

**ORDINANCE 2025-046**

**AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," EXHIBIT A "ZONING ORDINANCE," ARTICLE 3 "USE REGULATIONS," SECTION 311 "CULTURAL DISTRICT OVERLAY ZONE"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on the 15th day of April, 2025, the Planning Commission for the City of San Angelo and the City Council after having held a joint public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amending Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 311 "Cultural District Overlay Zone" regarding the expansion of the Cultural District Overlay Zone and adoption of development standards related thereto.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SAN ANGELO, TEXAS THAT:**

Section 1: CHAPTER 12 "PLANNING AND DEVELOPMENT," Exhibit A "Zoning Ordinance," Article 3 "Use Regulations," Section 311 "Cultural District Overlay Zone" of the City of San Angelo Code of Ordinances is hereby deleted in its entirety and replaced as shown on **Exhibit "A"**.

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

Section 3: This Ordinance shall be effective upon passage.


**INTRODUCED with public hearing the 15<sup>th</sup> day of April 2025 and finally ADOPTED this 6<sup>th</sup> day of May 2025.**

**ATTEST:**

DocuSigned by:  
  
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Heather Stastny, City Clerk

**APPROVED AS TO CONTENT:**

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Aaron Vannoy, Director of  
Planning and Development Services

**THE CITY OF SAN ANGELO, TEXAS:**

Signed by:  
  
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Brenda Gunter, Mayor

**APPROVED AS TO FORM:**

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Brandon Dyson, Interim City Attorney

**EXHIBIT "A"**

**Sec 311 – Cultural District Overlay Zone**

**I. Purpose Statement**

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

**II. Establishment**

- a. The Cultural District Overlay (CD) zoning district shall be applicable in all base zoning districts within or partially within the overlay zone. The boundaries for the district shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions.

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



Boundaries are along the Concho River from S. Abe Street east to 222 Allen St. then southeast along Allen St. then turning south onto Rust St. then turning west on E Highland St. then north on Abe St. back

to the Concho River. All properties and parts of properties within this boundary will be within the Cultural District (CD) zoning overlay.

#### **IV. Procedure for Zoning Designations**

- 1) As an overlay zoning district, the Cultural District Overlay (CD) shall be applicable in all zoning districts, or portions thereof within the district boundaries with the following exceptions:
  - a. The areas with current single family residential (RS-1) zoning located within the following boundaries and addresses: Beginning at the intersection of Rust St. and Baker St. heading east to the intersection of Wool St., Porter St. and Baker St. then turning Northwest along Porter Street, 167.5' past Bird St. and Allen St. turn right along the midline of the alleyway between Bird St. and Allen St. to the middle line of the alleyway between Bird St. Turn right onto Webb St. and following until the midline of the Texas Pacifico Railroad ROW. Turn left at the midline of the Texas Pacifico Railroad ROW heading northeast until the rail bridge intersects with Rust St. Follow Rust Street south until you intersect with Baker St. All areas within the boundary will be zoned low-rise multifamily (RM-1)
  - b. Beginning at the intersection of W. Ave A and S. Randolph St. head east 695' to the alleyway running north and south between Hill St. and S. Irving St. Turn south at the alleyway for 340' to the midline of W. Ave. B then turn west along W. Ave. B to the intersection of Hill St. and W. Ave B. Turn South on Hill St until the intersection of Hill St. and W. Ave C. Turn right for 159' to the property line between 125 and 117 W. Ave C, turn south along the property line for 166' to the alleyway between W. Ave C and W. Ave D. turning east for 107' then south along the alleyway between Hitt St. and S. Irving St. for 176' until the midline of W Ave D. Turn West along W. Ave D until the intersection of W. Ave D and Hill St. At the Hill St. and W. Ave D intersection turn south on Hill St. for 168' until the alleyway between W. Ave D and W. Washington Dr. Turn west at midline of the alleyway for 816' past S Randolph St to the western property line of 325 W Ave D. Turn north along the western property line of 325 W Ave D for 165' to the midline of W. Ave D; turn east 12' to align with the western property line of 326 W. Ave D. then turn north along the 326 W Ave D property line for 169' to the midline of the alleyway between W. Ave D and W Ave C. then east for 18' to align with the western property line of 319 W. Ave C then north for 165' to the midline of W. Ave C. Turn west along W. Ave C to the intersection of W. Ave C and S. Koenigheim St. Turn north for 172' until the alleyway between W. Ave C and W. Ave B. Tuen east at the midline of the alleyway for 90' to the western property line of 329 W. Ave B. Turn north along the western property line of 329 W. Ave B for 168' to the midline of W. Ave B. Tuen east along W Ave B until the intersection of S. Randolph St and W. Ave B. Turn north on S. Randolph St. until the intersection of W. Ave A. All areas within the boundary will be zoned low-rise multifamily (RM-1)

The remaining areas shall be mixed-used from residential household living, neighborhood commercial, office warehouse, office commercial, manufacturing by artisans, and general commercial in nature; see Section 304(G). Cultural District Overlay (CD)

- 2) Cultural District Overlay (CD) is intended to provide opportunities to promote the traditional and cultural heritage of San Angelo as an artistic celebration of cultures which serves a variety of needs in a relatively confined area. The district is intended to include office, retail sales, repair and service businesses, commercial recreation and entertainment, as well as residential uses. Development should complement neighboring activities in the area and promote a variety marketplace concept to enhance our historical and cultural assets of Fort Concho, El Paseo de Santa Angela, Municipal Pool, San Angelo Fine Arts Museum, Welcome Center and the Concho River.
- 3) Short Term Rentals shall be allowed by right within the Cultural District subject to annual review set forth in Section 406.
- 4) Properties designated with a Historic Overlay or within a Historic District shall remain with those designations which fall within the Cultural District boundaries.
- 5) Outdoor storage is limited to 30% of the CD zoned property.
  - a. All outdoor storage by manufacturing and office warehouse, as well as previous uses of Heavy Commercial (CH) and Light Manufacturing (ML) shall be screened with opaque fencing which can display art and cultural scenes.
  - b. All outdoor screening or opaque fencing shall be reviewed under Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance.
  - c. Exceptions:
    - i. Manufacturing by artisan can be up to 50% outdoor storage to display products for sale
    - ii. Household living
    - iii. Public art on public property
- 6) Parking requirements can be modified under Section 511 in the Cultural District Overlay. Protection for residential properties shall be the guiding principles for parking decisions.
  - a. New land use only Parking lots shall have a landscape buffer of a minimum 5' from all property lines adjacent to street frontages except for drive approaches
    - i. For every 25 linear feet; one street tree and four shrubs shall be required
    - ii. Turf material can be the following:
      1. Xeriscape, or
      2. Live turf grasses, or
      3. Artificial turf types, or
      4. Maintained mulched planting beds

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

- a. All Signs in the District shall follow Section 12.04.017 of the Sign Ordinance and Sec. 211 or Sec. 212 as applicable of the Zoning Ordinance.
- b. All Banner style signs restricted to 30 days and only 3 times per year and must be reviewed under the Sec. 211 or Sec. 212 as applicable of the Zoning Ordinance.

- c. Electronic Message signs
  - i. Shall be reviewed under Article 12.04 Signs;
  - ii. Shall be limited to a 15 square feet in size or smaller;
  - iii. Shall be dimmed to 250 nits from dusk to dawn; and
  - iv. Shall be reviewed under Sec. 212 or Sec. 213 as applicable of the Zoning Ordinance.
- d. The Fort Concho Historic District sign regulations will be applied to the buffer zone described in Section 12.04.018.
- e. Intermodal containers shall not be allowed on residential use properties. Intermodal containers used for storage only on commercial properties are allowable with the following options for screening:
  - i. Opaque fencing meeting a minimum of 6’ in height; or
  - ii. landscaping large enough to cover 60% of the vertical height of the container(s), and 80% of the horizontal width of the container(s); or
  - iii. a full mural covering the visible side of the container from the right of way.
- f. Community Services of itinerant sheltering or alcohol and drug treatment shall not be allowed as a new use.

**VI. Development Standards in Cultural District Overlay**

1.

Standard	Commercial	Residential
Maximum floor area ratio	3.00	2.00
Max height	-	35
Minimum lot size	3000 Sq. Ft.	2500 Sq. ft.
Minimum lot width	40 ft.	25 ft.
Minimum lot depth	50 ft.	30 ft.
Front yard setback from property line	-	5 ft.
Side yard setback from property line	-	5 ft.
Rear yard setback from property line	-	5 ft.

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

**VII. Procedures for Design Review**

- a. Review of applications within the Cultural District Overlay shall follow the procedures set forth under Sec. 211 or Sec. 212 as applicable of the Zoning Ordinance.
- b. The provisions of the Cultural District Overlay apply specifically to exterior alterations, demolition, construction, moving in or removal of buildings, or structures within the boundaries of said overlay zone, on public or private property. Such activity proposed to be undertaken within a Cultural District Overlay shall be subject to approval of Design and Historic Review Commission and all conditions set forth therein, except as otherwise specified in Section 212(C) - Review by Planning Director.
- c. Public Art in this district shall be under the purview of the Public Arts Commission and/or City Council.
- d. In general, design changes should meet one or more of the following requirements:
  - i. River Corridor Master Development Plan: 2006 Edition (RCMDP)
  - ii. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.
  - iii. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.
  - iv. Embodies characteristics distinct to a type, period, or method of construction or architecture.
  - v. Is associated with the lives of persons significant in local, regional, state, national, or international history.
  - vi. Represents a distinctive and familiar visual feature of a neighborhood or of the city.
  - vii. Represents the works of a master designer, architect, builder, or craftsman.