

Property Address: 4751 W Houston Harte Expressway

Legal Description: Red Arroyo Hills Addition, Replat of Section 9-A, Block 2, Lot 9D

Tax ID Number: 22-40050-0002-009-00

Lot Size: 17.581 acres. (irregular shape lot, 304.22 feet of frontage onto W Houston Harte Expressway (see attached)).

Zoning: CG (General Commercial). The CG allows a wide range of retail and related uses subject to specific development standards (see attached). Accessory uses and structures are also permitted subject to Section 402 of the Zoning Ordinance.

**Notes:**

**1. The subject property appears to be vacant. A building permit would be required for new construction.**

Water/Sewer Connections:      **Water – yes**      **Sewer: yes**      Subdivision Plat: **Yes**

**Lot Characteristics:**

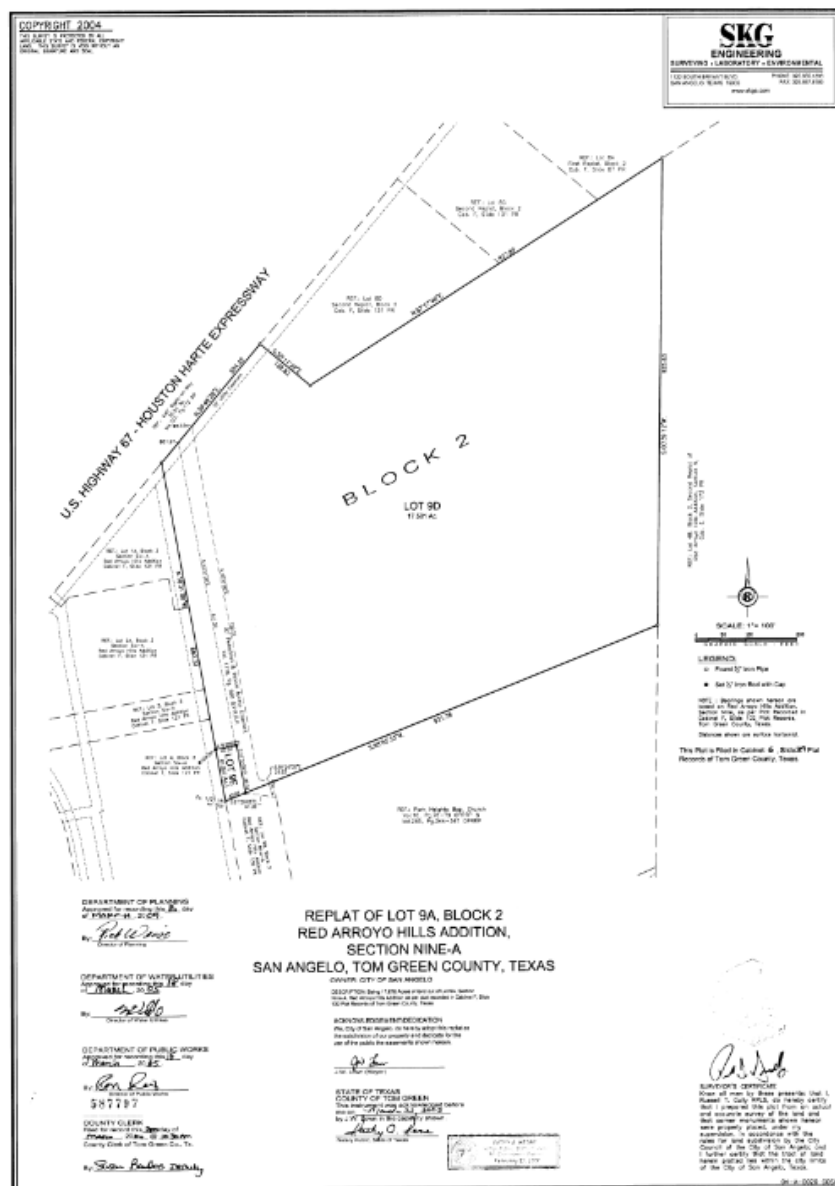
- Vacant;
- Conditional/Special Uses – No
- Variances – No
- Special Permits – No
- Historic Overlay – No
- Open Structure Overlay – Yes
- River Corridor – No
- Is a replat needed to build? **NO**



For more information:

Zoning/Subdivision Requirements – City of San Angelo Planning Division, 657-4210, Ext. 2  
Permit Requirements – City of San Angelo Inspections & Permits Division, 657-4210, Ext. 1  
General Development Questions – City of San Angelo Development Coordinator, 657-4210  
Water Billing/Meters – City of San Angelo Water Billing Division, 657-4323  
Purchasing of Tax Lots – City of San Angelo Purchasing Division, 657-4219  
Ownership and Tax Information – Tom Green County Appraisal District, 658-5575  
Documents of Record, including Plats – Tom Green County Clerk, Real Estate, 659-6552

NOTE: All information provided herein is based upon initial analysis of the property and is intended as a guide only; the City of San Angelo is not responsible for any error in this information or for any information concerning the property which is not included herein. Before purchasing any property, it is strongly advised to contact, at a minimum, the City and County offices listed above for the most up-to-date information.





Planning Division  
72 W. College Ave.  
San Angelo, TX 76903  
(325) 657-4210 ph.  
(325) 657-4227 fx.  
[www.sanangelotexas.us](http://www.sanangelotexas.us)

# PLANNING DIVISION

## GENERAL COMMERCIAL (CG) ZONING DISTRICTS

### Allowed Uses:

- Group living
- Alcohol and drug recovery facility
- College
- Public, nonprofit, or charitable uses providing service to the community
- Day care for children or adults
- Meeting areas for religious institutions
- Public safety and emergency services
- Schools
- Auto and boat dealer
- Bed & breakfast
- Business, government, professional, medical or financial offices
- Commercial parking
- Retail sales
- Self-service storage
- Vehicle service (performed while the customer waits)
- Vehicle wash
- Small animal veterinary clinic
- Personal service-oriented business
- Entertainment-oriented business
- Repair-oriented business
- Restaurants
- Manufacturing Craft Work by Artisan

### Conditional Uses:

- Hospital
- Alcoholic beverage sales for on-site consumption
- Game hall
- Equipment rental
- Vehicle repair
- Warehouse and freight movement
- Waste-related uses
- Wholesale trade
- Passenger terminals

These uses are allowed with the approval of a "conditional use" by the Planning Commission. Applications for a conditional use may be completed through the Planning Division. The Development handout titled "Conditional Uses" gives a thorough explanation of the process.

### Special Uses:

- Detention facilities
- Facilities for golf, including practice areas
- Campground and/or Recreational Vehicle park
- Outdoor and entertainment recreation
- Major entertainment event
- Firearms range
- Any use which the Planning Commission and the City Council deem appropriate as a transition between zoning districts

These uses are allowed with the approval of a "special use" by the Planning Commission and the City Council. Applications for a special use may be completed through the Planning Division. The Development handout titled "Special Uses" gives a thorough explanation of the process.

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### DEVELOPMENT SERVICES DEPARTMENT

*Planning is a Division of the Department of Development Services*





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# PLANNING DIVISION

## **Required Setbacks:**

**Front Setback:** 25 feet  
**Side Setback:** None required  
10 feet if abutting a residential district or use  
**Rear Setback:** None required  
10 feet if abutting a residential district or use

Setbacks refer to the distance that a structure must be 'set back' off of the appropriate property line. For example, the front setback of 25 feet means that the front wall of the structure must be separated by at least 25 feet from the front property line of the lot. This 25 feet must be open and unobstructed, except for the following exceptions: (1) projection of window sills, belt courses and other ornamental features for a distance of 12 inches or less; (2) projection of chimneys and flues for a distance of 3 ½ feet or less; (3) projection of eaves and awnings for a distance of 2 feet or less; and (4) open or lattice-enclosed fire escapes and fireproof outside stairs, for a distance of 3 ½ feet or less.

## **Maximum Floor Area Ratio: 2.0**

The maximum floor area ratio refers to the gross floor area of all buildings on the lot divided by the total area of the lot.

## **Minimum Lot Size: 6,000 square feet**

**Off-Street Parking:** Off-street parking requirements are determined by the use of the property, age of the property, and other related factors. For specific calculations, angles, shared parking requirements and other questions, consult with the Planning Division at 657-4210.

**Off-Street Loading:** A minimum of one space is required  
For industrial and commercial uses, one additional space for each additional 40,000 square feet or major fraction thereof  
For institutional uses, one additional space for each additional 60,000 square feet or major fraction thereof

**Outdoor Storage:** Type 2, Limited Outdoor Storage is allowed; Type 2 allows for up to 1,000 square feet or 10% of the total site area, whichever is greater

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