
 - b. 4" base of crushed granite or limestone, or

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- c. 2" of pavement millings.

(Section 407 added by sec. 4, Ordinance adopted 4-15-14)

Sec. 415. Intermodal Containers

A. Permanent Intermodal Containers.

1. *Prohibited Zoning Districts and Overlay Zones.* Permanent Intermodal Containers are prohibited in the RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, RM-1L, RM-1, RM-2, MHP, MHS, CO, and CBD Zoning Districts. They are also prohibited in the River Corridor, Historic Overlay Zones, on any property with an Historical Landmark designation, and on any otherwise vacant site.
2. *Standards for all permitted Zoning Districts.*
 - a. Prior to placement or installation of a Container on a site, a building permit, including a site plan, shall be submitted to the Building Official for approval.
 - b. The stacking of Containers shall be prohibited.
 - c. Each Container shall meet all required standards for principal buildings for the zoning district.
 - d. No Container shall exceed 450 square feet.
 - e. Trailers, semi-trailers, boxcars, or similar shall be prohibited. Open top, open side, and tank Containers shall also be prohibited.
3. *Additional standards applicable for CN, CG, and CG/CH Zoning Districts.*
 - a. No signage including business signs, logos, or other markings shall be permitted on or attached to a Container, except for small, incidental labeling.
 - b. Each Container shall be painted an earth tone, neutral color, or match the principal building(s) on the site.
 - c. Containers shall be located to the rear or side, but not street side, of the principal building on the site.
4. *Additional Standards for the Ranch and Estate (R&E) Zoning District.*
 - a. No more than one Container shall be allowed on a site of at least five acres in size. Containers are prohibited on sites less than five acres in size.
 - b. No signage including business signs, logos, or other markings shall be permitted on or attached to a Container, except for small, incidental labeling.
 - c. The container shall be painted an earth tone, neutral color, or match the principal residential building on the site.
 - d. The Container shall be located to the rear of the principal residential building on the site.
5. *Existing Intermodal Containers.*
 - a. With the exception of those located within the Ranch & Estate Zoning District, sites where a permit has already been issued for the permanent placement of an Intermodal Container, prior to the adoption of this ordinance, shall be exempt from these requirements.
 - b. All sites located within the Ranch & Estate Zoning District that have existing Intermodal Containers shall be brought into compliance with this Section within 90 calendar days of the effective date of this Ordinance.

B. *Temporary Intermodal Containers.*

1. *Construction-Related Storage.*

- a. The temporary placement of intermodal Containers, as well as trailers and semi-trailers, shall be allowed on the same tract of land, or on a tract lying directly adjacent to or across the street from the tract, where related permitted construction is occurring. Such placement shall not require a building permit or other approval by the City, provided that the following standards are met:
 - i. Use of such trailer or Container shall be limited to storage of material and equipment used in conjunction with adjacent permitted construction.
 - ii. Any such trailer or Container shall be removed within 60 days following completion of the project.

2. *Short-Term Storage.*

- a. One Container shall be permitted on any site with residential zoning or a residential use for a period of 30 consecutive days, up to two times per calendar year.
 - b. Container(s) shall be permitted in all other zoning districts for a period of 30 days, up to four times per calendar year
 - c. Requests for time extensions shall be submitted in writing to the Planning Director prior to the expiration date of the permit. The Planning Director may grant extensions not exceeding in sum total 15 days.
3. *Containers shall not be located on a vacant site or within any public right-of-way.* Containers shall not be located so as to block or interfere with the use of any fire lanes, drive aisles, maneuvering areas, or required parking spaces.
4. A Container shall not exceed 160 square feet in area on any site with residential zoning or a residential use, except as permitted for construction-related storage and shall not exceed 450 square feet in all other zoning districts or for construction storage.

(Ordinance adopted 12-6-16, § 1; Ord. No. 2019-030, § 2, 3-5-19)

Editor's note(s)—Former Sec. 416, see editor's note at Sec. 411.

Sec. 421. Recovery Facility, Alcohol and Drug

Drug and alcohol recovery facilities shall be subject to the following standards.

- 1. The facility shall meet all building, housing, and fire codes of the City.
- 2. The facility shall have adequate off-street parking space for every vehicle possessed or utilized by occupants of the building. Such parking spaces must meet all applicable standards of the City.
- 3. The facility shall be compatible with the neighborhood and shall not create undue density and congestion.
- 4. The boundary line of any lot or tract of land occupied by such facilities shall be located no less than 300 feet (measured in a straight line between nearest boundaries) from each of the following:
 - a. Any lot or tract of land occupied by a public or private school offering a curriculum equivalent to an elementary or secondary school;
 - b. Any lot or tract of land located within an R&E, RS-1, RS-2, RS-3, RS-4, RS-5, RS-6 or MHS District.

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5. Appropriate licenses and/or certifications from any federal or state agency shall be acquired and kept current.
 6. Professional staff must be on the premises at all times. Professional staff shall be defined as an individual with experience, training or knowledge in the appropriate rehabilitative field.
 7. No residential treatment shall be provided to any persons on parole from federal, state or county jails or prisons.
 8. If deemed necessary by the Chief of Police, additional security lighting shall be provided.

(Ordinance adopted 1-4-00)

Sec. 424. Self-Service Storage

Self-service storage facilities shall be allowed as a conditional use following approval by the Planning Commission and subject to the following standards.

1. The facility shall be situated in a manner that avoids having substantial activity unreasonably close to any R&E, RS-1, RS-2, ~~or~~ RS-3, RS-4, RS-5, or RS-6 zoning district.
2. The use of the facility and its individual storage units shall be limited to storage purposes only.
3. No direct glare from any illumination on the site shall be visible from lots in any adjacent residential zoning district.
4. Electrical service to any individual storage unit shall be limited to a single circuit providing a maximum force of 20 amperes, with no more than one duplex outlet providing single-phase electrical service of no more than 110 volts.
5. Each individual unit shall be directly accessible from a paved apron that is improved to the same standards generally required for off-street parking areas, and the paved apron shall include a paved extension to the pavement on an adjoining street.

(Ordinance adopted 1-4-00)