



City Council Agenda 5/7/2019

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held on May 7, 2019 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Chaplain Prayer

3. Pledges

4. Proclamations/Recognitions

- a. Proclamation of May 2019 as National Asian Pacific Heritage Month
- b. Proclamation of May 2019 as National Safety Council's Motorcycle Safety Awareness Month
- c. Proclamation of May 2019 as National Mental Health Awareness Month
- d. Proclamation of May 6-12, 2019 as National Nurses Week
- e. Proclamation of May 5-11, 2019 as National Travel & Tourism Week
- f. Proclamation of May 12-18, 2019 as National Police Week and May 15, 2019 as Peace Officers' Memorial Day
- g. Proclamation of May 18, 2019 as Simply Texas Blues Festival Day

5. Public Comment

Issues or items that are not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, begin by stating their name and limit remarks to less than three minutes. Council members may request that a discussed item be placed on a future agenda. The Council takes public comment on all Regular Agenda items during the discussion of those items.

6. Consent Agenda (Old Business)

- a. Consider approving the April 16, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Consider authorizing the City Manager to execute a consent to assignment of the Lease Agreement of 21.536 acres located at 2838 College Hills Blvd., to Sports Next Level, LLC (Cindy Preas)
- c. Consider approving a lease agreement renewal between San Angelo Independent School District and the City of San Angelo for the Carl Ray Johnson Recreation Center and Safety City property at 1103 Farr St. (Brent Casey)
- d. Consider a resolution authorizing a special event known as "Wake the Desert 2019" and approving variances to City ordinances at Middle Concho Park for July 12-14, 2019 (Carl White)

- e. Second reading of an ordinance amending Chapter 11 "Utilities", Article 11.05 "Water Conservation and Drought Contingency Plan" by deleting the adoption date from ordinance language (Allison Strube)
- f. Second reading of an ordinance approving a street name change for "King Mill Dr." and "Wedgewood Ct." to "King Mill Cir.", over the complete length of these street rights-of-way, 340 and 345 linear ft respectively (Jon James)
- g. Second reading of an ordinance approving the abandonment of approximately 45.6-sq ft of the N. Chadbourne St. public right-of-way; located adjacent to 50 N. Chadbourne St. (Jon James)
- h. Second reading of an ordinance approving case Z19-03 a rezoning from the existing General Commercial/Heavy Commercial Zoning District (CG/CH) and Two Family Residential District (RS-2) to General Commercial (CG) on property located at 918 N. Chadbourne St. (Jon James)
- i. Second reading of an ordinance for Z19-04, a rezoning from the Neighborhood Commercial (CN) and Single-Family Residential (RS-1) Zoning Districts to the General Commercial (CG) and Office Commercial (CO) Zoning Districts for land generally located between W. Houston Harte Expy., Howe St., Freeland Ave., and Millspaugh St.; comprising a total of 7.04 acres (Jon James)
- j. Second reading of an ordinance amending Chapter 8 "Offenses and Nuisances", Article 8.11 "Outdoor Lighting", Section 8.11.005 "Light Trespass" to change the allowable maximum intensity to 0.5 footcandles (Theresa James)

7. Special Agenda

- a. Administration of Oaths of Office for Single Member District Representatives 1, 3, and 5 and presentation of Certificates of Election (Oaths administered by Judge Daniel with presentation made by Mayor Gunter)
- b. Introduction of Special Guests

Note: a brief reception will immediately follow the Special Agenda. The Regular Agenda with the newly sworn-in Council Members will begin after recess for the reception.

8. Regular Agenda

- a. Water Utilities presentation containing:
 - 1. Consideration of approving the 2019 Water Conservation Plan
 - 2. Discussion and direction of customer programs (Presentation made by Water Utilities Director Allison Strube)
- b. Public hearing and first reading of an ordinance amending Chapter 10 "Traffic Control", Article 10.03 "Operation of Motor Vehicles", Division 2 "Speed Limits" altering the maximum speed limit on E. Ave. D beginning at the intersection of S. Oakes St. extending east to Rust St. (Presentation made by Assistant Operations Director Patrick Frerich)
- c. Public hearing and first reading of a ordinance approving case Z19-05, a rezoning from the Low-Rise Multi-Family (RM-1) Zoning District to the General Commercial (CG) Zoning District, on 2.047 acres located in the 5100 block of W. Houston Harte Expy. (Presentation made by Planning & Development Services Director Jon James)

- d. Public hearing and first reading of an ordinance amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance", Section 511 "Off-Street Parking Standards" and Section 512 "Loading Standards", establishing new standards and revisions to existing standards for parking and loading (Presentation made by Planning & Development Services Director Jon James)
- e. Consider ratifying a resolution by the COSADC Board authorizing the Board President or his designee to negotiate and execute a Memorandum of Understanding with the City of San Angelo relating to infrastructure improvements necessary for platting a 153.007 +/- acre portion of the subdivision of Phase II of the San Angelo Business & Industrial Park encompassing a future allocation of up to \$4,000,000 (Presentation made by Economic Development Project Manager Robert Schneeman)
- f. Consider ratifying COSADC approval regarding the purchase of a vacant tract of land being 180 +/- acres out of J C Matthews Abstract 8071, Survey 0178, and being a parcel of property located adjacent to the south right-of-way of FM 2105 approximately 1.5 miles west of the intersection of FM 2105 and Hwy 277, and authorizing the board president to negotiate and execute a contract for the purchase of the real estate as presented at \$3,000 per acre plus related costs, and to execute all related documents (Presentation made by Economic Development Project Manager Robert Schneeman)
- g. Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by deleting article A3.011 "Bus Fares" and replacing it with article A3.011 "Airport Badge Fees" (Presentation made by Finance Director Tina Dierschke)
- h. Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A6.005(a) "Park Facility and Activity Fees" for youth leagues and tournaments (Presentation made by Finance Director Tina Dierschke)
- i. Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A6.005(c) "Nature Center Fees" for memberships and special event fees (Presentation made by Finance Director Tina Dierschke)
- j. Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A11.000, "Fire and Rescue Service Fees" for ambulance related fees (Presentation made by Finance Director Tina Dierschke)
- k. Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A15.003(h) "Other Rental Fees" for Civic Events facility use fee (Presentation made by Finance Director Tina Dierschke)
- l. Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A9.000 "Planning Related Fees" (Presentation made by Finance Director Tina Dierschke)
- m. Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A2.000 "Building and Construction Related Fees" (Presentation made by Finance Director Tina Dierschke)

- n. Consider appointment of Mayor Pro-Tempore and appointment of City Council Members to Boards and Commissions (Presentation made by City Clerk Julia Antilley)

9. Closed Session

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

- a. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, regarding:
 - Ford Ranch
 - Property commonly known as "City Farm"

10. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed
- b. Consider approving the following board nomination:
Keep San Angelo Beautiful: Sally Ayana (SMD6) to a first term ending September 2021
- c. Discussion and consideration of:
 - July meeting schedule
 - Budget Workshops/Tax Hearings (August and September)
- d. Announcements and consideration of Future Agenda Items

11. 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 3rd day of May 2019, at 9:52 a.m.



Julia Antilley, City Clerk

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

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 325-657-4405.

City Council regular meetings are broadcast on Channel 17-Government Access at 10:30 a.m. and 7:00 p.m. every day for two weeks beginning on the Thursday after each meeting.

Proclamation

In 1978, Congress proclaimed the first Asian Pacific American Heritage Week to take place in May of 1979, and in 1992, designated May as Asian Pacific American Heritage Month.

This time of year recalls a dark aspect of history. On May 6, 1882, President Arthur signed the Chinese Exclusion Act, preventing Chinese laborers entry to the United States and denying Chinese immigrants a pathway to citizenship. In 1924, the Johnson-Reid Act, known as the Immigration Act of 1924, ended further immigration from Japan.

In 1988, Congress passed the Civil Liberties Act providing that, “a grave injustice was done to both citizens and permanent resident aliens of Japanese ancestry by the evacuation, relocation, and internment of civilians during World War II.” The U.S. Senate in 2011 and the U.S. House in 2012 unanimously condemned the Chinese Exclusion Laws and affirmed Congress’ commitment to preserve the civil rights for all people.

Americans who trace their ancestry to Asia and the Pacific Islands have contributed much to our nation and this city with their talents, hard work, and diversity of cultural transitions, languages, and faiths.

Therefore, I Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 2019 as

National Asian Pacific Heritage Month

in San Angelo, Texas and encourage our citizens to learn more about the history and rich contributions of Asian Pacific Americans.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 7th day of May, 2019.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

Poderosas MC, as members of the Region 5 Texas Confederation of Clubs and Independents, in connection with the support of the National Safety Council, TXDOT, and local Motorcycle enthusiasts, would like to remind all road users that the month of May marks a National recognition of Motorcycle Safety Awareness Month.

Motorists are reminded of the frequency in seasonal return of motorcycle enthusiasts to Texas' roadways during this month.

Due to their smaller size, motorcycles may easily be overlooked in regular traffic flow, and motorists are encouraged to always be aware of motorcycles at intersections, when performing lane changes, and whenever near or passing other vehicles, including motorcycles.

Motorcyclists should always operate their motorcycles in a defensive manner and within the rules of the road. Motorcyclists ask that motorists Look Twice for Motorcycles as they drive, both during Motorcycle Safety Awareness Month and throughout the year.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May as

Motorcycle Safety Awareness Month

in San Angelo, Texas, and encourage everyone to share the road safely.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 7th day of May, 2019.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

Good mental health is essential to everyone's overall health and well-being.

1 in 5 people will experience a mental illness at some point in their lives and 1 in 20 people will develop a serious mental illness.

Only 44% of adults and less than 20% of children and adolescents with diagnosable mental health problems receive needed treatment.

Prevention is an effective way to reduce the burden of mental health conditions; and there is a strong research that animal companionship, humor, spirituality, religion, recreation, social connections, and work-life balance can help all Americans protect their health and well-being.

With effective treatment, those individuals with mental health and other chronic health conditions can recover and lead full, productive lives.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council do hereby proclaim the month of May 2019 as

National Mental Health Awareness Month

in San Angelo, Texas and encourage all citizens to share the responsibility in promoting mental health wellness.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 7th day of May, 2019.

Brenda Gunter

Mayor of the City of San Angelo

Proclamation

Registered nurses in the United States constitute our nation's largest health care profession. This profession meets the different and emerging health care needs of the American population in a wide range of settings.

The American Nurses Association, as the voice for registered nurses in this country, is working to chart a new course for a healthy nation that relies on increasing delivery of primary and preventative health care.

The demand for services will be greater than ever because of the aging American population, the continued expansion of life-sustaining technologies, and the explosive growth of home health care services. More qualified registered nurses will be needed in the future to meet the increasingly complex needs of health care consumers in this community.

The cost-effective, safe, and high-quality health care services provided by registered nurses will continue to be an important component of the United States health care delivery system in the future.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 6 through May 12, 2019 as

National Nurses Week

in San Angelo, Texas and ask that residents join me in honoring the registered nurses who care for all of us.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 7th day of May, 2019.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

Travel has a positive effect on Texas and the nation's economic prosperity and image abroad. Travel to and within the United States provides significant economic benefits for the nation, generating more than \$2.5 trillion in economic output in 2018, with nearly \$1.1 trillion spent directly by travelers.

Travel is among the largest private-sector employers in the United States, supporting 15.7 million jobs in 2018, including 8.9 million directly in the travel industry and 6.8 million in other industries. Travel is a pillar of economic growth, creating jobs at a faster rate than other sectors.

International travel to the United States is the nation's number one services export. In 2018, travel generated \$256 billion in exports, creating a \$69 billion trade surplus for the United States. In 2018, domestic and international business travelers spent \$327 billion.

In 2017, visitors spent more than \$200 million in direct spending and \$20 million in local and state tax receipts; supporting 3,190 jobs, and \$70 million in payroll dollars in San Angelo.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 5-11, 2019, as

National Travel and Tourism Week

in San Angelo, Texas and urge you to be a tourist in your own town.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 7th day of May, 2019.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

In 1962, President Kennedy proclaimed May 15th as Peace Officers Memorial Day, and the week in which it falls as Police Week. This week pays tribute to officers who died in the line of duty. The San Angelo Police Department will have a number of planned events to honor those who made the ultimate sacrifice.

Law enforcement agencies in San Angelo and Tom Green County provide vital public services and play an essential role in protecting those in San Angelo and Tom Green County.

It is important to recognize their duty of safeguarding life and property, preventing violence and disorder, and guarding the innocent.

Now, therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 12 through May 18, 2019, as

NATIONAL POLICE WEEK

and call upon San Angelo citizens to participate in appropriate ceremonies commemorating law enforcement officers, past and present, who have rendered a dedicated service to their communities.

I further call upon all citizens of San Angelo to observe May 15, 2019, as

PEACE OFFICERS MEMORIAL DAY

in honor of those Peace Officers who have lost their lives in the performance of duty.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 7th day of May, 2019.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

The San Angelo Blues Society and The Simply Texas Blues Festival had their modest beginning in 2009 and have grown yearly - from a couple of hundred visitors to a crowd of over 10,000 guests in 2018.

The San Angelo Blues Society presents the 11th Annual "Simply Texas Blues Festival" to further its mission of preserving and promoting the Blues as a historically relevant art form and promoting local musicians and venues, and San Angelo as a blues music oasis.

The festival serves several purposes within that mission, namely, a competition to select a band and solo or duo act to represent San Angelo at the yearly International Blues Challenge on Memphis' famous Beale Street, a fundraiser for the Society's scholarships to local colleges, and a free, family-friendly concert in historic downtown San Angelo. Their scholarships to local colleges have surpassed \$75,000 to date.

The festival has brought statewide and national recognition to San Angelo and our music scene, drawing acts from as far as Alaska and Canada, while including our many local musicians. The headliner acts now feature nationally and internationally known Blues artists.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 18, 2019 as

SIMPLY TEXAS BLUES FESTIVAL DAY

in San Angelo, Texas and urge all citizens to support a brighter musical future for our great city.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 7th day of May, 2019.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, April 16, 2019

Present:

Mayor Brenda Gunter
Mayor Pro tem Lane Carter, SMD 5
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Lucy Gonzales, SMD 4
Council Member Billie F. DeWitt, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:29 a.m. on Tuesday, April 16, 2019 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Legislative Prayer

An invocation was provided by San Angelo Police Department Chaplain Ralph Dawkins.

3. Pledges

Pledges were led by 8U D2 Girls Xtreme Basketball Team members.

4. Proclamations/Recognitions

The 8U D2 Girls Xtreme Basketball Team was recognized as Texas Amateur Athletic Federation State basketball champions.

The 10U D2 Girls San Angelo F.3.A.R. Basketball Team was recognized as Texas Amateur Athletic Federation State basketball champions.

Beta Sigma Phi was recognized for its service to the community.

La Esperanza Clinic was recognized for its 25th year anniversary.

April 2019 was proclaimed as National Autism Awareness Month.

May 6-11, 2019 was proclaimed as National Small Business Week.

5. Public Comment

Communications Director Anthony Wilson announced City offices will be closed Friday, April 19th, in observance of Good Friday. Additionally, Lake Nasworthy parks will begin collecting entry fees on weekends and holidays through Labor Day.

6. Consent Agenda

- a. Approval of the April 1, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Authorization of the City Manager to renew a recreational and agricultural lease of approximately 12,434-sq ft of land out of Lot 26, Block 1, Group 9, Lake Nasworthy Addition (Cindy Preas)
- c. Authorization of the City Manager to execute a consent to assignment of the Spring Creek Marina Commercial Lease Agreement to Golden Antlers Corporation (Carl White)

- d. Award of the purchase of Asset Management Software and Services to Data Transfer Solutions, LLC through HGAC Contract #HP10-17 in the amount of \$280,000, budgeted for purchase in fiscal year 2019 with \$48,000 budgeted annually, and authorizing the City Manager to execute any related documents (Patrick Frerich)
- e. Award of RFP PK-01-19 Comprehensive Parks and Recreation Master and Strategic Plan to Dunaway Associates (Midland, TX) for professional services in the amount of \$70,000 budgeted for purchase, fiscal year 2019, and authorizing the City Manager to execute any related documents (Carl White)
- f. Approval of Buyboard Contract #521-16 from Rush Medium Duty Truck Center (Dallas, TX) in the amount of \$167,869 budgeted in fiscal year 2019 for the purchase of a Sewer Closed Circuit Digital Camera Van and authorizing the City Manager to execute any related documents (Lance Overstreet)
- g. Approval of Texas Smartbuy Contract #TXMAS-18-23V02 for the purchase of three tractors and two shredders from Deere & Company (San Angelo, TX), in the amount of \$197,761, budgeted in fiscal year 2019 (Ryan Kramer)
- h. Award of RFB FS-07-19 Medium Pickups to Jim Bass Ford, Inc. (San Angelo, TX) in the amount of \$240,000 per fiscal year, for the purchase of six units (with the option to purchase two additional units), and authorizing the City Manager to execute any related documents (Ryan Kramer)
- i. Award of RFB FS-08-19 Electric Cars to Jim Bass Ford, Inc. (San Angelo, TX) in the amount of \$55,200, for the purchase of two units, budgeted in fiscal year 2019, and authorizing the City Manager to execute any related documents (Ryan Kramer)
- j. Authorization of a software service agreement with Neptune Technology Group and its vendor Core & Main in the amount of \$6,500 for Year 1 for web hosted meter collector data software platform and option for two additional one-year periods (Year 2 pricing \$0.75 per meter with estimated annual payment of \$28,125; Year 3 pricing \$1.05 per meter with estimated annual payment of \$39,375), replacing in-kind locally hosted servers and software and authorizing the City Manager to execute any related documents (Lance Overstreet)
- k. Second reading of an ordinance approving the abandonment and vacation of all public alleys comprising 0.267 acres (12,030-sq ft) within Block 15 of the Millspaugh Addition; generally located north of W. Washington Dr.; west of S. Chadbourne St.; south of Santa Fe Depot; and east of S. Irving St. (Jon James)
- l. Adoption of a resolution in support of the 2021 Texas Police Games as organized by the Texas Police Athletic Federation, San Angelo Police Department, and the Chamber of Commerce Convention & Visitors Bureau (David Howard)
- m. Adoption of a resolution authorizing a special event known as "Devoted Onez Car Club Car Show" and approving variances to City ordinances at Spring Creek Park for August 3, 2019 (Carl White)
- n. Approval of a Memorandum of Understanding with the Office of the Governor outlining the City's responsibilities for the maintenance of the Texas Music Industry Directory (Daniel Valenzuela)
- o. Adoption of a resolution in opposition to S.B. 1152 and H.B. 3535 regarding telephone/cable franchise fees (Tina Dierschke)
- p. Approval of an amendment to the contract with Reece Albert, Inc. in the amount of \$64,500.49 to be reimbursed by design engineer's insurance and authorizing the City Manager to execute any related documents (Russell Pehl)

Motion: Council Member DeWitt made a motion, seconded by Council Member Hiebert, to approve the consent agenda, excluding items 6e, 6f, 6i, 6m, 6o, and 6p.

Citizen Steve Hampton requested item 6n also be discussed separately.

Motion: Council Member DeWitt amended the motion, the second was amended by Council Member Hiebert, to approve the consent agenda, excluding items 6e, 6f, 6i, 6m, 6n, 6o, and 6p. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Carter made a motion, seconded by Council Member Gonzales, to approve item 6e, as presented by Carl White. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Thomas made a motion, seconded by Council Member DeWitt, to approve item 6f, as presented by Lance Overstreet. The motion carried unanimously (7) ayes to (0) nays.

Citizens Steve Hampton and Anna Bartosh requested clarification of the item.

Motion: Council Member DeWitt made a motion, seconded by Council Member Hiebert, to approve item 6i, as presented by Ryan Kramer. The motion carried unanimously (7) ayes to (0) nays.

Citizens Osvaldo Martinez and Tito Reyes clarified their variance request.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to approve item 6m, approving the on-grass parking variance for all hours requested and denying the noise ordinance variance for all hours requested. The motion failed (2) ayes to (5) nays, with Mayor Gunter, Council Member Thomas, Council Member Gonzales, Council Member Carter, and Council Member DeWitt casting the dissenting votes.

Citizen Steve Hampton suggested the Noise Ordinance be reviewed between now and August 3rd and consider this item at a later date. Citizen Sally Ayana stated that family reunions must abide by the noise ordinance and stated the live music is enjoyable to some.

Motion: Council Member Carter made a motion, seconded by Council Member Gonzales, to approve item 6m, approving the on-grass parking variance for all hours requested and approving the noise ordinance variance from 12pm to 7pm on August 3, 2019. The motion passed (5) ayes to (2) nays, with Council Member Hiebert and Council Member Thompson casting the dissenting votes.

Motion: Council Member Thompson made a motion, seconded by Council Member Hiebert, to approve item 6m, approving all additional variances for all hours requested, as presented by Carl White. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to approve item 6n, as presented by Chamber Vice President Diann Bayes. The motion carried unanimously (7) ayes to (0) nays.

Communications Director Anthony Wilson alerted City Council that this bill was passed by the State Senate and is in the State House. He advised if people see their State Representative, they should voice their concerns.

Motion: Council Member DeWitt made a motion, seconded by Council Member Thomas, to approve item 6o, as presented by Tina Dierschke. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member DeWitt made a motion, seconded by Council Member Thompson, to approve item 6p, as presented by Russell Pehl. The motion carried unanimously (7) ayes to (0) nays.

7. Regular Agenda

- a. Public hearing and first reading of an ordinance amending Chapter 11 "Utilities", Article 11.05 "Water Conservation and Drought Contingency Plan" by deleting the adoption date from ordinance language (Presentation made by Water Utilities Director Allison Strube)

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- b. First reading and public hearing of an ordinance amending Chapter 8 "Offenses and Nuisances", Article 8.11 "Outdoor Lighting", Section 8.11.005 "Light Trespass" to change the allowable maximum intensity to 0.5 footcandles (Presentation made by City Attorney Theresa James)

Motion: Council Member Gonzales made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- c. First reading and public hearing of an ordinance approving a street name change for "King Mill Dr." and "Wedgewood Ct." to "King Mill Cir.", over the complete length of these street rights-of-way, 340 and 345 linear ft respectively (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Thompson made a motion, seconded by Council Member Gonzales, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- d. First reading and public hearing of an ordinance approving the abandonment of approximately 45.6-sq ft of the N. Chadbourne St. public right-of-way; located adjacent to 50 N. Chadbourne St. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- e. First reading and public hearing of an ordinance approving case Z19-03 a rezoning from the existing General Commercial/Heavy Commercial Zoning District (CG/CH) and Two Family Resident District (RS-2) to General Commercial (CG) on property located at 918 N. Chadbourne St. (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- f. First reading and public hearing of an ordinance for Z19-04, approving a rezoning from the Neighborhood Commercial (CN) and Single-Family Residential (RS-1) Zoning Districts to the General Commercial (CG) and Office Commercial (CO) Zoning Districts for land generally located between W. Houston Harte Expy., Howe St., Freeland Ave., and Millsbaugh St.; comprising a total of 7.04 acres (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Carter made a motion, seconded by Council Member DeWitt, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- g. Ratification of COSADC's resolution authorizing the use of sales and use tax funds in an amount not to exceed \$200,000 to provide an Economic Development Incentive to SMC-Global (Presentation made by Business, Retention & Expansion Coordinator Shannon Scott & Chamber Vice President of Economic Development Michael Looney)

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- h. Ratification of COSADC's resolution authorizing the use of sales and use tax funds in an amount not to exceed \$50,000 to provide an Economic Development Incentive to Ener-Tel Services (Presentation made by Business, Retention & Expansion Coordinator Shannon Scott)

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- i. Approval of amending Civic Events policies as recommended by the Civic Events Advisory Board (Presentation made by Civic Events Manager Sidney Walker)

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- j. Approval of allocating up to \$50,000 for capital projects from the Civic Event's fund balance for facility improvements (Presentation made by Civic Events Manager Sidney Walker)

Citizen Steve Hampton supports the repairs but expressed concern regarding incorrect estimates.

Motion: Council Member Gonzales made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- k. Adoption of a resolution authorizing application for financial assistance from the Texas Water Development Board for water system improvements; expressing official intent to reimburse costs of said projects; and making certain findings in connection therewith (Presentation made by Finance Director Tina Dierschke)

Citizen Steve Hampton expressed concern.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- l. Update on Sales Tax revenue performance (Presentation made by Finance Director Tina Dierschke)

No action taken on this item.

8. Closed Session

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

- a. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person on:
 - 1. Millspaugh Addition, Block 24
 - 2. Property commonly known as "City Farm"
 - 3. Lake Nasworthy Addition, Group 7
 - 4. Lake Nasworthy Residential Lot Leases
 - 5. 2838 College Hills Blvd.
 - 6. 1/4 section +/- out of Abstract A-8071-5-0178, J.C. Matthews Survey, northeast of the City within the ETJ

9. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed

No action taken on this item.

- b. Approval of various board nominations:
 - Concho River Watermaster Advisory Committee:** Allison Strube (Director of Water Utilities) to a term ending August 2020 and Chuck Brown (Consultant/Upper Colorado River Authority) to a term ending August 2021
 - Economic Development Corporation:** Todd Kolls (Mayor) to a second term ending February 2020

Motion: Council Member Thomas made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

c. Announcements and consideration of Future Agenda Items

Mayor Gunter requested that a raw water pricing discussion be brought to City Council within the next 60 to 90 days.

10. Adjournment

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to adjourn the meeting. The motion carried unanimously (7) ayes to (0) nays.

There being no further business, the meeting was adjourned at 1:03 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk's Office or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Cynthia Preas, Real Estate Manager, Real Estate, 325-657-4407

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Consider authorizing the City Manager to execute a consent to assignment of the Lease Agreement of 21.536 acres located at 2838 College Hills Blvd., to Sports Next Level, LLC (Cindy Preas)

Summary/History:

City staff received a request to transfer the Lease Agreement with Kendall Green and Gary Wilson of 21.536 acres out of William Nevels, Survey 2, San Angelo, to Sports Next Level, LLC, a Texas limited liability company.

The current agreement dated April 8, 2004 and ending March 31, 2024 grants a privilege to operate a golf driving range, pro golf shop, miniature golf course, and related recreational activities. First Amendment to the Lease dated October 20, 2017, approved the sale and consumption of beer and wine on Leased Premises and a Second Amendment to the Lease dated October 25, 2018, expanded use of the Leased Premises to offer year round events centered around the family.

In addition to a transfer of the Lease Agreement, Shawn Box, Manager of Sports Next Level, LLC, requests City Council approve a sublease of the facilities.

Mr. Box will return to City Council on a future date to request a new 20-year lease and expand use of the Leased Premises, to include construction of an indoor multiuse athletic center, regulation size and youth baseball fields and a multiuse turf field.

Operations Department manages this property and is agreeable to the transfer of the Lease Agreement.

This agreement allows reassignment and sublease of the facilities only with prior written approval of the City.

Financial Impact:

There is no financial impact to reassigning this agreement. The terms of payment to the City remain the same as in the existing agreement.

The City receives an annual payment of \$4,927.96, payable in monthly installments of \$410.66.

Other Information/Recommendation:

Staff recommends approval of the transfer of lease and sublease of the facilities.

Attachments:

Presentation:

Approvals/Reviews:

Cynthia Preas	Created/Initiated
Cynthia Preas	Approved
Theresa James	Approved
Shane Kelton	Approved
Anthony Wilson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Brent Casey, Recreation Manager, Recreation, 325-657-4450

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Consider approving a lease agreement renewal between San Angelo Independent School District and the City of San Angelo for the Carl Ray Johnson Recreation Center and Safety City property at 1103 Farr St. (Brent Casey)

Summary/History:

Agreement between SAISD and City of San Angelo for the property at 1103 Farr St. known as Carl Ray Johnson Recreation Center to be utilized by San Angelo Recreation and adjacent property known as Safety City. Lease Agreement will be for a period of 25 years.

Financial Impact:

Maintenance cost of the facility will be responsibility of the City of San Angelo as it has been for the last agreement.

Other Information/Recommendation:

Recreation staff recommend approval, we have used Carl Ray Johnson Recreation Center for years and assumed all costs for maintenance, which will remain the same for the use of the facility.

Attachments:

- | | |
|--|--|
| 1. Carl Ray Johnson Recreation Center and Safety City - Lease Agreement 03.15.19 (final) | Carl Ray Johnson Recreation Center and Safety City - Lease Agreement 03.15.19 (final).docx |
|--|--|

Presentation:

Approvals/Reviews:

Brent Casey	Created/Initiated
Carl White	Approved
Theresa James	Approved
Anthony Wilson	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

LEASE AGREEMENT

CARL RAY JOHNSON RECREATIONAL CENTER AND SAFETY CITY

This Lease Agreement ("Lease"), is made and entered into by and between the San Angelo Independent School District ("Lessor") and the City of San Angelo, Texas ("Lessee"), subject to the following recitals, terms and conditions,

1. Lessor leases to Lessee the real property and facilities located at 1103 Farr St., San Angelo, Texas known as the Carl Ray Johnson Recreational Center and Safety City ("Property").
2. The Property shall be used and maintained as a community center including a multi-use room, basketball courts, small open space area, gymnasium, playground and a traffic-safety training for the community and school children.
3. Lessor's Board of Trustees has determined that this Lease serves a public purpose, is subject to on-going monitoring and there exists sufficient controls to ensure that the obligations under this Lease provides a public benefit.
4. In consideration for the construction and operation of the Property by Lessee and other valuable consideration described herein, Lessor agrees to lease the Property to Lessee for a term of twenty-five (25) years, effective on the date this Lease is signed by both Parties. Further, Lessor grants Lessee the option to renew and extend this Lease for an additional twenty-five (25) year term upon written notice by Lessee to Lessor no later than ninety (90) days from the expiration of the current lease term.
5. Lessee shall be solely responsible for all costs related to the Property including maintenance, custodial services, utility service, costs of repair, property and personal liability insurance and all other expenses necessary to protect and maintain the Property in good condition and to remedy any damage to the Property and with no contribution from Lessor.
6. During the duration of the Lease, Lessee shall secure and maintain insurance in the types and amounts required by Lessor and shall name Lessor as an additional insured on all policies. Lessee shall provide copies of all insurance policies and endorsements related to this Lease upon request by Lessor.
7. Lessor may terminate the Lease based on the failure of Lessee to use the Property as a recreational center for ninety (90) consecutive days or for any other breach of this Lease and after notice of breach to Lessee and Lessee's failure to cure to Lessor's satisfaction after thirty (30) calendar days. Either Party may terminate the Lease for any reason with one hundred and eighty (180) days notice to the other Party to the Lease.

8. Lessee is liable for any bodily or property loss, claims, causes of action or injury of any kind arising from any use of the Property (or any part of them).
9. TO THE EXTENT ALLOWED BY LAW, LESSEE RELEASES, INDEMNIFIES AND HOLDS HARMLESS, LESSOR, IT'S OFFICIALS, EMPLOYEES, AGENTS AND/OR REPRESENTATIVES (INDEMNIFIED PARTIES) FROM ANY LOSSES, CLAIMS, CAUSES OF ACTION, OR INJURIES OF ANY KIND AND TO ANY PERSON OR ENTITY (INCLUDING COURT COSTS AND ATTORNEYS FEES INCURRED BY INDEMNIFIED PARTIES) REGARDLESS OF WHETHER ALLEGED AGAINST LESSEE OR ARISING FROM THE NEGLIGENT ACT OR OMISSION ON THE PART OF THE INDEMNIFIED PARTIES.
10. Neither Party may assign this Lease without the express written consent of the other Party.
11. This agreement binds and inures to the benefit of the Parties to the Lease and their respective successors and assigns.
12. This Lease is to be construed under Texas law, and all obligations of the Parties created by this Lease are performable in County in which the Property is located.
13. In the event of any dispute arising from or related to the Lease that is not resolved by the Parties, mediation shall be required as a condition precedent before litigation is filed. If mediation is not successful in resolving the dispute, litigation of a dispute shall be brought in a state court of competent jurisdiction with venue established in the County where the Property is located.
14. If any one or more of the provisions in this Lease are for any reason held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability will not affect any other provision of the Lease, which will be construed as if it had not included the invalid, illegal, or unenforceable provision.
15. This Lease constitutes the Parties' sole agreement and supersedes any prior understandings or written or oral agreements between the Parties with respect to the subject matter.
16. No amendment, modification, or alteration of the terms of this Lease is binding unless in writing, dated subsequent to the date of this Lease, and duly executed by the Parties.
17. The rights and remedies provided by this Lease are cumulative, and either Party's using any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the Parties may have by law, statute, ordinance, or otherwise.

ACKNOWLEDGED AND AGREED:

LESSOR:

LESSEE:

By: _____
Carl Dethloff
Superintendent
San Angelo Independent School District

By: _____
Daniel Valenzuela
City Manager
City of San Angelo

Date: _____

Date: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Carl White, Parks and Recreation Director, Recreation, 325-657-4450

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Consider a resolution authorizing a special event known as "Wake the Desert 2019" and approving variances to City ordinances at Middle Concho Park for July 12-14, 2019 (Carl White)

Summary/History:

The Wakeboard event has been held at Lake Nasworthy for the past 19 years. Family Powersports has submitted a special event application to host the 20th event at Middle Concho Park at Lake Nasworthy, July 12-14, 2019.

To hold the event, Family Powersports is asking for some specific variances to be waived. These include ordinances related to: creating wake in "no wake" zones, pulling devices in "no wake" areas, leaving movable structures or special vehicles in the park, exclusive use of the park, and driving and parking on areas other than paved park roads or parking areas.

This event IS NOT asking for waiver of the noise ordinance.

The affected "no wake" areas during the event do not affect lake homeowner properties.

Financial Impact:

There is no fiscal impact regarding this item. All attendees entering Middle Concho Park for the event must pay the required entrance fee.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | SE Application Wake the Desert 2019 | SE Application Wake the Desert 2019.pdf |
| 2. | Wake the Desert Variance Resolution 2019 | Wake the Desert Variance Resolution 2019.docx |
| 3. | Wake the Desert Variance Supplemental Exhibit A 2019 | Wake the Desert Variance Supplemental Exhibit A 2019.doc |

Presentation:

Approvals/Reviews:

Carl White
Carl White

Created/Initiated
Approved

Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Final Approval

City of San Angelo – Special Event Application (ver. June 15, 2015)

Complete and return this application to the City of San Angelo Parks and Recreation Department Office at 702 South Chadbourne St. at least **30 days** prior to the event for events not requesting City Support, at least **90 days** for events requesting City Support.

Event Information	
Event Name: <u>Wake the Desert</u>	
Event Date(s) and Hours: <u>July 12th, 13th, 14th</u>	Event Purpose & Description: <u>Wakeboard/surf Tournament Community Event</u>
Event Location(s): <u>Middle Concho Park</u>	
Attendance, Estimated Daily/Overall: <u>2500 /</u>	
Type of Event (Check one – see Special Events Policy for additional information) ☐ Non-Profit Event ☐ For-Profit Event * for private events contact Parks & Rec. Admin. at 325-657-4279 for reservations ☐ City Operated/Sponsored Event ☐ City Co-Sponsored Event ☐ Political or Ballot Issue Event ☐ Parade, Block Party, Road Run/Walk/Etc – Specify: _____ ☒ Other (describe): <u>Tournament</u>	
Event Sponsor Information	
Legal Business Name: <u>Family Powersports</u>	
Address: <u>4160 Houston Harke Expy</u>	
Mailing Address: <u>4160 Houston Harke Expy</u>	
Telephone: <u>325 947 2453</u>	Email Address: <u>sharper@familypowersports.com</u>
Contact Name: <u>Steven Harper</u>	Title: <u>General Manager</u>
Contact Number: <u>325 947 2453 ext. 7001</u>	Email Address: _____
Event Information (continued)	
Estimated date/time for set up: <u>July 9th (All day)</u>	Describe set up and clean up procedures: <u>Will be providing Porta-Potties</u> <u>Put up banners, trash cans, & Anything else we need.</u> <u>Clean up: throw trash, take down banners, etc.</u> *Sponsoring organization may be required to supply a dumpster and portable restrooms.
Estimated date/time for clean up: <u>July 15th (All day)</u>	
Will street closure and/or use be necessary? <u>We would like park closure</u> ☒ YES ☐ NO If yes, complete the street closure/use form. <u>If yes, show proposed road uses, emergency vehicle access, and barricade locations on your event map.</u> Note that the City of San Angelo does not have authority to close County and State roads.	
Describe crowd and parking control and security plans for this event: Sponsors of an event must have certified police officers present, if required. This requirement, as well as the number of officers needed, will depend on the type of event (including activities), number of anticipated attendees at the event, whether or not alcohol will be consumed at the event, as well as other factors.	

Event Information (continued)Will music be provided/included during the event? ☒ YES ☐ NODescribe type of music proposed: ☒ Live ☒ Amplification ☒ Recorded ☒ Loudspeakers

Proposed time music will begin: 8am

Proposed time music will end: 11pm

Describe noise control:

noise will be kept at a decent volume for the whole event to hear

Show proposed location of live band/disc jockey/loudspeakers/equipment on your attached event mapDo you plan to have special event signs and banners? ☒ YES ☐ NO Signs must conform to City Ordinances

Describe the general nature of signage used for the event:

Promotion / Advertising

Show locations for proposed placement of banners and signs on your attached event map.

Will the event have activities such as inflatables, amusement rides, climbing walls, live animals, etc?

☒ YES ☐ NO Only inflatable jump vendors who meet insurance requirements and have been pre-approved by the Parks & Recreation Department will be allowed to operate in the parks.If yes, describe in detail the types of attractions and activities proposed:**Show locations for all proposed activities on your attached event map.**Will the event have food, beverage, or concessions? ☒ YES ☐ NO

See Section F of the Special Events Policy for health department approvals and temporary food license requirements.

Describe in detail the general nature and scope of food, beverage, and concessions vendors:

Food trucks, Foodstands

Show locations for proposed placement of food, beverage, and concessions vendors on your attached event map.Do you plan to have alcohol served at this event? ☐ YES ☒ NO

Public events which sell alcohol must use the services of the City's Concessionaire. The Parks & Recreation Staff can provide you with the contact information for the Concessionaire.

If alcohol is present at the event, describe measures to be taken to prohibit the sale and distribution of alcohol to minors:

Will the following be placed or located in the event area?

No stakes of any kind allowed on any walkway, roadway, or other hard surface.

<u>Item</u>	<u>Quantity</u>	<u>Item</u>	<u>Quantity</u>
☒ Booths:	_____	☒ Tables:	_____
☒ Tents*:	_____	☒ Trash cans:	_____
☒ Awnings:	_____	☒ Portable Toilets:	_____
☒ Canopies:	_____	(may be required depending on event)	
☒ Rides:	_____	☐ other (describe):	_____

* Tents that exceed 120 square feet of area will require special permit. Contact Permits Office at 657-4421/2.

You must attach a plan of the proposed event map and layout. Include the proposed location of booths, tents, tables, portable toilets, rides, routes, etc.

Event Information (continued)**Application Check List** (failure to provide necessary documentation will delay application review and approval)

I have attached the following items:

- ☒ Completed Application ☒ Application Non-Refundable Permit Fee of \$35.00 ☐ Deposit (see policy)
- ☐ Certificate of Insurance (10 business days prior to first day of event) ☐ Street use and/or closure permit (if required)
- ☒ Detailed Event Map (showing road uses, signage, vending, tent, and activity locations, etc. Maps can be found on Google earth or www.cosatx.us, look under DEPARTMENTS & SERVICES > GEOGRAPHICAL INFORMATION SYSTEMS > Online mapping > Launch interactive online map)
- ☐ Temporary Health Permit (if required)

If any document is missing, please explain:

702 S Chadbourne St

The applicant and sponsoring organization understands and agrees to:

- provide a certificate of insurance with all coverage deemed necessary for the event, name the City of San Angelo as an additional insured on all applicable policies, and submit the certificate to the City Risk Management Office no later than 10 business days prior to the event (contact the Risk Management Office at 325-657-4359);
- comply with all City and County ordinances and applicable state laws, comply with City policies, and acknowledge that the special events permit does not relieve the applicant or sponsoring organization from meeting any application requirements of law or other public bodies or agencies; and
- promptly pay any billing for City services rendered or deemed necessary as part of the event and event approval.

Applicant and sponsoring organization further understands the approval of this special event may include additional requirements and/or limitations based on the City's review of this application, in accordance with the City's Special Events Policy. The applicant and sponsoring organization understand that it may be necessary to meet with City staff during the review of this application and that City Council approval may be necessary. The applicant agrees the sponsoring organization will operate the event in conformance with the written approval.

Sponsors of events, in which food and/or beverage vendors will be present, must contact the City of San Angelo Health Department **90 days** prior to of the event date. **Contact the City of San Angelo Health Department at 325-657-4493.**

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of the Special Event and affirm the above understandings. The information provided on this application is true and complete to the best of my knowledge.

Applicant Signature:**Date:** 2-29-19

Complete and return this application to the City of San Angelo Parks and Recreation Department Office at 702 South Chadbourne St. at least 30 days prior to the event for events not requesting City Support or at least 90 days prior for events requesting City Support. Contact the Parks & Recreation Department at 657-4279/4450 if you have any questions about this application, this policy, or your event.

**Final
Approval:****Date:****Application
Receipt Date & Time:**



- | | |
|---|-----------------------------|
| GREEN: FAMILY POWERSPORTS | GRAY: MAIN TENT |
| YELLOW: CUSTOMER BOAT DEMO LOADING DOCK | BLUE: SPECTATORS |
| BLUE: GAMES | ORANGE: WAKEBOARD/SURF RUNS |
| RED: VENDERS/SPONSORS | |
| BLACK: FOOD TRUCKS | |
| PINK: MUSIC | |

A RESOLUTION OF THE CITY OF SAN ANGELO AUTHORIZING APPLICANT, FAMILY POWERSPORTS, TO HOLD A SPECIAL EVENT KNOWN AS “WAKE THE DESERT 2019” AND GRANTING VARIANCES FROM CITY ORDINANCES.

WHEREAS, the City Council for the City of San Angelo has approved a Special Event Application process through which individuals or groups may seek authorization to hold special events on public property; and,

WHEREAS, Chapter 9, Article 9.02.009 of the Code of Ordinances for the City of San Angelo provides that the City Council may authorize temporary variances from the prohibitions and requirements of City ordinances for such events; and,

WHEREAS, Family Powersports has requested for “Wake the Desert 2019” to take place at Middle Concho Park; and,

WHEREAS, the City Council has taken into account the proximity of the event to residential areas; the probability of the event causing undue disturbance to users of the city property; the ability of the organizers to ensure the safety of participants and observers; and the effect on public safety of the granting of variances for the event.

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

Part 1: Family Powersports (hereinafter Applicant), is hereby authorized to hold a special event in Middle Concho Park, known as “WAKE THE DESERT 2019”. The event will take place from 8:00 AM Friday, July 12, 2019 through 10:00 PM Sunday, July 14, 2019. Set up will begin 8:00 AM Tuesday, July 9, 2019 and cleanup will be complete 5:00 PM Monday, July 15.

Part 2: The event may include those activities as described on that certain “City of San Angelo-Special Event Application” and attachments thereto (hereinafter collectively referred to as “Application”) submitted by Applicant, a copy of which is attached to this Resolution as **Exhibit A**, and made a part hereof for all purposes.

Part 3: The variance referred to in the Application relating to Section 9.03.008 operating any boat or watercraft in such a manner to create a wake in areas designated with signs or buoys as “No Wake” areas and pulling devices in areas designated “No Wake” or “No Skiing” Areas of the City Code of Ordinances, is hereby granted from 12:00 PM Friday, July 12, 2019 through 10:00 PM July 14, 2019.

Part 4: A variance related to Section 9.02.005(5) (leaving movable structures or special vehicles in the park) for the event is hereby granted from 8:00 AM Tuesday, July 9, 2019 through 5:00 PM July 15, 2019.

Part 5: A variance related to Section 9.02.005(2) (setting a priority on use of fireplaces, picnic tables and benches other than first come first serve) for the event is hereby granted from 8:00 AM Tuesday, July 9, 2019 through 5:00 PM July 15, 2019.

Part 6: A variance related to Section 9.02.004(5) (driving and parking on area other than paved park roads or parking areas) for the event is hereby granted from 8:00 AM Tuesday, July 9, 2019 through 5:00 PM July 15, 2019.

Part 7: A variance related to Section A2.008 (tent permit fees) for the event is hereby granted from 8:00 AM Tuesday, July 9, 2019 through 5:00 PM July 15, 2019.

PASSED and APPROVED THIS _____ DAY OF _____, 2019.

ATTEST:

CITY OF SAN ANGELO, TEXAS

Julia Antilley, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO FORM

Theresa James, City Attorney

EXHIBIT A
SUPPLEMENT TO SPECIAL EVENTS PERMIT
Family Powersports Wake the Desert Event
July 12, 13 and 14, 2019

Permit Holder: Family Powersports

Contact Person: Name Phone
 Steven Harper (325) 947-2453

Location of Event: Middle Concho Park (hereinafter "Area")
Middle Concho Dr.
San Angelo, TX 76904

Name of Event: Wake the Desert 2019 (hereinafter "Event")

Date of Event: July 12-14, 2019
Set up: July 9, 2019
Clean up: July 15, 2019

Anticipated
Attendance: 2,500

Hours of July 9, 2019 (setup)
Operation: 8:00 a.m. through 10:00 p.m., July 12-14, 2019

This supplement to the special event permit is issued to the Family Power Sports by the City of San Angelo (hereinafter "City") subject to the conditions and requirements set forth below.

Permitted Activities

1. Family Powersports may conduct wakeboard events during the dates set out above.
2. Family Powersports may operate all-terrain vehicles and golf carts in the Area during the event.
3. Family Powersports may set up tents and signs and allow vendors in the Area subject to any regulations set out in this Permit.

4. Event participants may park on the grass at Middle Concho Park during the date set out above.
5. Family Powersports may have exclusive use of the easternmost boat ramp at Middle Concho Park during the event.

Requirements for Permit Holder ("Family Powersports")

1. Sanitation.
 - a. Event will set up at least six (6) portable restrooms.
 - b. Event will clean up Area at the conclusion of event.
2. Insurance and Indemnification.
 - a. Event shall provide insurance as required by the City of San Angelo's Risk Management office and shall provide proof of such insurance before set up.
3. Vendors.
 - a. Vendors shall obtain all necessary health permits and shall have appropriate liability insurance and an active Sales and Use Tax Permit.

The City Manager or his designee shall have authority to require Family Powersports to comply with the above-listed requirements and to correct any deficiencies. In case of a threat to the public health or safety, the City Manager or his designee may suspend operations of the Event until deficiencies are corrected.

Variances: See Attachment 1 to this Exhibit.

Authority of City to Regulate Event

The City Manager or his designee shall have the authority to interpret this Permit and/or adopt new rules during the Event to ensure public health and safety and proper use of all public rights-of-way.

EVENT SPONSOR

Carl White
Parks & Recreation Director

**Attachment 1 to Exhibit A
TO THE FAMILY POWERSPORTS WAKE THE DESERT EVENT 2019**

Exhibit 1 to Event Resolution

Variances

- 1) Notwithstanding City ordinances to the contrary, event Sponsor may conduct their event activities, including skiing, wakeboarding and wakesurfing in the designated event area, including “no wake” zones.
- 2) Notwithstanding City ordinances to the contrary, event Sponsor may operate all-terrain vehicles and golf carts in the designated event area.
- 2) Notwithstanding City ordinances to the contrary, event Sponsor shall not be required to pay fees for permits for tents and signs in the designated event area.
- 3) Notwithstanding City ordinances to the contrary, event participants may park on designated areas on the grass in the designated event area.
- 4) Notwithstanding City ordinances to the contrary, flags, banners, and information signs shall be allowed for the Event in the designated event area. Placement shall be coordinated with and approved by the City Manager or his designee.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Allison Strube, Water Utilities Director, Water Utilities, 325-657-4209

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance amending Chapter 11 "Utilities", Article 11.05 "Water Conservation and Drought Contingency Plan" by deleting the adoption date from ordinance language (Allison Strube)

Summary/History:

The City of San Angelo reviews and updates the Water Conservation and Drought Contingency Plan at a minimum of every 5 years in order to adjust goals and targets. It also takes into account new technology and new best management practices. The previous plan was adopted and updated on September 4, 2014 as stated in the ordinance.

The proposed ordinance change is to remove the adoption date in the ordinance. The City Council will still adopt and approve any modification to the Water Conservation and Drought Contingency Plan, but rather than modifying the ordinance each time it is adopted the City Council will just adopt the updated plan.

Under Texas Water Code Chapter 11 and Title 30 Texas Administrative Code Chapter 288, the City of San Angelo is required to submit an updated Water Conservation Plan and Drought Contingency Plan to the Texas Commission on Environmental Quality (TCEQ) every five years. In addition to TCEQ, the City is required to submit a copy of the plan to Texas Water Development Board.

The updated plan will be presented during the regular session of the May 7, 2019 City Council meeting.

Financial Impact:

No fiscal impact associated with this item.

Other Information/Recommendation:

Staff recommends the last adoption date be removed from the ordinance. Upon removal, Water Utilities will present the updated Water Conservation and Drought Contingency Plan to City Council during the regular session of the May 7, 2019 meeting. The September 4, 2014 plan will remain in effect until a new plan is adopted by City Council.

The first reading of the ordinance was approved unanimously on April 16, 2019.

Attachments:

- | | | |
|----|---------------------|--------------------------|
| 1. | Ordinance Amendment | Ordinance Amendment.docx |
|----|---------------------|--------------------------|

Presentation:

Approvals/Reviews:

Allison Strube	Created/Initiated
Theresa James	Approved
Anthony Wilson	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

AN ORDINANCE AMENDING CHAPTER 11 "UTILITIES", ARTICLE 11.05 "WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN", SECTION 11.05.002(1) "WATER CONSERVATION MEASURES", OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO TEXAS PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, CHAPTER 11, ARTICLE 11.05, SECTION 11.05.002(1) of the Code of Ordinances is hereby amended as follows:

"Sec. 11.05.002 - Water conservation measures

The city will utilize the following strategies to encourage, promote and require citizens to conserve water at all times.

- (1) *Conservation plan* . The "City of San Angelo Water Conservation Plan," ~~dated March 20, 2014 (revised September 4, 2014) which is as adopted by Council~~, on file in the office of the city clerk, and available for public inspection, is adopted and incorporated herein.
 - (A) *Implementation* . The director of water utilities will act as the administrator of the water conservation plan. The administrator will oversee the execution and implementation of all elements of the program and will be responsible for supervising the promulgation and retention of records for program verification.

2) THAT all remaining subsections of Section 11.05.002 not amended by this ordinance remain in full force and effect.

3) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That 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.

4) THAT, this Ordinance shall be effective upon passage.

INTRODUCED on the ____ day of _____, 2019, and finally PASSED, APPROVED and ADOPTED on this the ____ day of _____, 2019.

CITY OF SAN ANGELO

ATTEST:

Julia Antilley, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO FORM:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Hillary Bueker, Planning Manager, Planning and Development Services, 325-657-4210

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance approving a street name change for "King Mill Dr." and "Wedgewood Ct." to "King Mill Cir.", over the complete length of these street rights-of-way, 340 and 345 linear ft respectively (Jon James)

Summary/History:

A request for approval of a Street Name Change for King Mill Drive & Wedgewood Court to "King Mill Circle." The request is to rename the entirety of both street's right-of-way. The applicant's intent is to reconfigure this section of Bentwood Country Club Estates to allow additional homes. The streets are identified as "Local Street" in the City's Master Thoroughfare Plan.

Financial Impact:

N/A

Other Information/Recommendation:

On March 18, 2019, the Planning Commission recommended APPROVAL of the street name change unanimously.

On April 16, 2019, City Council voted to approve the street name change on first reading

Attachments:

- | | | |
|----|--------------------|---|
| 1. | Staff Report (SNC) | CC King Mill Dr-Wedgewood Ct Staff Report.pdf |
| 2. | Ordinance (SNC) | 19-0094_PL_KING-HILL_WEDGWOOD_NAME_CHG_ORD.docx |

Presentation:

Jon James

Approvals/Reviews:

Hillary Bueker	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

CITY COUNCIL –APRIL 16 & MAY 7, 2019

STAFF REPORT



APPLICATION TYPE:		CASE:	
Street Name Change		King Mill Drive & Wedgewood Court	
SYNOPSIS:			
A request for approval of a Street Name Change for King Mill Drive & Wedgewood Court to “King Mill Circle.” The request is to rename the entirety of both street’s right-of-way. The applicant’s intent is to reconfigure this section of Bentwood to allow additional homes. The streets are identified as a “Local Street” in the City’s Master Thoroughfare Plan.			
LOCATION:		LEGAL DESCRIPTION:	
King Mill Drive & Wedgewood Court		Being approximately 340 linear feet of King Mill Drive and 345 linear feet of Wedgewood Court public right-of-ways; generally located west of Overhill Drive and Club Park Way.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood	RM-1 – Low Rise Multifamily Residential	Neighborhood	340 & 345 Ln. Ft.
THOROUGHFARE PLAN:			
King Mill Drive – Urban Local Street, 50’ ROW required (50’ Existing), 36’ with a 4’ sidewalk or 40’ pavement required (40’ Existing) Wedgewood Court – Urban Local Street, 50’ ROW required (50’ Existing), 36’ with a 4’ sidewalk or 40’ pavement required (40’ Existing)			
NOTIFICATIONS:			
4 notifications mailed directly adjacent the proposed street rename on February 26, 2019. Zero have been received in support and One in opposition			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Street Name Change for King Mill Drive & Wedgewood Court to “ King Mill Circle ,” subject to Two Conditions of Approval			
PROPERTY OWNER/PETITIONER:			
Bentwood Development, LLC			
STAFF CONTACT:			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			

Street Name Change: King Mill Drive & Wedgewood Court are located in the South San Angelo. The developer is in the process of seeking approval for a final plat for the area that encompasses a portion of previously platted land which dedicated these two public street cul-de-sacs. The proposed new plat looks to connect the two existing cul-de-sac to create a loop street configuration. For these reasons, the developer is seeking a street name change to reflect the new street configuration.

The following are three guidelines which the Division uses to determine the applicability and appropriateness of any proposed street name change.

1. Whether or not the street name change would confuse motorists and emergency vehicles

The proposed street name change appears unlikely to confuse motorists and emergency vehicles. Since the proposed street acts more as a loop street configuration, this change would help relieve confusion by giving the perception of a circular street design. The configuration of King Mill Drive & Wedgewood Court is currently a short cul-de-sac Local Street and there is one home addressed using King Mill Drive. From an emergency response standpoint, city staff stand ready to make any necessary data changes to ensure a minimal disruption in response times, should the Ordinance authorizing the name designation be adopted.

2. Whether there is the same or similar name to the proposed street name

There are no existing streets in San Angelo with the same or similar name. This change would remove King Mill Drive and replace it with King Mill Circle.

3. Whether or not there is a justified reason to rename the street such as the naming for the betterment of the community or to honor a public figure

Since the road now acts more as a loop street configuration, Staff believes renaming the street would clarify the use of the road as well as avoid confusion.

Planning Commission Recommendation:

On March 18, 2019 the Planning Commission recommended APPROVAL of a request to change “King Mill Drive” and “Wedgewood Court” to “King Mill Circle”, over the complete length of these street right-of-ways, 340 and 345 linear feet respectively, located west of Overhill Drive and Club Park Way. The following is the complete excerpt from the draft minutes from the meeting.

Hillary Bueker, Senior Planner, presented the proposed Street Name Change request. She indicated that King Mill Drive and Wedgewood Court were part of a previously approved plat and will now be part of the new Bentwood Plat that was approved earlier in this meeting. She explained that the street name change to “King Mill Circle” will allow these two streets to turn into a circle drive. Mrs. Bueker outlined Staff’s recommendation to approve the street name change request on the grounds that it would clarify the street configuration and use for emergency personnel, residents, and visitors; that there are no existing streets in the City with the same or similar name; and that it will help to avoid

confusion. Mrs. Bueker passed out one resident letter expressing concerns about the addressing change being on a corner lot.

Chair Stribling opened the meeting for public comment.

There was no public comment.

Vice Chair Spano reviewed the resident letter and understood the concerns about having to change their mailbox, as well as the cost associated with removing the current address etched onto the home. He asked if there were any other homes affected by the change.

Ms. Bueker responded that there was not.

Vice Chair Spano made a Motion to recommend APPROVAL to change “King Mill Drive” and “Wedgewood Court” to “King Mill Circle”, over the complete length of these street right-of-ways, 340 and 345 linear feet respectively, located west of Overhill Drive and Club Park Way, subject to the two conditions of approval as presented. Commissioner Smith seconded the motion. The motion passed unanimously 6-0.

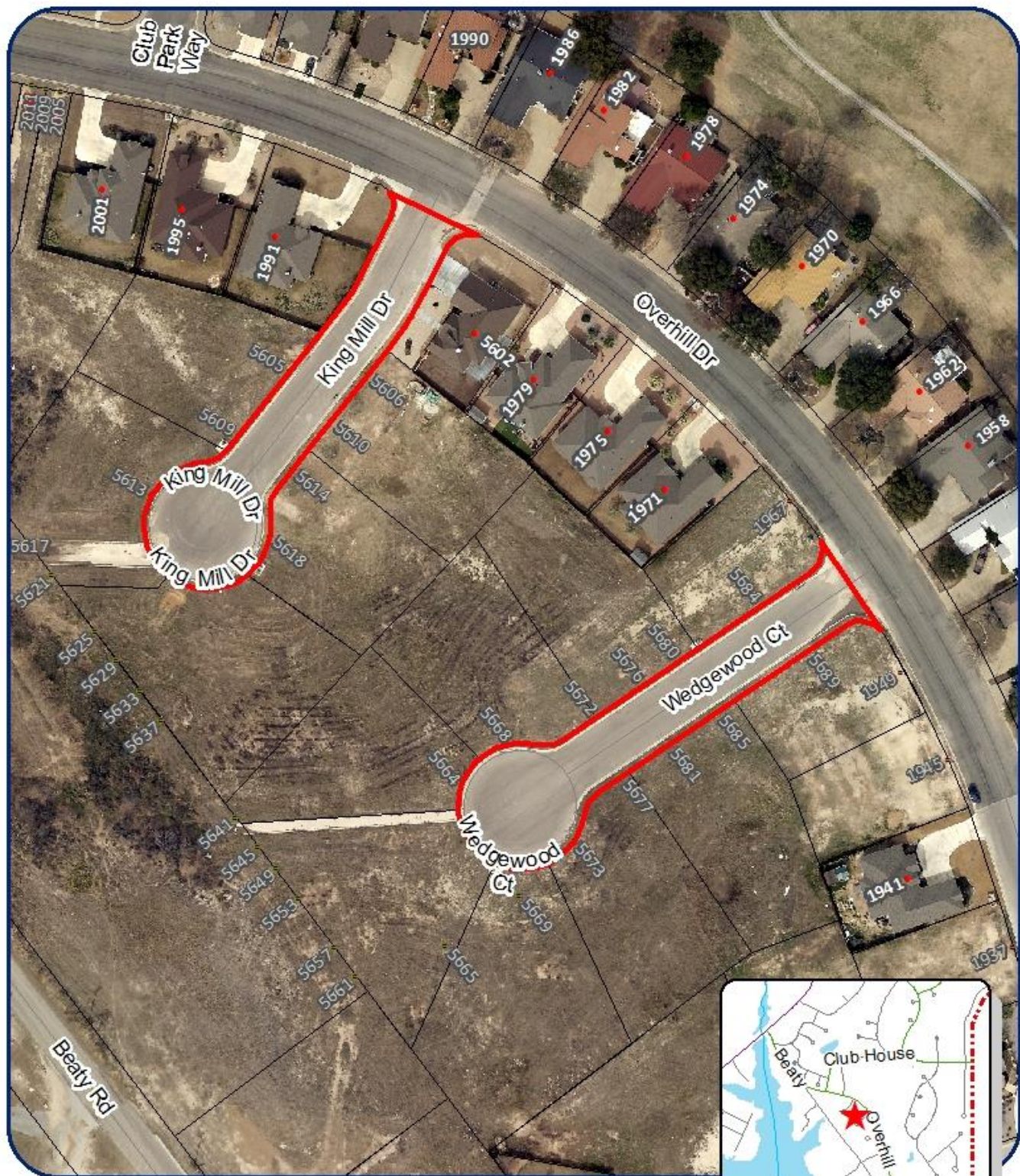
Recommendation:

Staff’s recommendation is to Recommend **APPROVAL** of the proposed Street Name Change for King Mill Drive & Wedgewood Court to **“King Mill Circle,” subject to two Conditions of Approval:**

1. A request to the City’s 911 Addressing Coordinator shall be submitted for an address/street name change for addresses affected by the street name change
2. Payment to the City of San Angelo shall be made for the installation of two street identification signs at the intersections with Austin Street and Vaughn Street. All signage shall be designed and erected in accordance with local regulations.

Attachments:

Aerial Maps
Future Land Use Map
Zoning Map
Plat Exhibit
Notification Map
Resident Letter
Applications



Street Name Change

King Mill Dr & Wedgewood Ct

Council District: SMD #1 - Tommy Hiebert
 Neighborhood: Country Club
 Scale: 1" approx. = 100 ft

Legend

Subject Properties: —
 Current Zoning: RM-1
 Requested Zoning Change: N/A
 Vision: Neighborhood



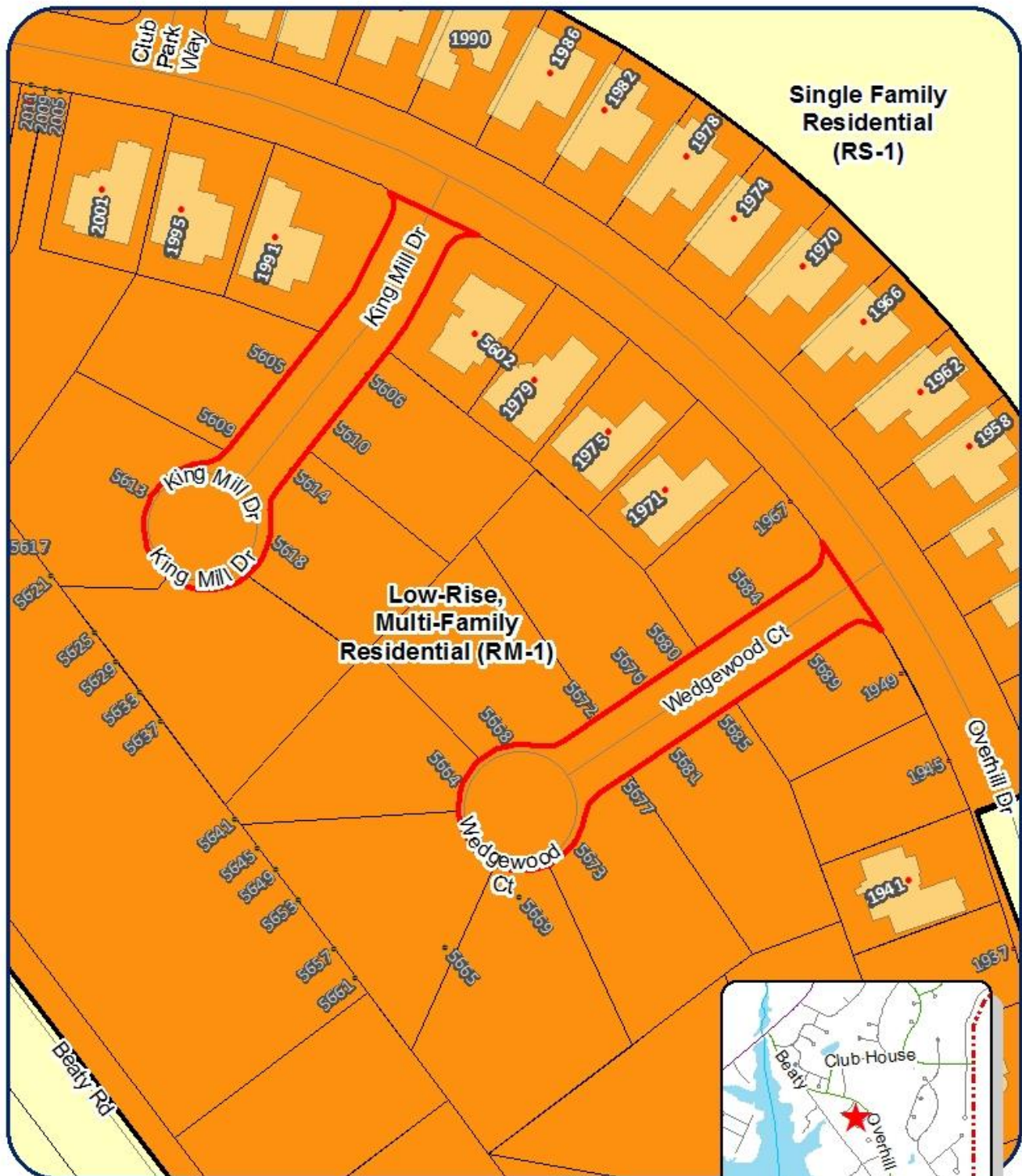


King Mill Dr & Wedgewood Ct

Legend

Subject Properties:
Current Zoning: **RM-1**
Requested Zoning Change: **N/A**
Vision: **Neighborhood**





Street Name Change

King Mill Dr & Wedgewood Ct

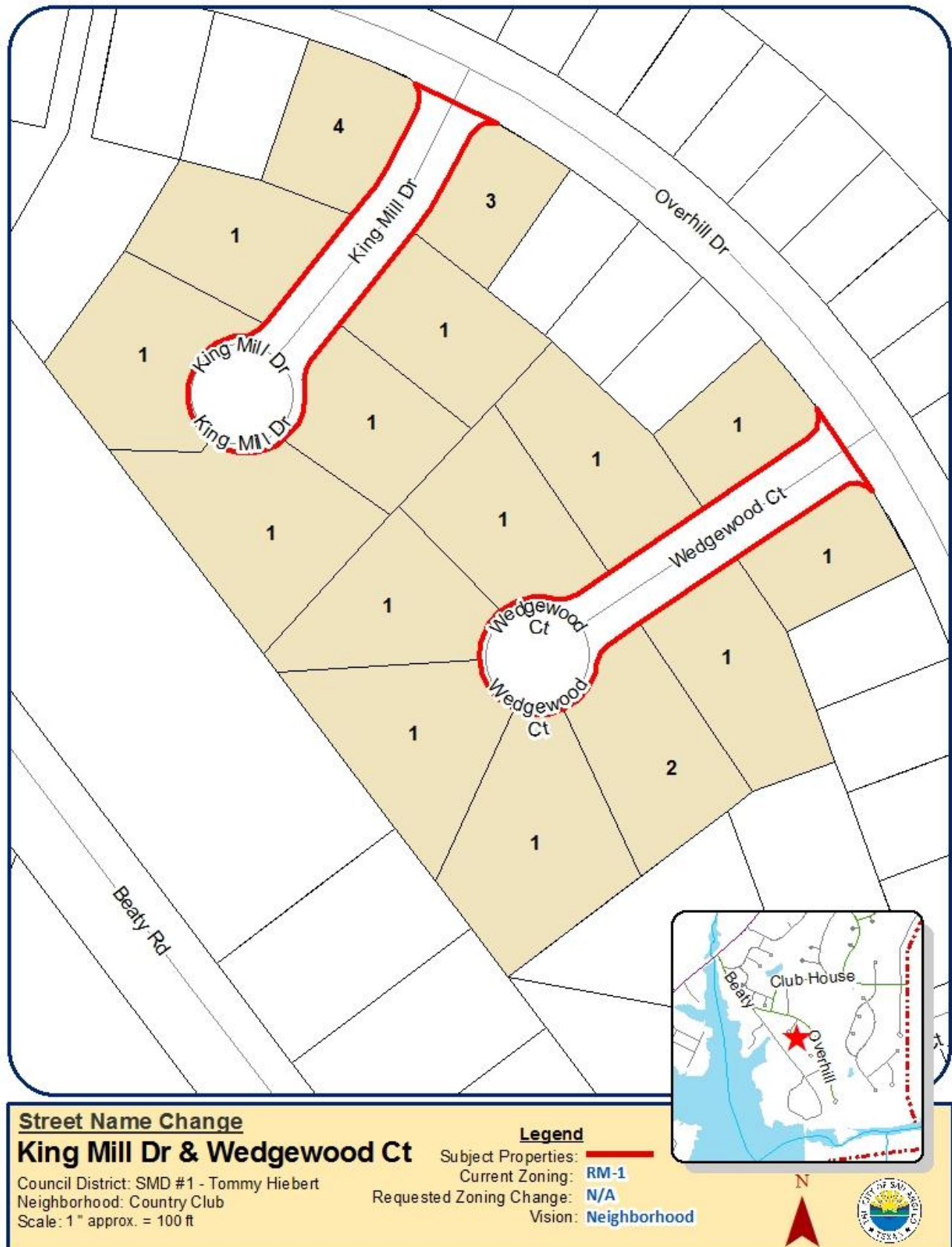
Council District: SMD #1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 100 ft

Legend

Subject Properties: —
Current Zoning: RM-1
Requested Zoning Change: N/A
Vision: Neighborhood







TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO
FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 72 W
COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR (☒) IN OPPOSITION

REASON(S) _____

While we realize change happens in newly developed areas, this intent to change King Mill Drive to King Mill Circle in Bentwood Country Club will definitely cause a domino effect for me and my husband. With this in mind, we are not in favor of changing the street name. Our home is ultimately the only one adversely affected by this change since our home is the only home on King Mill Drive. Bentwood approved our home facing the cul-de-sac. At the time, we assumed other homes would be built beside us. After our home was completed and we had been in it for a month, we mentioned to our builder that he should buy a lot next to us so we could be neighbors. At that time, he informed us that some developers had purchased all of that land and that it was not for sale. Prior knowledge of this was not an option and the developer failed contacted us with their intent to change the street name. After receiving the letter from the city, we called to find out more information. After speaking to Hillary Bueker, our questions were clarified. Changing the street name will be an inconvenience. Not only will the cast stone address block that displays 5602 King Mill Dr. on the front of our home need to be reestablished but the time consuming efforts of having to change all of our mail correspondence. Since there will be cost involved, who will incur that cost? With all of the aforementioned problems that would occur with this change, we are requesting that you will carefully consider our request to allow us to just remain 5602 King Mill Drive. Thank you for your time and efforts in planning our communities and for allowing us to have a voice in this matter.

Address: 5602 King Mill DR., San Angelo, TX 76904

Keith and Vicky McCutchen

325-277-8354/325/277/7352

PHONE: _____

SIGNATURE: Keith McCutchen Vicky McCutchen

Street Name Change: Wedgewood Court/King Mill Drive

Property owner number: 3

If you have any questions about these proceedings, please call Hillary Bueker, Sr. Planner, with the City of San Angelo's Planning Division at (325) 657-4210 or by email at hillary.bueker@cosatx.us.

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Ave
Application for Naming/Renaming a Street



Section 1: Basic Information

Name of Applicant(s): Bentwood Development, LLC

☒ Owner

☐ Representative (Affidavit Required)

PO Box 61227

San Angelo

TX

76906

Mailing Address

City

State

Zip Code

325-315-7112

ken@klsenterprises.com

Contact Phone Number

Contact E-mail Address

Section 2: Property Characteristics

Is the street public? ☒ Yes ☐ No

Is street private? ☐ Yes ☐ No

Describe request for street to be named/changed: From Wedgewood Court to King Mill Circle

From the intersection of: Overhill Drive

to: _____

Describe reason(s) for request to name or rename the street: a pending replat changes the street from a cul-de-sac to a loop street combined with King Mill Drive

Use attachment, if necessary, including where applicable, the legal description of land adjacent to street requested to be named/renamed:
Lots 18-24, Block 101, Bentwood Country Club Estates

Section 3: Applicant(s) Acknowledgement

Please initial the following:

AK I/we understand that a separate fee will be required from the applicant for any new signage installation.

I/We the/undersigned acknowledge that the information provided above is true and correct.

[Signature]
Signature of licensee or authorized representative

2-6-19
Date

Printed name of licensee or authorized representative

Bentwood Development LLC
Name of business/Entity of representative

FOR OFFICE USE ONLY

Reviewed/Accepted by: H. Becker Date: 2/15/19 ☐ Verified Complete ☐ Verified Incomplete

Assigned to: _____

Nonrefundable application fee: \$ 500 COSA Signage cost: \$ _____ Date paid: _____ Receipt No. 144302

Planning Commission hearing date: 3-18-19 City Council hearing date(s): 4- -19

AN ORDINANCE CHANGING THE NAME OF KING MILL DRIVE AND WEDGEWOOD COURT, LOCAL STREETS IN SOUTH SAN ANGELO, BEING APPROXIMATELY 340-FEET AND 345- FEET IN LENGTH RESPECTIVELY, EXTENDING SOUTH FROM OVERHILL DRIVE AND EACH TERMINATING WITH A CUL-DE-SAC, TO BE JOINED AS A SINGLE LOOP STREET RE-NAMED "KING MILL CIRCLE;" PROVIDING FOR PERMANENTLY AFFIXING NECESSARY GEOGRAPHICAL AND ADDRESS-RELATED REFERENCES THERETO; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, King Mill Drive and Wedgewood Court are classified as local streets in the city's major thoroughfare plan, located in Bentwood Country Club Estates, South San Angelo, being approximately 340-feet and 345-feet in length respectively, extending south from Overhill Drive, each terminating in a cul-de-sac; and

WHEREAS, there is one current residential structure on said cul-de-sacs that fronts on and utilizes King Mill Drive for address purposes; and

WHEREAS, current development plans will join both cul-de-sacs to serve as a single loop configured street in the south portion of Bentwood Country Club Estates re-named "King Mill Circle";

NOW THEREFORE BE IT ORDAINED BY THE CITY OF SAN ANGELO THAT:

SECTION 1: "King Mill Drive" and "Wedgewood Court," each street terminating in a cul-de-sac, located in Bentwood Country Club Estates, south San Angelo, being approximately 340-feet and 345-feet in length respectively, extending south from Overhill Drive, be and are hereby re-named: "King Mill Circle", effective upon reconfiguration of said streets by connecting them into a single loop configured street.

SECTION 2: Geographical and address related references to said streets shall be updated and permanently affixed, identifying said reconfigured street as "King Mill Circle."

SECTION 3: 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 4: This Ordinance shall become effective from and after the date of adoption.

INTRODUCED on the **16th day of April, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of May, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Hillary Bueker, Planning Manager, Planning and Development Services, 325-657-4210

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance approving the abandonment of approximately 45.6-sq ft of the N. Chadbourne St. public right-of-way; located adjacent to 50 N. Chadbourne St. (Jon James)

Summary/History:

The City of San Angelo is seeking abandonment of a portion of North Chadbourne Street public right-of-way. City Staff's intent is to align a portion of North Chadbourne Street ROW to match a previous alignment reconfiguration from 1946. This street is identified as a "Major Arterial" in the City's Master Thoroughfare Plan.

Financial Impact:

N/A

Other Information/Recommendation:

On March 18, 2019, the Planning Commission unanimously recommended APPROVAL of the Street ROW Abandonment.

On April 16, 2019, City Council voted to approved the Street ROW Abandonment on first reading.

Attachments:

- | | | |
|----|-------------------|--|
| 1. | Staff Report (RA) | CC N Chadbourne St Staff Report.pdf |
| 2. | Ordinance (RA) | 19-0096_PL_50_CHADBOURNE__ABANDON_ORD.docx |

Presentation:

Jon James

Approvals/Reviews:

Hillary Bueker	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

CITY COUNCIL –APRIL 16 & MAY 7, 2019

STAFF REPORT



APPLICATION TYPE:		CASE:	
Street Right-of-way Abandonment		North Chadbourne Street	
SYNOPSIS:			
The City of San Angelo is seeking abandonment of a portion of North Chadbourne Street public right-of-way. City Staff's intent is to align a portion of North Chadbourne Street ROW to match a previous alignment reconfiguration from 1946. This street is identified as a "Major Arterial" in the City's Master Thoroughfare Plan.			
LOCATION:		LEGAL DESCRIPTION:	
50 North Chadbourne Street		Being Lot: 8 & 9, Block: 43, San Angelo Addition; South & East West 10' of Lot 8 & 20' x 140' of the South Part of 6 & 7, Miles Acre Lots Addition; South Part Of Acre Lot 7, Miles Acre Lots Addition; Lot 7, Block 43, San Angelo Addition, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
District #3 – Harry Thomas Downtown Neighborhood		CBD – Central Business District	Downtown
			SIZE:
			0.12 acre
THOROUGHFARE PLAN:			
<u>North Chadbourne Street</u> – Urban Major Arterial Street, 80' ROW required (100' Existing), 64' pavement required (67' Provided)			
NOTIFICATIONS:			
2 notifications mailed directly adjacent the proposed abandonments on March 6, 2019. One received in support and zero in opposition			
STAFF RECOMMENDATION:			
Staff recommends <u>APPROVAL</u> of the Street Right-of-Way Abandonment request, subject to two Conditions of Approval			
PROPERTY OWNER/PETITIONER:			
COSA			
STAFF CONTACT:			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			



Additional Information:

City Staff circulated to all relevant municipal departments, as well as public and private utility companies, and there were no responses in opposition to the request.

Planning Staff reviewed all relevant history, ordinances, policies, and conducted a site visit to the property on March 1, 2019, to determine the appropriateness of abandoning this public street right-of-way. In February 1946, the Roosevelt Hotel had already been built and the adjacent property owners believed that the hotel was not in line with the current North Chadbourne Street right-of-way. The petitioned the city to establish a new right-of-way line from the northwest corner of the existing hotel to meet up with the existing right-of-way towards 1st Street. This would allow the new buildings to maintain a continuous façade along North Chadbourne Street. At this time, the right-of-way under the existing hotel was not abandoned, and now City staff wishes to remedy the situation. Planning Staff believes existing and anticipated traffic patterns would not be negatively affected if the subject portions of North Chadbourne Street are abandoned. At present, this portion of North Chadbourne Street is developed as the Roosevelt Hotel. For these reason, Staff believes abandoning this portion of North Chadbourne Street would not create any detrimental effects as this portion could not to be used by any surrounding property owner. Staff believes this portion currently provides no public benefit, and closing it could also remove any additional liability of the City.

Planning Commission Recommendation:

On March 18, 2019, the Planning Commission recommended APPROVAL of the Street Right-of-Way Abandonment request. The following is the complete excerpt of the draft minutes from the March 18, 2019, meeting for this case:

Hillary Bueker, Senior Planner, presented the proposed street right-of-way abandonment request. She explained that the Roosevelt Hotel was built over a portion of the right-of-way of North Chadbourne Street and therefore this portion needed to be abandoned. Mrs. Bueker explained that the owners of adjacent properties had City Council realign North Chadbourne Street but did not consider this portion.

Mrs. Bueker outlined Staff's rationale to approve the street abandonment on the grounds that there are no negative effects as the land in question is underneath the hotel; that there are no existing utilities affected; that there were no responses received to date from any residents; and that there is no public benefit since this right-of-way is occupied by the Roosevelt Hotel.

Commissioner Brooks asked how this issue arose.

Mrs. Bueker indicated that the hotel hired a survey company and the encroachment was found.

Chair Stribling opened the meeting for public comment.

Chair Stribling closed public comment.

Commissioner Brooks made a Motion to recommend APPROVAL of the abandonment and

vacation of approximately 45.6 square feet of public right-of-way immediately adjacent to 50 North Chadbourne Street, subject to the two Conditions of Approval as presented. Vice Chair Spano seconded the Motion. The Motion passed unanimously 6-0.

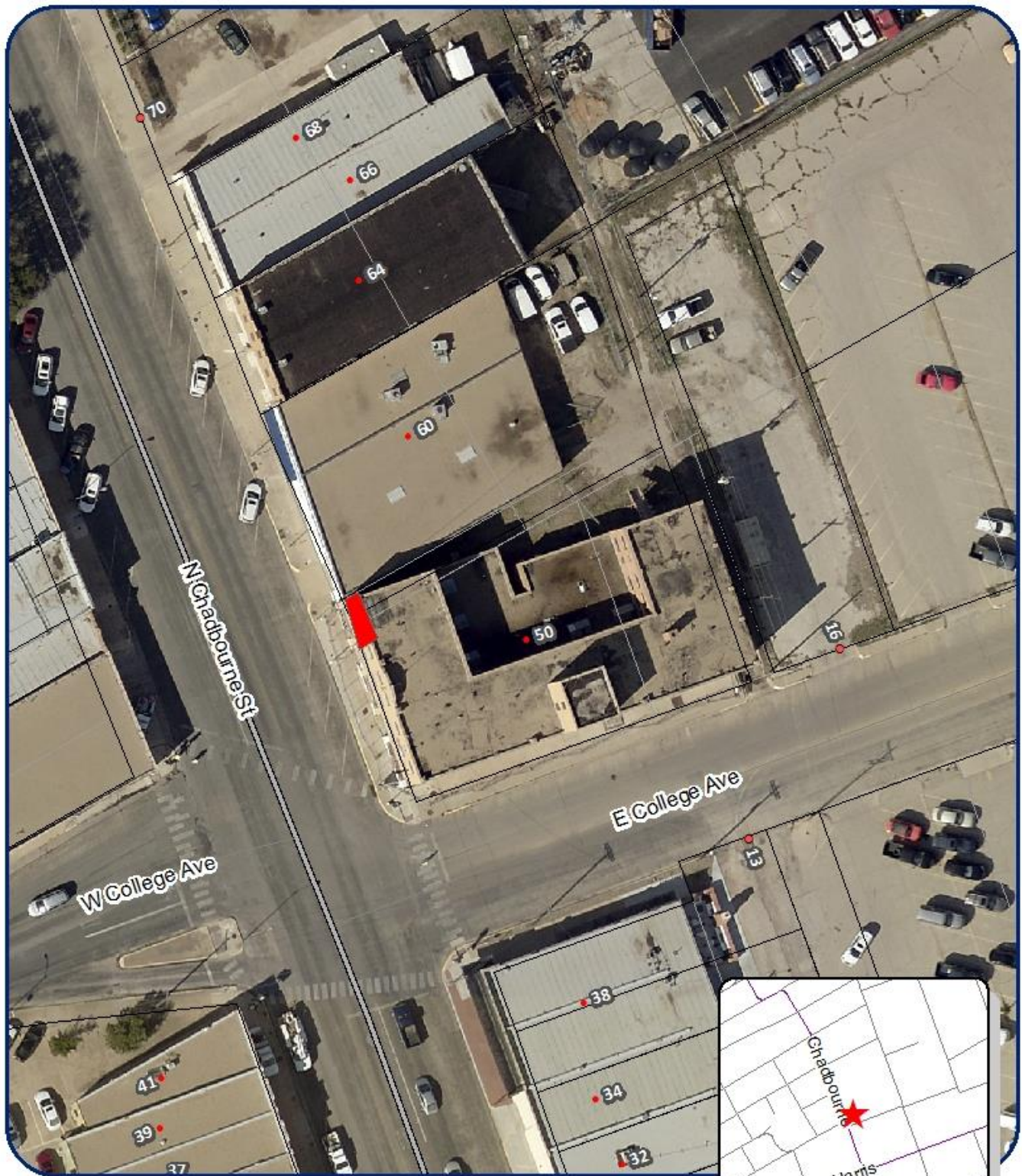
Recommendation:

Staff's recommendation is to recommend **APPROVAL** of the proposed abandonment of North Chadbourne Street public right-of-way, **subject to two Conditions of Approval:**

1. Remit payment for assessment formula outlined in fee schedule, if abandonment is approved consistent with the Code of Ordinances, Section A9.008.
2. Provide the final recorded deed to the Tom Green County Appraisal District to include the abandoned right-of-way in the adjacent parcel.

Attachments:

Aerial Maps
Future Land Use Map
Zoning Map
Street Abandonment Exhibit
Notification Map
Resident Letter



ROW Abandonment

50 North Chadbourne Street

Council District: SMD #3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 50 ft

Legend

Subject Properties: █
Current Zoning: **CBD**
Requested Zoning Change: **N/A**
Vision: **Downtown**





ROW Abandonment

50 North Chadbourne Street

Council District: SMD #3 - Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 50 ft

Legend

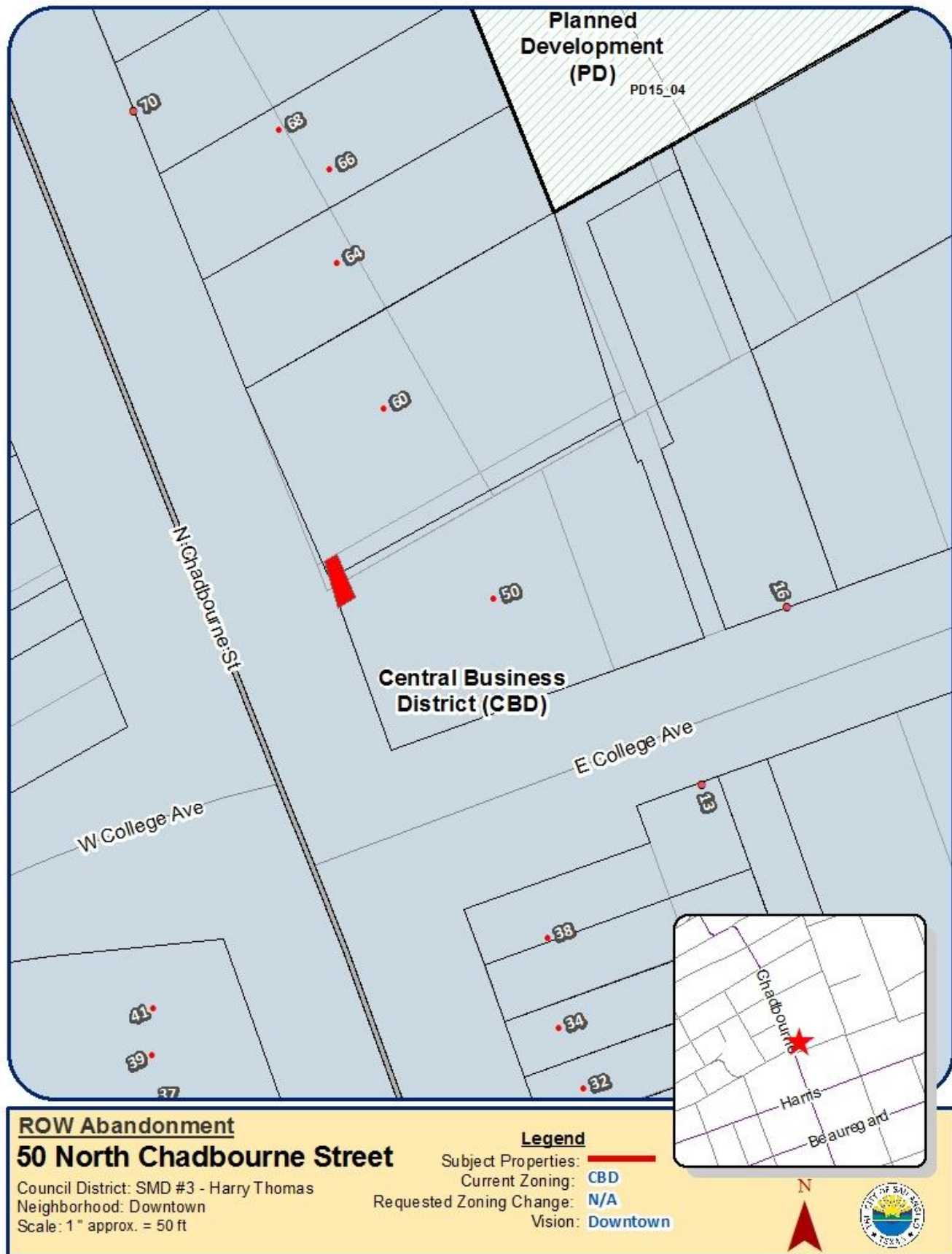
Subject Properties: 

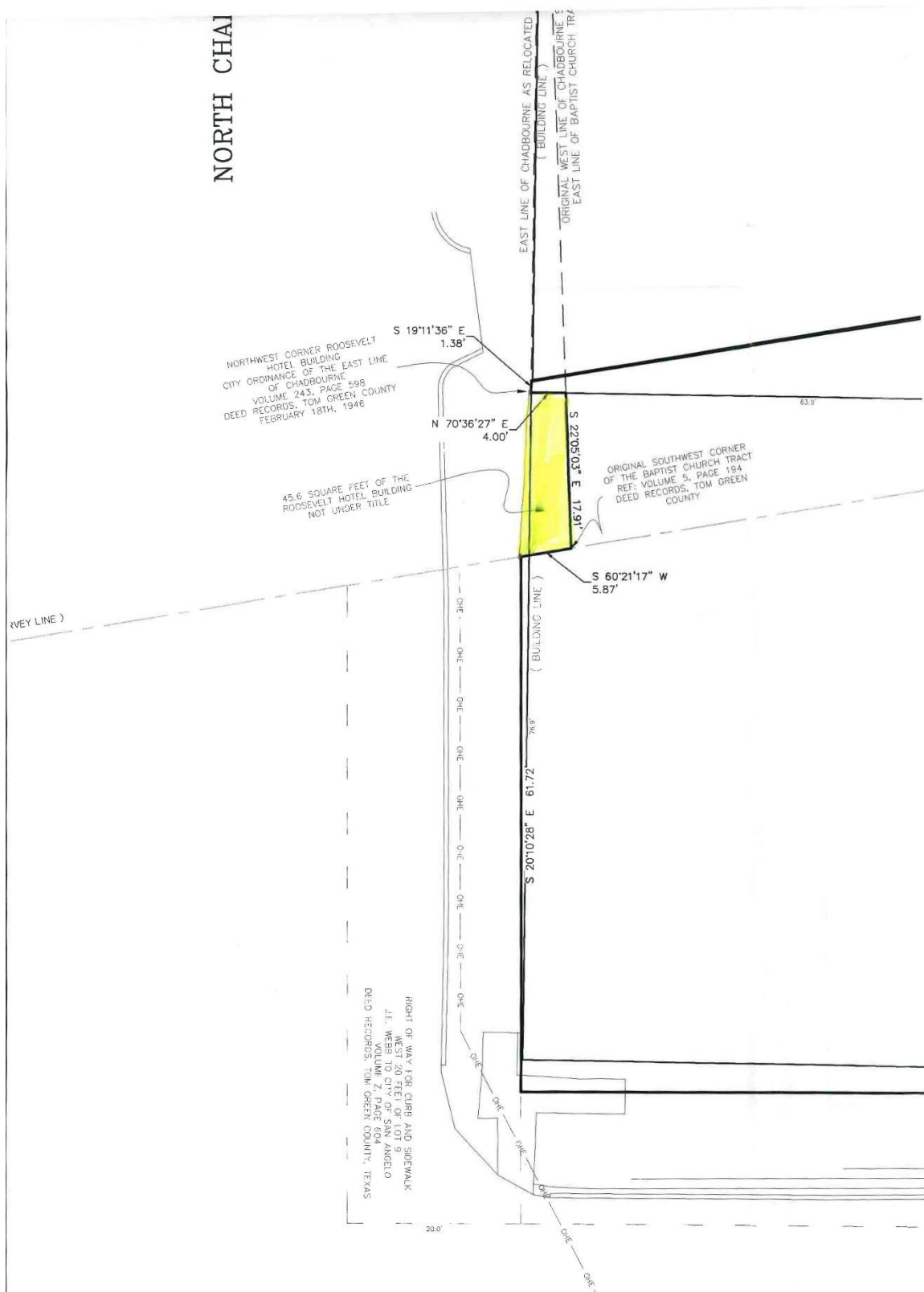
Current Zoning: **CBD**

Requested Zoning Change: **N/A**

Vision: **Downtown**









TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(☒) IN FAVOR () IN OPPOSITION

REASON(S) _____

NAME: STEVE SORRELLS / FIRESIDE PARTNERS, LLC

ADDRESS: PO Box 20394
WACO TX 76702

PHONE: 254 855 6900

SIGNATURE: 

Street Right-of-way Abandonment: North Chadbourne Street

Property owner number: 1

If you have any questions about these proceedings, please call Hillary Bueker, Senior Planner, Planning Division at 325-657-4210 or by email at hillary.bueker@cosatx.us.

AN ORDINANCE PROVIDING FOR ABANDONMENT AND CLOSING OF A PORTION OF THE EAST SIDE OF STREET RIGHT-OF-WAY AT 50 NORTH CHADBOURNE STREET; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ADJOINING PROPERTY OWNER(S); AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, an inadvertent jog exists along the east boundary line of the right-of-way of 50 North Chadbourne Street, encompassing 45.6 square feet of area that is excess and not functioning for street or utility public right-of-way purposes; and,

WHEREAS, the City Council of the City of San Angelo, acting pursuant to law, is of the opinion that said excess area of North Chadbourne Street right-of-way is no longer needed for public use and therefore deems it advisable to abandon said portion of street and convey the underlying tract of land to owner(s) of adjoining property; and,

WHEREAS, the City Council of the City of San Angelo is of the opinion that the best interest and welfare of the public will be served by abandoning and vacating said excess area of North Chadbourne Street and conveying the underlying tract of land to the abutting property owner(s), subject to the conditions and restrictions contained herein;

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

SECTION 1: That certain 45.6 square feet of excess street right-of-way created by a jog along the east boundary line of 50 North Chadbourne Street located in the City of San Angelo, Tom Green County, Texas, , more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same is hereby abandoned and vacated insofar as the right, title and easement of the public are concerned; subject however, to the conditions and restrictions hereinafter more fully set out.

SECTION 2: The abandonment and conveyance provided for herein is made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonment and conveyance provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: As conditions of the abandonment and as part of the consideration for conveyance by quitclaim deed of the underlying tract of land to owner(s) of the adjoining property, said property owner(s) shall:

- a) Remit payment for the land area underlying the vacated street right-of-way, determined under the assessment formula outlined in the City Code of Ordinances, Appendix “A”, Fee Schedule, Section A9.008.
- b) Provide the final recorded quitclaim deed for the area underlying the vacated street right-of-way to the Tom Green County Appraisal District to include the abandoned right-of-way in the adjacent parcel.

SECTION 5: The terms and conditions contained in this Ordinance shall be binding upon Grantees and Grantees’ heirs, successors and assigns.

SECTION 6: The Mayor of the City of San Angelo is hereby authorized to execute and, upon receipt of evidence of compliance with the conditions provided for at Section 4 of this Ordinance, deliver quit claim deeds conveying the subject tracts of land described and depicted in **Exhibit “A,”** to the abutting property owner(s) as herein provided.

SECTION 7: The City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **16th day of April, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of May, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

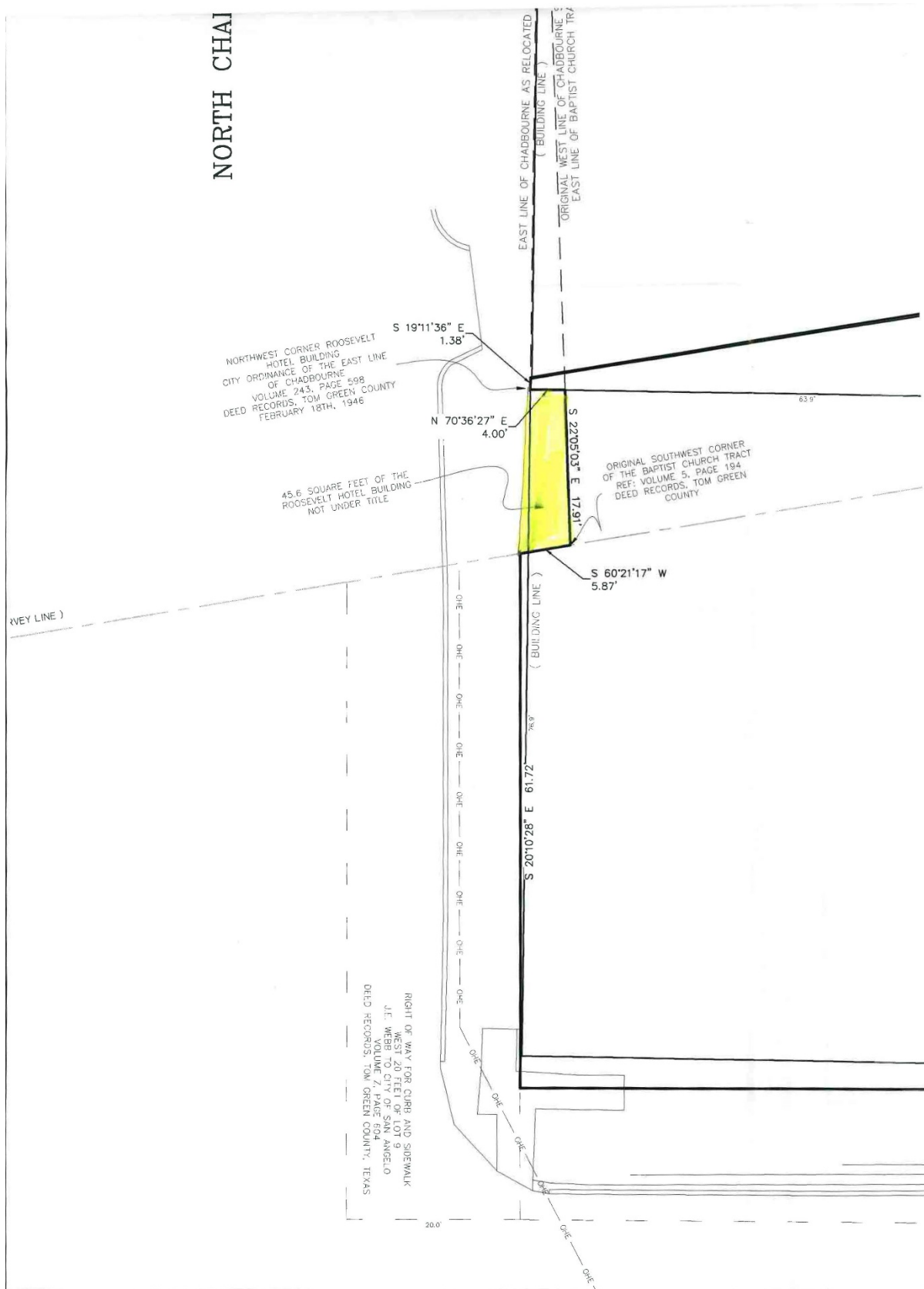
Julia Antilley, City Clerk

Theresa James, City Attorney

APPROVED FOR COMPLIANCE WITH ORDINANCE

Jon James, Director of Planning and Development

Exhibit A



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sherry Bailey, Sr. Planner, Planning and Development Services,

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance approving case Z19-03 a rezoning from the existing General Commercial/Heavy Commercial Zoning District (CG/CH) and Two Family Residential District (RS-2) to General Commercial (CG) on property located at 918 N. Chadbourne St. (Jon James)

Summary/History:

The applicant has requested approval of a rezoning request from the existing General Commercial/Heavy Commercial Zoning District (CG/CH) and Two Family Residential District (RS-2) to General Commercial (CG) in order to provide for a restaurant, bakery and parking lot at the following property: 918 N. Chadbourne St. The property in question is the El Primo Tortilla Factory.

Financial Impact:

N/A

Other Information/Recommendation:

The Planning Commission voted unanimously to recommend approval of the rezoning Z19-03.

Attachments:

- | | | |
|----|-----------------------|----------------------------|
| 1. | Z19-03 Council Report | Z19-03 Council Report.docx |
| 2. | Z19-03_ORD | Z19-03_ORD.docx |

Presentation:

Jon James

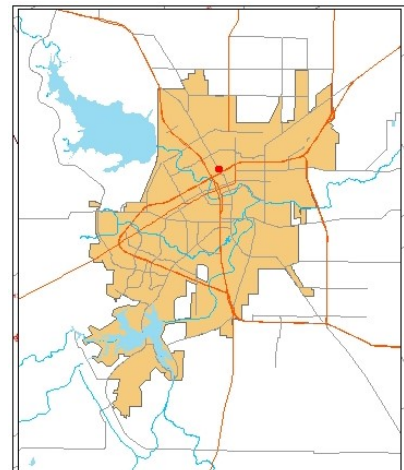
Approvals/Reviews:

Sherry Bailey	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

CITY COUNCIL – April 16, 2019
STAFF REPORT



APPLICATION TYPE:	CASE:		
Rezoning	Z19-03: Garcia		
SYNOPSIS:			
The applicant has requested approval of a rezoning request from the existing General Commercial/Heavy Commercial Zoning District (CG/CH) and Two Family Resident District (RS-2) to General Commercial (CG), in order to provide for a restaurant, bakery and parking lot at the following property: 918 N. Chadbourne Street. The property in question is the El Primo Tortilla Factory.			
LOCATION:		LEGAL DESCRIPTION:	
The southeast corner of N. Chadbourne St. and 10 th Ave.		Being Lots 7, 8, 9, 10; Blk. 36, Miles Addition to the City of San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood: Reagan	RS-2 Two Family Residential	Commercial	.460 acres
THOROUGHFARE PLAN:			
N. Chadbourne St. – Minor Arterial Street Required: 90' right-of-way, 60' pavement Provided: 80' right-of-way, 55' pavement E. 10th Ave. Urban Local Street Required: 50' right-of-way, 40' pavement or 36' pavement with a 4-foot sidewalk Provided: 50' right-of-way, 40' pavement or 36' pavement with a 4-foot sidewalk required			
NOTIFICATIONS:			
33 notifications mailed within 200-foot radius on March 4, 2019. One received in opposition			
STAFF RECOMMENDATION:			
Planning Commission recommends APPROVAL of the rezoning from General Commercial/Heavy Commercial (CG/CH) and Two Family Residential (RS-2) Zoning District to General Commercial (CG) Zoning District, on the subject property. Unanimous vote 6 – 0.			
PROPERTY OWNER/PETITIONER:			
<i>Nick Garcia - Representative</i>			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			



Additional Information: Originally the applicant came in to get a building permit to remodel the existing building for the Tortilla Factory and to upgrade the restaurant. In the site plan process it was discovered that the area where the applicant wanted to develop parking was zoned residential. As part of moving the project forward Mr. Garcia needed to request rezoning.

Rezoning: Section 212(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:

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 subject property has a Future Land Use as commercial. Commercial has multiple meanings, but in all of them retail and sales figured prominently. The applicant's request is consistent with the intended future land use.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The existing zoning is General Commercial/Heavy Commercial which allows for a far greater range of uses than this area is migrating toward. The property to the east is presently zoned Two Family Residential (RS-2). The applicant is asking to zone this area to General Commercial also to accommodate his parking. This area will then act as a transition zone for the residential to the east.
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.** As stated above, this area will act as a transition zone between the residential to the east and the commercial to the west.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The parking area has been used for this purpose without the zoning being changed to provide for the parking as a land use. This rezoning action will correct that oversight and bring everything into compliance.
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.** There are no anticipated environmental impacts as a result of this zone change. The use is essentially the same and it is anticipated that there will not be any residual effects from the zone change.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** There are a number of restaurants along this stretch of Chadbourne. Parking is at a premium and any new parking will relieve part of the stress on the overall parking needs.

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.* The requested zone change is anticipated to have no impact on the pattern of urban development in this area.

Planning Commission Minutes March 18, 2019

Z19-03: Garcia

Public hearing and consideration of a request for approval of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Two Family Residential (RS-2) Zoning District to the General Commercial (CG) Zoning District, located at 918 North Chadbourne Street.

Sherry Bailey, Principal Planner, presented the proposed Rezoning. She explained that the applicant intends to rezone from CG/CH and RS-1 to CG to allow a parking lot for a bakery and restaurant. Ms. Bailey explained that the applicant already submitted a site plan which included the parking lot but required the rezoning. Ms. Bailey outlined Staff's recommendation to approve the rezoning request on the grounds that the CG zoning conforms with the Commercial Future Land Use designation in the Comprehensive Plan; that most of the site is already commercial and the parking lot acts as a transition for the adjacent residential area; and that the CG zone is less intense than the current CG/CH zoning. Ms. Bailey indicated that she received one letter in opposition concerned with commercial traffic through the neighborhood and vandalism.

Chair Stribling opened the meeting for public comment.
There was no public comment.

Commissioner Smith made a Motion to recommend APPROVAL of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Two Family Residential (RS-2) Zoning District to the General Commercial (CG) Zoning District, located at 918 North Chadbourne Street. Commissioner Self seconded the motion. The motion passed unanimously 6-0.

Recommendation:

Staff is recommending that the City Council vote to **APPROVE** the proposed rezoning from the General Commercial/Heavy Commercial and Two Family Residential Zoning Districts to the General Commercial Zoning District, on the subject property.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Notification Map
Resident Letters
Application



Aerial Map

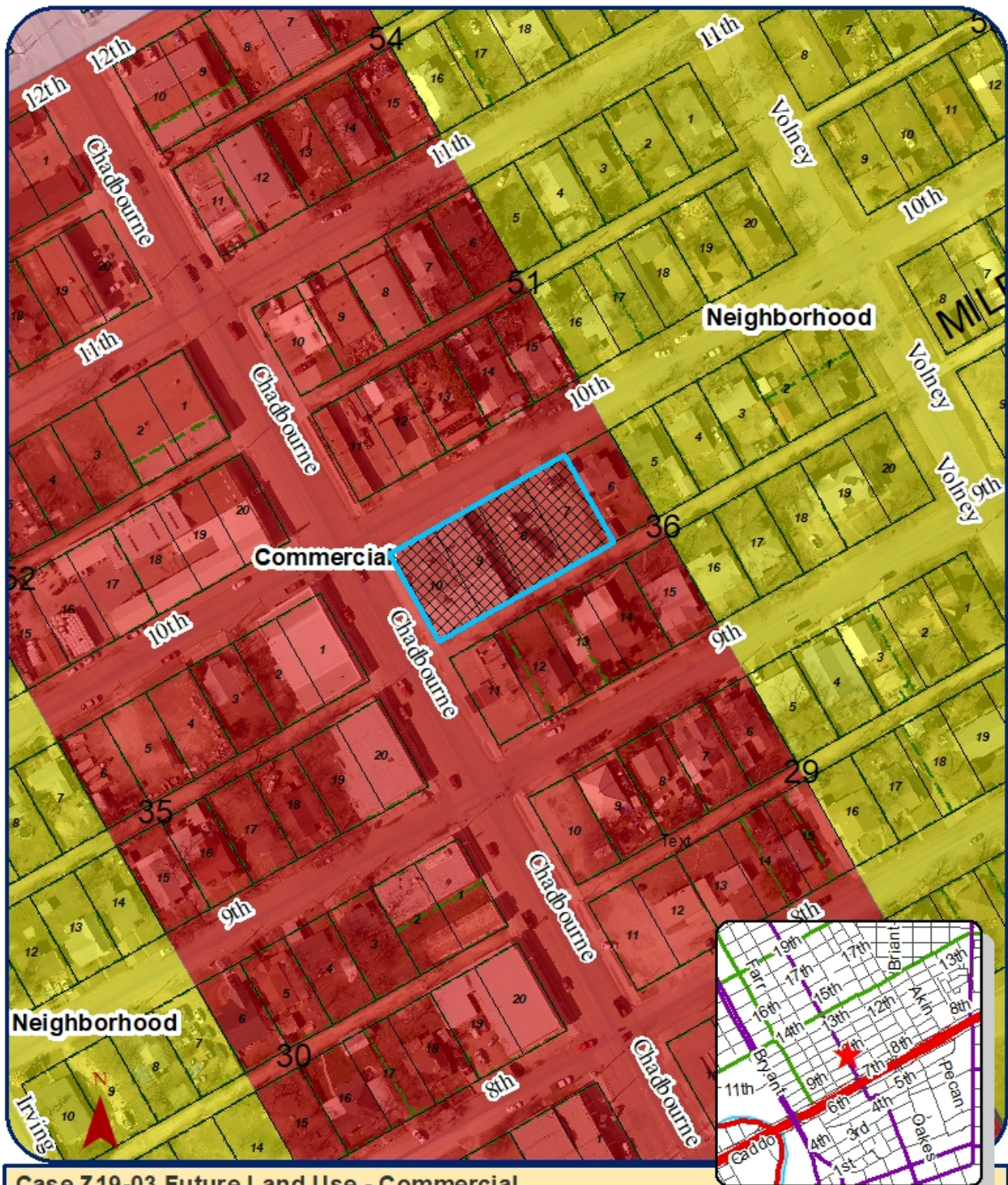
Z19-03: Garcia

Council District: Harry Thomas District #3
Neighborhood: Reagan
Scale: 1" approx. = 100 ft
918 N. Chadbourne St.

Legend

Subject Properties: █
Current Zoning: CG/CH & RS-2 to GC
Requested Zoning Change: N/A
Vision: Commercial





Case Z19-03 Future Land Use - Commercial

918 N. Chadbourne

Council District: Harry Thomas District 3
Neighborhood: Reagan
Scale: 1" approx. = 125 ft

Legend

Subject Properties: **Single-Family Residence District (RS-1) and General Commercial-Heavy Commercial**
Current Zoning: **General Commercial**
Requested Zoning Change: **General Commercial**
Vision: **Neighborhood**





Building at the corner of 10th Ave. and N. Chadbourne St.



Commercial buildings across N. Chadbourne across the street from the Tortilla Factory

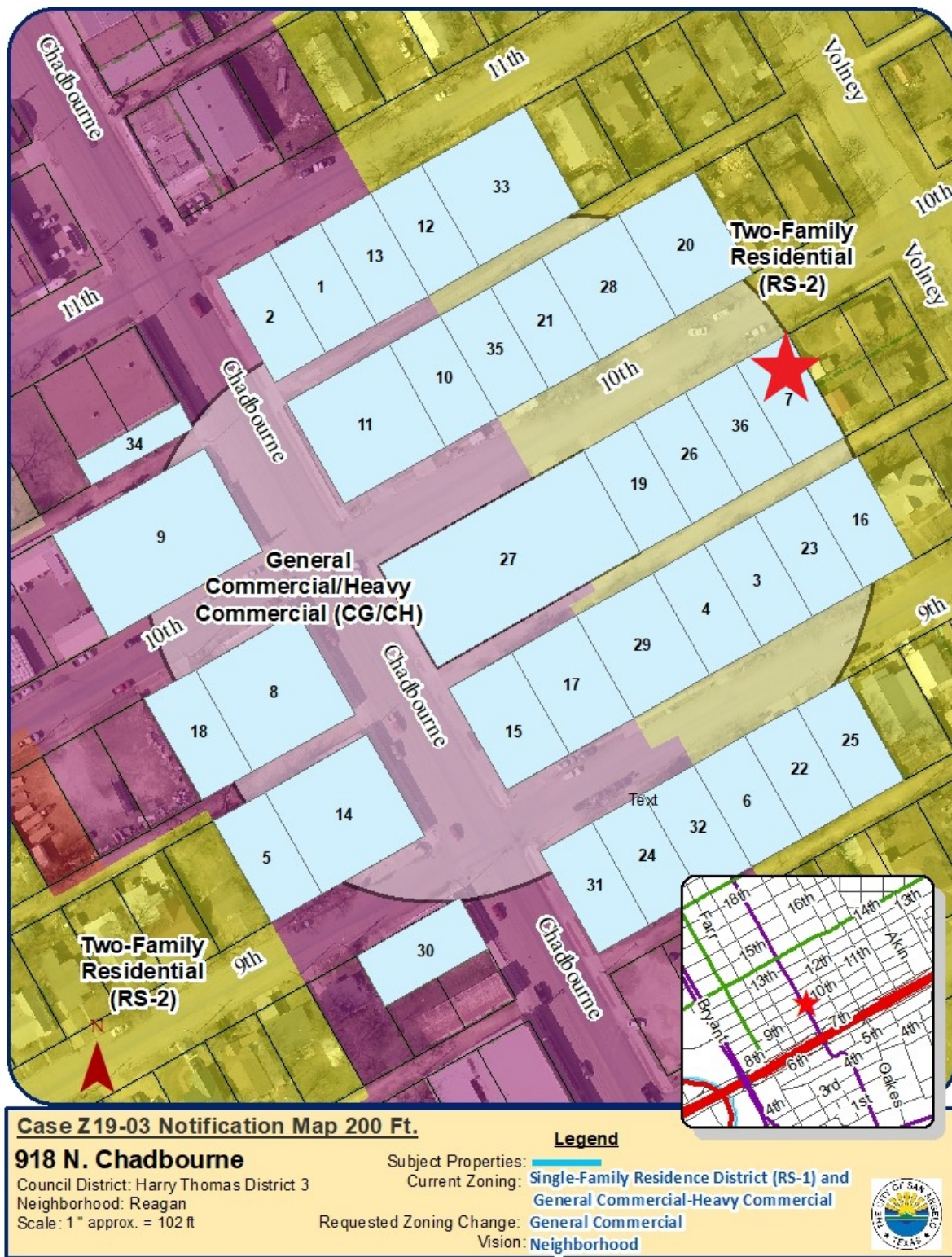


Looking east down 10th Ave. at the proposed parking area on the right for the Tortilla Factor



Parking lot area on the left as we are looking west

Notification Map of Property Owners



TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO
FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W
COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(☒) IN OPPOSITION

REASON(S) • Traffic Congestion

• Kids that play (ride their bikes)
on ^{under} 100 block East are at higher risk
of danger (traffic)

• Authorities have put a marker
8 to 10 feet over the neighbors property
line

• We believe that vandalism on our block
will escalate on this block due to
high volume of customers (in vehicle or on foot)
if restaurant opens

• This neighborhood is known
for a high volume of drug
dealing

NAME: Paul Castillo

ADDRESS: please anonymous for our safety.

29 E 10 San Angelo, TX 76903

SIGNATURE: Paul Castillo 656 3260

Case Number: Z19-03

Property owner number: 7

If you have any questions about these proceedings, please call Ms. Sherry Bailey, Senior Planner,
with the City of San Angelo's Planning Division at telephone number 325-657-4210, Extension 1546.
The Planning Division staff may also be reached by email at sherry.bailey@cosatx.us.

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Approval of a Zone Change



Section 1: Basic Information

Name of Applicant(s): Nick Garcia
☐ Owner ☒ Representative (Notarized Affidavit Required)
Mailing Address: 1636 S. Chadbourn San Angelo Tx. 76903
City State Zip Code
Contact Phone Number: 325. 374. 4398 Contact E-mail Address: NG3 construction@gmail.com
Subject Property Address: 918 N. Chadbourn San Angelo Tx. 76903
City State Zip Code
Legal Description: LOTS 7, 8, 9, & 10 Block 36 Miles Addition
Legal Description (can be found on property tax statement or at www.tamarencad.com)

Existing Zoning: CG-CH Proposed Zoning: CN Lot size: 0.46 acres
(Zoning Map available on [City Maps](#))
Note: Phone call to Mr. Garcia to change requested zoning to CG not CN; 2/22/19 SLB 2:56 p.m.

Section 2: Site Specific Details

Existing Use of Property: Restaurant, Bakery, Parking Lot
*Proposed Use of Property: Restaurant, Bakery, Parking Lot
*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)

- ☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;
- ☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.
- ☒ If approved, a zone change is applied to the property, not the property owner.
- ☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
- ☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.
- ☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
- ☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.
- ☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

☐ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

Owner Name (Print) _____ Signature _____ Company/Organization (If Applicable) _____ Date _____

Representative Name (Print) _____ Signature _____ Company/Organization _____ Date _____

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z ____-____

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ _____

Receipt #: _____ Date paid: ____/____/____

Sign Deposit \$37.50

Receipt #: _____ Date paid: ____/____/____

Affidavit attached? ☐ Yes ☐ No ☐ N/A Applicant's signature on information sheet? ☐ Yes ☐ No

Previous Zone Change Inquiry? ☐ Yes ☐ No If yes, ZCI case no.: ____-____

River Corridor Commission? ☐ Yes ☐ No If yes, RCC meeting date: ____/____/____

Planning Commission hearing date: ____/____/____ Date notifications due: ____/____/____

City Council hearing date: ____/____/____ Packets due date: ____/____/____

Publication date: ____/____/____

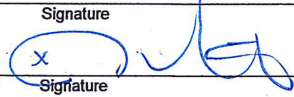
Reviewed/Accepted by: _____ Date: ____/____/____

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

☐ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Nick Garcia		Sophisticated Homes	2.14.19
Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 2 / 14 / 2019

Case No.: Z 19 03

Fully-dimensioned site plan: ☒

Nonrefundable fee: \$625.00

Receipt #: 142648

Date paid: 2 / 14 / 2019

Sign Deposit \$37.50

Receipt #:

Date paid: 2 / 14 / 2019

Affidavit attached? ☒ Yes ☐ No ☐ N/A

Applicant's signature on information sheet?

☒ Yes ☐ No

Previous Zone Change Inquiry? ☐ Yes ☒ No

If yes, ZCI case no.: _____

River Corridor Commission? ☐ Yes ☒ No

If yes, RCC meeting date: ____/____/____

Planning Commission hearing date: 3 / 18 / 2019

Date notifications due: 3 / 7 / 2019

City Council hearing date: 4 / 16 / 2019

Packets due date: ____/____/____

Publication date: 4 / 1 / 2019

Reviewed/Accepted by: J. Fisher

Date: 2 / 14 / 2019

Sec. 212. Amendments to Text or Official Zoning Map

G. Amendment Criteria. The wisdom of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt, adopt with modifications or deny the proposed amendment, the City Council shall at a minimum consider the following factors.

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.

Future land use is commercial,
and rezoning to CN is consistent.

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.

the existing building and parking
complies with the CN 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.

Commercial uses already on N.
Chadbourne.

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

Parking lot already exists.
Rezoning would legalize the
parking lot.

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, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment

N/A.

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

Owners need additional parking.

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.

No change

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTIES: **0.460 acres located at 918 N. Chadborne Street**, FROM THE GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH) AND TWO FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z19-03: GARCIA

WHEREAS, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed General Commercial (CG) Zoning District for all of the subject properties ; and,

WHEREAS, on the 16th day of April, 2019, City Council held a public hearing on Z19-03, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned GENERAL COMMERCIAL (CG) ZONING DISTRICT;

The real properties generally located southeast of the intersection of N. Chadborne St. and 10th Ave., Blk. 12, Miles Addition comprising 0.460 acres, City of San Angelo, Tom Green County, Texas as more particularly describe on Exhibit "A" of this Ordinance, shall henceforth be permanently zoned as follows: General Commercial (CG) Zoning District.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance (Boundary Map).

SECTION 3: In all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4: The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1, 2, and 3 of this Ordinance shall remain in full force and effect.

SECTION 5: 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 6: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED with public hearing on the **16th day of April, 2019**, and finally PASSED on this the **7th day of May, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

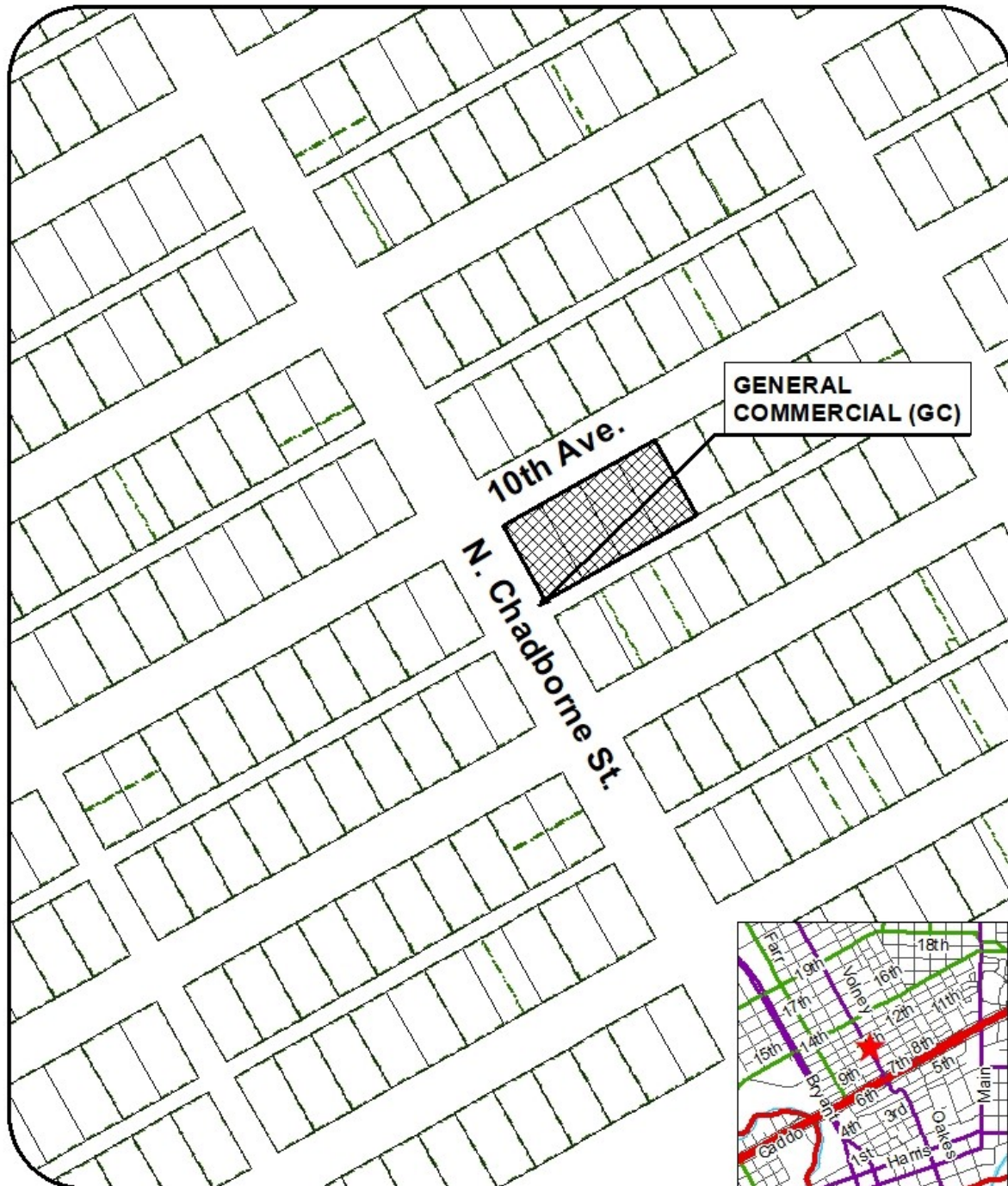
APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (Boundary Map)

Lots 7, 8, 9 & 10, Blk. 36, Miles Addition, City of San Angelo, Tom Green County, State of Texas; generally known as 918 N. Chadborne St.



Zoning Case

Z19-03: Garcia

Council District: Harry Thomas District 3

Neighborhood: Reagan

Scale: 1" approx. = 145 ft

Legend:

Subject Properties:

Current Zoning:

Requested Zoning:

Vision:

CG/CH & RS-2

CG

Commercial



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325.657.4210

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance for Z19-04, a rezoning from the Neighborhood Commercial (CN) and Single-Family Residential (RS-1) Zoning Districts to the General Commercial (CG) and Office Commercial (CO) Zoning Districts for land generally located between W. Houston Harte Expy., Howe St., Freeland Ave., and Millspaugh St.; comprising a total of 7.04 acres (Jon James)

Summary/History:

The applicant has applied to rezone several blocks of land they own between Howe Street and Millspaugh Street, south of Houston Harte Expressway, from predominantly Single-Family Residential (RS-1) to General Commercial (CG) and Office Commercial (CO). There are a total of 54 lots. All Blocks north of Dallas Street would be rezoned CG, including Lots 15 and 16 in Block 78 currently zoned Neighborhood Center (CN). Block 86 south of Dallas Street would be rezoned to CO.

Financial Impact:

N/A

Other Information/Recommendation:

On March 18, 2019, the Planning Commission recommended **APPROVAL** by a vote of **4-2** of the proposed rezoning with Chair Stribling and Commissioners Uherik, Self, and Brooks voting in favor, and Vice Chair Spano and Commissioner Smith voting against.

Attachments:

- | | |
|--------------------------|----------------------------|
| 1. Staff Report (Z19-04) | Staff Report (Z19-04).docx |
| 2. Ordinance (Z19-04) | Ordinance (Z19-04).docx |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved

Julia Antilley

Final Approval

CITY COUNCIL – April 16, 2019
STAFF REPORT



APPLICATION TYPE:	CASE:		
Rezoning	Z19-04: Angelo Christian Ministries		
SYNOPSIS:			
The applicant has applied to rezone several blocks of land they own between Howe Street and Millspaugh Street, south of Houston Harte Expressway, from predominantly Single-Family Residential (RS-1) to General Commercial (CG) and Office Commercial (CO). There are a total of 54 lots. All Blocks north of Dallas Street would be rezoned CG, including Lots 15 and 16 in Block 78 currently zoned Neighborhood Center (CN). Block 86 south of Dallas Street would be rezoned to CO (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
54 lots; generally located south of Houston Harte Expressway between Howe Street and Millspaugh Street		A total of 7.04 acres in the Hatcher Addition, being all of Blocks 77, 79 and 86, and being Lots 11-13 in Block 69 and Lots 3-6 and 9-16 in Block 78	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Lane Carter Bluffs Neighborhood	CN and RS-1	T – Commercial and N - Neighborhood	7.04 ac.
THOROUGHFARE PLAN:			
Howe Street – Urban Local Street Required: 50' right-of-way, 40' pavement and no sidewalk or 36' pavement with a 4-foot wide sidewalk Provided: 60' right-of-way, 40' pavement Alexander Street and Freeland Street – Urban Local Streets Required: 50' right-of-way, 40' pavement and no sidewalk or 36' pavement with a 4-foot wide sidewalk Provided: 60' right-of-way, 32' pavement (complied at the time of platting)			
NOTIFICATIONS:			
8 notifications mailed within 200-foot radius on March 5, 2019. Two received in support (one of these from the applicant) and none in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the proposed Rezoning from the Neighborhood Commercial (CN) Zoning District and Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District for the properties within Blocks 69, 77, 78 and 79 and to the Office Commercial (CO) Zoning District for all of Block 86.			
PROPERTY OWNER/PETITIONER:			
Property Owner and Applicant: Angelo Christian Ministries Inc., Mr. Don Crabtree			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: The applicant owns the TLC Church property immediately west of the subject request. They indicate on their application that the rezoning would allow accessory uses, parking, and a maintenance building for the church. In a related request, on February 18, 2019, the applicant received a sign variance approval from the Planning Commission. The variance approval allows a 50-foot tall, 250-square foot on-premise freestanding sign on the CN-zoned properties in Block 78 (SV19-01). If the proposed rezoning is approved, the sign area and height would be allowed by right with the new CG zoning. However, the required 100-foot setback from a residential lot would continue to apply, unless the sign is erected further to the west.

Rezoning: Section 212(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:

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.* All lands north of Dallas Street have a future land use designation of “Transitional”. Transitional areas “provide for a scaling back of activity from more intense areas to neighborhoods which should be more passive in character”. A rezoning to CG for these lands would achieve this objective and be consistent with current development patterns along Houston Harte Expressway. There is a large number of commercial properties north of the Expressway including a carpet and flooring center and auto repair facilities. A CG Zoning would provide a transition between these more intense commercial uses north of the Expressway, and a future Office Commercial (CO) zoning immediately south in Block 86. It would also be consistent with the rezoning to CG adopted by Council in 2001 for Lots 7 and 8 in Block 78 (Z01-07). The future CO zoning in Block 86 is located in a Future Land Use designation “Neighborhood” which calls for “an appropriate balance of use within each neighborhood”. Planning Staff recommended that the applicant maintain a CO – but not a CG – on these lands as a transition from the residential homes to the south. Staff believes the CO would provide an appropriate buffer from these residential properties, allowing office uses but not retail uses that typically generate more traffic.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* All of the lots were platted as part of The Hatcher Addition recorded in 1909. With the exception of the small triangular lots reduced in size for the Expressway, all lots are 50 feet by 140 feet, and comply with the CG and CO minimum lot area requirement of 6,000 square feet, minimum lot frontage of 50 feet, and minimum lot depth of 80 feet. The smaller lots would be exempt from these requirements as per Section 608 of the Zoning Ordinance as they were platted before 1940.
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.* As indicated, the Office Commercial (CO) zoning on Block 86 will provide a transition to the residential lots to the south. The existing TLC church and school at 3301 TLC Way, and the two existing CN lots extend south to Dallas Street.

Therefore, a rezoning to CG for all the lots north of Dallas Street would provide a continuous and consistent line of CG properties. Staff does not support any CG zoning south of Dallas Street at this time in order to preserve the residential neighborhood.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* Historical aerials show that the majority of the properties have remained vacant since at least 1996. With the exception of the two CN properties and a house on 617 Alexander Street, all of the other properties have remained vacant and zoned for single-family residential use only. Therefore, Planning Staff agrees with the applicant that a rezoning to CG and CO would be appropriate given these lands have remained vacant for decades. The rezoning would allow the additional uses for church-related activities in future.
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.* The Planning Division does not anticipate any negative effects on the natural environment. Any future construction for buildings and associated parking areas would require a review of grading, drainage, and stormwater at the permitting stage.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The applicant believes that the rezoning will allow the church to expand to better serve the community. The Planning Division agrees that the CG and CO rezoning would serve this purpose. In addition to the TLC church, there is already a presence of churches and community uses in the area, with Parkside Community Church and a park to the east.
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.* There are no anticipated changes to existing development patterns. The lots were previously platted and the existing street network provides direct access to Houston Harte Expressway. The applicant indicates that the rezoned land would be an extension of existing church activity, parking and maintenance, and therefore, should not dramatically increase traffic. Should the lots ever be sold for more retail-oriented commercial uses, Staff anticipates the majority of this traffic would access from Houston Harte Expressway given the properties close proximity to the expressway.

Planning Commission Recommendation:

The following is the complete excerpt of the draft minutes from the March 18, 2019, meeting for this case:

On March 18, 2019, the Planning Commission recommended **APPROVAL** by a vote of **4-2** of the proposed Rezoning from the Neighborhood Commercial (CN) Zoning District and Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District for the properties

within Blocks 69, 77, 78 and 79 and to the Office Commercial (CO) Zoning District for all of Block 86.

Jeff Fisher, Senior Planner, presented the proposed Rezoning request. He indicated that the applicants obtained a sign variance (SV19-01) at last month's Planning Commission Meeting for a freestanding sign on the two CN properties now part of this request. He indicated that the applicants indicated they would be returning for this Rezoning request to rezone the CN properties as well as other lands they own. Mr. Fisher explained that the current request would rezone a total of 54 properties between the TLC church and Millspaugh Street, with all of the lots being rezoned to General Commercial (CG) except for Block 86 further south to Office Commercial (CO). Mr. Fisher outlined Staff's recommendation to approve the rezoning on the grounds that the CG and CO provide a transition between the intense commercial properties to the north and residential neighborhood to the south; that all lots comply with CG or CO zoning except for the small triangular lots where right-of-way was previously dedicated and are thus exempt; and that the CG zone will provide a continuous line of commercial development along the expressway with CO acting as a buffer from CG and the RS-1 residential area to the south. He concluded his presentation by outlining that Staff received two letters in support, one being from the applicant, and none opposed.

Chair Stribling opened the meeting for public comment.

Pastor Don Crabtree representing the applicant spoke in support of the request. He thanked the Commission for considering his sign variance last month. He indicated that he had spoken to one neighbor who had concerns about the request and is in dialogue with them. Mr. Crabtree indicated that the applicants did not wish to consider a Planned Development (PD) Zoning due to some moving pieces including replatting and abandoning of streets and alleys, but did agree to rezone Block 86 to CO. He further indicated that if the applicants abandon the portion of Dallas Street north of Block 86 that he would like to have this block zoned CG.

Chair Stribling asked Mr. Crabtree to clarify that the CG on Block 86 would be something for consideration down the road.

Mr. Crabtree indicated that he would want an exception to allow Block 86 to be zoned CG once the adjacent portion of Dallas Street is abandoned.

Mr. Fisher explained to the Commission that the applicants may come back in future with a request to rezone Block 86 to CG, but that the current request is only for CO zoning on Block 86 and would not allow a conditional zoning for CG.

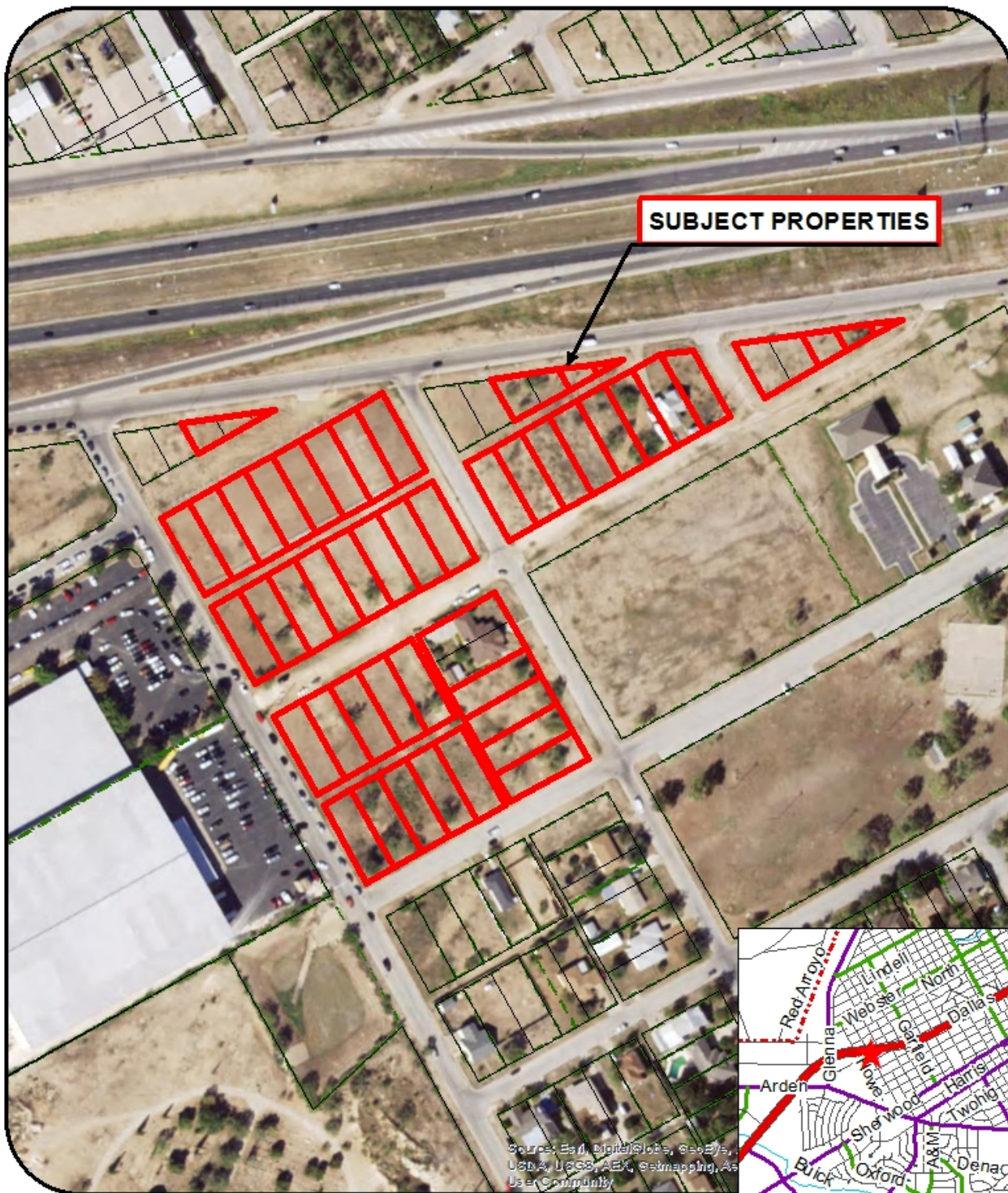
Commissioner Uherik made a Motion to recommend APPROVAL of the proposed Rezoning from the Neighborhood Commercial (CN) Zoning District and Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District for the properties within Blocks 69, 77, 78 and 79 and to the Office Commercial (CO) Zoning District for all of Block 86. Commissioner Self seconded the motion. The Motion passed 4-2 with Chair Stribling and Commissioners Uherik, Self, and Brooks voting in favor, and Vice Chair Spano and Commissioner Smith voting against.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** the proposed Rezoning from the Neighborhood Commercial (CN) Zoning District and Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District for the properties within Blocks 69, 77, 78 and 79 and to the Office Commercial (CO) Zoning District for all of Block 86.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Response Letters
Rezoning Conceptual Plan
Application
Applicant's Response to Zoning Criteria



Rezoning Case

Z19-04: Angelo Christian Ministries

Council District: Lane Carter (SMD#5)

Neighborhood: Bluffs

Scale: 1" approx. = 200 ft

Subject Properties: Blocks 77, 79, 86, Blk 69, Lots 11-13, Blk 78, Lots 3-6, 9-16

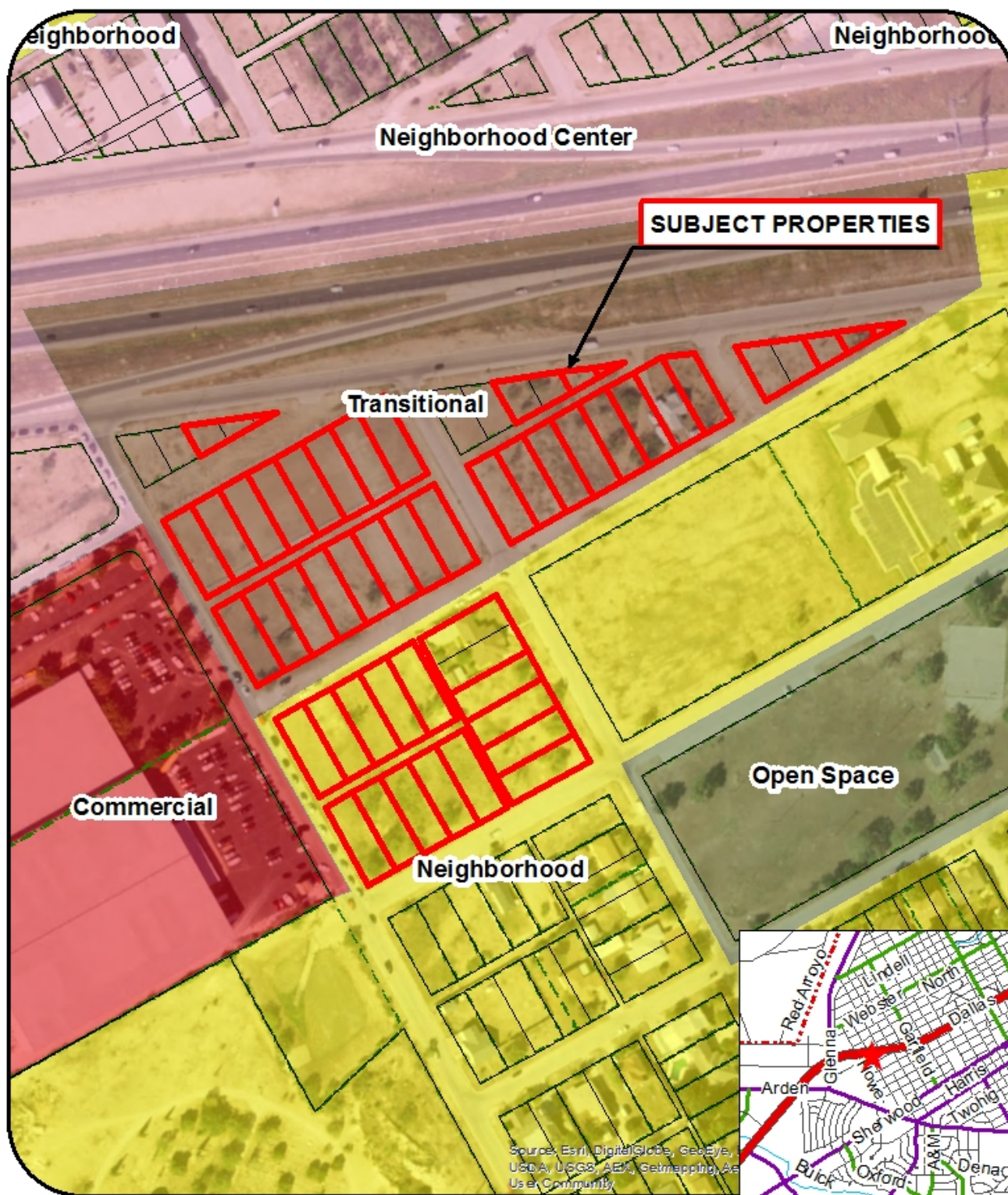
Legend:

Subject Properties: —

Current Zoning: **RS-1, CN**

Requested Zoning: **All CG except CO on Blk 86**
 Vision: **Transitional, Neighborhood**





Rezoning Case

Z19-04: Angelo Christian Ministries

Council District: Lane Carter (SMD#5)

Neighborhood: Bluffs

Scale: 1" approx. = 200 ft

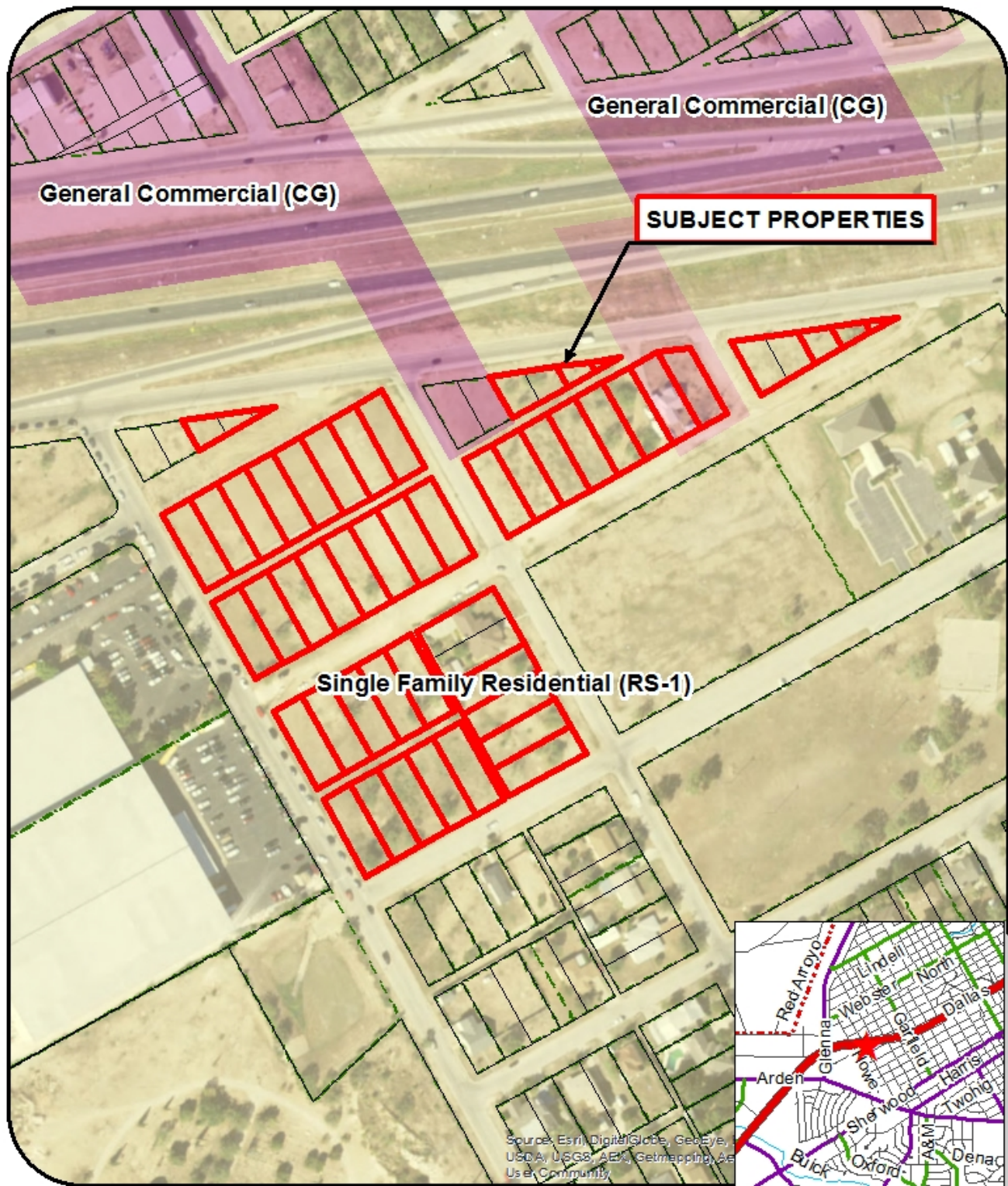
Subject Properties: Blocks 77, 79, 86, Blk 69, Lots 11-13, Blk 78, Lots 3-6, 9-16

Legend:

Subject Properties: —
 Current Zoning: **RS-1, CN**

Requested Zoning **All CG except CO on Blk 86**
 Vision **Transitional, Neighborhood**





Rezoning Case		Legend:
Z19-04: Angelo Christian Ministries		Subject Properties: —
Council District: Lane Carter (SMD#5)		Current Zoning: RS-1, CN
Neighborhood: Bluffs		
Scale: 1" approx. = 200 ft		
Subject Properties: Blocks 77, 79, 86, Blk 69, Lots 11-13, Blk 78, Lots 3-6, 9-16		Requested Zoning: All CG except CO on Blk 86 Vision: Transitional, Neighborhood



Photos of Site and Surrounding Area

NORTH



SOUTH AT CN ZONED PROPERTIES (REZONE TO CG)



EAST AT PARKSIDE CHURCH



WEST AT TLC CHURCH



FUTURE CO ZONING AREA LOOKING SOUTH



FUTURE CG ZONING AREA LOOKING WEST



TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(☒) IN FAVOR (☐) IN OPPOSITION

REASON(S) As propent to this application for
re-zoning, it is incumbent upon us to accomodate
our plans for parking and other religious related
activities on this property

NAME: Angelo Christian Ministries

ADDRESS: P.O. Box 61998
San Angelo, TX 79906

SIGNATURE:  Authorized Agent.

Z19-04: Angelo Christian Ministries
property owner number: 1

If you have any questions about these proceedings, please call Mr. Jeff Fisher, Senior Planner, with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached by email at jeff.fisher@cosatx.us.

TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(✓)

IN FAVOR

()

IN OPPOSITION

REASON(S)

It will be nice to have pretty
New Buildings & landscape to view

The Traffic is already a lot because
of the school

Maybe then I won't have to pick up
so much blowing garbage as I do
from the fields

Thank you for taking the time to explain
the Map & our location!

NAME: Eugene & Doris Slotter

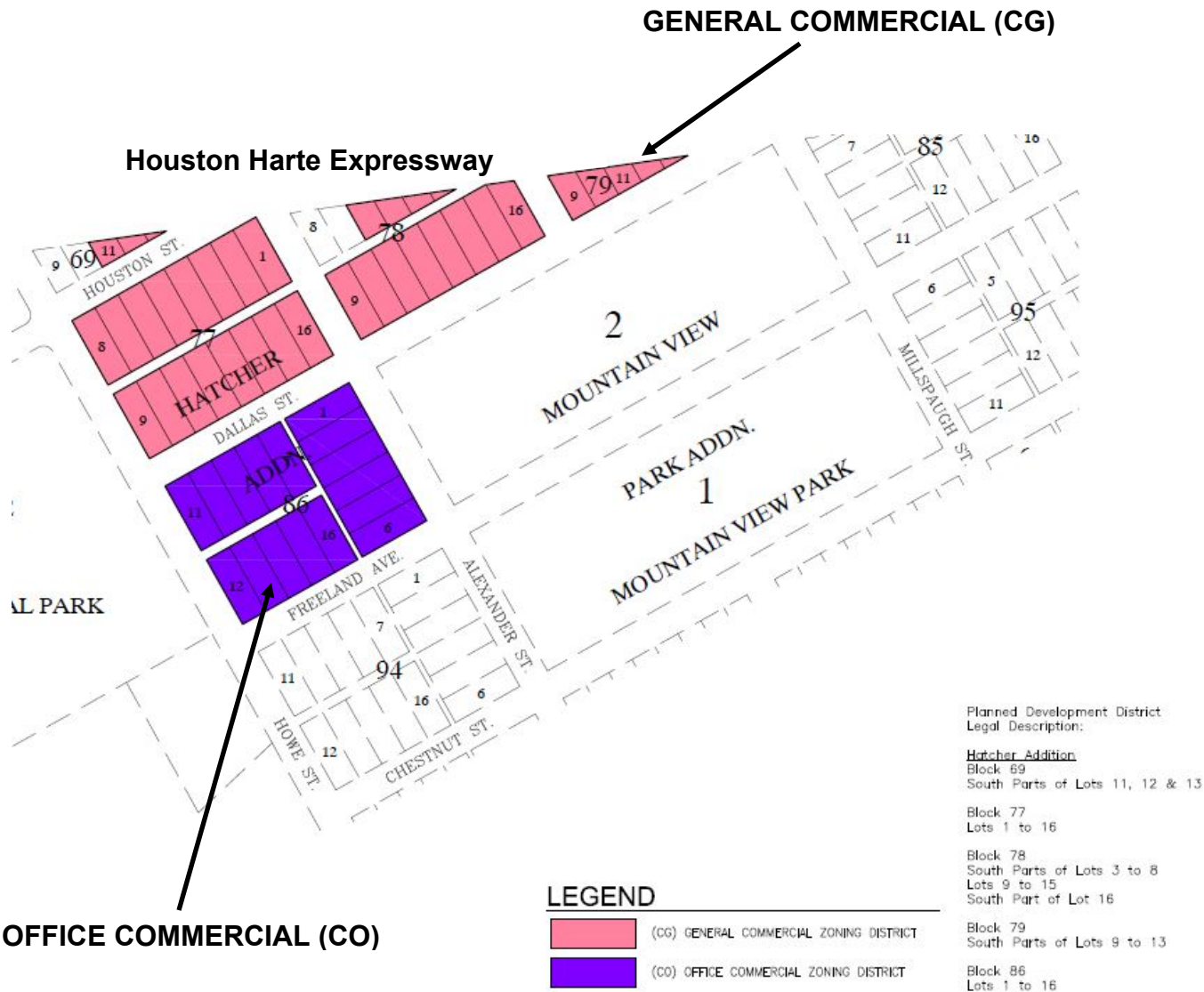
ADDRESS: 3217 Freeland Ave
San Angelo TX 76901

SIGNATURE: Doris Anne Slotter

Z19-04: Angelo Christian Ministries
property owner number: 7

If you have any questions about these proceedings, please call Mr. Jeff Fisher, Senior Planner, with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached by email at jeff.fisher@cosatx.us.

Rezoning Conceptual Plan



Effective January 3, 2017



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



Application for Approval of a Zone Change

Section 1: Basic Information

Name of Applicant(s): Don Crabtree / ACM, Inc.
☐ Owner ☒ Representative (Notarized Affidavit Required)
 Mailing Address: P.O. Box 61998 San Angelo TX 76906
830-968-2328 doncrabtree@tcfamily.com
 Contact Phone Number: 3301 TCC Way / Contact E-mail Address:
 Subject Property Address: BKs 12 Subd. Houston Harte CP City: State: Zip Code:
 Legal Description (can be found on property tax statement or at www.lamgreensad.com)

Existing Zoning: CG, CM, RS Proposed Zoning: CG/CO Lot size: See attached
BKs 77, 78, 79 and lots 9, 10, 11 of BK 69
 (Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: Existing Church, Maintenance Bldg. Vacant lots
Paved Areas
 *Proposed Use of Property: Parking, Sign, Future development area
For Religious Inst. Accessories, maint. bldg.
 *Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)

- ☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;
- ☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.
- ☒ If approved, a zone change is applied to the property, not the property owner.
- ☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
- ☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.
- ☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
- ☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.
- ☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

☒ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

<u>Angelo Christian Ministries</u>	<u>ACM</u>	<u>1-10-19</u>
Owner Name (Print)	Signature	Company/Organization (If Applicable)
<u>Don Crabtree</u>	<u>[Signature]</u>	<u>Angelo Christian Min.</u>
Representative Name (Print)	Signature	Company/Organization
		<u>1-10-19</u>
		Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 2, 15, 2019

Case No.: Z 19 - 04

Fully-dimensional site plan: ☒

Nonrefundable fee: \$ 625.00

Receipt #: 144201

Date paid: 2, 15, 2019

Sign Deposit \$37.50

Receipt #: _____

Date paid: 2, 15, 2019

Affidavit attached?

☒ Yes ☐ No

☐ N/A

Applicant's signature on information sheet?

☒ Yes ☐ No

Previous Zone Change Inquiry?

☐ Yes

☒ No

If yes, ZCI case no.: _____

River Corridor Commission?

☐ Yes

☒ No

If yes, RCC meeting date: ____/____/____

Planning Commission hearing date: 3, 18, 2019

Date notifications due: 3, 7, 2019

City Council hearing date: 4, 16, 2019

Packets due date: 4, 1, 2019

Publication date: ____/____/____

Reviewed/Accepted by: J. Fisher

Date: 2, 15, 2019

Sec. 212. Amendments to Text or Official Zoning Map

G. Amendment Criteria. The wisdom of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt, adopt with modifications or deny the proposed amendment, the City Council shall at a minimum consider the following factors.

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.

Transitional future land use supports church/school related activities/uses as transition between Commercial toward the North and Residential toward the South. Neighborhood Future land use supports CO zoning

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.

Proposed uses of Church buildings and parking lots, playground areas and accessory parking lots are permitted uses in both C60 and CO zones

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.

Proposed uses are compatible with existing Church/school buildings in the area.

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

*lots have remained vacant as RS/Zone
and we seek to maximize our usage for
Church / school activities and usage*

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, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment

*N/A - will be addressed at
time of development*

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

*The neighborhood + community will
benefit greatly by the impact of this
entity's presence. The Church / school /
will benefit by continued development*

to take us toward goals of
community betterment.

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.

No impedence is expected to the
development of the community or the
surrounding neighborhood. To the contrary
we expect to increase the Urban image
so as to better our surrounding area.

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTIES: **7.04 acres generally located south of Houston Harte Expressway between Howe Street and Millspaugh Street**, FROM THE NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICT AND SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AND OFFICE COMMERCIAL (CO) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z19-04: Angelo Christian Ministries

WHEREAS, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed General Commercial (CG) Zoning District for all of the subject properties within Block 69, 77, 78, and 79, and to approve the proposed Office Commercial (CO) Zoning District for all of the subject properties within Block 86 and,

WHEREAS, on the 16th day of April, 2019, City Council held a public hearing on Z19-04, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned GENERAL COMMERCIAL (CG) ZONING DISTRICT;

The real properties generally located south of Houston Harte Expressway between Howe Street and Millspaugh Street; being the south parts of Lots 11-13 in Block 69 of the Hatcher Addition; the south parts of Lots 3-6, all of Lots 9-15, and the south part of Lot 16 in Block 78 of the Hatcher Addition; the south parts of Lots 9-13 in Block 79 of the Hatcher Addition; and all of Block 77 in the Hatcher Addition comprising 4.47 acres, City of San Angelo, Tom Green County, Texas as more particularly describe on Exhibit “A” of this Ordinance, shall henceforth be permanently zoned as follows: General Commercial (CG) Zoning District.

SECTION 2: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to permanently zone OFFICE COMMERCIAL (CO) ZONING DISTRICT;

The real properties generally located south of Dallas Street; west of Alexander Street; north of Freeland Avenue; and east of Howe Street; being all of Block 86 in the Hatcher Addition comprising 2.57 acres, City of San Angelo, Tom Green County, Texas as more particularly describe on Exhibit “A” of this Ordinance, shall henceforth be permanently zoned as follows: Office Commercial (CO) Zoning District.

SECTION 3: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance (Boundary Map).

SECTION 4: In all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 5: The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1, 2, and 3 of this Ordinance shall remain in full force and effect.

SECTION 6: 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 7: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED with public hearing on the **16th day of April, 2019**, and finally PASSED on this the **7th day of May, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (Boundary Map)

The south parts of Lots 11-13 in Block 69 of the Hatcher Addition; the south parts of Lots 3-6, all of Lots 9-15, and the south part of Lot 16 in Block 78 of the Hatcher Addition; the south parts of Lots 9-13 in Block 79 of the Hatcher Addition; and all of Blocks 77 and 86 in the Hatcher Addition; generally located south of Houston Harte Expressway between Howe Street and Millspaugh Street; comprising 7.04 acres



Rezoning Case

Z19-04: Angelo Christian Ministries

Council District: Lane Carter (SMD#5)

Neighborhood: Bluffs

Scale: 1" approx. = 200 ft

Subject Properties: Blocks 77, 79, 86, Blk 69, Lots 11-13, Blk 78, Lots 3-6, 9-16

Legend:

Subject Properties: —
Current Zoning: RS-1, CN

Requested Zoning: All CG except CO on Blk 86
Vision: Transitional, Neighborhood



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Theresa James, City Attorney, City Clerk, X1413

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance amending Chapter 8 "Offenses and Nuisances", Article 8.11 "Outdoor Lighting", Section 8.11.005 "Light Trespass" to change the allowable maximum intensity to 0.5 footcandles (Theresa James)

Summary/History:

When Section 8.11.005 of the Code of Ordinances was initially approved, the approval included a typographical error. Per the adopted ordinance, the allowable maximum intensity of light measured at the property line abutting a residential use was .05 foot-candles. This measure was not what was intended.

The purpose of this ordinance change is to correct that error and changing the ordinance to meet the original intent of the provision which was to set the allowable maximum intensity of light to be .5 foot-candles as measured at the property line.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | 19-289 ORDSection 8 11 005 Light Trespass | 19-289 ORDSection 8 11 005 Light Trespass.docx |
|----|---|--|

Presentation:

Approvals/Reviews:

Theresa James
Becky Dunn
Julia Antilley

Created/Initiated
Approved
Final Approval

**AN ORDINANCE DELETEDING AND REPLACING CHAPTER 8,
"OFFENSES AND NUISANCES", ARTICLE 8.11 "OUTDOOR
LIGHTING", SECTION 8.11.005 "LIGHT TRESPASS" OF THE
CODE OF ORDINANCES, CITY OF SAN ANGELO TEXAS,
PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN
EFFECTIVE DATE**

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, Chapter 8, Article 8.11, Section 8.11.005 of the Code of Ordinances, City of San Angelo, Texas, is hereby amended as follows:

"Sec. 8.11.005 - Light trespass

Any use of luminaries shall be operated so as not to produce glare or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source and reflector so selected that acting together the light beam is controlled and not directed across any bounding property line above a height of three feet. The allowable maximum intensity measured at the property line abutting a residential use shall be 0.05 footcandles."

2) THAT all remaining provisions not amended by this ordinance remain in full force and effect.

3) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That 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.

4) THAT, this Ordinance shall be effective on, from and after the publication of this ordinance and final passage of a bike plan adopted by City Council after the date of this Ordinance.

INTRODUCED on the ____ day of _____, 2019, and finally PASSED, APPROVED and ADOPTED on this the ____ day of _____, 2019.

CITY OF SAN ANGELO

ATTEST:

Julia Antilley, City Clerk

Brenda Gunter, Mayor

Approved as to Form:

Theresa James
City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Julia Antilley, City Clerk, City Clerk, 325-657-4405

Meeting Date: May 7, 2019

Item type: Consent Item

Caption:

Administration of Oaths of Office for Single Member District Representatives 1, 3, and 5 and presentation of Certificates of Election (Oaths administered by Judge Daniel with presentation made by Mayor Gunter)

Summary/History:

Candidates for SMD1, SMD3, and SMD5 were declared elected to office February 26, 2019.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | 2019-02-26 (2a) Resolution 2019-027 Cancellation of May 2019 Election | 2019-02-26 (2a) Resolution 2019-027 Cancellation of May 2019 Election.pdf |
| 2. | CC Certification 2019 | CC Certification 2019.pdf |
| 3. | Form 2204 - Oath | Form 2204 - Oath.pdf |
| 4. | Form 2201 - Statement | Form 2201 - Statement.pdf |
| 5. | Code of Ethics | Code of Ethics.pdf |

Presentation:

Approvals/Reviews:

Julia Antilley
Becky Dunn
Julia Antilley

Created/Initiated
Approved
Final Approval

RESOLUTION #2019-027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, RECEIVING THE CERTIFICATION OF UNOPPOSED CANDIDATES FROM THE CITY CLERK IN THE MAY 4, 2019 GENERAL CITY ELECTION FOR THE OFFICES OF CITY COUNCILMEMBERS, SINGLE MEMBER DISTRICTS ONE, THREE, AND FIVE; DECLARING UNOPPOSED CANDIDATES TO BE ELECTED TO OFFICE; ORDERING CANCELATION OF THE CITY GENERAL ELECTION FOR MAY 4, 2019; PROVIDING FOR SEVERABILITY; AND, ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of San Angelo, Texas, on the 22nd day of January, 2019, duly passed Resolution No. 2019-004 calling a general election to be held on the first Saturday in May, 2019, same being the fourth (4th) day of May, 2019, for the purpose of electing one City Councilmember from Single Member District 1; one City Councilmember from Single Member District 3; and one City Councilmember from Single Member District 5; by the qualified voters of the City of San Angelo, Single Member District Number 1, Number 3, and Number 5, respectively; and

WHEREAS, pursuant to Sections 143.007 and 146.054, Texas Election Code, the deadline for filing applications for a place on the ballot and declaration of write-in candidacy for the City of San Angelo general election for May 4, 2019 has expired; and

WHEREAS, pursuant to Section 2.052 of the Texas Election Code, the City Clerk has certified in writing that Tommy Hiebert is unopposed in the election for the respective office of Single Member District 1, that Harold "Harry" Thomas is unopposed in the election for the respective office of Single Member District 3, and that Lane Carter is unopposed in the election for the respective office of Single Member District 5; and

WHEREAS, pursuant to Section 2.053 of the Texas Election Code, on receipt of the certification, the governing body of the political subdivision by order or ordinance may declare each unopposed candidate elected to the office and cancel the election;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO, TEXAS THAT:

SECTION 1: That the City Council, hereby receives the City Clerk's Certification of Unopposed Candidates for the May 4, 2019 city general election.

SECTION 2: The City Council hereby declares that the following unopposed candidates for the May 4, 2019 city general election are elected to their respective offices:

TOMMY HIEBERT, COUNCILMEMBER, SINGLE MEMBER DISTRICT 1
HAROLD "HARRY" THOMAS, COUNCILMEMBER, SINGLE MEMBER DISTRICT 3
LANE CARTER, COUNCILMEMBER, SINGLE MEMBER DISTRICT 5

SECTION 3: That the declared elected candidates shall assume the duties of office when certificates of election are issued to each candidate as provided for at law.

SECTION 4: The City of San Angelo City Council hereby orders that the city general election scheduled to be held on May 4, 2019 is cancelled, in accordance with Section 2.053(a) of the Texas Election Code.

SECTION 5: That the written Certification of Unopposed Candidates prepared by the City Clerk and delivered to the City Council is attached hereto as **Exhibit A** and is made a part hereof for all purposes.

SECTION 6: That the written Order of Cancellation prepared by the City Clerk is attached hereto as **Exhibit B** and is made a part hereof for all purposes.

SECTION 7: That a copy of the Order of Cancellation shall be posted on May 4, 2019, the day on which the election was to be held, at each polling place used or that would have been used in the election.

Official Minute Record
February 26, 2019

Volume 2019
Page 90

SECTION 8: Should any section, provision, clause, or word of this Resolution be declared unconstitutional or invalid for any reason, the remainder of this ordinance shall not be affected thereby.

SECTION 9: That this Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED on this 26th day of February 26, 2019.

CITY OF SAN ANGELO, TEXAS:

DocuSigned by:

Mayor Gunter

65CC121DADBB40F...

Brenda Gunter, Mayor

ATTEST:

DocuSigned by:

Julia Antilley

4C3EC4F8CC9044A...

Julia Antilley, City Clerk

APPROVED AS TO FORM:

DocuSigned by:

Theresa James

E822428D61CA4D4...

Theresa James, City Attorney

EXHIBIT A

AW12-1

Prescribed by Secretary of State

Section 2.051 – 2.053, Texas Election Code

2/14

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body**Al: Presidente de la entidad gobernante**

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 4, 2019

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el May 4, 2019

List offices and names of candidates:**Lista de cargos y nombres de los candidatos:****Office(s) Cargo(s)**

Single Member District One (SMD 1)
Single Member District Three (SMD 3)
Single Member District Five (SMD 5)

Candidate(s) Candidato(s)

Tommy Hiebert
Harold (Harry) Thomas
Lane Carter


Signature (Firma)

Julia W. Antilley

Printed name (Nombre en letra de molde)

City Clerk

Title (Puesto)

02/20/19
Date of signing (Fecha de firma)



(Seal) (sello)

EXHIBIT B

AW12-2
Prescribed by Secretary of State
Section 2.051 – 2.053, Texas Election Code
2/14

ORDER OF CANCELLATION
ORDEN DE CANCELACIÓN

The City of San Angelo hereby cancels the election scheduled to be held on
(official name of governing body)
May 4, 2019 in accordance with Section 2.053(a) of the Texas
(date on which election was scheduled to be held)
**Election Code. The following candidates have been certified as unopposed and are hereby
elected as follows:**

*El Cuidad de San Angelo por la presente cancela la elección que, de lo contrario,
(nombre oficial de la entidad gobernante)
se hubiera celebrado el 4 de Mayo, 2019 de conformidad, con
(fecha en que se hubiera celebrado la elección)
la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido
certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado
a continuación:*

Candidate (Candidato)
Tommy Hiebert
Harold (Harry) Thomas
Lane Carter

Office Sought (Cargo al que presenta candidatura)
Single Member District One (SMD 1)/ Distrito Numero Uno
Single Member District Three (SMD 3)/ Distrito Numero Tres
Single Member District Five (SMD 5)/ Distrito Numero Cinco

**A copy of this order will be posted on Election Day at each polling place that would have
been used in the election.**

*El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales
que se hubieran utilizado en la elección.*

DocuSigned by:
Mayor Gunter
65CC121DADB40F...
Mayor (Alcalde)

DocuSigned by:
[Signature]
4C3EC4F8CC0044A...
City Clerk (Oficinista de La Ciudad)



February 26, 2019

Date of adoption (Fecha de adopción)

Certificate of Election

In the name and by the Authority of the

State of Texas

THIS IS TO CERTIFY, that

XXXXXXXXXXXXXXXXXX

*was duly elected for purposes of the May 4, 2019 election, pursuant to
Resolution #2019-027 adopted on February 26, 2019, cancelling the
election that was scheduled to be held on May 4, 2019*

***City Council Member
Single Member District ##
of the
City of San Angelo***

*In testimony whereof, I have hereunto
signed my name and caused the Seal of
City of San Angelo to be affixed, this the
7th day of May, 2019*

***Brenda Gunter
Mayor of the City of San Angelo***

Attest:

Julia Antilley, City Clerk

Form #2204 Rev 9/2017

This space reserved for office use

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, _____, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of _____ of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of _____

County of _____

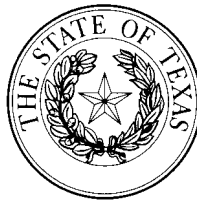
Sworn to and subscribed before me on this _____ day of _____, 20____.

(Affix Notary Seal,
only if oath
administered by a
notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

Printed or Typed Name

Form #2201 Rev. 09/2017
Submit to:
SECRETARY OF STATE
Government Filings
Section P O Box 12887
Austin, TX 78711-2887
512-463-6334
512-463-5569 - Fax
Filing Fee: None



STATEMENT OF OFFICER

Statement

I, _____, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: _____

Execution

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: _____

Signature of Officer

Code of Ethics

for members of San Angelo City Council and Boards and Commissions

(Adopted by the San Angelo City Council March 11, 2008, Amended June 17, 2008)

Preamble

The citizens and businesses of San Angelo are entitled to have fair, ethical and accountable local government which has earned the public's full confidence for integrity. In keeping with the City of San Angelo commitment to excellence, the effective functioning of democratic government therefore requires that:

public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government; public officials be independent, impartial and fair in their judgment and actions; public office be used for the public good, not for personal gain; and public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

To this end, the San Angelo City Council adopted this Code of Ethics for members of the City Council and of the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. The members of the City Council and its boards and commissions shall be collectively referred to as "members" unless otherwise designated herein.

1. Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of San Angelo and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims and transactions coming before the San Angelo City Council, boards and commissions.

2. Comply with the Law

Members shall comply with the laws of the nation, the State of Texas and the City of San Angelo in the performance of their public duties. These laws include, but are not limited to: the United States and Texas constitutions; the San Angelo City Charter; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, and open processes of government; and City ordinances and policies.

3. Conduct of Members

The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of City Council, boards and commissions, the staff or public.

4. Respect for Process

Members shall perform their duties in accordance with the laws of the state and the processes and rules of order established by the City Council and board and commissions governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City staff.

5. Conduct of Public Meetings

Members shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; making personal comments not germane to the business of the body; or otherwise interfering with the orderly conduct of meetings.

6. Decisions Based on Merit

Members shall base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations.

7. Communication

Members shall publicly share substantive information that is relevant to a matter under consideration by the City Council or boards and commissions, which they may have received from sources outside of the public decision-making process.

8. Conflict of Interest

In order to assure their independence and impartiality on behalf of the common good, members shall comply with Texas Local Government Code Chapter 176.

In accordance with the law, members shall disclose investments, interests in real property, sources of income, and gifts; and they shall abstain from participating in deliberations and decision-making where conflicts may exist.

9. Gifts and Favors

Members will abide by state law, Charter provisions and City Ordinance with regard to accepting any gifts, favors or promises of future benefits which might compromise their independence of judgment or action or give the appearance of being compromised.

10. Confidential Information

Members shall respect the confidentiality of information concerning the property, personnel or affairs of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial or other private interests. They shall not reveal the contents of discussions in executive session to person not legally entitled to such information.

11. Use of Public Resources

Members shall not use public resources not available to the public in general, such as city staff time, equipment, supplies or facilities, for private gain or personal purposes.

12. Advocacy

Members shall represent the official policies or positions of the City Council, board or commission to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, members shall explicitly state they do not represent their body or the City of San Angelo, nor will they allow the inference that they do.

13. Policy Role of Members

Members shall respect and adhere to the City Council-manager structure of San Angelo city government as outlined by the San Angelo City Charter. In this structure, the City Council determines

the policies of the city with the advice, information and analysis provided by the public, boards and commissions, and city staff.

Except as provided by the city charter, members therefore shall not direct or interfere with the administrative functions of the city or the professional duties of city staff; nor shall they impair the ability of staff to implement City Council policy decisions.

14. Independence of Boards and Commissions

Because of the value of the independent advice of boards and commissions to the public decision-making process, members of City Council shall refrain from using their position to unduly influence the deliberations or outcomes of board and commission proceedings.

15. Positive Work Place Environment

Members shall support the maintenance of a positive and constructive work place environment for city employees and for citizens and businesses dealing with the city. Members shall recognize their special role in dealings with city employees so that they in no way create the perception of inappropriate direction to staff.

16. Implementation

As an expression of the standards of conduct for members expected by the city, the San Angelo Code of Ethics is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions.

For this reason, ethical standards shall be included in the regular orientations for candidates for City Council, applicants to board and commissions, and newly elected and appointed officials. Members entering office shall sign a statement affirming they read and understood the City of San Angelo code of ethics. In addition, the Code of Ethics shall be annually reviewed by the City Council, boards and commissions, and the City Council shall consider recommendations from boards and commissions and update it as necessary.

17. Compliance and Enforcement

The San Angelo Code of Ethics expresses standards of ethical conduct expected for members of the San Angelo City Council, boards and commissions. Members themselves have the primary responsibility to assure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of government.

The chairs of boards and commissions and the mayor have the additional responsibility to intervene when actions of members that appear to be in violation of the Code of Ethics are brought to their attention.

The City Council may impose sanctions on members whose conduct does not comply with the city's ethical standards, such as reprimand, formal censure, or loss of committee assignment. The city council also may remove members of boards and commissions from office as provided by the city ordinance.

A violation of this code of ethics shall not be considered a basis for challenging the validity of a City Council, board or commission decision.

NOTE: Member's Copy

Model of Excellence / Code of Ethics

San Angelo City Council and Boards and Commissions

MEMBER STATEMENT

As a member of the City of San Angelo City Council or of a board or commission, I agree to uphold the Code of Ethics for elected and appointed officials adopted by the City and conduct myself by the following model of excellence. I will:

- Recognize the worth of individual members and appreciate their individual talents, perspectives and contributions;
- Help create an atmosphere of respect and civility where individual members, City staff and the public are free to express their ideas and work to their full potential;
- Conduct my personal and public affairs with honesty, integrity, fairness and respect for others;
- Respect the dignity and privacy of individuals and organizations;
- Keep the common good as my highest purpose and focus on achieving constructive solutions for the public benefit;
- Avoid and discourage conduct which is divisive or harmful to the best interests of San Angelo; and
- Treat all people with whom I come in contact in the way I wish to be treated.

I affirm that I have read and understood the City of San Angelo Code of Ethics.

Name

Office

Signature

Date

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Allison Strube, Water Utilities Director, Water Utilities, 325-657-4209

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Water Utilities presentation containing:

1. Consideration of approving the 2019 Water Conservation Plan
2. Discussion and direction of customer programs (Presentation made by Water Utilities Director Allison Strube)

Summary/History:

The City of San Angelo reviews and updates the Water Conservation Plan (WCP) every five years in order to adjust goals and targets, and take into account new technology and new best management practices. The last plan was adopted in March 2014 and then updated in September 2014.

The 2014 plan is the core of the proposed WCP. It has been redesigned to be more user-friendly, and we've added a section to emphasize the importance of water conservation. The plan was updated to include new projects, laws, and studies that have happened since 2014. Updates also include progress on our goals, demand profiles, park conservation progress, and other relevant statistics. Proposed best management practices were updated to include the findings of the 2015 Conservation Strategy Evaluation prepared by Alan Plumber Associates, Inc. (APAI).

The following is a more detailed look at the major updates:

Current and Future Best Management Practices

- In 2017, we added proactive leak investigations. Automated Meter Reading improves reading on meters and reduces "water loss" as leaks become easier to detect. A leak event report is created monthly by route, a different route is done every month. Staff will investigate accounts on the leak event report and let customers know they might have a leak (page 22)
- Water conservation pricing has been updated. In 2016 a new rate structure was implemented as part of a 5-year study. It will be retained until 2020 (page 23)
- Park conservation has been updated. Rain harvesting tanks have been added to Bosque and Kirby Park to conserve water used during irrigation (page 31)
- The showerhead and aerator distribution, high-efficiency toilets, water efficient washing machine, landscape irrigation conservation incentives, and conservation programs for industrial, commercial, and institutional accounts proposed best management practices were all updated to reflect the information from the Conservation Strategy Evaluation prepared by APAI (page 34, 37, 40, 43, 54)
- Added more detailed information about the drought contingency plan, including the segment in case of a water supply emergency (page 60)
- Added Conservation Credits to show how many conservation credits we give out monthly (page 21)
- Partnerships with nonprofit organizations is a new best management practice we added (page 56)

Statistical Information

- Added a chart with monthly and annual rainfall from 2015-2018. 2015 was our driest year with 18.48 inches of rain,

2016 was the wettest with 35.72 inches of rain (page 11)

- Updated seasonal demand graph from 2015-2018, August has had the highest demand all 4 years, December and January typically have the lowest demand (page 14)
- Updated consumption by customer class and accounts by customer class, no major changes in either demand profile from the 2014 Water Conservation Plan (page 12)
- Our goal for gallons per capita per day (GPCD) for 2020 is 140, and 2025 is 137 (page 15)

Laws

- The Water Utilities now employs a Conservation Coordinator on a permanent basis per Texas House Bill 1648, passed on May 26, 2017 (page 28)

Projects

- Gave an overview of the Concho River Project (page 11)

In addition to consideration of adopting the 2019 Water Conservation Plan, the utility wants to discuss the current conservation discount program. In October of 2018 the utility presented the conservation discount program, and was guided to bring back programs to implement before the removal of the current conservation discounts. For a brief recap, the ordinance was put in place in July 2006 and the Water Utilities Department has been issuing credits to residential customers who use 3,000 gallons of water or less on a monthly basis. This ordinance is currently set up to discount the customer's account by 10% of their base rate and usage rate. With this being the case, those customers who use 3,000 gallons are rewarded more than those customers using 1,000 or 2,000 gallons. In the fiscal impact summary you will see the amount of credits that have been issued in the past four years. The average monthly credit issued to a qualifying customer was \$2.90 in 2017 and \$3.41 in 2018. We are proposing two financial assistance programs in addition to a revamped conservation program that would replace the current program.

The two financial assistance programs would work with Concho Valley Community Action Agency (CVCAA) for implementation. Please see the program policies attached to this memo for the details of the program. The CVCAA already administers programs similar to these program designs for other utilities such as gas and electric.

For the conservation program to be implemented, the utility is recommending the showerhead and aerator distribution program be implemented. As detailed in the 2019 WCP, the estimated savings from the program per year is 44,676,000 gallons and could potentially reach and assist 3,000 customers per year. The utility would look at budgeting \$60,000 per year for the program which would primarily be associated with the cost of the products. It is also worth noting that the product could be easily installed without assistance. The estimates for an individual home that installs the products provided as a part of this program would see 6,643 gallons annually from the showerhead retrofits, 5,694 gallons annually from the lavatory aerators, and 2,555 gallons annually from the kitchen faucet aerators.

Financial Impact:

No financial impact associated with the approval of the 2019 Water Conservation Plan.

Current Conservation Discounts Program Costs:

2015 - \$308,951.73

2016 - \$342,105.85

2017 - \$378,291.74

2018 - \$451,026.85

Proposed Program Costs:

1. Low Income Assistance - \$50,000 annually
2. Senior Assistance Program - Maximum of \$3.54 of savings per month for qualifying individuals for 2019, \$5,000 administration fee to CVCAA
3. Showerhead & aerator Conservation Program - \$60,000 annually

Other Information/Recommendation:

Item 1: Staff recommends the 2019 Water Conservation Plan be approved as the adopted current plan. Texas Water Development Board and Texas Commission on Environmental Quality will be provided with the plan once approved.

Item 2: Staff recommends the 10% conservation discount be removed from the ordinance. With it's removal, the Low Income Assistance Program, Senior Assistance Program, and Shower and Aerator Distribution Program be implemented.

Attachments:

- | | | |
|----|---------------------------------------|---|
| 1. | 2014 Water Conservation Plan | 2014 Water Conservation Plan.pdf |
| 2. | 2019 Water Conservation Plan - DRAFT | 2019 Water Conservation Plan - DRAFT.pdf |
| 3. | Financial Assistance Programs - Draft | Financial Assistance Programs - Draft.pdf |

Presentation:

Approvals/Reviews:

Allison Strube	Created/Initiated
Allison Strube	Approved
Theresa James	Approved
Anthony Wilson	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Allison Strube	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

**City of San Angelo
Water Utilities
Water Conservation Plan
March 20, 2014
(Revised Sept. 4, 2014)**



Prepared by:

Ricky Dickson – Director of Water Utilities

Kevin Krueger - Assist. Director of Water Utilities

Toni Fox – Water Conservation Manager

Sungin "Ina" Kim - Intern, Water Conservation

Chapter 1 Introduction.....	6
1.1 Projects/Activities.....	7
1.2 Public Involvement.....	8
Chapter 2 Demand Profile, Targets, and Goals	8
2.1 Demand Profile	9
2.2 Target and Goals.....	12
2.3 Utility Survey Data.....	14
Chapter 3 Best Management Practices	15
3.1 Introduction.....	15
3.2 System Water Audit and Water Loss	16
<i>A. Description</i>	<i>16</i>
<i>B. Implementation</i>	<i>16</i>
<i>C. Schedule.....</i>	<i>17</i>
<i>D. Documentation</i>	<i>17</i>
<i>E. Determination of Water Savings</i>	<i>17</i>
3.3 Metering of All New Connections and Retrofit of Existing Connections	17
<i>A. Description</i>	<i>18</i>
<i>B. Implementation</i>	<i>18</i>
<i>C. Schedule.....</i>	<i>19</i>
<i>D. Documentation</i>	<i>19</i>
<i>E. Determination of Water Savings</i>	<i>19</i>
3.4 Water Conservation Pricing	19
<i>A. Description</i>	<i>19</i>
<i>B. Implementation</i>	<i>20</i>
<i>C. Schedule.....</i>	<i>20</i>
<i>D. Documentation</i>	<i>20</i>
<i>E. Determination of Water Savings</i>	<i>21</i>
3.5 Prohibition on Wasting Water.....	21
<i>A. Description</i>	<i>21</i>
<i>B. Implementation</i>	<i>22</i>
<i>C. Schedule.....</i>	<i>22</i>

D. Documentation	22
E. Determination of Water Savings	22
3.6 Conservation Manager	22
A. Description	22
B. Implementation	23
C. Schedule	23
D. Documentation	23
E. Determination of Water Savings	24
3.7 Public Information	24
A. Description	24
B. Implementation	24
C. Schedule	24
D. Documentation	25
E. Determination of Water Savings	25
3.8 School Education	25
A. Description	25
B. Implementation	26
C. Schedule	26
D. Documentation	26
E. Determination of Water Savings	26
3.9 Park Conservation	26
A. Description	26
B. Implementation	27
C. Schedule	28
D. Documentation	28
E. Determination of Water Savings	28
Chapter 4 Potential BMPs for the Future	29
4.1 Introduction	29
4.2 Showerhead, Aerator, and Toilet Flapper Retrofit	30
A. Description	30
B. Implementation	30
C. Schedule	30
D. Documentation	31
E. Determination of Water Savings	31
4.3 Residential Toilet Replacement Programs	32
A. Description	32
B. Implementation	32
C. Schedule	33
D. Documentation	33
E. Determination of Water Savings	33

4.4 Landscape Irrigation Conservation and Incentives	34
<i>A. Description</i>	34
<i>B. Implementation</i>	36
<i>C. Schedule</i>	38
<i>D. Documentation</i>	38
<i>E. Determination of Water Savings</i>	39
4.5 Residential Clothes Washer Incentive Program.....	39
<i>A. Description</i>	39
<i>B. Implementation</i>	40
<i>C. Schedule</i>	41
<i>D. Documentation</i>	41
<i>E. Determination of Water Savings</i>	41
4.6 Water Survey for Single-Family and Multi-Family Customers	42
<i>A. Description</i>	42
<i>B. Implementation</i>	43
<i>C. Schedule</i>	44
<i>D. Documentation</i>	45
<i>E. Determination of Water Savings</i>	45
4.7 Rainwater Harvesting.....	45
<i>A. Description</i>	45
<i>B. Implementation</i>	47
<i>C. Schedule</i>	48
<i>D. Documentation</i>	48
<i>E. Determination of Water Savings</i>	48
4.8 New Construction Greywater.....	49
<i>A. Description</i>	49
<i>B. Implementation</i>	51
<i>C. Schedule</i>	51
<i>D. Documentation</i>	51
<i>E. Determination of Water Savings</i>	52
4.9 Conservation Programs for Industrial, Commercial, and Institutional Accounts.....	52
<i>A. Description</i>	52
<i>B. Implementation</i>	53
<i>C. Schedule</i>	55
<i>E. Determination of Water Savings</i>	56
Chapter 5 Wholesale Customer Conservation	56
5.1 Summary	56
5.2 Wholesale Customer Targets and Goals.....	57
5.3 Metering, Monitoring and Records Management.....	57

City of San Angelo Water Utilities Water Conservation Plan –
March 20, 2014 (revised September 2014)

5.4 Leak Detection and Repair	57
5.5 Contractual Requirements.....	57
5.6 Targets and Goals	58
Chapter 6 Drought Contingency Plan; Variances and Enforcement	59
6.1 Triggering a Drought Stage	59
6.2 Variance Procedures and Exceptions.....	59
6.3 Enforcement and Wholesale Provisions.....	60
6.4 Targets and Goals	60
<i>Appendix A Utility Profile — Texas Water Development Board</i>	<i>62</i>
<i>Appendix B Ordinance Language: City of San Angelo Water Conservation and Drought Contingency Plan</i>	<i>63</i>
<i>Appendix C Water Rates — Current Rate Structure.....</i>	<i>63</i>
<i>Appendix D Water Conservation Plan</i>	<i>64</i>
<i>5 and 10 year goals for Water Savings.....</i>	<i>64</i>
<i>Appendix E Certificate of Convenience and Necessity</i>	<i>65</i>

Chapter 1

Introduction

The City of San Angelo, located in Tom Green County, has a current population of approximately 95,877 people, with a predicted increase by 2060 to over 163,215 people. The City provides water to its citizens and to several industries and wholesale customers. In addition to water from local sources, including Lake Nasworthy, Twin Buttes Reservoir, O.C. Fisher Reservoir, and the Concho River, the City purchases water from the Colorado River Municipal Water District's (CRMWD's) Lake E.V. Spence and Lake O.H. Ivie. The City also has undeveloped groundwater rights in McCulloch, Concho, and Menard counties, collectively referred to as the McCulloch County well field.

Lake Nasworthy, the oldest major water supply reservoir in the City's system, was completed in 1930. The City owns and operates the reservoir. Most of the drainage area of Nasworthy is controlled by Twin Buttes Reservoir, which was built by the Bureau of Reclamation in 1962. The storage in Twin Buttes is divided into two pools connected by a 3.22-mile equalization channel. Below elevation 1926.5 msl the two pools function as separate reservoirs. The City holds water rights in both Nasworthy and Twin Buttes. The U.S. Army Corps of Engineers owns and operates the third major reservoir in the San Angelo system, O.C. Fisher, which was completed in 1951. The Upper Colorado River Authority (UCRA) holds all water rights in Fisher. UCRA retains 1,000 acre-feet of supply from Fisher, increasing to 1,500 acre-feet after 2008. The remainder of the Fisher water rights is contracted to the City.

In addition to the local supply, the City purchases water from two reservoirs owned and operated by CRMWD: O.H. Ivie Reservoir and Lake E.V. Spence. The current contract limits are 15,000 acre-feet per year from Ivie Reservoir and 3,000 acre-feet per year from Lake Spence. The City may accrue or "bank" up to 6,000 acre-feet of additional water in Spence if it does not take the full contracted amount for one or more years. Withdrawals for any single year are limited to a maximum of 9,000 acre-feet.

During the drought in the 1960s and early 1970s, the City began investigating sources of groundwater in the San Angelo area. As a result of this investigation, the City obtained groundwater rights associated with 37,633 acres of land in McCulloch, Concho, and Menard counties. The water is produced from the Hickory sandstone aquifer, which lies approximately 2,200 to 3,000 feet below the surface. The McCulloch County well field is located within the jurisdiction of the Hickory Underground Water Conservation

District No. 1 (UGWCD) and is subject to the rules and regulations of the District. The City has received a permit from the District to drill and produce water. The District has placed a one-mile spacing limit and 500 gpm capacity on the City's wells, as well as limits on the amount to be produced from the well system on an annual basis.

1.1 Projects/Activities

Automated Meter Reading (AMR):

The City of San Angelo Water Utilities began their AMR installation program in September 2010. Approximately 35,000 meters will be converted with the majority of these meters being 5/8" (83%) and 1" (15%). The remaining 2% are comprised of one and one-half inch to eight inch meters.

We have completed 81% of the program with 77% of the 5/8" and 90% of the 1" meters converted. Included in this conversion is software which allows us to print reports on leaks. This allows us to be proactive by notifying the customer promptly of the possible leak and providing them time to have the leak fixed before their usage becomes too high.

In 2014, this software will be available for our customers. This will allow customers the capability to view their usage on a daily basis and have email notification of any detection of leaks or higher than normal consumption. With these tools, we're anticipating a reduction of water loss from the customer side. In addition, customers can run their sprinklers and household appliances and track how much water is being consumed from each. Once customers can visually see how much consumption their sprinklers and appliances use, they will be better equipped to manage their consumption and cost.

Hickory Project:

The City of San Angelo is in the process of constructing facilities to begin to exercise its right to drill and produce water from the Hickory Aquifer in accordance with a permit issued by the Hickory Underground Water Conservation District No.1. The permit was

issued November 14, 1997. Currently infrastructure is in place to produce 6 million gallons per day (approximately 6,720 acre feet per year) from the nine existing wells. New wells and related infrastructure necessary to increase production to 9 MGD (approximately 10,082 acre feet per year) are scheduled to be operational by late 2014.

The project was initially designed for an annual production rate of 6 MGD beginning in 2014, increasing to 9 MGD in 2026 and increasing to 10.7 MGD in 2036. These production rates are based on the annual allotment and the amount of water that has been banked since the permit was issued. Once the effects of the drought of 2011 were assessed and the lack of relief since then, the decision was made to expand the production capacity to 9 MGD. This will allow the city assess to an additional 3 MGD to be used in emergency conditions or if the drought conditions continue. Pumping water at the higher rate on a continuous basis will deplete the banked water and will require that production is reduced to meet the annual production rates imposed by the permit.

The city has informed Groundwater Management Area 7 (GMA 7) of the above information to ensure this information is included in the Desired Future Conditions (DFC) for the Hickory Aquifer. The city's intention is to NOT produce water from the aquifer until late 2014 unless drought conditions dictate otherwise. Beginning in late 2014, the city's maximum anticipated production will be up to 10,082 acre feet per year (ac-ft/yr) (9MGD) and the city recommends that 10,082 ac-ft/yr be used as the annual well field withdrawal rate from 2015-2019 when establishing a DFC for the aquifer. For years beyond 2019 the withdrawal rates should be 5,000 ac-ft/yr for 2020-2025, 10,000 ac-ft/yr for 2026-2035 and 12,000 ac-ft/yr for 2036 and beyond for establishing a DFC for the Hickory Aquifer.

1.2 Public Involvement

Opportunity for the public to provide input into the preparation of the plan was offered by the City of San Angelo – Water Utilities Department by means of: 30 second spots airing numerous times each day on our local radio, television and cable stations, as well as our City media outlets (i.e. web-site, Facebook, etc.). All input was requested to be in writing and submitted to the Water Utilities Department by August 11, 2014.

Chapter 2

Demand Profile, Targets, and Goals

2.1 Demand Profile

Total water demand in the City of San Angelo in the year 2013 was 4.6 billion gallons, with 4.4 billion gallons sold to customers. Single-family residential customers at 69 percent represented more than half of all water sold (see Figure 1). Commercial customers were the next highest demand sector at 15 percent, with Government and Industrial at 7 percent and Wholesale customers at 3 percent.

Figure 1

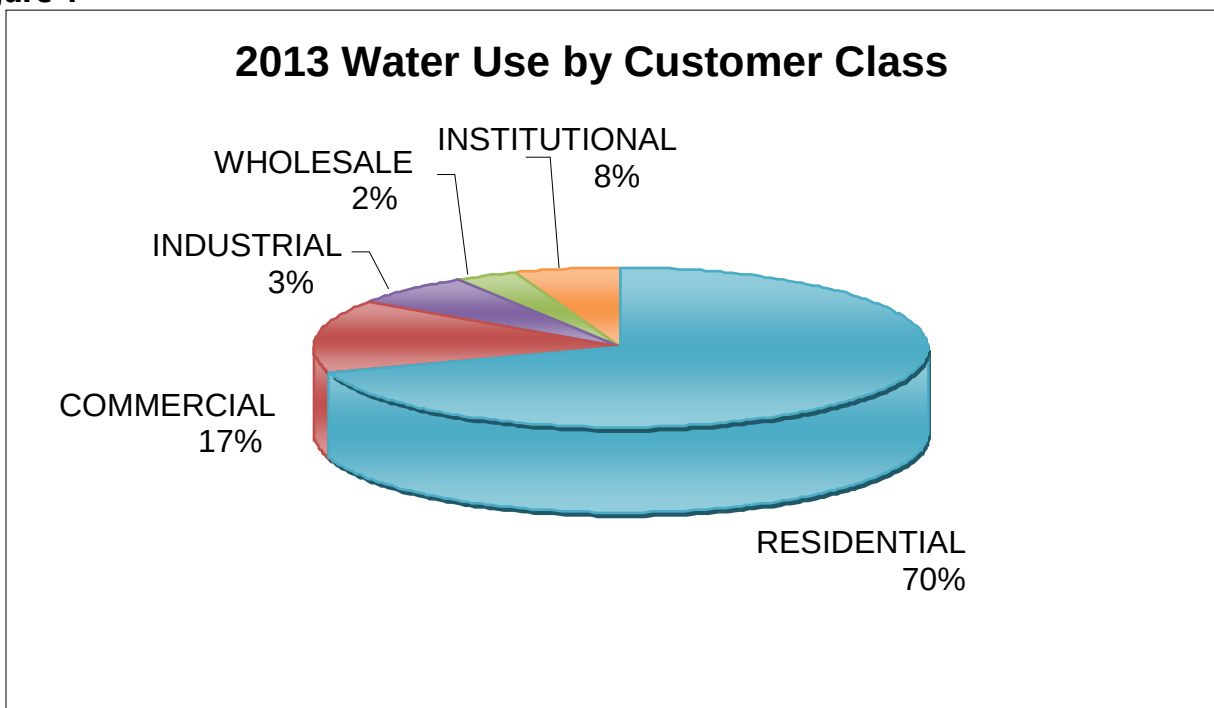


Figure 2

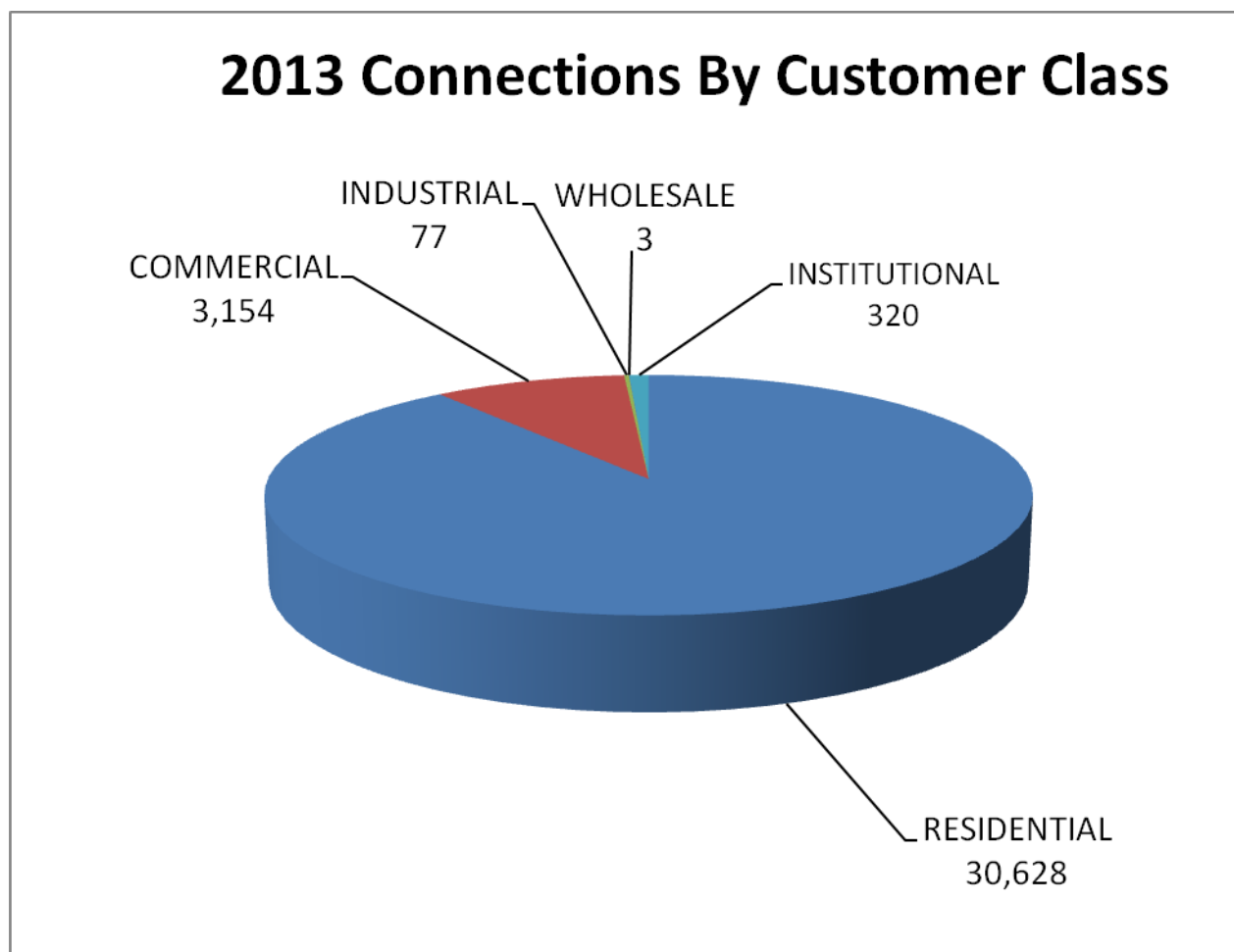
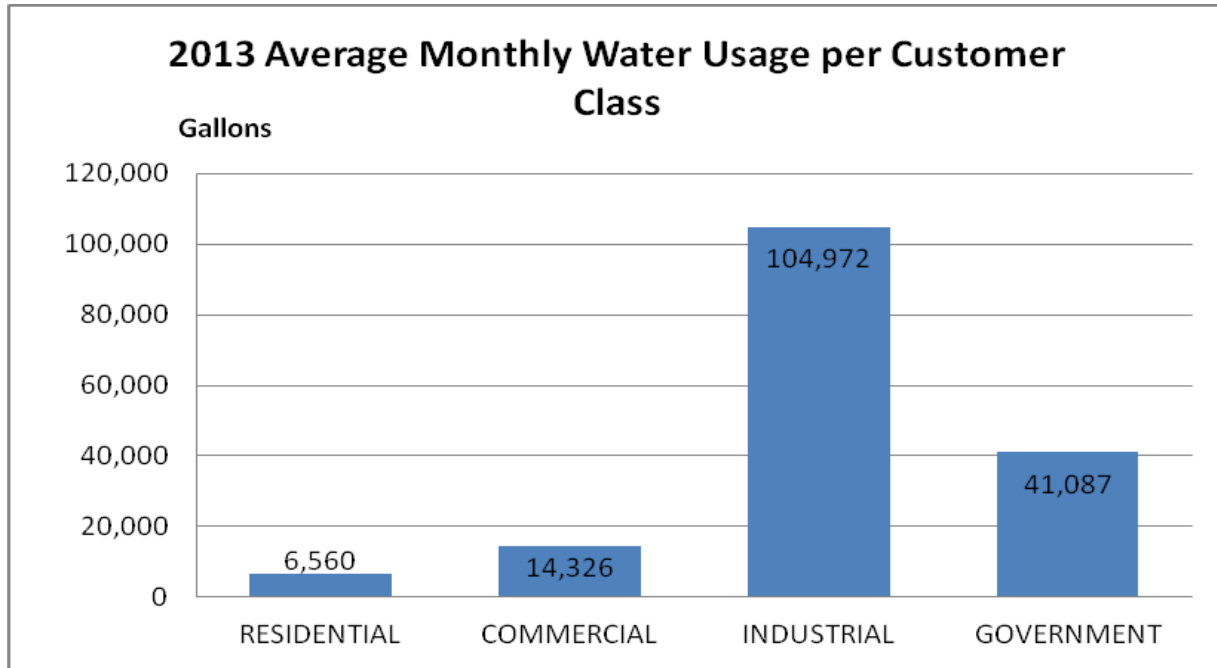


Figure 2 shows the breakdown of customers by meter connection. The chart indicates that residential accounts represent the largest type of account at 90 percent of all connections. Commercial customers account for the next largest number of customers at 9 percent of all accounts with Institutional, Industrial and Wholesale accounts represent the remaining 1 percent.

Figure 3



Examining average monthly demand by account gives a different picture. Figure 3 indicates that industrial accounts have the largest average monthly usage of all retail customer followed by government, commercial, and residential. Although residential meters account for over 69% of the total meters in the system, the average usage per residential meter is the lowest of all customer classes at just 6,560 gallons per month.

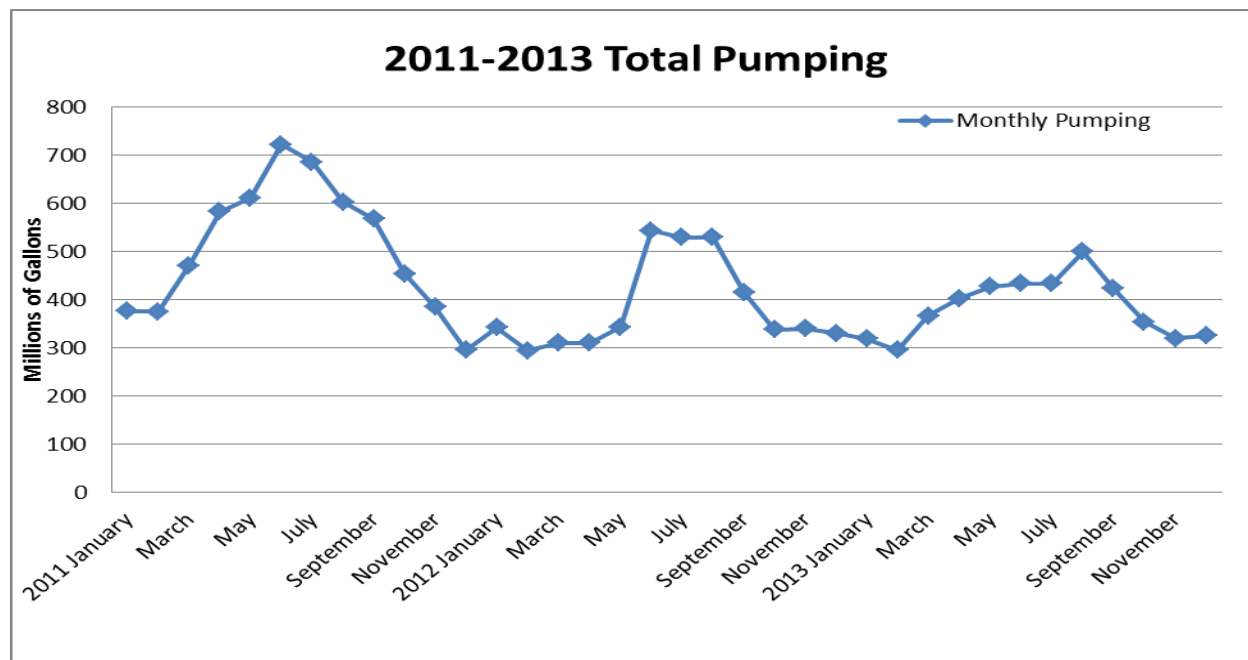
Seasonal Demand

The City's demand profile shows summertime peaks typical of Texas cities. The summertime months averaged 554 million gallons per month over the past five years. Over a similar time period the wintertime average was approximately 337 million gallons per month (see Figure 4).

Residential customers make up the largest share of summertime pumping followed by commercial and industrial customers. Reductions in the summertime average over the

past several years can be attributed to the combined effects of rainfall events that reduced irrigation usages; and public education. Declines in winter consumption are probably related to indoor water conservation achieved through a combination of behavioral changes, due to water conservation education awareness, and the effects of the City's two-inch main replacement program.

Figure 4



2.2 Target and Goals

The City of San Angelo's water conservation plan is focused on two efficiency goals. The first and most immediate goal is to reduce summertime peak pumping. The second goal is to reduce overall per capita consumption by 1.2 percent per year from the City's goal in 2000 of 185 gallons per capita per day to 140 gpcd by 2020. The immediate near-term goal is designed to assist the City with challenges to water supply constraints due to weather and longer term changes in the hydrological balance on local river systems.

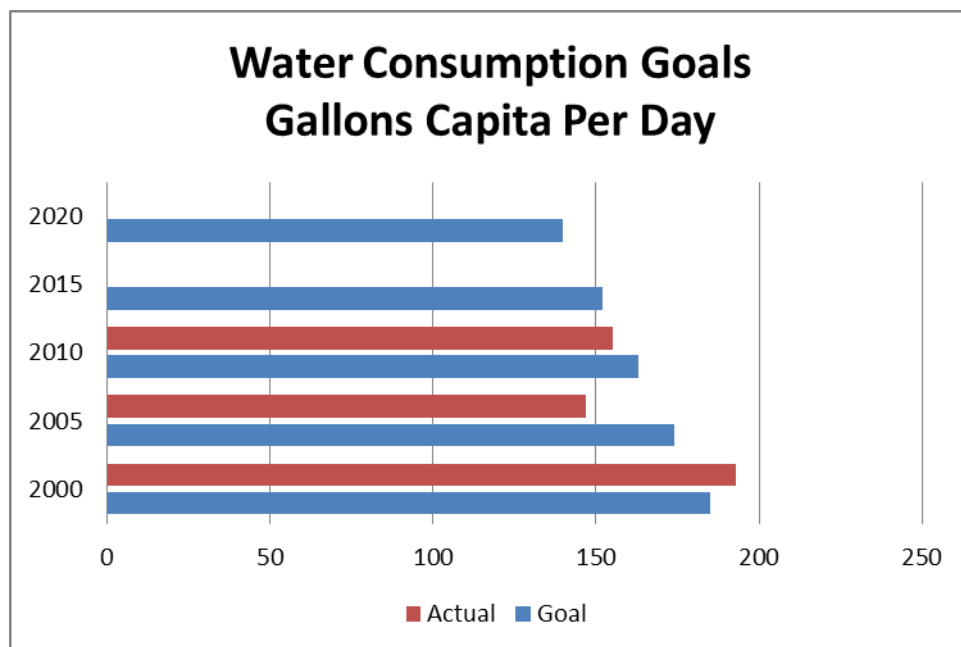
The City has a long history of progressive water resource planning. In keeping with that tradition, and ensuring that future generations will have adequate water supplies, the City promotes water conservation as an alternative water supply. Conserving existing supplies can help to reduce and delay the need for additional water supplies. In order to

reduce per capita demand in the future, the City promotes various water conservation programs designed to educate citizens on the benefits of efficiency.

Table 1 shows recent per capita consumption and the goal of 1.2 percent per year reduction over the next 15 years. The targets and goals are shown at five year increments through 2020. These goals have been met and exceeded in 2005 and 2010 as a result of a combination of conservation efforts, including public education, and restrictions on outdoor water use, implemented as part of the City's conservation plan. Continuing to maintain this success is the principle goal of the City's conservation efforts. Total gpcd represents all water pumped, less wholesale customer usage, divided by total population, while residential gpcd is calculated by dividing total water sold to single-family and multi-family residential customers by total population.

Table 1
Water Consumption Goals (GPCD)

Year	2000	2005	2010	2015	2020
Goal	185	174	163	152	140
Actual	193	147	155		



2.3 Utility Survey Data

A detailed summary of the City's water and wastewater system is included in Appendix. A.

Chapter 3

Best Management Practices

3.1 Introduction

Water consumption in the City of San Angelo is driven by a wide variety of domestic, commercial, industrial, and institutional needs. Best Management Practices (BMPs) have been developed to both improve water use efficiency for the San Angelo Water Utilities and for programs to assist the City's water customers to efficiently use water. BMPs have been implemented as part of the City's ongoing water conservation effort. Additional BMPs are included in Chapter 4 to be considered for implementation in the future. Future BMPs will be evaluated and implemented as a condition of a positive evaluation. The BMPs are described briefly in the next two or three paragraphs, and in greater detail in the remaining sections of this chapter. Following the format recommended by the TWDB, each BMP has five sections: description, implementation, schedule, documentation, and water savings information.

The System Water Audits and Water Loss BMP allows the Water Utilities to reliably track water uses and provide the information to address unnecessary water and revenue losses. The Metering of All New Connections and Retrofit of Existing Connections BMP has been established to create equity among customers, reduce water waste, and reduce flows to wastewater facilities. The Water Conservation Pricing BMP has been implemented to discourage the inefficient use or waste of water. The Prohibition on Wasting Water BMP is aimed at customers who continue to waste water despite the Water Utilities efforts to educate customers to reduce waste of water. The Conservation Specialist BMP provides an effective method of ensuring that the City's water conservation programs are well administered and effective.

The Public Information BMP affects water consumption through changes in behavior as customers learn about water resources, the wise use of water, and the conservation program. The School Education BMP focuses on measures included to educate the youth of the community about the importance of water and water conservation to everyday life and their future. The Park Conservation BMP can save water through the implementation of efficient irrigation practices in City parks and possible use of reclaimed water in the City's golf course.

3.2 System Water Audit and Water Loss

A. Description

The City of San Angelo performs a regular estimate of system water efficiency by comparing water delivered to the treatment plant, potable water produced, and water sold. This audit includes estimates of water loss to leaks in the system and water used in fire fighting. The City's

water audit, using existing records and some estimation, will provide a picture of water losses in the system, and will be maintained annually.

B. Implementation

A working group will be formed with representatives from the following work areas: management, distribution, production, customer service, and conservation. Each of these work areas has an essential role to play in implementing this BMP. Initially the working group will focus on gathering relevant data and identifying current practices listed below in Step 1 that form the basis for the top-down audit.

Step 1. The City's audit will be performed by using readily available information compiled annually in the response to the Texas Commission on Environmental Quality's Utility Profile; with the worksheets provided by the Texas Water Development Board's water planning division.

Step 2. The second step of the audit will involve a more detailed review of utility policies and practices that affect water losses. This review will be performed at least once every five years. It will better incorporate information from utility practices including leak reporting, whether by customers or by City staff, and repairs, and explore methods for developing better estimates of water use by the fire department and for line flushing. The City will also evaluate using night flow to better estimate leakage; analysis of leakage repair records for length of time from reporting to repair of the leak; and analysis of pressure throughout the system.

C. Schedule

Elements to be done in the survey are:

1. The Water Utilities will gather the necessary information for conducting the audit.
2. The Water Utilities will review the Texas Water Development Board's new guidelines for water audits.
3. After such review, the Water Utilities will consider new water audit standards based upon keeping real water losses below a specific percent or to achieve an infrastructure leakage index (ILI) below three.
4. An audit will be performed no less than once every five years; and more often if the internal water audit standard is not achieved.

D. Documentation

To track this BMP, the Water Utilities will collect and maintain the following documentation:

1. A copy of each annual system audit, the ILI and percentage losses for each year, and a list of actions taken in response to audit recommendations;
2. Annual leak detection and repair report, including number and sizes of leaks repaired;
3. Number of customer service line leaks identified and actions taken to repair these leaks.

E. Determination of Water Savings

Potential water savings are an integral part of the system water audit process and will be contained in the audit report. Based on the results of the audit, goals will be set for reducing losses.

3.3 Metering of All New Connections and Retrofit of Existing Connections

A. Description

The purpose of this BMP is to ensure that all aspects of meter installation, replacement testing, and repair are managed optimally for water use efficiency. The Water Utilities installs the meters; Building Inspection confirms that the building code is met.

The meter program has several elements:

1. Required metering of all new connections and existing connections, excluding fire services.
2. A policy for installation of adequate, proper-sized meters as determined by a customer's current or projected water use patterns.
3. Direct utility metering of each new duplex, triplex, and fourplex unit, whether each is on its own separate lot or there are multiple buildings on a single lot.
4. Metering of all utility and publicly owned facilities, as well as customers.
5. Use of construction meters to account for water used in new construction.
6. Implementation of the State requirements in HB 2404, passed by the 77th Legislature Regular Session and implemented through Texas Water Code 13.502, which requires all new apartments be either directly metered by the utility or submetered by the owner.
7. Annual testing and maintenance of meters larger than two inches. Regular replacement of five-eighth and three-quarter inch meters that are 15 years or more in service.
8. An effective monthly meter-reading program where readings are not estimated except due to inoperable meters or extenuating circumstances.

B. Implementation

The Water Utilities ensures the high quality of metering is maintained through the regular review of metered data, and revision of metering policies to ensure that the maximum amount of water consumption is accounted for.

The City will continue to conduct a Meter Replacement Program following the methodology and frequency currently recommended in industry practices and recommended by the AWWA. This includes:

1. Maintaining a proactive meter-testing program, and repair identified meters, and

2. Notifying customers when it appears that leaks exist on the customer's side of the meter.

C. Schedule

The City has already implemented this BMP, and continues to maintain the practice on an ongoing basis.

D. Documentation

To track the effectiveness of Metering Programs, the Water Utilities gathers the following documentation:

1. Copy of meter installation guidelines based upon customer usage levels;
2. Copy of meter replacement policy;
3. Records of number and size of meters replaced annually;
4. Estimate of water accounted for through meter replacement program; and
5. Monthly records of water pumped versus billed water consumption.

E. Determination of Water Savings

Every year the Water Utilities will estimate its annual water saving from the BMP. Savings will be estimated based upon a statistical sample analyzed as part of the meter-testing program. The sample size and estimating methods from AWWA's manual, M6, may be followed.

3.4 Water Conservation Pricing

A. Description

San Angelo has an inverted block rate structure for residential customers. Commercial, apartment, mobile home parks, industrial, hotel, motel, hospital, school, and government customers have a flat rate with a seasonal increase in rate for summer usage of landscape water. An increasing meter fee is assessed with larger meter sizes. The basic rate structure is designed to recover the cost of providing service, and billing for water and sewer service based on actual metered water use. The rates include a consumption charge based upon actual gallons metered so that increasing water

consumption results in a larger bill for the customer. Conservation pricing provides incentives to customers to reduce both average and peak use.

B. Implementation

Rate studies may be used to determine the appropriate rate structure for customer classes. The existing inverted block for residents will be retained and additional conservation pricing structures will be examined, such as the following:

1. Seasonal rates to reduce peak demands during summer months.
2. Increasing block rates for other customer classes. Rates for single family residential and other customer classes may be set differently to reflect the different demand patterns of the classes.

Successful adoption of a new rate structure may necessitate developing and implementing a public involvement process in order to educate the community about the new rate structure. The new rate structure will adhere to all applicable regulatory procedures and constraints. If the conservation pricing structure to be implemented is substantially different from current practices, then a phase-in approach may be appropriate.

Public involvement in the development and implementation of conservation rates can help assure that the goals of the conservation pricing initiatives will be met and accepted by local constituents. The water advisory group and public hearings at City Council will be used to obtain public input in rate proposals.

C. Schedule

Within a year of initiating a rate study, a decision will be made as to the need for a rate increase to accomplish revenue goals and conservation pricing.

1. At least annually, the Water Utilities staff will review the consumption patterns (including seasonal use) and the income and expense levels to determine if the conservation rates are effective, and make appropriate, rate structure recommendations.

D. Documentation

To track this BMP, the Water Utilities maintains the following documentation:

1. A copy of the legally adopted rate ordinance.

2. Billing and customer records that include annual revenues by customer class and revenue derived from commodity charges by customer class for the reporting period;
3. Monthly customer numbers and water consumption by customer class.

E. Determination of Water Savings

Elasticity studies have shown an average reduction in water use of one to three percent for every 10 percent increase in the average monthly water bill. In implementing a conservation pricing structure, consideration will be given to the factors that influence whether the new structure results in a reduction in water use. The *Water Price Elasticities for Single Family Homes* (TWDB, 1998) study found long-term price elasticities of -0.20 in three Texas cities, which translates into a reduction of two percent in water use for a 10 percent increase in price.

The City's priority is a rate design that encourages customers to reduce discretionary water use. To remain effective, the rates need to be reviewed and possibly adjusted periodically to take inflation into account, as well as future increases in operating costs.

3.5 Prohibition on Wasting Water

A. Description

Water Waste Prohibition measures are enforceable actions and measures that prohibit specific wasteful activities. Under this BMP, ordinances have been enacted and enforced to prohibit wasteful activities including:

1. Water waste during irrigation;
2. Failure to fix outside faucet leaks;
3. Service line leaks (on the customer side of the meter);
4. Sprinkler system leaks; and

Water waste during irrigation includes:

1. Water running along the curb of the street for a distance of 150 feet;
2. Irrigation heads or sprinklers spraying directly on paved surfaces such as streets, driveways, parking lots, and sidewalks;
3. Operation of an irrigation system with broken heads;
4. Spray irrigation during summer months between the hours of 12 noon and 6 p.m.

B. Implementation

This BMP is implemented by the regular operating personnel of the Water Utilities, and leaks on the water system distribution lines are repaired by crews that are available 24 hours a day. Through visual detection of leaks reported by the public or Water Utilities staff, leaks are detected and scheduled for repair.

C. Schedule

The first water waste provisions on San Angelo's City ordinances were introduced in the mid 1980's. Future water waste ordinances, such as freeze sensors will be considered.

D. Documentation

To track this BMP, the Water Utilities maintains the following documentation:

1. Copy of water waste prohibition ordinances enacted in the service area;
2. Copy of compliance or enforcement procedures implemented by the utility; and
3. Records of enforcement actions including public complaints of violations and utility responses.

E. Determination of Water Savings

Total water savings for this BMP can be estimated from each water-wasting measure eliminated through the actions taken under this BMP. The Water Utilities will develop tracking methods to determine overall water savings through the water waste prohibition efforts in future years.

3.6 Conservation Manager

A. Description

The City's Water Conservation Manager oversees and coordinates conservation efforts within the utility's service area for retail customers. The Conservation Manager list is responsible for effecting water conservation practices and measures within the Water Utilities service area by promotion of water conservation programs, development of marketing strategies for conservation programs, and coordination with other utility staff and program partners. The manager also promotes the value of conservation programs within the utility.

Water conservation programs are directed to primary grade school children through the schools; to the general public through media awareness campaigns, public events, and partnership with other entities. Other duties include preparation of the annual conservation budget; preparation and submittal of annual conservation status reports to utility management; implementation of the utility's conservation program; and management of the conservation staff, consultants, and contractors, when appropriate.

B. Implementation

Conservation Manager and support staff duties include the following:

1. Manage and oversee conservation programs and implementation;
2. Document water conservation program implementation status as it relates to state requirements and water conservation BMPs adopted by the Water Utilities;
3. Communicate and promote water conservation to utility management;
4. Communication and promote water conservation to customers;
5. Coordinate utility conservation programs with operating and planning staff;
6. Prepare annual conservation budget;
7. Manage consultants and contractors assisting in implementing the water conservation program;
8. Coordinate with partnering agencies;
9. Assist in preparing presentations to the Water Advisory Board Council and City Council;
10. Develop public outreach and marketing strategies for water conservation; and
11. Serve as media contact and public information spokesperson for the utility on conservation issues.

C. Schedule

The City of San Angelo Water Utilities first hired a Conservation Manager in 2004. The Water Utilities employs the Conservation Manager, assisted by support staff, on an ongoing basis.

D. Documentation

The City of San Angelo Water Utilities gathers the following documentation:

1. Description of the Conservation Manager position;
2. Reports on progress of water conservation program implementation, costs and water savings.

E. Determination of Water Savings

The Manager assists in the implementation of other BMPs. This effort can be considered as essential to the savings accrued by the implementation of the whole range of conservation programs that are offered by the utility.

3.7 Public Information

A. Description

San Angelo Water Utilities employs several methods of media resources to present a compelling and consistent message about the importance of water use efficiency and the managing and sustaining of existing water supplies and delaying the need to build new treatment plants. The overall goal of the public information program is to raise awareness among customers and citizens of the overall picture of regional water resources and the importance of conservation.

B. Implementation

San Angelo Water Utilities employs the following methods to bring about water resources awareness and to instill the importance of conservation in the community.

1. **Multi-tiered media campaign.** Budgeting of funds for television, radio, and print campaigns (i.e. billboards, internet, etc.) promoting water use efficiency. Conservation programming is aired on local television channels, Facebook, Twitter, Youtube, city web-site and City Channel 17.
2. **Leaflets.** Various leaflets and flyers are available to the public. These give advice on water conservation measures that customers can implement.
3. **School Education.** Programs targeted to grade school children to instill good conservation habits.
4. **Water Conservation Hotline.** The Water Conservation Hotline was established in 2004 to encourage public access to water conservation information. Customers utilize a dedicated telephone line to request information and report water waste.

C. Schedule

1. The multi-tiered media campaign was initiated in 2004, and continues as an ongoing effort.

2. The Water Hotline started in 2004.

D. Documentation

To track the progress of this BMP, San Angelo Water Utilities gathers the following documentation:

1. Number of activities and pieces of information and attendance at an activity;
2. Number and schedule of activities or information pieces related to promoting specific BMPs adopted by the Water Utilities;
3. Number of public school children divided by grade level who received instruction in water resources or water conservation;
4. Number of news programs or advertisements that featured the water conservation message;
5. Total population in the service area; and
6. Total budget for public information.

E. Determination of Water Savings

Water savings due to public information efforts are difficult to quantify. Water savings for other public information programs that result in specific actions by customers such as changes in irrigation scheduling or reduction in water waste occurrences may be quantified through surveys or analysis of water waste reporting in future years.

3.8 School Education

A. Description

School education programs, although difficult to relate to a quantifiable water saving, nevertheless enhance a utility's public image, contribute to the attainment of Texas state education goals by students, increase customer goodwill, and increase the viability of the utility's overall water conservation efforts. The message conveyed by students to their families based upon greater knowledge of water sources and conservation can result in behavioral changes resulting in both short- and long-term water savings.

B. Implementation

San Angelo Water Utilities has participated in the Major Rivers. Piloted in 2004, the self-contained *Major Rivers* curriculum, incorporated into the 4th grade curriculum, meets or exceeds the requirements of Texas Essential Knowledge and Skills (TEKS). The program educates students on water conservation, supply, treatment, distribution, and conservation. The self-contained program offers academic and hands-on activities in math, language arts, science, and social studies, with a teacher's guide geared to the interdisciplinary curriculum, as well as an introductory video and home information leaflets. The program includes pre- and post-test evaluations. In addition, teachers receive continuing education credits for participating in *Major Rivers* workshops.

C. Schedule

The San Angelo Water Utilities will continue to offer *the Major Rivers* program or other types of educational programs on an ongoing basis, subject to available funding.

D. Documentation

To track the progress of this BMP, the utility will have the following documentation:

1. Number of school presentations made during reporting period;
2. Number and type of curriculum materials developed and/or provided by the utility;
3. Number and percent of students reached by presentations and by curriculum;
4. Number of in-service presentations or teacher's workshops conducted during reporting period;
5. Results of evaluation tools used, such as pre- and post-tests, student surveys, teacher surveys;
6. Copies of program marketing and educational materials; and
7. Annual budget for school education programs related to conservation.

E. Determination of Water Savings

Water savings for school education programs are difficult to quantify. An attempt may be made to evaluate this program through surveys of participants.

3.9 Park Conservation

A. Description

Park irrigation conservation practices as well as the wise use of water in operation and maintenance of park facilities can effectively reduce water demands. Under this BMP, the City Parks Department coordinates irrigation and water use practices with Water Utilities

to conserve water at San Angelo's parks. The San Angelo Parks Department will develop water conservation policies and procedures that cover all irrigated parks under its jurisdiction. All park facilities will be metered. Under this BMP the park manager implements a watering regimen that uses only the amounts of water necessary to maintain the viability of the turf and landscape material appropriate for the use of the park. Water is only applied to areas that are essential to the use of the park. The park manager may cease irrigation of areas that do not affect the use of the park by the public during times of shortage.

Water wasting during park irrigation will continue to be monitored, including water running in gutter, irrigation heads or sprinklers spraying directly on paved surfaces, operation of automatic irrigation systems without a functioning rain shut-off device, operation of an irrigation system with broken heads, and irrigation during summer months between the hours of at least 12 noon and 6 p.m. The parks department has implemented a new irrigation central control system. With this new central control system, city staff will be able to monitor irrigation systems from one central location in real time directly affecting the irrigation staffs ability to find and make repairs in a more efficient time frame.

Use of reclaimed or other non-potable water for park irrigation will be evaluated for the potential to conservation of potable water. However, specific uses must meet Texas Commission on Environmental Quality (TCEQ) water quality standards for reclaimed water and human contact and must be appropriate for the specific use of the park.

Playground equipment and facilities such as recreational facilities, tennis courts, basketball courts, and park and pool buildings will be cleaned with the amounts of water needed for human health and safety purposes. Faucets and toilets in park facilities will be retrofitted with efficient fixtures.

B. Implementation

Prior to development of a specific park conservation plan, the Water Utilities will consider a series of planning meetings with park management to discuss water conservation issues and to prepare a scope of action for the plan. The Water Utilities will provide staff and work with City Parks Department staff to develop the conservation plan, including a water survey of selected park irrigation systems and practices. The

water-use survey, at a minimum, includes measurement of the irrigated turf areas; irrigation system checks and distribution uniformity analysis and review of irrigation schedules or development of schedules as appropriate.

If indicated by survey results and if cost-effective, the Water Utilities will encourage the Parks Department to upgrade irrigation systems and install or upgrade controllers. The Water Utilities will also assist in seeking funds for conservation upgrades.

C. Schedule

To accomplish this BMP, the utility will develop a plan in conjunction with the Parks Department.

D. Documentation

To track the progress of this BMP, the Water Utilities will gather the following documentation:

1. Copy of conservation ordinances or rules;
2. Metered water readings before and after any changes are implemented;
3. Changes to irrigation systems, retrofits, or upgrades, regular leak detection and maintenance policies, and estimated water savings from conservation practices.
4. Water savings attributable to changes implemented;
5. Costs of irrigation system upgrades if applicable.

E. Determination of Water Savings

Water savings will be estimated from each water-wasting measure eliminated through the actions taken under this BMP. For the replacement of inefficient equipment, the water savings are the difference in use between the new or upgraded equipment and the inefficient equipment. For landscape water waste, the savings can be calculated based on estimated savings from each water waste incident. For an irrigation survey, water savings can be expected in the range of 15 percent to 25 percent for park irrigation operations.

Switching to reuse or other non-potable water or other alternatives can save up to 100 percent of the potable water supply used in irrigation. The savings are determined by comparing water use before and after the conversion to the new water supply.

Chapter 4

Potential BMPs for the Future

4.1 Introduction

This Chapter contains a number of BMPs which the San Angelo Water Utilities intends to evaluate for implementation during the next five-year planning horizon. Following the format recommended by the TWDB, each BMP has five sections: description, implementation, schedule, documentation, and water savings information. The seven BMPs described below will be evaluated and implemented depending upon cost effectiveness and potential for water savings. The BMPs are described briefly in the next two or three paragraphs, and in greater detail in the remaining sections of this chapter.

The Showerhead, Aerator, and Toilet Flapper Retrofit BMP is designed to conserve water through plumbing retrofits by either directly installing plumbing devices in single-family homes and multi-family residential facilities or providing incentives or kits for installation. The Residential Toilet Replacement Programs BMP is designed to conserve water through plumbing retrofits by offering free toilets or rebates to single-family homes and multi-family residential facilities. The Residential Clothes Washer Incentive Program BMP is designed to provide economic incentives to customers in single-family homes (including duplexes and triplexes) and in multi-family units that have in-unit washer connections to install washers that qualify as water efficient.

The Water Survey for Single-Family and Multi-Family Customers BMP is designed to reduce both indoor and outdoor water usage by offering to conduct a water use survey for single-family homes and multi-family residential facilities with high water use and reviewing water-saving measures that can be made either during the survey or afterwards. The Rainwater Harvesting BMP is designed to reduce potable water usage by providing customers with support, education, incentives, and assistance in proper installation and use of rainwater harvesting systems. The New Construction Graywater BMP is designed to reduce potable water use by encouraging builders and owners of new homes and/or multi-unit properties and/or commercial properties to install plumbing that separately collects graywater from all eligible sources and distributes the graywater through a subsurface irrigation system around the foundation of the residence or building or for other landscape use. The Water Utilities will also evaluate

the Institutional, Commercial and Industrial BMP for the potential to save water through a number of specific measures which can be implemented with the Water Utilities non-residential customers.

4.2 Showerhead, Aerator, and Toilet Flapper Retrofit

A. Description

The City will evaluate a program to retrofit showerheads, kitchen and bathroom faucet aerators, and toilet flappers in the residential sector. Four types of low flow plumbing devices are included

under this program: showerheads rated at 1.75 gallons per minute (gpm) or less; kitchen faucet aerators of 2.2 gpm or less; bathroom faucet aerators of 1.5 gpm or less; and toilet flappers that flush the toilet at the design flush volume for that toilet model.

San Angelo Water Utilities will explore the potential for ordinances and inspection programs requiring replacement of inefficient plumbing when ownership of the property transfers or by date certain, after passage of such an ordinance.

B. Implementation

Under this BMP, the San Angelo Water Utilities will evaluate the following possibilities:

1. Develop a program to directly install plumbing devices in single-family homes and multi-family residential facilities or, alternatively, provide incentives or kits for installation;
2. If feasible, include a program to restore the flush volume of 1.6 gpf toilets to the design flush volume; and
3. Identify single-family (SF) and multi-family (MF) residences constructed prior to 1995.

C. Schedule

Based on the approach selected, the following schedule will be followed:

1. In the first 12 months, staff will initiate the program including stakeholder meetings as needed; determine a plan for educating homeowners, apartment owners and managers, plumbers, and realtors about this program; include inspections by Water Utilities personnel, building inspectors, or non-profit organizations to verify plumbing device installation.
2. By the end of 2013, over 8,000 low flow showerheads and over 1,500 1.5 gpm

aerators have been distributed to citizens for free. There are 1,000 low flow showerheads scheduled for free distribution in 2014 and as budgets allow, will continue each year.

D. Documentation

To track the progress of this BMP, the Water Utilities will gather the following documentation:

1. An inventory of the number of single-family and multi-family buildings completed prior to 1995, which are targeted by this BMP; and
2. For each year of implementation, the records of the number of showerheads, bathroom faucet aerators, kitchen faucet aerators, and toilet flappers (by category) installed in single-family and multi-family units.

E. Determination of Water Savings

Water savings will be calculated as follows:

Water Savings = Number of Devices Retrofitted x Device Savings

Where Device Savings may be found in the Retrofit Device Savings Table, and
Number of Devices Retrofitted = 1.0 x Number Devices installed (when using Ordinance Approach or Direct Installation Approach), or

Number of Devices Retrofitted = 0.3 x Number Devices installed (when using Kit Distribution Approach)

Retrofit Device Savings Table		
Device	Initial Savings (gpd per device)	Device Life Span (Savings)
Showerheads and Faucet Aerators	5.5 gpd	Permanent*
Toilet Flapper	Up to 12.8 gpd **	5 years

Notes: (*) The actual device life span is five to 15 years; the savings are permanent because inefficient equipment can no longer be

purchased. The Texas Performance Standards for Plumbing Fixtures forbids importation or sale of inefficient fixtures into Texas. Plumbing standard provisions of the Energy Policy Act took effect in 1994 thereby ensuring that inefficient fixtures would not be manufactured in neighboring states.

(**) Residential End Use Study average for toilet leakage was 9.5 gpcd, which can be translated to gpd per toilet by multiplying by average household size (2.7) and dividing by average number of bathrooms (2) per single-family house. The Water Utilities staff will try to estimate actual savings based on measured leakage rate. $(9.5\text{gpcd} \times 2.7) / 2 = 12.8\text{ gpd per toilet}$

4.3 Residential Toilet Replacement Programs

A. Description

ULFT replacement programs are an effective method of achieving water efficiency in the residential sector. ULFTs are toilets that use 1.6 gpf or less including dual flush toilets that can flush at either 1.6 gpf or 0.8 to 1.0 gpf. State and federal requirements prohibit installation of new toilets using more than 1.6 gpf. Under this BMP, the Water Utilities will develop and implement a program to replace existing toilets using 3.5 gpf or more in single-family and multi-family residences. To accomplish this BMP, the Water Utilities staff will first identify single-family and multi-family residences constructed during or prior to 1995.

San Angelo Water Utilities will explore the potential for ordinances and inspection programs requiring replacement of inefficient plumbing when ownership of the property transfers or by date certain, after passage of such an ordinance.

B. Implementation

Implementation will consist of the following:

1. A program for replacing existing pre-1995 high-water use toilets with efficient (1.6 gpf or less) toilets in single-family and multi-family residences.
 - a. ULFT models that are used in retrofit programs will maintain 2.0 gpf or less regardless of what replacement flapper is used.
 - b. ULFT replacement programs will offer free toilets or rebates for toilet replacement.

C. Schedule

Based on the approach selected, the following schedule will be followed:

During the first 12 months, the City will plan a program including stakeholder meetings as needed. The City will locate plumbing contractors or retrofit companies who may be interested in participating in this program; develop a plan for educating homeowners, apartment owners and managers, plumbers, and realtors about this program; and initiate the program.

D. Documentation

To track this BMP, the Water Utilities will gather the following documentation:

1. The eligible number of single-family residences and multi-family units in the service area;
2. The average number of toilets per single-family residence; the average number of toilets per multi-family unit;
3. The average persons per household for single-family residences; the average persons per household for multi-family units;
4. The number of ULFT installations credited to the program participant's replacement program, by year, including brand and model of toilets installed;
5. Description of ULFT replacement program, if applicable;
6. Estimated cost per ULFT replacement, if applicable;
7. Estimated water savings per ULFT replacement; and

E. Determination of Water Savings

Water savings will be calculated as follows:

$$\text{Average Daily Savings} = \text{SF} \times (10.5 \times \text{Hs}) / \text{Ts} + \text{MF} \times (10.5 \times \text{Hm}) / \text{Tm}$$

Where SF = Number of SF Toilets Retrofitted

MF = Number of MF Toilets Retrofitted

Hs = Number of people in average single family household

Hm = Number of people in average multi-family household

Ts = Average number of toilets per SF house

Tm = Average number of toilet per MF unit

For Single Family Homes:

10.5 = gallons saved per capita per day if all toilets replaced in each household

Dual Flush ULFTs increase savings by 25 percent.

For Multi-Family Units:

10.5 = gallons saved per capita per day if all toilets replaced in each unit

Dual flush ULFTs increase savings by 25 percent

4.4 Landscape Irrigation Conservation and Incentives

A. Description

Landscape irrigation conservation practices are an effective method of accounting for and reducing outdoor water usage while maintaining healthy landscapes and avoiding run-off. Using this BMP, the Water Utilities may provide non-residential and residential customers with customer support, education, incentives, and assistance in improving their landscape water-use efficiency. Incentives may include rebates for purchase and installation of water-efficient equipment. Three approaches will be evaluated for implementation. Successful implementation of this BMP may be accomplished by performing one or a combination of the approaches listed.

1. ET-Based Water Budgets

If the Water Utilities chooses the water budget approach, the Water Utilities also develops reference evapotranspiration (ET)-based water-use budgets equal to no more than 80 percent of ET per square foot of irrigated landscape area for customers participating in its Landscape Irrigation Conservation Program. More aggressive landscape conservation programs can utilize stress coefficients lower than 80 percent.

Evapotranspiration is the combined amount of the water transpired by plants and the water evaporated from the soil. ET is defined as the estimate of evapotranspiration that occurs from a standardized reference crop of well-watered, clipped, cool-season grass. The amount of supplemental irrigation water needed is the shortfall between plant water need (which is a fraction of ET) and precipitation.

The statewide Texas Evapotranspiration Network (<http://texaset.tamu.edu/>) will be consulted for historical evapotranspiration data, historical precipitation, and methodology for calculating reference evapotranspiration and allowable stress.

2. Water-Use Surveys, Metering, and Budgeted Water Use

If the Water Utilities chooses the survey approach, the Water Utilities develops and implements a plan to promote landscape water-use surveys to industrial/commercial/institutional (ICI) and residential accounts with mixed-use meters. The water-use surveys, at a minimum, include: measurement of the landscape area; measurement of the total irrigable area; irrigation system checks and distribution uniformity analysis; review of irrigation schedules and providing the customer with a survey report and information packet. When cost-effective and budgeted, the Water Utilities will offer the following: landscape water-use analyses and surveys; voluntary water-use budgets; installation of dedicated landscape meters; acceptance of site conservation plans; and follow-up to water-use analyses and surveys.

For accounts with water-use budgets, the Water Utilities may provide notices with each billing cycle showing the relationship between budgeted water usage and actual consumption. When soil conditions allow, and landscape managers are familiar with the use and maintenance of soil moisture sensors, water budgets can be allocated based upon soil moisture status, thereby providing a closer estimate of actual evapotranspiration.

The City may consider the potential for an ordinance requiring dedicated irrigation meters for all commercial and/or industrial accounts with automatic irrigation systems or if the lot is above a minimum size.

3. Landscape Design

If the Water Utilities chooses the landscape design approach, the Water Utilities provides information on climate-appropriate landscape design and efficient irrigation equipment and management for new customers. To

serve as a model, the Water Utilities and City Parks Department may install climate-appropriate, water-efficient landscaping at water utilities facilities and landscape meters where appropriate.

B. Implementation

The Water Utilities will consider offering the Landscape Irrigation Program to customers with large landscapes first as a means of increasing cost-effectiveness and water savings. The Water Utilities will consider approaching local weather announcers, radio gardening show hosts, and newspaper columnists for assistance in notifying the public about the program. Public/private partnerships with non-profits such as gardening clubs, Cooperative Extension offices and/or with green industry businesses such as landscape and irrigation maintenance companies are potential avenues to market the program and leverage resources.

Incentives may include rebates for irrigation audits and systems upgrades, recognition for water-efficient landscapes through signage and award programs, and certification of trained landscape company employees and volunteer representatives who can promote the Program. Water Utilities staff may also be trained to provide irrigation audits which can include resetting irrigation controllers with an efficient schedule.

Approximately one year after conducting an irrigation audit, the Water Utilities may conduct a customer-satisfaction survey. The objective of the customer-satisfaction survey is to determine the implementation rate of recommended modifications and to gauge customer satisfaction with the program.

The initial step in assisting customers with landscape irrigation systems is a thorough evaluation of the existing landscape area and irrigation systems. This includes:

1. A list of landscape areas, measurements, plant types, irrigation system hydrozones, and controller(s);
2. A list of existing irrigation policies or procedures including maintenance and irrigation schedules;
3. A distribution uniformity analysis on irrigated turf areas; A review of water bills with attention to the ratio of summer to winter use; and
4. An initial report summarizing the results of the evaluation.

The water customer who participates in this program needs to maintain and operate its irrigation systems in a water-efficient manner. Maintenance programs include pre-irrigation system checks, adjustment of irrigation timers when necessary, installation of rain sensors, and regular review of irrigation schedules and visual inspection of the irrigation system. When landscape management companies are utilized, contracts should include a required report showing regularly scheduled maintenance and seasonal adjustments to irrigation systems controllers. A more advanced form of contracting would be to build into the contract a dollar amount based on 80 percent of ET and require the contractor to pay for any water use above that amount.

When appropriate, the Water Utilities will consider offering the following services:

1. Training in efficiency-focused landscape maintenance and irrigation system design;
2. Financial incentives (such as rebates, and grants) to improve irrigation system efficiency and to purchase and/or install water efficient irrigation systems;
3. Financial incentives to replace high-water use plants with low water use ones;
4. Rebates and incentives to purchase rain sensors or soil-moisture sensors; and
5. Notices at the start and end of the irrigation season alerting customers to check irrigation systems and to make repairs and adjustments as necessary.

The Water Utilities will need to ensure that landscape irrigation system specifications are coordinated with local building codes.

Evaluations and/or rebate processing could be done by the Water Utilities staff or be outsourced. If a Water Utilities chooses to perform the evaluations using in-house staff, they may take advantage of irrigation evaluation training programs provided by the Texas A&M School of Irrigation or the Irrigation Association.

An outsourcing option for the non-residential sector is to use or recommend a water-based performance contractor. Performance contracting is a financing technique that uses cost savings from reduced water consumption to repay the cost of installing water conservation measures. This technique allows for the development of a water-savings program without significant up-front capital expenses on the part of the customer. Instead, the costs of water-efficiency improvements are borne by either the contractor or a third party lender who recoups cost and shares water savings profits with the user.

A fourth approach, focused on using more efficient equipment, including new installation and upgrades of irrigation systems, ET controllers, and possibly including rainwater harvesting systems, may be initiated in partnership with other entities as a pilot project.

C. Schedule

The actual schedule will be determined by the rate at which programs are evaluated, the overall goal will be to realize the scope of this BMP within ten years of the date implementation commences.

As for specific measure, prospective timelines could be:

Develop ET-based water-use budgets for selected accounts with dedicated irrigation meters by the end of the second year from the date implementation commences.

1. Develop and implement a plan to target and market landscape water use surveys to ICI accounts with mixed-use meters by the end of the first year from the date implementation commences.
2. Develop and implement a customer incentive program by the end of the first year from the date implementation commences.
3. Follow up with the participating customer approximately one year after a water use survey has been conducted and/or a rebate processed.

D. Documentation

To track this BMP, the Water Utilities will gather the following documentation:

1. Number of dedicated irrigation meter accounts;
2. Number of dedicated irrigation meter accounts for which water budgets have been developed;
3. Aggregate water use for dedicated landscape accounts with budgets;
4. Aggregate budgeted water use for dedicated landscape accounts with budgets;
5. Number of mixed-use accounts;
6. Number of surveys offered and number of surveys accepted and completed;
7. Number, type, and dollar value of incentives, rebates, and loans offered to and accepted by customers;
8. Estimated water savings achieved through customer surveys; and
9. Estimated landscape area converted and water savings achieved through low water landscape design and conversion program.

E. Determination of Water Savings

Landscape surveys as described in this document are assumed to result in a 15 percent reduction in water demand for landscape uses by surveyed accounts. The Water Utilities will provide estimates of water savings from landscape irrigation survey programs based upon actual metered data. The water budget calculation is as follows:

80 percent ET calculation: $I = (ET_o \times K_c \times AS)$ where I is the irrigation amount to be applied for a given period (daily, twice weekly, weekly, etc.), in inches or centimeters

ET is the measured reference evapotranspiration over the irrigation period

K_c is a turf coefficient for turf grasses, and can be found at <http://texaset.tamu.edu/>

AS is allowable stress of 0.8 (or less if the landscape manager wishes)

For those wishing to convert inches of irrigation to gallons, multiply landscape area by 0.62.

Irrigation Volume (gals.) = I (in.) $\times$ LA (sq ft) $\times$ 0.62

When applying irrigation, the equation will be modified to gain greater water savings by accounting for precipitation: $I = (ET \times K_c \times AS) - P_e$ where P is precipitation in inches or cm. In calculating an irrigation amount, it is important to consider effective precipitation (P_e). Effective precipitation is less than natural precipitation since some rainfall runs off or percolates below the root zone. The amount of effective precipitation will vary with region and rainfall trends. Each rainfall event will have a unique characteristic, and a good source for estimating P_e is the county office of the Texas Cooperative Extension Service.

4.5 Residential Clothes Washer Incentive Program

A. Description

Under this BMP, the Water Utilities may develop and implement an incentive program to encourage customers to purchase efficient clothes washers. According to the tiers recommended by the Consortium for Energy Efficiency ("CEE") in 2004, a clothes washer would need to have a WF equal to or less than 9.5 to be considered an efficient washing machine.

Conventional top-loading clothes washers use 41 gallons per load on average while efficient clothes washers use 11 to 25 gallons per load. The typical household washes an average of just more than one load per day. Manufacturers started producing efficient clothes washer models in the late 1990s in anticipation of rules being adopted by the Department of Energy (“DOE”) setting higher efficiency standards.

A pricing incentive will be evaluated. To be effective, the incentive offered should bridge at least one-half of the gap in the price difference between the efficient machines and conventional ones. The price difference is an important part of the buying decision for customers. In addition, customers may be more likely to purchase the efficient washer if they got the incentive in the form of a discount at the time of purchase rather than waiting four to six weeks for a rebate.

Other utilities in Texas have found that a clothes washer incentive program is most effective when offered in conjunction with local gas and/or electric utilities since the incentive can be increased and the marketing reach expands. The energy savings are a result of more efficient motors, less energy required for heating hot water as less hot water is used, and shorter drying time because the spin cycle on efficient washers is much faster. Partnership potential with local energy providers will be explored by Water Utilities staff.

Incentives will only be given to those customers who install washers that qualify as water efficient. A list of efficient washers is maintained and regularly updated by the Consortium for Energy Efficiency (CEE). CEE, a non-profit public benefits corporation, develops national initiatives to promote the manufacture and purchase of energy-efficient products and services.

The U.S. Department of Energy and Environmental Protection Agency both support CEE through active participation as well as funding. The CEE list has been used by many utilities as the source of qualifying washers to receive an incentive.

B. Implementation

Develop and implement a clothes washer incentive program designed to increase the market share of efficient clothes washers. The program will be offered to customers in single-family homes (including duplexes and triplexes) and in multi-family units that have in-unit washer connections. Approach the local energy providers to join in a

partnership to implement the program. Organize stakeholder meetings. Develop a marketing plan for educating customers, appliance stores, and realtors about this program. Initiate the program.

C. Schedule

Based on the approach selected, the following schedule will be followed: Plan, implement, and market an efficient clothes washer incentive program within 12 months of adopting this BMP.

D. Documentation

To track this BMP, the Water Utilities will gather the following documentation:

1. The number of single-family homes and multi-family units with in-unit washer connections;
2. The average number of persons per household for single-family homes and for multi-family residences;
3. The number of efficient clothes washer incentives issued each year, by year, including brand, model, and water factor of each efficient washer;
4. Estimated water savings per efficient washer; and
5. Average total washer sales per year in the service area.

E. Determination of Water Savings

$\text{Savings} = \text{EWS} \times 5.6 \times \text{Hs} + \text{EWM} \times 5.6 \times \text{Hm}$

Where EWS = Number of single family efficient washer incentives

EWM = Number of in-unit multi-family washer incentives

Hs = Number of people in average single family household

Hm = Number of people in average multi-family household

Single Family: 5.6 = gallons saved per capita per day

Multi-Family In-Unit: 5.6 = gallons saved per capita per day

4.6 Water Survey for Single-Family and Multi-Family Customers

A. Description

A Water Survey Program can be an effective method of reducing both indoor and outdoor water usage. Under this BMP, the Water Utilities conducts a survey of single-family and multi-family customers to provide information to them about methods to reduce indoor water use through replacement of inefficient showerheads, toilets, aerators, clothes washers, and dishwashers. If the customer has an automatic irrigation system, the survey includes an evaluation of the schedule currently used and recommends any equipment repairs or changes to increase the efficiency of the irrigation system.

In order to gain the fastest savings, surveys will be offered based on water use starting with the highest single-family and multi-family accounts, respectively. Multi-family accounts will be analyzed based on gallons per unit, although nearly all multi-family customers would benefit by this survey if they have not already retrofitted plumbing fixtures. The irrigation component of the single-family survey will target single-family customers using more than a certain amount of water per billing period that could be considered excessive for the particular geographic area and other characteristics of the service area. Typically, this is around 20,000 gallons per month in summer since that could represent an outdoor use of more than 12,000 gallons per month. Surveying outdoor water use in homes with water use below 20,000 gallons per month may not provide as significant an opportunity for water reductions. Customer water use records can give the Water Utilities a snapshot of which neighborhoods have higher than average water use.

Once the scope of services is determined, there are three options for conducting the survey: train Water Utilities staff to conduct an onsite survey; hire an outside contractor to conduct the onsite surveys; or provide a printed or online survey for customers to complete on their own. When conducting an onsite survey for a customer with an automatic irrigation system that is managed by an irrigation or maintenance contractor, it is beneficial to have the contractor present for the irrigation system survey.

For the indoor water use survey, a form can be used to provide the information on water reductions that would be achieved with each type of equipment change and the length of the payback period, taking into account any Water Utilities incentives that may be available. If it is an onsite survey, showerhead and faucet aerators may be changed during the survey.

A leak check may be conducted to determine if there are any toilet leaks occurring and any dripping faucets. If 1.6 gallons per flush toilets have already been installed, the flush volume will be checked. Information on water use habit changes such as shorter showers, and turning off the water while brushing teeth, for example, will also be provided at the time of the survey. The customer will be provided information on climate-appropriate landscaping from the Tom Green

County Extension office and about any programs the City has to replace inefficient landscaping or irrigation systems.

The survey of automatic irrigation systems will include a check of the system for broken or misdirected heads. The system will be run to determine precipitation rates for typical zones. Each zone will be checked to be sure that rotors and spray heads are not on the same zone since they have greatly different precipitation rates. Head spacing will be checked to determine if proper heads are installed. The schedule on the irrigation controller will be checked and the customer queried about how the schedule is adjusted during the year. The customer will be provided a written report on the system repairs and equipment changes needed. If the system does not have a rain sensor, information will be provided to the customer. Information will be provided on the installation of dedicated landscape meters.

B. Implementation

The Water Utilities will develop and implement a plan to market these surveys to both single-family and multi-family customers. Marketing will be done by ranking single-family customers according to water use on a monthly average and offer the program starting with those with the highest water use as a means of increasing cost effectiveness and water savings. Multi-family customers will be ranked by water use per unit. The survey may be offered by mail, telephone calls, e-mail, or through other appropriate methods of communication.

The customer incentive to participate can be reduced water costs and also recognition as a water efficient customer. If the utility offers any incentives for 1.6 gpf toilets, efficient clothes washers, irrigation systems upgrades, or water efficient landscape, the survey will include this information in the report to the customer.

Once a customer agrees to participate, the utility staff will collect the following information in the survey:

1. Calculation of the ratio of summer to winter use based on a review of the customer water bills;
2. Number and flush volume for each toilet;
3. If any 1.6 gpf toilets are flushing at greater than 1.6 gpf due to replacement of early closure flapper with standard flapper;
4. If any toilets are leaking around the flapper or over the overflow tube;
5. Showerhead and aerator flow rates in gallons per minute ("gpm") when valve is fully open;
6. Estimated capacity of current clothes washer;
7. If customer has a swimming pool, the frequency and duration of backwash. Check fill valve and float to determine if working properly. Ask customer if they have noticed any leakage from pool; and
8. Ask customer who is responsible for changing the schedule and how often that occurs, if the system is turned off in winter months and if turfgrass areas are over seeded in winter.

Based on the information from the survey, the utility will develop a list of recommended changes or improvements.

To assure that the water savings measures recommended during and after the survey are achieved, the Water Utilities will follow up with the customer to determine which were actually implemented.

C. Schedule

Based on the approach selected, the following schedule will be followed: Develop and implement a plan to target and market water-use surveys to residential customers using more than 20,000 gallons per month in summer months and multi-family customers in the first year after implementing this BMP.

D. Documentation

To track this BMP, the Water Utilities will gather the following documentation:

1. Number of residential customers;
2. Number of single family customers using more than 20,000 gallons per month in summer months;
3. Number of multi-family customers;
4. Number of surveys offered and number of surveys completed by customer type; and

E. Determination of Water Savings

Savings should be based on measures implemented by each customer. Savings are calculated by multiplying the number of each type of measure implemented by the savings for that measure as listed below.

Single-Family Home

- Irrigation Audit: Actual Water Utilities survey results or 26 gallons per day (gpd) per house.
- Showerhead and aerator replacements: 5.5 gpd per person

Multi-Family Community

- Irrigation Audit: Actual Water Utilities survey results or 15 percent of outdoor water use or 208 gpd
- Showerhead and aerators: 5.5 gpd per person

Savings for resetting toilet tank levels, toilet leak repair and flapper replacement will be estimated during the water survey.

4.7 Rainwater Harvesting

A. Description

Rainwater harvesting (RWH) conservation programs are an effective method of reducing potable water usage while maintaining healthy landscapes and reducing problems due to excessive run-

off. Using this BMP, the Water Utilities may provide customers with support, education, incentives, and assistance in proper installation and use of RWH systems. RWH systems will be most effective if implemented in conjunction with other water efficiency measures including water-saving equipment and practices. Rainwater harvesting is

based on ancient practices of collecting — usually from rooftops — and storing rainwater close to its source, in cisterns or surface impoundments, and using it for nearby needs. The variability in rate and occurrence of precipitation events requires that rainwater be used with maximum efficiency. Incentives may include rebates for purchase and installation of water-efficient equipment.

Several factors will be considered in the design of rainwater harvesting systems. To be included in the San Angelo Rainwater Harvesting BMP, systems will need to incorporate all the

components listed by the TWDB manual: collection area, a first flush device, a roof washer, an opaque storage structure with the capacity to meet anticipated demand, and a distribution system. Design consideration will be given to maintaining the highest elevations feasible for collection and storage systems for the benefit of gravity flow to storage or distribution. When using drip irrigation systems, filters are necessary to prevent particulates from clogging drip nozzles. Regular maintenance of RWH systems includes changing filter media on a regular basis and cleaning the first flush filter. Maximum expected daily demand, and knowledge of historical precipitation patterns, including amount, frequency and longest time between rainfall events, is important in designing the system. The Texas Water Development Board's Texas Manual on Rainwater Harvesting, 2005, may be used as a resource, as well as technical assistance from professional installers and manufacturers of RWH equipment for proper design and implementation of RWH program guidelines.

Large ICI installations can implement rainwater harvesting (from roofs) as well as capture of stormwater for irrigation or other non-potable uses. New commercial developments may have either stormwater detention ponds or water quality treatment structures. In either case, permanent storage can be added beyond that required and this storage can be used to retain runoff for later irrigation use. Large buildings that have or need French drain systems for foundation drain water will evaluate the potential for recovery of this resource as well.

The Water Utilities will consider sponsoring one or more demonstration sites. The ongoing efforts with the Tom Green County Extension office will be pursued and expanded if possible. Potential additional partners include customers with educational missions such as schools, universities, botanical gardens, and museums with large public landscapes.

Although rainwater is recommended for all irrigation uses, it is most appropriate for use with drip or micro irrigation systems. Customers considering RWH systems will be offered a landscape water-use survey to help customers ensure that RWH systems are properly designed and sized.

B. Implementation

The RWH Programs design effort will consider the following elements:

1. Marketing the program to customers with the largest summer peak. The Water Utilities will consider also approaching local weather announcers, radio gardening show hosts, and newspaper columnists for assistance in notifying the public about the program. Public/private partnerships with non-profits such as gardening clubs, neighborhood associations, Tom Green Cooperative Extension office and/or with green industry businesses such as rainwater harvesting companies and local sustainable building groups are potential avenues to market the program and leverage resources.
2. Incentives may include rebates for RWH systems, recognition for RWH systems through signage, award programs, and certification of trained landscape company employees and volunteer representatives to promote the program.
3. The initial step in assisting customers with landscape irrigation systems is a thorough evaluation of the potential water capture of a RWH system.
4. The water customers who participate in this program will need to maintain and operate their irrigation systems in a water-efficient manner.
5. The Water Utilities will ensure that RWH system specifications are coordinated with local building and plumbing codes. Water Utilities staff will also be trained to provide irrigation audits. The American Rainwater Catchment Systems Association lists evaluation training for RWH programs.

In addition to retrofitting existing homes and buildings with RWH systems San Angelo Water Utilities may choose to support implementation focused on new construction. Under this approach, the Water Utilities will:

1. Implement an incentive program to encourage builders and owners of new ICI properties to install a RWH system that collects and stores rainwater and condensate from eligible sources and distributes it to irrigation and/or a cooling tower make-up system. In large ICI buildings requiring cooling towers, design

consideration may be given to returning condensate flows from air conditioning coils to cooling tower make-up. It may be effective for this BMP to be part of a Green Builder type rating system that also includes WaterWise landscaping and adequate soil depth;

2. Implement an incentive program to encourage homebuilders and homeowners to install a RWH system for landscape use to reduce potable water consumption.

C. Schedule

Based on the approach selected, the following schedule will be followed:

Incentive Approach

In the first year, plan the program including stakeholder meetings as needed.

Develop a plan for educating potential homebuyers, developers, plumbers, green industry trade groups, landscape architects and realtors about this program. After the first year, implement the program.

D. Documentation

To track this BMP, the Water Utilities will gather the following documentation for each year of operation:

1. The number of new RWH developments for which design planning started after adoption of this BMP;
2. The number and type of RWH installations completed each year;
3. The estimated rainwater and condensate use in each RWH installation;
4. Aggregate water capacity of RWH sites;
5. Number, type, and dollar value of incentives, rebates, or loans offered to and accepted by customers; and
6. Estimated water savings achieved through customer surveys.

E. Determination of Water Savings

Water savings from a RWH program is determined by water volume harvested and used to replace other water sources. In programs which target new construction, the water savings will be estimated based upon known water consumptions for the proposed end use. A number of sources, including other BMPs, can be helpful in estimating potential water savings. A method for estimating potential water catchment and a monthly water balance equation for estimating water storage capacity are:

$$\text{Catchment Potential (gals)} = \text{Area} \times 0.62 \times 0.8 \times \text{Rainfall}$$

Where Area = total area of catchment surface in square feet

0.62 = coefficient for converting inches per ft² to gallons (unit
conversion from 7.48 gallons per ft³)

0.8 = collection efficiency factor

Rainfall = average rainfall in inches.

Note: Median and lowest recorded rainfall can also be calculated in order
to develop a range of expected values.

Storage Capacity

A simple assumption is that up to three months may elapse without
significant rainfall. So a storage capacity to provide for a three-month
period of water demand may be desired.

More precise methods of estimating needed storage capacity or additional
information for estimating water balance of RWH systems and of
accounting for the variability in seasonal rainfall pattern is available in the
Texas Manual on Rainwater Harvesting.

4.8 New Construction Greywater

A. Description

Greywater has commonly been used in Texas. The most common example is using
washing machine water for lawn or garden irrigation. Until 2003, Texas statutes
contained very restrictive provisions for using greywater, primarily due to concerns
about public health. In 2003, the Texas Legislature adopted House Bill (HB) 2661 which
provides a more comprehensive definition of graywater and provisions for facilitating
the use of greywater in a safe manner.

Greywater is defined in Texas as wastewater from clothes washers, showers, bathtubs,
hand-washing sinks, and lavatories not used for the disposal of hazardous or toxic
ingredients. Greywater cannot include water from clothes washers used for washing
diapers, sinks used for food preparation, toilets, or urinals.

HB 2661, passed by the 78th Legislature Regular Session, added a provision that allows greywater use without treatment of up to 400 gallons per day at a private house for landscape irrigation, gardening or composting as long as the greywater:

1. Is used by the occupants of the residence for gardening, composting, or landscaping;
2. Is collected using a system that overflows into a sewage collection system or on-site wastewater treatment and disposal system;
3. Is stored in tanks that are clearly labeled and that have restricted access;
4. Uses purple pipe or purple tape around the pipe;
5. Is not allowed to pond or run off across property lines; and
6. Is distributed by a surface or subsurface system that does not spray into the air unless the graywater receives additional treatment.

HB 2661 also encourages builders of new homes to install dual piping that provides the capacity to collect greywater from allowable sources and to install subsurface greywater systems around the foundation of new houses to minimize foundation movement and cracking. This approach may also provide irrigation for landscaping planted up to four feet from the foundation.

New duplexes, triplexes, fourplexes, town homes, condo units and apartments may all be designed for utilization of graywater. Greywater generated from office buildings and other commercial buildings, primarily through faucet use, may be used for landscape irrigation. HB

2661 requires the Texas Commission on Environmental Quality to adopt rules for greywater use for commercial purposes as well as for industrial purposes.

In many cases the quantity of water available as greywater is declining due to water efficiency gains from water conserving showerheads, faucet aerators and clothes washers. In a new home, which would have efficient plumbing fixtures, the amount of greywater produced will range from 22 to 30 gallons per person per day. For an average size household of 2.7 persons that might be sufficient in most cases for both foundation stabilization and landscape irrigation in a four-foot strip around a 2,500 square foot house.

The suitability of greywater for irrigation will vary, and if greywater is the primary source for irrigation, a low water use landscape should be used. Irrigation systems should consider soil depth, soil permeability and flooding characteristics. Application options

include drip, flood and subsurface irrigation. It is not appropriate to use spray irrigation unless the greywater is highly treated.

B. Implementation

Implementation of this BMP includes following rules pertaining to graywater adopted by TCEQ as well as any local City or County Health Department rules. To promote this BMP, stakeholder meetings will be held with builders, developers, realtors and other impacted groups.

Under this BMP, the Water Utilities will consider:

1. Implementing an incentive plan to encourage builders and owners of new homes and/or multi-unit properties to install plumbing that separately collects graywater from eligible sources and distributes the graywater through a subsurface irrigation system around the foundation of the residence or building or for other landscape use. It may be effective for
2. This BMP to be part of a Green Builder type rating system that also includes WaterWise landscaping, adequate soil depth and rainwater harvesting; or

C. Schedule

In the first year, plan the program including stakeholder meetings as needed. Develop a plan for educating and training potential homebuyers, developers, plumbers, landscape professionals and realtors about this program. After the first year, implement the program.

D. Documentation

To track the progress of this BMP, the Water Utilities will gather the following documentation for each year of implementation:

1. Depending on which sectors the Water Utilities has decided to focus on, the number of new homes and/or multi-unit properties and/or certain new commercial developments such as office parks, started and completed after adoption of this BMP;
2. The number and type of graywater installations completed each year; and
3. The estimated graywater use in each graywater installation.

E. Determination of Water Savings

Water savings will vary depending on the type of installation and will likely be unique to each customer installing a graywater system. There may also be some cases where graywater use will provide more water for a purpose than is currently being met with potable water. Only the reduction in potable water use will be calculated as the actual savings. In general, calculate water savings as follows:

1. For single-family units, calculate gallons of potable water use replaced by graywater and multiply this estimated potable water savings per house times the number of houses installing a graywater system.
2. For commercial and other properties, calculate gallons of potable water use replaced by graywater. In some cases, water savings for commercial developments can be calculated based on the number of employees and graywater discharge per employee.

4.9 Conservation Programs for Industrial, Commercial, and Institutional Accounts

A. Description

Under this BMP, the Water Utilities will identify ICI customers and sort them according to water usage. The Water Utilities will focus its ICI Conservation Program toward the higher use customers and those sectors with the highest conservation potential. In addition to domestic water use by employees and customers, many industry-specific processes are captured in this BMP. Differences in this industry-specific category of water use result in unique opportunities for water savings within each Water Utilities service area.

The Water Utilities will evaluate programs that may offer incentives for specific activities such as: retrofits of inefficient water cooled equipment with air cooled equipment, cooling tower

upgrades, installation and operation of internal recycling equipment, or conversion to reclaimed water from the local water treatment plant in processes where nonpotable water can be used. In addition to process changes and cooling tower upgrades,

incentives may be offered for water reuse, using water quality ponds for permanent storage for irrigation or use of process water for irrigation. Efficient landscape water use will be evaluated. For clothes washers in common area laundry rooms in apartment communities and for self-service laundromats, a clothes washer incentive program may be offered.

The incentive programs will start with direct communications through newsletters or direct mail to introduce the program and give examples of successful efficiency efforts. While a significant portion of conservation savings for industrial customers comes from modifications to water using equipment and processes, additional savings for the commercial and institutional customers comes from water used for domestic purposes. Programs and incentives for plumbing fixture retrofits and reduction in water wasting practices may also be considered.

A water use survey program is another program that can educate ICI customers about potential water savings. To accurately track water usage by ICI accounts, the Water Utilities will develop and market an ICI water-use survey. Water-use surveys will include a site visit; an evaluation of all water-using equipment and processes; a report identifying possible conservation measures and available agency incentives.

In lieu of customer incentives programs and water-use surveys, the Water Utilities may choose to implement other efforts to reduce water usage in the ICI sector. ICI customers will be encouraged to become familiar with BMPs that may be appropriate to their facilities including those related to fixture retrofits, landscape management, submetering, employee education, and reuse. The Water Utilities may also set goals for the ICI sector in relation to the Water Utilities' own gallons per capita per day ("GPCD") targets and goals from its overall conservation plan.

B. Implementation

Implementation will consist of at least the following actions:

1. Identify ICI Accounts

Identify and rank commercial, industrial, and institutional accounts (or customers if the agency chooses to aggregate accounts) according to water use and highest conservation potential. For purposes of this BMP, ICI accounts are defined as follows:

- a. Commercial Accounts: any water user that provides or distributes a product or service, such as hotels, restaurants, office buildings, commercial businesses or other places of commerce. These do not include multi-family residences, agricultural users, or customers that fall within the industrial or institutional classifications.
- b. Industrial Accounts: any water users that are primarily manufacturers or processors of materials as defined by the Standard Industrial Classifications (SIC) Code numbers 2000 through 3999 or the North American Industry Classification System.
- c. Institutional Accounts: any water-using establishment dedicated to public service. This includes schools, courts, churches, hospitals, and government facilities. All facilities serving these functions are to be considered institutions regardless of ownership.

After ranking ICI accounts by water use, priority customers will be identified for incentives based upon cost-effectiveness or ease of program implementation.

2. ICI Ultra Low Flush Toilet (ULFT) Program

Implementation will consist of at least the following actions: A retrofit program to replace existing high-water-using toilets with ultra-low-flush (1.6 gallons or less) toilets in commercial, industrial, and institutional facilities.

3. ICI Customer Incentives Program and Water-Use Surveys:

Implement an ICI and Customer Incentives Program. Develop a customer targeting and marketing strategy to provide customer incentives to ICI accounts such that each ICI sector's average annual water demand, after considering

growth in demand that may occur from new ICI customers, is reduced 10 percent within 10 years of the date implementation is to commence.

Contact and offer water use surveys and customer incentives to each ICI sector on a recurring basis.

Financial incentives may be offered on a dollar amount per piece of equipment retrofitted such as toilets, clothes washers or cooling tower conductivity meters. Another option for determining the amount of potential incentives is offering an open-ended incentive per gallon per day saved so that facility managers propose the projects.

Within one year of a completed survey, there will be follow-up via phone or site visits with customers regarding facility water use and water-saving improvements. The Water Utilities will track customer contacts, accounts (or customers) receiving surveys, follow-ups, and measures implemented.

4. ICI Conservation Performance Targets

The Water Utilities may choose an alternative approach based upon local customer base and specific circumstances. To be effective as a BMP, The Water Utilities will implement

programs designed to achieve annual water-use savings by ICI accounts of an amount equal to or exceeding 10 percent of the baseline use of ICI accounts in the Water Utilities 's service area over a 10-year period, accounting for growth. The target amount of annual water-use reduction in ICI accounts is a static value calculated from the baseline amount of annual use.

Baseline use is defined as the average annual use by ICI accounts in the five years prior to implementing the BMP.

C. Schedule

Based on the approach selected, the following schedule will be followed:

1. Within the first 12 months of implementing this BMP, identify industrial, commercial, and institutional accounts and sort them by water use; and
2. Offer water-use surveys to ICI accounts.

D. Documentation

To track this BMP, the Water Utilities will provide the following documentation:

1. The number of customers and amount of water used within the commercial, industrial, and institutional customer classes;
2. A description of the plan to market water-use surveys to ICI accounts;
3. The number of ICI customers offered water-use surveys during the reporting period and the number of water-use surveys completed during the reporting period;
4. The number of follow-ups completed during the reporting period;
5. The type and number of water-saving recommendations implemented; and
6. If utilizing other programs in lieu of the water-use survey and customer incentives program, a description of the programs and estimated water-use reductions achieved through these programs. The Water Utilities will document how savings were realized and the method and calculations for estimating savings.

E. Determination of Water Savings

Calculate water savings as follows: Using historical records and manufacturer data as appropriate, calculate water savings due to implemented operating procedures, equipment changes or alternative water sources. Specific water savings calculations for cooling tower efficiency improvements will be developed using the TWDB's Cooling Tower BMP for industrial users.

For Water Surveys

Water Savings = Number of Surveys x Estimated Savings x Water Used

Where: Estimated Savings = 20 percent or percentage determined through survey results

Water Used = Average (five year) annual water use by ICI customers receiving the survey

Chapter 5

Wholesale Customer Conservation

5.1 Summary

Communication will be maintained with wholesale customers to ensure that the City's retail and wholesale customers are being treated in an equitable fashion, and for optimum implementation of the Plan. The City offers wholesale customers the opportunity to cosponsor conservation education and information activities.

5.2 Wholesale Customer Targets and Goals

The City of San Angelo serves three wholesale customers with treated water. The Water demands for these customers are summarized in Chapter 2, Water Demand Profile, Targets and Goals, and are further detailed in the Water Utility Profile in the Appendix. Due to the fact that the City's wholesale customers have other sources of water in addition to the water provided by the City, the Total gpcd provided in Table 2, Wholesale Customer Targets and Goals below is based upon the Water Resource Planning information from the TWDB.

5.3 Metering, Monitoring and Records Management

The City meters all treated water delivered to its wholesale customers. The meters are read on a monthly basis for billing purposes.

A summary report is prepared, which aggregates all meter readings from wholesale treated water meters.

5.4 Leak Detection and Repair

The treated water wholesale customers are supplied from portions of the City's distribution system. The meter location is the point of sale after which the water enters the customer's system, which is the customer's responsibility to operate and maintain. The portions of the City's distribution system that serve these wholesale customers is subject to the same leak detection and repair program described in Chapter 3, Section 3.2 System Water Audit and Water Loss.

5.5 Contractual Requirements

The City has in place contracts with the various wholesale customers. All of these contracts contain language relating to water conservation in drought situations. Each contract has a section requiring the customer to accept shortages in supply, should natural or unforeseen circumstances

prevent the City from delivering the water. One of these contracts is in force, as is for 30 years from the mid-seventies, prior to when the State had conservation planning

requirements. As the need to modify each contract arises, the City will include contract language requiring conformance with applicable regulations concerning water conservation.

5.6 Targets and Goals

The City has no enforcement mechanism to impose conservation targets and goals upon its wholesale customers at this time. Achieving these goals must be through cooperative efforts to maintain and improve system efficiencies, to educate customers to the importance of conservation, and to enforce existing plumbing regulations within the municipal boundaries of each entity. To assist in meeting these goals, the City plays an active role in Region F water resource planning, working with wholesale customers on a voluntary basis on water conservation programs like those described in Sections 3.7 Public Information, 3.8 School Education, and 3.9 Water-wise Landscape Design and Conversion Program.

The Region F Water Resource Planning Group has projected water conservation from plumbing fixture replacements which are listed in Table 2, Wholesale Customer Municipal GPCD. The City will assist its wholesale customers in voluntarily meeting these goals through cooperative efforts like those mentioned above.

Table 2

Customer Name	GPCD 2000	GPCD 2010	GPCD 2020
Upper Colorado River Authority	N/A	N/A	155
Millersview-Doole Water Supply Corp.	119	115	112

Wholesale Customer Municipal GPCD

Of the wholesale customers served by the City, both had per capita use rates lower than the statewide goal of 140 gpcd recommended by the Water Conservation Implementation Task Force. All wholesale customers will be encouraged to operate efficiently and to keep water loss rates below 10 percent.

Chapter 6

Drought Contingency Plan; Variances and Enforcement

6.1 Triggering a Drought Stage

Section 11.203 of City of San Angelo code contains provisions defining drought trigger stages and enforceable water management measures. This Section as currently adopted is included in Appendix B of the Water Conservation Plan. When local reservoirs are below full but above drought condition levels, the local and non-local sources will be listed.

During drought conditions, the primary source of supply will be non-local sources, subject to the maximum amount available from each source, with the remaining amount of water coming from the local system or underground sources that the City may develop.

Whenever the total amount of water available to the City falls below the minimum criteria established for each Water Supply Stage Level, the City shall be deemed to have entered a Drought Stage for management of its water supplies.

The Water Utilities Director shall notify the City Manager and City Council upon entering the threshold of a drought stage. The Council shall implement each stage by resolution. Such resolution shall be published one time in the local newspaper. The criteria for each stage and the water management measures which shall be enforced are listed in Appendix B.

6.2 Variance Procedures and Exceptions

Section 11.204 of the City code lays out the procedures for requesting and receiving a variance to the enforceable provision of Water Conservation and Drought Contingency Ordinance.

A person desiring an exemption from any provision of the restrictions must file a petition for variance with the City Manager. All petitions for variances must be reviewed and acted upon by the City Council. The petition is required to contain certain specific information detailed by ordinance including alternative conservation measures implemented by the petitioner as condition of receiving the variance. The City Council may also impose other requirements as a condition of granting the variance.

6.3 Enforcement and Wholesale Provisions

Section 11.202 of the ordinance provides for the Director of Water Utilities of the City as the manager of the Water Conservation Plan.

Wholesale customers of the City are required to adopt applicable provisions of the City's Water Conservation and Drought Contingency Plan. Contracts for the sale of water already in effect will be revised to reflect the applicable provisions of the City's most current Water Conservation and Drought Contingency Plan when the contracts are renewed. Violations of the ordinance are misdemeanors under City code, and specific penalties are described in Section 11.106 of the code.

6.4 Targets and Goals

The San Angelo Drought Contingency Ordinance is designed to reduce water demand through the imposition of specific water use restrictions and the use of bill surcharges for customers depending upon the level of the reservoir system storage. At each successive condition the water use reduction goals increase. More restrictive measures are mandated as reservoir storage decreases, the demand reduction measures are summarized in Table 3 Drought Water Reduction Targets below.

Table 3
Drought Water Reduction Targets

City of San Angelo Water Utilities Water Conservation Plan –
March 20, 2014 (revised September 2014)

Stage	Reservoir Storage Level	Target Demand Reduction Level
Stage I	24 months supply	10%
Stage II	18 months supply	15%
Stage III	12 months supply	25%

Appendix A
Utility Profile — Texas Water Development Board

Appendix B
Ordinance Language: City of San Angelo Water Conservation and
Drought
Contingency Plan
Appendix C
Water Rates — Current Rate Structure

Appendix D
Water Conservation Plan
5 and 10 year goals for Water Savings

Appendix E
Certificate of Convenience and Necessity

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2019 WATER CONSERVATION PLAN

CITY OF SAN ANGELO WATER UTILITIES



Water Utilities Department | 301 W. Beauregard Ave., San Angelo, 76903 | 325-657-4209

Table of Contents

TABLE OF CONTENTS	0
IMPORTANCE OF WATER CONSERVATION.....	8
INTRODUCTION	8
History and Context	9
Water Supply Summary	10
Geography.....	11
Utility Profile	11
A. Consumption by Customer Class in Thousand Gallons	12
B. Accounts by Customer Class	13
C. Seasonal Water Demand	13
D. Targets and Goals	14
Averitt & Associates Study	15
ON-GOING BEST MANAGEMENT PRACTICES.....	17
1. System Water Audit and Water Loss Reports	17
A. Description.....	17
B. Implementation	17
C. Schedule.....	18
D. Documentation	18
E. Determination of Water Savings.....	18
F. Cost-Effectiveness Considerations	19
2. Metering of All-New Connections and Retrofit of Existing Connections.....	19
A. Description	19

B. Implementation	20
C. Schedule	20
D. Documentation	20
E. Determination of Water Savings	21
F. Cost-Effectiveness Considerations	21
3. Automated Meter Reading (AMR) Proactive Leak Investigation.....	22
A. Description	22
B. Implementation	22
C. Schedule	23
D. Documentation	23
E. Determination of Water Savings	23
F. Cost-Effectiveness Considerations	23
4. Water Conservation Pricing	23
A. Description	23
B. Implementation	24
C. Schedule	24
D. Documentation	24
E. Determination of Water Savings	24
F. Cost-Effectiveness Considerations	24
5. Prohibition on Wasting Water.....	25
A. Description	25
B. Implementation	25
C. Schedule	26
D. Documentation	26
E. Determination of Water Savings	27
F. Cost-Effectiveness Considerations	27

6. Water Conservation Coordinator	27
A. Description	27
B. Implementation	27
C. Schedule	28
D. Documentation	28
E. Determination of Water Savings	28
F. Cost-Effectiveness Considerations	28
7. Public Information.....	29
A. Description	29
B. Implementation	29
C. Schedule	29
D. Documentation	29
E. Determination of Water Savings	29
F. Cost-Effectiveness Considerations	30
8. School Education	30
A. Description	30
B. Implementation	30
C. Schedule	31
D. Documentation	31
E. Determination of Water Savings	31
F. Cost-Effectiveness Considerations	31
9. Park Conservation.....	31
A. Description	31
B. Implementation	32
C. Schedule	33
D. Documentation	33

E. Determination of Water Savings.....	33
F. Cost-Effectiveness Considerations	33
PROPOSED WATER CONSERVATION PROGRAMS	34
1. Showerhead and Aerator Distribution	34
A. Description	34
B. Implementation	34
C. Schedule.....	35
D. Documentation	35
E. Determination of Water Savings.....	35
F. Cost-Effectiveness Considerations	36
2. Residential High-Efficiency Toilet Rebate Program.....	37
A. Description	37
B. Implementation	38
C. Schedule.....	39
D. Documentation	39
E. Determination of Water Savings.....	39
F. Cost-Effectiveness Considerations	39
4. Residential Efficient Washing Machine Rebate Program.....	40
A. Description	40
B. Implementation	41
C. Schedule.....	41
D. Documentation	41
E. Determination of Water Savings.....	42
F. Cost-Effectiveness Considerations	42
3. Landscape Irrigation Conservation and Incentives	43

A. Description.....	43
B. Implementation	44
C. Schedule	45
D. Documentation.....	45
E. Determination of Water Savings.....	45
F. Cost-Effectiveness Considerations	46
5. Water Survey for Single-Family and Multi-Family Customers.....	47
A. Description.....	47
B. Implementation	47
C. Schedule	48
D. Documentation.....	48
E. Determination of Water Savings.....	48
F. Cost-Effectiveness Consideration	49
6. Rainwater Harvesting.....	49
A. Description	49
B. Implementation	49
C. Schedule	50
D. Documentation	50
E. Determination of Water Savings.....	50
F. Cost-Effectiveness Considerations	50
7. New Construction Greywater.....	51
A. Description	51
B. Implementation	53
C. Schedule	53
D. Documentation	53
E. Determination of Water Savings.....	53

F. Cost-Effectiveness Considerations	54
8. Conservation Programs for Industrial, Commercial, and Institutional Accounts	54
A. Description.....	54
B. Implementation	54
C. Schedule	55
D. Documentation.....	55
E. Determination of Water Savings.....	55
F. Cost-Effectiveness Considerations	56
9. Partnerships with Nonprofit Organizations	56
A. Description	56
B. Implementation	56
C. Schedule.....	57
D. Documentation	57
E. Determination of Water Savings.....	57
F. Cost-Effectiveness Considerations	57
WHOLESALE CUSTOMER CONSERVATION	58
Summary	58
Wholesale Customer Targets and Goals.....	58
Metering, Monitoring and Records Management.....	58
Leak Detection and Repair	58
Contractual Requirements.....	58
Targets and Goals	59
DROUGHT CONTINGENCY PLAN	60
Triggering a Drought Stage	60

Water Supply Stages	61
Drought Level I.	61
Drought Level II	61
Drought Level III	62
Initiation and Termination Procedure	63
Targets and Goals	63
Variance Procedures and Exceptions	64
Enforcement and Wholesale Provisions	64
Informing and Educating the Public	64
<i>APPENDIX A UTILITY PROFILE- TEXAS WATER DEVELOPMENT BOARD</i>	<i>65</i>
<i>APPENDIX B ORDINANCE LANGUAGE: CITY OF SAN ANGELO WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN</i>	<i>66</i>
<i>APPENDIX C WATER RATES-CURRENT RATE STRUCTURE</i>	<i>67</i>
<i>APPENDIX D WATER CONSERVATION PLAN 5 AND 10 YEAR GOALS FOR WATER SAVINGS.....</i>	<i>68</i>
<i>APPENDIX E CERTIFICATE OF CONVENIENCE AND NECESSITY.....</i>	<i>69</i>

Importance of Water Conservation

Although many people see water as an abundant source it isn't. According to National Geographic, the Earth is covered in 70 percent water, but we can only drink three percent of that water, out of that three percent only one percent of that water is accessible, water can be trapped in glaciers and snowfields, or polluted. This small amount of water is meant to be shared with 7.7 billion people.

Due to geography, climate, engineering, regulation, and competition, water can be hard to come by at times. As recent as August 2018, San Angelo was in Drought Level 1 restrictions, meaning we had less than 24 months of water left. The United Nations estimates, that by 2025 an estimated two-thirds of the world's population will be living in water-stressed regions, as a result of use, growth, and climate change. According to Texas Living Waters, Texas' population is expected to double by 2050, unfortunately, we can't say the same about our water supply.

By conserving water now, using it effectively, and teaching the future generations to do the same we can help ensure there is enough water for us and future generations. Although it sounds like an impossible feat, it is possible. Many cities have made great strides to reducing their water consumption, and some studies show these cities are using 21% less water than we were in 2000! This is a great accomplishment considering how much the population has grown and the changes in Texas. This was made possible by legislative action that set standards on water products, municipalities starting and implementing water conservation plans, and everyday people doing their part.

The goal of our Water Conservation Plan is to ensure water use efficiency within San Angelo. We will talk about our goals, including how we want to reduce water consumption and water loss, we will talk about what we are currently doing to help reduce both of those, and finally what we hope to do to further reduce water consumption and water loss.

Introduction

The City of San Angelo lies in the midst of West Texas ranching country. Located in Tom Green County, the current population is approximately 100,119 people, with a predicted increase to over 148,090 people by 2070 (population provided by the 2021 Region F Water Plan). San Angelo is also home to three lakes, as well as the Concho River, which runs through the heart of the City.

The City provides water to approximately 37,000 residential, commercial, and wholesale accounts. In addition to water from local sources, including Lake Nasworthy, Twin Buttes Reservoir, O.C. Fisher Reservoir, and the Concho River system, the City purchases water from the Colorado River Municipal Water District's (CRMWD's) Lake E.V. Spence and Lake O.H. Ivie. The City also has groundwater rights in McCulloch, Concho, and Menard counties collectively referred to as the Hickory well field.

History and Context

The City has a long history of progressive water resource planning. In keeping with that tradition, and ensuring that future generations will have adequate water supplies, the City promotes water conservation and updates their Water Conservation Plan every five years as required by the Texas Water Development and Texas Commission on Environmental Quality. Conserving existing supplies can help to reduce and delay the need for additional water supplies. In order to reduce per capita demand in the future, the City promotes various water conservation programs designed to educate citizens on the benefits of efficiency.

The 2019 Water Conservation Plan takes into account new technology, new best management practices, and studies done on the City. Two studies were done since the last Water Conservation Plan; one in 2015 by Alan Plumber Associates, Inc. (APAI), and another in 2017 by Averitt and Associates. APAI evaluated the effectiveness of future conservation strategies. This evaluation consisted of feasibility, economic analysis, research, and recommendations. In accordance with our goals, a selected few are to be implemented as part of this Water Conservation Plan. Averitt & Associates, a consulting firm started by former Senator Kip Averitt, conducted a statewide study on water conservation goals and projections on behalf of the Texas Water Development Board.

The Water Conservation Coordinator included several programs in the 2014 Water Conservation Plan. The 2019 plan includes new and existing programs such as:

- The System Water Audits and Water Loss reports, allow us to reliably track water uses and provide the information to address unnecessary water and revenue losses;
- The Metering of All-New Connections and Retrofit of Existing Connections has been established to create billing equity among customers, have universal metering, reduce water waste, and reduce flows to wastewater facilities;
- The Automated Meter Reading Proactive Leak Investigation program has reliably gathered information regarding continuous flow and stopped leaks;

- The Water Conservation Pricing has been implemented to discourage the inefficient use of water, and to reward those who use less;
- The Prohibition on Wasting Water is aimed at customers who continue to waste water;
- Public Information affects water consumption as customers learn about water resources, the wise use of water, conservation programs, and change behavior;
- And finally, Bosque and Kirby Park have both been updated to have irrigation systems supplied by rain harvesting tanks.

Water Supply Summary

Lake Nasworthy, the oldest major water supply reservoir in the City's system, was completed in 1930. The City owns and operates the reservoir. Most of the drainage area of Nasworthy is controlled by Twin Buttes Reservoir, which was built by the Bureau of Reclamation in 1962. The storage in Twin Buttes is divided into two pools connected by a 3.22-mile equalization channel. Below elevation 1925.0 feet above sea level, the two pools function as separate reservoirs. In October of 2018, Twin Buttes' north and south pools reached "equalization", making it one pool; this was the first time the pools connected in 24 years. The City holds water rights in both Nasworthy and Twin Buttes. The U.S. Army Corps of Engineers owns the third major reservoir in the San Angelo system, O.C. Fisher, which was completed in 1951. The Upper Colorado River Authority (UCRA) holds all water rights in Fisher. In turn, the Fisher water rights are contracted to the City. In addition to the local supply, the City purchases water from two reservoirs owned and operated by Colorado River Municipal Water District (CRMWD): O.H. Ivie Reservoir and Lake E.V. Spence.

During the drought in the 1960s and early 1970s, the City began investigating sources of groundwater in the San Angelo area. As a result of this investigation, the City obtained groundwater rights associated with 37,633 acres of land in McCulloch, Concho, and Menard counties. The water is produced from the Hickory sandstone aquifer, which lies approximately 2,200 to 3,000 feet below the surface. The Hickory well field is located within the jurisdiction of the Hickory Underground Water Conservation District No. 1 (HUGWCD). The City received a permit from the District to produce and export water. The District has placed a one-mile spacing minimum and 500 gallons per minute capacity on the City's wells, as well as limits on the amount to be produced from the well system on an annual basis.

Once the effects of the 2011 drought were assessed, the decision was made to expand the production capacity of the Hickory well field. The City of San Angelo is in the process of constructing facilities to expand its right to drill and produce water from the Hickory Aquifer in accordance with a permit issued by the HUGWCD. This will allow the City access to additional water for emergency conditions or in drought conditions.

The City is currently in the process of diversifying its water portfolio with the Concho River Project. The Concho River Project involves releasing highly treated water from the City's wastewater treatment plant into the Concho River. The water would travel through the "natural pipeline," where nature would act as an environmental buffer and will partially treat the water. The City will recoup the water farther downstream, then treat it to meet drinking standards. When completed, the project will produce about 7.5 million gallons a day. Upon completion, the City will have water supplied from surface water (from our reservoirs and lakes), groundwater (from Hickory Aquifer), and reclaimed water (from the Concho River Project).

Geography

Located in central Texas, San Angelo is considered to have a semi-arid climate. The lack of rain and surface water make water conservation ever more significant. Despite not always experiencing a drought, residents are always alerted to current water supply levels, watering restrictions, and rainfall patterns.

At times, the City has had to activate the drought contingency plan. Thankfully, the City of San Angelo made a successful effort to lower consumption during times of constrained water resources. As Corral-Verdugo et al., found in their 2002 study, water conservation is most effective when individuals are aware of water resources dilemmas.

Historical Monthly and Annual Rainfall Data

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2015	2.03	0.23	1.66	1.82	9.12	3.55	0.55	1.28	0.45	2.44	1.39	2.26	26.78
2016	0.03	0.77	3.33	5.1	6.4	7.02	-	2.87	5.24	1.49	2.73	0.74	35.72
2017	1.48	1.23	0.25	1.46	2.06	1.52	1.69	2.41	3.46	0.81	0.98	1.13	18.48
2018	0.01	1.36	1.2	0.13	6.03	0.56	0.64	3.6	6.66	11.37	0.03	2.47	34.06

Utility Profile

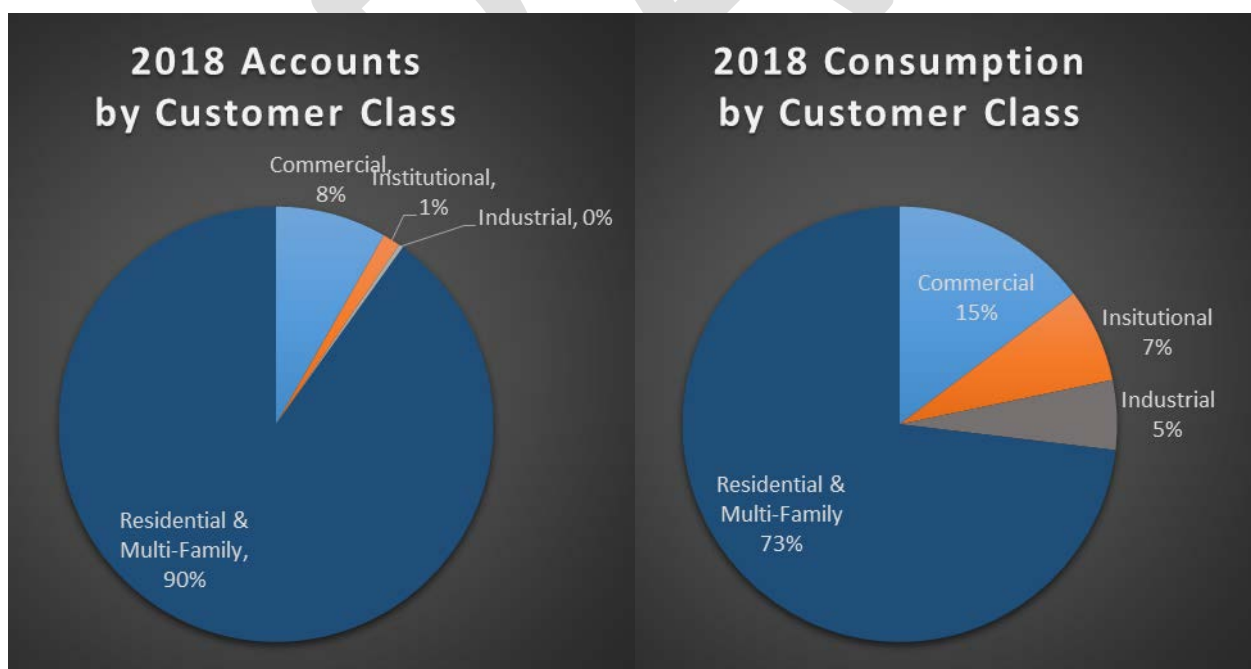
Water consumption in the City of San Angelo is driven by a wide variety of domestic, commercial, industrial, and institutional needs. With more than 35,000 accounts, the City is

responsible for addressing a wide variety of factors that influence water availability and demand. As such, the City analyzes consumption patterns and develops goals in order to prevent water supply shortfalls.

A. Consumption by Customer Class in Thousand Gallons

Although, residential and multi-family accounts make up 90 percent of all accounts they only consumed 73 percent of all water demanded in 2018. Commercial accounts only make up eight percent of accounts but account for 15 percent of consumption, institutional accounts make up one percent of all accounts and account for seven percent consumption, and industrial accounts make up less than one percent of accounts but account for five percent of consumption.

Consumption in Thousand Gallons				
Fiscal Year	2015	2016	2017	2018
Residential	2,036,270	2,095,588	2,090,971	2,173,032
Commercial	458,802	472,971	492,301	536,583
Multi-family	383,083	415,267	437,990	430,269
Institutional	341,976	414,439	377,497	254,361
Industrial	120,617	102,078	121,023	188,473
Total	3,340,748	3,500,343	3,519,782	3,582,718



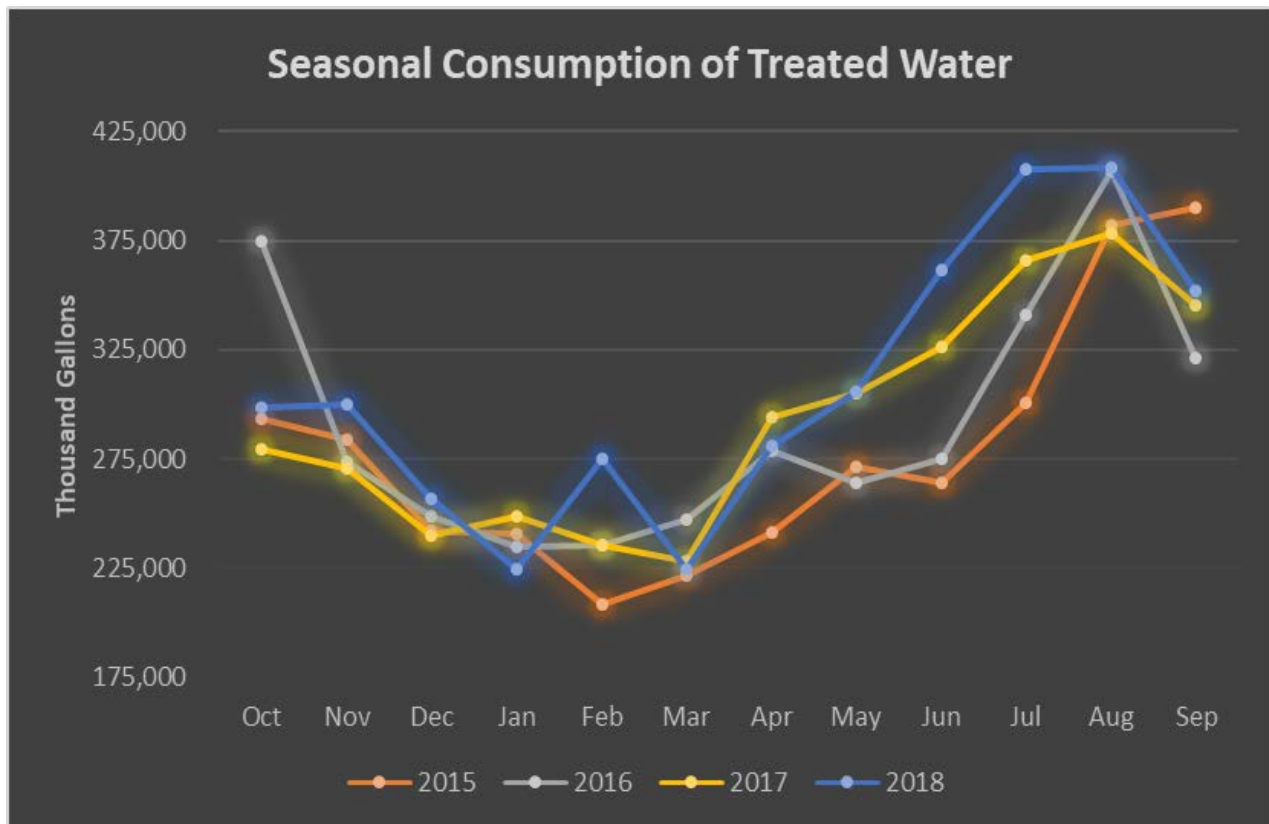
B. Accounts by Customer Class

In 2018, residential and multi-family accounts made up 90 percent of all accounts, commercial made up 8 percent, institutional 1 percent, and industrial less than 1 percent.

Fiscal Year	2015	2016	2017	2018
Residential	30,435	30,575	30,455	30,582
Commercial	2,913	2,908	2,887	2,874
Multi-Family	714	717	714	698
Institutional	463	464	471	454
Industrial	118	115	111	113
Total	34,643	34,778	34,637	34,721

C. Seasonal Water Demand

Like other Texas cities, the City's demand goes up during the summer months and lowers in the winter months. August is typically the hottest month and therefore the demand is the highest. August for the past four years has averaged at 389 million gallons consumed for the month. During January, the City sees a decline in water consumption, the average consumption for the month for the past four years has been 240 million gallons consumed. The annual daily average is 13 million gallons per day, during summer peak it is 22 million gallons per day, and winter 10 million gallons a day.



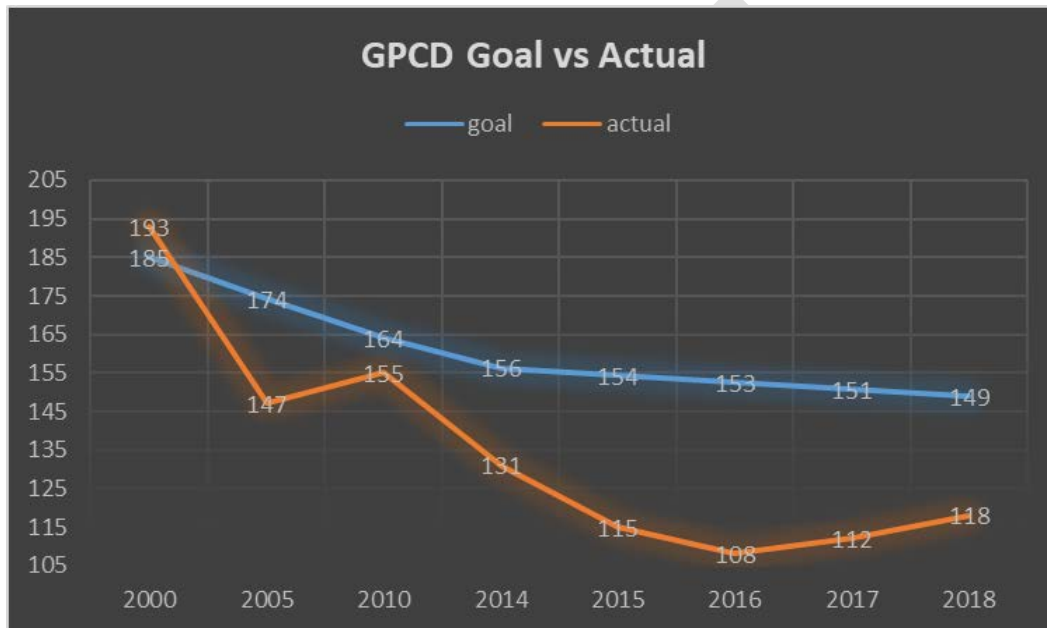
D. Targets and Goals

The City of San Angelo's Water Conservation Plan is focused on two efficiency goals. The first and most immediate goal is to reduce summertime peak pumping. The second goal is to reduce overall per capita consumption by 1.2 percent per year starting from the City's 2000 consumption of 185 gallons per capita per day (GPCD). This will assist the City with water supply constraints due to weather and hydrological challenges.

The table below shows recent per capita consumption and the goal of 137 GPCD by 2025, and 79 gallons by 2070. Goals have been met and exceeded in 2005, 2010 and 2015, as a result of a combination of conservation efforts, including public education and restrictions on outdoor water use, implemented as part of the City's Water Conservation Plan. Continuing to maintain this success is the principle goal of the City's conservation efforts. Total GPCD represents all water pumped, less wholesale customer usage, divided by the total population.

Water Consumption Goals (GPCD)

Year	2005	2010	2015	2020	2025
Goal	174	163	152	140	137
Actual	147	155	115	-	-



Averitt & Associates Study

In 2017 Averitt & Associates conducted a study to estimate how much water had been conserved due to conservation efforts and project future conservation and goals. Averitt & Associates used 2015 as the baseline to determine and project the conservation amount the City of San Angelo benefitted from due to conservation activities and compared it to our regional goals.

The study found that the City will exceed their conservation goals until 2070, the last year they projected. The City is currently exceeding goals in GPCD, and we should exceed our goals until 2024, the last year the study projected. They estimated that we would fall short 2022 to 2024 for water loss GPCD, the last years projected, but we are actually exceeding their projected goals, so a shortfall is not anticipated by us for those years. Due to water loss reduction, we had a savings of 110 million gallons (MG) in 2015. Due to water rate increases, we had 126 MG savings and it is expected to have continuous growth.

Averitt & Associates suggestion to save more water was to provide an advanced metering infrastructure (AMI) customer engagement portal. The portal would provide customers with their water use data and allow them to compare it to other customers' usage. They believe this would change customers' behavior and would provide an estimate of 20% savings.

DRAFT

On-Going Best Management Practices

Water consumption in the City of San Angelo is driven by a wide variety of domestic, commercial, industrial, and institutional needs. Best Management Practices (BMPs) have been developed to both improve water use efficiency for the San Angelo Water Utilities and for programs to assist the City's water customers to efficiently use water. BMPs have been implemented as part of the City's ongoing water conservation effort. Future BMPs will be evaluated and implemented as a condition of a positive evaluation.

1. System Water Audit and Water Loss Reports

A. Description

Water loss audits and water loss reports are effective methods of accounting for all water usage by a utility within its service area. The City of San Angelo performs an annual estimate of system water efficiency by comparing water delivered to the treatment plant, potable water produced, and water sold. This audit includes estimates of water loss to leaks in the system and water used in firefighting.

Performing a reliable water audit is the foundation of production-side water resource management and loss control in public drinking water systems. The structured approach of a water audit allows the utility to address unnecessary water and revenue losses. The resulting information from a water audit will be valuable in setting performance indicators, goals, and priorities to cost-effectively minimize water losses.

B. Implementation

Compiling a water audit is a two-step approach, a top-down audit followed by a bottom-up audit.

The first step, the top-down audit, is a desktop audit using existing records and some estimation to provide an overall picture of water losses. Representatives from management, distribution, production, customer service, and conservation have an essential role to play in this program. This working group is responsible for gathering relevant data and identifying current practices.

The second step of the audit, the bottom-up approach, involves a detailed investigation into actual policies and practices of the utility. This involves a more detailed review of utility policies that affect water losses. It will better explore methods for developing better estimates of water

use by the fire department and for line flushing. The utility will also evaluate leakage repair records.

C. Schedule

No less than once every five years, and more often if the internal water audit standard is not achieved, the utility will:

- Gather the necessary information for conducting the audit;
- Review the Texas Water Development Board's new guidelines for water audits;
- Consider new water audit standards based upon keeping real water losses below a specific percent or to achieve an infrastructure leakage index (ILI) below three.

This is a long process that encompasses the whole utility revising meter testing and repair practices, reducing unauthorized water use, improving accounting for unbilled water, and implementing effective water loss management strategies.

D. Documentation

To track this program, the Water Utilities will collect and maintain the following documentation:

- A copy of each annual system audit,
- The ILI and percentage losses for each year,
- A list of actions taken in response to audit recommendations, and
- The annual revenue lost to water losses.

E. Determination of Water Savings

Potential water savings are an integral part of the water loss audit process and can be tracked by comparing trends from the annual water loss audits. Based on the results of the audit, the utility sets goals for reducing its losses.

Total Water Loss as a Percentage

Year	2015	2016	2017	2018
Losses	14.32%	8.29%	3.33%*	Under Review

*When calculating the 2017 water loss, a calculation error was encountered and was not discovered until 2018. The water loss percentage should be about 8.86%

Although water losses have been fluctuating over the years, there are many factors that could affect such a discrepancy. These include total precipitation for the year, the growing nature of

the City, and aging of pipes and infrastructure. Efforts are being made to reduce waste through the audit and loss reports and analysis.

F. Cost-Effectiveness Considerations

Direct costs that should be considered in implementing this program include the initial and ongoing administrative costs for performing and updating the water audits and capital costs for items such as leak detection equipment and billing system upgrades.

A recommended method to make cost-effectiveness decisions is based on the economic value of real losses and apparent losses. Real losses are losses due to leaks and are valued at actual costs to produce and deliver the water. The amount of lost revenue due to real losses, based on the utility's marginal production cost, valued at the retail rate charged to customers, can be compared to the costs of reducing the sources of loss.

2. Metering of All-New Connections and Retrofit of Existing Connections

A. Description

The purpose of this program is to ensure that all aspects of meter installation, replacement testing, and repair are managed optimally for water use efficiency. The Water Utilities installs the meters; building inspection confirms that the building code is met. Metering all new connections and retrofitting existing connections it allows for universal metering of all users of municipally treated water. This program improves water consumption accountability.

The meter program has several elements:

- Required metering of all new connections and existing connections, excluding fire services.
- A policy for installation of adequate, proper-sized meters as determined by a customer's current or projected water use patterns.
- Direct utility metering of each new duplex, triplex, and fourplex unit, whether each is on its own separate lot or there are multiple buildings on a single lot.
- Metering of all utility and publicly owned facilities, as well as customers.
- Use of construction meters to account for water used in new construction.

- Implementation of the State requirements in HB 2404, passed by the 77th Legislature Regular Session and implemented through Texas Water Code 13.502, which requires all new apartments be either directly metered by the utility or submetered by the owner.
- Annual testing and maintenance of meters larger than two inches. Regular replacement of five-eighth and three-quarter inch meters that are 15 years or more in service.
- An effective monthly meter-reading program where readings are not estimated except due to inoperable meters or extenuating circumstances.

B. Implementation

A Meter Repair and Replacement Program following the methodology and frequency currently recommended in industry practices and specified by the AWWA is in place.

The Water Utilities ensures the maximum amount of water consumption is accounted for, and the high quality of metering is maintained, through the regular review of metering data and policies.

The City performs a proactive meter-testing program and repairs and identifies meters. The customer service staff also monitors irregularities in customers' water usage and notifies them when a leak is suspected.

C. Schedule

The utility maintains the program on an ongoing basis. At a minimum, an annual benchmark is in place for measuring implementation and effectiveness.

D. Documentation

To track the effectiveness of the Metering Program, the Water Utility gathers the following documentation:

- Copy of meter installation guidelines based upon customer usage levels;
- Copy of meter replacement policy;
- Records of number and size of meters replaced annually;
- Estimate of water accounted for through the meter replacement program and repair program;
- Monthly records of water pumped versus billed water consumption.

E. Determination of Water Savings

Every year the utility should estimate its annual water saving from the BMP. Savings can be estimated based upon a statistical sample analyzed as part of the meter-testing program. Project potential savings into future years and include in utility water savings targets and goals.

Every year the Water Utilities will estimate its annual water saving from analyzing customer consumption. Since customer consumption is reflected within their monthly statements, customers become aware of not only their spending but also their usage. The utility encourages low consumption through a tiered rate structure. As depicted below, the utility experiences a high count of customers using 3,000 gallons or less monthly:

Number of Accounts Receiving Conservation Credits

Year	2014	2015	2016	2017	2018
Jan	10,491	9,761	10,048	6,492	11,337
Feb	9,941	11,085	9,944	6,238	9,739
Mar	11,580	11,889	9,790	6,902	11,248
Apr	9,976	10,768	8,575	5,290	9,838
May	9,976	9,855	8,844	6,283	9,782
Jun	8,706	10,349	8,295	6,281	8,668
Jul	9,577	8,903	6,883	5,525	8,183
Aug	7,714	7,818	5,880	8,322	8,817
Sep	8,376	6,921	8,229	9,612	9,144
Oct	8,932	7,969	8,691	10,215	13,300
Nov	9,307	9,453	9,825	10,744	14,140
Dec	10,525	10,756	9,572	11,907	14,553

F. Cost-Effectiveness Considerations

Capital costs to the utility in implementing this program may include the costs of installing new meters and retrofitting older ones, as well as one-time or periodic costs such as the purchase of meter testing and calibration equipment. A replacement meter can run from as little as \$50 for a residential meter to several thousand for larger compound meters. Meter testing and repair is done by utility staff. A typical residential meter test can be performed for \$40 per the City Code of Ordinances.

3. Automated Meter Reading (AMR) Proactive Leak Investigation

A. Description

The City of San Angelo Water Utilities began the Automated Meter Reading (AMR) installation project in September 2010. Approximately 36,000 meters have been converted with the majority of these meters being 5/8". AMR's are an effective method of accounting for all water usage by a utility within its service area since it automatically reads meters continuously. This program improves reading of meters and leads to reduced "water loss" as leaks become easier to detect.

The Automated Meter Reading (AMR) software allows staff to investigate potential leaks. In 2017 customer service began proactive leak investigation. Using the software, staff search for unusual water flow patterns, notify customers promptly of possible leaks and provide them time to have the leak fixed before their usage becomes too high. With this program, the utility measures to determine and control water loss; therefore, experiencing a reduction of water loss from metered connections.

B. Implementation

The following describes the leak investigation process:

1. A Leak Event Report will be created using the AMR software monthly by route
2. A different route will be worked on a monthly basis.
Example: (Month 1 – Route 1, Month 2 – Route 2, etc.)
3. Accounts listed on the report will be assigned to staff the beginning of every month to complete by the end of the month
4. Staff will investigate accounts and call customers to proactively notify them of a potential leak
5. If a voicemail is left for the customer, an additional mail notice will be delivered to the customer
6. Staff will update the customer account with action taken, notes and other pertinent information
7. Proactive leak investigations and notices will be reported to Supervisor monthly for review

C. Schedule

The utility implemented this program in 2017 and has maintained it on an ongoing basis with monthly proactive reports being run.

D. Documentation

For this program the utility will track:

- The number of continuously flowing meters
- The number of customers contacted
- The number of leak adjustments
- The number of leaks repaired
- The number of new readers installed

E. Determination of Water Savings

The water savings can be calculated by subtracting meter readings before the leak from meter readings after the leak.

F. Cost-Effectiveness Considerations

Evaluation of AMR Program

Quantity	Value
Number of AMR's	35,023
Number of Leaks Caught per Year	6,275
Number of Customers Contacted per Year	6,275
Total Annual Savings Potential (gal)	86,745,600
San Angelo Population	100,700
Per Capita Water Savings (gpcd)	2.4
Estimated Cost per AMR Installation	\$415
Administrative Time Spent per Year (hours)	416
Administrative Cost per Hour	\$15
Cost over Gallon Saved (\$/gal)	\$0.17

4. Water Conservation Pricing

A. Description

The City has a tiered rate structure for residential customers, also known as a volumetric charge, or an inclining block rate structure, which increases the cost as consumption rises. This is

designed to encourage water conservation. Non-residential customers have an increasing meter fee assessed with larger meter sizes. The non-residential schedule includes a seasonal increase in the rate for summer usage of landscape water. Conservation pricing provides incentives to customers to reduce both average and peak use.

B. Implementation

The City's priority is a rate design that encourages customers to reduce discretionary water use. To remain effective, the rates need to be reviewed and possibly adjusted periodically to take inflation into account, future increases in operating costs, and other relevant costs and expenses.

C. Schedule

The City's current water rates are tiered rate structured and were adopted as a part of the 2015-2016 Rate Study that implemented the five-year rate increase. Conservation rate structures are designed to promote efficient water use by customers.

D. Documentation

To track this program, the Water Utilities maintains the following documentation:

- A copy of the legally adopted rate ordinance;
- Billing and customer records that include annual revenues by customer class for the reporting period;
- Monthly customer count and water consumption by customer class.

E. Determination of Water Savings

In implementing a conservation pricing structure, consideration will be given to the factors that result in a reduction in water use. The Water Price Elasticity for Single Family Homes (TWDB, 1998) study found long-term price elasticity of -0.20 in three Texas cities, which translates into a reduction of two percent in water use for a 10 percent increase in price.

F. Cost-Effectiveness Considerations

The water conservation pricing is cost-effective because it assures the financial health of the utility while also discouraging high consumption. The City might face one-time costs when implementing this BMP.

5. Prohibition on Wasting Water

A. Description

Prohibited Water Wasting BMP is aimed to help users understand the value of water, and educate them on simple ways to conserve water. Water Waste Prohibition measures are enforceable actions aimed at preventing specific wasteful activities, including:

- Water waste during irrigation;
 - a. Water running along the curb of the street for a distance of 150 feet;
 - b. Irrigation heads or sprinklers spraying directly on paved surfaces such as streets, driveways, parking lots, and sidewalks;
 - c. Operation of an irrigation system with broken heads;
 - d. Spray irrigation during summer months between the hours of noon and 6 p.m.
- Failure to fix outside faucet leaks;
- Service line leaks (on the customer side of the meter); and
- Sprinkler system leaks.
- Watering frequency, the use of treated or raw city water, greywater or reclaimed water for watering lawns, landscaped areas, trees, gardens, golf courses (except greens), shrubs or other plants being grown outdoors (not in a nursery) shall be allowed at a frequency of twice every seven days during the period of April 1 through October 31 and once every seven days during the period of November 1 through March 31. Golf course greens may be watered once per day year round.

B. Implementation

The frequency of outside watering is restricted, depending upon the time of year, the time of day and the drought stage in effect. It is always a violation to allow water to run more than 150 feet down any street, gutter, alley or ditch. To report watering violations residents can call or report online.

Violations of any provisions of the water conservation and drought contingency plan may be enforced as follows, per the Code of Ordinances:

1. First violation. Any person or entity as defined under this chapter may be given a verbal or written warning.

2. Second and subsequent violations.

A. Violation of any provision of the water conservation and drought contingency plan constitutes a class C misdemeanor offense for which a citation may be issued.

B. Second and subsequent violations shall be punishable by a maximum fine of up to two thousand dollars (\$2,000.00) per day per violation as provided by [section 1.01.009](#) of the Code of Ordinances of the City.

C. Proof of a culpable mental state is not required for a conviction of an offense under this section. Each day any person or entity fails to comply with the water conservation and drought contingency plan is a separate violation.

3. Third and subsequent violations.

A. For third and subsequent violations of the water conservation and drought contingency plan, the Water Utilities Director shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued or disconnected under such circumstances shall be restored only upon payment of charges as provided for in [article 11.02, division 2](#).

B. Compliance with any provision of the water conservation and drought contingency plan may be enforced by civil court action as provided by state and federal law.

C. Schedule

The first water waste provisions on San Angelo's City Ordinances were introduced in the mid-1980s. In 2014, the City instated prohibited watering hours and a limit on watering frequency.

D. Documentation

To track this program, the Water Utilities maintains the following documentation:

- Copy of water waste prohibition ordinances enacted in the service area; and
- Records of enforcement actions including public complaints of violations and utility responses.

E. Determination of Water Savings

Total water savings for this program can be estimated from each water-wasting measure eliminated through the actions taken under this program. The Water Utilities will continue developing tracking methods to determine overall water savings through the water waste prohibition efforts in future years.

F. Cost-Effectiveness Considerations

Evaluation of Prohibition on Wasting Water

Quantity	Value
Number of Households	28,839
Average Sprinkler Water Use (gpm)	3
Total Watering Days/Week	1
Total Violations per Year	97
Total Savings per Year (gallons)	907,920
San Angelo Population	100,700
Per Capita Reduction (gpcd)	0.02
Administrative Cost	\$1,500
Estimated Admin Cost per Violation	\$15
Cost over Gallons Saved (\$/gal)	\$0.01

6. Water Conservation Coordinator

A. Description

The City's Water Conservation Coordinator oversees and manages conservation efforts within the utility's service area. The Coordinator is responsible for creating and implementing the utility's water conservation and drought contingency plans by developing programs, designing marketing strategies, and promoting campaigns with staff and local partners.

Water conservation programs are directed to school children; and, to the general public through media awareness campaigns, public events, and partnership with other entities. Other duties include evaluation of the annual conservation budget; preparation and submittal of annual conservation status reports; implementation of the utility's conservation program; and management of the conservation staff, consultants, and contractors, when appropriate.

B. Implementation

Conservation Coordinator duties include the following:

- Manage and implement utility conservation programs;

- Prepare annual conservation budget;
- Document water conservation program status as it relates to state requirements;
- Develop public outreach and marketing strategies for water conservation;
- Communicate and promote water conservation practices to customers;
- Serve as media contact and public information spokesperson for the utility on conservation issues;
- Oversee consultants and contractors assisting in implementing water conservation programs;
- Coordinate with partnering agencies and utility staff;
- Participate in regional water planning conservation and drought period initiatives; and
- Assist in preparing presentations to the Water Advisory Board Council and City Council.

C. Schedule

The City of San Angelo Water Utilities first hired a Conservation Manager in 2004. The Water Utilities now employs a Conservation Coordinator on a permanent basis per Texas House Bill 1648, passed on May 26, 2017.

D. Documentation

The City of San Angelo Water Utilities gathers the following documentation:

1. Description of the Conservation Coordinator position;
2. Reports on progress of water conservation programs implementation, costs and water savings.

E. Determination of Water Savings

The Coordinator assists in the implementation of practices and is essential to the success of efforts the utility chooses to undertake. This practice can be quantified through the implementation of the whole range of conservation programs that are offered by the utility.

F. Cost-Effectiveness Considerations

Since the water savings are not quantified it is difficult to analyze the cost-effectiveness. There will be non-financial benefits as a result of hiring a Conservation Coordinator such as enhanced public image through increased outreach and visibility in emphasizing conservation programs. The salary and associated overhead expenses for the Coordinator are the primary costs incurred.

7. Public Information

A. Description

San Angelo Water Utilities employs several methods of media resources to present a compelling and consistent message about the importance of water use efficiency and the managing and sustaining of existing water supplies. The goal of the public information program is to positively change behavior and raise awareness among customers and citizens of regional water resources. One example of such efforts is the Water My Yard program thru the Texas AgriLife Extension Service that Water Utilities sponsors. The City tries to reach customers through all types of media be it by, television, radio, print campaigns (i.e. leaflets, inserts, etc.), and social media.

B. Implementation

San Angelo Water Utilities employs a multi-tiered media campaign to bring about water resources awareness and to instill the importance of conservation in the community. This includes, but is not limited to, budgeting funds for television, radio, and print campaigns (i.e. leaflets, etc.) promoting water use efficiency; and, airing conservation programming on local television channels, Facebook, YouTube, City website and City Channel 17.

C. Schedule

The multi-tiered media campaign was initiated in 2004 and continues as an ongoing effort. As technology and social media advance, the City adapts to use them to their advantage.

D. Documentation

To track the progress of this program, San Angelo Water Utilities gathers the following documentation:

- Number of outreach events and attendance;
- Number of news programs or advertisements;
- Total population in the service area and the estimated number of audience reached; and
- The total budget for water conservation public information.

E. Determination of Water Savings

Water savings due to public information efforts are difficult to quantify. Water savings for other public information programs that result in specific actions by customers such as changes in irrigation scheduling or reduction in water waste occurrences may be quantified through surveys or analysis of water waste reporting in future years.

F. Cost-Effectiveness Considerations

There will be non-financial benefits as a result of Public Information campaigns such as enhanced public image through increased outreach and visibility in emphasizing conservation programs. The publishing and marketing expenses are the primary costs incurred. In addition, administrative costs are associated with the program. If communication strategies are successful, participants could learn how individual actions make a difference. However, to track the program's effectiveness, a study or survey would have to be conducted.

8. School Education

A. Description

School education programs, although difficult to relate to a quantifiable water saving, nevertheless enhance a utility's public image, contribute to the attainment of Texas state education goals by students, increase customer goodwill, and increase the viability of the utility's overall water conservation efforts. The message conveyed by students to their families based upon greater knowledge of water sources and conservation can result in behavioral changes leading to both short- and long-term water savings.

B. Implementation

San Angelo Water Utilities historically participated in the Major Rivers education program. Piloted in 2004, the self-contained Major Rivers curriculum, incorporated into 4th-grade classes, met the requirements of Texas Essential Knowledge and Skills (TEKS). The program now correlates to the State of Texas Assessments of Academic Readiness test (STAAR) for 4th and 5th graders. The program educated students on water conservation, supply, treatment, distribution, and conservation. The program offered academic and hands-on activities in math, language arts, science, and social studies, with a teacher's guide geared to the interdisciplinary curriculum, as well as an introductory video and home information leaflets. The program included pre- and post-test evaluations. In addition, teachers received continuing education credits for participating in Major Rivers' workshops.

The Water Utilities department is working on building a partnership with the San Angelo Independent School District to seamlessly incorporate water conservation into new curriculums. The Water Conservation Coordinator will serve as a consultant to the School District and integrate water conservation lessons into the science curriculum of select grade levels.

C. Schedule

The San Angelo Water Utilities will continue to offer other types of educational programs on an ongoing basis, subject to available staffing and funding.

D. Documentation

To track the progress of this program, the utility collected the following documentation:

- Number of school presentations made during the reporting period;
- Number of students reached by presentations and by curriculum;
- Number and type of curriculum materials developed and/or provided by the utility;
- Results of evaluation tools used, such as pre- and post-tests, student surveys, teacher surveys;
- Copies of program marketing and educational materials; and
- The annual budget for school education programs related to conservation.

E. Determination of Water Savings

Water savings for school education programs are difficult to quantify. An attempt may be made to evaluate this program through surveys of participants.

F. Cost-Effectiveness Considerations

This program will offer many benefits at a low cost to the utility. The only associated cost will be the administrative cost for curriculum consulting. The partnership between the San Angelo Independent School District and the Water Utility will change behavior in school-age children. In turn, this will offer the opportunity for the students to teach their families about water conservation practices as well.

9. Park Conservation

A. Description

Park irrigation conservation practices, as well as the wise use of water in the operation and maintenance of park facilities, can effectively reduce water demands. Under this program, the City Parks Department coordinates irrigation and water use practices with Water Utilities to conserve water at City parks.

The City Parks Department developed water conservation policies and procedures that cover all irrigated parks under its jurisdiction. Under this program, the park manager implements a watering regimen that uses only the amounts of water necessary to maintain the viability of the turf and landscape material appropriate for the use of the park. Water is only applied to areas that are essential to the use of the park. Furthermore, there is substantial use of drip irrigation for the City's trees, shrubs, gardens, and some turf. The park manager may cease irrigation of areas that do not affect the use of the park by the public during times of drought or shortage. An ET Network weather station has been installed at the soccer field off Glenna St. for increased weather data collection.

All park facilities are metered. Water wasting during park irrigation is continually monitored, including water running in gutter, irrigation heads or sprinklers spraying directly on paved surfaces, operation of automatic irrigation systems without a functioning rain shut-off device, operation of an irrigation system with broken heads, and irrigation during summer months between the hours of noon and 6 p.m. The parks department has implemented a new irrigation central control system. With this new central control system, City staff is able to monitor irrigation systems from one central location in real time directly affecting the irrigation staffs ability to find and make repairs in a more efficient time frame.

Implementation of rain harvest tanks at the Bosque and Kirby Park are complete. Playground equipment and facilities such as recreational facilities, tennis courts, basketball courts, and park and pool buildings are cleaned with the amounts of water needed for human health and safety purposes. Faucets and toilets in park facilities are retrofitted with efficient fixtures whenever possible.

B. Implementation

Prior to changes of a specific park conservation plan, the Water Utilities participated in a series of planning meetings with park management to discuss water conservation issues and to prepare a scope of action for the plan. The Water Utilities works closely with City Parks Department staff to update the conservation plan as needed, including a water survey of selected park irrigation systems and practices. The water-use survey, at a minimum, should include measurement of the irrigated turf areas; irrigation system checks and distribution uniformity analysis and review of irrigation schedules or development of schedules as appropriate.

C. Schedule

To accomplish this program, the utility has developed a plan in conjunction with the Parks Department and maintains it on an ongoing basis.

D. Documentation

To track the progress of this program, the Water Utilities gathers the following documentation:

- Metered water readings before and after any changes are implemented;
- Changes to irrigation systems, retrofits, or upgrades, regular leak detection, and maintenance policies, and estimated water savings from conservation practices.
- Water savings attributable to changes implemented;
- Costs of irrigation system upgrades if applicable.

E. Determination of Water Savings

Water savings will be estimated from each water-wasting measure eliminated through the actions taken under this program. For the replacement of inefficient equipment, the water savings are the difference in use between the new or upgraded equipment and the inefficient equipment. For landscape water waste, the savings can be calculated based on estimated savings from each water waste incident. For an irrigation survey, water savings can be expected in the range of 15 percent to 25 percent for park irrigation operations.

F. Cost-Effectiveness Considerations

Benefits to the City would be a reduction in water, as well as reductions in energy consumption as a result of reduced pumping of groundwater or surface water.

Proposed Water Conservation Programs

As part of the 2015 Rate Study, Alan Plummer Associates, Inc. (APAI) performed a study regarding potential conservation programs. APAI evaluated the effectiveness of future conservation strategies. This evaluation consisted of feasibility, economic analysis, research, and recommendations. In accordance with our goals, a few are to be implemented as part of this Water Conservation Plan.

1. Showerhead and Aerator Distribution

A. Description

The City will distribute showerheads, kitchen and bathroom faucet aerators in the residential sector. Three types of low flow plumbing devices are included under this program: showerheads rated at 1.75 gallons per minute (gpm) or less; kitchen faucet aerators of 2.2 gpm or less; and bathroom faucet aerators of 1.5 gpm or less.

Given the expected life of a showerhead (approximately five years), it is unlikely that many showerheads with flow rates over 2.5 gpm still exist in San Angelo residences. Today, new high-efficiency showerheads use the Venturi effect, air induction, and other methods to provide higher-quality spray patterns at lower volumes. These high-efficiency showerheads operate at flow volumes ranging from 1.0 to 2.0 gpm.

B. Implementation

Under this program, the San Angelo Water Utilities will include the following possibilities:

- Develop a program to distribute plumbing devices in residential facilities or, alternatively, provide incentives or kits for installation;
- Identify single-family (SF) residences participating in the program.

Under this program, qualifying customers receive the following fixtures:

- Two high-efficiency showerheads
- Two lavatory faucet aerator
- One high-efficiency kitchen faucet aerator

In order to qualify for this program, customers must meet the following requirements:

- Customer must not have previously received free showerheads and aerators during the past five years.

- If the home is rented, the customer must complete and turn in a landlord consent form
- Customer must agree to have the showerheads and aerators installed within 30 days of receiving them.

In selecting a product for distribution, it will be necessary to solicit proposals from qualified vendors. In evaluating bids, it is extremely important that products be evaluated on quality and in terms of dollars per unit of water saved. A higher-cost product with higher water savings potential may have a lower cost per unit than a lower-cost unit with diminished water savings potential. Evaluating products based on cost per unit will ensure the greatest savings at the lowest cost per unit for the City of San Angelo. Each year 10 percent of eligible single-family homes and 10 percent of eligible multi-family units should be retrofitted to maintain program development. Continue until 50 percent of eligible single-family houses and multi-family units are retrofitted.

C. Schedule

During the first 12 months, the City will plan a program including stakeholder meetings as needed. The City will develop a plan for educating homeowners, apartment owners and managers, plumbers, and realtors about this program; and initiate the program.

D. Documentation

To track the progress of this BMP, the Water Utilities will gather the following documentation:

An inventory of the number of single-family and multi-family buildings completed prior to 1995, which are targeted by this BMP; and

For each year of implementation, the records of the number of showerheads, bathroom faucet aerators, kitchen faucet aerators installed in residences.

E. Determination of Water Savings

Based on existing showerhead flow rates of 2.5 gpm, 2.6 persons per home, 1.5 showerheads per home and seven minutes of shower time per person per day, annual water savings per showerhead are calculated at 6,643 gallons.

Based existing lavatory faucet flow rates of 2.2 gpm, 2.6 persons per home, 1.5 lavatories per home and five minutes of lavatory sink time per person per day, annual water savings per lavatory faucet aerator are calculated at 5,694 gallons.

Based on existing kitchen faucet flow rates of 2.2 gpm, one kitchen sink per home and a total of 10 minutes of use per day, annual water savings per kitchen faucet aerator are calculated at 2,555 gallons.

Based on an assumed participation of 3,000 residential units per year, total annual savings are estimated at 45,447,000 gallons per year.

Retrofit Device Savings Table

Device	Initial Savings (gpd per device)	Device Life Span (Savings)
Aerators	5.5 gpd	5 years

F. Cost-Effectiveness Considerations

Additional benefits to the City of San Angelo would be a reduction in water and wastewater treatment costs, as well as reductions in energy consumption as a result of reduced pumping of groundwater or surface water.

Evaluation of Residential Showerhead and Aerator Distribution

Quantity	Value
Number of Participating Residential Units per Year	3,000
Number of Residents per Account	2.6
Number of Showers per Resident per Day	1
Average Number of Minutes per Shower	7
Total Shower Minutes per Home per Day	18.2
Existing Showerhead Flowrate (gal/min)	2.5
Efficient Showerhead Flowrate (gal/min)	1.5
Potential Water Savings (gal/min)	1.0
Showerhead Savings per Account (gal/yr)	6,643
Lavatory Aerator Use per Resident in Minutes per Day	5
Total Lavatory Aerator Minutes per Home per Day	13
Existing Lavatory Faucet Flowrate (gal/min)	2.2
Efficient Lavatory Aerator Flowrate (gal/min)	1.0
Lavatory Faucet Savings per Account (gal/yr)	5,694
Kitchen Faucet Minutes per Day	10
Existing Kitchen Faucet Flowrate (gal/min)	2.2
Efficient Kitchen Aerator Flowrate (gal/min)	1.5
Kitchen Faucet Savings per Unit (gal/year)	2,555
Total Savings per Residential Unit (gal/yr)	14,892
Total Potential Savings (gal/yr)	44,676,000
Total Savings Potential (kgal/yr)	44,676
Product Cost (\$/Kit)	\$20.00
Admin Cost (\$/Kit)	\$5.00
Equipment Life (yr)	5
Kits per Residential Unit	1
Kits Distributed per Year	3,000
San Angelo Population	100,700
Per Capita Reduction Potential (gpcd)	1.2
Potential Water Savings (ac-ft/yr)	138
Product Cost	\$60,000
Administrative Cost	\$15,000
Unit Cost over Projected Life (5 years) (\$/kgal)	\$0.33

2. Residential High-Efficiency Toilet Rebate Program

A. Description

High-Efficiency Toilet (HET) replacement programs are an effective method of achieving water efficiency in the residential sector. HETs are toilets that use 1.6 gpf or less. Under this program,

the Water Utilities will develop and implement a program to replace existing toilets using 3.5 gpf or more in single-family and multi-family residences. It is estimated that approximately 70% of existing housing units have toilets that operate at 3.5 gpf or more. To accomplish this program, the Water Utilities staff will first identify single-family residences constructed during or prior to 1995.

In San Angelo, the median housing age for active, standard residential premises is about 40 years. This was estimated using the distribution of housing ages and the number of active residential accounts. Alan Plummer Associates Inc. estimates that there are approximately 53,000 toilets associated with residential units within the City of San Angelo. The average calculated flush volume across all residential toilets is 3.3 gallons per flush (gpf). This assumes that all toilets installed after 1994 operate at 1.6 gpf and that 20% of toilets installed prior to 1994 have already been replaced with units operating at 1.6 gpf or less.

It is further estimated that there are approximately 36,800 toilets with flush volumes equal to or greater than 3.5 gpf. Only these 36,800 toilets would be eligible for the toilet replacement rebate.

Estimated Housing Age for Active, Standard Residential Accounts

Years Constructed	Estimated Number of Units Constructed*	Estimated Number of Units Constructed (%)
1939 or earlier	3,561	9%
1940–1949	3,033	7.7%
1950–1959	6,389	16.2%
1960–1969	5,673	14.4%
1970–1979	7,872	20%
1980–1989	5,954	15.1%
1990–1994	1,670	4.2%
1994–1999	2,504	6.4%
2000–2004	1,902	4.8%
2005 or later	792	2%
Total	37,351	100.0%

B. Implementation

The Water Utility will budget for the program. It will set up an efficient method to market the program, and distribute applications. Once applications are submitted with all necessary information and receipts; the “rebate” or incentive credit will be applied to the customer’s account.

C. Schedule

During the first 12 months, the City will plan a program including stakeholder meetings as needed. The City will develop a plan for educating homeowners, apartment owners and managers, plumbers, and realtors about this program; and initiate the program.

D. Documentation

To track this program, the Water Utilities will gather the following documentation:

- The eligible number of residences in the service area;
- The average number of toilets per residence;
- The average persons per household for residences;
- The number of HET installations credited to the program participant's replacement program, by year, including brand and model of toilets installed;
- Estimated cost per HET replacement, if applicable; and
- Estimated water savings per HET replacement.

E. Determination of Water Savings

Based on an average flow rate of 4.1 gpf and 2.6 persons per residential unit, the average annual savings per toilet replaced is calculated at 10,700 gallons per year.

F. Cost-Effectiveness Considerations

Replacing 1,000 units of existing high flow residential toilets with HETs (1.6 gallons per flush) is projected to conserve 50 acre-feet per year at product costs to the City of \$90,000 and administrative processing cost of \$3,000. These savings would be permanent: at the end of the useful life of the replaced toilets, only HETs or better will be available for purchase.

Additional benefits to the City of San Angelo would be a reduction in water and wastewater treatment costs, as well as reductions in energy consumption as a result of reduced pumping of groundwater or surface water.

Evaluation of HET Distribution Program

Quantity	Value
Number of Units with Inefficient Toilets	24,533
Total Number of Inefficient Toilets	36,800
Number of Residents per House	2.6
Number of Flushes per Resident per Day	6
Current Flush Volume (gal/flush)	4.1
New Flush Volume (gal/flush)	1.28
Savings (gal/flush)	2.82
Total Savings Potential (gal/yr)	147,725,136
Total Savings Potential (kgal/yr)	147,725
Estimated Cost per HET	\$90
Equipment Life in Years	20
San Angelo Population	100,700
Per Capita Reduction (gpcd)	4
Number of Toilets Replaced	1,000
Potential Water Savings (ac-ft/yr)	50
Product Cost	\$90,000
Administrative Cost	\$3,000
Cost per kGal Saved Over Project Life	\$0.33

3. Residential Efficient Washing Machine Rebate Program

A. Description

With this rebate, the Water Utilities encourages customers to purchase efficient clothes washers compliant with the Department of Energy's ENERGY STAR program. Certified clothes washers use six gallons per cubic feet of water per load, compared to the 13 gal/ft³ used by an older machine.

Manufacturers started producing efficient clothes washer models in the late 1990s in anticipation of rules being adopted by the Department of Energy ("DOE") setting higher efficiency standards. Since 2012, the water efficiency of clothes washers has only improved. The energy savings are a result of more efficient motors, less energy required for heating hot water as less hot water is used, and shorter drying time because the spin cycle on efficient washers is much faster.

To be effective, the rebate offered should bridge at least one-half of the gap in the price difference between the efficient machines and conventional ones. The price difference is an important part of the buying decision for customers.

Incentives will only be given to those customers who install washers that qualify as water efficient. A list of efficient washers is maintained and regularly updated on the City of San Angelo website. Efficient washers are also labeled at major retailers.

B. Implementation

The program will be offered to customers in single-family homes (including duplexes and triplexes) that have in-unit washer connections. Organize stakeholder meetings. Develop a marketing plan for educating customers, appliance stores, and realtors about this program. Initiate the program.

Under the rebate program, customers would purchase a qualified machine from a list maintained and updated found at the City of San Angelo's website and the following link: <https://www.energystar.gov/productfinder/product/certified-clothes-washers/results>

After purchasing the machine, customers would send in their application with a copy of the original receipt and water bill. For verification purposes, receipts should include some information related to the brand and model number of the machine purchased as well as a TC number. This will help to ensure that the receipts are not shared between two or more customers. Upon approval, the customer would receive a rebate, which would be applied directly to their water bill.

C. Schedule

Based on the approach selected, the following schedule will be followed: Plan, implement, and market an efficient clothes washer incentive program within 12 months of adopting this program.

D. Documentation

To track this program, the Water Utilities will gather the following documentation:

- The number of single-family homes and multi-family units with in-unit washer connections;
- The average number of persons per household for single-family homes and for multi-family residences;

- The number of efficient clothes washer incentives issued each year, by year, including brand, model, and water factor of each efficient washer;
- Estimated water savings per efficient washer; and
- Average total washer sales per year in the service area.

E. Determination of Water Savings

Based on 2,160 participating customers, total potential water savings are estimated at 14 million gallons per year.

F. Cost-Effectiveness Considerations

Based on an assumed labor rate of \$15 per hour, it is estimated that the residential clothes washer rebate program would require 300 hours of additional labor. At a total cost of \$200,000, the residential clothes washer rebate program cost per gallon is calculated at \$0.01. Additional benefits to the City of San Angelo would be a reduction in water and wastewater treatment costs as well as reductions in energy consumption as a result of reduced pumping groundwater or surface water.

Evaluation of Residential Clothes Washer Rebates

Quantity	Value
Number of Households	28,839
Number of Households with Older Machines (75%)	21,630
Average Cubic Feet per Machine	3.4
Total Loads per Household/Week	5
Avg. Water Factor of Existing Machine (gal/cubic foot)	13.3
Water Factor of New Machine (gal/cubic foot)	6
Total Savings per Load (gal/cubic foot)	7.3
Total Savings per Week (gallons)	124
Total Savings per Year (gallons)	6,453
Total Participants per Year	2,000
Total Annual Savings Potential (gal)	12,906,400
Total Savings Potential (kgal)	12,906
Estimated Rebate Cost per Washer	\$100.00
Estimated Admin Cost per Rebate	\$15.00
Equipment Life in Years	10
San Angelo Population	100,700
Per Capita Reduction (gpcd)	0.35
Number of Rebates per Year	2,163
Potential Water Savings (ac-ft/yr)	40
Rebate Cost	\$216,300
Administrative Cost	\$2,163
Cost per kGal Saved Over Project Life	\$1.78

4. Landscape Irrigation Conservation and Incentives

A. Description

Landscape irrigation Conservation and Incentives is a BMP meant to reduce outdoor water usage, maintain a healthy landscape, and avoid run-off. Water Sense estimates, that 60 percent of household water usage in dry climates, is used outside. Of this 60 percent, they estimate that as much as 50 percent of water used to irrigate is wasted due to evaporation, wind, and runoff caused by inefficient irrigation methods and systems. Using this BMP, the Water Utilities may provide customers with customer support, education, incentives, and assistance in making their landscape water-use efficient.

In order to participate, customers would have to follow certain criteria including but not limited to the following, recommendation by APAI:

- No more than 50 percent of the landscape may be planted in turf. Turf can be Bermuda, buffalo, or zoysia varieties only. Turf requires the greatest percentage of a property's irrigation demand, and limiting the amount of turf will help to ensure anticipated water savings.
- The customer must sustain the conversion for a minimum period of time. Requiring the customers to sustain the landscape conversion is as important as requiring a customer to maintain a domestic fixture for which a rebate was provided.
- If a permanent irrigation system is installed, it must pass a free irrigation audit performed by the City of San Angelo prior to receiving a rebate. In many cases, the overwatering of a landscape has more to do with the irrigation system's inefficiencies than with the type of landscape installed. Requiring an irrigation system audit will help to significantly reduce overwatering of the newly installed landscape and will help to ensure that the irrigation system matches the new landscape as well.
- A minimum of four inches of soil must be present under the turf. Requiring a minimum of four inches of soil will significantly improve the landscapes moisture-holding capacity and help reduce the requirement for supplemental watering.
- Shrubs and flowers must be selected from an approved plant list.
- A minimum of one shade tree selected from an approved tree list for lots less than 6,000 sq. ft. and two shade trees in larger lots should be required.
- No more than five percent of the landscape may be planted in annuals or unapproved plants (including vegetables).

When appropriate, the Water Utilities will consider offering the following services:

- Training in efficiency-focused landscape maintenance and irrigation system design;
- Financial incentives (such as rebates, and grants) to improve irrigation system efficiency and to purchase and/or install water-efficient irrigation systems;
- Financial incentives to replace high water-use plants with low water use plants;
- Rebates and incentives to purchase rain sensors or soil-moisture sensors; and
- Notices at the start and end of the irrigation season alerting customers to check irrigation systems and to make repairs and adjustments as necessary.

B. Implementation

This BMP is aimed towards customers with large landscapes who use more than 20,000 gallons per month in the summer. The City will approach local media, as well as post on their social media to notify the public about the program. The City would also contact public/private non-

profit partnerships such as gardening clubs, and green industry businesses to help market the program and leverage resources.

The City would verify that interested customers know the requirements and have an interest in applying the suggested methods. Once they install the suggested methods water personnel would conduct an irrigation audit to make sure requirements for the landscape are being met. Evaluations and/or rebate processing could be done by the Water Utilities staff or be outsourced. If a Water Utilities chooses to perform the evaluations using in-house staff, they may take advantage of irrigation evaluation training programs provided by the Texas A&M School of Irrigation or the Irrigation Association. The Water Utilities will need to ensure that landscape irrigation system specifications are coordinated with local building codes.

One year after conducting an irrigation audit, the City may conduct a customer-satisfaction survey to gauge the implementation rate of recommended modifications and evaluate customer satisfaction.

C. Schedule

During the first 12 months, the City will plan to have stakeholder meetings as needed and educate homeowners on the program and requirements. Upon the City's approval of participants, they would landscape their homes according to set standards.

D. Documentation

To track this BMP, the Water Utilities will gather the following documentation:

- Number of surveys offered and number of surveys accepted and completed;
- Number, type, and dollar value of incentives, rebates, and loans offered to and accepted by customers;
- Estimated water savings achieved through customer surveys; and
- Estimated landscape area converted and water savings achieved through low water landscape design and conversion program.
- Number of customers who sustain the conversion for a minimum period of time.
- Number of permanent irrigation systems installed.

E. Determination of Water Savings

Landscape surveys as described in this document are assumed to result in a 15 percent reduction in water demand for landscape uses by surveyed accounts. The Water Utilities will provide estimates of water savings from landscape irrigation survey programs based upon actual metered data. The water budget calculation is as follows, provided by APAI:

Evaluation of Landscape Rebates

Quantity	Value
Number Households	28,839
Percentage of Homes that Exceed 8kGal/Mo in Summer	50%
Target Participation (% of Homes that Exceed 8 kGal/Mo in	10%
Participating Homes per Year	500
Converted Area (sq. ft. / home)	500
Weekly Irrigation Application Rate (in)	1.5
Estimated Water Savings (in.)	0.75
Estimated Water Savings (gal/week/home)	375
Number of Irrigable Weeks	24
Average Water Savings per Home (gal/yr)	9,000
Total Potential Savings (gal/yr)	4,500,000
Total Potential Savings (kGal/yr)	4,500
Rebate Cost (\$/sq ft)	\$0.25
Average Rebate per Home	\$125
Estimated Admin Cost per Rebate	\$15
Projected Life in Years	10
San Angelo Population	100,700
Per Capita Reduction Potential	0.2
Potential Water Savings (ac-ft/yr)	13.8
Rebate Total Cost	\$62,500
Administrative Total Cost	\$7,500
Unit Cost Over 10 year life(\$/kGal)	\$1.56

F. Cost-Effectiveness Considerations

There may be other one-time costs such as purchase of leak detection equipment and meters. Marketing and outreach costs range from \$5 to \$15 per survey. Administrative and overhead costs range from 10 to 20 percent of labor costs.

5. Water Survey for Single-Family and Multi-Family Customers

A. Description

The Water Survey Program conducts surveys of single-family and multi-family customers and provides them suggestions and methods to reduce indoor water use. These methods can include but not limited to replacement of inefficient showerheads, toilets, aerators, clothes washers, and dishwashers, and automatic irrigation systems if applicable.

The most efficient way of starting the program would be to offer surveys to the highest water users in single-family and multi-family accounts. Multi-family accounts would be analyzed on usage per unit. Surveys can be conducted by trained Water Utilities staff, an outside contractor, or by customers using a printed or online survey.

For the indoor water use survey, a form can be used to provide the information on water reductions that would be achieved with each type of equipment change and the length of the payback period, taking into account any Water Utilities incentives that may be available. If it is an onsite survey, showerhead and faucet aerators may be changed during the survey.

B. Implementation

Under this program, the Water Utilities will identify single family and multi-family customers who average the highest in water usage. Once identifying possible participants the City would offer the survey via mail, telephone calls, electronically or other appropriate methods of communication. The incentives to participants would be to become more water-efficient, which in term would lower their monthly water bills. If any other incentives are going on like toilet rebates, or distribution of showerhead and aerator kit, etc., they would also be notified.

Once a customer agrees to participate, the utility staff will collect the following information in the survey:

1. Calculation of the ratio of summer to winter use based on a review of the customer water bills;
2. Number and flush volume for each toilet;
3. If any 1.6 gpf toilets are flushing at greater than 1.6 gpf due to the replacement of early closure flapper with standard flapper;
4. If any toilets are leaking around the flapper or over the overflow tube;
5. Showerhead and aerator flow rates in gallons per minute ("gpm") when the valve is fully open;
6. Estimated capacity of current clothes washers;

7. If a customer has a swimming pool, the frequency, and duration of backwash. Check fill valve and float to determine if working properly. Ask the customer if they have noticed any leakage from the pool; and
8. Ask customer who is responsible for changing the schedule and how often that occurs, if the system is turned off in winter months and if turfgrass areas are overseeded in winter.

Based on the information from the survey, the utility will develop a list of recommended changes or improvements.

To assure that the water savings measures recommended during and after the survey are achieved, the Water Utilities will follow up with the customer to determine which were actually implemented.

C. Schedule

Based on the approach selected, the following schedule will be followed: Develop and implement a plan to target and market water-use surveys to residential customers using more than 20,000 gallons per month in summer months and multi-family customers in the first year after implementing this BMP. Marketing efforts will be repeated until goals are met.

D. Documentation

To track this BMP, the Water Utilities will gather the following documentation:

1. Number of residential customers;
2. Number of single-family customers using more than 20,000 gallons per month during summer months;
3. Number of multi-family customers;
4. Number of surveys offered and number of surveys completed by customer type; and

E. Determination of Water Savings

Saving should be based on measures implemented by each customer. Savings are calculated by multiplying the number of each type of measure implemented by the savings for that measure as listed below.

Single-Family Home

- Irrigation Audit: Actual Water Utilities survey results or 26 gallons per day (gpd") per house.
- Showerhead and aerator replacements: 5.5 gpd per person

Multi-Family Community

- Irrigation Audit: Actual Water Utilities survey results or 15 percent of outdoor water use or 208 gpd
- Showerhead and aerators: 5.5 gpd per person

Savings for resetting toilet tank levels, toilet leak repair, and flapper replacement will be estimated during the water survey.

F. Cost-Effectiveness Consideration

Surveys can be performed by City staff or by contractors. Labor costs for a single-family range from \$50 to \$150 and multi-family family surveys start off at \$100. If showerhead, aerators, or flappers are installed cost should also be considered.

6. Rainwater Harvesting

A. Description

Rainwater harvesting (RWH) conservation programs are an effective method of reducing potable water usage while maintaining healthy landscapes and reducing problems due to excessive runoff. Using this BMP, the Water Utilities may provide customers with support, education, incentives, and assistance in proper installation and use of RWH systems. RWH systems will be most effective if implemented in conjunction with other water efficiency measures including water-saving equipment and practices. Incentives may include rebates for purchase and installation of water-efficient equipment.

B. Implementation

The Water Utilities will consider also approaching local weather announcers, radio gardening show hosts, and newspaper columnists for assistance in notifying the public about the program. Public/private partnerships with non-profits such as gardening clubs, neighborhood associations, and Tom Green Cooperative Extension office and/or with green industry businesses such as rainwater harvesting companies and local sustainable building groups are potential avenues to market the program and leverage resources.

Incentives may include rebates for RWH systems, recognition for RWH systems through signage, award programs, and certification of trained landscape company employees and volunteer representatives to promote the program.

The initial step in assisting customers with landscape irrigation systems is a thorough evaluation of the potential water capture of a RWH system. The water customers who participate in this program will need to maintain and operate their irrigation systems in a water-efficient manner.

The Water Utilities will ensure that RWH system specifications are coordinated with local building and plumbing codes. Water Utilities staff will also be trained to provide irrigation

audits. The American Rainwater Catchment Systems Association lists evaluation training for RWH programs.

C. Schedule

Based on the approach selected, the following schedule will be followed: Incentive approach in the first year, plan the program including stakeholder meetings as needed. Develop a plan for educating potential homebuyers, developers, plumbers, green industry trade groups, landscape architects and realtors about this program. After the first year, implement the program.

D. Documentation

To track this BMP, the Water Utilities will gather the following documentation for each year of operation:

- The number of new RWH developments for which design planning started after the adoption of this BMP;
- The number and type of RWH installations completed each year;
- The estimated rainwater and condensate use in each RWH installation;
- Aggregate water capacity of RWH sites;
- Number, type, and dollar value of incentives, rebates, or loans offered to and accepted by customers; and
- Estimated water savings achieved through customer surveys.

E. Determination of Water Savings

Based on 1,000 participants a year, with at least one 55 gallon size barrels, and an average of 20 inches of rain a year we expect at least 1.1 million gallons of water saved a year. Most rain barrels range between 35 to 150 gallons in size, 55 in a very low average so water savings will most likely be more.

F. Cost-Effectiveness Considerations

Based on an assumed labor rate of \$15 per hour, it is estimated that the rainwater harvesting rebate program would require 300 hours of additional labor. At a total cost of \$40,000 the rainwater harvesting rebate program cost per gallon is calculated at \$0.02. Additional benefits to the City of San Angelo would be a reduction in water and storm sewer costs as well as reductions in energy consumption as a result of reduced pumping groundwater or surface water.

Evaluation of Residential Clothes Washer Rebates

Quantity	Value
Number of Houses	28,839
Average Roof Size (Sq. ft)	1,000
Average Rain Fall San Angelo (In)	20
Minimum Rain Barrel Size (Gal)	55
Number of Rebates	1000
Rebate per barrel	\$25
Total Savings Potential per inch of rain	55,000
Total Savings Potential per year	1,100,000
Total Savings Potential (kgal/yr)	1,100
Total Rebate Cost	\$25,000
Estimated Admin Cost per HET	\$15
Total Admin Cost	\$15,000
Equipment Life in Years	20
San Angelo Population	100,700
Per Capita Reduction (gpcd)	.03
Potential Water Savings (ac-ft/yr)	3
Cost per kGal Saved Over Project Life (20 years)	\$1.82

7. New Construction Greywater

A. Description

Greywater has commonly been used in Texas. The most common example is using washing machine water for lawn or garden irrigation. Until 2003, Texas statutes contained very restrictive provisions for using greywater, primarily due to concerns about public health. In 2003, the Texas Legislature adopted House Bill (HB) 2661 which provides a more comprehensive definition of greywater and provisions for facilitating the use of greywater in a safe manner.

Greywater is defined in Texas as wastewater from clothes washers, showers, bathtubs, handwashing sinks, and lavatories not used for the disposal of hazardous or toxic ingredients. Greywater cannot include water from clothes washers used for washing diapers, sinks used for food preparation, toilets, or urinals.

HB 2661, passed by the 78th Legislature Regular Session, added a provision that allows greywater use without treatment of up to 400 gallons per day at a private house for landscape irrigation, gardening or composting as long as the greywater:

1. Is used by the occupants of the residence for gardening, composting, or landscaping;
2. Is collected using a system that overflows into a sewage collection system or on-site wastewater treatment and disposal system;
3. Is stored in tanks that are clearly labeled and that have restricted access;
4. Uses a purple pipe or purple tape around the pipe;
5. Is not allowed to pond or run off across property lines; and
6. Is distributed by a surface or subsurface system that does not spray into the air unless the greywater receives additional treatment.

HB 2661 also encourages builders of new homes to install dual piping that provides the capacity to collect greywater from allowable sources and to install subsurface greywater systems around the foundation of new houses to minimize foundation movement and cracking. This approach may also provide irrigation for landscaping planted up to four feet from the foundation.

New duplexes, triplexes, townhomes, condo units, and apartments may all be designed for utilization of greywater. Greywater generated from office buildings and other commercial buildings, primarily through faucet use, may be used for landscape irrigation. HB 2661 requires the Texas Commission on Environmental Quality to adopt rules for greywater use for commercial purposes as well as for industrial purposes.

In many cases, the quantity of water available as greywater is declining due to water efficiency gains from water conserving showerheads, faucet aerators, and clothes washers. In a new home, which would have efficient plumbing fixtures, the amount of greywater produced will range from 22 to 30 gallons per person per day. For an average size household of 2.7 persons that might be sufficient in most cases for both foundation stabilization and landscape irrigation in a four-foot strip around a 2,500 square foot house.

The suitability of greywater for irrigation will vary, and if greywater is the primary source for irrigation, a low water use landscape should be used. Irrigation systems should consider soil depth, soil permeability, and flooding characteristics. Application options include drip, flood and subsurface irrigation. It is not appropriate to use spray irrigation unless the greywater is highly treated.

B. Implementation

Implementation of this BMP includes following rules pertaining to greywater adopted by TCEQ as well as any local City or County Health Department rules. To promote this BMP, stakeholder meetings will be held with builders, developers, realtors, and other impacted groups. Under this BMP, the Water Utilities will consider;

1. Implementing an incentive plan to encourage builders and owners of new homes and/or multi-unit properties to install plumbing that separately collects greywater from eligible sources and distributes the greywater through a subsurface irrigation system around the foundation of the residence or building or for other landscape use. It may be effective for
2. This BMP to be part of a Green Builder type rating system that also includes WaterWise landscaping, adequate soil depth, and rainwater harvesting;

C. Schedule

In the first year, plan the program including stakeholder meetings as needed. Develop a plan for educating and training potential homebuyers, developers, plumbers, landscape professionals and realtors about this program. After the first year, implement the program.

D. Documentation

To track the progress of this BMP, the Water Utilities will gather the following documentation for each year of implementation:

1. Depending on which sectors the Water Utilities has decided to focus on, the number of new homes and/or multi-unit properties and/or certain new commercial developments such as office parks started and completed after the adoption of this BMP;
2. The number and type of greywater installations completed each year; and
3. The estimated greywater use in each greywater installation.

E. Determination of Water Savings

Water savings will vary depending on the type of installation and will likely be unique to each customer installing a greywater system. There may also be some cases where greywater use will provide more water for a purpose that is currently being met with potable water. Only the reduction in potable water use will be calculated as the actual savings. In general, calculate water savings as follows:

1. For single-family units, calculate gallons of potable water use replaced by greywater and multiply this estimated potable water savings per house times the number of houses installing a greywater system.
2. For commercial and other properties, calculate gallons of potable water use replaced by greywater. In some cases, water savings for commercial developments can be calculated based on the number of employees and greywater discharge per employee.

F. Cost-Effectiveness Considerations

This program would allow participants to lower their water and sewer bill since they are reusing water. It would also help lower costs for the City since they wouldn't have to retreat the water that participants are reusing. The only costs would be incurred by the participants installing greywater systems.

8. Conservation Programs for Industrial, Commercial, and Institutional Accounts

A. Description

27 percent of all water consumption for the City of San Angelo, comes from industrial, commercial, and institutional accounts (ICI). Therefore, it is important to have conservation programs and incentives in place for them to take advantage of. This BMP would start off by identifying the higher water usage customers and sectors with the highest conservation potential. Different industries have unique opportunities for water savings, but similarities of water use create an opportunity for an ICI Water Conservation Program.

The APAI evaluation suggested the City offer a rebate of \$300 per acre-foot of water over the projected life of the equipment or 50 percent of the cost of the improvement whichever is less. ICI rebates in a year would be \$100,000. This would allow the City to achieve and maintain annual savings of 33.3 acre-feet per year over a period of 10 years.

Since ICI customers have an array of use of water, APAI recommends implementation of a rebate program based on equipment life, installed costs of equipment, and achievable water savings. If the City follows these recommendations we can offer rebates based on the individual merits associated with each project.

B. Implementation

Implementation will consist of at least the following actions:

1. Identify ICI Accounts.
 - a. Find the highest water users in each category.
2. Conduct water use surveys and implement incentives based on cost-effectiveness or ease of program implementation.
3. Adjust programs to achieve annual water-use savings.

C. Schedule

Based on the approach selected, the following schedule will be followed:

1. Within the first 12 months of implementing this BMP, identify industrial, commercial, and institutional accounts and sort them by water use; and
2. Offer water-use surveys to ICI accounts.

D. Documentation

To track this BMP, the Water Utilities will provide the following documentation:

1. The number of customers and amount of water used within the commercial, industrial, and institutional customer classes;
2. A description of the plan to market water-use surveys to ICI accounts;
3. The number of ICI customers offered water-use surveys during the reporting period and the number of water-use surveys completed during the reporting period;
4. The number of follow-ups completed during the reporting period;
5. The type and number of water-saving recommendations implemented; and
6. If utilizing other programs in lieu of the water-use survey and customer incentives program, a description of the programs and estimated water-use reductions achieved through these programs. The Water Utilities will document how savings were realized and the method and calculations for estimating savings.

E. Determination of Water Savings

Water savings will vary due to the industry and type of installations or retrofits completed.

F. Cost-Effectiveness Considerations

These calculations by APAI, are based on a \$112,000 budget, they estimate that minimum savings are 10.9 million gallons per year. The water savings are based on 10-year equipment life, this would also reduce revenues by at least \$229,114 per year at current water and wastewater rates according to APAI. Other benefits include a reduction of water and wastewater treatment costs for the City, as well as a reduction in energy consumption as a result of reduced pumping of groundwater and surface water.

Quantity	Value
Rebate Budget	\$100,000
Maximum Unit Cost (\$/ac-ft)	\$300
Minimum Potential Savings (gal/year)	10,861,700
Minimum Potential Savings (kGal/year)	10,862
Equipment Life in Years	10
Number of Rebates	Variable
Potential Annual Water Savings (ac-ft/yr)	33.3
Annual Rebate Costs	\$100,000
Annual Administrative Cost	\$12,000
Unit Cost Over Project Life(\$/kGal)	\$1.03

9. Partnerships with Nonprofit Organizations

A. Description

Organizations such as Texas A&M AgriLife, Master Gardeners, Master Naturalist, and other environmental organizations with water conservation sympathies can be a great resource to communicate water conservation education to their regular and expanded audiences. Organizations of all types can be included, even organizations that normally don't have water conservation goals. Organizations that help or target lower-income households or senior citizens can help their audiences by providing information on services that are available related to water conservation (for example, high-efficiency toilets and leak repairs).

B. Implementation

The first step to implementing this BMP would be to contact the organizations with volunteers and encourage them to deliver a packaged program. Another possibility which might be more effective in most cases would be to, communicate with the organization with a goal in mind and

work with them and volunteers to develop a package to meet the desired goals. Volunteers and organizations are great assets, since they know their target audience's capabilities and would know how best to approach the audience and work toward meeting the goal. Training should still be provided to volunteers to complement and enhance their skills.

Financial arrangements may only involve expenses and training materials. In order to ensure administrative attention and possibly accelerate progress, understaffed and/or cash-strapped groups should be provided with funds upfront and linked to audience contacts.

C. Schedule

If volunteer organizations are organized and already have operating educational goals in place, it is possible to expect recruitment, negotiations, contracting, training, and program results in 12 months.

D. Documentation

Documentation can vary from organization to organization depending on their goals and water conservation activities they hold. Documentation can include but isn't limited to:

- Number of audience contacts
- Number of newsletter sign-ups

E. Determination of Water Savings

Determination of water savings will vary from different needs the Water Utilities must provide for organizations. They will also vary on the type of program or outreach event they hold.

F. Cost-Effectiveness Considerations

Partnerships with volunteer organizations have the advantage of expanding the water conservation team. When volunteers are properly trained in conservation techniques and believe in water conservation, they can reach hundreds of other individuals with varying degrees of effectiveness. The cost of using volunteers is very low compared to the cost of paid staff. Well trained volunteers can be nearly as effective as paid staff.

Wholesale Customer Conservation

Summary

Communication will be maintained with wholesale customers to ensure that the City's retail and wholesale customers are being treated in an equitable fashion, and for optimum implementation of the plan. The City offers wholesale customers the opportunity to cosponsor conservation education and information activities.

Wholesale Customer Targets and Goals

The City of San Angelo serves three wholesale customers with treated water. Due to the fact that the City's wholesale customers have other sources of water in addition to the water provided by the City, we were unable to provide accurate targets and goals.

Metering, Monitoring and Records Management

The City meters all treated water delivered to its wholesale customers. The meters are read on a monthly basis for billing purposes.

A summary report is prepared, which aggregates all meter readings from wholesale treated water meters.

Leak Detection and Repair

The treated water wholesale customers are supplied from portions of the City's distribution system. The meter location is the point of sale after which the water enters the customer's system, which is the customer's responsibility to operate and maintain. The portions of the City's distribution system that serve these wholesale customers are subject to the same leak detection and repair program described in On-Going Best Management Practices-System Water Audit and Water Loss.

Contractual Requirements

The City has in place contracts with the various wholesale customers. All of these contracts contain language relating to water conservation in drought situations. Each contract has a section requiring the customer to accept shortages in supply, should natural or unforeseen circumstances prevent the City from delivering the water. One of these contracts is in force, as is for 40 years from the mid-seventies, prior to when the State had conservation planning requirements. As the need to modify each contract arises, the City will include contract language requiring conformance with applicable regulations concerning water conservation.

Targets and Goals

The City has no enforcement mechanism to impose conservation targets and goals upon its wholesale customers at this time. Achieving these goals must be through cooperative efforts to maintain and improve system efficiencies, to educate customers to the importance of conservation, and to enforce existing plumbing regulations within the municipal boundaries of each entity. To assist in meeting these goals, the City plays an active role in Region F water resource planning, working with wholesale customers on a voluntary basis on water conservation programs like those described in Public Information, School Education, and Water-wise Landscape Design and Conversion Program.

The City will assist its wholesale customers in voluntarily meeting goals through cooperative efforts like those mentioned above. All wholesale customers will be encouraged to operate efficiently and to keep water loss rates below 10 percent.

Drought Contingency Plan

Triggering a Drought Stage

Section 11.05 of the City of San Angelo Code of Ordinances contains provisions defining drought trigger stages and enforceable water management measures. When local reservoirs are below full but above drought condition levels, the local and non-local sources will be listed.

The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the Water Utilities Director, to the city from its developed water sources for drought level 1 is less than a 24-month supply, drought level 2 is less than 18-months, and drought level 3 is less than 12 months.

During drought conditions, the primary source of supply will be non-local sources, subject to the maximum amount available from each source, with the remaining amount of water coming from the local system or underground sources that the City may develop.

Whenever the total amount of water available to the City falls below the minimum criteria established for each Water Supply Stage Level, the City shall be deemed to have entered a Drought Stage for management of its water supplies.

In the event of a *water demand emergency*, the quantity of water usage from the city's water distribution system reaches a level that exceeds the amount which may be treated or safely delivered through the system, the Water Utilities Director shall notify the City Manager and the City Council of such an occurrence. The City Council shall be authorized to limit the use of water by the passage of a resolution outlining such limitations, which shall remain in effect until the water demand emergency can be met. Upon initiation of a water demand emergency, the Water Utilities Director shall provide notice to the Executive Director of the TCEQ and shall notify the news media.

In the event of a *water supply emergency*, a water system failure or emergency (i.e., pressure zone deficiencies, chemical spills, broken water mains, power outages, failures of storage tanks or other equipment, treatment plant breakdown and/or water contamination) which limits the amount of water which may be treated or safely delivered through the system, the Water Utilities Director shall notify the City Manager and City Council of such occurrence. The City Council shall be authorized to limit the use of water by the passage of a resolution outlining such limitations, which shall remain in effect until the water supply emergency can be met. Upon

initiation of a water supply emergency, the Water Utilities Director shall provide notice to the Executive Director of the TCEQ and shall notify the news media.

Water Supply Stages

Drought Level I.

- The minimum criteria for this drought stage shall be the following: The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the Water Utilities Director, to the city from its developed water sources is less than a 24-month supply.
- In addition to the conservation measures stated in section 11.05.002 of this article, the following additional water conservation measures shall be in force during Water Supply Stage - Drought Level I.
 - o The use of treated or raw city water for watering lawns, gardens, landscaped areas, trees, shrubs, golf courses (except greens) or other plants being grown outdoors (not in a nursery) shall be prohibited at all times; provided, however, a person may do such watering which shall be once every seven days during the period of April 1 through October 31 and once every 14 days during the period of November 1 through March 31 except during the "prohibited watering hours" as stated in section 11.05.002.
 - o Golf courses greens may be watered daily except during the "prohibited watering hours" as stated in section 11.05.002.
 - o Watering of "new landscape" shall be allowed in accordance with the provisions as stated in section 11.05.002 for "new landscape."
- A multiplier shall be assessed to the volumetric water fees as set forth in section A8.002(a)(7) of this code.

Drought Level II

- The minimum criteria for this drought stage shall be the following: The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the Water Utilities Director, to the city from its developed water sources is less than an 18-month supply.

- In addition to the conservation measures stated in section 11.05.002 of this article, the following additional water conservation measures shall be in force during Water Supply Stage - Drought Level II:
 - o The use of treated or raw city water for watering lawns, gardens, landscaped areas, trees, shrubs, golf courses (except greens) or other plants being grown outdoors (not in a nursery) shall be prohibited at all times; provided, however, a person may do such watering which shall be once every seven days during the period of April 1 through October 31 and once every 14 days during the period of November 1 through March 31 except during the "prohibited watering hours" as stated in section 11.05.002.
 - o Golf course greens may be watered daily except during the "prohibited watering hours" as stated in section 11.05.002.
 - o Watering of "new landscape" shall not be allowed as stated in section 11.05.002 for "new landscape."
- A multiplier shall be assessed to the volumetric water fees as set forth in section A8.002(a)(7) of this code.

Drought Level III

- The minimum criteria for this drought stage shall be the following: The required minimum daily groundwater production coupled with the total amount of surface water available, as determined by the Water Utilities Director, to the city from its developed water sources is less than a 12-month supply.
- In addition to the water conservation measures stated in section 11.05.002 of this article, the following water conservation measures shall be in force during Water Supply Stage - Drought Level III:
 - o The use of treated or raw city water for watering of lawns, gardens, landscaped areas, golf courses (including greens), shrubs or other plants being grown outdoors is prohibited. Hand watering or drip irrigation of trees and foundations may be done on days and at times as established by the City Council.
 - o The use of treated or raw city water to fill, refill or maintain the level of any fountain or swimming pool is prohibited.

- o Washing of automobiles, trucks, trailers, boats, or other types of vehicles or mobile equipment is prohibited except, if the health, safety, and welfare of the public is contingent upon vehicle cleaning, as determined by the Director of City Health Services, then the washing of such vehicles shall be allowed.
- A multiplier shall be assessed to the volumetric water fees as set forth in section A8.002(a)(7) of this code.

Initiation and Termination Procedure

The Water Utilities Director shall notify the City Manager and City Council upon entering the threshold of a drought stage. The Council shall implement each stage by resolution. Such resolution shall be published one time in the local newspaper. The criteria for each stage and the water management measures which shall be enforced are listed in the Water Supply Stages section.

The Water Utilities Director for the City will act as the administrator of the water conservation and drought contingency plan. The administrator will oversee the execution and implementation of all elements of the program. The administrator will be responsible for supervising the promulgation and retention of adequate records for program verification.

The Water Conservation Plan will be maintained for the duration of the City's financial obligation to the Texas Water Development Board.

Targets and Goals

The San Angelo Drought Contingency Ordinance is designed to reduce water demand through the imposition of specific water use restrictions and the use of bill surcharges for customers depending upon the level of the reservoir system storage. At each successive condition, the water use reduction goals increase. More restrictive measures are mandated as reservoir storage decreases, the demand reduction measures are summarized in Drought Water Reduction Targets below.

Drought Water Reduction Targets

Level	Reservoir Storage Level	Target Demand Reduction
Level 1	24 months' supply	10%
Level 2	18 months' supply	15%
Level 3	12 months' supply	25%

Variance Procedures and Exceptions

Section 11.05.004 of the City code lays out the procedures for requesting and receiving a variance to the enforceable provision of Water Conservation and Drought Contingency Ordinance.

A person desiring an exemption from any provision of the restrictions must file a petition for a variance with the City Manager. All petitions for variances must be reviewed and acted upon by the City Council. The petition is required to contain certain specific information detailed by ordinance including alternative conservation measures implemented by the petitioner as a condition of receiving the variance. The City Council may also impose other requirements as a condition of granting the variance.

Enforcement and Wholesale Provisions

Section 11.05.002 of the ordinance provides for the Water Utilities Director of the City as the manager of the Water Conservation Plan.

Wholesale customers of the City are required to adopt applicable provisions of the City's Water Conservation and Drought Contingency Plan. Contracts for the sale of water already in effect will be revised to reflect the applicable provisions of the City's most current Water Conservation and Drought Contingency Plan when the contracts are renewed. Violations of the ordinance are misdemeanors under City code, and specific penalties are described in Section 11.05.006 of the code.

Informing and Educating the Public

The Water Utilities Director will provide reports to the news media with information regarding current water supply conditions, projected water supply, and demand conditions if the current drought conditions continue, and consumer information on water conservation measures and practices. Information describing each water supply stage trigger point and drought level restrictions on water use shall be prepared and published on the City's website.

Appendix A Utility Profile- Texas Water Development Board

DRAFT

Appendix B Ordinance Language: City of San Angelo
Water Conservation and Drought Contingency Plan

DRAFT

Appendix C Water Rates-Current Rate Structure

DRAFT

Appendix D Water Conservation Plan 5 and 10 Year Goals for Water Savings

DRAFT

Appendix E Certificate of Convenience and Necessity

DRAFT

CITY OF SAN ANGELO

WATER UTILITIES

Customer Assistance Programs

Senior Assistance Program Policy

Purpose: This program is designed to assist seniors who are struggling with City of San Angelo (COSA) utility bill. Many senior citizens live on a fixed income and with increasing utility rates this larger expense can create an even greater financial challenge.

Effective Date: This program will be effective on July 1, 2019.

Program Summary: Residents that are eligible for this program will pay 50% of the volumetric charge in tier one (0-2,000 gallons). Seniors will pay the same base fees and volumetric charges over 2,000 gallons as all other customers.

Eligibility: Program participation will be determined based on the participant's age and income. The age of the customer must be 65 years or older and must meet the federal poverty guidelines, described in Table 1. The guidelines are based on 150% of the federal poverty guideline. The program eligibility will be updated each year based on that year's federal poverty guidelines. No person shall be entitled to a discount for more than one (1) residence. Approved discounts are not transferable to another person or address.

The participant's name must be on the COSA utility bill. Account holders must apply every two years for the program. Participation in the program will be determined by Concho Valley Community Action Agency (CVCAA) which will provide documentation to COSA to administer the rate reduction.

Table 1

Family Size	Annual Income at or Below
1	\$18,735
2	\$25,365
3	\$31,995
4	\$38,625
5	\$42,255
6	\$51,885
7	\$58,515
8	\$65,145

Program Funding: The program's funding will come from the savings of the removal of the conservation credit program implemented by the City in 2006. CVCAA will receive \$5,000 for administering the participation eligibility.

CITY OF SAN ANGELO

WATER UTILITIES

Customer Assistance Programs

Low Income Assistance Program Policy

Purpose: Increasing water and wastewater rates are consuming a larger portion of citizen's spending. These increases disproportionately affect low-income customers. This program is designed to assist low income households once annually with their City of San Angelo (COSA) utility bill.

Effective Date: This program will be effective on July 1, 2019.

Program Summary: This program is designed to assist various levels of low income customers. Eligible participants will receive assistance in paying their COSA utility bill. Program eligibility will be based on the number of people in a household and the household's income. The program will be administered by Concho Valley Community Action Agency (CVCAA). The organization has experience in assisting San Angelo's low-income customers.

Eligibility: The program is based on the federal poverty guidelines. The guidelines are based on 150% of the federal poverty guideline. The program eligibility will be updated each year based on that year's federal poverty guidelines. Once determined eligible, the customer will be provided funds one time annually to use towards their COSA utility bill. This program is offered on a first-come, first-served basis and only to the extent that funds are available, and for customers not enrolled in the Senior Assistance Program.

Table 1

Family Size	Annual Income at or Below
1	\$18,735
2	\$25,365
3	\$31,995
4	\$38,625
5	\$42,255
6	\$51,885
7	\$58,515
8	\$65,145

Program Funding: The program will be initially funded with \$50,000 (10% of this amount will go towards administrative costs with CVCAA) from the savings of the removal of the conservation credit program implemented by the City in 2006. The program will also accept donations from corporations and organizations. Besides receiving much needed donations, partnering with corporations will give much needed visibility to this program.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Patrick Frerich, Asst. Director of Operations, Operations, (325) 657-4206

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Chapter 10 "Traffic Control", Article 10.03 "Operation of Motor Vehicles", Division 2 "Speed Limits" altering the maximum speed limit on E. Ave. D beginning at the intersection of S. Oakes St. extending east to Rust St. (Presentation made by Assistant Operations Director Patrick Frerich)

Summary/History:

Speed limits that differ from the prima facie speed limits are allowed to be enacted by City Council per Chapter 10.02.001(a) with a change to Division 2 of Chapter 10.03 of the Code of Ordinances. Division 2 requires operators of motor vehicles to adhere to the speed limits as posted.

City staff has determined that the current, prima facie speed limit of 30 mph on the section of East Avenue D from South Oakes Street to Rust Street allows a speed that is unsafe for the area and that the speed limit on this road section should be lowered to 20 miles per hour.

This section of East Avenue D bisects Fort Concho - an area that is a popular point of interest for tourists and visitors, and thus experiences high levels of pedestrian traffic. High levels of congestion of visitors to Fort Concho walking between the various buildings and grounds increase the risk of being struck by a vehicle. Reducing the speed limit on this section of road will increase the safety to visitors of Fort Concho by allowing drivers more time to react to hazards as well as more time for pedestrians to cross the roadway.

Financial Impact:

Other Information/Recommendation:

Staff recommends adopting an Ordinance amending Chapter 10.03 Division 2, effectively reducing the speed limit on East Avenue D between South Oakes Street to Rust Street from 30 mph to 20 mph.

Attachments:

- | | | |
|----|-------------------------------|------------------------------------|
| 1. | Map | Map.JPG |
| 2. | Speed limit ordinance E Ave D | Speed limit ordinance E Ave D.docx |

Presentation:

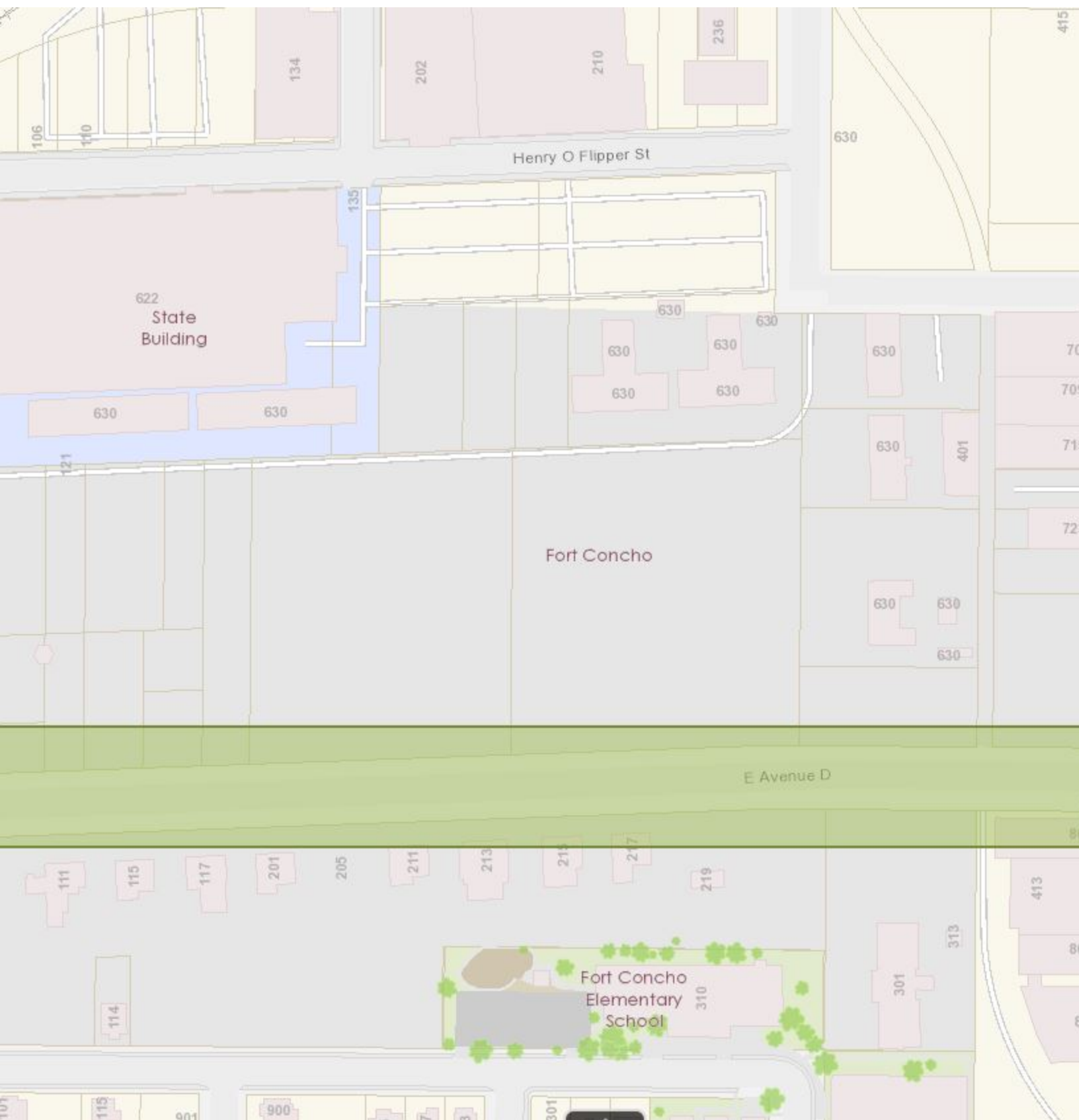
Approvals/Reviews:

Patrick Frerich
Shane Kelton

Created/Initiated
Approved

Theresa James
Anthony Wilson
Nolan Sosa
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Approved
Approved
Final Approval



AN ORDINANCE AMENDING CHAPTER 10 "TRAFFIC CONTROL", ARTICLE 10.03 "OPERATION OF MOTOR VEHICLES", DIVISION 2 "SPEED LIMITS" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, ALTERING THE MAXIMUM SPEED LIMIT ON EAST AVENUE D BEGINNING AT THE INTERSECTION OF SOUTH OAKES EXTENDING EAST TO RUST STREET, WITH SUCH STREET BEING LOCATED IN THE CITY OF SAN ANGELO, TEXAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the regulation of traffic, motor vehicles and conveyances upon public streets, roadways and right-of-ways within the City limits is essential and necessary to protect the traveling public and to preserve and protect the public safety of the City of San Angelo ("City"); and

WHEREAS, the Texas Transportation Code sets the prima facie speed limit for streets in an urban district; and

WHEREAS, the Texas Transportation Code authorizes municipalities to alter speed limits under certain conditions; and

WHEREAS, the City Operations department has reviewed posted speed limits on City of San Angelo streets and find them to be appropriate with one exception; and

WHEREAS, the City has conducted a traffic and engineering investigation that indicated that a speed limit of 30 miles per hour was unreasonable and unsafe for portions of East Avenue D; and

WHEREAS, City Council affirms the posted speed limits in San Angelo but finds it is necessary for the protection and safety of the citizens of the City of San Angelo to declare a reasonable and safe prima facie speed limit of 20 miles per hour for East Avenue D beginning at the intersection of South Oakes Street extending east to Rust Street; and

WHEREAS, such reasonable and safe prima facie speed limit shall be effective when appropriate signs giving notice thereof are erected giving notice of the new prima facie speed limit.

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

SECTION 1: THAT, upon basis of an engineering and traffic investigation heretofore made, and as authorized by the provisions of the Texas Transportation Code, that a prima facie speed limit of 20 miles per hour for vehicles is hereby determined and declared to be reasonable and safe; and such speed limit is hereby fixed at the rate of speed indicated for vehicles traveling upon the named street or highway, or parts thereof, described as follows:

- (A) East Avenue D beginning at the intersection of South Oakes Street extending East

to Rust Street.

SECTION 2: THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY: That 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: THAT, this Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the 7th day of May, 2019, and finally PASSED, APPROVED and ADOPTED on this the 21st day of May, 2019.

CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved as to Form:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Hillary Bueker, Planning Manager, Planning and Development Services, 325-657-4210

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of a ordinance approving case Z19-05, a rezoning from the Low-Rise Multi-Family (RM-1) Zoning District to the General Commercial (CG) Zoning District, on 2.047 acres located in the 5100 block of W. Houston Harte Expy. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

A request for approval of a Rezoning from the Low-Rise Multi-Family (RM-1) Zoning District to the General Commercial (CG) Zoning District on the subject property. The current proposed development is an auto dealership. Section 310 of the Zoning Ordinance does not permit such use by right in the existing district.

Financial Impact:

N/A

Other Information/Recommendation:

On April 15, 2019 the Planning Commission recommended APPROVAL of the rezoning.

Attachments:

- | | | |
|----|-------------------|---------------------------------|
| 1. | Ordinance (RZ) | 19-0055_Z19-05_ORD_REDLINE.docx |
| 2. | Staff Report (RZ) | CC Staff Report Z19-05 SKG.pdf |

Presentation:

Jon James

Approvals/Reviews:

Hillary Bueker	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **GENERALLY LOCATED IN THE 5100 BLOCK OF WEST HOUSTON HARTE EXPRESSWAY FRONTAGE ROAD, 0.25 MILES SOUTHWEST OF THE INTERSECTION OF MELROSE AVE AND WEST HOUSTON HARTE EXPRESSWAY FRONTAGE ROAD, , compromising a total of 2.047-acres**, FROM LOW-RISE MULTI-FAMILY RESIDENTIAL (RM-1) ZONING DISTRICT TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z19-05: SKG Engineering

WHEREAS, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed General Commercial (CG) Zoning District; and,

WHEREAS, on the 7th day of May, 2019, City Council held a public hearing on Z19-05, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described property permanently zoned GENERAL COMMERCIAL (CG) Zoning District:

The real property generally located in the 5100 block of West Houston Harte Expressway Frontage Road, 0.25 miles southwest of the intersection of Melrose Ave and West Houston Harte Expressway Frontage Road, specifically being Abstract: a-3944 s-0001, Survey: A E White, City of San Angelo, Tom Green County, Texas.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit A** of this Ordinance.

SECTION 3: In all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4. The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1 and 2 of this Ordinance shall remain in full force and effect.

SECTION 5 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 6: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED with public hearing on the **7th day of May, 2019**, and finally PASSED, on this the **21st day of May, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

Exhibit A (CG Boundary Map)

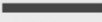
General Commercial (CG)



Z19-05: SKG Engineering West Houston Harte Exwy

Council District: SMD #6 - Billie DeWitt
Neighborhood: Bluffs
Scale: 1" approx. = 150 ft

Legend

Subject Properties: 
Current Zoning: RM-1
Requested Zoning Change: CG
Vision: Commercial



CITY COUNCIL – MAY 7 & MAY 21, 2019
STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z19-05: SKG Engineering	
SYNOPSIS:			
A request for approval of a Rezoning from the Low-Rise Multi-Family (RM-1) Zoning District to the General Commercial (CG) Zoning District on the subject property. The current proposed development is an auto dealership. Section 310 of the Zoning Ordinance does not permit such use by right in the existing district.			
LOCATION:		LEGAL DESCRIPTION:	
5100 Block of West Houston Harte Expressway		Being Abst: A-3944 S-0001, Survey: A E WHITE, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Billie DeWitt Bluffs Neighborhood	RM-1 – Low-Rise Multi-Family Residential	Commercial	2.047 acres
THOROUGHFARE PLAN:			
<u>West Houston Harte Expressway Frontage Road</u> – State Maintained ROW, ROW varies existing, Pavement width varies existing.			
NOTIFICATIONS:			
11 notifications were mailed within a 200-foot radius on March 26, 2019. Zero received in support and zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a Rezoning from the Low-Rise Multi-Family (RM-1) Zoning District to the General Commercial (CG) Zoning District			
PROPERTY OWNER/PETITIONER:			
Bill Davis/SKG Engineering			
STAFF CONTACT:			
Hillary Bueker Senior Planner (325) 657-4210, Extension 1547 hillary.bueker@cosatx.us			

Rezoning: Section 212(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:

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 current future land use is designated at “commercial” which seeks to promote “single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network. The uses within this area often draw from the larger regional area.” Section 303 of the Zoning Ordinance states that the intent of the General Commercial Zoning District is to “provide opportunities for development of commercial establishments of higher intensity, with larger trade area, floor area and traffic generation.” The rezoning will be in keeping with the approved future land use and allow the continuation of the surrounding commercial development along West Houston Harte Expressway.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** Any new development would comply with the General Commercial development standards. The existing 2.05 acre tract of land exceeds the minimum lot area of 6,000 square feet, the minimum lot frontage of 50 feet, and minimum lot depth of 80 feet in the General Commercial zoning district. Any future buildings will be required to comply with all required setbacks including 25-foot front yard setbacks from West Houston Harte Expressway, as well as a 10-foot side and rear yard setbacks where adjacent to residential.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The property is located within an area that has mixed uses, but is comprised of mostly residential to the north and commercial along West Houston Harte Expressway. The subject tract of land fits in with the already zoned commercial lots along the frontage road, and would be required to provide for screening and setbacks from adjacent residential per the zoning ordinance.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The property was annexed into the city in November 1997 and was rezoned in December 1997 to Low-Rise Multi-Family Residential. Since the anticipated multi-family development was never realized, the rezoning would make use of the land in a commercial manner consistent with the adopted future land use and existing adjacent development along West Houston Harte Expressway.
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. The rezoning is anticipated to have little to no adverse impact on the natural environment. There may be minor air and noise pollution as the proposed improvements are built, but those would be temporary.

6. **Community Need.** Whether and the extent to which the proposed amendment addresses a demonstrated community need. Allowing this site to rezone to General Commercial would be reflective of the continuing need for commercial properties along West Houston Harte Expressway, rather than allowing a continuance of a zoning designation that has not been fully utilized in the past.
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. The existing development pattern in the along West Houston Harte Expressway is mostly commercial, approving the rezoning will allow the parcels to keep in continuity with the adjoining lots directly along the frontage road.

Planning Commission Recommendation:

On April 15, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the Low-Rise Multi-Family (RM-1) Zoning District to the General Commercial (CG) Zoning District on the subject properties. The following is the complete excerpt of the draft minutes from the April 15, 2019, meeting for this case:

Hillary Bueker, Senior Planner, presented the proposed Rezoning. She explained that the applicant is proposing to change the current zoning from Low-Rise Multi-Family Residential (RM-1) to the General Commercial (CG) Zoning District. Ms. Bueker outlined Staff's recommendation to approve the rezoning request on the grounds that the CG zoning is consistent with the Commercial Future Land Use designation in the Comprehensive Plan; that the lot meets the minimum CG development standards; that it fits with the commercial pattern along Houston Harte Expressway; and that it has never developed residentially.

Chair Stribling opened the meeting for public comment.

Mr. Russell Gully, with SKG Engineering representing the applicant, indicated that the property owner of the land to the south and west intends to buy this lot and incorporate into their larger tract.

Commissioner Jackson asked about buffering between the nearby residences.

Mrs. Bueker responded that the commercial land would require a 10-foot building setback and six-foot high privacy fencing from adjacent residential uses or districts.

Mr. Gully indicated that the rear portion of the lot would be used as a detention pond. He explained that the applicant has had discussions with the neighborhood and believed that the proposed detention pond will be good for the neighborhood.

Chair Stribling closed public comment.

Vice Chair Spano made a Motion to recommend APPROVAL of a Rezoning from the Low-Rise Multi-Family (RM-1) Zoning District to the General Commercial (CG) Zoning District. Commissioner Self seconded the motion. The motion passed 5-1 with Chair Stribling, Vice Chair Spano, and Commissioners Uherik, Self, and Brooks voting in favor, and Commissioner Jackson voting against.

Recommendation:

Staff's recommendation is for the Planning Commission to Recommend **APPROVAL** of a Rezoning from the Low-Rise Multi-Family (RM-1) Zoning District to the General Commercial (CG) Zoning District.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Applications
Photographs
Notification Map



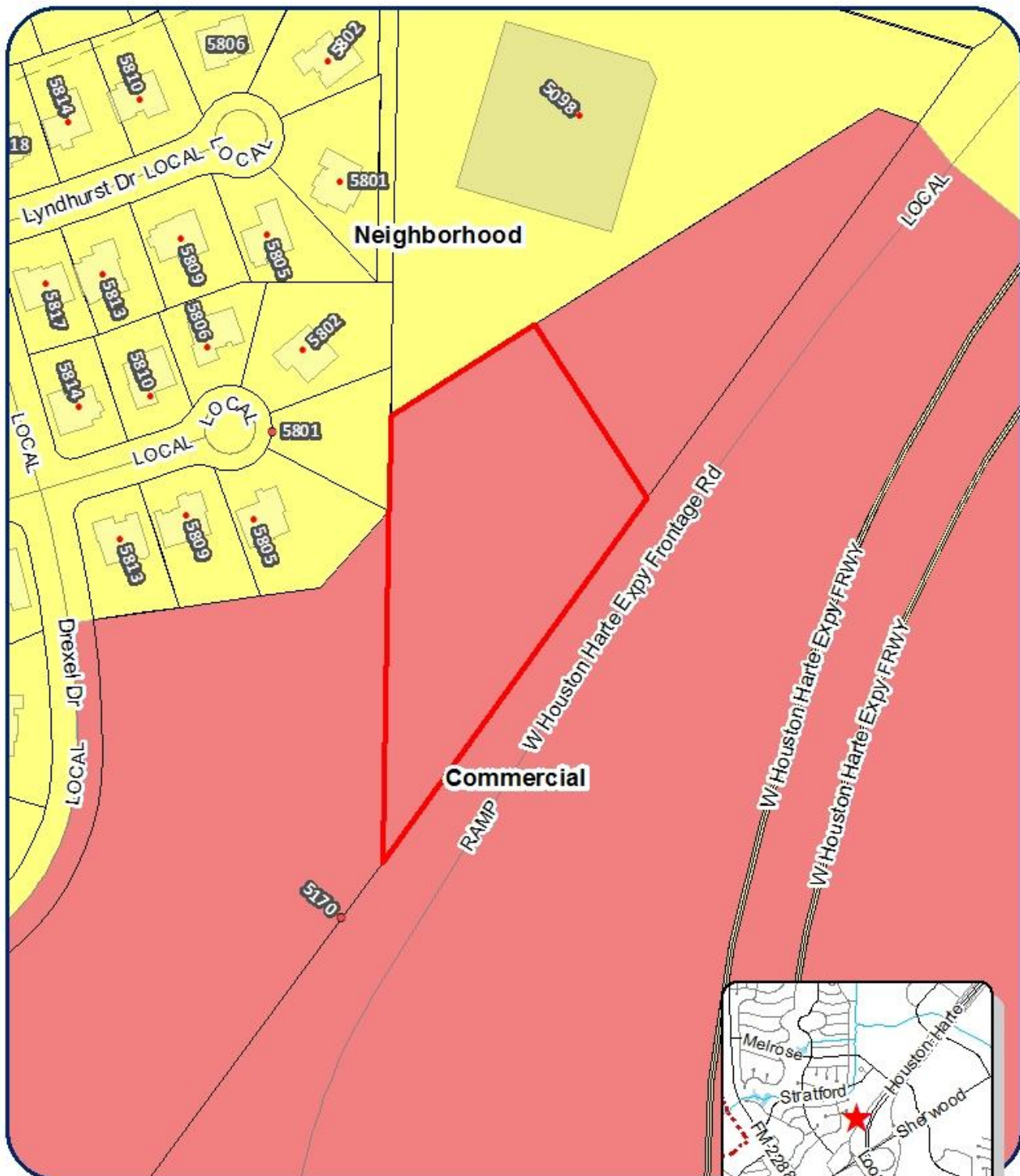
Z19-05: SKG Engineering
West Houston Harte Expy

Council District: SMD #6 - Billie DeWitt
Neighborhood: Bluffs
Scale: 1" approx. = 150 ft

Legend

Subject Properties: —
Current Zoning: **RM-1**
Requested Zoning Change: **N/A**
Vision: **Commercial**





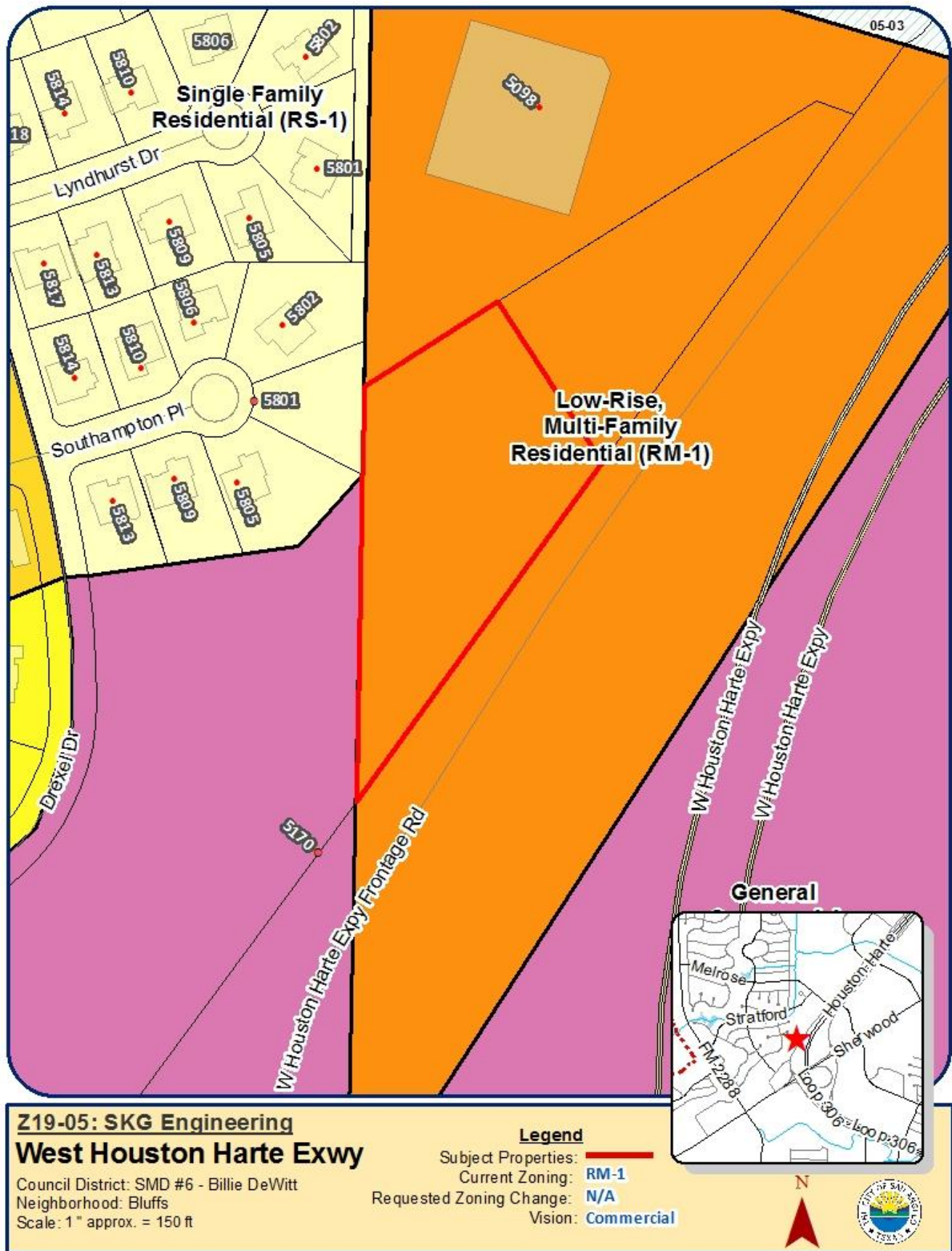
Z19-05: SKG Engineering
West Houston Harte Expy

Council District: SMD #6 - Billie DeWitt
Neighborhood: Bluffs
Scale: 1" approx. = 150 ft

Legend

Subject Properties: —
Current Zoning: RM-1
Requested Zoning Change: N/A
Vision: Commercial





Effective January 3, 2017



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



Application for Approval of a Zone Change

Section 1: Basic Information

Name of Applicant(s): SKG Engineering

☐ Owner

☒ Representative (Notarized Affidavit Required)

<u>706 South Abe Street</u>		<u>San Angelo</u>	<u>Texas</u>	<u>76903</u>
Mailing Address		City	State	Zip Code
<u>325-655-1288</u>		<u>rg@skge.com</u>		
Contact Phone Number		Contact E-mail Address		
<u>5100 W. Houston Harte</u>		<u>San Angelo</u>	<u>Texas</u>	<u>76904</u>
Subject Property Address		City	State	Zip Code
<u>Abst: A-3944 S-0001, Survey: A E WHITE, 2.0470 ACRES</u>				
Legal Description (can be found on property tax statement or at www.tomgreencad.com)				

Existing Zoning: RM-1 Proposed Zoning: CG Lot size: 2.047 acres

(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: Vacant

*Proposed Use of Property: Commercial - current proposal is for an auto dealership.

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)

- ☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;
- ☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.
- ☒ If approved, a zone change is applied to the property, not the property owner.
- ☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
- ☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.
- ☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
- ☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.
- ☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

☒ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Russell Gully		SKG Engineering	3-15-19
Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z 19 - 05

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ _____

Receipt #: 180244 Date paid: 3/20/19

Sign Deposit \$37.50

Receipt #: _____ Date paid: ____/____/____

Affidavit attached? ☐ Yes ☐ No ☐ N/A Applicant's signature on information sheet? ☐ Yes ☐ No

Previous Zone Change Inquiry? ☐ Yes ☐ No If yes, ZCI case no.: _____

River Corridor Commission? ☐ Yes ☐ No If yes, RCC meeting date: ____/____/____

Planning Commission hearing date: ____/____/____ Date notifications due: ____/____/____

City Council hearing date: ____/____/____ Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: _____ Date: ____/____/____

Site Photos



Looking West toward adjacent neighborhood



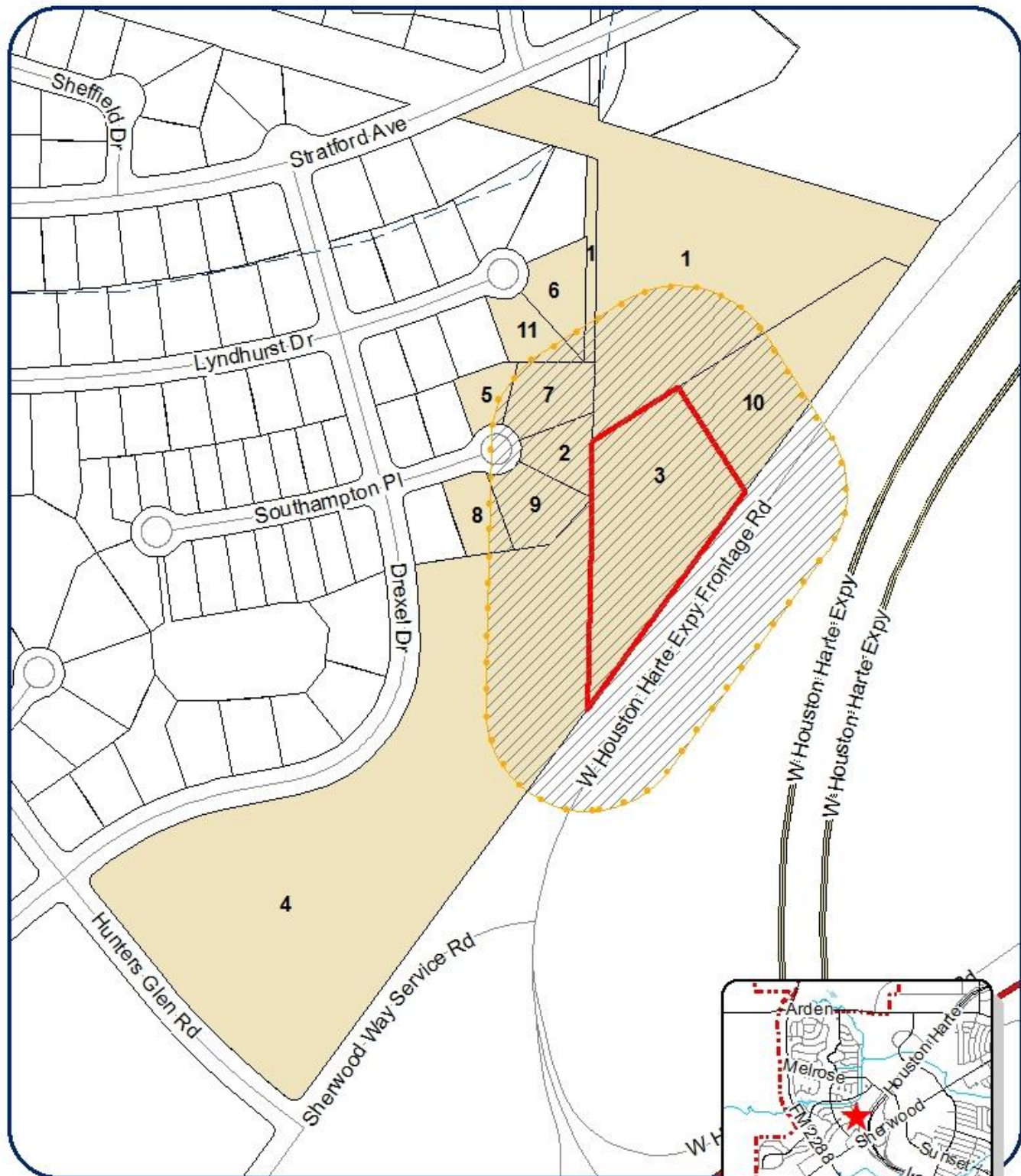
Looking Southwest along West Houston Harte Expressway Frontage Road



Looking North towards residential



Looking Northeast along West Houston Harte Expressway Frontage Road



Z19-05: SKG Engineering
West Houston Harte Exwy

Council District: SMD #6 - Billie DeWitt
Neighborhood: Bluffs
Scale: 1" approx. = 250 ft

Legend

Subject Properties: —
Current Zoning: **RM-1**
Requested Zoning Change: **N/A**
Vision: **Commercial**

N



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325.657.4210

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance", Section 511 "Off-Street Parking Standards" and Section 512 "Loading Standards", establishing new standards and revisions to existing standards for parking and loading (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

Planning staff undertook a review of the City's off-street parking and loading standards. Based on that review, staff recommends the following changes to the parking standards to

- a) ensure adequate parking supply for new uses and expansion of existing uses and to minimize the negative impacts on neighboring properties from spillover impacts of insufficient parking;
- b) reduce minimum parking requirements as much as possible, while still ensuring adequate parking;
- c) provide minimum spacing, maneuvering, and paving standards to ensure longevity and adequacy of parking lots throughout the City; and
- d) allow for options and alternatives to provide flexibility in meeting parking requirements.

Financial Impact:

N/A

Other Information/Recommendation:

On February 19, 2019, the Planning Commission recommended APPROVAL of these amendments, with modifications, by a vote of 3-2. Commissioners Stribling, Spano and Self voted in favor and Commissioners Jackson and Brooks voted against (see Staff Report).

Attachments:

1. Memo_CC_ZO_Parking and Loading (2019-05-07) Memo_CC_ZO_Parking and Loading (2019-05-07).pdf
2. Cover_CC_ZO_Parking and Loading (2019-05-07) Cover_CC_ZO_Parking and Loading (2019-05-07).pdf
3. Ordinance_CC_ZO_Parking and Loading (2019-05-07) Ordinance_CC_ZO_Parking and Loading (2019-05-07).pdf

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher
Jon James
Theresa James
Anthony Wilson

Created/Initiated
Approved
Approved
Approved

Jon James
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Final Approval

MEMO

**Meeting**

Date: May 7, 2019

To: City Council

From: Jon C. James, AICP
Planning & Development Services Director

Request: Public hearing and consideration of an amendment to Chapter 12, Exhibit "A" Zoning Ordinance, Section 511 "Off-Street Parking Standards" and Section 512 "Loading Standards".

Background:

The Planning Division recently undertook a review of the City's off-street parking and loading standards. The original parking and loading standards were adopted as part of the current Zoning Ordinance in 2000, almost 20 years ago. With the exception of alternative parking options for shared and off-site parking, and new parking standards for schools, parking and loading standards have remained unchanged since 2004. The Planning Division determined the following goals as part of the review:

1. To ensure adequate parking supply for new uses and expansion of existing uses and to minimize the negative impacts on neighboring properties from spillover impacts of insufficient parking.
2. To reduce minimum parking requirements as much as possible, while still ensuring adequate parking.
3. To provide minimum spacing, maneuvering, and paving standards to ensure longevity and adequacy of parking lots throughout the City.
4. To allow for options and alternatives to provide flexibility in meeting parking requirements.

For each of the above goals, the Planning Division had proposed the following changes below. These were later amended by the Planning Commission at their meeting of February 18, 2019 and can be found at the end of this report. The final text amendment has been prepared separately and is part of the City Council review package:

Planning Division Recommendations:

1. To ensure adequate parking supply for new uses and expansion of existing uses and to minimize the negative impacts on neighboring properties from spillover impacts of insufficient parking.

- **Require new parking for all nonresidential building expansion, but exempt single and two-family residential dwelling expansion totaling 1,200 square feet or less.** The current Ordinance requires full parking for all buildings when a Certificate of Occupancy is needed and where the expansion is greater than 25% of current floor area or where improvements will increase the monetary value of the building by 50% or more. This could allow buildings with large footprints to expand under 25% without having to provide any new parking, but smaller buildings in poor condition with significant upgrades to provide full parking. It also exempts new garages or carports on existing single-family properties from providing new parking because these uses do not require a Certificate of Occupancy, only a final inspection. The new provisions will require commercial buildings expanding greater than 25% to continue to provide full parking, but expansions less than 25% to provide additional parking for only the expansion. All new buildings regardless of size would require full parking regardless of whether a Certificate of Occupancy was needed. Single and two-family dwellings however, would be allowed to expand without new parking so long as they did not exceed 1,200 square feet (an average sized home).
- **Require new parking for all nonresidential land uses and land use expansion greater than 25%.** The current Ordinance only requires parking for buildings that require a Certificate or Change of Occupancy. Parking is tied exclusively to permitting. Many uses such as mini-golf and outdoor entertainment generate additional parking requirements and do not require review of parking. The new standards will require that new or expanded land uses on the same property not tied to a building permit still require new parking.
- **Reduce parking required for a Change of Occupancy when new use is 25% or less than parking required for current use.** The current Ordinance requires all Change of Occupancies to provide parking. This imposes limits on older buildings with limited space or where sites are unpaved. The proposed amendment would only require new parking where the new use requires more parking than the previous use. Uses that have parking demand 25% or less of current demand would only have to provide parking for the difference (e.g. if new use required 6 spaces and old use required 4, required parking would be 2 spaces).

2. To reduce minimum parking requirements as much as possible, while still ensuring adequate parking. The Planning Division conducted extensive site research, including recording parking demand at peak times and comparisons with other cities of comparable size. Based on these

results, staff believes that parking requirements can be reduced for most uses, while we have recommended an increase for a few uses (although many of these existing uses are already providing this additional parking). Therefore, many of the following recommendations reflect what the development industry is already providing on properties in San Angelo.

Nonresidential Uses:

- **Require LESS parking for banks and financial institutions, bowling alleys, institutions, furniture stores, group living, home appliance stores, libraries, offices, and retail sales, service, and grocery stores above 20,000 square feet.** Furniture were the lowest traffic generator, followed by banks and financial institutions. Offices were next followed by large retail and appliance stores above 20,000 square feet. The attached parking tables (511.D of the draft ordinance) compares current to proposed parking.
- **Require MORE parking for hospitals, hotels and motels, movie theatres, nursing and convalescent homes, religious institutions, and restaurants and bars.** A random selection of properties containing these uses were visited during peak times. The Planning Division found that most would be deficient parking based on current requirements. However, many of these businesses were already providing additional parking to meet the proposed standards. For instance, the two San Angelo movie theatres and several churches (currently require 1 space/10 seats) were already providing additional parking to meet their demand of up to 1 space/4 seats) consistent with West Texas cities of comparable size. A standard 1 space/100 gross floor area was used for restaurants comparable with similar cities and actual demand, as the current 1/4 seats is normally too low and number of seats can fluctuate.
- **Variable - parking for day cares and warehousing, wholesale trade, and manufacturing uses.** Whereas employee numbers fluctuate, the new standards for these uses are based on floor areas, similar to comparable cities. A minimum number of spaces for day cares would ensure adequate parking at peak drop off/pick up times for parents and staff.
- **No change – schools, entertainment-oriented facilities, stadiums, arenas, and private clubs will maintain current parking standards,** the greater of 1/400 gross floor area or 1/10 seats as these uses tend to fluctuate based on the specific activity. Minimum parking for schools was already reviewed as part of adoption of new school site standards in June 2017.

Residential Uses:

- **No change – single and two-family dwellings.** The current parking ordinance requirement of two spaces/unit adequately services these uses.
- **Reduce - Multifamily residential 3+ bedrooms.** 3-bedroom apartment buildings researched or those that had a portion of 3-bedroom units had slightly less parking

demand. The proposed change would require the same amount of parking for 3-bedrooms as 2-bedroom units (1.75 spaces/unit instead of 2.0 spaces/unit).

3. To provide minimum spacing, maneuvering, and paving standards to ensure longevity and adequacy of parking lots throughout the City.

- **Require a Parking Lot Permit for all new parking areas, expansion of an existing parking area, and new parking spaces not connected to a building permit.** The current ordinance requires only parking as part of a building permit application to reviewed and approved. This allows a developer on a vacant lot to create a parking lot that could have inadequate drainage and stormwater issues, as well as substandard paving and maintenance. A parking lot permit would allow City staff to review a proposed parking lot, including the Engineering Department for grading, drainage and stormwater, consistent with the current process for building permit lots. It would also allow a stand-alone parking lot which is currently not allowed in the zoning ordinance unless a commercial parking lot (a parking lot not accessory to a specific use).
- **Require that all parking areas are adequately paved, striped, lit, and maintained.** Under the current ordinance, only required parking is required to be paved. It also does not contain provisions for striping or lighting, or define to what standard a parking area shall be maintained. The proposed changes will require that a developer ensure that all parking spaces, driveways, and maneuvering areas are “drivable, passable, free and clear of debris, refuse, and potholes” and that parking lots are striped, signed, and adequately lit with no spillover glare.
- **Allowance and provision for parallel parking (tandem).** The current ordinance does not make provision for parallel parking, although the Planning Division has approved parallel parking as part of site plan reviews. Incorporating standards for parallel parking ensures that minimum spacing and maneuvering is provided for such spaces, as well as allowing this option, particularly useful on smaller sites with limited space. Regular parking spaces are 9 feet wide by 18 feet long; a parallel space would have an additional 4 feet (23 feet long) to allow maneuvering in and out of the space.

4. To allow for options and alternatives to provide flexibility in meeting parking requirements.

- **Allow up to 50% of spaces to be on-street.** In June 2017, City Council adopted standards for Alternative Parking, allowing the Planning Director to administratively allow for shared parking, parking off-site, and reduced parking. The proposed change to this section will allow up to 50% of required parking spaces to be on-street adjacent to the use, as well as allowing the Planning Director to grant an administrative variance for all-weather parking when an adequate rationale has been provided by the applicant.

- **Increase maximum distance for off-premise parking if properly zoned.** The current Zoning Ordinance requires off-premise parking be located within 400 feet of the principal use. Typical urban development blocks are 500 feet in length which would essentially allow off-premise parking to be located within the same block or in close proximity to the facility it serves. A new provision ensuring that all parking is properly zoned will better ensure that commercial parking lots are not erected on residentially zoned lots.

Planning Commission Recommendations:

On February 18, 2019, the Planning Commission recommended to **APPROVE AS AMENDED by a vote of 3-2** a text amendment to Chapter 12, Exhibit “A” Zoning Ordinance, Section 511 “Off-Street Parking Standards” and Section 512 “Loading Standards”, establishing new standards and revisions to existing standards for parking and loading in the City of San Angelo. Commissioners Self, Spano, and Stribling voted in favor and Commissioners Jackson and Brooks voted against.

The Planning Commission made the following amendments to the original draft Ordinance as presented. These amendments have been incorporated into the language of the final draft attached for Council review and decision:

Section 511: Off-Street Parking Standards:

- **Parking Lot Permit (C.2):** Eliminate “to the satisfaction of” to avoid confusion and redundancy. Parking Lot Permits shall still be reviewed and approved by the Planning Director, the Building Official, and City Engineer.
- **Parking Lot Permit (C.2.h):** Eliminate “as required by the City”, replace with “necessary to ensure compliance with City Ordinances” to avoid any discretionary authority or unrelated information beyond what City Ordinances already require under “other information” on a parking lot permit.
- **Maintenance and Design (H.2):** Eliminate “free and clear of debris, refuse, and potholes”, replace with “to maintain public health and safety” to avoid any discretionary authority while ensuring a basic health and safety standard has been met.
- **Maintenance and Design (H.4):** Eliminate that parking areas and pathways may be required to be lit, replace with “parking lot lighting if provided, shall be fully shielded and not create any spillover glare onto adjacent properties or streets” to require lighting be shielded only if required.

Section 512: Loading Standards:

- **Maintenance and Design (D.3):** Require all loading spaces facing a street and located closer than 50 feet to any residential use or “residential zoning district” to be screened.

This clarification referring to a “residential” zoning district only requires screening of loading spaces adjacent to a residential use or zoning district, maintaining the current standard of not requiring screening between non-residential uses or non-residential zoning districts void of residential uses.

Planning Commission Minutes:

Jeff Fisher, Senior Planner, presented the proposed text amendment to the Zoning Ordinance for new parking and loading standards. He explained that with some minor exceptions such as alternative parking, most of the parking and loading standards have remained unchanged since 2000. Mr. Fisher outlined the new changes which have been designed to reduce parking requirements when necessary and to ensure adequate standards for new and expanded facilities. He summarized the changes which included new standards that trigger when parking is required, including an exemption for single and two-family dwellings that total 1,200 square feet or less. Mr. Fisher outlined a new procedure for stand-alone parking lots, previously exempt from City review, but would now require a Parking Lot Permit and a review similar to when parking lots are reviewed as part of a building permit site. He also indicated that parking areas are required to be passable and drivable and will require a final site inspection from the Planning Division as part of the parking lot permit. Finally, Mr. Fisher summarized the changes to the parking table based on extensive research. Offices and furniture stores and retail over 25,000 square feet will have reduced parking, while uses such as hotels, restaurants, movie theaters and churches will generally require increased parking but that many are already providing this additional parking for customers.

Mr. Russell Gully, SKG Engineering, indicated he believed that the proposed ordinance change was a good start. He did indicate however some concerns with parking lot permits being approved to the satisfaction of the City Engineer and Building Official if the applicant already satisfies the minimum requirements.

Mr. Jon James, Planning and Development Services Director, indicated that these officials do not have any broader authority than the minimum requirements.

Mr. Gully expressed concerns about the new maintenance standard requiring driving areas to be free of potholes.

Mr. James indicated that the City would only enforce this in the worst circumstances.

Commissioner Smith left the meeting at 10:53 a.m.

Mr. Steve Eustis, real estate agent, asked about the provision of parking lot lighting and when lights had to be turned off.

Mr. James indicated that this provision was to require parking lot lighting, but that he is willing to strike out the requirement that parking lots have to be lit.

Mr. Eustis also expressed concerns about decreasing parking and the impact this would have on new tenants with a different use.

Mr. James responded that the changes set a minimum but that they can choose to install more parking than required.

Mr. Eustis requested this item be tabled to provide more time review all the changes.

Commissioner Jackson made a Motion to TABLE text amendment to Chapter 12, Exhibit “A” Zoning Ordinance, Section 511 “Off-Street Parking Standards” and Section 512 “Loading Standards”, establishing new standards and revisions to existing standards for parking and loading in the City of San Angelo. Commissioner Brooks seconded the motion. The motion FAILED 3-2 with Commissioners Jackson and Brooks voting in favor, and Chair Stribling, Vice Chair Spano, and Commissioner Self voting against.

Commissioner Self made a Motion to recommend APPROVAL AS AMENDED by the Commission with changes to 511.C.2, 511.H.2, 511.H.4, and 512.D.2 and 512.D.3 (a final version which will be filed with the Planning Division and presented to City Council). Vice Chair Spano seconded the Motion. The Motion PASSED 3-2 with Commissioner Self, Vice Chair Spano, and Chair Stribling voting in favor, and Commissioners Jackson and Brooks voting against.

Proposed Change - Warehousing, wholesale trade, and manufacturing

The Planning Division has conducted further research into proposed parking standards for warehousing, wholesale trade, and manufacturing. Initially, Planning Staff had proposed changing the standard from 1 space/4 employees to 1 space/1000 square feet of gross floor area and 1 space/500 square feet of gross floor area. However, recent customer inquiries and site research for industrial development found that additional floor area beyond a certain size does not generate increased parking demand. Planning Staff compared several sites, large and small, ranging from exclusive industrial warehousing to wholesale trade activities. **It was concluded that warehousing, wholesale trade, and manufacturing gross floor area above 25,000 square feet would be reduced from 1 space/1000 square feet of gross floor area to 1 space/2000 square feet of gross floor area.** The floor area range was consistent with San Angelo’s sister cities and most of the sites researched will comply with the new standards.

City Council Requested Action:

APPROVE AS AMENDED the Amendment to Chapter 12, Exhibit “A” Zoning Ordinance, Section 511 “Off-Street Parking Standards” and Section 512 “Loading Standards”.

Attachments:

Proposed Text Amendment

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY OF SAN ANGELO CODE OF ORDINANCES, CHAPTER 12, EXHIBIT "A" "ZONING ORDINANCE", ARTICLE 5 "GENERAL DEVELOPMENT STANDARDS", BY RESTATING IN ITS ENTIRETY SECTION 511 "OFF-STREET PARKING STANDARDS" AND AMENDING SECTION 512 "LOADING STANDARDS" RESTATING SUBPART "D" TO PROVIDE SCREENING; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS:

Section 1: Chapter 12, Exhibit "A" "Zoning Ordinance", Article 5 "General Development Standards", Section 511 "Off-Street Parking Standards" is restated in its entirety as set forth on **Exhibit "A"** attached to this ordinance and made a part hereof for all purposes.

Section 2: Section 512 "Loading Standards", of the City of San Angelo Code of Ordinances is amended by restating subpart "D" to provide for opaque screening as set forth on **Exhibit "A"** attached to this ordinance and made a part hereof for all purposes.

Section 3: All provisions of Chapter 12, Exhibit "A" "Zoning Ordinance", Article 5 "General Development Standards", Section 512 "Loading Standards", of the City of San Angelo Code of Ordinances not amended hereby shall remain in full force and effect.

Section 4: 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 5: This Ordinance shall be effective from and after the date of adoption.

INTRODUCED on the 7th day of May, 2019, and finally PASSED, APPROVED and ADOPTED on this the 21st day of May, 2019.

CITY OF SAN ANGELO

ATTEST

BY: _____
Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO FORM

Theresa James, City Attorney

Exhibit A

Sec. 511. Off-Street Parking Standards

A. Purpose

1. To ensure adequate parking supply for new uses and expansion of existing uses and to minimize the negative impacts on neighboring properties from spillover impacts of insufficient parking.
2. To provide minimum spacing, maneuvering, and paving standards to ensure longevity and adequacy of parking lots throughout the City.
3. To allow for options and alternatives to provide flexibility in meeting parking requirements.

B. Off-Street Parking Required

1. New Use or Construction. 1. General Requirements. Except in the CBD District, no Certificate of Occupancy~~No nonresidential land use shall commence, and no final occupancy or inspection~~ shall be issued for the use of land or a building for residential, commercial, industrial or any other purpose until adequate off-street parking as required in this Section has been provided.

2. Expansion of Use or Floor Area.

a. No expansion of up to 25% of land area for nonresidential land use shall commence, and no final certificate of occupancy shall issue or final inspection shall occur for the expansion of up to 25% of the floor area of a building for nonresidential use, until adequate off-street parking is provided for the expansion as required under this Section.

b. No expansion greater than 25% of land area for nonresidential land use shall commence, and no final certificate of occupancy shall issue or final inspection shall occur for expansion of greater than 25% of the floor area of a building for residential or nonresidential use until, adequate off street parking for the current use plus the expansion is provided for as required under this Section.

c. Notwithstanding subparts a and b above, expansion of existing single-family and two-family dwellings resulting in a total of 1,200 square feet of floor area or less are exempt from these parking requirements.

3. Change of Occupancy. Except in the CBD District, No Certificate of Occupancy shall be issued to allow a change from one major occupancy category to another (as identified defined by the applicable Standard International Building Code or other published code adopted by the City of San Angelo ordinance) unless off-street parking in conformity with the minimum standards of this Section has been provided for. The amount of additional parking shall be limited to the required parking calculated for the new use minus any required parking calculated for any previous use of the building before off-street parking standards were implemented on March 23, 1954, whether or not adequate parking actually existed for such previous use.

a. Whenre the new occupancy category requires the same or less than the required parking for the current occupancy category, no new parking is required.

Exhibit A

b. When the new occupancy category requires up to 25% more than the required parking for the current occupancy category, additional off-site parking shall be provided only for the increase required due to the change in occupancy category.

c. When the new occupancy category requires greater than 25% of the required parking for the current occupancy category, 100% of the off-site parking required for the new occupancy shall be provided for.

4. Exceptions.

a. Parking in the Central Business District. No off-street parking shall be required in the Central Business District, however, should off-street parking be provided, it shall comply with the minimum off-street parking and loading standards required under Sections 511 and 512.

C. Parking Lot Permit

1. Permit Required. Any new parking area, expansion of an existing parking area, and new parking spaces not related to a building permit shall require a Parking Lot Permit. Repainting of existing parking spaces in the same configuration shall be exempt from the permit requirement.

2. Requirements. The Parking Lot Permit shall be reviewed and approved by the Planning Director, the Building Official and City Engineer. An application for a Parking Lot Permit shall include as a minimum:

- a. A layout plan to scale delineating the location and type of all paved surfaces;
- b. Location of all parking and loading spaces and required striping;
- c. All parking, loading, and maneuvering area dimensions;
- d. Location of all lighting and screening;
- e. All grading, drainage and stormwater requirements;
- f. Pedestrian connections connecting the parking area to the principal use;
- g. Required application and fee; and
- h. Other information as may be necessary to ensure compliance with City standards.

D.B. Required Off-Street Parking Table

Use	Off-Street Parking Required
RESIDENTIAL	
Single-family dwellings, or two-family dwellings, townhomes, twinhomes, zero lot line dwellings, manufactured homes, mobile homes, and industrialized housing	<u>2.0 spaces/dwelling unit</u>

Exhibit A

Multifamily dwellings		
	1 bedroom unit	1.5 spaces/unit
	2 Bedroom apartment	1.75 spaces/unit
	2 bedroom unit or larger	1.75 spaces/unit
	3 Bedroom apartment or larger	2.0 spaces/unit
Group Living, including assisted living facilities, retirement centers, rooming or boarding houses (not including dormitories or nursing or convalescent homes)		0.75 spaces/unit
NONRESIDENTIAL		
Banks and financial institutions (not including furniture and home appliance stores)		1 space/200 SF gross 1 space/500 GFA, minimum of 10 spaces
Bowling alleys		1 space/400 SF gross OR 1 space/10 seats for patron use, whichever is greater 1 space/500 GFA
Day cares		1.5/employee 1 space/400 GFA, minimum of 10 spaces
Entertainment oriented facilities including amusement parks, arenas, museums, race tracks, and stadiums		Greater of 1 space/400 GFA or 1 space/10 seats
gymnasiums and fitness centers Fitness centers and gymnasiums		1 space/400 SF gross OR 1 space/10 seats for patron use, whichever is greater 1 space/400 GFA

Exhibit A

Furniture stores	1 space/400 gross SF 1 space/600 GFA
Home appliance stores	1 space/400 gross SF 1 space/500 GFA
Hospitals	1 space/4 patient beds plus 1 space/staff doctor and 1 space/4 employees 1 space/bed
Hotels and motels	1 space/2 guestrooms plus 1 space/4 employees 1 space/guestroom
Libraries	1 space/400 SF gross OR 1 space/10 seats for patron use, whichever is greater 1 space/500 GFA, minimum of 10 spaces
Theaters, movie house Movie Theaters	1 space/10 seats for patron use 1 space /4 seats
Nursing and convalescent homes	1 space/4 patient beds plus 1 space/staff doctor and 1 space/4 employees 2 spaces/3 beds

Exhibit A

Office buildings, including commercial, government and professional buildings, and medical and dental clinics Offices - general, professional, medical, and dental		1 space/300 SF gross 1 space/500 GFA
Places of public assembly, private clubs, lodges and funeral homes		Greater of 1 space/400 GFA or 1 space/10 seats
churches Religious institutions		1 space/400 SF gross OR 1 space/10 seats for patron use, whichever is greater 1 space/4 seats in main sanctuary
Restaurants, bars, taverns, nightclubs, diners Restaurants, bars, and nightclubs		1 space/4 seats for patron use 1 space/100 GFA including outdoor seating, decks, patios and floor area for entertainment uses
Retail trade and service establishments Retail sales and service uses, including grocery stores, personal service shops, equipment or repair shops, motor vehicle sales and repair		1 space/200 SF gross 1 space/200 GFA up to 20,000 GFA; 1 space/300 GFA above 20,000 GFA
Schools		
	Elementary school	1.5 spaces/classroom
	Middle School	3 spaces/classroom
	High school, college, university, business or trade school	9 spaces/classroom

Exhibit A

Manufacturing and industrial plants, warehouses, research labs, and food processing plants Warehousing, wholesale trade, and manufacturing uses	1 space/4 employees 1 space/1000 GFA up to 25,000 GFA; 1 space/2000 GFA above 25,000 GFA; plus 1 space/500 GFA for associated office and retail sale areas
Unlisted uses	As determined by the Planning Director – See Subsection G
Minimum for all principal buildings on a lot	2 spaces – See Subsection G

ED. Parking Location~~Location of Off-Street Parking Facilities~~

- ~~1. 1.~~ All required off-street parking spaces shall be located on the same lot or tract of land as the building and/or activity they are intended to serve, or separated by an alley no more than 30 feet wide, except as provided below.
- ~~2.~~ All required off-street parking shall be located within a zoning district that allows the use it is intended to serve.
- ~~3.~~ Parking shall not be allowed in visual clearance triangles (see Sec. 510).
- ~~1.4.~~ No required parking space or maneuvering area within a parking lot shall be encroached upon by any other use, including, but not limited to refuse disposal or commercial display, sale, repair, dismantling or servicing of merchandise, materials, equipment or vehicles.
- ~~5.2.~~ —The use of remote or off-premises parking shall be allowed to satisfy the requirements of this Section, including shared parking. Such parking shall be located no more than ~~500~~400 feet from the facility or activity requiring such parking, and a permanent parking easement shall be secured and legally recorded. Remote or off-premises parking shall comply with all of the standards of this Section.
- ~~3.~~ Required off-street parking spaces may be separated by an alley no more than 30 feet wide, from the same lot or tract of land as the building and/or activity which those off-street parking spaces are intended to serve.

F.E. Alternative Parking. The Planning Director, or designee, may approve an Alternative Parking Plan to allow for shared parking, parking provided off-site, or provision of fewer parking spaces, loading, or stacking spaces than otherwise required, subject to the following standards. The Planning Director may require that the applicant enter into a development agreement with

Exhibit A

the City that outlines all requirements and a timeline to complete the required improvements. An Alternative Parking Plan found not acceptable by the Planning Director may be appealed to the Zoning Board of Adjustment through the normal variance request process.

1. Shared Parking. Developments or uses with different operating hours or peak business periods may share off-street parking spaces if approved as part of an Alternative Parking Plan and if the shared parking complies with the all of following standards.

a. Shared parking spaces must be located within ~~500~~⁴⁰⁰ feet of the primary entrance of all uses served, measured along the shortest legal, practical walking route.

b. A shared parking study providing an analysis of off-street parking needs and availability shall be submitted to the Planning Director, clearly demonstrating the feasibility of the proposed shared parking plan. The study must address, at a minimum, the size and type of the proposed development, the composition of users of the development sharing off-street parking, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

c. A shared parking plan shall be enforced through written agreement among all owners of record. An attested copy of the agreement among all owners of record must be submitted to the Planning Director for filing in the Planning & Development Services Department. The agreement must be accepted by the Director and filed prior to issuance of a building permit or certificate of occupancy for any use to be served by an off-site parking area. A shared parking agreement may be rescinded only if all required off-street parking spaces are otherwise provided in accordance with this Section.

d. Adequate accessible pedestrian connections are provided connecting the shared parking area and the served uses, including on-street improvements where necessary.

2. Off-site Parking. Developments that wish to utilize parking not provided on the development site may provide required parking off-site if such parking complies with all of the following standards.

a. Off-site parking spaces must be located within ~~500~~⁴⁰⁰ feet of the primary entrance of all uses served, measured along the shortest legal, practical walking route.

b. Off-site parking shall be allowed through written agreement among all owners of record in a form approved by the Planning Director. An attested copy of the agreement between the owners of record must be submitted to the Planning Director for filing in the Planning & Development Services Department. The agreement must be accepted by the Director and filed prior to issuance of a building permit or certificate of occupancy for any use to be served by an off-site parking area. A shared parking agreement may be rescinded only if all required off-street parking spaces are otherwise provided in accordance with this Section.

Exhibit A

- c. Adequate accessible pedestrian connections are provided connecting the off-site parking area and the subject development, including on-street improvements where necessary.

3. On-Street Parking. On-street parking may be allowed to satisfy up to 50% of the required parking for a site.

4.3. Reduced Parking. Developments which show a reduced need for parking based on the unique characteristics of a particular use or location, including shared parking, projected transit use, high percentage of non-motorized customer traffic, or as part of pedestrian-oriented mixed-use development, may be allowed to provide fewer parking spaces than otherwise required herein based upon sufficient evidence provided to the Planning Director in an Alternative Parking Plan.

G. G. Rules for Determining Off-Street Parking Requirements

1. When calculation of required off-street parking results in the requirement for a fractional space, any fraction up to and including 1/2 shall be disregarded in the calculation, and fractions over 1/2 shall require one additional off-street parking space.
2. In the case of a use not specifically listed in the table above, the Planning Director shall determine a use on the table that is substantially similar to that proposed, and apply the accompanying off-street parking requirement, or determine a different standard.
3. No part of required off-street parking facilities shall be included as parking required for another structure or use, except as provided in subsection FE, below "Alternative Parking" of this section.
4. In the case of multiple principal uses located on a single lot or tract of land, the total required off-street parking shall equal the sum of the parking required for each of the various uses calculated separately. Except as provided in subsection FE below "Alternative Parking" of this section, required off-street parking for one use shall not be considered also qualify as required off-street parking for any other use.
5. For the purpose of computing off-street parking requirements for various retail trade activities, floor area shall mean the gross floor area (GFA) used or intended to be used for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise. # GFA shall not mean-include the area of floors or parts of floors used principally for non-public purposes, such as: the storage, incidental repair, processing or packaging of merchandise, for show windows, or for offices incidental to management or maintenance. Fitting rooms, dressing rooms and alteration rooms shall also be excluded from the definition-calculation of floorGFA area for the purpose of computing off-street parking requirements for various retail trade activities.
6. Where an open surface is consistently used or intended for regular use for an activity allowed by the zoning district where it is situated, such open area shall be

Exhibit A

considered the same as if it were floor area within a building for purposes of calculating off-street parking requirements.

7. In no circumstance shall new construction or installation of any principal building on a lot require any less than 2 off-street parking spaces to be provided in accordance with this Section.

H.F. Maintenance and Design of Public Off-Street Parking Facilities

1. Subject to exception specifically provided for under applicable ordinance, off-street parking facilities shall be paved with a paved connection to a public street, and constructed or improved only upon issuance of all required permits, including parking lot permits, curb cut approach permits and associated building permits. All parking facilities including employee, customer, and disabled parking areas shall be paved with an approved paved surface defined in Section 804 of the Zoning Ordinance and shall be clearly marked with appropriate striping and signage. Special Event uses and Temporary Uses allowed under this ordinance, and areas for storage or repair of vehicles or equipment, may be approved by the City Building Official or designee an all-weather surface in lieu of a paved surface.

2. Off-street parking facilities, including all parking spaces, driveways and maneuvering areas, shall be passable and drivable, to the satisfaction of the Planning Director, or designee, for purposes of maintaining public health and safety.

3. 1.—The property owner shall be responsible for maintenance of all required off-street parking and loading facilities to the standards required under Article 5 “General Development Standards” of the Zoning Ordinance, so as to continually provide a suitable area for off-street parking use.

4. Parking lot lighting, if provided, shall be fully shielded so as not to create any spillover light onto adjacent properties or streets.

5. The standards of Article 5 “General Development Standards” shall be a continuing obligation of the property owner. It shall be unlawful to discontinue, change or dispense with any off-street parking spaces required under this Article without establishing alternative parking that meets the requirements of this Section. It shall also be unlawful to use buildings or land without acquiring and developing appropriate areas for off-street parking that meet the requirements of this Section.

6. A curb, wheel stops or other suitable barrier may be required by the Planning Director or as a condition to a required permit to separate off-street parking areas from street or sidewalk public rights-of-way for public health and safety.

7. All off-street parking facilities shall be so graded and drained as to suitably dispose of all surface water accumulated within the area in compliance with city code of ordinances, Article 12.05 “Stromwater Management” and adopted Stormwater Design Manual.

Exhibit A

~~8. For off-street parking spaces accessory to residential uses in R&E districts, where In Ranch and Estate (R&E) zones, parking spaces are located greater than 50 feet from the lot line adjacent to an existing or proposed driveway approach from the public street, an all-weather surface may be substituted for paved parking and a paved connection to the public street right-of-way shall not be required. An all-weather surface may be substituted for the paving requirement.~~

G-I.—Minimum Dimensions for Off-Street Parking

Type of Parking	Width	Length	Maneuvering	
			One-Way	Two-Way
90 degree parking	9 feet	18 feet	24 feet	24 feet
60 degree parking	9 feet	18 feet	18 feet	20 feet
45 degree parking	9 feet	18 feet	15 feet	20 feet
<u>0 degree parking (parallel)</u>	<u>9 feet</u>	<u>23 feet</u>	<u>12 feet</u>	<u>24 feet</u>

1. Minimum required parking width shall be measured perpendicular to the parking angle.

2. Minimum required parking length shall be measured along a line parallel to the parking angle.

3. Minimum required maneuvering area shall be measured behind each parking space, perpendicular to the building or parking line, except for parallel parking which shall be measured beside each parking space parallel to the building or parking line.

4. No parking or stacking space shall block any required maneuvering area.

5.4. When off-street parking facilities are located adjacent to a public alley, the unobstructed width of the alley may be included in calculating to be a portion of the maneuvering space requirement shown above under this Section.

6.5. No more than two off-street parking spaces per street frontage on any site may utilize the adjacent public street for maneuvering, such as "head-in parking", but in no case shall head-in parking be from an existing or future arterial street in the City's Master Thoroughfare Plan. Any distinctly separate off-street parking area for two or fewer spaces may utilize the adjacent public street for maneuvering. Otherwise, in any district, off-street parking shall not include head-in parking adjacent to a public street wherein the maneuvering is done.

7.6. Where off-street parking facilities are provided in excess of the minimum amounts required specified under this Section, or where off-street parking facilities are provided but not required by this Section, said facilities shall comply with the minimum

Exhibit A

required requirements for parking standards and maneuvering space herein specified under this section.

J.H. Vehicle Stacking Areas. A minimum number of off-street stacking spaces shall be provided as follows:

Activity Type	Minimum Spaces	Measured From
Automated teller machine <u>(ATM)</u>	3	Teller
Bank, <u>pharmacy or similar use person</u> teller <u>lane</u>	4	Teller or Window
Carwash stall, automatic	4 <u>1 lane: 4</u> <u>2+ lanes: 2 per lane</u>	Entrance
Carwash, <u>quick lube, or similar use stall</u> , self-service	3 <u>1 lane: 2</u> <u>2+ lanes: 1 per lane</u>	Entrance
<u>Carwash, drop-off</u>	<u>1 lane: Total of 2 stacking or parking spaces</u> <u>2+ lanes: Total of 4 stacking or parking spaces</u>	
Gasoline pump island	2 <u>2 (1 before and 1 after pump island)</u>	Pump island
Restaurant drive-through	4	Order box
	4	Order box to window

Exhibit A

Schools	8	Between ingress and egress points of the stacking queue
Other	Determined by Planning Director based on study by applicant	

DRAFT

Exhibit A

Sec. 512. Loading Standards

D. Maintenance and Design of Off-Street Loading Spaces

1. All required off-street loading spaces shall be adequately maintained by the owner, in accordance with the specifications of this Zoning Ordinance, so as to continually provide a suitable area for off-street loading.

~~23.~~ All areas used for required off-street loading shall be paved in accordance with minimum paving standards of this Zoning Ordinance.

~~3.~~ All loading spaces facing a street and located closer than 50 feet to any residential use or residential zoning district boundary shall be adequately screened with opaque walls, fencing, landscaping, and gates, or combination thereof. Opaque screening may be constructed of stone, masonry block, wood, and/or chain link fencing with slats.

~~4. 2.~~ The standards of this Section shall be a continuing obligation of the property owner. It shall be unlawful to discontinue, change or dispense with any required off-street loading spaces without establishing alternative loading areas that meet the requirements of this Section. It shall ~~also~~ be unlawful for the property owner to use or permit the use of buildings or land without ~~acquiring and developing~~having appropriate areas for off-street loading spaces that meet the requirements of this Section.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Consider ratifying a resolution by the COSADC Board authorizing the Board President or his designee to negotiate and execute a Memorandum of Understanding with the City of San Angelo relating to infrastructure improvements necessary for platting a 153.007 +/- acre portion of the subdivision of Phase II of the San Angelo Business & Industrial Park encompassing a future allocation of up to \$4,000,000 (Presentation made by Economic Development Project Manager Robert Schneeman)

Summary/History:

COSADC is in the process of subdividing 153 +/- acres of real property out of Phase II of the San Angelo Business and Industrial Park.

On November 19, 2018, the City of San Angelo Planning Commission approved a Revised Preliminary Plat of San Angelo Gateway Addition, Section Two (hereinafter "Subdivision"), being the subdivision of a 153 +/- acre portion of Phase II of the San Angelo Business and Industrial Park, subject to completion of required site improvements designated on the plat or suitable security therefore; and, conditioned upon a memorandum of understanding between COSADC and CITY acknowledging the responsibility of COSADC or a future developer for paving designated street improvements (extension of Gateway Drive and construction of Monument Drive).

Parkhill, Smith & Cooper, Inc. has performed engineering and surveying services for infrastructure for the San Angelo Business & Industrial Park, according to which the allocation of up to \$4M, may be required for the extension of water and sewer, drainage and other utilities improvements for an extension of Gateway Drive and the construction of Monument Drive. The \$4M is the total construction cost which will be allocated from COSADC funds and the \$1.25M Economic Development Administration grant.

This MOU is intended to satisfy the Planning Commission condition referenced above.

The COSADC Board approved this item unanimously at its meeting on April 24th, 2019.

Financial Impact:

No fiscal impact at this time. Budget amendment may be required once bids are received. Account No. 452-147

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------|---------------------------|
| 1. | 19-111_INFASTRUC_RESO | 19-111_INFASTRUC_RESO.pdf |
| 2. | 19-111_MOU_No_5 | 19-111_MOU_No_5.pdf |

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman

Guy Andrews

Theresa James

Anthony Wilson

Nolan Sosa

Tina Dierschke

Theresa James

Becky Dunn

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval

**A RESOLUTION OF THE CITY OF SAN ANGELO CITY DEVELOPMENT CORPORATION
AUTHORIZING THE BOARD PRESIDENT OR HIS DESIGNEE TO NEGOTIATE AND
EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF SAN ANGELO
RELATING TO INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR PLATTING A
153.007 +/- ACRE PORTION OF THE SUBDIVISION OF PHASE II OF THE SAN ANGELO
BUSINESS & INDUSTRIAL PARK ENCOMPASSING A FUTURE ALLOCATION OF UP TO
FOUR MILLION DOLLARS..**

WHEREAS, COSADC intends to subdivide 153.007 +/- acres of real property out of Phase II of the San Angelo Business and Industrial Park, and,

WHEREAS, on November 19, 2018, the City of San Angelo Planning Commission approved a Revised Preliminary Plat of San Angelo Gateway Addition, Section Two (hereinafter "Subdivision"), being the subdivision of a 153 +/- acre portion of Phase II of the San Angelo Business and Industrial Park described and depicted on **Exhibit "A"** attached hereto, subject to completion of required site improvements designated on the plat or suitable security therefore; and, conditioned upon a memorandum of understanding between COSADC and CITY acknowledging the responsibility of COSADC or a future developer for paying designated street improvements(extension of Gateway Drive and construction of Monument Drive);

WHEREAS, Parkhill, Smith & Cooper, Inc. has performed engineering and surveying services for infrastructure for the San Angelo Business & Industrial Park, according to which the allocation of up to \$4M, may be required for the extension of water and sewer, drainage and other utilities improvements for an extension of Gateway Drive and the construction of Monument Drive;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The Board of the City of San Angelo Development Corporation approves that certain Memorandum of Understanding (MOU) with the City of San Angelo; and, authorizes the Board President to negotiate and execute the MOU in substantially the form of **Exhibit "A"** attached to this Resolution.

PASSED and APPROVED THIS 24th DAY OF April, 2019.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST:

Todd Kolls, President

Nora Nevarez, Secretary

APPROVED AS TO CONTENT

Guy Andrews, Director of
Economic Development

APPROVED AS TO FORM

Dan T. Saluri, Deputy City Attorney

MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION AND THE CITY OF SAN ANGELO RELATING TO INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR PLATTING A 153.007 +/- ACRE PORTION OF THE SUBDIVISION OF PHASE II OF THE SAN ANGELO BUSINESS & INDUSTRIAL PARK ENCOMPASSING A FUTURE ALLOCATION OF UP TO FOUR MILLION DOLLARS.

This Memorandum of Understanding ("MOU") entered into by and between the CITY OF SAN ANGELO DEVELOPMENT CORPORATION, a State of Texas non-profit Type B development corporation ("COSADC") and the CITY OF SAN ANGELO, TEXAS, a home rule municipal corporation ("CITY"), effective April 1, 2019 ("Effective Date"), relates to platting the subdivision of Phase II of the San Angelo Business & Industrial Park.

RECITALS

WHEREAS, COSADC intends to subdivide 153.007 +/- acres of real property out of Phase II of the San Angelo Business and Industrial Park, and,

WHEREAS, on November 19, 2018, the City of San Angelo Planning Commission approved a Revised Preliminary Plat of San Angelo Gateway Addition, Section Two (hereinafter "Subdivision"), being the subdivision of a 153 +/- acre portion of Phase II of the San Angelo Business and Industrial Park described and depicted on **Exhibit "A"** attached hereto, **being out of that certain 406.674 acre tract described by General Warranty Deed recorded in Vol. 798, Page 801, et seq., Official Public Records of Real Property, Tom Green County, Texas**, subject to completion of required site improvements designated on the plat or suitable security therefore; and, conditioned upon a memorandum of understanding between COSADC and CITY acknowledging the responsibility of COSADC or a future developer for paving designated street improvements(extension of Gateway Drive and construction of Monument Drive);

WHEREAS, Parkhill, Smith & Cooper, Inc. has performed engineering and surveying services for infrastructure for the San Angelo Business & Industrial Park, according to which the allocation of up to \$4M, may be required for the extension of water and sewer, drainage and other utilities improvements for an extension of Gateway Drive and the construction of Monument Drive;

NOW THEREFORE, the Parties hereto cause this MOU to be executed by their duly authorized representatives for the purpose of memorializing the terms expressed herein.

1. **Recitals:** The foregoing recitals are true and correct and are adopted by the parties as part of this MOU.
2. **Term:** This MOU shall become enforceable upon its Effective Date first hereinabove provided, and, except as may be otherwise agreed to between the Parties, shall automatically terminate one year from and after completion of construction of the publicly dedicated improvements.

3. **Funding Obligation of COSADC:**

a. COSADC shall be responsible for (1) the extension of underground utilities and paving of designated extension of Gateway Drive and construction of Monument Drive and (2) the construction of all drainage improvements as shown in the approved plans prepared by Parkhill Smith & Cooper , dated 12/20/17, as required for recordation of said plat of 154 +/- acres out of Phase II, San Angelo Gateway Addition, Section 2, a copy of which preliminary plat is attached hereto as **Exhibit "A"**, in a sum not to exceed FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

b. COSADC or future adjacent developer(s) shall be responsible for paving the full width of streets within the future rights-of-way for the extension of Gateway Drive and construction of Monument Drive at the time of platting those adjacent properties and any other public improvements including drainage as required for recordation of said plat.

4. **City's Obligations:** CITY shall accept public dedication of extended underground utilities, extension of Gateway Drive, newly platted Monument Drive, and all public drainage facilities including underground drains and open channels shown on the plat or as may be required by the City as public drainage improvements.

5. **Assignment:** This MOU shall not be assigned by any of the Parties to it, in whole or in part, without the prior written consent of each of the other Parties, which consent may be arbitrarily withheld or conditioned.

6. **Notices:** All notices required under this MOU shall be in writing and shall be given by hand-delivery or by certified U.S. Mail, return receipt requested, addressed to the other Party at the address indicated herein or to such other address as a Party may designate by notice given as herein provided. Notice shall be deemed given on the day on which personally delivered; or, if by mail, on the third day after being deposited with the U.S. Mail or the date of actual receipt, whichever is earlier.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION
Attention: Director of Economic Development
69 N. Chadbourne Street
San Angelo, Texas 76903

CITY OF SAN ANGELO
Attention: City Manager
72 W. College Avenue
San Angelo, Texas 76903

With a mandatory copy to:

City Attorney's Office
72 W. College Avenue
San Angelo, Texas 76903

7. **Contingency Clause:** The funding obligation of COSADC under this MOU is contingent on the availability of funds and continued authorization for project activities. This MOU is subject to amendment

due to lack of funds, reduction of funds and/or change in regulations, upon thirty (30) days' written notice thereof to CITY.

8. No Joint Venture: It is acknowledged and agreed by the Parties hereto that the terms of this MOU are not intended to and shall not be deemed to create any partnership or joint venture between the Parties. COSADC, its past and future officers, employees and agents do not assume responsibilities or liabilities of any third Party in connection with CITY's operations, employees or contractors.

9. Miscellaneous Provisions:

A. This MOU shall be construed and enforced according to the laws of the State of Texas. The Parties acknowledge that this MOU can be performed in Tom Green County, Texas, and that venue for the resolution of any dispute between the Parties relating to this MOU shall be in Tom Green County, Texas.

B. Title and paragraph headings are for convenient reference and are not a part of this MOU.

C. The meaning of capitalized terms shall be as defined under this MOU.

D. Should any provision, paragraph, sentence, word or phrase contained in this MOU be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Texas or the City of San Angelo, such provision, paragraph, sentence, word or phrase shall be deemed modified to the extent necessary in order to conform with such laws, or if not modifiable, then same shall be deemed severable, and in either event, the remaining terms and provisions of this MOU shall remain unmodified and in full force and effect or limitation of its use.

E. This MOU constitutes the sole and entire agreement between the Parties hereto relating to the subject matter of this MOU. No modification or amendment hereto shall be valid unless in writing and executed by properly authorized representatives of the Parties hereto.

F. Any delay or failure in the performance by either Party hereunder shall be excused if and to the extent caused by the occurrence of a Force Majeure. For purposes of this MOU, Force Majeure shall mean a cause or event that is not reasonably foreseeable or otherwise caused by or under the control of the Party claiming Force Majeure, including acts of God, fires, floods, explosions, riots, wars, hurricane, sabotage terrorism, vandalism, accident, restraint of government, governmental acts, injunctions, labor strikes that prevent a Party from performing, and other like events that are beyond the reasonable anticipation and control of the Party affected thereby, despite such Party's reasonable efforts to prevent, avoid, delay, or mitigate the effect of such acts, events or occurrences, and which events or the effects thereof are not attributable to a Party's failure to perform its obligations under this MOU.

G. This MOU shall be binding upon the Parties hereto, their legal representatives, successors or permitted assigns.

H. This MOU may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

I. No waiver or breach of any provision of this MOU shall constitute a waiver of any subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing. Failure by a Party on one or more occasions to exercise one or more of its rights under this MOU shall not be construed as waiver of such right or rights, and rights granted hereunder are in addition to those available under law and equity.

J. The provisions of this MOU, which by their nature extend beyond the expiration or termination of this MOU, will survive expiration or termination of this MOU.

K. This MOU has been officially authorized by the governing body of each Party hereto and each signatory to this MOU guarantees and warrants that the signatory has full authority to execute this MOU and to legally bind the respective Party to it.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed by their respective officials thereunto duly authorized, on the dates indicated below.

ATTEST:

**CITY OF SAN ANGELO
DEVELOPMENT CORPORATION**

Nora Nevarez, Secretary

Todd Kolls, President

ATTEST:

CITY OF SAN ANGELO

Julia Antilley, City Clerk

Daniel Valenzuela, CITY Manager

STATE OF TEXAS §
 §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on _____, 2019, by TODD KOLLS, President of the CITY OF SAN ANGELO DEVELOPMENT CORPORATION, on behalf of such corporation by authority of its governing body.

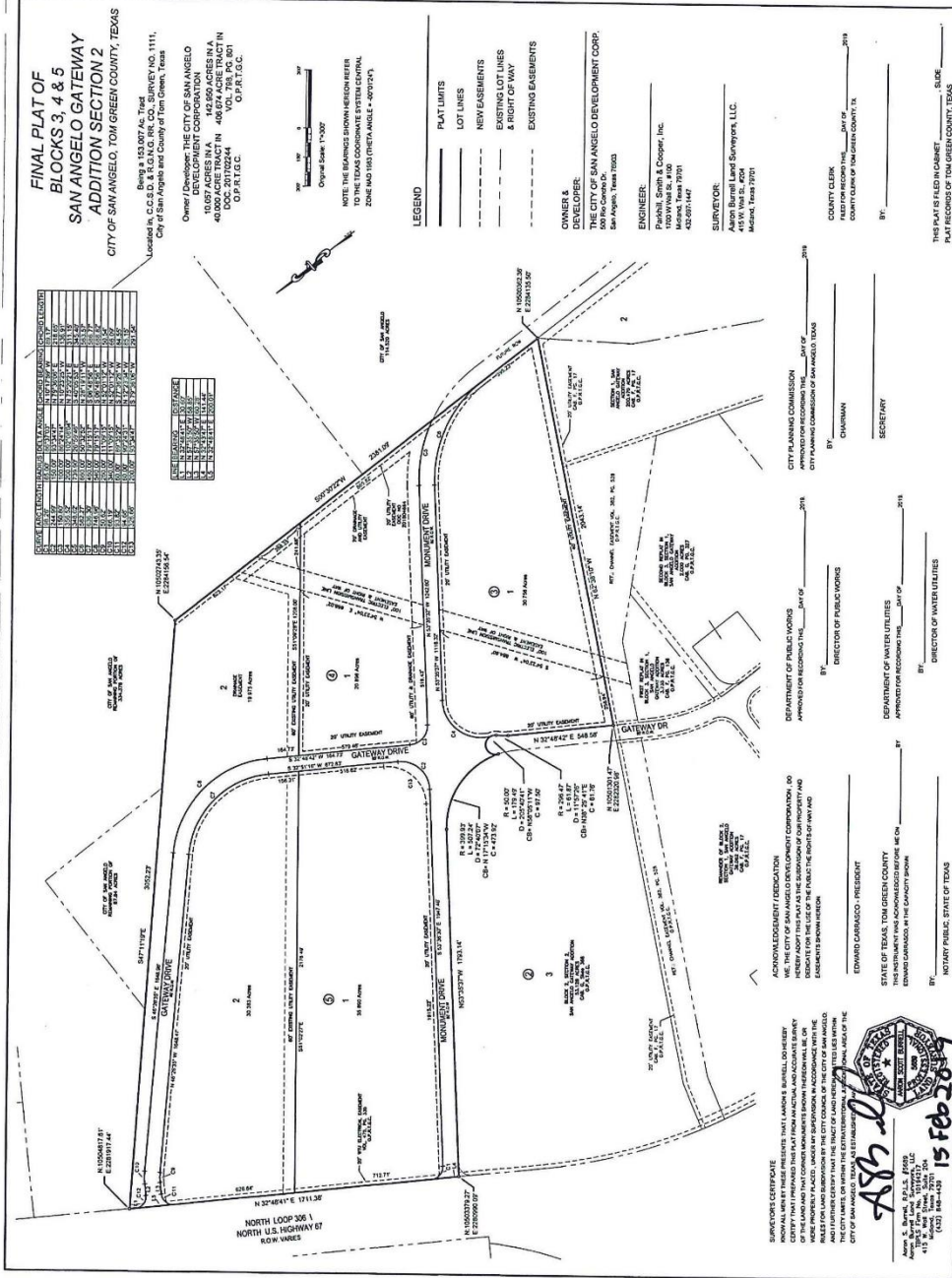
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on _____, 2019, by DANIEL VALENZUELA, City Manager of the CITY OF SAN ANGELO, a Texas home-rule municipal corporation, on behalf of such corporation by authority of its governing body.

Notary Public, State of Texas

EXHIBIT "A"



APPROVED AS TO CONTENT

Jon James, Director of
Planning & Development

APPROVED AS TO FORM

Dan T. Saluri, Deputy City Attorney

APPROVED AS TO CONTENT

Guy Andrews, Director of
Economic Development

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Consider ratifying COSADC approval regarding the purchase of a vacant tract of land being 180 +/- acres out of J C Matthews Abstract 8071, Survey 0178, and being a parcel of property located adjacent to the south right-of-way of FM 2105 approximately 1.5 miles west of the intersection of FM 2105 and Hwy 277, and authorizing the board president to negotiate and execute a contract for the purchase of the real estate as presented at \$3,000 per acre plus related costs, and to execute all related documents (Presentation made by Economic Development Project Manager Robert Schneeman)

Summary/History:

COSADC at its meeting on April 24, 2019 unanimously approved the purchase of 180 +/- Acres dependent upon final survey, located approximately 1.5 miles west of U. S. Highway 277 and fronting on the south side of FM 2105. The final approved price will be \$3,000 per acre plus appropriate costs.

Special conditions of the sale include mineral rights to be split 50/50 with seller but no surface disturbance on property and a 90 day Inspection Period to accommodate the performance of the survey, Phase 1 Environmental report and other potential considerations which may arise. According to the sales agreement, the property may not be used as a landfill. The proposed use will be for future development of a commercial / industrial project. A location map of the property is attached.

Financial Impact:

\$540,000 +/- dependent upon final acreage determined by survey. Budget amendment required from Acct. No. 452-900 Future Projects to a new project.

Other Information/Recommendation:

Attachments:

1. location map- location map-.pdf

Presentation:

Robert Schneeman

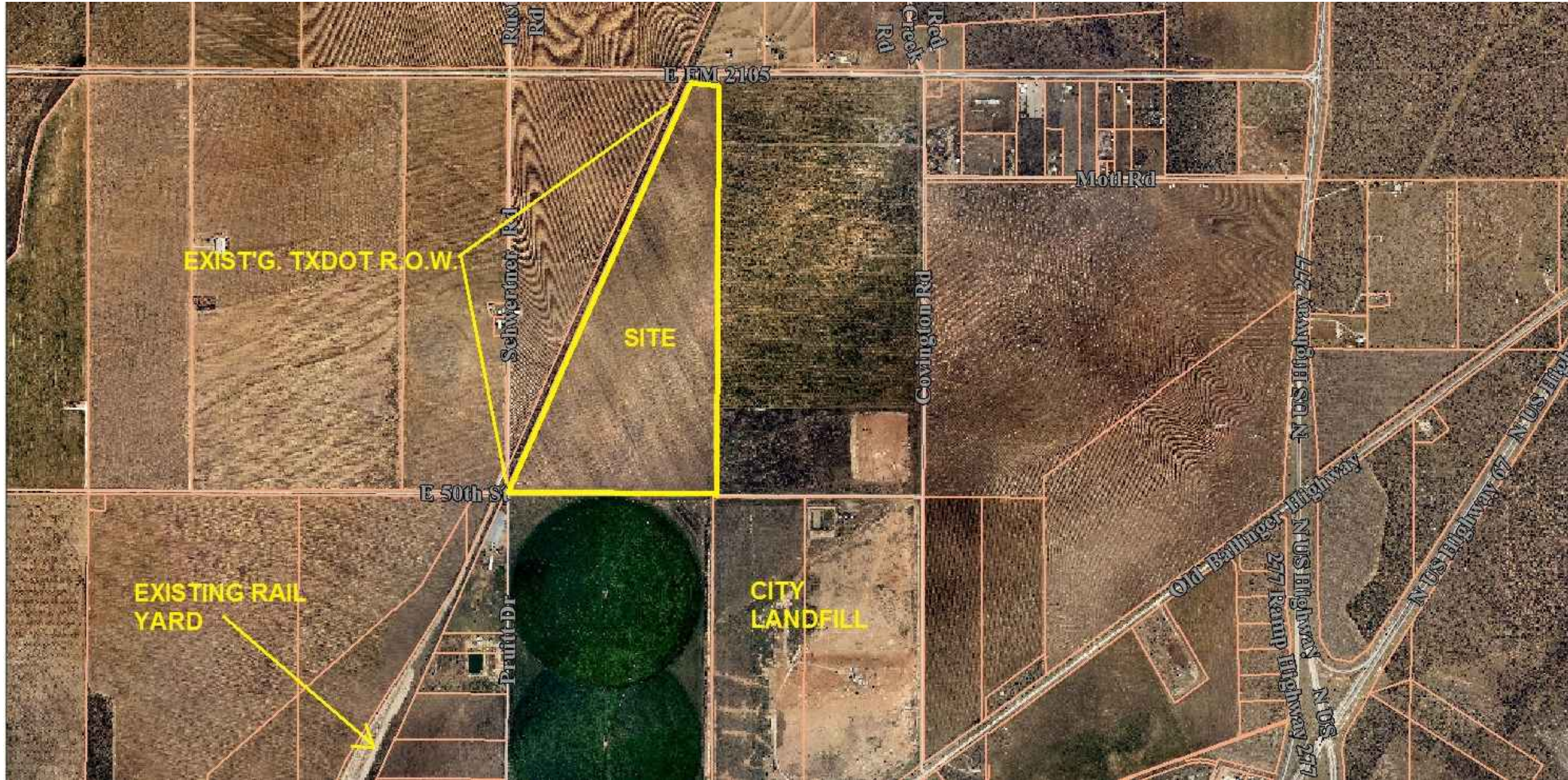
Approvals/Reviews:

Robert Schneeman
Guy Andrews
Theresa James
Anthony Wilson

Created/Initiated
Approved
Approved
Approved

Nolan Sosa
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Final Approval



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by deleting article A3.011 "Bus Fares" and replacing it with article A3.011 "Airport Badge Fees" (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Each year, fees and charges are reviewed to ensure current rates are appropriate for the services rendered. Through this process, we explore new fees to charge for existing services, increases to fees for existing services, and adoption of existing fees which are not yet in an ordinance.

For Airport, the following changes are recommended:

Ratify existing fees:

- General Aviation and Federal Enforcement badge: \$45
- Security Identification Display Area (SIDA) badge: \$60

Staff proposes the attached fees based on the estimated cost of service and/or survey of peers and market demand.

Financial Impact:

There is an estimated annual financial impact of \$0.

Other Information/Recommendation:

Attachments:

- | | |
|---|--|
| 1. Airport - Proposed Fee Changes Worksheet FINAL | Airport - Proposed Fee Changes Worksheet FINAL.pdf |
| 2. Airport - Ordinance FINAL | Airport - Ordinance FINAL.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

City of San Angelo

Fee Review

Department: Airport

Fee Title: Security Badge

Current Fee: General Aviation and Federal Enforcement badge: \$45

Security Identification Display Area (SIDA) badge: \$60

Proposed Fees: General Aviation and Federal Enforcement badge: \$45

Security Identification Display Area (SIDA) badge: \$60

Cost of Service: General Aviation and Federal Enforcement badge: \$84.73

Security Identification Display Area (SIDA) badge: \$135.76

Volume per year: General Aviation and Federal Enforcement badge: 137

Security Identification Display Area (SIDA) badge: 81

Financial Impact: \$0.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$15/\$12/\$55	\$15 for new badge, \$12 for badge renewal, \$55 for fingerprint background check
Midland	\$50/\$29/\$100/\$5	\$29 for city employees/ \$50 everyone else/ \$100 if lost /\$5 replace if you can't read or see the picture
Wichita Falls	\$35/\$45/\$20/\$50/\$100/\$150	\$35 For ID/ \$45 for Fingerprint/\$20 ramp permit/ Lost 1 st time-\$50, 2 nd -\$100, 3 rd -\$150

Additional Information:

AN ORDINANCE AMENDING APPENDIX A “FEE SCHEDULE” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO TEXAS, BY DELETING ARTICLE A3.011 “BUS FARES” AND REPLACING IT WITH ARTICLE A3.011 “AIRPORT BADGE FEES”; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, the Code of Ordinances is hereby amended by DELETING Article A3.011“ in it’s entirety and REPLACING it as set out below:

A3.011 Airport Badge Fees

Each holder of a security badge for the San Angelo Airport shall pay the following badge fee:

General Aviation and Federal Enforcement	\$45
Security Identification Display Area (SIDA)	\$60

2) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That 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.

3) THAT, this Ordinance shall be effective on, from and after the 21st day of May, 2019.

INTRODUCED with public hearing on the 7th day of May 2019, and finally PASSED, APPROVED and ADOPTED on this the 21st day of May, 2019.

CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved as to Form:

Theresa James
City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A6.005(a) "Park Facility and Activity Fees" for youth leagues and tournaments (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Each year, fees and charges are reviewed to ensure current rates are appropriate for the services rendered. Through this process, we explore new fees to charge for existing services, increases to fees for existing services, and adoption of existing fees which are not yet in an ordinance.

For Recreation, the following changes are recommended:

- o Youth Volleyball: \$300; \$350 with jerseys
- o Adaptive: \$30
- o Summer track meet events: \$5-\$15 per entry
- o Athletic leagues/ tournaments: \$5-\$50 per entry
- o Special events/tournaments: \$2-\$12 per gate fee

Staff proposes the attached fees based on the estimated cost of service and/or survey of peers and market demand.

Financial Impact:

There is an estimated annual financial impact of \$5,050.

Other Information/Recommendation:

Attachments:

1. Recreation - Proposed Fee Changes Worksheet FINAL Recreation - Proposed Fee Changes Worksheet FINAL.pdf
2. Recreation Fee Ordinance Amendment 5.6.19 Recreation Fee Ordinance Amendment 5.6.19.docx

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle
Tina Dierschke
Theresa James

Created/Initiated
Approved
Approved

Becky Dunn
Julia Antilley

Approved
Final Approval

City of San Angelo

Fee Review

Department: Recreation

Fee Title: Volleyball

Current Fee: \$0.00

Proposed Fees: \$300, \$350 with jerseys

Cost of Service: \$357.58

Volume per year: 12

Financial Impact: \$4,200.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
San Angelo	\$70 per person	YMCA
Abilene	\$55 per person	Do not offer team fee, only individuals for eight weeks
Odessa	\$80 per person	YMCA
Midland	\$360 per team	City of Midland
Wichita Falls	\$40-\$50 per person	Depending on age
Round Rock	\$95 per person	No team fee
College Station	\$70 per person	No team fee

Additional Information:

For an average team of 8 players, the cost would be \$37.50 per person or \$43.75 per person with jerseys.

City of San Angelo

Fee Review

Department: Recreation

Fee Title: Adaptive

Current Fee: \$20 per player

Proposed Fees: \$30 per player

Cost of Service: \$128.70 per player

Volume per year: 85 Players

Financial Impact: \$850

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	Free	Offers Special Olympics basketball leagues
Odessa	Not offered	
Midland	Not offered	
Wichita Falls	Not offered	
Round Rock	Not offered	
College Station	Not offered	

Additional Information:

This change is to make all adaptive sports have the same fee amount.

AN ORDINANCE AMENDING APPENDIX A “FEE SCHEDULE” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO TEXAS, BY AMENDING ARTICLE A6.005(a) “PARK FACILITY AND ACTIVITY FEES”; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, the Code of Ordinances is hereby amended by AMENDING Article A6.005(a) “Park Facility and Activity Fees” as set out below:

Sec. A6.005 - Park facility and activity fees

(a) Fees for sports tournaments and leagues:

Baseball	
Youth league ages 13-14	\$850.00/team
Adaptive t-ball	\$30.00/player
Youth league ages 8-12	\$650.00/team
Fields - improved	\$20.00/hour
Fields - lighted (Bell St., Glenmore, Padrone, Mountain View)	\$1.00/hour
Fields - marking (TLCA - any outside tournament)	\$25.00
Fields- unimproved	\$1.00/hour
Basketball	
Adaptive	\$30.00/player
Adult league	\$250.00/team
Youth league/individual	\$60.00/player
Youth league/team	\$450.00/team
Youth league/team with uniforms	\$550.00/team

Youth preseason tournament	\$175.00/team
Youth regional tournament	\$150.00/team
Gate fees	\$3.00/day; \$5.00/weekend
Flag football	
Adult league	\$275.00/team
Adult tournament	\$175.00/team
Youth league	\$60.00/player; \$500.00/team
Youth league early registration	\$55.00/player
Youth league late registration	\$80.00/player
Youth league with uniforms	\$600.00/team
Youth preseason tournament	\$100.00/team
Kickball	\$200.00/team
Soccer - adaptive	\$20.00 <u>\$30.00</u> /player
Softball	
Adult league	\$325.00/team
Youth girls league	\$450.00/team
<u>Adult Men/Women/Co-ed USSSA</u>	<u>\$175.00 - \$250.00 / team</u>
Softball resale	\$6.00 for 1 ball; \$30.00 for 6; \$55.00 for 12; + tax
Volleyball	<u>\$300.00</u>

With jerseys	<u>\$350.00</u>
Adaptive	<u>\$30.00/player</u>
Adult league	\$190.00/team
Adult tournament	\$10.00/player
<u>Other</u>	
<u>Summer track meet events</u>	<u>\$5 - \$15 per entry</u>
<u>Athletic leagues/tournaments</u>	<u>\$5 - \$50 per entry</u>
<u>Special Events/Tournaments</u>	<u>\$2 - \$12 per gate fee</u>

2) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That 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.

3) THAT, this Ordinance shall be effective on, from and after the ____ day of _____, 2019.

INTRODUCED with public hearing on the ____ day of _____, 2019, and finally PASSED, APPROVED and ADOPTED on this the _____ day of _____, 2019.

CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved as to Form:

Theresa James
City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A6.005(c) "Nature Center Fees" for memberships and special event fees (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Each year, fees and charges are reviewed to ensure current rates are appropriate for the services rendered. Through this process, we explore new fees to charge for existing services, increases to fees for existing services, and adoption of existing fees which are not yet in an ordinance.

For Nature Center, the following changes are recommended:

- o Individual Membership: \$25
- o Family Membership: \$50
- o Birthday Party: \$75

Staff proposes the attached fees based on the estimated cost of service and/or survey of peers and market demand.

Financial Impact:

There is an estimated annual financial impact of \$3,425.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | Nature Center- Proposed Fee Changes Worksheet
FINAL | Nature Center- Proposed Fee Changes Worksheet
FINAL.pdf |
| 2. | Nature Center - Ordinance FINAL | Nature Center - Ordinance FINAL.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Brian Dunn	Approved
Julia Antilley	Final Approval

City of San Angelo

Fee Review

Department: Recreation

Fee Title: Nature Center - Memberships

Current Fee: Individual Membership, \$15

Family Membership, \$25

Proposed Fees: Individual Membership, \$25

Family Membership, \$50

Cost of Service: Individual Membership, \$37.49

Family Membership, \$54.98

Volume per year: Individual Membership, 7

Family Membership, 79

Financial Impact: Individual Membership, \$70

Family Membership, \$1,975

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	Individual \$40 Dual \$50 Family \$75	Abilene Zoo
Odessa	NA	Sibley Nature Center/I-20 Wildlife Preserve does not offer membership
Midland	NA	Sibley Nature Center/I-20 Wildlife Preserve does not offer membership
Wichita Falls	\$30 individual \$50 family	River Bend Nature Center
Round Rock	NA	Does not have Nature Center
College Station	NA	Lick Creek Nature Center does not offer membership

Additional Information:

City of San Angelo

Fee Review

Department: Recreation

Fee Title: Nature Center – Birthday Parties

Current Fee: \$65

Proposed Fees: \$75

Cost of Service: \$76.19

Volume per year: 138

Financial Impact: \$1,380

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$300 non-members \$275 members	Fees include 30-guest limit. 2-hour time limit. Includes 3 animal presentation.
Odessa	\$75 indoor \$100 outdoor	Rentals are for Sibley Nature Center. Rentals are 2-hour minimum and do not include an animal presentation. There is no limit on number of guest. I-20 Wildlife Preserve does not offer birthday parties
Midland	\$75 indoor \$100 outdoor	Rentals are for Sibley Nature Center. Rentals are 2-hour minimum and do not include an animal presentation. There is no limit on number of guest. I-20 Wildlife Preserve does not offer birthday parties
Wichita Falls	\$200 non-member (10 children) \$175 members (10 children)	Parties charge an additional \$10 per child that exceed the 10 included in the party. Parties include animal presentation and walk through conservatory.
Round Rock	NA	Does not have Nature Center
College Station	\$120 non-residents \$100 residents	Fees are only for a party room rental. Price are per hour and must have 2-hour minimum. Does not include animal presentation.

Additional Information:

**AN ORDINANCE AMENDING APPENDIX A “FEE SCHEDULE”
OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO
TEXAS, BY AMENDING ARTICLE A6.005(c) “NATURE
CENTER FEES”; PROVIDING FOR SEVERABILITY, AND
PROVIDING FOR AN EFFECTIVE DATE**

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, the Code of Ordinances is hereby amended by AMENDING Article A6.005(c) “Nature Center Fees” as set out below:

Article A6.005(c) shall read as follows:

Sec. A6.005 - Park facility and activity fees

(c) *Nature center fees:*

Birthday parties	\$7 65.00
General admission - 13 +	\$3.00
General admission - 4-12	\$2.00
Offsite tour	\$75.00
Onsite tour (25 people)	\$60.00
Onsite tour - additional people	\$1.25/person
Sleepovers	\$25.00 - 35
Summer camp/critter crawl, etc.	\$80.00/week
Adoption - basic	\$10.00
Adoption - memorable	\$25.00
Adoption - plus	\$50.00
Membership - benefactor	\$75.00
Membership - corporate	\$150.00
Membership - family	\$50 25.00
Membership - individual	\$21 5.00

2) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That 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.

3) THAT, this Ordinance shall be effective on, from and after the 21st day of May, 2019.

INTRODUCED with public hearing on the 7th day of May 2019, and finally PASSED, APPROVED and ADOPTED on this the 21st day of May, 2019.

CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved as to Form:

Theresa James
City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A11.000, "Fire and Rescue Service Fees" for ambulance related fees (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Each year, fees and charges are reviewed to ensure current rates are appropriate for the services rendered. Through this process, we explore new fees to charge for existing services, increases to fees for existing services, and adoption of existing fees which are not yet in an ordinance.

For Fire, the following changes are recommended:

Increase:

- Advance Life Support Type 1 Emergency: \$1,216
- Advance Life Support Type 2 Emergency: \$1,760
- Basic Life Support Emergency: \$1,024
- Basic Life Support Non-Emergency: \$640
- Mileage Fee (Per Patient Mile): \$13.75

Staff proposes the attached fees based on the estimated cost of service and/or survey of peers and market demand to be reviewed annually as directed by city council.

Financial Impact:

There is an estimated annual financial impact of \$249,205.

Other Information/Recommendation:

Attachments:

- | | |
|--|---|
| 1. Fire - Ordinance FINAL | Fire - Ordinance FINAL.docx |
| 2. Fire - Proposed Fee Changes Worksheet FINAL | Fire - Proposed Fee Changes Worksheet FINAL.pdf |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle
Tina Dierschke

Created/Initiated
Approved

Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Final Approval

AN ORDINANCE AMENDING APPENDIX A “FEE SCHEDULE” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO TEXAS, BY AMENDING ARTICLE A11.001(f) “AMBULANCE/TRANSPORT/TRANSFER FEES”; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, the Code of Ordinances is hereby amended by AMENDING Article A11.001(f) “ Ambulance/transport fees” as set out below:

Article A11.001(f) shall read as follows:

(f) Ambulance/transport/transfer fees.

(1) Fee table:

Transfer/transport for ambulance aircrew	\$337.00
Institutional charge for non-reimbursed patient	\$337.00
BLS non-emergency	\$640.00
BLS emergency	\$1,024.00
ALS non-emergency	\$800.00
ALS 1 emergency	\$1216.00
ALS 2 emergency	\$1760.00

Transport medical team: with or without patient; to or from destination (one way)	\$350.00
Mileage fee (per patient mile)	\$13.75
Out of city, still in county *Additional charge	\$150.00
Out of county transport over 150 miles *Additional charge	\$250.00
Standby services *Four (4) hour minimum	\$400.00 minimum charge for four hours. Each additional hour \$100.00

(2) *Review annually*: Review annually, commencing on or before April 16, 2019, city council shall conduct a public hearing for review of ambulance and transportation fees under this subpart (f) of section A11.001, to consider the current costs and revenues relating to those services and reaffirm or amend the fees for such services as necessary to establish fees that reasonably reflect the cost to the city of providing the service.

2) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That 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.

3) THAT, this Ordinance shall be effective on, from and after the 21st day of May, 2019.

INTRODUCED with public hearing on the 7th day of May 2019, and finally PASSED,
APPROVED and ADOPTED on this the 21st day of May, 2019

CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved as to Form:

Theresa James
City Attorney

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Advance Life Support Type 1 Emergency

Current Fee: \$979

Proposed Fee: \$1,216

Cost of Service: \$1,520

Financial Impact: \$149,600

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$675	
Austin-Travis County	\$901	
Denton	\$855	
Kerrville	\$837	
Lubbock	\$1,683	
Midland	\$432	
Odessa	\$480	
Schertz	\$1,440	
Sonora	\$994	

Additional Information:

Staff proposes a fee that is equivalent to 80% of the cost of service. Last fiscal year council approved to increase fees to 70% of cost of service, with the goal of gradually increasing fees to 100% cost of service.

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Advance Life Support Type 2 Emergency

Current Fee: \$1,416

Proposed Fee: \$1,760

Cost of Service: \$2,200

Financial Impact: \$4,000

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$675	
Austin-Travis County	\$966	
Denton	\$900	
Kerrville	\$1,181	
Lubbock	\$2,570	
Midland	\$609	
Odessa	\$580	
Schertz	\$1,600	
Sonora	N/A	Currently do not have

Additional Information:

Staff proposes a fee that is equivalent to 80% of the cost of service. Last fiscal year council approved to increase fees to 70% of cost of service, with the goal of gradually increasing fees to 100% cost of service.

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Basic Life Support Emergency

Current Fee: \$824

Proposed Fee: \$1,024

Cost of Service: \$1,280

Financial Impact: \$80,700

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$675	
Austin-Travis County	\$831	
Denton	\$787	
Kerrville	\$687	
Lubbock	\$1,304	
Midland	\$399	
Odessa	\$380	
Schertz	\$1,210	
Sonora	\$994	

Additional Information:

Staff proposes a fee that is equivalent to 80% of the cost of service. Last fiscal year council approved to increase fees to 70% of cost of service, with the goal of gradually increasing fees to 100% cost of service.

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Basic Life Support Non-Emergency

Current Fee: \$630

Proposed Fee: \$640

Cost of Service: \$800

Financial Impact: \$1,150

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$675	
Austin-Travis County	\$831	
Denton	\$787	
Kerrville	\$430	
Lubbock	\$965	
Midland	\$399	
Odessa	\$380	
Schertz	\$1,090	
Sonora	\$994	

Additional Information:

Staff proposes a fee that is equivalent to 80% of the cost of service. Last fiscal year council approved to increase fees to 70% of cost of service, with the goal of gradually increasing fees to 100% cost of service.

City of San Angelo

Fee Review

Department: Fire Department

Fee Title: Mileage Fee (Per Patient Mile)

Current Fee: \$12

Proposed Fee: \$13.75

Cost of Service: \$13.91

Financial Impact: \$13,755

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$13.50	
Austin-Travis County	\$13.50	
Denton	\$15	
Kerrville	\$22	
Lubbock	\$27	
Midland	\$8	
Odessa	\$8	
Schertz	\$20	
Sonora	\$20.80	

Additional Information:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A15.003(h) "Other Rental Fees" for Civic Events facility use fee (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Each year, fees and charges are reviewed to ensure current rates are appropriate for the services rendered. Through this process we explore new fees to charge for existing services, increases to fees for existing services, and adoption of existing fees which are not yet in an ordinance.

For Civic Events, the following changes are recommended:

Increase

o Facility Use Fee: \$2 for tickets over \$5 and \$0.50 for tickets \$5 and less

The Civic Events Board has approved the \$2 fee across the board, however, staff recommends a discounted value of \$0.50 for events with ticket prices of \$5 or less. This discounted fee was not discussed with the Civic Events board.

Staff proposes the attached fees based on the estimated cost of service and/or survey of peers and market demand.

Financial Impact:

The annual financial impact is undetermined due to current variable rates.

Other Information/Recommendation:

Attachments:

1. Civic Events - Ordinance FINAL Civic Events - Ordinance FINAL.docx
2. Civic Events - Proposed Fee Changes Worksheet FINAL Civic Events - Proposed Fee Changes Worksheet FINAL.pdf

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle
Tina Dierschke
Theresa James
Becky Dunn

Created/Initiated
Approved
Approved
Approved

Julia Antilley

Final Approval

AN ORDINANCE AMENDING APPENDIX A “FEE SCHEDULE” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO TEXAS, BY AMENDING ARTICLE A15.003(h) “OTHER RENTAL FEES”; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, the Code of Ordinances is hereby amended by AMENDING Article A15.003(h) “ Other Rental Fees” as set out below:

Article A15.003(h) shall read as follows:

(h) *Other rental fees:*

Rental - city hall east mezzanine	\$200.00/day; \$125.00/4 hrs
Facility Fees- base rate	\$2.00/ticket over \$5.00
Facility Fees- base rate	\$.50/ticket \$5.00 or less

2) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That 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.

3) THAT, this Ordinance shall be effective on, from and after the 21st day of May, 2019.

INTRODUCED with public hearing on the 7th day of May 2019, and finally PASSED, APPROVED and ADOPTED on this the 21st day of May , 2019.

CITY OF SAN ANGELO

ATTEST:

Julia Antilley, City Clerk

Brenda Gunter, Mayor

Approved as to Form:

Theresa James
City Attorney

City of San Angelo

Fee Review

Department: Civic Events

Fee Title: Facility Use Fee

Current Fee: \$0.50 - \$1.50

Proposed Fees: \$2.00 for tickets over \$5/ \$0.50 for tickets \$5.00 or less

Cost of Service: \$4.78

Financial Impact: Undetermined due to current variable rates.

Survey of Benchmark Cities:

City	Fee Amount	Notes
San Angelo Auditorium	\$2.00	
Lubbock	\$3.00	
Amarillo	\$2.00	Tickets: 0 – 19.99 = 1.50/ 20-29.99 = 2.00 / 30.00 – 59.99 = 3.00 / 60 and up = \$4.00
Midland	\$3.00	Varies depending on the event, act, etc. but no lower than \$3.00
Wichita Falls	\$3.00	

Additional Information:

The Civic Events Board has approved the \$2 fee across the board, however, staff recommends a discounted value of \$0.50 for events with ticket prices of \$5 or less. This discounted fee was not discussed with the Civic Events board.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A9.000 "Planning Related Fees" (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Each year, fees and charges are reviewed to ensure current rates are appropriate for the services rendered. Through this process, we explore new fees to charge for existing services, increases to fees for existing services, and adoption of existing fees which are not yet in an ordinance.

For Planning, the following changes are recommended:

- Amendment – Administratively Eligible: \$95
- Design and Historic Review- Administratively-Eligible (Commercial Only): \$50
- Change of Zone Classification- Sign fee: \$15

Staff proposes the attached fees based on the estimated cost of service and/or survey of peers and market demand.

Financial Impact:

There is an estimated annual financial impact of -\$2,387.50.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | Planning - Ordinance FINAL | Planning - Ordinance FINAL.docx |
| 2. | Planning - Proposed Fee Changes Worksheet FINAL | Planning - Proposed Fee Changes Worksheet FINAL.pdf |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved

Julia Antilley

Final Approval

AN ORDINANCE AMENDING APPENDIX A “FEE SCHEDULE” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO TEXAS, BY AMENDING ARTICLE A9.000 “PLANNING RELATED FEES”; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, the Code of Ordinances is hereby amended by AMENDING Article A9.000 “Planning Related Fees” by adding or amending sections as set out below:

Section A9.002 shall be amended to read as follows:

Applications for change of zoning classification (not including planned development districts and certain exceptions specified below in this same section), applications for special use approval, and applications for conditional use approval:

- (1) Zone change: \$500.00
- (2) Special use: \$400.00
- (3) Conditional use: \$385.00

Section A9.007(k) shall be amended to read as follows:

“Design & Historic Review, Administratively Eligible: \$195.00

Section A9.007(r) shall be added to read as follows:

“Administrative Amendment: \$95”

Section A9.007(s) shall be added to read as follows:

“Design & Historic Review – Like for Like: \$50”

Section A9.007(t) shall be added to read as follows:

“Zoning notification sign fee: \$15”

2) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That 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.

3) THAT, this Ordinance shall be effective on, from and after the 21st day of May, 2019.

INTRODUCED with public hearing on the 7th day of May, 2019, and finally PASSED, APPROVED and ADOPTED on this the 21st day of May, 2019.

CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved as to Form:

Theresa James
City Attorney

City of San Angelo

Fee Review

Department: Development Services-Planning

Fee Title: Administratively Eligible Amendment fee

Current Fee: \$195.00

Proposed Fees: \$95.00

Cost of Service: \$129.83

Volume per year: 10

Financial Impact: \$(1,000)

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$100	Catch all fee for Misc. permits
Odessa		
Midland		
Wichita Falls		
Round Rock	\$150	All Zoning Amendments
College Station	\$75	Historical Amendments

Additional Information:

This fee will allow the applicant to pay a lesser fee for instances when they only need to amend a current design review. The fee for a new design review will remain the same at \$195.

City of San Angelo

Fee Review

Department: Development Services-Planning

Fee Title: Design & Historic Review: Administratively-Eligible (like for like replacement)

Current Fee: \$195.00

Proposed Fees: \$50.00

Cost of Service: \$89.90

Volume per year: 10

Financial Impact: \$(1,450)

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$50	
Odessa	0	No historical properties
Midland	N/A	
Wichita Falls	\$100 + \$5 per property	Or \$10 per property for >51 properties
Lubbock	0	
Amarillo	\$200	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Planning

Fee Title: Change of Zone Classification Sign fee

Current Fee: \$37.50 with \$25 rebate – Net \$12.50

Proposed Fess: \$15

Cost of Service: \$21.84

Volume per year: 25

Financial Impact: \$62.50

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$25	No Refund
Odessa	\$50	No Refund
Midland	\$50	No Refund
Wichita Falls	\$25	No Refund
Lubbock	\$50	No Refund
Amarillo	\$100	With a \$50 refund

Additional Information:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Appendix A "Fee Schedule", by amending Article A2.000 "Building and Construction Related Fees" (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Each year, fees and charges are reviewed to ensure current rates are appropriate for the services rendered. Through this process, we explore new fees to charge for existing services, increases to fees for existing services, and adoption of existing fees which are not yet in an ordinance.

For Permits and Inspections, the following changes are recommended:

Increase

- Demolition of Accessory Structure: \$30.00
- Demolition-Commercial: \$114.00
- Demolition-Residential: \$56.00
- Change of Occupancy – Minor Alterations: \$172.00
- Change of Occupancy – No Alterations: \$107.00
- Change of Occupancy – Multiple Inspections: \$495.00
- Change of Occupancy – Temporary (commercial): \$100.00
- Approach – Commercial: \$55.00
- Approach –Residential: \$30.00
- Foundation Only- Residential: \$56.00
- Foundation Only-Accessory Building: \$40.00
- Swimming Pool – Residential In-ground: \$42.00
- Swimming Pool – Residential Above-ground: \$35.00
- Electrical Permit: \$41.00 + work performed
- Plumbing Permit: \$41.00 + work performed
- Mechanical Permit: \$41.00 + work performed
- Sign-Billboard: \$163.00
- Sign-Wall Sign: \$50.00
- Sign-Freestanding: \$58.00 up to 50 sq. ft./ \$70.00 51 sq. ft. and larger
- Signs-Portable: \$40.00
- Tent-Temporary: \$39.00
- New Residence: \$50 base fee + \$0.13 / heated sq. ft. + \$0.10 / unheated sq. ft.
- Commercial Project: \$100 base fee + \$5 / thousand of valuation
- Parking lot permit: \$150

Staff proposes the attached fees based on the estimated cost of service and/or survey of peers and market demand.

These changes come with the support of the Home Builders Association of San Angelo. See attached letter for more information.

Financial Impact:

There is an estimated annual financial impact of \$68,357.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | HBA support letter | HBA support letter.pdf |
| 2. | Proposed Fee Changes Worksheet - Permits DRAFT | Permits - Proposed Fee Changes Worksheet FINAL.pdf |
| 3. | Fee Ordinance Amendment | Permits - Ordinance FINAL.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

- | | |
|----------------|-------------------|
| Kimberly Holle | Created/Initiated |
| Tina Dierschke | Approved |
| Theresa James | Approved |
| Becky Dunn | Approved |
| Julia Antilley | Final Approval |



4172 S. JACKSON
SAN ANGELO, TX 76903
PHONE (325) 949-0140
FAX (325) 949-6392
EMAIL: info@hbasa.com

April 26, 2019

Daniel Valenzuela
City of San Angelo
City Manager
52 W. College Ave
San Angelo, TX 76903

Mr. Valenzuela,

The Home Builders Association of San Angelo would like to express its support of the current Building Permit Fee proposal going to City Council on May 7th. We appreciate the time and effort that the Permit Department has put forth in including our association in their decision-making process. We feel that the proposal is a fair and much needed step in ensuring the future success of the department. We will be available to speak in support of the proposal at the City Council meeting. Again, we appreciate the effort that has been put forth in working with our association and ensuring the approval of all parties involved.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Meeks'.

Chad Meeks
HBA President

2019 EXECUTIVE BOARD

CHAD MEEKS
PRESIDENT

WESLEY DOSS
VICE PRESIDENT

BRIAN UNDERWOOD
ASSOCIATE VICE
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BONNIE BORN
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RYAN NEWLIN • RON PULLEN • AARON VANNOY • ERIC VON ROSENBERG

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Demolition of Accessory Structure

Current Fee: \$15.00

Proposed Fees: \$30.00

Cost of Service: \$89.79

Volume per year: 1

Financial Impact: \$15.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	75.00	
Odessa	100.00	
Midland	50.00	
Wichita Falls	.0065 per sq. ft. + 36.00	
Round Rock	35.00	
College Station	52.32	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Demolition-Commercial

Current Fee: \$100.00

Proposed Fees: \$114.00

Cost of Service: \$205.71

Volume per year: 2

Financial Impact: \$28.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	150.00 single story	500.00 multistory
Odessa	100.00	
Midland	500.00	Interior only 100.00
Wichita Falls	.0065 per sq. ft. + 36.00	
Round Rock	Based on valuation	
College Station	52.32	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Demolition-Residential

Current Fee: \$50.00

Proposed Fees: \$56.00

Cost of Service: \$106.90

Volume per year: 43

Financial Impact: \$258.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	75.00	
Odessa	100.00	
Midland	50.00	
Wichita Falls	.0065 per sq. ft. + 36.00	
Round Rock	35.00	
College Station	52.32	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Change of Occupancy – Minor Alterations

Current Fee: \$125.00

Proposed Fees: \$172.00

Cost of Service: \$353.76

Volume per year: 9

Financial Impact: \$ 423.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene		Does not have specified-probably looked at as commercial remodel
Odessa		Does not have specified-probably looked at as commercial remodel
Midland		Does not have specified-probably looked at as commercial remodel
Wichita Falls	.27 sq. ft. + 36.00 base fee	
Round Rock		Does not have specified-probably looked at as commercial remodel
College Station		Does not have specified-probably looked at as commercial remodel

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Change of Occupancy – No Alterations

Current Fee: \$75.00

Proposed Fees: \$107.00

Cost of Service: \$182.64

Volume per year: 18

Financial Impact: \$576.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	100.00	
Odessa	100.00	
Midland	50.00	
Wichita Falls	.27 sq. ft. + 36.00 base fee	
Round Rock	35.00	Tenant change out
College Station	Base on valuation	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Change of Occupancy – Multiple Inspections

Current Fee: \$325.00

Proposed Fees: \$495.00

Cost of Service: \$1,125.05

Volume per year: 4

Financial Impact: \$680.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene		Does not have specified-probably looked at as commercial remodel
Odessa		Does not have specified-probably looked at as commercial remodel
Midland		Does not have specified-probably looked at as commercial remodel
Wichita Falls	.27 sq. ft. + 36.00 base fee	
Round Rock		Does not have specified-probably looked at as commercial remodel
College Station	Determined by valuation	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Change of Occupancy – Temporary (Commercial)

Current Fee: \$75.00

Proposed Fees: \$100.00

Cost of Service: \$147.52

Volume per year: 25

Financial Impact: \$625.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$300.00	Extension past 30 days \$1,000
Odessa	\$50.00	Extension past 30 days \$25.00
Midland	N/A	
Wichita Falls	\$48.50 + electrical \$53.75	
Round Rock	\$50	
College Station	N/A	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Approach – Commercial / Residential

Current Fee: \$45.00 / \$25.00

Proposed Fees: \$55.00 / \$30.00

Cost of Service: \$116.95 / \$58.13

Volume per year: 242 / 121

Financial Impact: \$1,210.00 / \$605.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene		
Odessa	50.00	Site work permit
Midland	50.00	Parking lot construction
Wichita Falls	10.00 for 1st	& 5.00 ea. additional opening
Round Rock		Not specified maybe included in bldg. permit
College Station		Not specified maybe included in bldg. permit

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Foundation Only- Residential

Current Fee: \$50.00

Proposed Fees: \$56.00

Cost of Service: \$106.90

Volume per year: 2

Financial Impact: \$12.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	50.00	
Odessa	100.00	
Midland	600.00	
Wichita Falls	.003 per sq. ft. + 36.00	
Round Rock	Valuation of work	
College Station	Valuation of work	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Foundation Only-Acessory Bldg

Current Fee: \$25.00

Proposed Fees: \$40.00

Cost of Service: \$106.90

Volume per year: 1

Financial Impact: \$15.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	50.00	
Odessa	100.00	
Midland	200.00	
Wichita Falls	.003 per sq. ft. + 36.00	
Round Rock	Valuation of work	
College Station	Valuation of work	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Swimming Pool – Residential In-ground

Current Fee: \$35.00

Proposed Fees: \$42.00

Cost of Service: \$89.79

Volume per year: 38

Financial Impact: \$266.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	180.00	
Odessa	50.00	
Midland	Valuation of pool	
Wichita Falls	112.75	
Round Rock	Valuation of pool	
College Station	Valuation of pool	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Swimming Pool – Residential Above-ground

Current Fee: \$25.00

Proposed Fees: \$35.00

Cost of Service: \$89.79

Volume per year: 1

Financial Impact: \$10.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	180.00	
Odessa	50.00	
Midland	Valuation of pool	
Wichita Falls	112.75	
Round Rock	Valuation of pool	
College Station	Valuation of pool	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Electrical Permit

Current Fee: \$35.00 base fee + work performed

Proposed Fees: \$41.00 base fee + work performed

Cost of Service: \$85.72

Volume per year: 1,365

Financial Impact: \$8,190.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	100.00 1 st 200 amps 150.00 201-400 amps 200.00 401 & Up amps	
Odessa	50.00 + 30.00 + .10 sq. ft.	
Midland	30.00 + depending on work	
Wichita Falls	38.00 +.018 sq. ft.	
College Station	41.85 for the 1 st 1,000sq ft. + .021 per sq. ft.	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Plumbing permit

Current Fee: \$35.00 base fee + work to be performed

Proposed Fees: \$41.00 base fee + work to be performed

Cost of Service: \$95.59

Volume per year: 2,296

Financial Impact: \$13,776.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	50.00 + work to be performed	
Odessa	50.00 + work to be performed	
Midland	30.00 + work to be performed	
Wichita Falls	38.00 + .019 sq. ft.	
College Station	31.39 + work to be performed	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Mechanical Permits

Current Fee: \$35.00 base fee + work to be performed

Proposed Fees: \$41.00 base fee + work to be performed

Cost of Service: \$95.59

Volume per year: 820

Financial Impact: \$4,920.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	50.00 +work to be performed	
Odessa	50.00+ 10.00 per unit	Or 50.00 +.05 sq. ft. on new construction
Midland	30.00+ work to be performed	
Wichita Falls	38.00 +.007 sq. ft.	
College Station	31.39 for the 1st 1,000 + 5.23 for each additional 1,000	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Sign-billboard

Current Fee: \$150.00

Proposed Fees: \$163.00

Cost of Service: \$252.34

Volume per year: 3

Financial Impact: \$39.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Wichita Falls	115.00	
Round Rock	Valuation of sign	
College Station	159.04	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Sign-Wall sign

Current Fee: \$30.00

Proposed Fees: \$50.00

Cost of Service: \$120.26

Volume per year: 192

Financial Impact: \$3,840.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Wichita Falls	40.00 up to 80sq ft. 60.00 80 sq. ft. up	
Round Rock	Valuation of sign	
College Station	159.04	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Sign-Freestanding

Current Fee: \$40.00 up to 50 sq. ft./ 60.00 51 sq. ft. and larger

Proposed Fees: \$58.00/\$70.00

Cost of Service: \$134.23

Volume per year: 71

Financial Impact: \$2,130.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Wichita Falls	40.00 up to 80sq ft. 60.00 80 sq. ft. up	
Round Rock	Valuation of sign	
College Station	159.04	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Signs-Portable

Current Fee: \$25.00

Proposed Fees: \$40.00

Cost of Service: \$86.82

Volume per year: 397

Financial Impact: \$5,955.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Wichita Falls	40.00 up to 80sq ft. 60.00 80 sq. ft. up	
Round Rock	Valuation of sign	
College Station	159.04	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: Tent-temporary

Current Fee: \$25.00

Proposed Fees: \$39.00

Cost of Service: \$106.47

Volume per year: 24

Financial Impact: \$336.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	50.00	Minimum permit fee
Odessa	50.00	Miscellaneous permit fee
Midland	100.00	
Round Rock	Valuation of work	
College Station	Valuation of work	

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Permits & Inspections

Fee Title: New Residence

Current Fee: Base fee: \$50.00

Heated area: \$0.12/ square foot

Unheated area (garage, carport, porch, patio, accessory building): \$0.09/square foot

Proposed Fees: Base fee \$ 50.00

Heated area \$0. 13 / square foot

Unheated area: \$0. 10 /square foot

Cost of Service: dependent on size; see below examples

Volume per year: 262

Financial Impact: \$7,781.28

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	600.00	Includes electrical, mechanical and plumbing permit + grading fee
Odessa	314.96 + 25% (plan review fee)	
Midland	745.00	Includes electrical, mechanical and plumbing permit
Wichita Falls	367.20	
Round Rock	670.00	
College Station	920.91	

Additional Information:

Residential example:

For an average 1,818 sq. ft. new home (1,214 sq. ft. heated and 604 sq. ft. unheated) the current cost is \$250.04 and the proposed new cost would be \$212.18. The average cost of service is \$604.04.

For an average 2,674 sq. ft. new home (1,691 sq. ft. heated and 976 sq. ft. unheated) the current cost is \$341.60 and the proposed new cost would be \$368.34. The average cost of service is \$626.98.

For an average 4,448 sq. ft. new home (2,843 sq. ft. heated and 1,605 sq. ft. unheated) the current cost is \$535.61 and the proposed new cost would be \$580.09. The average cost of service is \$675.98.

City of San Angelo

Fee Review

Department: Development Services Permits & Inspections

Fee Title: Commercial Project – base fees

Current Fee: 0-2,000 valuation: \$75 base fee

2,001-30,000 valuation: \$75 base fee + \$6.50 per thousand of valuation

30,001-50,000: \$257 base fee + \$5 per thousand of valuation

500,000 and up: \$1,657 base fee + 2.25 per thousand of valuation

Proposed Fees: \$100 base fee and \$5 per thousand of valuation

Cost of Service: dependent on valuation; see below examples

Volume per year: 116

Financial Impact: \$17,297

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	383.50 + 25% (plan review fee)	Includes electrical, mechanical and plumbing permits + grading fee
Odessa	1000.00 + .12 + 25% (plan review fee)	
Midland	190.00	Includes electrical, mechanical and plumbing permits
Wichita Falls	1,563.39 + 85.00 Plan review fee	
Round Rock	Determined by BO	
College Station	287.74	

Additional Information:

Commercial example:

For a project valued at \$50,000, the current cost is \$357 and the proposed new cost would be \$350. The average cost of service at \$1,079.

For a project valued at \$250,000, the current cost is \$969.50 and the proposed new cost would be \$1,350. The average cost of service at \$1,564.35.

For a project valued at \$500,000, the current cost is \$1,657 and the proposed new cost would be \$2,600. The average cost of service at \$3,123.56.

City of San Angelo

Fee Review

Department: Development Services-Planning

Fee Title: Parking Lot Permit Fee

Current Fee: \$0 (currently no application)

Proposed Fees: \$150.00

Cost of Service: \$563.28

Volume per year: currently 0, estimate 5/year

Financial Impact: \$750.00

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	100.00	Only required only if 20+ parking spaces or greater than 5,000 square feet of new parking lot area
Odessa	N/A	
Midland	50.00	Required for new parking lots and expansion of existing parking lots
Wichita Falls	Square feet of parking lot area x 0.005, plus \$38.00	Required for new parking lots and expansion of existing parking lots
Round Rock	\$500.00	Required for new parking lots and expansion of existing parking lots. Uses the same fee for "small project site development permits"
College Station	\$397.60	Required for expansion of existing parking lots that were part of a building site plan review. Uses the same fee for "minor site plans"

Additional Information:

City of San Angelo

Fee Review

Department: Development Services-Planning

Fee Title: Administratively Eligible Amendment fee

Current Fee: \$195.00

Proposed Fees: \$95.00

Cost of Service: \$129.83

Volume per year: 10

Financial Impact: \$(1,000)

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene		
Odessa		
Midland		
Wichita Falls		
Round Rock		
College Station		

Additional Information:

This fee will allow the applicant to pay a lesser fee for instances when they only need to amend a current design review. The fee for a new design review will remain the same at \$195.

City of San Angelo

Fee Review

Department: Development Services-Planning

Fee Title: Design & Historic Review: Administratively-Eligible (like for like replacement)

Current Fee: \$195.00

Proposed Fees: \$50.00

Cost of Service: \$89.90

Volume per year: 10

Financial Impact: \$(1,450)

Survey of Benchmark Cities:

City	Fee Amount	Notes
Abilene	\$50	
Odessa	0	No historical properties
Midland	N/A	
Wichita Falls	\$100 + \$5 per property	Or \$10 per property for >51 properties
Lubbock	0	
Amarillo	\$200	

Additional Information:

AN ORDINANCE AMENDING APPENDIX A "FEE SCHEDULE" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO TEXAS, BY AMENDING ARTICLE A2.000 "BUILDING AND CONSTRUCTION RELATED FEES"; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, the Code of Ordinances is hereby amended by AMENDING Article A2.000 "Building and Construction Related Fees" as set out below:

Section A2.002(a) shall read as follows:

- (a) Residential construction fees.
 - (1) Base fee \$50.00
 - (2) Residential structures (single-family and duplex):
 - (A) Living area - per square feet: \$0.13 per square foot.
 - (B) Garage, carports, porches, patios and accessory buildings - per square feet: \$0.10 per square foot.
 - (C) Residential remodel, repairs, etc.: \$0.05 per square foot of entire building under repair or remodel.

Section A2.002(b) shall read as follows:

- (b) Other construction permit fees. All other construction permit fees (including commercial buildings, repairs and alterations to existing structures and complete of shell buildings): Base fee \$100.00 for the first \$2,000 valuation and \$5.00 for each additional thousand or fraction thereof.

Section A2.002(d) shall read as follows:

- (d) *Change of occupancy.*
 - (1) No alterations (building and fire inspection only): \$107.00
 - (2) Minor alterations - non-structural (building and fire inspections only): \$172.00
 - (3) Minor alterations - non-structural (increase in occupancy classification, multiple inspections): \$495.00"

Section A2.002(e) shall read as follows:

(e) *Foundation only.* Requires building official approval with complete plans for construction within 30 days of being approved and permitted.

- (1) Residential - single-family dwelling: \$56.00
- (2) Commercial: \$0.10 per square foot. Maximum \$900.00.
- (3) Accessory structure - residential only: \$40.00

Section A2.003 shall read as follows:

“Sec. A2.003 - Demolition fees

City-funded projects are exempt from deposit requirements. A permit is not required for accessory structures with less than 120 square feet and no utilities.

- (1) Commercial:
 - (A) Demolition: \$114.00
 - (B) Deposit (refundable upon approved final): \$250.00.
- (2) Residential:
 - (A) Demolition: \$56.00
 - (B) Deposit (refundable upon approved final): \$100.00.
- (3) Accessory structures: \$30.00”

Section A2.004(a) shall read as follows:

“Sec. A2.004 - Miscellaneous permit fees

(a) *Approach - curb cut:*

- (1) Residential: \$30.00
- (2) Commercial: \$55.00
- (3) In state right-of-way: Add \$5.00.”

Section A2.004(c) shall read as follows:

“ (c) *Swimming pool :*

- (1) Commercial: \$75.00.
- (2) Residential:
 - (A) Above ground: \$35.00
 - (B) In ground: \$42.00”

Section A2.004(d) shall read as follows:

Thirty day partial or temporary occupancy permit : Partial or temporary thirty day occupancy permit and extensions (requires building official approval. no additional plan review):

- (1) Commercial: \$100.00.
- (2) Residential: \$50.00.
- (3) Each 30 days of extension on a temporary or partial certificate of occupancy: \$100.00.”

Section A2.005(a) shall read as follows:

“(a) Electrical permit: \$41.00 base fee + work performed”

Section A2.006(a) shall read as follows:

“(a) Plumbing, fuel/gas permit: \$41.00 base fee + work performed”

Section A2.007(a) shall read as follows:

“(a) Mechanical permit: \$41.00 base fee + work performed”

Section A2.008 shall read as follows:

“Temporary tents: \$39.00”

Section A2.009 shall read as follows:

“Sec. A2.009 - Sign permit fees

- (a) Billboards: \$163.00
- (b) Wall signs: \$50.00
- (c) Freestanding signs:
 - (1) 2 to 50 square feet: \$58.00
 - (2) 51 square feet and up: \$70.00
- (d) Portable signs: \$40.00
- (e) Public event banner:
 - (1) Applicant must employ a contractor pre-approved by the building official for erection and taking down of the banner over a public right-of-way within the term permitted for display.
 - (2) Permit fee: \$15.00.”

2) THAT, the Code of Ordinances is hereby amended by ADDING Section A2.004(j) "Parking lot permit fee" as set out below

"(j) Parking lot permit fee: \$150"

3) THAT, the following severability clause is hereby adopted with this amendment:

SEVERABILITY:

That 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.

4) THAT, this Ordinance shall be effective on, from and after the 21st day of May, 2019.

INTRODUCED with public hearing on the 7th day of May, 2019, and finally PASSED, APPROVED and ADOPTED on this the 21st day of May, 2019.

CITY OF SAN ANGELO

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved as to Form:

Theresa James
City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Julia Antilley, City Clerk, City Clerk, 325-657-4405

Meeting Date: May 7, 2019

Item type: Regular Item

Caption:

Consider appointment of Mayor Pro-Tempore and appointment of City Council Members to Boards and Commissions (Presentation made by City Clerk Julia Antilley)

Summary/History:

There are various boards impacted by the City Council term end date of May 6, 2019 for Council Member Hiebert, Council Member Thomas, and Council Member Carter. This item is intended to appoint/re-appoint representatives to the impacted boards. While all boards are listed below for possible discussion, only those marked with an asterisk need new appointments/re-appointments as a result of the new terms of office.

Existing Boards/Positions:

Mayor Pro-Tempore*

Audit Committee*

Concho River Watermaster Advisory Committee*

CVCOG Executive Committee*

CVCOG General Assembly*

CVCOG Transit Board*

I-14 Gulf Coast Strategic Highway Coalition

Investment Oversight Committee*

Keep San Angelo Beautiful*

Metropolitan Planning Organization Board

MHMR Nominating Committee*

Murphy Performance Hall Facility Maintenance Improvement Fund*

Ports-to-Plain Advisory Board

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Council Boards & Commissions

Council Boards & Commissions.pdf

Presentation:

Approvals/Reviews:

Julia Antilley
Becky Dunn
Julia Antilley

Created/Initiated
Approved
Final Approval

Board/Committee	Appointee	Date of Appointment	Term End Date (Set by Outside Agency)
<i>Audit Committee</i>	<i>Harry Thomas</i>	<i>July 18, 2017</i>	-
Concho River Watermaster Advisory Committee	Brenda Gunter	June 6, 2017	August 2020
Concho River Watermaster Advisory Committee	Tom Thompson	June 6, 2017	August 2020
<i>Concho River Watermaster Advisory Committee *</i>	<i>Tommy Hiebert</i>	<i>June 6, 2017</i>	<i>August 2020</i>
<i>CVCOG Executive Committee **</i>	<i>Lane Carter</i>	<i>July 18, 2017</i>	-
CVCOG General Assembly	Lucy Gonzales	July 18, 2017	-
CVCOG General Assembly	Brenda Gunter	July 18, 2017	-
<i>CVCOG General Assembly</i>	<i>Lane Carter</i>	<i>2017 ***</i>	-
CVCOG Transit Board	Billie DeWitt	July 18, 2017	August 2019
<i>CVCOG Transit Board * *****</i>	<i>Harry Thomas</i>	<i>July 18, 2017</i>	<i>August 2019</i>
CVCOG Transit Board	Lucy Gonzales	July 18, 2017	August 2019
I-14 Gulf Coast Strategic Highway Coalition	Brenda Gunter	June 6, 2017	-
<i>Investment Oversight Committee</i>	<i>Harry Thomas</i>	<i>July 18, 2017</i>	-
<i>Investment Oversight Committee</i>	<i>Lane Carter</i>	<i>July 18, 2017</i>	-
<i>Keep San Angelo Beautiful *</i>	<i>Harry Thomas</i>	<i>January 8, 2019</i>	<i>September 2022</i>
<i>Mayor Pro-Tempore</i>	<i>Lane Carter</i>	<i>July 18, 2017</i>	-
Metropolitan Planning Organization Board	Brenda Gunter	June 6, 2017	-
<i>MHMR Nominating Committee</i>	<i>Lucy Gonzales</i>	<i>November 1, 2016</i>	-
Murphy Performance Hall FMIF	Brenda Gunter	May 15, 2018	-
<i>Murphy Performance Hall FMIF</i>	<i>Harry Thomas</i>	<i>May 15, 2018</i>	-
Ports-to-Plain Advisory Board	Brenda Gunter	July 18, 2017	-
<i>Ports-to-Plain Advisory Board ****</i>	<i>Backup</i>	-	-

* Consider reappointing to position based on outside term date

** Consider re-appointing, Councilmember Carter currently serves as Secretary of Executive Committee

*** Cannot locate in minuted action, CVCOG had record of this appointment

**** Backup position was added in 2016 by City Council, was not re-established in 2017

***** Consider re-appointing, Councilmember Thomas currently serves as Vice President of Transit Board



**APPLICATION FOR
BOARDS and COMMISSIONS**

Applying for:

- ☐ Airport Advisory Board
- ☐ Airport Zoning Board
- ☐ Animal Shelter Advisory Committee
- ☐ Civic Events Advisory Board
- ☐ Civil Service Commission
- ☐ Construction Board of Adjustment & Appeals
- ☐ Design & Historic Review Commission
- ☐ Economic Development Corporation
- ☐ Fairmount Cemetery Board
- ☐ Fort Concho Museum Board
- ☒ Keep San Angelo Beautiful Board
- ☐ Park Commission
- ☐ Parks & Recreation Advisory Board
- ☐ Planning Commission
- ☐ Public Art Commission
- ☐ Tax Increment Reinvestment Zone Board
- ☐ Water Advisory Board
- ☐ Zoning Board of Adjustment

Specific membership criteria requirements apply - back page for more information.

Recommended by:

Name: Sally Ayana
Address: [REDACTED]
City: San Angelo State: TX Zip: 76903
Phone (Home): [REDACTED] (Office): [REDACTED]
Resident of San Angelo since: 1950s SMD: 4
Are you a registered voter of San Angelo? Yes: X No: [REDACTED]
Occupation/Business Affiliation: Verizon Retiree
Occupation/Business Address: [REDACTED]
Title/Position: [REDACTED]
Email: [REDACTED]

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless.

Sally Ayana April 13, 2019
Applicant's Signature Date

*NOTE: This application is a public record. * Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex, or disability.*

Return to: julia.antilley@cosatx.us or City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Revised: 03/2019

Education: Bachelor of Interdisciplinary Studies
Minors: Psychology, Communication and Business

Current Municipal and Civic Organization Memberships;

Previous Municipal Experience (position, location, and dates): Attended training seminars while serving on San Angelo Visitor Bureau Board as Representative for the National Association for The Advancement Of Colored People. Served on the Board over 5 years ago.
West Texas Organizing Strategy organization member who served as one of several leaders during the City's Revitalization of 4 targeted Neighborhood Planning – 2005 until the project was complete.

What personal qualifications can you bring to this board?

I plan to assist the other board members in setting goals, solving problems and bring enthusiasm and empowerment to the board.

What is your personal vision for the City?

My "Keep San Angelo Beautiful" vision is to encourage New Businesses and Tourists to return as residents rather than visitors because of San Angelo's beauty. It is important to continue promoting San Angelo's existing beauty and to especially enhance the marketing of the four Revitalized Districts of San Angelo within the next 2-4 years. Also, it would be a pleasure to continue supporting the legacy of those starting Recycling, Adopt-A-Spot program, "Don't Mess With Texas," and "Keep America Beautiful."

Why do you want to serve on this board?

I want to help market the beauty in the four Revitalized Districts of San Angelo.