



City Council Agenda 8/6/2019

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held on August 6, 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. Recognition of the City of San Angelo Budget division for receiving the Government Finance Officers Association's (GFOA) Distinguished Budget Presentation Award

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

- a. Consider approving the July 16, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Consider authorizing the City Manager to negotiate and execute a First Amendment to Commercial Lease Agreement - Spring Creek Marina with Golden Antlers, Inc., Lessee, providing for an additional 22.89 acres to be included in the Leased Premises, for a total lease area of 34.915 acres (Carl White)
- c. Consider authorizing the City Manager to execute an agreement with the San Angelo Soccer Association (SASA) for the use of some of the property the city leases from the United States Army Corps of Engineers for the purpose of youth sports programming (Carl White)
- d. Consider approving Buyboard Contract #515-16 for the purchase of two Compact Excavators from Bobcat Company, in the amount of \$110,678.03, budgeted in fiscal year 2019 (Ryan Kramer)
- e. Consider approving Buyboard Contract #521-16 for the purchase of one Brush Truck from Freightliner of Austin, in the amount of \$308,769, budgeted in fiscal year 2019 (Ryan Kramer)
- f. Consider approving Task Order No. 109-A with KSA Engineers, Inc. for professional services relating to San Angelo Regional Airport Taxiway Reconfiguration Project in the amount of \$62,331 (Jeremy Valgardson)

- g. Consider authorizing the City Manager to execute a renewal of a contract with Downtown San Angelo, Inc. for a five-year term (Jon James)
- h. Consider approving an agreement with Atmos Energy in the amount of \$23,691.15 for the execution of a low income weatherization program for San Angelo citizens who are Atmos customers and authorizing the City Manager to execute related documents (Bob Salas)
- i. Consider a resolution approving annual re-certification for Galilee Community Development Corporation as a Community Housing Development Organization (CHDO) (Bob Salas)
- j. Consider ratifying a resolution by COSADC authorizing the use of Sales and Use Tax funds in an amount not to exceed \$600,000, for purchase of a vacant tract of land generally located adjacent to the south right-of-way of FM 2105, 1.5 miles west of Hwy 277, a project authorized under Chapter 505 of the Texas Development Corporation Act for Industrial and Commercial Development necessary to promote economic development and expanded business enterprises that create or retain primary jobs (Robert Schneeman)
- k. Consider accepting a WIC grant for fiscal year 2020 including that the City provide certain services for the WIC program; authorization for the City Manager to execute a contract with the Texas Department of State Health Services for an award of \$832,472 for fiscal year 2020; authorization for the City Manager to execute other contracts or addendums for grant funding for the balance of the fiscal year; and, any related documents (Cristina Eureste)
- l. Consider a resolution designating an officer for public information requests (Julia Antilley)
- m. Consider a resolution supporting an expansion of the Central Texas Corridor as part of the I-14 expansion (Mayor Gunter and Daniel Valenzuela)
- n. Consider approving revised bylaws approved by the Fort Concho Museum Board (Bob Bluthardt)
- o. Consider a resolution finding that AEP Texas Inc.'s requested increase to its electric transmission and distribution rates and charges within the city should be denied and requiring reimbursement of Cities' rate case expenses (Theresa James)
- p. Consider a resolution responding to the application of Atmos Energy Corporation – Midtex Division, to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the city to continue to participate in a coalition of cities known as the "Atmos Texas Municipalities;" determining that the meeting at which the resolution was adopted complied with the Texas open meetings act; making such other findings and provisions related to the subject; and declaring an effective date (Theresa James)
- q. Second reading for:
 - 1. An ordinance for CP19-01, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to Industrial Future Land Use, being 8.98 acres located generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd.
 - 2. An ordinance for Z19-09, a rezoning from General Commercial (CG) to Light Manufacturing (ML) being 8.98 acres generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd. (Jon James)

- r. Second reading and public hearing of an ordinance approving PD19-06, a rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage, being 1.425 acres located at 3824 Green Meadow Dr. (Jon James)
- s. Second reading of an ordinance approving the abandonment and vacation of a 15-ft wide by 200-ft long, 0.0685 acres (3,000-sq ft) public alley; located south of W. Beauregard Ave., north of W. Colorado St. between S. Tyler St. and S. Polk St. (Jon James)
- t. Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, for reimbursed expenses and grants (Tina Dierschke)

7. Regular Agenda

- a. Update on Housing Study conducted by Community Development Strategies (Presentation made by Community Development Strategies' President Steve Spillette)
- b. Appeal of the Planning Commission's approval of a Conditional Use, CU19-09, to allow for household living, including multi-family living, in the General Commercial (CG) and Office Commercial (CO) zoning districts, being 20.192 acres located within the 1800 block of West Loop 306 near North Bentwood Dr. (Presentation made by Planning & Development Services Director Jon James)
- c. First reading and public hearing considering an amendment to the City's Land Development and Subdivision Ordinance, Chapter 1 "General Provisions"; Chapter 3 "Definitions"; Chapter 5 "Procedural Requirements for Subdivisions"; Chapter 6 "Guarantee of Performance"; Chapter 9 "Subdivision Design Policies"; and Chapter 11 "Water Facilities" (Presentation made by Planning & Development Services Director Jon James)
- d. Consider ratifying COSADC's resolution authorizing the use of Sales and Use Tax funds in an amount not to exceed \$59,000 to provide an Economic Development Incentive to West Texas Steel and Supply, Inc. (WTS) (Presentation made by Business, Retention & Expansion Coordinator Shannon Scott)
- e. Consider awarding FC-01-19 (Fort Concho Roof Replacement) to Harrison Roofing, Inc. in the amount of \$953,791.50 and authorizing the City Manager to execute any related documents (Presentation made by Fort Concho Manager Robert Bluthardt)
- f. Budget presentation - health insurance discussion and update (Presentation made by Holmes Murphy Senior Client Service Consultant Julie Rickman)
- g. Discussion and direction regarding ballot language for the November 2019 special election (Presentation made by City Manager Daniel Valenzuela)
- h. Consider a record vote to propose a property tax rate and discussion regarding the Fiscal Year 2019-2020 budget preparation (Presentation made by Finance Director Tina Dierschke)

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 regarding Friedrich Heinemann S-327 & Windstone Park Addition
- b. Section 551.071(1)(A) consult with attorney when the governmental body seeks the advice of its attorney about pending or contemplated litigation regarding CLEAT or TMPA
- c. Section 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee regarding the annual evaluation of the City Manager

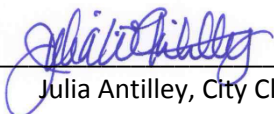
9. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed
- b. Consideration of approving various Board nominations
Water Advisory Board: Judge Stephen Floyd (TGC Commissioner), Chuck Brown (UCRA Director of Operations), and Bruce Partain (Chamber of Commerce Employee)
Zoning Board of Adjustment: Stephanie Hamby (Mayor Pro-Tem - Alternate 1) to a first term ending January 2021
- c. Announcements and consideration of Future Agenda Items

10. 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 2nd day of August 2019, at 2:32 p.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.

Recognition

The City of San Angelo's Budget division has again earned the Distinguished Budget Presentation Award from the Government Finance Officers Association of the United States and Canada.

The GFOA said the award reflects the City's commitment to meet government budgeting's highest principles. Winners must satisfy recognized guidelines for effective budget presentations.

The Budget division has won the award for many years running. The Finance Department also annually earns GFOA honors for its comprehensive annual financial report, and the state comptroller's Leadership Circle Award for financial transparency.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, on behalf of the City Council, do hereby recognize and applaud

THE CITY OF SAN ANGELO'S BUDGET DIVISION

for its achievement and continued recognition.

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 6th day of August, 2019.

Brenda Gunter
Mayor of the City of San Angelo

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

Present:

Mayor Brenda Gunter

Mayor Pro tem Harry Thomas, SMD 3
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Lucy Gonzales, SMD 4
Council Member Lane Carter, SMD 5

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 8:33 a.m. on Tuesday, July 16, 2019 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer

An invocation was provided by San Angelo Police Department Chaplain Marcella Jenkins.

3. Pledges

Pledges were led by great nieces of Council Member Gonzales, Estella and Evelyn Burciaga, students at Holliman Elementary, going into the 3rd and 1st grade.

4. Proclamations/Recognitions

No proclamations/recognitions were given.

5. Public Comment

Citizen Janice Potter spoke regarding a recurring pothole on N. Jefferson Ave.

Council Member Thomas thanked AEP for restoring power within the hour to approximately 1,800 customers this past Saturday.

6. Consent Agenda

- a. Approval of the July 2, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Authorization of the City Manager to execute an extension of the lease agreement and amendment of rent between First United Methodist Church in Ballinger for WIC offices, and any related documents (Morgan Chegwiddden)
- c. Renewal of a rental agreement with The Vessel Church for one year use of rental spaces at Santa Fe Crossing Senior Center on Sundays for church services with a monthly rental rate of \$1,150 and authorizing the City Manager to execute all related documents (Brent Casey)
- d. Approval of Task Order 2, to the professional services agreement with Killis Almond Architects, PC, in the amount of \$250,000 (budgeted funds) to research, investigate, document, and establish the causation and required masonry and waterproofing requirements for the repair and waterproofing of the exterior City Hall walls, 72 W. College Ave. (Ron Lewis)
- e. Award of WU-10-19 Industrial Electrical Services to Bunyard Hasty Electric Inc. and Mike Verfurth Electric in the amount of \$125,000 per year for three years, budgeted for purchase in fiscal year 2019, fiscal year 2020, and fiscal year 2021 and authorizing the City Manager to execute any related documents (Andy Vecellio)

- f. Approval of a Local Government Approval form for a HUD funded Emergency Solutions Grant (ESG) submission from the Institute of Cognitive Development Family Shelter for operating costs and authorizing the City Manager to execute related documents (Bob Salas)
- g. Second reading and adoption of an ordinance amending Appendix A "Fee Schedule", Article A8.000 "Utility Related Fees", A8.002(a)(1) "Rate Schedule", by amending the untreated water rates (Allison Strube) (Pg. 323, 2019-094)

Motion: Council Member Thomas made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

7. Regular Agenda

- a. Adoption of a resolution and public hearing approving the 2019 Annual Action Plan for use of CDBG and HOME grant funds and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the approximate allocation of \$651,073 of CDBG and \$294,961 HOME grant funds and \$53,000 in program income (Presentation made by Neighborhood Services Director Bob Salas) (Pg. 325, 2019-095)

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

- b. Approval of a professional service agreement under RFQ ES-04-19 to HDR Engineering, Inc. in the amount of \$333,838 for professional services to update the City's Master Drainage Plan and authorizing the City Manager to execute all related documents (Presentation made by Operations Director Shane Kelton)

Citizen Steve Hampton inquired about potential grant funding and other studies around the city.

Motion: Council Member Gonzales made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- c. Presentation of the 2018 COSADC Annual Report (Presentation made by Economic Development Director Guy Andrews)

No Action Taken on this Item.

- d. Ratification of a resolution by COSADC authorizing the use of Sales and Use Tax funds in an amount not to exceed \$1,100,000, to provide an economic development incentive to U.S. Customs and Border Protection Air and Marine Operations, with participation by the City of San Angelo for a project authorized under Chapters 501 and 505 of the Local Government Code for Type B Development Corporations; and authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City providing for the economic development project terms (Presentation made by Economic Development Project Manager Robert Schneeman)

Motion: Council Member Carter made a motion, seconded by Council Member Thomas, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- e. First reading and public hearing of an ordinance approving PD19-06, a rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage, being 1.425 acres located at 3824 Green Meadow Dr. (Presentation made by Planning and Development Services Director Jon James)

Motion: Council Member Thomas made a motion, seconded by Council Member Carter, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- f. First reading and public hearing for:

1. An ordinance for CP19-01, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to Industrial Future Land Use, being 8.98 acres located generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd.

2. An ordinance for Z19-09, a rezoning from General Commercial (CG) to Light Manufacturing (ML) being 8.98 acres generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd. (Presentation made by Planning and Development Services Director Jon James)

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

- g. First reading and public hearing of an ordinance approving the abandonment and vacation of a 15-ft wide by 200-ft long, 0.0685 acres (3,000-sq ft) public alley; located south of W. Beauregard Ave., north of W. Colorado St. between S. Tyler St. and S. Polk St. (Presentation made by Planning and Development Services Director Jon James)

Motion: Council Member Carter made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

- h. Presentation regarding the proposed fiscal year 2020 Convention & Visitors Bureau budget (Presentation made by CVB Vice President Diann Bayes)

No Action Taken on this Item.

- i. Discussion and direction regarding Hotel Occupancy Tax budget allocations for fiscal year 2020 (Presentation made by Finance Director Tina Dierschke)

Direction: Any revenue over expense would continue to fall to fund balance, requiring City Council authorization to spend, likely for facility maintenance/improvements and venue upkeep; updating the CVB allocation to \$1,012,500 for a one-year contract term and updating the Civic Events allocation to \$1,008,050 for inclusion in FY20 budget discussions.

- j. First public hearing and introduction of an ordinance amending the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, for reimbursed expenses and grants (Presentation made by Finance Director Tina Dierschke)

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

- k. 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 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, regarding the annual evaluation of the City Manager~~

9. Follow Up and Administrative Issues

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

- b. Approval of various Board nominations:

Tax Increment Reinvestment Zone: Jason Fernandez (SMD3) to a second term ending July 2021,

Toni Hunter (SMD5) to a first full term ending July 2021 and Tom Maurer (SMD6) to a first full term ending July 2021

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays.

c. Announcements and consideration of Future Agenda Items

Council Member Thomas requested an update at a future meeting regarding potholes.

10. Adjournment

Consensus: Council Member Hiebert made a motion, seconded by Council Member Carter, to adjourn the meeting. The motion carried unanimously (6) ayes to (0) nays.

There being no further business, the meeting was adjourned at 10:30 a.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: Carl White, Parks and Recreation Director, Real Estate, 325-657-4450

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider authorizing the City Manager to negotiate and execute a First Amendment to Commercial Lease Agreement - Spring Creek Marina with Golden Antlers, Inc., Lessee, providing for an additional 22.89 acres to be included in the Leased Premises, for a total lease area of 34.915 acres (Carl White)

Summary/History:

The City Council approved a transfer of the Commercial Lease Agreement of 12.025 acres, commonly known as Spring Creek Marina, from Seven K's Enterprises of WY, Inc. to Golden Antlers, on April 16, 2019. That transfer is now complete and Tenant, Golden Antlers, requests an additional 22.89 acres be added to the lease. Staff is agreeable to expanding the lease area.

Mr. Ray Broadway (doing business as Golden Antlers, LLC) submitted a request to add this additional property last fall.

In previous discussions, Council expressed interest in moving forward with this additional leased property request but had 3 concerns: 1) no staging to be included in the new property for hosting concerts and loud performance events, 2) Mr. Broadway needed to become the owner of the Spring Creek Marina operation (at the time of his request he was only the manager), 3) sewer system capacity limitations. (Mr. Broadway met with Allison Strube on this and satisfied her concerns. His plan is to use grinders and staging tanks to control discharge into the existing sewer system.)

Mr. Broadway was informed that there are three major steps associated with his additional property lease request: 1) he needed to become the owner of the Spring Creek Marina lease (this has been achieved), 2) Council needed to be okay with the additional lease of property and needed to authorize it (this current item for consideration), 3) the additional property needed to be rezoned from residential to PDD (to match the PDD of the existing Spring Creek Marina). He was informed that he needed to apply for that additional property zone change request.

Financial Impact:

There is no cost to the City for this lease amendment. If this lease amendment is approved, the City will not be responsible for maintaining the property associated with the amendment. In addition, there will be an increase to the payment due the City for this additional property. This will be a lower amount until the property is developed at which point the payment will increase.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Carl White	Created/Initiated
Cynthia Preas	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider authorizing the City Manager to execute an agreement with the San Angelo Soccer Association (SASA) for the use of some of the property the city leases from the United States Army Corps of Engineers for the purpose of youth sports programming (Carl White)

Summary/History:

The San Angelo Soccer Association has sub-leased this same property from the City since at least the early 1990's.

This basic terms will be:

- * sub-lease of 85 acres, a portion of the property the City leases from the United States Army Corps of Engineers,
- * a term from effective date to January 31, 2024,
- * no option to renew or extend,
- * annual payment to the City of \$240.00/year (previously, it was only \$10.00/year), and
- * SASA will maintain facilities and provide youth soccer sports programming at the property.

Financial Impact:

The City will receive an annual rental fee of \$240.00.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Approvals/Reviews:

Carl White	Created/Initiated
Carl White	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Kramer, Fleet Services Superintendent, Fleet Services, (325) 657-4329

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider approving Buyboard Contract #515-16 for the purchase of two Compact Excavators from Bobcat Company, in the amount of \$110,678.03, budgeted in fiscal year 2019 (Ryan Kramer)

Summary/History:

Council approval is requested for the purchase of two compact excavators to replace equipment and add functionality for Divisions. The larger unit will be utilized in the Stormwater Division for the purpose of storm drain maintenance and construction. The smaller unit will be assigned to Traffic Operations for the purpose of sign installation and sign foundation removal. Several like machines were compared in the selection process, with Bobcat rising to the top in both price and flexibility in function on both sizes of excavators.

The requested purchase will be made from Bobcat Company (Bobcat of Abilene, Abilene, TX).

Financial Impact:

Staff recommends approval of Buyboard Contract #515-16 for the purchase of two Compact Excavators from Bobcat Company, in the amount of \$110,678.03, budgeted in fiscal year 2019.

Other Information/Recommendation:

Staff recommends approval of Buyboard Contract #515-16 for the purchase of two Compact Excavators from Bobcat Company (Bobcat of Abilene, Abilene, TX).

Attachments:

- | | |
|--|--|
| 1. San Angelo - City - E26 - HMM-16409v2 | San Angelo - City - E26 - HMM-16409v2.docx |
| 2. San Angelo, City - E50 - HMM-16183v3 | San Angelo, City - E50 - HMM-16183v3.docx |

Presentation:

Approvals/Reviews:

Ryan Kramer	Created/Initiated
Patrick Frerich	Approved
Shane Kelton	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved

Becky Dunn
Julia Antilley

Approved
Final Approval



Bobcat

Product Quotation

Quotation Number: HMM-16409v2
Date: 2019-07-22 10:03:26

Customer Name/Address:	Bobcat Delivering Dealer	ORDERS TO BE PLACED WITH: Contract Holder/Manufacturer
CITY OF SAN ANGELO 1727 ST ANN ST SAN ANGELO, TX 76905	Bobcat of Abilene, Abilene, TX 2257 SOUTH TREADAWAY BLVD P. O. BOX 5087 ABILENE TX 79602-5907 Phone: (325) 673-7361 Fax: (325) 677-1613	Clark Equipment Company dba Bobcat Company PO Box 6000 West Fargo, ND 58078 Phone: 701-241-8719 Fax: 701-280-7860 Contact: Heather Messmer Heather.Messmer@doosan.com

Description	Part No	Qty	Price Ea.	Total	
E26 R-Series Bobcat Compact Excavator "24.8 HP Tier 4 Arm - Long Auto-Idle Auxiliary Hydraulics, Boom Mounted Flush Face Quick Couplers Boom Swing Canopy - Includes: Cup Holder, Retractable Seat Belt - Roll Over Protective Structure (ROPS)- Meets Requirements of ISO 12117-2:2008 - Tip Over Protective Structure (TOPS) - Meets Requirements of ISO 12117:2000 - Falling Object Protective Stucture (FOPS) - Meets Requirements of ISO 10262 Control Console Locks Control Pattern Selector Valve (ISO/STD)	M5555	1	\$26,103.70	\$26,103.70	
	Minimal Tail Swing Dozer Blade with Float Engine/Hydraulic Monitor with Shutdown Fingertip Auxiliary Hydraulic Control Fingertip Boom Swing Control Horn Hydraulic Joystick Controls Rubber Track Spark Arrestor Muffler Telematics - Machine IQ Two-Speed Travel, with Auto-Shift Vandalism Protection Work Lights X-Change (Attachment Mounting System) Warranty: 2 years, or 2000 hours whichever occurs first"				
Factory Installed Long Arm	P60 Performance Package	M5555-P06-P60	1	\$2,160.20	\$2,160.20
	Clamp				
Open Canopy Deluxe Instrument Panel with Keyless Start	C21 Comfort Package	M5555-P07-C21	1	\$897.50	\$897.50
	Motion Travel Alarm Vinyl Suspension Seat				
Attachments	15C Auger Drive Unit	6809442	1	\$1,269.96	\$1,269.96
	--- X-Change Auger Interface	6817100	1	\$249.28	\$249.28
	--- .625 in. Pin Kit	6809733	1	\$16.77	\$16.77
Total of Items Quoted				\$30,697.41	
Dealer Assembly Charges				\$0.00	
Quote Total - US dollars				\$30,697.41	

Notes:

ORDER ACCEPTED BY:

SIGNATURE

DATED

PRINT NAME AND TITLE

PURCHASE ORDER #

SHIP TO ADDRESS: _____

BILL TO ADDRESS (if different than Ship To): _____

**Prices per the TX - Buyboard Contract# 515-16. Expires: 11/30/2019*

**Must be a Coop Member to purchase off contract*

**Terms Net 30 Days. Credit cards accepted.*

**FOB Destination within the 48 Contiguous States.*

**Delivery: 60 to 90 days from ARO.*

**State Sales Taxes apply.*

****ORDERS TO BE PLACED WITH: Clark Equipment Company dba Bobcat Company, 250 E. Beaton Drive, PO Box 6000, West Fargo, ND 58078***

Prices & Specifications are subject to change. Please call before placing an order. Applies to factory ordered units only.





Bobcat

Product Quotation

Quotation Number: HMM-16183v3

Date: 2019-07-22 10:17:27

Customer Name/Address:	Bobcat Delivering Dealer	ORDERS TO BE PLACED WITH: Contract Holder/Manufacturer
CITY OF SAN ANGELO 1727 ST ANN ST SAN ANGELO, TX 76905	Bobcat of Abilene, Abilene, TX 2257 SOUTH TREADAWAY BLVD P. O. BOX 5087 ABILENE TX 79602-5907 Phone: (325) 673-7361 Fax: (325) 677-1613	Clark Equipment Company dba Bobcat Company PO Box 6000 West Fargo, ND 58078 Phone: 701-241-8719 Fax: 701-280-7860 Contact: Heather Messmer Heather.Messmer@doosan.com

Description	Part No	Qty	Price Ea.	Total	
E50 T4 Bobcat Compact Excavator	M3219	1	\$47,137.30	\$47,137.30	
49.8 HP Tier 4	Engine/Hydraulic Monitor with Shutdown				
Auto Idle	Fingertip Auxiliary Hydraulic Control				
Auto-Shift	Fingertip Boom Swing Control				
Auxiliary Hydraulics, Selectable Flow with Boom	Horn				
Mounted Flush Face Quick Couplers	Hydraulic Joystick Controls				
Cab Forward Standard Display	Rubber Track				
Canopy	Two-Speed Travel (with Auto-Shift)				
- Includes: Cup Holder, Retractable Seat Belt, Suspension Seat with High Back - Roll Over Protective Structure (ROPS)- Meets Requirements of ISO 12117-2: 2008 - Tip Over Protective Structure (TOPS) - Meets Requirements of ISO 12117: 2000	Vandalism Protection				
Control Console Locks	Work Lights				
Control Pattern Selector Valve (ISO/STD)	X-Change (Attachment Mounting System)				
Dozer Blade with Float	Warranty: 2 years, or 2000 hours whichever occurs first				
Factory Installed Enclosed Cab HVAC	M3219-P01-A40	1	\$4,990.30	\$4,990.30	
A40 Option Package	Cloth Suspension Seat				
	Deluxe Display Panel				
	Keyless Start				
	Radio				
Attachments	Long Arm w/ Heavy Counterweight	M3219-R03-C02	1	\$1,423.10	\$1,423.10
	Hydraulic X-Change - Long Arm	M3219-R06-C04	1	\$1,099.00	\$1,099.00
	Second Auxillary Hydraulics	M3219-R07-C02	1	\$956.20	\$956.20
	Hydraulic Clamp - Long Arm	M3219-R08-C04	1	\$1,701.00	\$1,701.00
	Travel Motion Alarm	M3219-R11-C02	1	\$199.50	\$199.50
	Hydraulic Angle Blade	M3219-R12-C02	1	\$1,942.50	\$1,942.50
	Telematics US	M3219-R51-C02	1	\$0.00	\$0.00
	12" MX4 XCHG TEETH	7321974	1	\$706.80	\$706.80
	24" MX4 XCHG TEETH	7311868	1	\$946.20	\$946.20
	PCF34 Plate Compactor (PCF34)	7211623	1	\$3,944.88	\$3,944.88
	--- X-Change Mounting Cap - HB680/NB140 and PCF34 plate compactor	7113656	1	\$349.60	\$349.60
	--- PC Hose Kit, Long Arm	7217834	1	\$164.16	\$164.16
	Power-Tilt PTX4	7319637	1	\$4,712.00	\$4,712.00
	--- Excavator Hose Kit (Check	7331057	1	\$148.20	\$148.20

Description)					
HB980 Hydraulic Breaker with Nail Point	7113421	1	\$5,973.60	\$5,973.60	
--- X-Change Mounting Cap - HB880/HB980/NB150/NB160 and PCF64 plate compactor	7113657	1	\$361.00	\$361.00	
--- Hose Kit - HB980/HB1180 (Long Arm)	6728967	1	\$148.20	\$148.20	
24" MX4 XCHG SMOOTH	7311869	1	\$946.20	\$946.20	
48" MX4 XCHG GRADING	7333658	1	\$1,130.88	\$1,130.88	
Description	Part No	Qty	Price Ea.	Total	
LED Exterior Lighting Package		1	\$1,000.00	\$1,000.00	

Total of Items Quoted	\$79,980.62
Dealer Assembly Charges	\$0.00
Quote Total - US dollars	\$79,980.62

Notes:

**Prices per the TX - Buyboard Contract# 515-16. Expires: 11/30/2018*

**Must be a Coop Member to purchase off contract*

**Terms Net 30 Days. Credit cards accepted.*

**FOB Destination within the 48 Contiguous States.*

**Delivery: 60 to 90 days from ARO.*

**State Sales Taxes apply.*

****ORDERS TO BE PLACED WITH: Clark Equipment Company dba Bobcat Company, 250 E. Beaton Drive, PO Box 6000, West Fargo, ND 58078***

Prices & Specifications are subject to change. Please call before placing an order. Applies to factory ordered units only.

ORDER ACCEPTED BY:

SIGNATURE

DATED

PRINT NAME AND TITLE

PURCHASE ORDER #

SHIP TO ADDRESS: _____

BILL TO ADDRESS (if different than Ship To): _____



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Kramer, Fleet Services Superintendent, Fleet Services, (325) 657-4329

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider approving Buyboard Contract #521-16 for the purchase of one Brush Truck from Freightliner of Austin, in the amount of \$308,769, budgeted in fiscal year 2019 (Ryan Kramer)

Summary/History:

Council approval is requested for the purchase of one brush and grapple truck. This unit will be used within multiple divisions for the purpose of daily cleanup of trash and debris from streets, rivers, properties, and other cleanup requests as needed as well as expedite the cleanup efforts during disasters. The purchase will also include 30 and 40-yard roll-off containers that will be used daily by various divisions and during events and cleanups. The purchase of this unit is budgeted for within the Solid Waste Fund.

The requested purchase will be made from Freightliner of Austin (Austin, TX).

Financial Impact:

Staff recommends approval of Buyboard Contract #521-16 for the purchase of one Brush Truck from Freightliner of Austin (Austin, TX), in the amount of \$308,769, budgeted in fiscal year 2019 in the Solid Waste Fund.

Other Information/Recommendation:

Staff recommends approval of Buyboard Contract #521-16 for the purchase of one Brush Truck from Freightliner of Austin (Austin, TX), in the amount of \$308,769.

Attachments:

1. Buyboard Quote - Palfinger m100I72 PALGAL Buyboard Quote - Palfinger m100I72 PALGAL.xls

Presentation:

Approvals/Reviews:

Ryan Kramer	Created/Initiated
Patrick Frerich	Approved
Shane Kelton	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved

Julia Antilley

Final Approval



FREIGHTLINER OF AUSTIN

1701 Smith Rd. (Hwy. 183 So.)
Austin, Texas 78721

Bus: 512-389-0000
FAX: 512-389-2663
Wats: 1-800-395-2005

INV. _____

PURCHASING NAME CITY OF SAN ANGELO		TELEPHONE 325-481-2727	
ADDRESS 72 W COLLEGE AVE.		CITY SAN ANGELO	STATE TX
		ZIP CODE 76903	

I/We Hereby Purchase from You, Under the Terms and Conditions Specified, the Following:

YEAR 2020	MAKE FREIGHTLINER	MODEL/BODY 108SD	VIN ORDER	LICENSE PLATE
---------------------	-----------------------------	----------------------------	---------------------	---------------

A documentary fee is not an official fee, a documentary fee is not required by law but may be charged to buyers for handling documents and performing services relating to the the closing of a sale. Buyers may avoid payment of the fee to the seller by handling the documents and performing the services relating to the closing of the sale. A documentary fee may not exceed \$50.00. This notice is required by law.

El cobro documental no es un cobro oficial. El cobro documental no es un requisito bajo la ley, pero se le puede cobrar. Al comprador por el rendimiento de los servicios relacionados con la completacion de la venta y por completar los documentos. El comprador puede evitar el pago al vendedor de este costo si el comprador mismo se encarga de manejar los documentos y de los servicios necesarios para la completacion de la venta. El cobro documental no puede sobrepasar los \$50.00 (U.S.) Este aviso es requerido bajo la ley.

Disclaimer of Warranties

Any warranties on the products sold hereby are those made by the factory. The Seller, *Freightliner of Austin*, hereby expressly disclaims all warranties, either expressed or implied including any implied warranty of merchantability or fitness for a particular purpose, and *Freightliner of Austin*, neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this vehicle.

MILEAGE:

BUY BOARD CONTRACT #521-16

CHASSIS SELLING PRICE

\$ 101,419.00

PALFINGER EPSILON M100L72, AMERICAN 60K HOIST

\$ 160,450.00

ROLL OFFS

\$ 46,500.00

BUY BOARD FEE

\$ 400.00

CUSTOMER SIGNATURE

SALESMAN SIGNATURE KEVIN KRIEG

CONTRACTUAL DISCLOSURE STATEMENT FOR USED VEHICLE ONLY. "The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale."

MILEAGE:		TRADE-IN	
YEAR	MAKE	MODEL/BODY	VIN
		LICENSE PLATE	

MILEAGE:		TRADE-IN	
YEAR	MAKE	MODEL/BODY	VIN
		LICENSE PLATE	

		TOTAL	\$ 308,769.00
PAYOFF TO:		Trade Allowance	N/A
ADDRESS:		Trading Difference	N/A
TELEPHONE: / FAX:		Sales Tax	N/A
GOOD UNTIL:		Vehicle Inventory Tax	N/A
QUOTED BY:		License Fee	N/A
SHOW LIEN TO:		Documentary Fee	N/A
ADDRESS:		Federal Excise Tax	N/A
		TOTAL SALE PRICE	\$ 308,769.00
DATED: LIEN AMOUNT \$		Payoff on Trade	
DRAFT FOR \$		Ext. Service Agreement	
DRAFT THRU:		Less Deposit	
ADDRESS:		Total Balance Due	\$ 308,769.00

Full disclosure required by federal regulation "Z", The Consumer Protection Act and The Texas Consumer Credit Code, will be made prior to consummation of a credit sale. This written order comprises the entire agreement pertaining to this purchase and no other agreement of any kind, verbal understanding or promise whatsoever, will be recognized. It is expressly agreed that the purchaser acquires no right, title or interest in or to the property which he agrees to purchase hereunder until such property is delivered to him/her and either the full price is paid in cash or satisfactory deferred payment agreement is executed by the parties hereto, the terms of which shall thereafter be controlling, and a clear title is furnished to dealer for the used cars or trucks involved, if any. THIS IS NOT A CONDITIONAL SALES CONTRACT, BUT IS A BUYER'S ORDER. All new vehicles carry the standard factory warranty. It is understood there is no guarantee on the above described new or used vehicle other than appears on this Buyer's Order. Mileage, if used vehicle model is not guaranteed and a verbal agreement by the Salesman will not be considered binding on the Seller. It is agreed that neither Freightliner of Austin nor the manufacturer will be

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kelena James, Business Finance Analyst, Airport, 325-659-6409

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider approving Task Order No. 109-A with KSA Engineers, Inc. for professional services relating to San Angelo Regional Airport Taxiway Reconfiguration Project in the amount of \$62,331 (Jeremy Valgardson)

Summary/History:

Financial Impact:

This Task order is 100% Grant approved therefore 90% is covered by the FAA and the remaining 10% is covered by PFC. There is no fiscal impact and no budget amendment is needed due to the project being under budget.

Other Information/Recommendation:

Attachments:

1.	19-0395_AP_KSA_T0_NO.109-A	19-0395_AP_KSA_T0_NO.109-A.docx
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Presentation:

Approvals/Reviews:

Kelena James	Created/Initiated
Jeremy Valgardson	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval



TASK ORDER No. 109-A

Effective Date: August 6, 2019

RFQ NO.: AP-02-15

Provider: KSA ENGINEERS, INC.
Attn: Joncie H. Young, President
140 East Tyler Street, Ste. 600
Longview, Texas 75606

Approving Director: Jeremy Valgardson, Airport Director

Effective Date of Original Contract: October 27, 2015.

Date of Task Order No. 109: August 15, 2017

Task Order Scope of Work (*Include references to attachments*): The professional services to be provided pursuant to this task order relate to Construction Administration and Resident Project Representative Services supplemental to the Professionals Services to be rendered pursuant to Task Order No 109, and are more particularly described in that certain proposal entitled *Supplemental Agreement* dated May 14, 2019, addressed by KSA/Provider to Airport Director, a copy of which is attached hereto as **Exhibit "A"**, and made a part hereof for all purposes,.

Time of Completion: Work on this Task Order shall be substantially completed within on or before August 31, 2019. Provider agrees that any extension of the Contract Time stated herein shall not be effective or of any force or effect until and unless in writing, and signed by the above named Approving Director, or designee.

Task Order Contract Not To Exceed Price: SIXTY-TWO THOUSAND THREE HUNDRED THIRTY-ONE AND NO/100 DOLLARS (\$62,331.)

Council Authorization Date (Task Orders of \$50,000 or more): August 6, 2019

Documents Incorporated Into and Made a Part of This Task Order (Attached):

KSA proposal dated May 14, 2019, addressed to Airport Director, **Exhibit "A"**, attached.

Reaffirmation of Original Contract: This Task Order is an addendum to the Original Contract, and all contract provisions and task orders previously issued thereunder shall apply unless specifically exempted. The price and time designated in this Task Order are the maximums agreed to by City and Provider. This Task Order and any attached Exhibits and contract documents referred to herein are the entire agreement between Owner and Provider

with respect to this Task Order. Notwithstanding anything to the contrary herein, the cost of the change indicted on the face of this Task Order is the entire amount of the change, and no backup documentation attached hereto may reserve the Provider's right to increase the contract time or the cost of this change for extended overhead or general conditions or any other reason.

CONTRACTOR: KSA ENGINEERS, INC.

CITY OF SAN ANGELO

BY: _____
Mitchell L. Fortner, P.W., President

Daniel Valenzuela, City Manager

DATE: _____, 2017

ATTEST:

EMAIL: mfortner@ksaeng.com _____

Julia Antilley, City Clerk

DATE: _____, 2019

APPROVED AS TO FORM

APPROVED AS TO CONTENT

Dan T. Saluri, Deputy City Attorney

Jeremy Valgardson, Airport Manager



A DYNAMIC PERSPECTIVE

58 Buick Street
San Angelo, TX 76901
325.947.1555

EXHIBIT "A"

Task Order No. 109-A
RFQ NO. 1—02-15

Professional Services Agreement by and between
City of San Angelo, Texas and KSA Engineers, Inc.

May 14, 2019

Mr. Jeremy Valgardson, C.M.
Airport Director
San Angelo Regional Airport
8618 Terminal Circle, Suite 101
San Angelo, Texas 76904

Re: *Taxiway Reconfiguration Project*
Supplemental Agreement Request for Construction Administration and Resident Project Representative Services

Dear Mr. Valgardson:

The following is KSA Engineers, Inc.'s (KSA) supplemental agreement request for providing additional construction phase services for the above referenced project. Additional construction phase services have included construction administration and resident project representative (RPR).

The construction phase of this project began in January 2018, with a 210 calendar day contract time, and thus with an expected completion in August 2018. Multiple issues were overcome during the progress of this construction project, and some changes were requested during the construction phase, which created additional effort and time required during construction. Substantial completion of the original contract occurred on September 17, 2018, 46 days after the original completion date. Contract time was suspended on the date of substantial completion while revisions and additions to the contract were further evaluated. Contract time resumed on November 30 for an additional 50 calendar days, yielding a total contract time of 306 calendar days.

Given the extended contract time, issues and additions to the contract, we are requesting additional compensation for costs incurred and anticipated to occur through the completion of the construction contract.

The total amount of KSA's supplemental agreement request is as follows:

Construction Administration	\$39,131
Resident Project Representative	\$23,200
Total:	<u>\$62,331</u>

We have provide detailed analysis for the request below.

Construction Administration

Due to the extension of contract time, issues, additions and revisions to the construction contract, we are requesting \$39,131 for costs incurred and anticipated to occur through the completion of the construction contract. The lump sum fee associated with this request is broken down below:

	Calendar Days	Cost
Original Estimated Totals	210	\$85,600
Amounts at Substantial Completion, (Prorated)	256	\$104,350
Amounts above Original Estimated Totals	46	\$18,750
Additional Contract, Anticipated Amount	50	<u>\$20,381</u>
Additions to the Contract Requested		<u>\$39,131</u>

ksaeng.com

Resident Project Representative (RPR)

Original estimated total cost for the 210 calendar days contract time was \$104,000.00 (calculated as: 8 hours per day x 161 total working days = approximately 1,300 hours). The 1,300 hours was surpassed in early September, and was exceeded by 61 hours at the time of substantial completion. The full-time RPR services required for the additional work resulted in 229 additional hours, and all calculations are shown below.

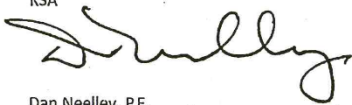
	Calendar Days	Hours	Cost
Original Estimated Totals	210	1,300	\$104,000
Amounts at Substantial Completion	256	1,361	\$108,880
Amounts above Original Estimated Totals (RPR hours already incurred)	46	61	\$4,880
Additional Contract, Actual Hours	50	229	\$18,320
Additions to the Contract Requested		290	\$23,200

RPR Services are billed at the hourly rate expense of \$80/hour.

Please contact me if you have any questions, or if you need any additional information.

Sincerely,

KSA



Dan Neelley, P.E.
Senior Project Manager

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jon James, Director of Planning & Development Services, Planning and Development Services, x1180

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider authorizing the City Manager to execute a renewal of a contract with Downtown San Angelo, Inc. for a five-year term (Jon James)

Summary/History:

The City of San Angelo entered into a contract with Downtown San Angelo Inc. effective October 1, 2014 continuing through September 30, 2019. The contract is for the purpose of supporting the mission of Downtown San Angelo Inc. by providing financial assistance, primarily to help fund staffing needs. The overall goal of the agreement is to support the redevelopment and revitalization of the downtown through partnership, promotion, design, and stimulation of investment.

The proposed contract would continue the same basic terms and financial assistance for an additional 5 years. The attached draft of the proposed contract makes the following substantive changes from the current contract: removes reference to the Downtown Development Commission, which was disbanded; removes the requirement for the City Council to review performance measures annually; removes the requirement for a twice yearly oral presentation to the City Council (but retains the requirement for a report, which could be oral or in written report form); and removes reference to creating a pedestrian and cyclist education and awareness campaign in conjunction with the Metropolitan Planning Organization.

Financial Impact:

The agreement represents a commitment of \$75,000 per year for 5 years. Half of this amount will come from Hotel Occupancy Tax funds (\$37,500 per year) and the other half will come from the General Fund (\$37,500 per year).

Other Information/Recommendation:

Downtown San Angelo staff has reviewed the proposed contract and is supportive of the proposed draft.

Attachments:

1. DSACOSA reimbursement agreement (Final) DSACOSA reimbursement agreement (Final).docx

Presentation:

Jon James

Approvals/Reviews:

Jon James	Created/Initiated
Jon James	Approved
Theresa James	Approved
Brian Groves	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

**CONTRACT BETWEEN THE CITY OF SAN ANGELO
AND DOWNTOWN SAN ANGELO INC.
FOR REIMBURSEMENT OF PAYMENT FOR SERVICES**

This Contract is entered into this _____ day of _____, 20__ in Tom Green County, Texas by and between the City of San Angelo ("CITY") and Downtown San Angelo, Inc. ("PROVIDER"), a non-profit corporation, for reimbursement of payment for services provided by PROVIDER.

RECITALS

WHEREAS, The Texas Main Street Program assists Texas cities in revitalizing their historic downtowns and neighborhood commercial districts; and,

WHEREAS, Downtown San Angelo, Inc. is a member of the Texas Main Street Program; and,

WHEREAS, San Angelo's Main Street District is embraced within the boundaries of the City's Downtown; and,

WHEREAS, Downtown San Angelo, Inc. and the City of San Angelo support the redevelopment and revitalization of Downtown through partnership, promotion, design and stimulation of investment; and,

WHEREAS, on October 6, 2009, the City Council of the City of San Angelo approved recommendations of City staff to contract with Downtown San Angelo, Inc. with the primary intent to fund DSA staffing needs.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, CITY and PROVIDER agree as follows:

TERMS

1. **RECITALS:** The recitals are true and correct and are hereby incorporated into and made a part of this Contract.

2. **TERM:** The term of this Contract shall commence on the 1st day of October and will auto renew each year unless otherwise terminated under Section 9. Termination.
3. **SCOPE OF SERVICE:** PROVIDER agrees to provide the Services and comply with the performance standards as specifically set forth in **Attachment "A"** hereto, which by this reference is incorporated into and made a part of this Contract for all purposes.
 - a) All services performed under this Contract shall be performed by PROVIDER's employees subject to supervision by PROVIDER's board of directors or an appointed executive committee.
 - b) PROVIDER shall provide day-to-day direction regarding work to be performed by the employees that is directly related to the provision of Services set forth in **Attachment "A"** hereto.
 - c) PROVIDER shall provide all services required herein as an independent contractor and not as an agent of CITY. This Contract shall not be considered a joint enterprise.
4. **FUNDING:** The amount of compensation payable by CITY to PROVIDER shall be subject to the following:
 1. Disbursed funds must be deposited in a depository having federal depository insurance.
 - ii. CITY may suspend payment to PROVIDER under this Contract for violation of any provision under this Contract or for the reason of un-appropriated funds.
 - iii. CITY's contract with PROVIDER is primarily intended to fund PROVIDER's services. Accordingly, CITY payments to PROVIDER shall be suspended when the position of PROVIDER's Executive Director is vacant for more than six consecutive months and shall be reduced by 20% if the PROVIDER's Administrative Assistant position is vacant for more than three consecutive months. Contract payment will resume at the 100% level as soon as the vacant position(s) are filled.
 - c.) Payments
 - i. CITY shall annually pay \$75,000 [\$37,500 Hotel Occupancy Tax/ \$37,500 General Fund]]

- ii. Said annual amount shall be paid subject to availability and appropriation of funds and approval by City Council under the provisions of this Contract
- iii. Said annual amount shall be paid in quarterly installment within thirty (30) days after receipt of PROVIDER's invoice:

Which shall be supported with but not limited to; documentation of unit costs of work performed, work summary, progress of deliverables {percent complete), and accompanied by sufficient supporting documentation and contain sufficient detail, to allow a proper audit of expenditures, should CITY require one to be performed.

5. **AUDIT:** An audit of the funds and activities under this contract will be made as required by CITY. The cost and manner of making the audit, if prepared, shall be determined by mutual agreement of CITY and PROVIDER prior to the commencement of the audit. The auditors performing the above described audit shall have access to other records and accounts of PROVIDER as may be reasonably necessary to conduct and complete the audit of the CITY funds spent by PROVIDER.
6. **PUBLIC RECORDS:** PROVIDER understands that the public shall have access, at all reasonable times, to all records and information pertaining to City contracts, and agrees to allow access by the City and the public to all such records that may be subject to disclosure under applicable law. PROVIDER's failure or refusal to comply with the provisions of this section shall result in the immediate cancellation of this Contract by the City.
7. **COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS:**

PROVIDER understands that agreements between private entities and local governments are subject to certain laws and regulations, including laws pertaining to public records, conflict of interest, and record keeping, etc. CITY and PROVIDER agree to comply with and observe all applicable laws, codes and ordinances as they may be amended from time to time.
8. **INDEMNIFICATION: PROVIDER AGREES TO INDEMNIFY, DEFEND, AND HOLD CITY, ITS COUNCIL MEMBERS, BOARD AND COMMISSION MEMBERS, OFFICIALS, AGENTS, GUESTS, INVITEES, CONSULTANTS AND EMPLOYEES FREE AND HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, PROCEEDINGS, SUITS, JUDGMENTS, COSTS,**

PENALTIES, FINES, DAMAGES, LOSSES, ATTORNEYS' FEES AND EXPENSES ASSERTED BY ANY ENTITY, PERSON OR PERSONS, INCLUDING AGENTS OR EMPLOYEES OF PROVIDER OR CITY, BY REASON OF DEATH OR INJURY TO PERSONS, OR LOSS OR DAMAGE TO PROPERTY, RESULTING FROM OR ARISING OUT OF, THE VIOLATION OF ANY LAW OR REGULATION OR IN ANY MANNER ATTRIBUTABLE TO ANY ACT OF COMMISSION, OMISSION, NEGLIGENCE OR FAULT OF PROVIDER, ITS AGENTS OR EMPLOYEES, OR THE JOINT NEGLIGENCE OF PROVIDER AND ANY OTHER ENTITY, AS A CONSEQUENCE OF ITS EXECUTION OR PERFORMANCE OF THIS AGREEMENT OR SUSTAINED IN OR UPON THE PREMISES, OR AS A RESULT OF ANYTHING CLAIMED TO BE DONE OR ADMITTED TO BE DONE BY PROVIDER HEREUNDER. NOTHING HEREIN SHALL REQUIRE EITHER PARTY TO THIS AGREEMENT TO INDEMNIFY, DEFEND, OR HOLD HARMLESS THE OTHER FOR THE PARTY'S OWN GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

a) Prospective application

Any and all indemnity provided for in this Contract shall survive the expiration of this Contract and the discharge of all other obligations owed by the parties to each other hereunder and shall apply prospectively not only during the term of this Contract but thereafter so long as any liability could be asserted in regard to any acts or omissions of PROVIDER in performing under this Contract.

b) Retroactive application

The indemnity provided for in this contract shall extend not only to claims and assessments occurring during the term of this contract but retroactively to claims and assessments which may have occurred during the term of previous agreements between City and PROVIDER.

9. TERMINATION: Either party may terminate the Contract by providing ninety (90) days prior written notice of intent to terminate the contract to the other party.

10. NOTICES: Any formal notice required or permitted under this Contract shall be deemed sufficiently given if it is in writing and personally delivered, or sent by overnight express delivery service or deposited in the United States mail, postage prepaid and sent by registered or certified mail (return receipt requested) to the party to whom said notice is to be given. Notices delivered in person, or by overnight express delivery service, shall be deemed to be served effective as of the date the notice is delivered. Notices sent by registered or certified mail

(return receipt requested) shall be deemed to be served on the third day after the date said notice is postmarked to the addressee, postage prepaid.

Until changed by written notice given by one party to the other, the addresses of the parties shall be as follows:

If intended for the City of San Angelo to:

City Manager
City of San Angelo
52 West College Avenue
San Angelo, Texas 76903

If intended for Downtown San Angelo Inc. to:

Executive Director
Downtown San Angelo, Inc.
24 W. Concho Ave.
San Angelo, Texas 76903

11. GENERAL PROVISIONS

a) Venue

The obligation of the parties to this Contract are performable in Tom Green County, Texas and if legal action is necessary to enforce same, exclusive venue shall lie in Tom Green County, Texas.

b) Governing Law

This Contract shall be governed by and construed in accordance with the laws and court decisions of the State of Texas.

c) Legal Construction

In case any one or more of the provisions contained in this contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Contract shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Contract.

d) Assignment

This contract cannot be assigned without the prior written consent of the other party.

e) Counterparts

This contract may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

f) Captions

The captions to the various clauses of this Contract are for informational purposes only and shall not alter the substance of the terms and conditions of this Contract.

g) Successors and Assigns

This Contract shall be binding upon and insured to the benefit of the parties hereto and their respective administrators, successors and, except as otherwise provided in this Contract, their assigns.

h) Non-Discriminatory Policy

The parties shall comply fully with all Civil Rights Acts and specifically will not discriminate against any person on the basis of race, color, national origin, sex or disability.

i) Entire Agreement

This Contract embodies the complete agreement of the parties hereto, superseding all oral and written previous and contemporary agreements between the parties and relating to matters in this Contract, and except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Contract.

j) Force Majeure

Neither CITY nor PROVIDER shall be required to perform any term, condition or covenant in this agreement so long as such performance is delayed or prevented by force majeure, which shall mean acts of God, civil riots, floods, and any other cause not reasonably within the control of CITY or PROVIDER except as herein provided, and which by the exercise of due

diligence CITY or PROVIDER is unable, wholly or in part, to prevent or overcome.

Executed this the _____ day of _____, 2019.

CITY OF SAN ANGELO

DOWNTOWN SAN ANGELO, INC

Daniel Valenzuela, City Manager

President, Downtown San Angelo, Inc.

ATTEST:

Julia Antilley, City Clerk

Secretary, Downtown San Angelo, Inc.

Approved as to Content:

Approved as to Form:

Jon James, Director
Planning & Development Services

Theresa James
City Attorney

ATTACHMENT "A"

SERVICES AND PERFORMANCE MEASURES

Downtown San Angelo, Inc., a Main Street City in conjunction with The Texas Historical Commission shall provide the following services, and comply with the performance measures indicated below:

1. Downtown San Angelo, Inc., a Main Street City in conjunction with The Texas Historical Commission will develop jointly in accordance with the Main Street City 4-Point Approach and strategy as set forth by the National Main Street Program with the City of San Angelo Planning and Development Services staff, a yearly work plan which includes all relevant and existing comprehensive plans.
2. Quarterly Report
 - a. Prepare and submit a quarterly report to the City Manager's Office, or designee, on the activities conducted under this contract.
3. Maintain the identification of vacant buildings within the downtown & compose a comprehensive list, including occupancy & vacancy statistics, to be updated monthly. Provider shall create a process whereby property listings for properties within the downtown district are featured on the Downtown San Angelo websites. Additionally, PROVIDER shall develop a target business marketing/attraction effort for underutilized or vacant buildings.
4. Maintain existing ongoing business retention, expansion and outreach efforts. These efforts shall include at least quarterly attendance of seminar, training, education, and resource networking opportunities by DSA employees.
5. Compile and analyze sales tax trends within the downtown district as they relate to the overall retail trends of the City of San Angelo if reports are available.
6. Create and implement of an ongoing marketing campaign to promote the downtown district as a retail and entertainment destination.
7. Plan and execute events in conjunction with partner businesses to attract new customer markets to the downtown district.
8. Make provision for internship opportunities through local education institutions and organizations - creating experiences to invest in future business leaders.
9. Continue to work with the Art In Uncommon Places, San Angelo Historic Murals, San Angelo Museum of Fine Arts and Convention Visitors Bureau in the development and promotion of the arts in the downtown district. Two locations,

Paint Brush Alley and the Open Air Museum, which is underdevelopment, are and will be featured venues in downtown.

10. Work with CITY Planning and Development Services staff to develop a proposal for incorporating a plan for further development and expansion of a historic district, the benefits of historic preservation, utilizing resources at the state and local levels incorporated within the downtown district.
11. Regularly update the DSA website to correctly reference City staff and programs.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bob Salas, Neighborhood Services Director, Community and Housing Support, 325-655-0824

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider approving an agreement with Atmos Energy in the amount of \$23,691.15 for the execution of a low income weatherization program for San Angelo citizens who are Atmos customers and authorizing the City Manager to execute related documents (Bob Salas)

Summary/History:

Community & Housing Support requests approval of an agreement between the COSA and ATMOS Energy in the amount of \$23,691.15 to execute a low income housing weatherization program for citizens in financial distress. Over the past seven years, ATMOS has provided funds annually to the City in order to carry out the housing weatherization program. The program assists citizens in need of financial assistance to weatherize their homes free of charge for Atmos customers. The City receives 5% of the Atmos funds spent on projects on a quarterly basis.

Financial Impact:

The annual budget for Community & Housing Support will be increased by \$23,691.15.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | Allocation 2019 | Allocation 2019.pdf |
| 2. | Atmos contract resolution 2019 | Atmos contract resolution 2019.docx |
| 3. | Keeping The Warmth Vendor Agreement 2019 | Keeping The Warmth Vendor Agreement 2019.docx |

Presentation:

Approvals/Reviews:

Bob Salas	Created/Initiated
Theresa James	Approved
Anthony Wilson	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

Fund Allocations and Adjustments

User: Esther Rodriguez

MTX - City of San Angelo

Keeping the Warmth 7/1-6/30

Date	Account	Allocations	Adjustments
07/16/2019	City of San Angelo - KtW	22562.5	0
Totals		22562.5	0

MAACLink All Rights Reserved.

**A RESOLUTION BY THE SAN ANGELO CITY COUNCIL
RATIFYING THE AGREEMENT BETWEEN THE CITY OF
SAN ANGELO AND ATMOS ENERGY FOR THE
EXECUTION OF A LOW INCOME WEATHERIZATION
PROGRAM KNOWN AS KEEPING THE WARMTH.**

WHEREAS, Atmos Energy and the City of San Angelo recognize the need for providing charitable assistance to persons in financial distress to reduce energy related costs by installing weatherization measures improving energy efficiencies in the home; and

WHEREAS, Atmos Energy has developed the low-income Keeping the Warmth Program to help meet that need and to be utilized as a supplement to government and community aid programs designed to assist persons in financial distress weatherize their homes; and

WHEREAS, the City of San Angelo is organized to provide charitable assistance to persons in financial distress; and

WHEREAS, the City of San Angelo recognizes that Keeping the Warmth is a program for providing charitable weatherization assistance to the citizens of San Angelo.

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

THAT, the agreement between the City of San Angelo and ATMOS energy for the Keeping the Warmth Program is hereby ratified and the grant of funds in the sum of \$22,562.50, is hereby accepted. The City Manager or his designee is hereby authorized to execute such documents as may be necessary or desirable to execute the agreement.

PASSED and APPROVED THIS 20th DAY OF August, 2019.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO FORM

Theresa James, City Attorney



KEEPING THE WARMTH AGREEMENT

This Keeping the Warmth Agreement (“**Agreement**”) including exhibit (A) is made and entered into as of the 20th day of August, 2019 (“**Effective Date**”) by and between Atmos Energy Corporation, a Texas and Virginia corporation (“**Atmos Energy Energy**”) and City of San Angelo, a Home Rule, Texas Local Government (“**Agency**”).

BACKGROUND:

Atmos Energy and Agency recognize the need for providing charitable assistance to persons in financial distress to reduce energy related costs by installing weatherization measures improving energy efficiencies in the home.

Atmos Energy has developed the low-income Keeping the Warmth Program ("**KTW**") to help meet that need and to be utilized as a supplement to government and community aid programs designed to assist persons in financial distress weatherize their homes.

Agency is organized, inter alia, to provide charitable assistance to persons in financial distress, and Agency recognizes that Keeping the Warmth is a program for providing charitable weatherization assistance to individuals.

Atmos Energy will act merely as a conduit for contributions made by others so that Agency and such other nonprofit charitable organizations can use and apply such contributions for the charitable purposes of the Keeping the Warmth Program.

AGREEMENT:

In consideration of the mutual covenants hereinafter set forth, Atmos Energy and Agency hereby agree as follows:

1. Keeping the Warmth

Agency acknowledges that Atmos Energy has established Keeping the Warmth and that said program is funded by contributions from Atmos Energy shareholders and its customers. Agency further acknowledges that the policies and procedures governing the collection and the disbursement of the funds contributed to Keeping the Warmth (KTW) shall be established and may be modified by Atmos Energy from time to time, provided that Keeping the Warmth Funds shall always be disbursed to one or more Agencies, and shall never be retained by Atmos Energy for any other purpose and must be used solely for Atmos Energy customers.

2. Funds

Any Keeping the Warmth Funds obtained by Atmos Energy are deemed to be collected on behalf of one or more Agencies for the purposes described above. Atmos Energy will act merely as a conduit for monies collected so that Agency and such other nonprofit charitable organizations can use and apply such funds for the charitable purposes of the Keeping the Warmth Program.

3. Fund Guidelines

The Agency shall have the sole right to determine who receives the Keeping the Warmth Funds (such person being the “**Resident**”) subject, however, to the following conditions and restrictions:

3.1 KTW partner agencies and/or associated contractors are prohibited from using KTW funds for personal properties.

3.2 KTW partner agencies and/or associated contractors are prohibited from serving multi-family housing, and if the eligible Resident is renting, agency and/or associated contractor must secure no less than ten percent payment of the total cost for any and all natural gas appliances. Owner/landlord payment must be deducted and documented on the agency/contractor invoice.

3.3 Agency is required to process all Keeping the Warmth invoices and all other required information for payment using the MAACLINK web based software.

3.4 A Resident is eligible to receive a maximum of \$2,500.00 in Keeping the Warmth weatherization assistance per 12 month program year.

3.5 Although an Resident does not have to meet federal low- income WAP guidelines in order to be eligible to receive Keeping the Warmth Funds, such Resident shall be at or below the Federal Poverty rate of 200%, a person experiencing higher than average energy burden and financial hardship that limit their ability to make weatherization improvements to their primary residence.

3.6 A Resident must be the named person or full-time resident on the Atmos Energy gas account for which weatherization assistance is being requested.

3.7 Keeping the Warmth Funds may only be used for energy efficient weatherization of the customer’s primary residence and include such items as:

- 3.7.1 Natural Gas Piping – inside home repair
- 3.7.2 Customer owned natural gas yard line repair
- 3.7.3 Natural gas water heater replacement
- 3.7.4 Natural gas main heating source replacement
- 3.7.5 Insulation – Attic and Walls
- 3.7.6 Natural Gas water heater insulation blanket
- 3.7.7 Duct sealing, caulking, weather-stripping, wall outlet insulation covers, aerators.

4 Keeping the Warmth Report

41 In the event Atmos Energy ceases to use the MAACLINK Web-based program for any reason, Agency agrees to complete a Keeping the Warmth Report in the form and content provided by Atmos Energy (the “**Keeping the Warmth Report**”) for each month during the term of this Agreement. The Keeping the Warmth Report shall be sent to Atmos Energy no later than the tenth (10th) day of the month following the month for which the report was prepared. Atmos Energy may from time to time amend the form, content and information requested in the Keeping the Warmth Report by providing thirty (30) day advance written notice to Agency. The monthly report is not required during periods when Agency does not have Keeping the Warmth Funds available to disburse to Beneficiaries.

42 Any information provided by Agency relating to estimated thermal savings, whether entered through the MAACLINK web-based program or through a Keeping the Warmth Report, shall be solely for informational purposes. Atmos Energy acknowledges that Agency does not warrant the accuracy or completeness of any thermal savings estimates, and Atmos Energy uses such information at its own risk.

5 Right to Audit

Atmos Energy and its designated agents, representatives, accountants and attorneys shall have full access, at all reasonable times, to the properties, books and records of Agency for examination of Agency’s administration of Keeping the Warmth Funds and compliance with Section 7 below; provided however, this Section shall not be interpreted as granting Atmos Energy the right to control how Agency determines which Beneficiaries will be entitled to receive Keeping the Warmth Funds or how Agency governs its day to day business.

6 Compliance with Codes

Agency represents and warrants that either:

61 It is a state, county, municipal agency who provides on a consistence basis weatherization assistance: or

62 it is and shall continue to be during the term of this Agreement an organization described in Section 501(c)(3) of the Internal Revenue Code and it Regulations as they now exist or as they may be amended from time to time (the “**Code**”), is exempt from federal income taxes under Section 501(a) of the Code, and contributions to Agency are deductible from federal income taxes of the donor, within limits and guidelines of Section 170 of the Code. Agency covenants and agrees that it will take no action or omit to perform any act that will prejudice its status under said provisions of the Code.

Agency will immediately notify Atmos Energy if at any time during the term of this Agreement any of the representations made in this Section cease to be true.

7 Non-exclusive Agreement

Agency acknowledges that Atmos Energy may enter into one or more agreements with other charitable organizations, including charitable organization located within Agency's service area, pursuant to which such organization will be eligible to participate in Keeping the Warmth.

8 Term and Termination

The term of this Agreement is for one program year beginning July 1st and ending on June 30th and becomes effective as of the date Atmos Energy and Agency executes the agreement. This Agreement shall automatically renew for successive one year periods. Either Agency or Atmos Energy may terminate this Agreement, with or without cause, upon thirty (30) days written notice to the other party.

9 Miscellaneous

91 Governing Law. This Agreement will be governed by the laws of the State of Texas without regard to conflicts of laws principles.

92 Waiver. The rights and remedies of the parties to this Agreement are cumulative and not alternative. Neither the failure nor any delay by either party in exercising any right, power or privilege under this Agreement will operate as a waiver of such right, power or privilege. No single or partial exercise of any such right, power or privilege will preclude any other or further exercise of such right, power or privilege or the exercise of any other right, power or privilege. To the maximum extent permitted by applicable law, (a) no claim or right arising out of this Agreement can be discharged by one party, in whole or in part, by a waiver or renunciation of the claim or right unless in writing signed by the other party; (b) no waiver that may be given by a party will be applicable except in the specific instance for which it is given; and (c) no notice to or demand on one party will be deemed to be a waiver of any obligation of such party or of the right of the party giving such notice or demand to take further action without notice or demand as provided in this Agreement.

93 Binding Effect; Delegation of Duties Prohibited. This Agreement inures to the benefit of, and is binding upon, the parties hereto and their respective successors, assigns, heirs and legal representatives, including any entity with which the Atmos Energy may merge or consolidate or to which all or substantially all of its assets may be transferred. The duties and covenants of the Agency under this Agreement, being personal, may not be delegated.

94 Notices. Whenever it is provided in this Agreement that any notice, demand, request, consent, approval, declaration or other communication be given to or served upon any of the parties by another, such notice, demand, request, consent, approval, declaration or other communication will be in writing and will be deemed to have been duly given (i) when received if personally delivered, (ii) when transmitted if transmitted by telecopy (except that telecopies transmitted after 5:00 p.m. in the recipient's time zone will be deemed delivered the next business day), electronic or digital transmission method, (iii) the business day after it is sent,

if sent for next business day delivery to a domestic address by a nationally recognized overnight delivery service (i.e. Federal Express) and (iv) three business days after it is sent, if sent by certified or registered mail, return receipt requested. In each case notice will be sent to:

If to Atmos Energy:
Atmos Energy Corporation
Attn: Keeping the Warmth Program
P.O. Box 650205
Dallas, TX 75265-0205

If to Agency:
Neighborhood & Family Services Dept
72 W. College
San Angelo, Texas
76903

or at such other address as the intended recipient will from time to time designate by written notice delivered in accordance herewith.

95 Entire Agreement; Amendments. This Agreement contains the entire agreement between the parties with respect to subject matter hereof and supersedes all prior agreements and understandings, oral or written, between the parties hereto with respect to the subject matter hereof. This Agreement may not be amended orally, but only by an agreement in writing signed by each of the parties hereto.

96 Section Headings and Construction. The headings of Sections in this Agreement are provided for convenience only and will not affect its construction or interpretation. All references to "Section" refer to the corresponding Section of this Agreement unless otherwise specified. All words used in this Agreement will be construed to be of such gender or number as the circumstances require. Unless otherwise expressly provided, the word "including" does not limit the preceding words or terms.

97 Severability. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

98 Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same agreement.

99 Replacement of Existing Agreement. This Agreement replaces the entire Keeping the Warmth Agreement entered into by the parties.

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the date above first written above.

ATMOS ENERGY CORPORATION
a Texas and Virginia corporation

City of San Angelo

Daniel Alderson, Program Manager

Daniel Valenzuela, City Manger

Exhibit A

Schedule of Payment to Administer the Keeping the Warmth (KTW) Program

In consideration for the strict adherence to the terms and conditions of the Agreement and subject to the Agency performance of the work set forth in the Agreement, to the satisfaction of Atmos Energy Corporation's authorized representative, Atmos Energy agrees to compensate the Agency in the following manner.

Quarterly, Agency will receive from Mid-America Assistance Coalition (MAAC) five (5) percent of the quarterly amount spent of KTW funds for low-income weatherization.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bob Salas, Neighborhood Services Director, Neighborhood and Family Services, 325-655-0824

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider a resolution approving annual re-certification for Galilee Community Development Corporation as a Community Housing Development Organization (CHDO) (Bob Salas)

Summary/History:

HUD recommends recertification of CHDOs annually. As stated in the HOME regulations (§ 92.300 (a)(1)), a participating jurisdiction is required to reserve not less than 15% of their HOME allocation for investment in housing to be developed, sponsored or owned by CHDOs.

Galilee CDC meets all HUD CHDO requirements as described below:

- Has a governing board consisting of not less than one-third low-income persons and not more than one-third public officials.
- Has a 503(c)(3) or (c)(4) ruling from the IRS.
- Has demonstrated a capacity for carrying out activities assisted with HOME funds
- Has a history of serving the community in which the HOME assisted housing is to be located for a minimum of one year
- Has among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons, as evidenced in its charter, articles of incorporation, resolutions or by-laws.

Staff recommends approval in order for Galilee to continue to be designated as the City's CHDO.

Financial Impact:

If not approved, Galilee will not be able to continue to be considered a CHDO and 15% of our HOME grant funds will be returned to HUD.

Other Information/Recommendation:

Attachments:

1. GALILEE_CHDO_RE-CERT_RESO (1) - 2019 GALILEE_CHDO_RE-CERT_RESO (1) - 2019.docx

Presentation:

None

Approvals/Reviews:

Bob Salas

Created/Initiated

Theresa James	Approved
Anthony Wilson	Approved
Julia Antilley	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, APPROVING THE RE-CERTIFICATION OF GALILEE COMMUNITY DEVELOPMENT CORPORATION (GALILEE CDC) AS A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) ELIGIBLE TO RECEIVE AFFORDABLE HOUSING HOME FUNDS.

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has designated the City of San Angelo, Texas, as a Participating Jurisdiction eligible to receive formula funding from the HOME Program as authorized by Title II of the National Affordable Housing Act of 1990 (PL 101-625), as amended; and

WHEREAS, the City of San Angelo is awarded an annual entitlement under the HOME Investment Partnerships Program; and

WHEREAS, not less than fifteen percent (15%) of HOME funds must be invested in housing to be developed, sponsored or owned by qualified Community Housing Development Organizations (CHDOs); and

WHEREAS, Galilee CDC. has previously been certified a CHDO and has satisfied the requirements to be recertified as a CHDO and as such will undertake activities to expand and develop safe, decent and affordable housing for moderate-income households in the City of San Angelo;

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

Having met the requirements for recertification, the City of San Angelo, Texas, approves recertification for Galilee Community Development Corporation as a Community Housing Development Organization (CHDO) and recognizes it as eligible to receive HOME funds for the acquisition, rehabilitation and new construction of single-family homes.

This resolution shall take effect immediately from and after its adoption.

PASSED, APPROVED, AND ADOPTED this 6th day of August, 2019.

CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider ratifying a resolution by COSADC authorizing the use of Sales and Use Tax funds in an amount not to exceed \$600,000, for purchase of a vacant tract of land generally located adjacent to the south right-of-way of FM 2105, 1.5 miles west of Hwy 277, a project authorized under Chapter 505 of the Texas Development Corporation Act for Industrial and Commercial Development necessary to promote economic development and expanded business enterprises that create or retain primary jobs (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. City Council ratified COSADC approval at its meeting on May 7th, 2019. This project entails acquisition of a tract of land of approximately 180 acres, and for completion of environmental studies, geotechnical investigations, survey and related services necessary for commercial or industrial development that creates or retains primary jobs.

COSADC approved the resolution at its meeting on July 24th, 2019 5-0.

Financial Impact:

\$600,000 from Acct. 452-165

Other Information/Recommendation:

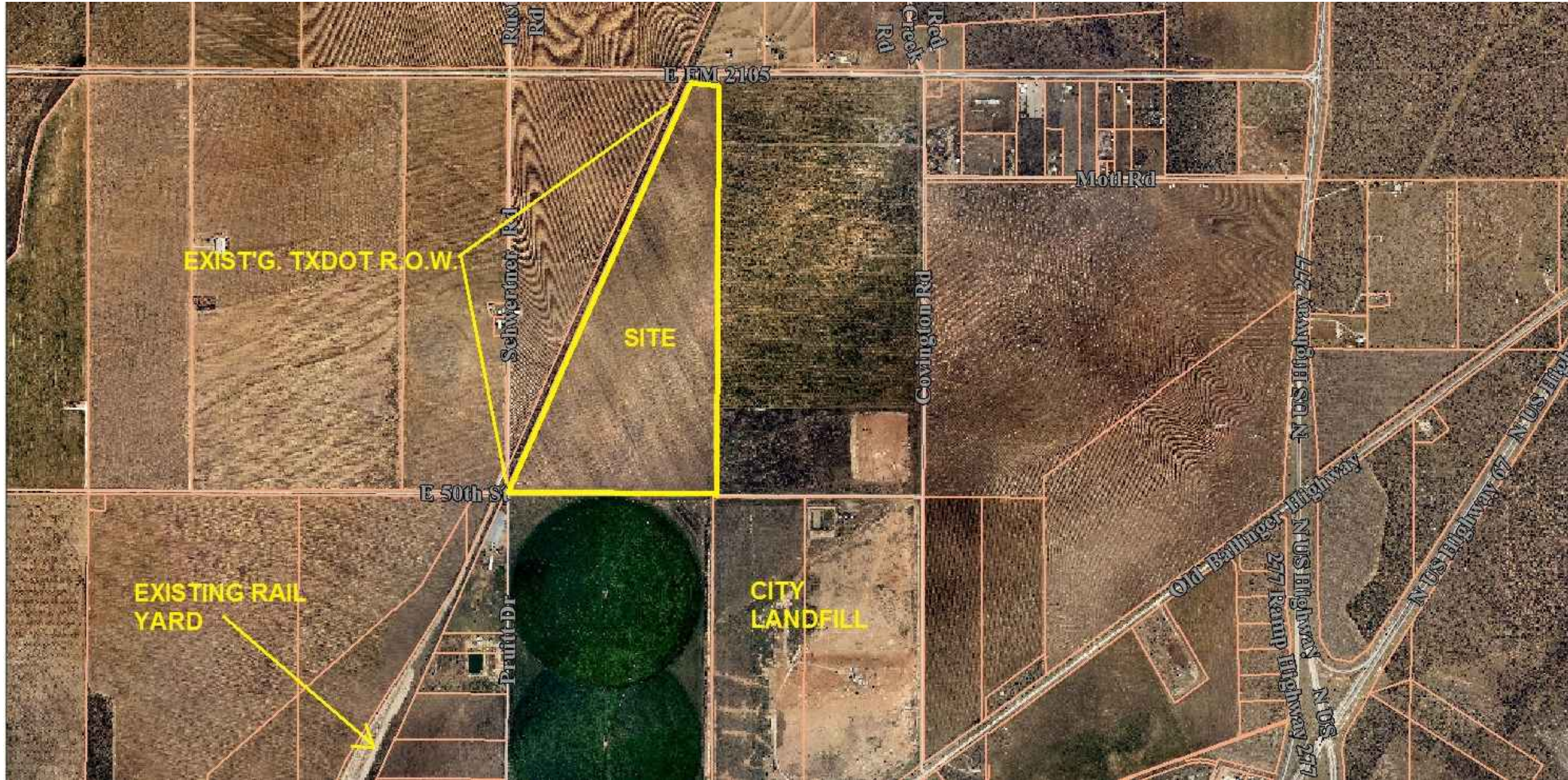
Attachments:

- | | | |
|----|-----------------------|--|
| 1. | location map- | location map-.pdf |
| 2. | Schwertner Resolution | 19-444_COSADC_SCHWERTNER_P_RESO.docx.pdf |

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Guy Andrews	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval



RE: Page 533
July 24, 2019

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A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS (COSADC) AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED \$600,000, FOR PURCHASE OF A VACANT TRACT OF LAND BEING 180 ACRES MORE OR LESS, OUT OF J C MATTHEWS ABSTRACT 8071, SURVEY 0178, A PORTION OF TAX LOT ID #61-08071-0711-000-00, GENERALLY LOCATED ADJACENT TO THE SOUTH RIGHT-OF-WAY OF FM 2105, 1.5 MILES WEST OF HWY 277, AND ADJACENT TO THE EASTERLY BOUNDARY OF AN ABANDONED RAILROAD RIGHT OF WAY, A PROJECT AUTHORIZED UNDER CHAPTER 505 OF THE TEXAS DEVELOPMENT CORPORATION ACT FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT NECESSARY TO PROMOTE ECONOMIC DEVELOPMENT AND EXPANDED BUSINESS ENTERPRISES THAT CREATE OR RETAIN PRIMARY JOBS

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceed for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the "Act"); and,

WHEREAS, COSADC is a section 4B development corporation authorized to utilize sales and use tax funds to support projects that the Board determines will promote or develop new or expanded business enterprises that create or retain primary jobs; and,

WHEREAS, on January 23, 2019, the Board authorized the use of sales and use tax funds for professional marketing and consulting services relating to a project for the assessment of industry needs and identification of markets essential to the promotion of new industrial development opportunities, approved by City Council on February 5, 2019; and,

WHEREAS, as a corollary to said consulting services, COSADC has proposed a project for acquisition of a tract of 180 acres of vacant land suitable for industrial and commercial development determined by the Board to be necessary to promote economic development and expanded business enterprises that create or retain primary jobs; and,

WEHREAS, suitable, authorized project costs include costs of acquiring land, rights-of-way, easements and other property interests, as well as costs of research and development, engineering, and expenses necessary or incident to project development and placing a project into operation; and,

WHEREAS, on April 24th, 2019 the Board authorized the Board President to negotiate and execute a contract for purchase of the subject property, which was approval by City Council on May 7th, 2019 and,

WHEREAS, at least sixty (60) days prior to undertaking the Project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act, Sections 505.159 and 505.160 of the Local Government Code;

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

The City of San Angelo Development Corporation offers this Resolution establishing a project and authorizing the use of sales and use tax funds for the purchase of 180 +/- acres of vacant land out of J C Matthews Abstract 8071, Survey 0178, and being a portion of property identified as Tax ID #61-08071-0711-000-00, located adjacent to the south right of way of FM 2105 approximately 1.5 miles west of Hwy

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July 24, 2019

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277 and located east of and adjacent to the abandoned railroad right of way, including environmental studies, geotechnical investigations, survey and necessary closing costs in a total sum not to exceed \$600,000; authorizing the Board President, to negotiate and execute a Real Estate Purchase and Sales Agreement and related documents in a form approved by the City Attorney; directing that notice of the Project be published and a public hearing be held pursuant to statutory requirements; and recommending ratification to City Council.

PASSED, APPROVED, and ADOPTED on this the 24th day of July, 2019.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST:

DocuSigned by:



B408B9107DA14CB...
Nora Nevarez, Corporate Secretary

DocuSigned by:



D5BB03B2E1E14B1...
Todd Kolls, Corporation President

APPROVED AS TO CONTENT:

DocuSigned by:



B555592C5C6947A...
Guy Andrews, Director of Economic
Development

APPROVED AS TO FORM:

DocuSigned by:



609C3C877D18482...
Dan T. Saluri, Deputy City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Cristina Eureste, WIC Manager, WIC,

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider accepting a WIC grant for fiscal year 2020 including that the City provide certain services for the WIC program; authorization for the City Manager to execute a contract with the Texas Department of State Health Services for an award of \$832,472 for fiscal year 2020; authorization for the City Manager to execute other contracts or addendums for grant funding for the balance of the fiscal year; and, any related documents (Cristina Eureste)

Summary/History:

City of San Angelo acts as contractor, executing DSHS WIC Contract annually to accept federal funds through Texas Department of State Health to operate Women, Infants and Children's Nutrition Program locally.

WIC is a federally funded program and San Angelo WIC Local Agency 056 is expected to receive up to \$832,472 for the 2020 fiscal year. No local tax dollars are used.

Financial Impact:

WIC is a federally funded program, and San Angelo WIC Local Agency 056 is expected to receive up to \$832,472 for the 2020 fiscal year. No local tax dollars are used.

Other Information/Recommendation:

Staff recommends council approval of WIC annual contract.

Attachments:

- | | | |
|----|---------------------------|-------------------------------|
| 1. | 19-0443_NS_HHSC_AMEND_NO3 | 19-0443_NS_HHSC_AMEND_NO3.pdf |
|----|---------------------------|-------------------------------|

Presentation:

Approvals/Reviews:

Cristina Eureste	Created/Initiated
Morgan Chegwiddden	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

**HEALTH AND HUMAN SERVICES COMMISSION
CONTRACT NO. 2017-049743-001
AMENDMENT NO. 3**

The **HEALTH AND HUMAN SERVICES COMMISSION** (“**HHSC**” or “**System Agency**”) and **CITY OF SAN ANGELO** (“**Grantee**” or “**Subrecipient**”), who are collectively referred to herein as the “**Parties**” to that certain Women, Infant and Children’s Nutrition Local Agency grant contract effective October 1, 2016 and denominated HHSC Contract No. 2017-049743-001 (“**Contract**”), as amended, now desire to further amend the Contract.

RECITALS

WHEREAS, System Agency has elected to extend the Contract through Fiscal Year (“**FY**”) 2020 (October 1, 2019 through September 30, 2020) in accordance with Section III of the Contract.

WHEREAS, the Parties desire to revise the Budget to add funds for FY 2020;

WHEREAS; the Parties desire to revise the Statement of Work; and

WHEREAS, these revisions will result in an addition of **EIGHT HUNDRED THIRTY-TWO THOUSAND FOUR HUNDRED SEVENTY-TWO DOLLARS (\$832,472.00)** in federal grant funds.

NOW, THEREFORE, the Parties hereby amend and modify the Contract as follows:

1. The Parties agree that all references in the Contract to “Grantee” are hereby changed to “Subrecipient”.
2. **SECTION III** of the Contract Signature Document, **DURATION**, is hereby amended to reflect a new termination date of September 30, 2020.
3. **SECTION IV** of the Contract, **BUDGET**, is deleted and replaced in its entirety with the following:

IV. BUDGET

The total amount of this Contract will not exceed **THREE MILLION THREE HUNDRED SEVENTY-EIGHT THOUSAND ONE HUNDRED SIXTY-TWO DOLLARS (\$3,378,162.00)**, of which **\$845,686.00** is allocated to FY 2017 (October 1, 2016 through September 30, 2017), **\$857,482.00** is allocated to FY 2018 (October 1, 2017 through September 30, 2018), **\$842,522.00** is allocated to FY 2019 (October 1, 2018 through September 30, 2019), and **\$832,472.00** is allocated to FY 2020 (October 1, 2019 through September 30, 2020). All expenditures under the Contract will be in accordance with **Attachment A, Statement of Work**.

4. **SECTION I(D)** of ATTACHMENT A, **STATEMENT OF WORK**, is deleted and replaced in its entirety with the following:

- D. Determine eligibility of applicants through assessment of their categorical eligibility, household or adjunctive income, identification, residency, nutritional status, and provide nutrition education and counseling to eligible participants.
5. **SECTION I(H)** of ATTACHMENT A, STATEMENT OF WORK, is deleted and replaced in its entirety with the following:
- H. Conduct outreach to potential participants and implement strategies to retain existing participants in accordance with Subrecipient's outreach plan.
6. **SECTION I(L)** of ATTACHMENT A, STATEMENT OF WORK, is deleted and replaced in its entirety with the following:
- L. Issue pre-numbered WIC Electronic Benefit Transfer (EBT) cards furnished by System Agency to qualified participants who shall use such EBT cards to obtain specified food items from participating vendors; maintain complete accountability and security of all WIC EBT cards received from System Agency. Subrecipient shall be held financially responsible for all unaccounted WIC EBT cards and/or for the redeemed value of those issued to ineligible participants.
7. **SECTION I(M)** of ATTACHMENT A, STATEMENT OF WORK, is deleted and replaced in its entirety with the following:
- M. Subrecipient will configure all desktop, laptops, and tablets purchased with WIC funds for access to the Texas Integrated Network ("TXIN") Management Information System ("MIS") at all Subrecipient WIC clinics and administrative offices. Subrecipient will notify System Agency not less than forty-five (45) days prior to a relocation or a deployment of a new site to arrange for internet connectivity at the site. Subrecipient is responsible for all desktop, laptop, and tablet maintenance and hardware support.
8. **SECTION I(N)** of ATTACHMENT A, STATEMENT OF WORK, is deleted and replaced in its entirety with the following:
- N. Subrecipient is required to immediately address, or facilitate internal access to all its clinics, including remote access to clinic workstations, to the System Agency or its agency to facilitate the resolution of any issues restricting valid food benefit issuance to eligible WIC participants, including allowing the System Agency to make configuration changes to WIC computers. Subrecipient is required to notify the System Agency of any issues resulting in the interruption of services for a period of four (4) hours or more.
9. **SECTION I(P)** of ATTACHMENT A, STATEMENT OF WORK, is deleted and replaced in its entirety with the following:
- P. Offer services during extended hours of operation outside the traditional times of 8:00 a.m. to 5:00 p.m., Monday through Friday.
10. **SECTION I(X)** of ATTACHMENT A, STATEMENT OF WORK, is amended by deleting it in its entirety and replacing it with the following:

- X. If selected by the System Agency, Implement or expand the Improving Participant Experience (IPE) initiative. The IPE initiative will enable Subrecipient to enhance their clinic to promote a welcoming, child-friendly environment and any improvements to counseling spaces should promote knee-to-knee conversations, thus improving the participant's clinic experience.
 - 1. Subrecipient shall submit proposed initiatives and required reports in a frequency and format designated by System Agency for review and approval.
 - 2. Subrecipient shall appoint a project coordinator to oversee the implementation and evaluation of each initiative.
 - 3. Subrecipient shall participate in activities as requested by System Agency, including but not limited to, writing news articles, submitting mid-year and end of year reports and participating in sharing sessions.
- 11. **SECTION I(Z)** of ATTACHMENT A, STATEMENT OF WORK, is deleted and replaced in its entirety with the following:
 - Z. Subrecipient shall resolve all possible dual participation records anytime the "duplicate detection" grid appears in the MIS. System Agency reserves the right to withhold payment if Subrecipient fails to accurately resolve all possible dual participation records within thirty (30) days of the appearance of the duplicate detection grid.
- 12. **SECTION I(BB)** of ATTACHMENT A, STATEMENT OF WORK, is amended by deleting it in its entirety and replacing it with the following:
 - BB. The Summer Electronic Benefit Transfer for Children (SEBTC) project provides nourishing foods to eligible school-age children in selected schools during the summer months.
 - 1. If selected by System Agency, Subrecipient will use SEBTC funds to provide the following:
 - a. Implement SEBTC project according to System Agency-approved plan.
 - b. Designate a SEBTC lead responsible for overseeing training, implementation, and evaluation of project activities.
 - c. Provide customer support services for SEBTC card recipients during the benefit period.
 - d. Submit requested updates and/or reports in a frequency and format designated by System Agency for review and approval.
- 13. **SECTION I** of ATTACHMENT A, STATEMENT OF WORK, is amended by adding the following:
 - CC. Implement the Obesity Prevention project.
 - 1. Subrecipient shall submit proposed initiatives for review and approval.

2. If selected by System Agency, Subrecipient shall:

- a. Appoint a project coordinator to oversee the implementation and evaluation of each initiative.
- b. Participate in activities as requested by System Agency, including but not limited to, writing news articles, and participating in sharing sessions.
- c. Follow the System Agency guidance related to allowable WIC costs for approved Obesity Prevention projects.
- d. Submit all requested reports in a frequency and format designated by System Agency for review and approval.

14. **SECTION II(A)** of ATTACHMENT A, STATEMENT OF WORK, is deleted and replaced in its entirety with the following:

A. Subrecipient shall ensure:

1. An average of 95% of families each quarter who participate in WIC Program by receiving food benefits shall also receive nutrition education classes or individual counseling;
2. Each quarter an average of 20% or greater of all pregnant women who enter the WIC Program are certified as eligible during the period of the first or second trimester of their pregnancy;
3. Each quarter an average of 80% of clients who are enrolled in the WIC Program, excluding dual participants and transfer locked and/or migrant clients, participate as food benefit recipients each month (breast-feeding infants are also included in the client count); and
4. 100% of participants who indicate during the enrollment process for the WIC Program that they have no source of health care are referred to at least one (1) source of health care at certification of eligibility.

Subrecipient shall submit reports, if requested, in a frequency and format designated by System Agency for review and approval.

15. **SECTION III(D)(6)** of ATTACHMENT A, STATEMENT OF WORK, is deleted and replaced in its entirety with the following:

6. Surplus encumbered by September 30 shall be billed and vouchers received by System Agency no later than 60 calendar days following the Contract term.

16. The Parties agree to revise the supplemental condition for **Section 2.02, Final Billing Submission** in ATTACHMENT D, SUPPLEMENTAL AND SPECIAL CONDITIONS by deleting it in its entirety and replacing it with the following:

Unless otherwise provided by the System Agency, Subrecipient shall submit a reimbursement or payment request as a final close-out invoice not later than sixty (60) calendar days following the end of the term of the Contract. Reimbursement or payment

requests received in the System Agency's offices more than sixty (60) calendar days following the termination of the Contract may not be paid.

17. The Parties agree to revise the supplemental condition for **Section 2.03, Financial Status Reports (FSRs)** in ATTACHMENT D, SUPPLEMENTAL AND SPECIAL CONDITIONS by deleting it in its entirety and replacing it with the following:

Except as otherwise provided in these Uniform Terms and Conditions or in the terms of any Attachment(s) that is incorporated into the Contract, Subrecipient shall submit quarterly FSRs to System Agency by the last business day of the month following the end of each quarter of the Program Attachment term for System Agency review and financial assessment. Subrecipient shall submit the final FSR no later than sixty (60) calendar days following the end of the applicable Fiscal Year.

18. **Article IX Miscellaneous Provisions of the Health and Human Services Commission Uniform Terms and Conditions – Grant, Version 2.13**, previously referenced **Section 9.22 Equipment and Supplies**, is deleted and replaced with the following:

a. **Grant Purchased Equipment.**

Equipment means tangible personal property having a useful lifetime of more than one year and a per-unit acquisition cost that exceeds the lesser of the capitalization level established by the of \$5,000 or more. Subrecipient shall inventory all equipment and report the inventory on the HHSC GC-11 Contractor's Property Inventory Report form.

1. Tangible personal property includes controlled assets, including **firearms**, regardless of the acquisition cost, and the following assets with an acquisition cost of \$500 or more, but less than \$5,000, which includes desktop and laptop computers (including notebooks, tablets and similar devices), non-portable printers and copiers, emergency management equipment, communication devices and systems, medical and laboratory equipment, and media equipment are also considered Supplies.
2. Prior approval by System Agency of the purchase of Controlled Assets is not required unless stipulated by WIC program policy, but such purchases must be reported on the HHSC GC-11 Contractor's Property Inventory Report form as detailed in this section.

b. **Supplies.**

1. Supplies are defined as consumable items necessary to carry out the services under this Contract including medical supplies, drugs, janitorial supplies, office supplies, patient educational supplies, software, and any items of tangible personal property other than those defined as equipment above.

c. **Property Inventory and Protection of Assets.**

1. Subrecipient shall inventory of equipment supplies defined as controlled assets, and property described in this Section annually and maintain a cumulative report of the equipment and other property on HHSC GC-11 Contractor's Property

Inventory Report form.

2. Subrecipient is responsible for maintenance and accuracy of this inventory and it shall be available for review upon System Agency request. The HHSC GC-11 Contractor's Property Inventory Report form is located at: <http://www.dshs.state.tx.us/contracts/forms.shtm>.
3. Subrecipient shall maintain, repair, and protect assets under this Contract to assure their full availability and usefulness.
4. If Subrecipient is indemnified, reimbursed, or otherwise compensated for any loss of, destruction of, or damage to the assets provided or obtained under this Contract, Subrecipient shall use the proceeds to repair or replace those assets.

d. Assets as Collateral Prohibited.

Subrecipients on a cost reimbursement payment method shall not encumber equipment purchased with System Agency funds without prior written approval from the System Agency.

e. Disposition of Property.

1. Subrecipient shall follow the procedures in the current American Hospital Association's (AHA) "Estimated Useful Lives of Depreciable Hospital Assets" in disposing, at any time during or after the Contract term, of equipment purchased with System Agency funds, except when federal or state statutory requirements supersede or when the equipment requires licensure or registration by the state, or when the acquisition price of the equipment is equal to or greater than \$5,000.
2. All other equipment not listed in the AHA reference (other than equipment that requires licensure or registration or that has an acquisition cost equal to or greater than \$5,000) will be controlled by the requirements of UGMS.
3. If, prior to the end of the useful life, any item of equipment is no longer needed to perform services under this Contract, or becomes inoperable, or if the equipment requires licensure or registration or had an acquisition price equal to or greater than \$5,000, Subrecipient shall request disposition approval and instructions in writing from the contract manager assigned to this Contract.
4. After an item reaches the end of its useful life, Subrecipient shall ensure that disposition of any equipment is in accordance with Generally Accepted Accounting Principles, and any applicable federal guidance.

f. Closeout of Equipment.

At the end of the term of a Contract that has no additional renewals or that will not be renewed (Closeout), or when a Contract is otherwise terminated, Subrecipient shall submit to the contract manager assigned to this Contract, an inventory of equipment purchased with grant funds and request disposition instructions for such equipment.

All equipment purchased with grant funds must be secured by Subrecipient at the time of Closeout, or termination of this Contract, and must be disposed of according to System Agency's disposition instructions, which may include return of the equipment to System Agency or transfer of possession to another System Agency contractor, at Subrecipient's expense.

19. This Amendment No. 3 shall be effective as of July 1, 2019 or upon the date this Amendment is signed by both Parties, whichever occurs later.
20. Except as amended and modified by this Amendment No. 3 all terms and conditions of the Contract, as amended, shall remain in full force and effect.
21. Any further revisions to the Contract shall be by written agreement of the Parties.

SIGNATURE PAGE FOLLOWS

**SIGNATURE PAGE FOR AMENDMENT NO. 3
HHSC CONTRACT NO. 2017-049743-001**

**HEALTH AND HUMAN SERVICES
COMMISSION**

CITY OF SAN ANGELO

By: _____

Name; Daniel Valenzuela

Title: City Manager

Date of Execution: _____, 2019 Date of Execution: July _____, 2019

**THE FOLLOWING ATTACHMENTS ARE ATTACHED AND INCORPORATED AS PART OF THE
CONTRACT:**

ATTACHMENT A-1 FFATA

APPROVED FOR CONTENT

APPROVED AS TO FORM

Robert Salas, Director NFS



Dan T. Saluri, Deputy City Attorney

Fiscal Federal Funding Accountability and Transparency Act (FFATA) CERTIFICATION

The certifications enumerated below represent material facts upon which DSHS relies when reporting information to the federal government required under federal law. If the Department later determines that the Contractor knowingly rendered an erroneous certification, DSHS may pursue all available remedies in accordance with Texas and U.S. law. Signor further agrees that it will provide immediate written notice to DSHS if at any time Signor learns that any of the certifications provided for below were erroneous when submitted or have since become erroneous by reason of changed circumstances. **If the Signor cannot certify all of the statements contained in this section, Signor must provide written notice to DSHS detailing which of the below statements it cannot certify and why.**

Legal Name of Contractor: CITY OF SAN ANGELO WIC	FFATA Contact # 1 Name, Email and Phone Number: CRISTINA EURESTE cristina.eureste@cosatx.us (325) 657-4396
Primary Address of Contractor: 52 W. COLLEGE AVENUE SAN ANGELO, TX 76903	FFATA Contact #2 Name, Email and Phone Number: RYAN GADDY ryan.gaddy@cosatx.us (325) 481-2649
ZIP Code: 9-digits Required www.usps.com 769 03 58 14 - 	DUNS Number: 9-digits Required www.sam.gov 078 547 502
State of Texas Comptroller Vendor Identification Number (VIN) 14 Digits 1756 0006 599 013 	

Printed Name of Authorized Representative	Signature of Authorized Representative
Title of Authorized Representative	Date

Fiscal Federal Funding Accountability and Transparency Act (FFATA) CERTIFICATION

As the duly authorized representative (Signor) of the Contractor, I hereby certify that the statements made by me in this certification form are true, complete and correct to the best of my knowledge.

Did your organization have a gross income, from all sources, of less than \$300,000 in your previous tax year? ☐ Yes ☒ No

If your answer is "Yes", skip questions "A", "B", and "C" and finish the certification.

If your answer is "No", answer questions "A" and "B".

A. Certification Regarding % of Annual Gross from Federal Awards.

Did your organization receive 80% or more of its annual gross revenue from federal awards during the preceding fiscal year? ☒ Yes ☐ No

B. Certification Regarding Amount of Annual Gross from Federal Awards.

Did your organization receive \$25 million or more in annual gross revenues from federal awards in the preceding fiscal year? ☐ Yes ☒ No

If your answer is "Yes" to both question "A" and "B", you must answer question "C".

If your answer is "No" to either question "A" or "B", skip question "C" and finish the certification.

C. Certification Regarding Public Access to Compensation Information.

Does the public have access to information about the compensation of the senior executives in your business or organization (including parent organization, all branches, and all affiliates worldwide) through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986? ☐ Yes ☐ No

If your answer is "Yes" to this question, where can this information be accessed?

If your answer is "No" to this question, you must provide the names and total compensation of the top five highly compensated officers below.

For example:

*John Blum:500000;Mary Redd:50000;Eric Gant:400000;Todd Platt:300000;
Sally Tom:300000*

Provide compensation information here:



Routing Request

PCS.515

Section 1: Request Information

Contract No.: 2017-049743-001	☐ New	☒ Amendment No.: 3	☐ Emergency (See Tex. Gov. Code Ch. 418; §2155.137 and TAC §20.41)
Work Order No.:	☐ New	☐ Amendment No.:	

Contractor Legal Business Name: CITY OF SAN ANGELO	
Total Contract Value (including renewals): 3,378,162.00	Requesting Agency/Program: MSS/HDIS/HDS/WIC
Contract Manager Name: Cynthia Wright	Buyer Name: Donna Ockletree
Contract Manager E-mail: cynthia.wright@hhsc.state.tx.us	Buyer E-mail: Donna.Ockletree06@hhsc.state.tx.us
Contract Manager Phone: 512-341-4542	Buyer Phone: 512-406-2546

Section 2: CAPPS Approvals - The individuals listed shall be program specific contract approvers as designated by the program area.

Approver Title	Approver Name	Approver E-mail Address	See attached proof of approval
1. HHSC Budget	Kathleen Clarke	Kathleen.Clarke@hhsc.state.tx.us	☐
2. HHSC Legal	Angela Koke	angela.koke@hhsc.state.tx.us	☐
3. Deputy Associate Commissioner	Lindsay Rodgers	lindsay.rodgers@hhsc.state.tx.us	☐
4. HDIS Contract Coordinator	Sherry Mojica	sherry.mojica@hhsc.state.tx.us	☐
5. Deputy Executive Commissioner	Kelly Garcia	kelly.garcia@hhsc.state.tx.us	☐
6.			☐
7.			☐
8.			☐
9.			☐
10.			☐
11.			☐
12.			☐
13.			☐
14.			☐
15. Deputy Executive Commissioner (\$1M and over only)			☐



Routing Request

PCS.515

Section 3: DocuSign Signatories

Signatory	Name	E-mail Address
Contractor Signature Authority	Daniel Valenzuela, City Manager	Daniel.valenzuela@cosatx.us
Additional Contractor Signature Authority*		
Contractor Signature cc	Cristina Eureste, WIC Director	cristina.eureste@cosatx.us
HHS Budget (\$1M and over only)	Greta Rymal	greta.rymal@hhsc.state.tx.us
Legal Director (\$1M and over only)	Andy Marker	edward.marker@hhsc.state.tx.us
Office of Chief Counsel (\$1M and over only)	Karen Ray	karen.ray@hhsc.state.tx.us
HHS Signature Authority	Courtney Phillips	courtney.phillips@hhsc.state.tx.us
HHS Signature Authority cc		
General Inbox cc		

Instructions

PURPOSE

To direct HHS contracts, work orders, amendments, renewals, and extensions through routing for the contract document's final approval and execution process.

WHEN TO PREPARE THIS FORM

The routing request form shall be completed for any document requiring CAPPs FIN 9.2 approval routing and for all DocuSign signature routing. Requestor shall adhere to any HHS Circular-46 requirements as well as consult with program to complete the form prior to submission to Procurement and Contracting Services Quality Assurance ("PCS QA"). The information provided on the routing request form will be used by PCS QA to create the document routing approval path in CAPPs FIN 9.2 as well as create the DocuSign path for contractor signatory and HHS signatory execution.

PROCEDURES

Section 1: To be completed by Buyer and Program. This section shall contain the necessary contract information.

Section 2: To be completed by the Program area. This section shall contain all required program specific approvers. These individuals will be inserted into the CAPPs approval process. For contracts valued at \$1M and over, the program Deputy Executive Commissioner is required.

Section 3: To be completed by the Program area. This section shall contain all required contract signatory information. These individuals will be inserted into the DocuSign routing path. For contracts valued at \$1M and over, Deputy Executive Commissioner of Financial Services, Legal Director, and Chief Counsel are required.

****There are certain aspects of this form that do not apply to DFPS.****

* If adding second contractor signature authority, please provide instructions on which documents need to be completed by this individual.

Please add Sherry Mojica (sherry.mojica@hhsc.state.tx.us) as a "cc" in DocuSign.

SetID HHSTX Contract ID 2017-049743-001
Supplier CITY OF SAN ANGELO

[Review/Edit Approvers](#)

Procurement QA Approval

Approved

✓

Perez, Maricella
Procurement QA for Document AWE
06/20/19 - 1:04 PM

Approved

✓

Clarke, Kathleen I
Inserted Approver
06/24/19 - 1:14 PM

Approved

✓

Rodgers, Lindsay
Inserted Approver
06/24/19 - 1:59 PM

Approved

✓

Mojica, Sherry L
Inserted Approver
06/25/19 - 3:57 PM

Approved

✓

Garcia, Kelly Kennedy
Inserted Approver
06/25/19 - 5:21 PM

View/Hide Comments

Comment History

Legal Approval

Approved

✓

No approvers found
HHSC Doc AWE Cntrct Doc Legal
06/26/19 - 9:33 AM

Approved

✓

Koke, Angela Dawn
Inserted Approver
06/26/19 - 9:33 AM

Approved

✓

Mcfadden, Megan M
Error Step
06/26/19 - 1:42 PM

View/Hide Comments

Comment History

[Return to Document Management](#)

REQUEST DOCUMENT



CAPPS Contract Change Request

Requestor	00000209617 - Shaikh,Haramain
Requisition ID	0000070811
Document ID	ADH00000000000000000070085
Document Owner	00000209617 - Shaikh,Haramain

Contract change request header

Agency lead contact for contract changes	00000106057 - Wright,Cynthia(LOCK3)
Desired amendment effective date	July 01, 2019
Amendment contract number	2017-049743-001
Request amendment description	Amendment to Medical and Social Services Division WIC Local Agency LA56 City of San Angelo, Contract No 2017-049743-001 to change contract language, update the budget for Federal Fiscal Year 2019 (Oct 2018 thru Sept 2019), and extend the contract term for Federal Fiscal Year 2020 (Oct 2019 thru Sept 2020). The amendment of the contract will be encumbered under three separate requisitions. This requisition will increase the existing PO 36931 by \$0.00. Two new requisitions one for FY20 (Sept only) and one for FY20 (Oct- Aug) will be submitted separately for total contract value of \$3,378,162. Effective date 7/1/2019 or execution date of contract, whichever is earlier.

Contract change request details

Does the amount change	Yes
New requested changed amount	\$ 3,378,162.000
Does the date change	Yes
New request contract end date	September 30, 2020
Does the scope change	Yes
New change in scope	Contract language in the Statement of Work and special conditions, attachments, amend funding for FY2019 and to add funding for FY2020 renewal.

Supplemental information and comments

Requisition

Requisition Number 0000070811

Prepared By: Ockletree, Donna L
Run Date: 6/20/2019 12:10 PM
Prompts: Business Unit:52900
Req Begin Date:

Req ID: 0000070811
Req End Date:

Requestor:
Cancelled Req: N

Requisition Date: 03/19/2019 **Purchase Order #:** _____
Origin: CE3 - 529-HDIS WIC **GSC Purchase Order:** _____
Business Unit: HHSTX **Date Issued:** _____
Document Status: Approved
Header Description:
Requestor: Shaikh, Haramain **Requestor Phone:** 512/341-4598

Header Comments

Vendor name: City of San Angelo
Contract #2017-049743-001
To amend WIC Local Agency (LA) contract language in the Statement of Work and special conditions, attachments, amend funding for FY2019 and to add funding for FY2020 renewal.
Total Contract amount (FY17-FY20): \$3,378,162
FY19 funding Amend Amount: \$0
FY20 funding amount: \$832,472

Amendment to Medical and Social Services Division WIC Local Agency LA56 City of San Angelo, Contract No 2017-049743-001 to change contract language, update the budget for Federal Fiscal Year 2019 (Oct 2018 thru Sept 2019), and extend the contract term for Federal Fiscal Year 2020 (Oct 2019 thru Sept 2020).
The amendment of the contract will be encumbered under three separate requisitions. This requisition will increase the existing PO 36931 by \$0.00. Two new requisitions one for FY20 (Sept only) and one for FY20 (Oct- Aug) will be submitted separately for total contract value of \$3,378,162. Effective date 7/1/2019 or execution date of contract, whichever is earlier.

REQUISITION DETAIL

Line	Sched	Class / Item or Commodity	Description	Due Date	Qty	UOM	Price	Extended Amount	
1	1	948 /	Zero line for Amendment to renew FY20.	04/02/2019	1	LOT	0	0	
		<u>Distrib</u>	<u>Acct</u>	<u>Dept ID</u>	<u>Fund</u>	<u>Class</u>	<u>Prog</u>	<u>Project</u>	<u>Amount</u>
		1	761100	GWICSUB	0001	03257	70257	WIC-AD100F-19	0

Buyer: 00000164981

Buyer Phone:

Vendor: 1756000659 - CITY OF SAN ANGELO

Vendor Item: A2 3.22

Ship To:

Location:

Austin : 4616 W Howard Ln
HEALTH & HUMAN SERVICES COMMISSION
4616 W Howard Ln
Austin, TX
78728

Austin : 4616 W Howard Ln
Women, Infant and Childrens (W

Line Comments

Requisition

Requisition Number 0000070811

Prepared By: Ockletree, Donna L

Run Date: 6/20/2019 12:10 PM

Prompts: Business Unit:52900

Req Begin Date:

Req ID: 0000070811

Req End Date:

Requestor:

Cancelled Req: N

Supporting documentation for contract # 2017-049743-001 FY19 amendment and FY20 renewal. HHSC Medical and Social Services Division.

Requisition Grand Total: **0.00**

00000209617

Approved By

Approver Phone (Area +
Number)

Date Approved

Entered In HHSAS By

03/19/2019

Approved By

Approver Phone (Area +
Number)

Date Approved

Date Entered In HHSAS

From: Koke, Angela (HHSC) [Angela.Koke@hhsc.state.tx.us]
To: Wright, Cynthia (HHSC/DSHS) [Cynthia.Wright@hhsc.state.tx.us]
Subject: RE: REQUEST FOR LEGAL REVIEW: Barrio Comprehensive Family Health Care Center WIC Local Agency Amendment #3 2017-049763-001/template review-cw response
Sent: Tue 4/9/2019 1:28 PM GMT-07:00
Importance: Normal

Per our conversation - the attached template is approved.

Best,

Angela

Angela D. Koke, CPA, JD
Health and Human Services Commission
Office of Chief Counsel | Enterprise Legal Contracting
Office | 512.462.6375
Cell | 512.954.7630

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From: Wright, Cynthia (HHSC/DSHS)
Sent: Tuesday, April 09, 2019 1:36 PM
To: Koke, Angela (HHSC) <Angela.Koke@hhsc.state.tx.us>
Subject: FW: REQUEST FOR LEGAL REVIEW: Barrio Comprehensive Family Health Care Center WIC Local Agency Amendment #3 2017-049763-001/template review-cw response
Importance: High

Hello-
Thank you for your input.

I responded to your comments and added a passage/comment in tracking to the performance measure section in the 2nd attachment above.

I have 11 contractors that will have rate changes, meaning there will be an extra passage added to the approved template. Do you want to approve a 2nd template for these also?

Thank you

Cindy Wright

Cynthia Wright, RN, CTCM
WIC Contract Manager
Texas Health & Human Services Commission
Medical and Social Services Division
WIC Program Services, MC 1933

P.O. Box 149347
Austin TX 78714-9347
Phone: 512/341-4542
Email: cynthia.wright@hhsc.state.tx.us

From: Koke,Angela (HHSC)
Sent: Monday, April 8, 2019 2:25 PM
To: Wright,Cynthia (HHSC/DSHS) <Cynthia.Wright@hhsc.state.tx.us>;
Cc: Banda,Librada (HHSC) <Librada.Banda@hhsc.state.tx.us>;
Subject: RE: REQUEST FOR LEGAL REVIEW: Barrio Comprehensive Family Health Care Center WIC Local Agency Amendment #3 2017-049763-001/request template approval

See comments/edits attached... if these are acceptable - this template is APPROVED.

**Please note the attached new process for template reviews. In short, I only need to review the template and not the contracts developed from the template.

It appears there may be more than one template for all of the local agency renewals. Please confirm.

Best,

Angela

Angela D. Koke, CPA, JD
Health and Human Services Commission
Office of Chief Counsel | Enterprise Legal Contracting
Office | 512.462.6375
Cell | 512.954.7630

This e-mail communication may be confidential and/or privileged pursuant to Texas Government Code §§552.101, 552.103, 552.107 & 552.111, and should not be disclosed without the express authorization of the sender. Any dissemination, copying, or use of this email by or to anyone other than the designated and intended recipient(s) is unauthorized. If you have received this message in error, please delete it from your system immediately.

From: Wright,Cynthia (HHSC/DSHS)
Sent: Thursday, April 04, 2019 5:00 PM
To: HHSC Legal System Contracting <SystemContracting@hhsc.state.tx.us>;
Cc: Koke,Angela (HHSC) <Angela.Koke@hhsc.state.tx.us>;
Subject: REQUEST FOR LEGAL REVIEW: Barrio Comprehensive Family Health Care Center WIC Local Agency Amendment #3 2017-049763-001/request template approval
Importance: High

Individual Submitting this Email
Name: Cynthia Wright
Title: WIC Contract Manager

Telephone Number: 512/341-4542
Email Address: cynthia.wright@hhsc.state.tx.us

Procurement/Contract Information

Requisition Number: 69945
Solicitation Number: NA
Contract Number: 2017-049763-001

Purchaser Name: Librada Banda
Title: PCS Purchaser
Telephone Number: 512/406-2480
Email Address: librada.banda@hhsc.state.tx.us

Contract Manager Name: Cynthia Wright
Title: WIC Contract Manager
Telephone Number: 512/341-4542
Email Address: cynthia.wright@hhsc.state.tx.us

Project Type:
Solicitation; Identify Type:
New Contract
X Contract Amendment
If Other, Specify:

Project Description:

1. Request review and approval of this contractor's draft amendment document so it can be used as a base template for the remaining 62 WIC local agency contract amendments.

Each amendment document was drafted using the same base template so to assist with monitoring later--Request that all of the amendments reviewed/approved by legal look/have the same edits.

There will be 13 of the 62 amendments that will have additional language besides the base template; these have additional language for other projects & or change in their funding base rate.

2. Amendment to this WIC local agency contract is to:
• amend contract language
• extend the term and add funds for FY2020
• adjust their funding for FY2019 (mid-year adjustment)

Total Procurement or Contract Value: \$3,504,986.00

Funding Source(s) (for example: "Medicaid," "Medicaid and Title XX," "General Revenue"): USDA federal funding/WIC

If there are any established deadlines, please identify them and state the bases for the deadlines:

Request legal review of all WIC LA amendments to be complete on or before May 3, 2019 so further processing can remain within the timeline reported to HHSC executive management.

Program Information

Requesting Agency: HHSC
Requesting Division/Department: Medical & Social Services
Requesting Program: WIC

Program Contact Name, Phone Number, and Email Address:

Ellen Watkins, WIC Program Services Director
512/341-4572
ellen.watkins@hhsc.state.tx.us

Cynthia Wright, RN, CTCM
Contract Manager
Texas Health & Human Services Commission
Medical and Social Services Division
WIC Program Services, MC 1933
P.O. Box 149347
Austin TX 78714-9347
Phone: 512/341-4542
Email: cynthia.wright@hhsc.state.tx.us

Certificate Of Completion

Envelope Id: A5B66048E59A4D57AEB760AB184208CF

Status: Sent

Subject: Amending \$3,378,162; 2017-049743-001; City of San Angelo A-3; MSS/HDIS/HDS/WIC

Source Envelope:

Document Pages: 20

Signatures: 0

Envelope Originator:

Certificate Pages: 3

Initials: 0

Texas Health and Human Services Commission

AutoNav: Enabled

1100 W. 49th St.

Enveloped Stamping: Enabled

Austin, TX 78756

Time Zone: (UTC-06:00) Central Time (US & Canada)

PCS_DocuSign@hhsc.state.tx.us

IP Address: 167.137.1.13

Record Tracking

Status: Original

6/28/2019 3:36:10 PM

Holder: Texas Health and Human Services

Commission

Location: DocuSign

PCS_DocuSign@hhsc.state.tx.us

Signer Events

Signature

Timestamp

Greta Rymal

Completed

Sent: 6/28/2019 3:38:54 PM

Greta.Rymal@hhsc.state.tx.us

Viewed: 6/28/2019 3:46:28 PM

Texas Health and Human Services Commission

Using IP Address: 167.137.1.16

Signed: 6/28/2019 3:47:18 PM

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Cristina Eureste

Sent: 7/8/2019 2:26:55 PM

cristina.eureste@cosatx.us

Viewed: 7/8/2019 2:43:14 PM

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Daniel Valenzuela

Sent: 6/28/2019 3:47:19 PM

Daniel.valenzuela@cosatx.us

Resent: 7/8/2019 2:26:55 PM

City Manager

City of San Angelo

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Andy Marker

Edward.Marker@hhsc.state.tx.us

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Karen Ray

Karen.Ray@hhsc.state.tx.us

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Cecile Young

cecile.young@hhsc.state.tx.us

Security Level: Email, Account Authentication
(None)

Signer Events	Signature	Timestamp
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events Sherry Mojica sherry.mojica@hhsc.state.tx.us Contract Coordinator Texas Health and Human Services Commission Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	Status	Timestamp
	COPIED	Sent: 6/28/2019 3:38:54 PM
Donna Ockletree donna.ockletree06@hhsc.state.tx.us Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 6/28/2019 3:38:54 PM
Cynthia Wright cynthia.wright@hhsc.state.tx.us Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 6/28/2019 3:38:54 PM Viewed: 7/8/2019 3:36:17 PM
Daniel Valenzuela Daniel.valenzuela@cosatx.us City Manager City of San Angelo Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 6/28/2019 3:47:20 PM
Pam Wells pam.wells@hhsc.state.tx.us Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/8/2019 2:26:55 PM

Payment Events	Status	Timestamps
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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider a resolution designating an officer for public information requests (Julia Antilley)

Summary/History:

The 2019 Legislative session concluded May 27, 2019. As part of the 86th Legislature, Senate Bill 944 was passed. This resolution designates a point of contact for Public Information Requests in compliance with the bill.

Financial Impact:

No financial impact.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | 2019-08-06 (7x) Resolution - Public Information Requests v3 | 2019-08-06 (7x) Resolution - Public Information Requests v3.docx |
|----|---|--|

Presentation:

Approvals/Reviews:

Julia Antilley	Created/Initiated
Brian Groves	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

RESOLUTION 2019-0xx

A RESOLUTION OF THE SAN ANGELO CITY COUNCIL APPROVING REASONABLE RULES FOR PUBLIC INFORMATION REQUESTS UNDER THE PUBLIC INFORMATION ACT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the 2019 Legislature made various changes to the Public Information Act including allowing a City to designate an officer for public information requests; and,

WHEREAS, the City of San Angelo desires to formalize their public information request process by designating an officer for public information and a police records designee as the points of contact and outlining the method of delivery for any written requests not delivered through the online system;

WHEREAS, the City's website for accepting public information requests is still the preferred method of receiving PIRs; and,

WHEREAS, the new policy will become effective upon date of passing:

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

SECTION 1: The City of San Angelo has designated and will accept city-related Public Information Requests delivered to:

Online: www.cosatx.us/openrecords

Julia Antilley

Email: Julia.antilley@cosatx.us

In person or U.S. mail: 72 W. College Ave., San Angelo, Texas 76903

SECTION 2: The City of San Angelo has designated an officer for public information regarding Police Department requests and will also accept police-related Public Information Requests delivered to:

Online: www.cosatx.us/openrecords

Christine Magill

Email: Christine.Magill@sanangelopolice.org

In person or U.S. mail: 401 E. Beauregard Ave., San Angelo, Texas 76903

ADOPTED this 6th day of August, 2019.

CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

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: August 6, 2019

Item type: Consent Item

Caption:

Consider a resolution supporting an expansion of the Central Texas Corridor as part of the I-14 expansion (Mayor Gunter and Daniel Valenzuela)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. 19-0XXX_CM_I-14_SUPPORT_RESO

19-0XXX_CM_I-14_SUPPORT_RESO.docx

Presentation:

Approvals/Reviews:

Julia Antilley
Theresa James
Brian Groves
Theresa James
Becky Dunn
Julia Antilley

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS, SUPPORTING THE DESIGNATION OF AN EXPANSION OF THE CENTRAL TEXAS CORRIDOR AS PART OF THE I-14 GULF COAST STRATEGIC HIGHWAY SYSTEM

WHEREAS, Texas has become a magnet for job and population growth from all regions of the United States and is adding population by more than one thousand people per day; and

WHEREAS, the Texas Demographic Center projected in 2019 that the Texas population will reach 47.4 million by 2050 which represents an 88.3% increase over the next 30 years; and

WHEREAS, the I-14 Gulf Coast Strategic Highway System will provide significant additional transportation capacity to help the State of Texas accommodate these growth trends and at the same time will provide economic development opportunities in counties along the Central Texas Corridor; and

WHEREAS, Texas has become the most prolific producer of oil and natural gas in the United States and is now a net exporter of energy to world markets; and

WHEREAS, the I-14 Gulf Coast Strategic Highway System will provide a needed link between the world's most prolific oil and gas producing region in the Permian Basin and our Gulf Coast seaports; and

WHEREAS, the I-14 Gulf Coast Strategic Highway System will provide a safe and efficient transportation artery between our state's military facilities, and those of neighboring states, and their Strategic Deployment Ports at Beaumont and Corpus Christi; and

WHEREAS, the I-14 corridor across Texas, Louisiana and Mississippi will provide a needed future alternative to Interstate 10 and Interstate 20 for cross-country travel including freight traffic which in Texas is projected to double by 2040; and

WHEREAS, the I-14 Gulf Coast Strategic Highway System will provide improved means of evacuating coastal areas and will provide a high elevation alternative to periodic closures of sections of Interstate 10 due to high water; and

WHEREAS, Representative Brian Babin and 10 House co-sponsors from Texas, Louisiana and Mississippi have introduced H.R. 2220 to accomplish an expanded I-14 designation.

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

Section 1. The City of San Angelo supports congressional legislative action expanding the Central Texas Corridor and establishing a Central Louisiana Corridor and a Central Mississippi Corridor, and that each expanded segment of these corridors be designated as a part of the Future Interstate Route 14.

Section 2. As defined in the 116th Congress, H.R. 2220-I-14 Expansion and Improvement Act of 2019, the expanded Central Texas Corridor designation should commence at SH 338 in Odessa and then should generally follow SH 158 from Midland to Sterling City, and then follow US 87 from Sterling City through San Angelo to Brady; and the Central Texas Corridor should include interstate spur connectors generally following US 83 from Eden to Junction; US 69 from Woodville to Beaumont; and US 96 from Jasper to Beaumont.

PASSED and UNANIMOUSLY APPROVED THIS 6th day of August, 2019.

CITY OF SAN ANGELO, TEXAS

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, Fort Concho, 325-657-4405

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider approving revised bylaws approved by the Fort Concho Museum Board (Bob Bluthardt)

Summary/History:

The Fort Concho Museum Board reviewed its current bylaws at the March 19, 2019 regular meeting and had a second reading and approval with minor changes at its April 16, 2019 regular meeting.

Financial Impact:

There are no fiscal impacts with this document and approval.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------|------------------------|
| 1. | Fort Concho Bylaws | Fort Concho Bylaws.pdf |
|----|--------------------|------------------------|

Presentation:

Approvals/Reviews:

Julia Antilley	Created/Initiated
Robert Bluthardt	Approved
Carl White	Approved
Theresa James	Approved
Brian Groves	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

By-Laws for the Fort Concho Museum

Board 1975, Amended in 1975, 1983 and

2011, 2019

Preamble:

For the purpose of establishing a certain order to the activities and responsibilities of the Fort Concho Museum Board of the City of San Angelo, Texas, as pertains to their duties and functions laid down by the city ordinances which created this governing body of the Fort Concho Museum, and in order to fully comply with the trust imposed upon this body, the following by-laws are adopted:

I. The officers of the Board, to be elected at the February meeting each year, and to serve for a term of one (1) year, starting on the date of the February meeting, shall be the following:

Chair

Vice-Chair

Secretary

Treasurer

II. Regular meetings shall be held monthly on the third Tuesday of each month, with said meetings to be held on the Fort Concho property. The Board may consider additional, off-site locations with proper notice posted in accordance with the Texas Open Meetings Act. Special meetings may be called at any time by the Board Chair, or shall be called by the Board Chair at the written request of any of five (5) members of the Board. The time and place for special meetings shall be set by the Board Chair.

All meetings shall be conducted in accordance with the Texas Open Meetings Act and any applicable rules of the City of San Angelo.

III. The Board Chair shall name such Committees that in his/her judgement, and with the approval by the Board members, are necessary and proper to implement the duties and responsibilities of this Board. Such Committees shall be composed of the members of the Fort Concho Museum Board in a number less than quorum determined by the Board Chair. Said Committees shall be authorized to invite individual members whose interests, experiences, and talents would benefit the work of said Committee and the Fort Concho Museum. Such members shall serve in an advisory capacity; their opinion carefully weighed and considered, but their status remains as non-voting in any matter before the Committee or the Museum Board.

IV. Eight (8) members of the whole board of fifteen (15) shall constitute a quorum for the transaction of business. In the event the Board has fewer than fourteen (15) members, the quorum shall consist of fifty percent (50%) of the Board, plus one. The majority vote shall prevail upon any matter which comes before the Board for the decision.

V. Board members with unexcused absences from 2/3 of the regularly scheduled meetings of the Board in a calendar year shall be deemed to have resigned and shall be replaced.

IV. These by-laws may be amended at any regularly scheduled meeting following a regular meeting at which the amendment is proposed. Any member may propose such an amendment in writing at a regular meeting.

VII. Officers of the Board shall exercise and perform the usual duties exercised by the similar officers in similar organizations, as laid down by the Roberts Rules of Order, which are adopted as the regular rule for the conducting of meetings, provided such rules are accepted as advisory and shall not be binding should the Board, by its determination, vary or change such rules of conducting its meetings.

VIII. The Board shall establish a non-profit corporation for the purpose of receiving gifts, donations, and funds, and dispensing such monies for the furtherance of the Fort Concho Museum and its goals and objectives.

Originally adopted December 18, 1975 by the Fort Concho Museum Board

Amended March 1983, increasing Board from 11 to 15 members, quorum as 8 members

Amended December 2006, new Item V regarding attendance policy, adopted at December 19, 2006 meeting

Reviewed/amended at October 18, 2011 Board meeting

Adopted by Council on August 6, 2019.

Fort Concho Museum Board

Guidelines for Board Recruitment and Appointments

March - 2011

The Fort Concho Museum Board has fourteen (14) members that are appointed by the San Angelo City Council.

Fort Concho Museum, aka Fort Concho National Historic Landmark, is owned and operated by the City of San Angelo; thus, its board is subject to the guidelines and procedures set by the San Angelo City Council.

The city ordinance regarding such appointments as of March 2011 notes that prospective appointees must be residents of the City of San Angelo and at least twenty-one (21) years of age.

The Fort Board has traditionally taken an active role in the recruitment, recommendation to Council, and briefing/training of its Board members. While the final decision on any appointment is left to Council, the Fort Board has always taken a very close interest in finding and promoting the best citizens available.

To that end, the Fort Concho Board has established these guidelines and criteria for the appointments to the Board.

1. Overall, a candidate should demonstrate an interest in the missions of Fort Concho as articulated in its Master Plan. Such missions include the full restoration of the Fort, preservation of site features, and ongoing public service and education to the community, state, and nation.
2. A candidate should possess the time and flexibility of his/her schedule to attend the Board meetings, set for the third Tuesday of the month at 3:30 p.m. Also, future Board members should have the time to spend on the various projects that take place throughout the year.
3. There are no mandatory financial commitments to be a Fort Board member, but the Board expects all members to be supporters of the Fort Concho Membership Association at the highest level they find appropriate. Also, the Board takes an active role in the site's Annual Membership Drive and new Board members are expected to participate in recommending prospects and contacting people. Overall, Board members should be willing to play a role in assisting staff in identifying and acquiring the resources and support necessary for Fort Concho to achieve its objectives.
4. The Board should represent all areas of the city; therefore, it should take care to have members who live in all areas of San Angelo. The Board also wishes to have a Board member who resides in the immediate Fort Concho neighborhood.
5. The Fort Board should have appropriate diversity in gender and race to represent the City of San Angelo's citizenry.

6. The Fort Board recognizes its many needs and responsibilities, and thus should seek members with these talents and/or affiliations:
 - a. Architecture/Engineering/Design
 - b. Historic Preservation
 - c. Finance/Accounting
 - d. Education/Teaching/Research
 - e. Community Service/Volunteering
 - f. Fundraising/Development
 - g. Legal
7. The Board also recognizes various organizations that have similar missions, and thus it should strive to have representation from:
 - a. Angelo State University
 - b. San Angelo ISD
 - c. Standard-Times
 - d. Downtown San Angelo & Historic San Angelo, Inc.
 - e. Goodfellow AFB
8. In summation, Fort Concho strives for the best combination of people and experiences that brings the “time, talents and treasure” to the Fort Board, allowing it to work with staff, volunteers, city officials, and the citizenry. The overall goal is to promote, advance, and improve Fort Concho so it reaches its highest potential of site preservation and public service.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Consider a resolution finding that AEP Texas Inc.'s requested increase to its electric transmission and distribution rates and charges within the city should be denied and requiring reimbursement of Cities' rate case expenses (Theresa James)

Summary/History:

On May 1, 2019, AEP Texas Inc. filed an application with cities retaining original jurisdiction, including San Angelo, seeking to increase system-wide distribution rates by \$38.3 million per year. This would be an increase of 4.2%. They also requested to decrease system-wide transmission rates by \$3.16 million, a decrease of 0.7%. According to AEP Texas, the impact of this approval on an average residential customers would be an increase of about \$4.75 per month for customers in the Central Division, and a decrease of \$5.01 for customers in the North Division.

In a prior City action, AEP Texas' rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with Cities Served by AEP Texas, to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of experts engaged by Cities, AEP Texas' request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by AEP Texas.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------------|---------------------------------|
| 1. | AEP Denial Resolution 2019 | AEP Denial Resolution 2019.DOCX |
|----|----------------------------|---------------------------------|

Presentation:

Approvals/Reviews:

Julia Antilley	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved

Julia Antilley

Final Approval

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS FINDING THAT AEP TEXAS INC.'S REQUESTED INCREASE TO ITS ELECTRIC TRANSMISSION AND DISTRIBUTION RATES AND CHARGES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about May 1, 2019, AEP Texas Inc. ("AEP Texas" or "Company"), pursuant to Public Utility Regulatory Act ("PURA") §§ 33.001 and 36.001 filed with the City of City of San Angelo ("City") a Statement of Intent to change electric delivery rates in all municipalities exercising original jurisdiction within its service area, effective June 5, 2019; and

WHEREAS, the City is an electric utility customer of AEP Texas and a regulatory authority with exclusive original jurisdiction over the rates and charges of AEP Texas within the City; and

WHEREAS, the City is a member of the Cities Served by AEP Texas ("Cities"), a membership of similarly situated cities served by AEP Texas that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas' service area; and

WHEREAS, Cities is an intervenor in the parallel proceeding at the Public Utility Commission of Texas to review AEP Texas' filing; and

WHEREAS, pursuant to its exclusive original jurisdiction over AEP Texas' rates and operations within city limits, the City previously suspended the effective date of the Company's requested rate increase; and

WHEREAS, PURA § 33.023 provides that costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility; and

WHEREAS, the City's attorneys and consultants recommend that the City deny the application.

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

SECTION 1. That the rates proposed by AEP Texas in an application submitted to the City by the Company on or about May 1, 2019, are hereby found to be unreasonable, and are denied.

SECTION 2. That the Company shall continue to charge its existing rates for transmission and distribution service to customers with the City.

SECTION 3. That Cities' reasonable rate case expenses shall be reimbursed by AEP Texas within 30 days of presentation of an invoice to AEP Texas.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law, and that the public notice was given of the time, place, and purpose of said meeting, as required.

SECTION 6. A copy of this Resolution shall be sent to AEP Texas, care of Jennifer Frederick, American Electric Power Company, 400 West 15th Street, Suite 1520, Austin, Texas 78701 (jjfrederick@aep.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED this 6th day of August, 2019.

Brenda Gunter, MAYOR

ATTEST:

Julia Antilley, City Secretary

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: August 6, 2019

Item type: Consent Item

Caption:

Consider a resolution responding to the application of Atmos Energy Corporation – Midtex Division, to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the city to continue to participate in a coalition of cities known as the "Atmos Texas Municipalities;" determining that the meeting at which the resolution was adopted complied with the Texas open meetings act; making such other findings and provisions related to the subject; and declaring an effective date (Theresa James)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. 19-0515_CMO_ATMOS_GRIP_ATM_SUSPEN_RESO 19-0515_CMO_ATMOS_GRIP_ATM_SUSPEN_RESO.docx

Presentation:

Approvals/Reviews:

Julia Antilley	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF SAN ANGELO, TEXAS, ("CITY") RESPONDING TO THE APPLICATION OF ATMOS ENERGY CORPORATION – MIDTEX DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY TO CONTINUE TO PARTICIPATE IN A COALITION OF CITIES KNOWN AS THE "ATMOS TEXAS MUNICIPALITIES;" DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on or about June 13, 2019 Atmos Energy Corporation – MidTex Division (“Atmos Energy”) filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (“GRIP”), which if approved, results in an increase in the monthly customer charges as follows:

Rate Schedule	Current Customer Charge	Proposed 2018 Interim Rate Adjustment	Adjusted Customer Charge	Increase Per Bill
Rate R – Residential Sales	\$18.88 per customer per month	\$2.84 per customer per month	\$21.72 per customer per month	\$2.84
Rate C – Commercial Sales	\$43.47 per customer per month	\$8.74 per customer per month	\$52.21 per customer per month	\$8.74

WHEREAS, Atmos Energy’s application, if approved by the Railroad Commission, will result in a systemwide increase in Atmos Energy’s revenue of about \$67.1 million, of which ATM’s portion is about \$6.6 million; and

WHEREAS, the City has a special responsibility to exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries; and

WHEREAS, the application to increase rates by Atmos Energy is complex; and

WHEREAS, it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in Atmos Energy’s rate

application are correctly done and are in conformity with section 104.301 of the Gas Utility Regulatory Act; and

WHEREAS, the effective date proposed by Atmos Energy is August 12, 2019 but a suspension by the City will mean that the rate increase cannot go into effect prior to September 26, 2019.

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

Section 1. That the statements and findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. The City suspends the requested effective date by Atmos Energy for forty-five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code. The City finds that additional time is needed in order to review the data and calculations that provide the basis for the rate increase application.

Section 3. The City shall continue to act jointly with other cities that are part of a coalition of cities known as the Atmos Texas Municipalities (“ATM”).

Section 4. The City authorizes the law firm of Herrera Law & Associates, PLLC, to act on its behalf in connection with Atmos Energy’s application to increase rates.

Section 5. To the extent Atmos Energy’s application to increase rates under section 104.301 of the Gas Utility Regulatory Act (GURA) is considered a ratemaking proceeding, Atmos Energy is ordered to reimburse the City's reasonable rate case expenses incurred in response to Atmos Energy’s rate increase application within 30 days of receipt of invoices for such expenses to the extent allowed by law.

Section 6. A copy of this resolution shall be sent to Mr. Christopher A. Felan, Vice President, Rates & Regulatory Affairs, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240; and to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, 816 Congress Ave., Suite 950, Austin, Texas 78701.

Section 7. The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 8. This resolution shall be effective immediately upon passage.

PASSED AND APPROVED this 6TH day of August, 2019.

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO FORM

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Second reading for:

1. An ordinance for CP19-01, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to Industrial Future Land Use, being 8.98 acres located generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd.
2. An ordinance for Z19-09, a rezoning from General Commercial (CG) to Light Manufacturing (ML) being 8.98 acres generally southeast of the intersection of Houston Harte Expy. Frontage Rd. and Smith Blvd. (Jon James)

Summary/History:

A request for approval of an amendment to the Comprehensive Plan to change the Future Land Use from Neighborhood Center to Industrial on the subject property, and a request for approval of a rezoning from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District on the subject property.

The applicant is intending to construct a 3,200 square foot building for craft sausage preparation with a small accessory retail sales and service area. Section 310 of the Zoning Ordinance does not permit such use by right in the existing zoning district. A rezoning to the property would also warrant a Comprehensive Plan amendment as part of the criteria for approval per Section 212.G of the Zoning Ordinance.

Financial Impact:

N/A

Other Information/Recommendation:

On June 17, 2019, Planning Commission voted unanimously to recommend APPROVAL with a vote of 5-0.

On July 16, 2019 City Council voted unanimously to approve the first reading.

Attachments:

- | | |
|---|--|
| 1. Staff Report CP 19-01 and Z 19-09 Raspberry-COSA | Staff Report CP 19-01 and Z 19-09 Raspberry-COSA.pdf |
| 2. Ordinance (CP) | CP-19-01_RASBERRY_ORD_DS.docx |
| 3. Ordinance (Z) | Z-19-09_RASBERRY_ORD_DS.docx |

Presentation:

Jon James

Approvals/Reviews:

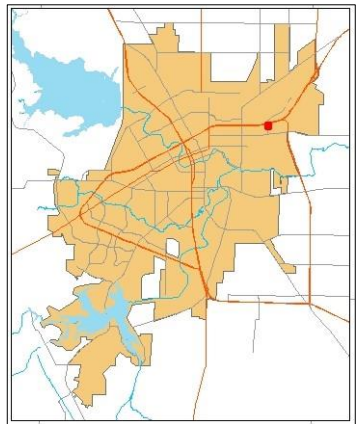
Sherry Bailey
Hillary Bueker

Created/Initiated
Approved

Jon James	Approved
Theresa James	Approved
Brian Groves	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

CITY COUNCIL – July 16, 2019
STAFF REPORT



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP19-01/Z19-09: Raspberry/COSA	
SYNOPSIS:			
A request for approval of an amendment to the Comprehensive Plan to change the Future Land Use from Neighborhood Center to Industrial on the subject property, and a request for approval of a rezoning from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District on the subject property. The applicant is intending to construct a 3,200 square foot building for craft sausage preparation with a small accessory retail sales and service area. Section 310 of the Zoning Ordinance does not permit such use by right in the existing zoning district. A rezoning to the property would also warrant a Comprehensive Plan amendment as part of the criteria for approval per Section 212.G of the Zoning Ordinance.			
LOCATION:		LEGAL DESCRIPTION:	
570 Smith Blvd. at the corner of Smith Blvd. and E. Houston Harte Expressway Frontage Rd.		All of Tract 3 Blk. 1, Anne Gregory Addition, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District 4 – Lucy Gonzales Paulann Neighborhood		General Commercial (GC)	Neighborhood Center
			SIZE:
			8.98 acres
THOROUGHFARE PLAN:			
<u>Smith Blvd</u> –Urban Major Collector, Required 60’ min. ROW (80’ Existing), 50’ min. pavement width (65’ Existing). <u>E. Houston Harte Expressway Frontage Rd.</u> –TXDOT ROW			
NOTIFICATIONS:			
6 notifications were mailed within a 200-foot radius on June 5, 2019. Zero response has been received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a Comprehensive Plan Amendment changing the Future Land Use designation from “Neighborhood Center” to “Industrial,” and APPROVAL of a rezoning from General Commercial (CG) Zoning to Light Manufacturing (ML) Zoning			
PROPERTY OWNER/PETITIONER:			
David Currie - owner COSA/Candi & Kurt Raspberry - applicants			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Additional Information: The applicant originally applied for a Conditional Use for their sausage smoking processing operation. In reviewing the zoning code it became apparent that rezoning to Light Manufacturing was a better fit with what they hope to accomplish. They had been recently awarded a HEB local Texas producer contract which is taking them from 700-900 pounds of sausage a week to 3,000 pounds per week. They were a mom and pop operation but now they will be now starting with 5 employees and expanding as needed. The potential for growth makes the rezoning necessary.

In looking at the rezoning request, staff was aware that it would leave a General Commercial lot owned by Ethicon between their existing facility and the newly rezoned lot for the Raspberry's. From a comprehensive land use and zoning standpoint that very situation is one of the seven factors that must be examined and corrected when a rezoning request is considered. Staff contacted Ethicon and talked with them about the City taking the lead to zone their property to match their existing zoning so that what comes before the Planning Commission and City Council is a balanced land use approach.

The Future Land Use map for this area is incompatible for the requested zone change. However, when looking at the Comprehensive Plan and the Vision Plan for this area on the east side of Smith Blvd., the existing land use and the Future Land Use is Industrial except for the corner piece which is Neighborhood Center. In exploring the rational we see that Smith Blvd. is a major collector street that forms a natural barrier to the existing land uses on the east side of the street. The Future Land Use on the west side of Smith Blvd. is Neighborhood Center with the existing uses being high density multifamily and institutional. Those uses act as a buffer to the single family neighborhood which is about a half mile to the west. The clustering of industrial uses east of Smith Blvd. that has occurred over time is a harmonic blend of light manufacturing, outdoor storage for the industrial Concho Valley Electric and the larger Ethicon campus. Changing the Future Land Use for the corner eight plus acres to Industrial continues the clustering focus of the Comprehensive Plan which is a reasonable use for this corner area that does not need to function as a buffer area for the industrial uses on the east of Smith Blvd.

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 Comprehensive Plan amendment from Neighborhood Center to Industrial would allow the clustering of industrial uses recommended by the Comprehensive Plan. There is no area on the east that needs buffering and the Neighborhood Center/Commercial area west of Smith Blvd. acts as the buffer from Industrial to the single family residential further to the west. The rezoning will allow industrial clustering of development in the area, and more specifically, allow the applicant to construct the proposed light manufacturing 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 proposed

development would comply with the Light Manufacturing uses. The 3,200 square foot building on the two plus acre property exceeds the minimum lot area and will allow for an industrial design that presents itself well as an entrance to the industrial area very similar to the way the Ethicon campus has developed. Any future buildings will be required to comply with all required setbacks and encouraged to follow the Ethicon example.

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 industrial uses. The subject parcel will be across the street from commercial uses on the west. The property to the south of the subject property is self-storage and the Concho Valley electric cooperative. A high density multifamily apartment complex is west of Smith Blvd. directly across the street from the storage units. Next to the apartments is the Tom Green Appraisal District and the St. John's Campus with the Fire Station being south of the storage units on the east side of Smith Blvd.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The zoning requested is in keeping with the density and intensity of existing uses and compatible with those uses.
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 Comprehensive Plan amendment and rezoning are anticipated to have little adverse impact on the natural environment. There may be minor air pollution due to the smoking process but the facility will be encouraged to capture as much of the smell as possible as part of the proposed improvements. Staff will be able to mitigate this during the site plan and permitting processes.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Allowing the site to rezone to Light Industrial would be reflective of the continuing need for commercial in the area, rather than allowing a continuance of a zoning designation that has not been fully utilized in the past and is not in keeping with the existing uses.
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 immediate area along E. Houston Harte Frontage Rd. is considerably Light Industrial. This parcel will keep in continuity with the adjoining lots directly adjacent to along this corridor and along Smith Blvd. to the south.

Planning Commission Recommendation:

On June 17, 2019, the Planning Commission recommended APPROVAL of a Comprehensive Plan Amendment changing the Future Land Use designation from “Neighborhood Center” to “Industrial,” and APPROVAL of a rezoning from General Commercial (CG) Zoning to Light Manufacturing (ML) Zoning on the subject property. The following is the complete excerpt of the draft minutes from the June 17, 2019, meeting for this case:

Cases CP19-01 and Z19-09 were presented concurrently as they pertain to the same properties, with two separate motions.

Sherry Bailey, Principal Planner, presented the proposed Comprehensive Plan Amendment and Rezoning. She explained that the intended use is for a sausage smoking and processing facility.

Ms. Bailey outlined Staff’s recommendation to approve both cases on the grounds that the Industrial designation and ML zoning are the appropriate designation and zoning for the intended use; that the proposed use is compatible with the existing uses along Smith Boulevard; that the uses in the area have consistently developed as industrial; that the smoke smell will be addressed at the site plan stage; and that the applicant’s new contract with HEB is necessitating construction of this use.

Chair Stribling opened public comment.

Mr. David Currie spoke in support of the requests on behalf of his son-in-law, Kurt Raspberry, the applicant. He believes that the location is appropriate for this business.

Commissioner Jackson if this was the same sausage that was sold on Airport Road.

Mr. Currie responded this was correct.

Chair Stribling closed public comment.

Commissioner Uherik made a Motion to recommend APPROVAL of an amendment CP19-01 to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Industrial Future Land Use, on 8.98-acres located at the southeast of East Houston Harte Expressway Frontage Road and Smith Boulevard. Commissioner Jackson seconded the motion. The motion carried unanimously 4-0 with Chair Stribling, and Commissioners Uherik, Smith, Jackson voting in favor.

Commissioner Smith made a Motion to recommend APPROVAL of a Rezoning Z19-09 from the General Commercial (CG) Zoning District to the Light Manufacturing (ML) Zoning District, on 8.98 acres located at East Houston Harte Expressway Frontage Road and Smith Boulevard. Commissioner Jackson seconded the motion. The motion carried unanimously 4-0

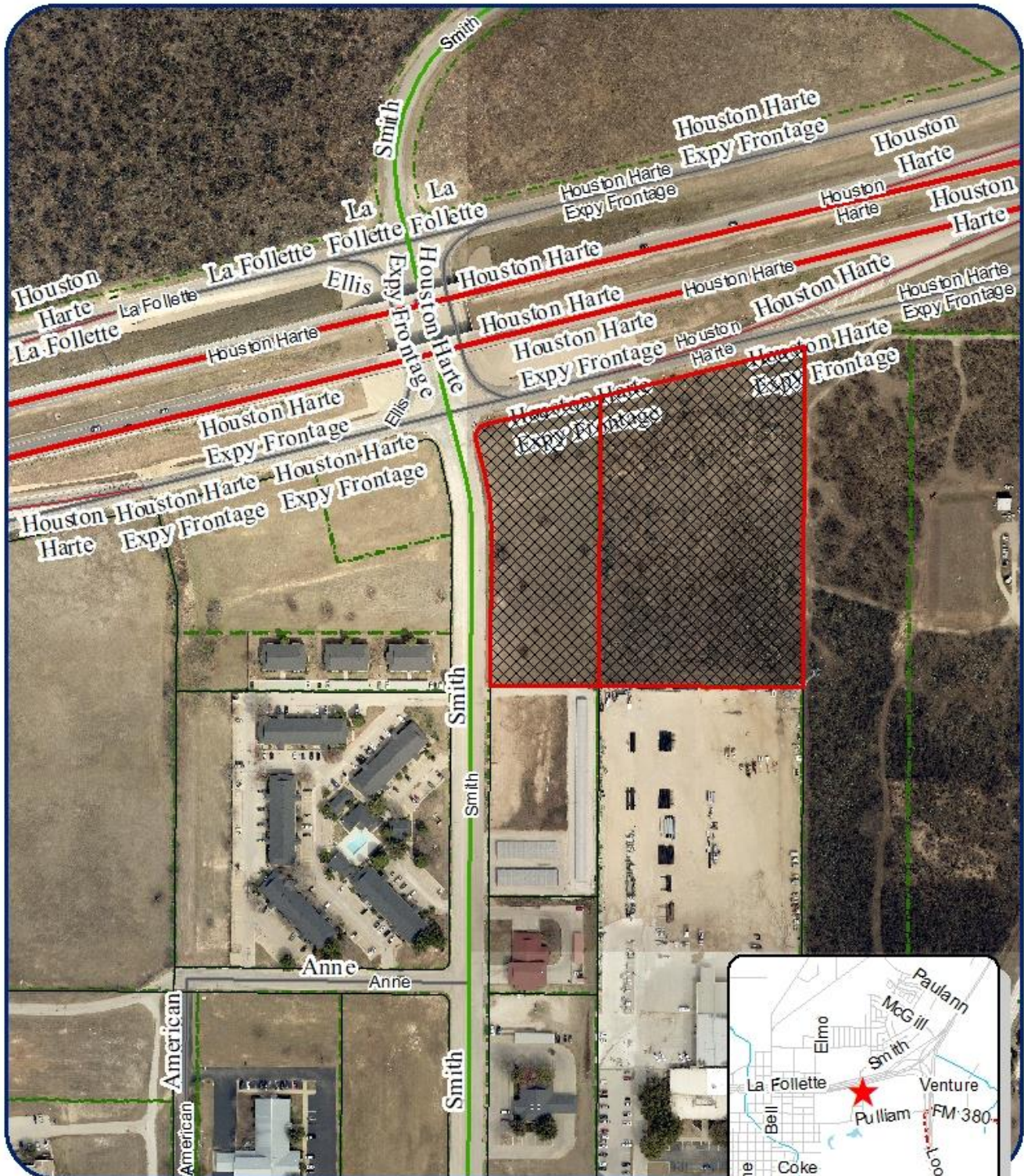
with Chair Stribling, and Commissioners Uherik, Smith, Jackson voting in favor.

Staff's recommendation:

1. **APPROVAL** a Comprehensive Plan Amendment, changing the Future Land Use designation from "Neighborhood Center" to "Industrial."
2. **APPROVAL** a Rezoning from the General Commercial (CG) Zoning District to the Light Manufacturing (LM) Zoning District.

Attachments:

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



Aerial map

Z19-09: Raspberry

Council District 4: Lucy Gonzales
Neighborhood: Paulann
Scale: 1" approx. = 259 ft

Smith Blvd & Houston Harte Expressway Frontage Rd

Legend

Subject Properties:

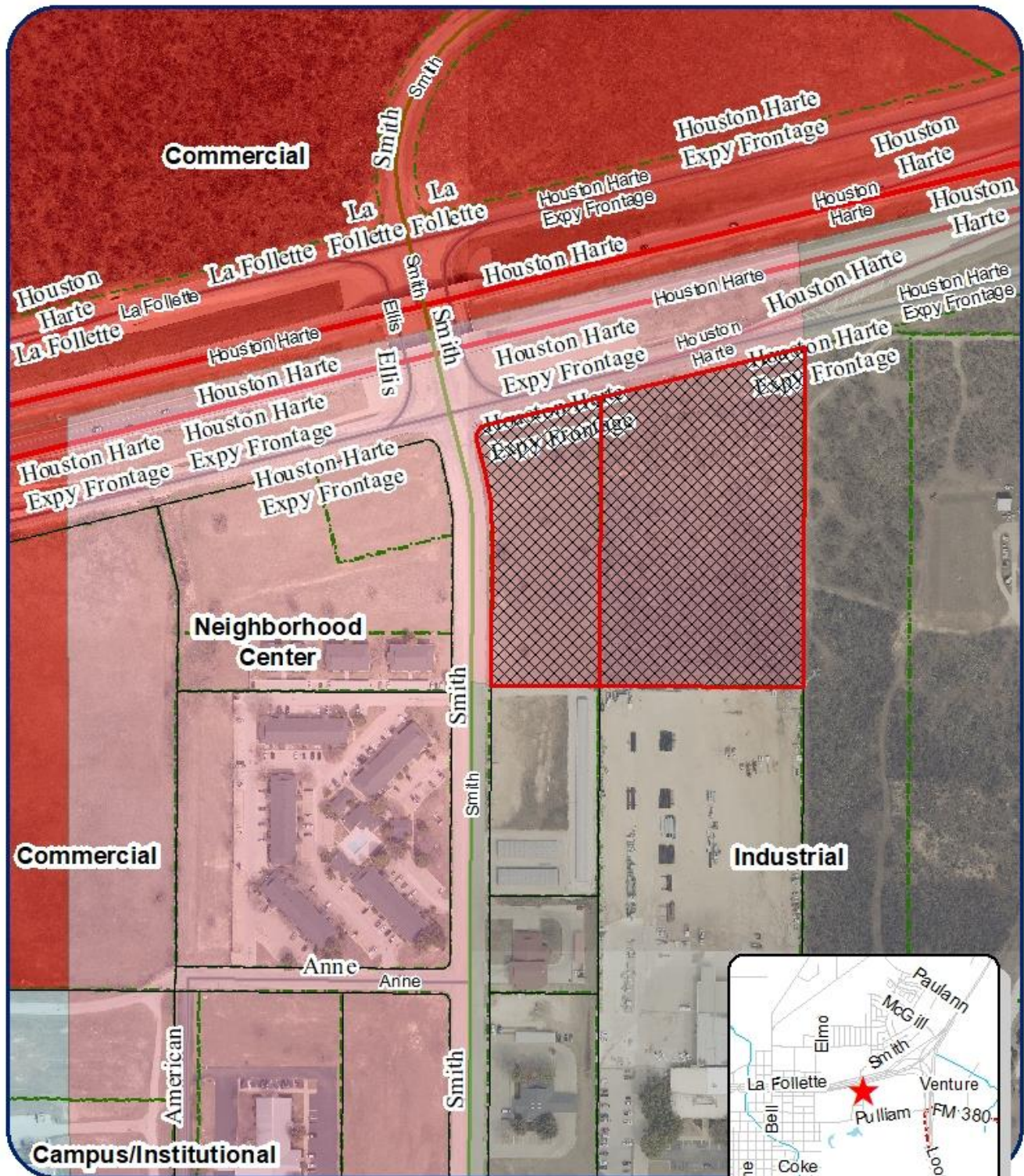
Current Zoning:

Requested Zoning Change:

Vision:

General Commercial (CG) N
Light Manufacturing
Neighborhood Center





Future Land Use

Z19-09: Raspberry

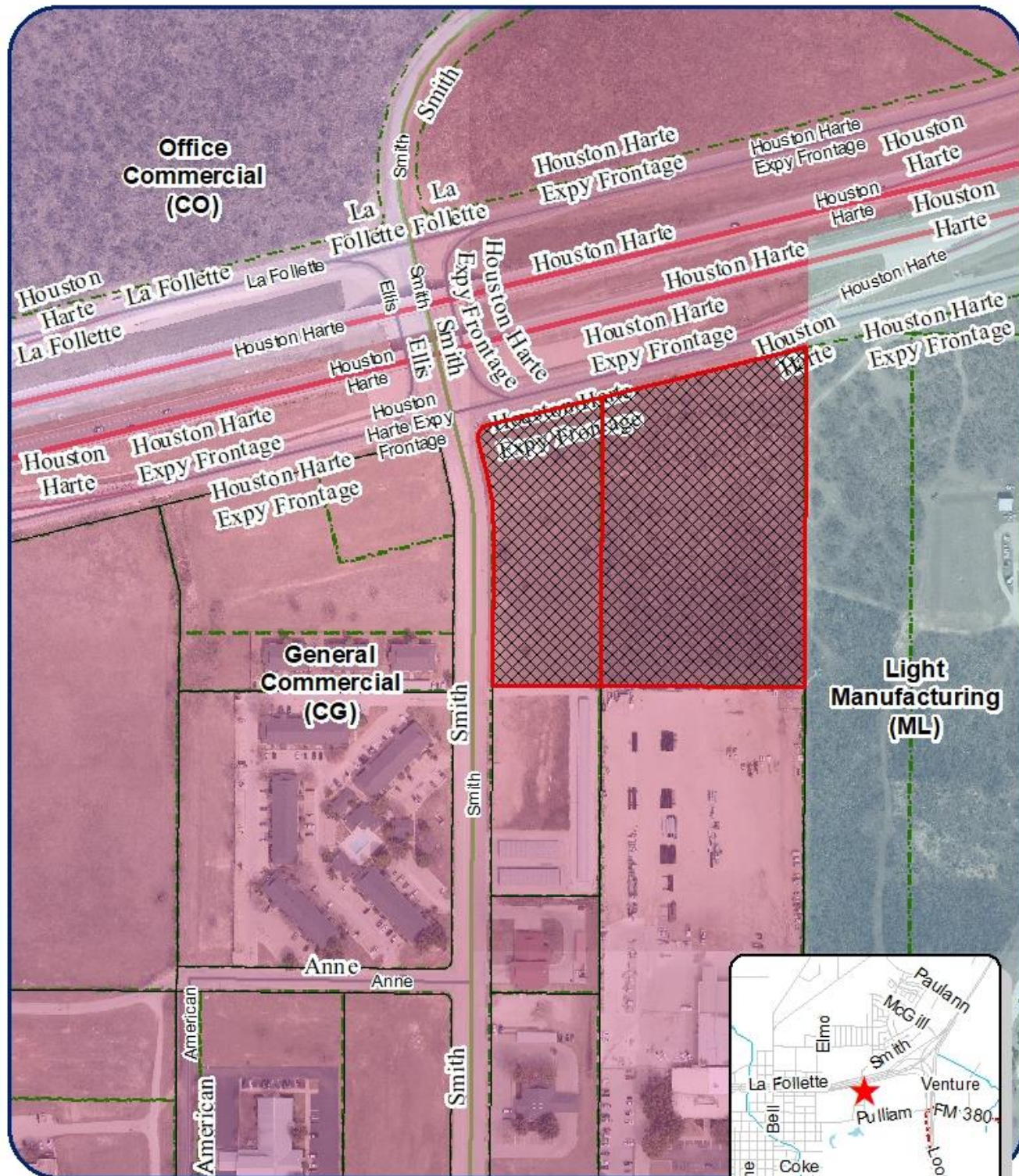
Council District 4: Lucy Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 259 ft

Smith Blvd & Houston Harte Expressway Frontage Rd

Legend

Subject Properties:
 Current Zoning: General Commercial (CG) N
 Requested Zoning Change: Light Manufacturing
 Vision: Neighborhood Center





Existing Zoning map

Z19-09: Raspberry

Council District 4: Lucy Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 259 ft

Smith Blvd & Houston Harte Expressway Frontage Rd

Legend

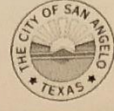
Subject Properties:
 Current Zoning: General Commercial (CG) N
 Requested Zoning Change: Light Manufacturing
 Vision: Neighborhood Center



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): Drei Bruders Raspberry's Fresh Pork Sausage LLC
☐ Owner ☐ Representative (Notarized Affidavit Required)
Mailing Address: 11516 Little Sorrel Trl San Angelo TX 76904
City State Zip Code
Contact Phone Number: 325-234-5561 Contact E-mail Address: crasberry@wcc.net
Subject Property Address: 570 Smith Blvd. San Angelo TX 76905
City State Zip Code
Legal Description (can be found on property tax statement or at): SUBD: ANNE Gregory Addition, Bk: 1, Tract: 3, 2.8928 acres

Existing Zoning: General Commercial Proposed Zoning: Light Manufacturing Lot size: 2.89 acres

(Zoning Map available on)

Section 2: Site Specific Details

Existing Use of Property: Vacant

*Proposed Use of Property: 3,000 sq. ft. sausage making facility

*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 2 continued: Site Specific Details

Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.

Explanation: _____

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

Explanation: _____

Section 3: Applicant(s) Acknowledgement

Please initial the following:

CKR If approved, a Conditional Use is applied to the property, not the property owner.

CKR The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council

CKR Approval of this Conditional Use request does not constitute approval of permits, site plans, or other processes that require separate approval.

CKR If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

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

Candi Raspberry Kurt Raspberry 5-7-19
Signature of licensee or authorized representative Date

Candi Raspberry Kurt Raspberry
Printed name of licensee or authorized representative

Drei Bruders Raspberry's Fresh Pork Sausage LLC
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: CU: 19 - 07

Planning Commission date: 06 / 17 / 19

Nonrefundable application Fee: \$ _____

Receipt #: 240788 Date paid: / /

Reviewed/Accepted by: _____

Date: / /

Site Photos



Subject Property



Subject Property

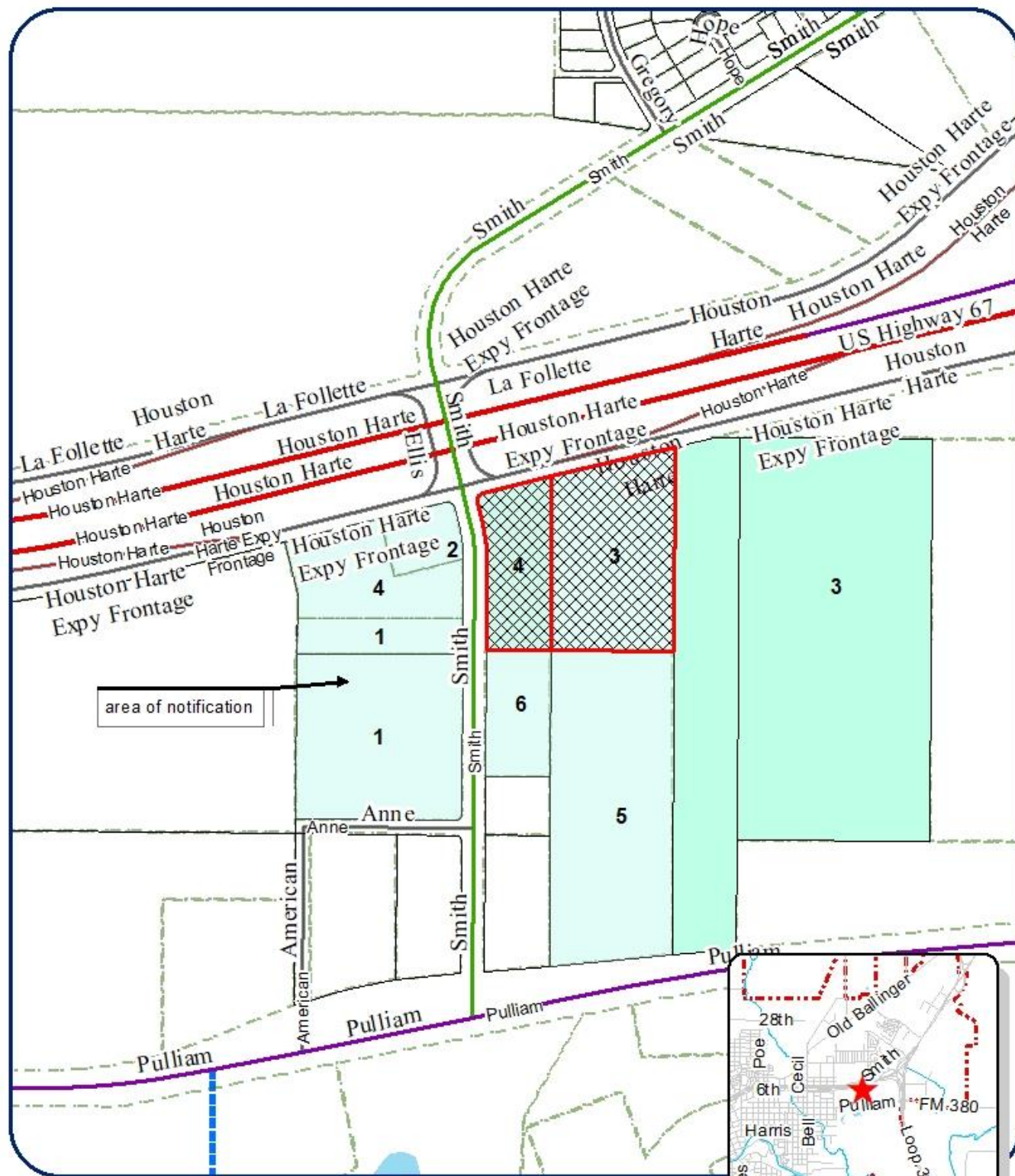
Site Photos



Storage Units south of Subject Property



Property Directly West Across From the Storage Units on Smith Blvd.



200 ft. Notification

Z19-09: Raspberry & City Sponsored

Council District 4: Lucy Gonzales

Neighborhood: Paulann

Scale: 1" approx. = 428 ft

Smith Blvd & Houston Harte Expressway Frontage Rd

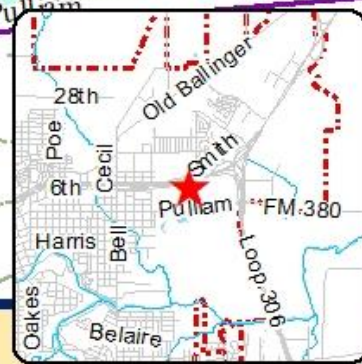
Legend

Subject Properties:

Current Zoning: **General Commercial (CG)**

Requested Zoning Change: **Light Manufacturing**

Vision: **Neighborhood Center**



AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SMITH BLVD. AND E. HOUSTON HARTE EXPRESSWAY FRONTAGE RD, COMPROMISING A TOTAL OF 8.98 ACRES, FROM "NEIGHBORHOOD CENTER" TO "INDUSTRIAL;" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP-19-01

WHEREAS, the City Council for the City of San Angelo, Texas, in accordance with the City Charter and Chapter 213 of the Texas Local Government Code, has adopted a Comprehensive Plan (Vision Plan and Future Land Use Map within the San Angelo Strategic Plan adopted by City Council as updated on October 20, 2009) to guide the long-range development of the City, manage the future growth of the City and promote the health, safety and welfare of its citizens; and

WHEREAS, the Comprehensive Plan includes a Future Land Use Map to serve as a geographical representation of anticipated land use patterns and long range development for the City; and

WHEREAS, inconsistencies have developed between current long standing land use and development patterns and development envisioned by the Future Land Use Map, which inconsistencies call for compatible revisions to the Future Land Use Map; and

WHEREAS, the Planning Commission and the City Council for the City of San Angelo, in compliance with the City Charter and Chapter 213 of the Texas Local Government Code regarding adoption and amendment of the City's Comprehensive Plan, having given requisite notice of public hearing by publication and otherwise, and having afforded a full and fair hearing to all property owners and persons interested, including persons situated in the vicinity of the affected area, being of the opinion that revision of the Comprehensive Plan and Future Land Use Map changes should be made as set out herein;

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

SECTION 1: The Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future Land Use designations of the following described parcels as outlined below:

All of Tract Three, Block 1, Anne Gregory Addition, City of San Angelo, Texas, Comprising 8.98 acres, located at the southeast quadrant of the intersection of Smith Blvd. and E. Houston Harte Expressway Frontage Rd. from “Neighborhood Center” to “Industrial;”

SECTION 2: The Director of the Planning and Development Services Department is hereby authorized and directed to amend the Future Land Use Planning Map maintained in the Office of the Director to incorporate the foregoing amendments, as further depicted on **Exhibit “A”** of this Ordinance.

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 be effective on, from and after the date of adoption.

INTRODUCED on the **16th day of July, 2019**, and finally ADOPTED on this the **6th day of August, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

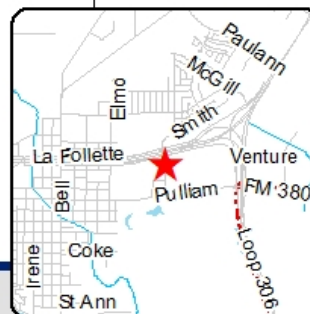
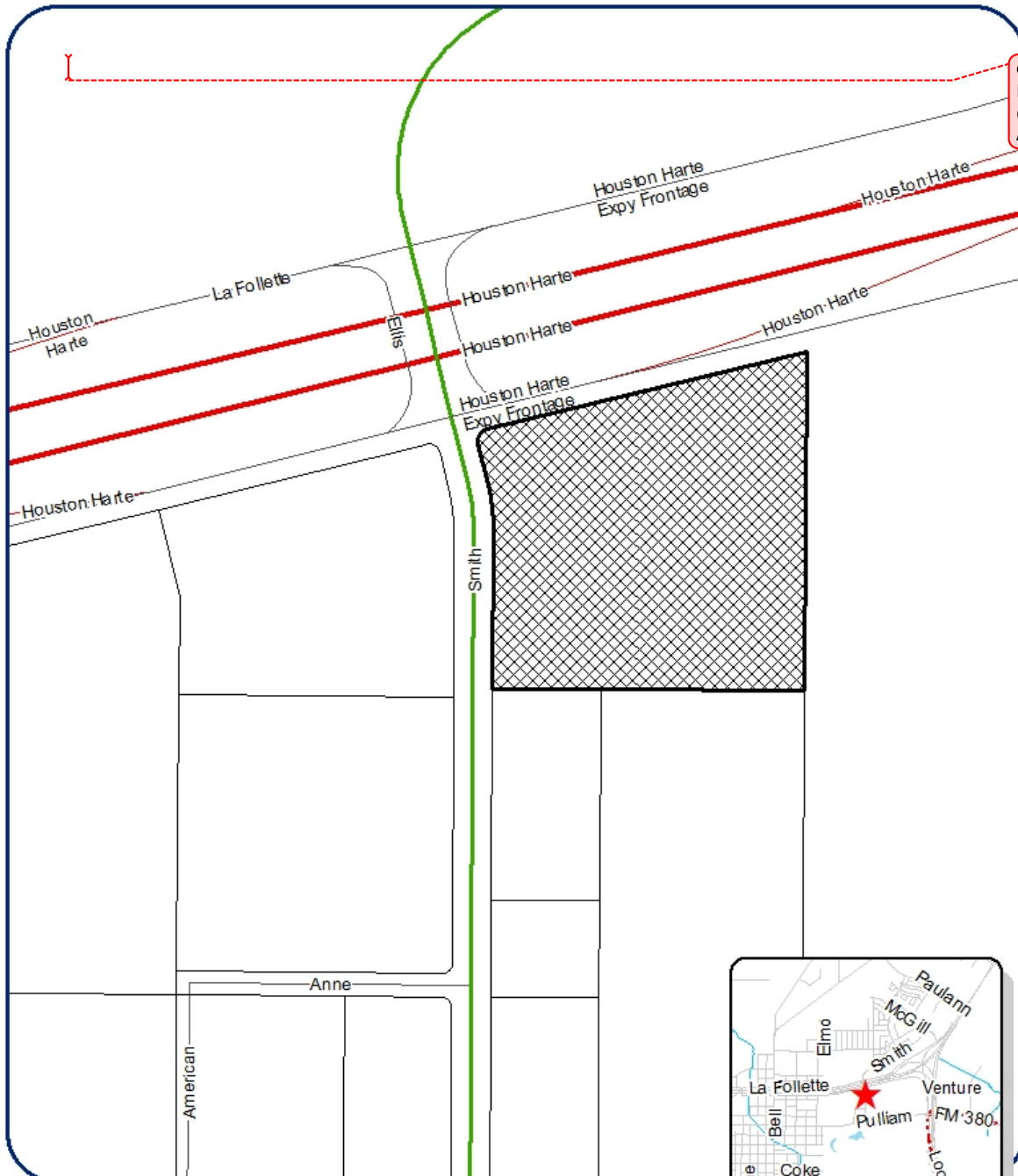
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Comment [SD1]: Please add:
 (1) Exhibit "A" to top of diagram
 (2) Tract 3, Block 1 Anne Gregory
 Addition to footer of diagram.



COMPREHENSIVE PLAN AMENDMENT "A"

CP19-01/Z19-09: Raspberry/COSA

Council District 4: Lucy Gonzales
 Neighborhood: Paulann
 Scale: 1" approx. = 260 ft

Legend

Subject Properties: 
 Current Zoning: General Commercial (CG)
 Requested Zoning Change: Light Manufacturing (ML)
 Vision: Neighborhood Center



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: LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SMITH BLVD. AND E. HOUSTON HARTE EXPRESSWAY FRONTAGE RD., **compromising 8.98 acres**, FROM GENERAL COMMERCIAL (CG) ZONING DISTRICT TO LIGHT MANUFACTURING (ML) ZONING DISTRICT PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z19-09: Raspberry/COSA

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 Light Manufacturing (ML) Zoning District; and,

WHEREAS, on the 16th day of July, 2019, City Council held a public hearing on Z19-09, pursuant to published notice, and 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 LIGHT MANUFACTURING (ML) Zoning District:

The real property generally located at the southeast quadrant of the intersection of Smith Blvd. and E. Houston Harte Expressway Frontage Rd., being Tract 3, Block 1, Anne Gregory Addition, City of San Angelo, Tom Green County, Texas, comprising 8.98 acres, shall henceforth be permanently zoned as follows: Light Manufacturing Zoning District (ML).

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 16th day of July, 2019, and finally PASSED, on this the 6th day of August, 2019.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

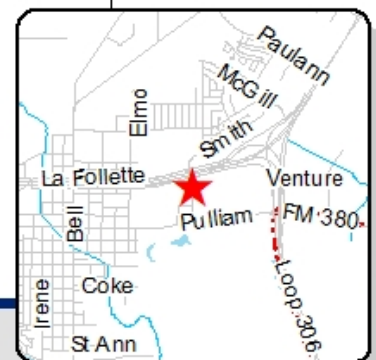
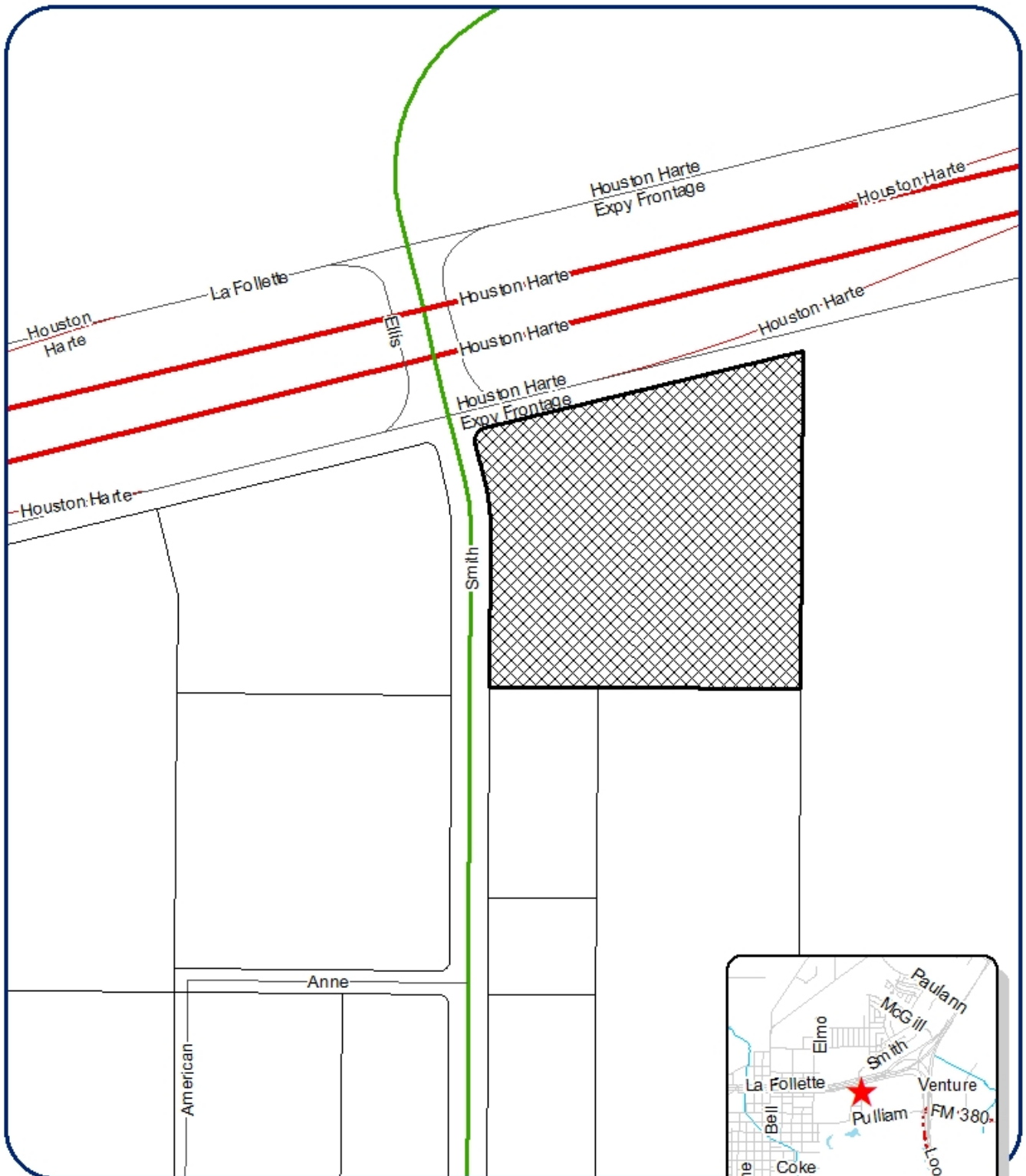
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"

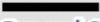


REZONING EXHIBIT "A"

CP19-01/Z19-09: Raspberry/COSA

Council District 4: Lucy Gonzales
Neighborhood: Paulann
Scale: 1" approx. = 260 ft

Legend

Subject Properties: 
Current Zoning: **General Commercial (CG)**
Requested Zoning Change: **Light Manufacturing (ML)**
Vision: **Neighborhood Center**



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Second reading and public hearing of an ordinance approving PD19-06, a rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage, being 1.425 acres located at 3824 Green Meadow Dr. (Jon James)

Summary/History:

The applicant has applied for a Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property. The applicant has submitted a site concept plan for a +/- 12,600 square foot office/warehouse building with seven units. Half of each unit will be for warehousing and the other half for office and sales.

A Planned Development was recommended to the applicant by Staff because straight CG zoning does not allow storage of equipment for construction contractor offices who perform services off-site, whether indoor or outdoor. The PD will allow the indoor storage of contractor equipment which satisfies the applicant's needs, limiting outdoor storage to Type 1, or within 5 feet of the building wall (see staff report for additional information).

Financial Impact:

N/A

Other Information/Recommendation:

On June 17, 2019, the Planning Commission unanimously recommended APPROVAL of the rezoning by a vote of 4-0 with Chair Stribling, and Commissioners Jackson, Smith, and Uherik voting in favor.

On July 16, 2019, City Council unanimously voted to APPROVE the rezoning.

Attachments:

- | | |
|---------------------------|-----------------------------|
| 1. Staff Report (PD19-06) | Staff Report (PD19-06).docx |
| 2. Ordinance (PD19-06) | Ordinance (PD19-06).docx |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Theresa James	Approved

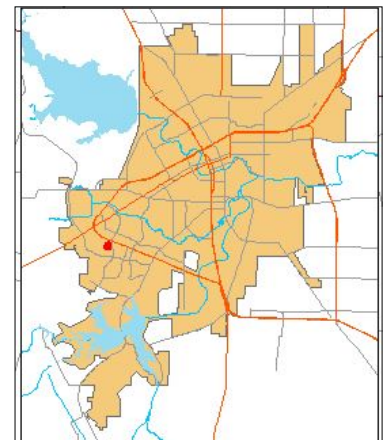
Brian Groves
Jon James
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Approved
Approved
Final Approval

CITY COUNCIL – July 16, 2019
STAFF REPORT



APPLICATION TYPE:	CASE:		
Planned Development (Rezoning)	PD19-06: Benson		
SYNOPSIS:			
The applicant has applied for a Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property. The applicant has submitted a site concept plan for a +/- 12,600 square foot office/warehouse building with seven units. Half of each unit will be for warehousing and the other half for office and sales. A PD was recommended to the applicant by Staff because straight CG zoning does not allow storage of equipment for construction contractor offices who perform services off-site, whether indoor or outdoor. The PD will allow the indoor storage of contractor equipment which satisfies the applicant's needs, limiting outdoor storage to Type 1, or within 5 feet of the building wall (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
3824 Green Meadow Drive; located north of the intersection of Green Meadow Drive and Bermuda Drive		Being 1.425 acres in Block 47 of the Meadowcreek Addition, Section 20	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Billie DeWitt Bonham Neighborhood	RM-1	C – Commercial	1.425 ac.
THOROUGHFARE PLAN:			
Green Meadow Drive – Urban Minor Collector Street Required: 60' right-of-way, 50' pavement Provided: 60' right-of-way, 40' pavement (complied at time of platting)			
NOTIFICATIONS:			
24 notifications mailed within 200-foot radius on May 30, 2019. Two letters received in support, one of these from the property owner.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property, subject to four conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Property Owners: Barry and Bambi Watson Trustees Applicant: Bryan Benson			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			



Additional Information: On July 15, 1997, City Council approved a Special Permit (SP97-07) for mini-warehouses (self-service storage units) on the property which has now expired. The property remains vacant and since 2003 has been designated for a future land use of Commercial in the City's Comprehensive Plan. The applicant has provided additional information of a similar project in Lubbock, Texas "South Slide Park" which includes a mix of office and related uses (see attached). He indicates that the building facades will use a similar stucco or EIFS finish on the front elevations facing Green Meadow Drive.

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 is designated "Commercial" in the City's Comprehensive Plan which are often "single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network" and call to "establish transition areas between commercial areas and nearby neighborhoods." The proposed development will be compatible with these policies. The proposed use will be of lower intensity than the existing oil change facility and future shop building to the east, providing a transition to the residential area and zoning to the south and west.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed PD if approved will require the property to comply with the General Commercial (CG) development standards. Based on the applicant's site concept plan, the development would comply with all applicable CG standards. The new parking standards approved May 21, 2019 by City Council require the office areas to provide one parking space/500 square feet of gross floor area, and the warehouse areas one space/1000 square feet, for a total of 19 spaces and 32 will be provided. A minimum six-foot high privacy fence will be required along the north property line adjacent to the RM-1 residential zoning as required. Planning Staff request as conditions of approval that the applicant submits final building elevations showing design details and colors; a landscape plan for review and approval by the Planning Director; and a 5-foot wide sidewalk adjacent to Green Meadow Drive.
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 proposed development will be consistent with the surrounding area. No outdoor storage (except for within 5 feet of a building wall) will be allowed, limiting any unsightly impacts on the residential homes across the street. As indicated, Staff will require the submission of final building elevations showing quality architectural design and colors consistent with the surrounding area; as well as a landscape plan. The requested sidewalk along Green Meadow Drive will enhance pedestrian access through the area which includes other commercial properties, apartments, homes, and is located along a Concho Valley Transit bus route.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* As indicated, the property has remained vacant since at least 1997. Staff believes that this is an appropriate site for small-scale office and warehousing given that the property did not develop as residential, and that the north side of Green Meadow Drive is designated for future commercial development. A natural FEMA floodway buffer exists immediately west and north, limiting any further expansion.
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 proposed development will be located within the flat area southeast of the FEMA floodway, and is suitable for development. Any grading, drainage and storm water issues will be addressed at the permitting stage, preventing any environmental effects.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Planning Staff believe the site is suitable for small-scale offices with warehousing areas for storage, and the concept plan shows adequate on-site parking. In addition, offices with warehousing tend to generate less parking demand and compatibility concerns than other commercial uses such as fast-food restaurants and vehicle repair near residential areas.
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.* Access would be provided onto Green Meadow Drive, a minor collector road which can accommodate large traffic volumes, and Staff anticipates most traffic will enter westbound from Southwest Boulevard which connects directly to Loop 306. The lot was previously platted, and would continue the commercial pattern of development on the north side of Green Meadow Drive, as designated in the City's Comprehensive Plan.

Planning Commission Recommendation:

On June 17, 2019, the Planning Commission recommended unanimous **APPROVAL by a vote of 4-0** of the Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property, **subject to four conditions of approval (see below).**

The following is the complete excerpt of the draft minutes from the June 17, 2019, meeting for this case:

Jeff Fisher, Principal Planner, presented the PD rezoning request. He explained that the applicant is proposing to construct an office building with the rear portion for indoor warehousing and storage. He displayed a concept plan and building elevations provided by the applicant that show the front of the building facing Green Meadow Drive will have a stucco, EIFS or similar quality finish.

Mr. Fisher outlined Staff's rationale to approve the Rezoning on the grounds that the request is compatible with the Commercial Future Land Use in the Comprehensive Plan; will comply with all CG zoning standards including setbacks and parking; and that Staff's requirement for indoor storage only, quality building design, landscaping, and a sidewalk along Green Meadow Drive will enhance the compatibility of the surrounding neighborhood.

Chair Stribling left at 10:23 a.m.

Chair Stribling returned at 10:27 a.m.

Chair Stribling opened the meeting for public comment.

Mr. Bryan Benson, the applicant, with Clearview Custom Homes and Silver Fox Construction, spoke in support of the request. He referenced a similar project in Lubbock and indicated a need for similar projects in San Angelo. He explained that he did not know the specific users which may vary.

Chair Stribling closed public comment.

Commissioner Jackson made a Motion to recommend APPROVAL of the Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property, **subject to the four conditions of approval as presented. The Motion passed unanimously 4-0 with Chair Stribling, and Commissioners Jackson, Smith, and Uherik all voting in favor.**

Recommendation:

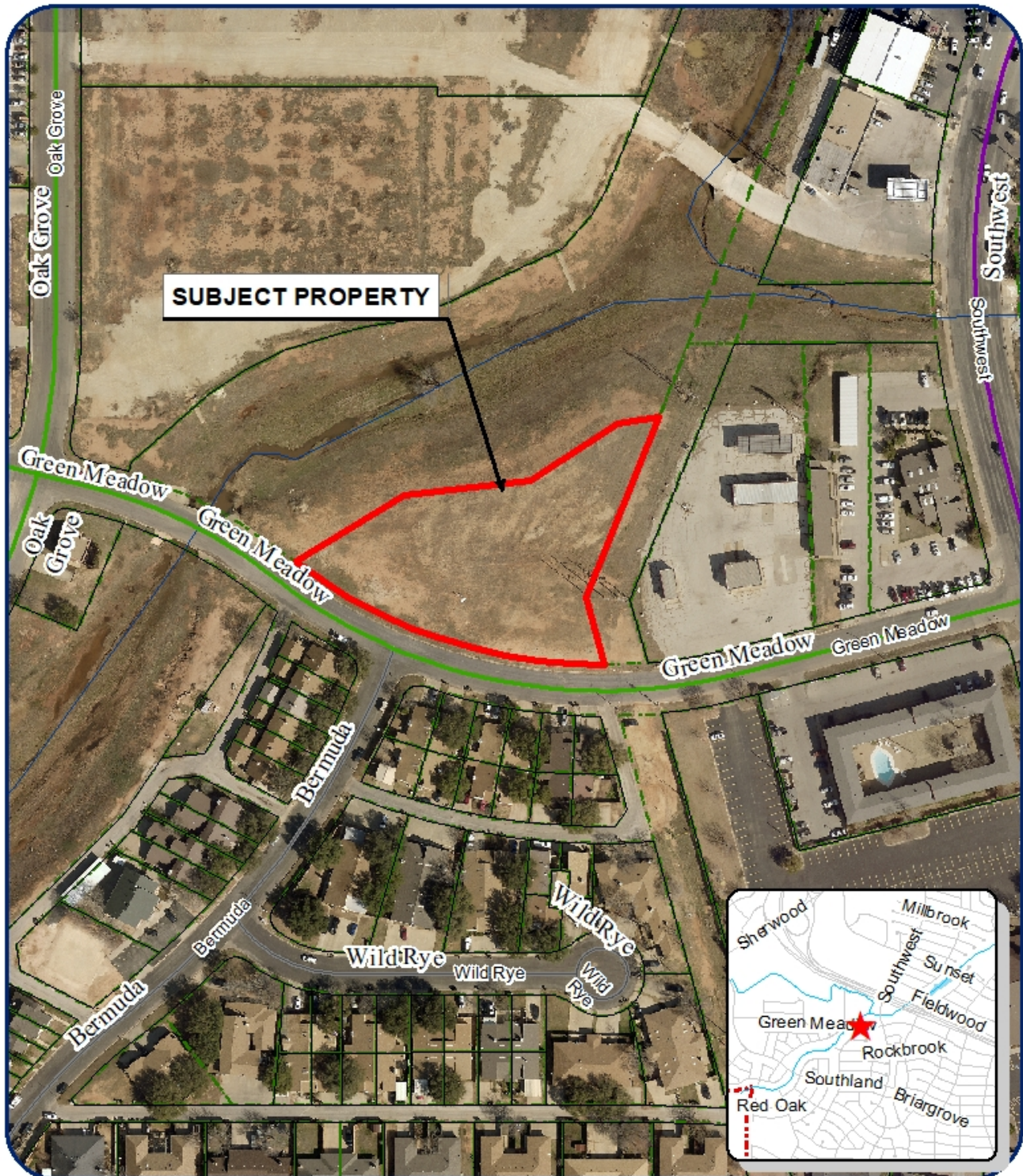
Staff's recommendation is for City Council to **APPROVE** the Rezoning from the Low Rise Multifamily Residential District (RM-1) to a Planned Development (PD) Zoning District to allow retail sales and service uses and offices with Type 1 outdoor storage on the subject property, **subject to four conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the General Commercial (CG) Zoning District.
2. Overall site use shall be in accordance with the approved Concept Plan. Major changes to the usage of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director, provided no changes to the Zoning Ordinance are required.
3. Prior to any future development and/or building permits being issued on the property, the applicant shall submit a final site plan which includes a required sidewalk adjacent to Green Meadow Drive, building elevations with colors and materials, and a landscape plan to the Planning Director for review and approval.

4. All exterior lighting be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto surrounding properties. The City has the right to periodically inspect the property to verify compliance.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Response Letters
Site Concept Plan
Sample Elevation
Zone Change Criteria Sheet
Application



Planned Development Rezoning

PD 19-06: Benson

Council District: Billie DeWitt -District 6

Neighborhood: Bonham

Scale: 1" approx. = 150 ft

3824 Green Meadow Drive

Legend

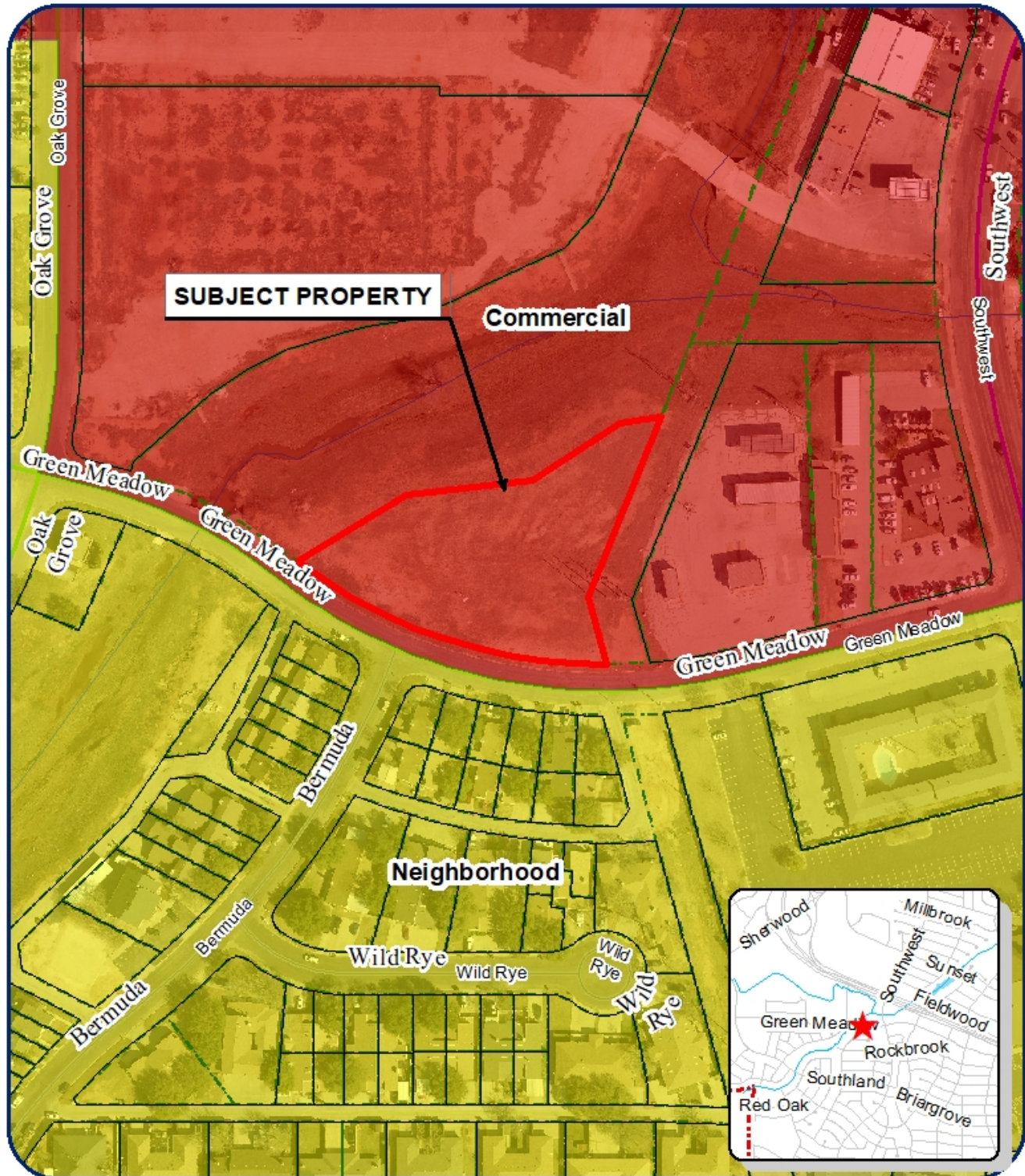
Subject Properties: —

Current Zoning: **RM-1**

Requested Zoning Change: **N/A**

Vision: **Commercial**





Planned Development Rezoning

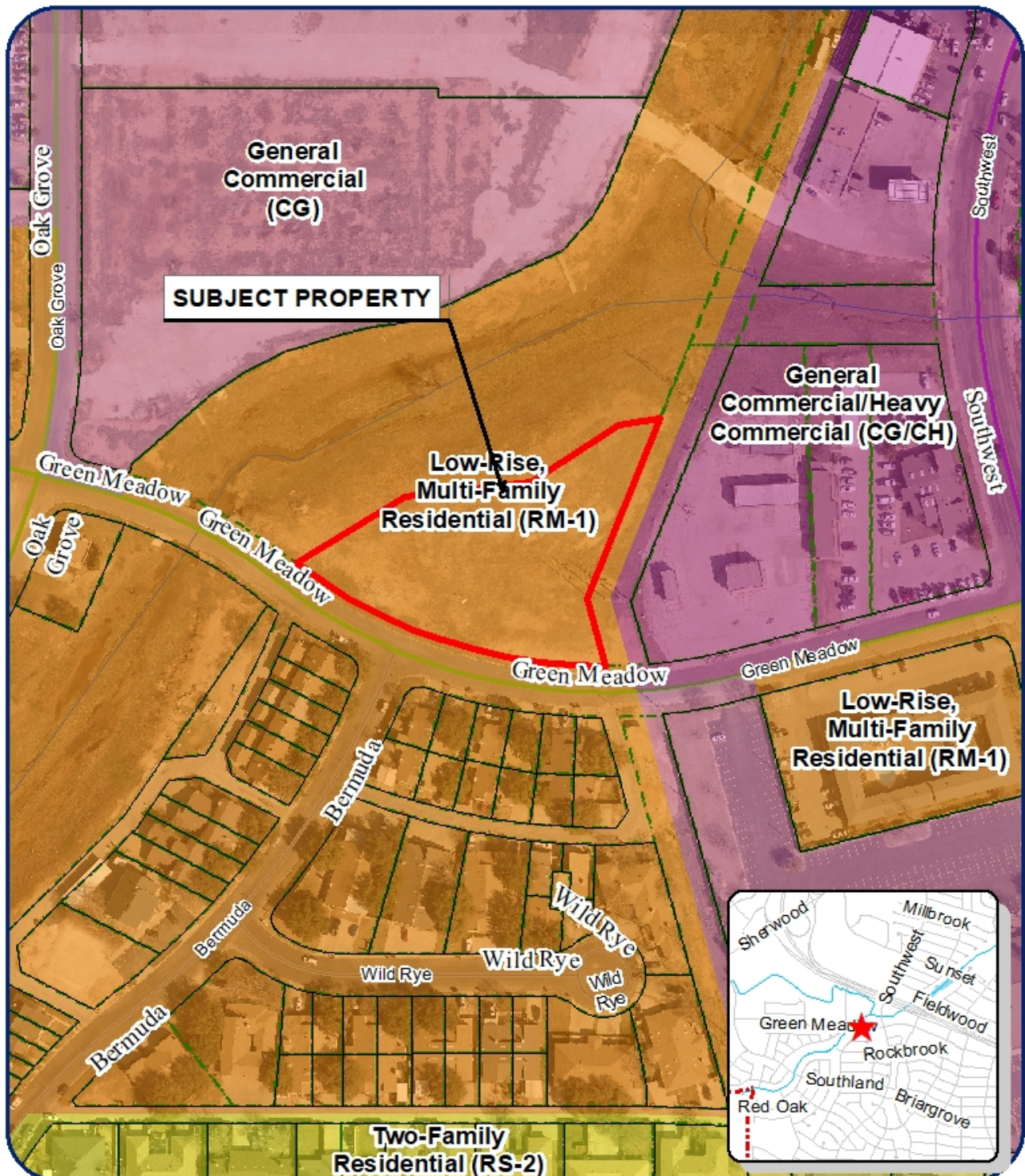
PD 19-06: Benson

Council District: Billie DeWitt -District 6
Neighborhood: Bonham
Scale: 1" approx. = 150 ft
3824 Green Meadow Drive

Legend

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





Planned Development Rezoning

PD 19-06: Benson

Council District: Billie DeWitt -District 6

Neighborhood: Bonham

Scale: 1" approx. = 150 ft

3824 Green Meadow Drive

Legend

Subject Properties: —

Current Zoning: RM-1

Requested Zoning Change: N/A

Vision: Commercial



Photos of Site and Surrounding Area

WEST



EAST



NORTH AT SUBJECT PROPERTY



IMMEDIATELY EAST AT FUTURE OFFICE/SHOP



NORTHWEST OF PROPERTY



RESIDENTIAL HOMES SOUTH OF PROPERTY



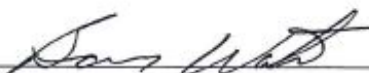
TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(☒) IN FAVOR (☐) IN OPPOSITION

REASON(S) _____

NAME: Bill Warren Family Trust (Barry Warren) trustee

ADDRESS: 605 S Boston
Monahans, TX 79706

SIGNATURE: 

PD19-06: Benson

Property owner number: 2A

If you have any questions about these proceedings, please call Mr. Jeff Fisher, Principal 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)

NAME: CHAD DECKER

ADDRESS: 13045 E. SARATTO RD
SAN ANGELO, TX 76905

PHONE: 325-895-0701

SIGNATURE: Chad Decker

First Replat in Block 10, Lakeview Addition

Property owner number: 17

If you have any questions about these proceedings, please call Mr. Jeff Fisher, Principal 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



Sample Elevation



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.

Yes, PD is consistent with future land and adjoining 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.

PD will be mainly office and retail which is allowed and currently in the area.

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.

next door to the property is an existing oil change place as well next to that is office/hair salon.

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

It is current RM-1 and vacant. All other RM-1 across the street has been developed. Since Commercial property is next door we believe it is better Commercial than RM-1

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

Currently is vacant land with the red Arroyo running behind the property no natural environment will be effected.

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

Yes per Chamber of Commerce study 2018, the number need in San Angelo is nice new office space.

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.

Yes, many communities around Texas has this concept and are used for different reasons. San Angelo will benefit from this concept.

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): Bryan Benson
☐ Owner ☒ Representative (Notarized Affidavit Required)
Mailing Address: P.O. Box 3407 San Angelo Tx 76902
City State Zip Code
Contact Phone Number: 325 234 0085 Contact E-mail Address: bryan@clearviewcustomhomes.com
Subject Property Address: 3824 Green Meadow San Angelo Tx 76904
City State Zip Code
Legal Description (can be found on property tax statement or at www.tdmgreenland.com):
1.423 lot 1 Section 20 Being 1.423 acres, BIK 47 subd: Meadow Creek Add
Existing Zoning: RM-1 Proposed Zoning: PD Lot size: 1.423 acres

(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: Vacant
*Proposed Use of Property: Office/Retail w/ type 1 storage for contractors
*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) Bryan Benson Signature BAB Company/Organization (If Applicable) _____ Date 5-17-19

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

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 5-17-2019

Case No.: PD 19-06

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ 762.50

Receipt #: _____ Date paid: 5-17-2019

Sign Deposit \$37.50

Receipt #: _____ Date paid: 5-17-2019

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: 6-17-2019 Date notifications due: _____

City Council hearing date: 7-16-2019 Packets due date: _____

Publication date: _____

Reviewed/Accepted by: J. Fisher

Date: 5-17-2019

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: **3824 Green Meadow Drive; located north of Green Meadow Drive, east of Oak Grove Boulevard and west of Southwest Boulevard;** FROM THE LOW RISE MULTIFAMILY RESIDENTIAL (RM-1) ZONING DISTRICT TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW RETAIL SALES AND SERVICE USES AND OFFICES WITH TYPE 1 OUTDOOR STORAGE; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD19-06: Benson

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 Planned Development (PD) Zoning District to allow retail sales and service uses and offices with type 1 outdoor storage, subject to the General Commercial Zoning District (CG) development standards and in conformance with the overall use in accordance with the approved Concept Plan; and,

WHEREAS, on the 16th day of July, 2019, City Council held a public hearing on PD19-06, 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 PLANNED DEVELOPMENT (PD) ZONING DISTRICT;

The real property generally located at 3824 Green Meadow Drive, north of Green Meadow Drive, east of Oak Grove Boulevard and west of Southwest Boulevard; being 1.425 acres in Block 47 of the Meadowcreek Addition, Section 20, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance, shall henceforth be permanently zoned as follows: Planned Development (PD) 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 (“PD” Boundary Map).

SECTION 3: Except as otherwise specified or limited herein, the development of the subject property shall generally conform to the **General Commercial (CG) Zoning District**.

SECTION 4. Overall site use shall be in accordance with the approved **Concept Plan** shown in **Exhibit “A”** of this Ordinance. Major changes to the usage of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director, provided no changes to the Zoning Ordinance are required.

SECTION 5: Prior to any future development and/or building permits being issued on the property, the applicant shall submit a final site plan which includes a required sidewalk adjacent to Green Meadow Drive, building elevations with colors and materials, and a landscape plan to the Planning Director for review and approval.

SECTION 6: All exterior lighting be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto surrounding properties. The City has the right to periodically inspect the property to verify compliance.

SECTION 7: 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 8. 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 9: 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 10: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **16th day of July, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of August, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

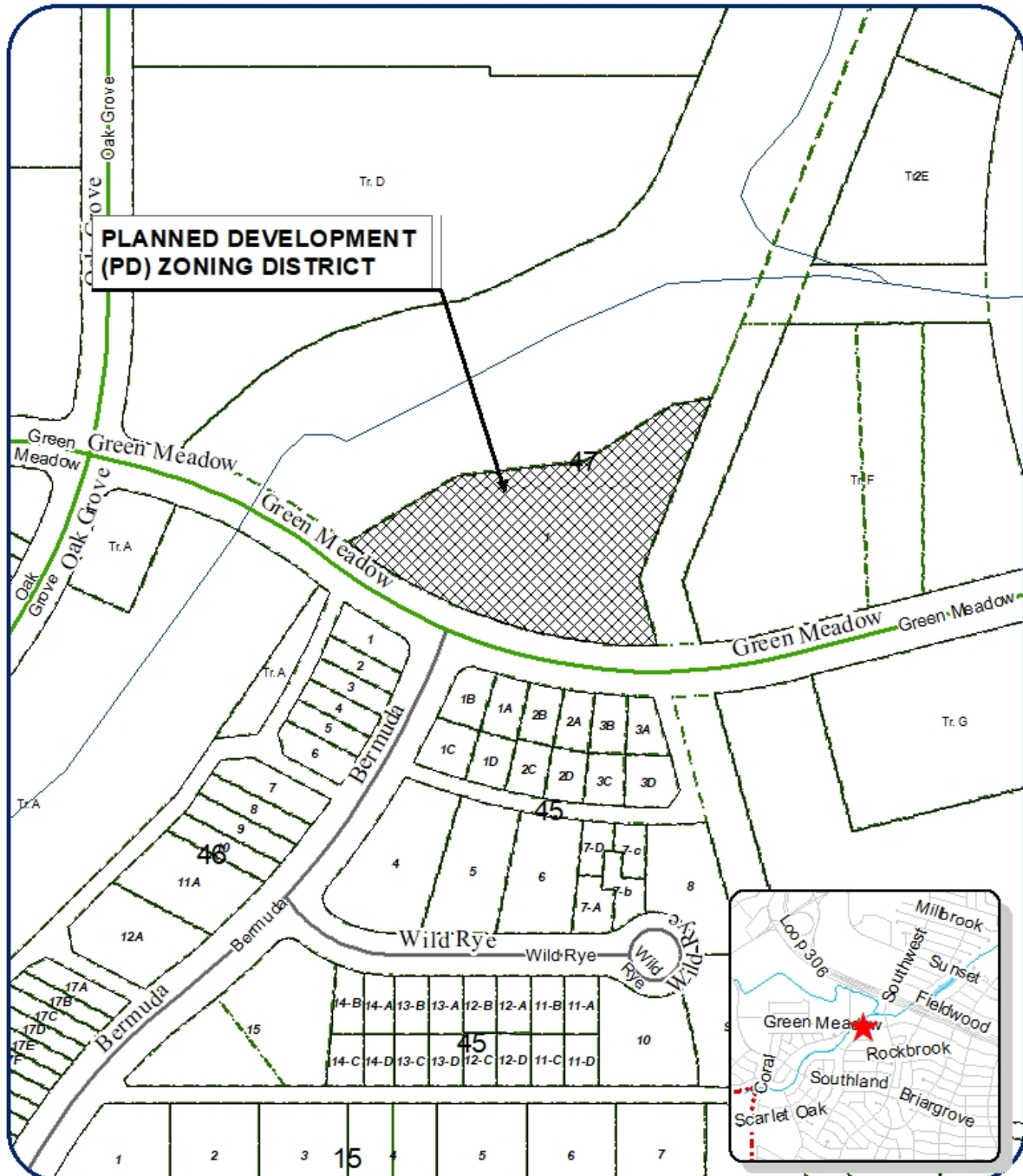
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (PD Boundary Map)



Planned Development Rezoning

PD 19-06: Benson

Council District: Billie DeWitt - District 6

Neighborhood: Bonham

Scale: 1" approx. = 150 ft

3824 Green Meadow Drive

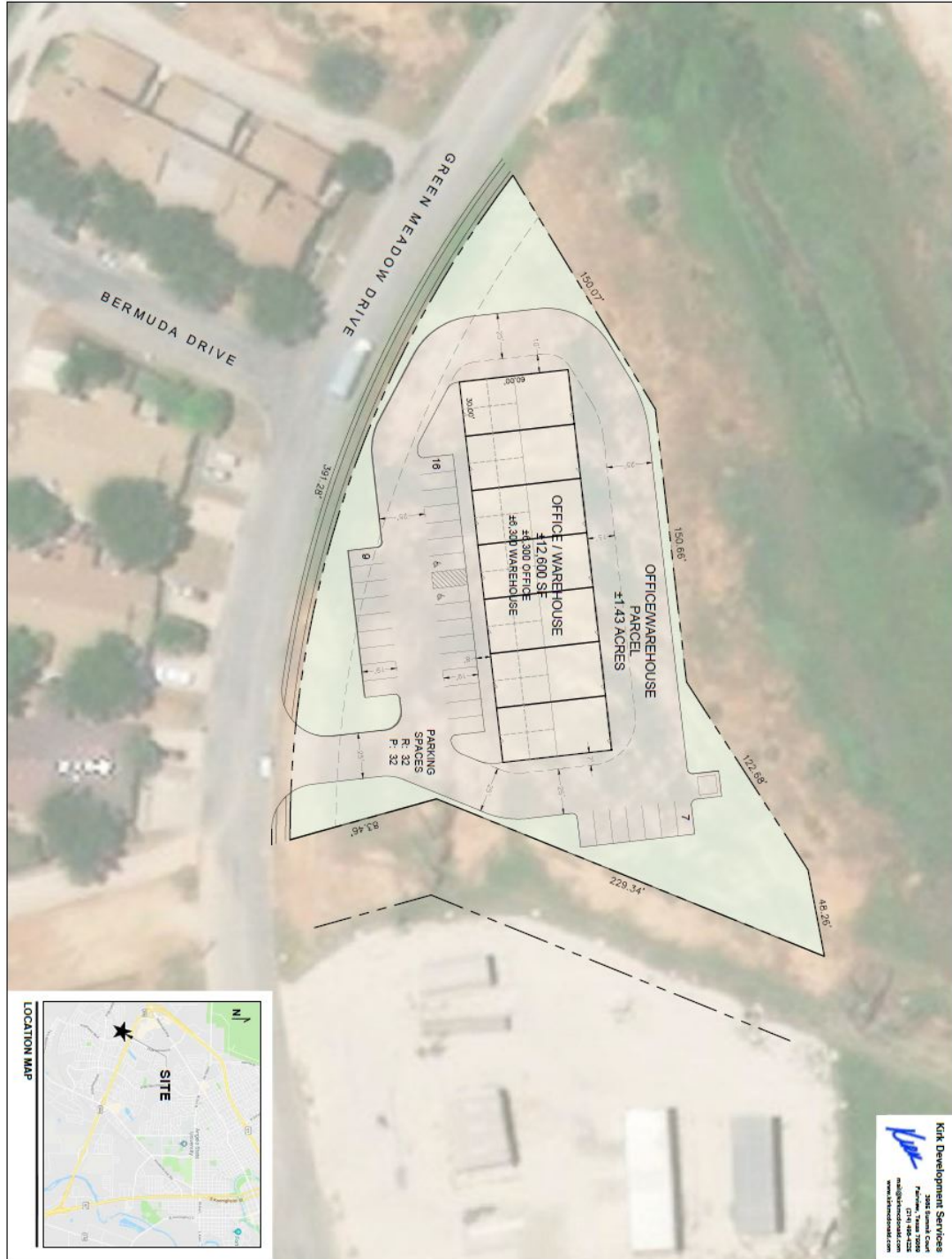
Meadowcreek Addition, Section 20, Block 47, 1.425 acres

Legend

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



Exhibit "A" (Approved Concept Plan)



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance approving the abandonment and vacation of a 15-ft wide by 200-ft long, 0.0685 acres (3,000-sq ft) public alley; located south of W. Beauregard Ave., north of W. Colorado St. between S. Tyler St. and S. Polk St. (Jon James)

Summary/History:

The applicant has requested the abandonment of a 15' x 200' unpaved alley within Block 3 of the Miller VE of Garrett Addition. Reasons for the request include safety and security concerns; the alley is not maintained by the city so the adjoining property owners have maintained it for years. The applicant owns 107 and 113 S. Tyler Street which surrounds the eastern 100', half of the full length of the alley. He is requesting abandonment of the entire alley and is prepared to purchase the entire alley if abandoned.

Financial Impact:

The City will receive payment based on the abandonment formula. Also, the City will be relieved of any maintenance obligation for this alley.

Other Information/Recommendation:

On May 20, 2019, Planning Commission voted to recommend APPROVAL of the abandonment of the alley with a 6-0 vote.

On July 16, 2019 City Council voted unanimously to approve first reading.

Attachments:

- | | |
|----------------------|-------------------------------|
| 1. Staff Report (AA) | City Council staff report.pdf |
| 2. Ordinance | Ordinance.docx |

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Hillary Bueker	Approved
Jon James	Approved
Theresa James	Approved
Brian Groves	Approved
Jon James	Approved
Tina Dierschke	Approved

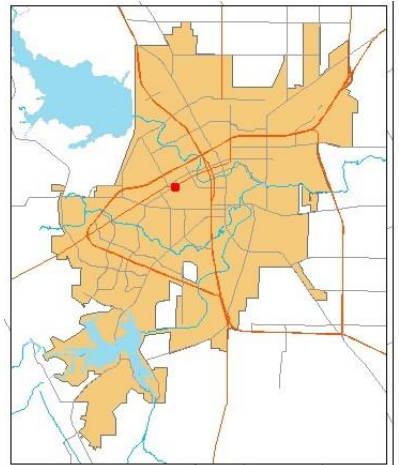
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Final Approval

CITY COUNCIL – July 16, 2019

STAFF REPORT



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		BLK. 3 Miller VE of Garrett Addition: Concho Collison	
SYNOPSIS:			
The applicant has requested the abandonment of a 15' x 200' unpaved alley within Block 3 of the Miller VE of Garrett Addition. Reasons for the request include safety and security concerns; the alley is not maintained by the city so the adjoining property owners have maintained it for years. The applicant owns 107 and 113 S. Tyler Street surrounding 15 Ft. X 100 Ft. of the easterly portion of the alley. He is requesting abandonment of the entire alley.			
LOCATION:		LEGAL DESCRIPTION:	
South of W. Beauregard Ave. & north of Colorado St., between S. Tyler St. and S. Polk St.		Being a 0.0685 acres (3,000 square feet) alley located within Block 3 of the V.E. Miller Re-subdivision of Garrett Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 5 – Lane Carter Santa Rita Neighborhood	General Commercial/Heavy Commercial (CG/CH)	Neighborhood	0.0685 acre (3,000 square feet)
THOROUGHFARE PLAN:			
N/A. Alley was approved as part of the V.E. Miller Re-subdivision of Garrett Addition, filed for record August 16, 1927 with the Tom Green County Clerk.			
NOTIFICATIONS:			
4 notifications mailed directly adjacent the proposed abandonments on May 10, 2019. Zero received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends <u>APPROVAL</u> of the Alley Right-of-Way Abandonment request, subject to four Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Concho Collison Jim Osborn			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

Additional Information:

This alley has never been paved, over the last few years it has been seldom used. The vegetation has grown up and no one is tending to the alley. The owner of the property on both sides of the east half of the alley has submitted a request for a rezoning to Planned Development Zoning District on his property and is asking that the alley be abandoned so that he can incorporate the property into his plan. The property owners on both sides of the western half of the alley have not decided yet what they want to do. However, if they do not want to purchase their alley half the east property owner will.

Utility Comments:

City Staff circulated to all relevant municipal departments, as well as public and private utility companies. There are City services within the alley area to be abandoned. Suddenlink Communications and AEP as well as the City will require a public utility easement within the abandonment area for the existing underground utilities, AEP power poles and attached Suddenlink communication lines. The alley is required to be unobstructed (no buildings, structures, or fences allowed) and a minimum of 15 feet wide. . There were no other responses.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and conducted a site visit to the property May 3, 2019, to determine the appropriateness of abandoning this public alley right-of-way.

- *Traffic patterns:* Planning Staff believe that existing or anticipated traffic patterns would not be negatively affected if the alley was abandoned and sold to adjacent land owners. A site visit confirms that the alley is unpaved (caliche or grass) and there are no rear access drives to abutting land owners or rear garages or carports.
- *Utilities:* Water and sewer lines appear to be located in the alley, although they dead end within the alley.
- *Community Impact:* The City had sent abutting alley owners public notice of the meeting. There have been no responses to date. As a condition of approval, Planning Staff recommends that all abutting owners comply with the abandonment requirements within 12 months of approval.
- *Public Benefit:* The Planning Division is supportive of closing the entire alley and believe it would benefit all owners and not only one or a few.

Planning Commission Recommendation:

On May 20, 2019, the Planning Commission recommended APPROVAL of the Alley Right-of-Way Abandonment request. The following is the complete excerpt of the draft minutes from the May 20, 2019, meeting for this case:

Sherry Bailey, Principal Planner, presented the proposed alley abandonment for a side lot alley. She indicated that the owner's intent was to include the alley in the PD ad to make it part of the front area. She explained that the owner to the north is not interested and the one to the south is contemplating purchase of his portion.

Ms. Bailey outlined Staff's recommendation with four conditions of approval to approve the proposed alley abandonment on the grounds that there are no rear garages or carports; that an unobstructed easement will be provided to Suddenlink and AEP; that no responses have been received to date; and that closing the entire alley and not just a portion will benefit all owners.

Chair Stribling asked if the alley is purchased by the property owner if they can pave it. Ms. Bailey responded they could pave the alley but would have to ensure access for utility companies.

Chair Stribling opened the meeting for public comment.

Mr. Jim Osborn the owner and representing the applicant, spoke in support of his request. He indicated that the alley will be used for driving purposes and that they will be maintained.

Chair Stribling closed public comment.

Commissioner Smith made a Motion to recommend APPROVAL of the abandonment and vacation of a 15-foot x 400-foot unpaved alley within Block 3 of the Miller VE of Garrett Addition, being 0.137 acres, located south of West Beauregard Avenue and north of Colorado Street, between South Tyler and Polk Streets. Commissioner Jackson seconded the motion. The motion carried unanimously, 6-0.

Staff's recommendation:

APPROVE the proposed abandonment and vacation of a 15-foot wide by 200-foot long, 0.0685 acre (3,000-square foot) public alley; generally located running east and west in Block 3 bound on the north by W. Beauregard, the south by S. Colorado, on the east by S. Tyler St. and the west by S. Polk St., **subject to four Conditions of Approval:**

1. Per the Code of Ordinances, Section A9.008, payment per the assessment formula outlined in the fee schedule shall be remitted for all of the abandoned alley right-of-way, should the vacation and abandonment be approved.
2. Verification of the recordation of quit claim deed(s) officially abandoning the City's claim to the entirety of the abandoned alley shall be provided.
3. Submit, obtain approval, and official recording of a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 18 months of City Council's decision.
4. The applicant shall provide as part of the replat a minimum 15-foot, unobstructed utility easement to the satisfaction of City of San Angelo Utilities for all present and future utilities.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

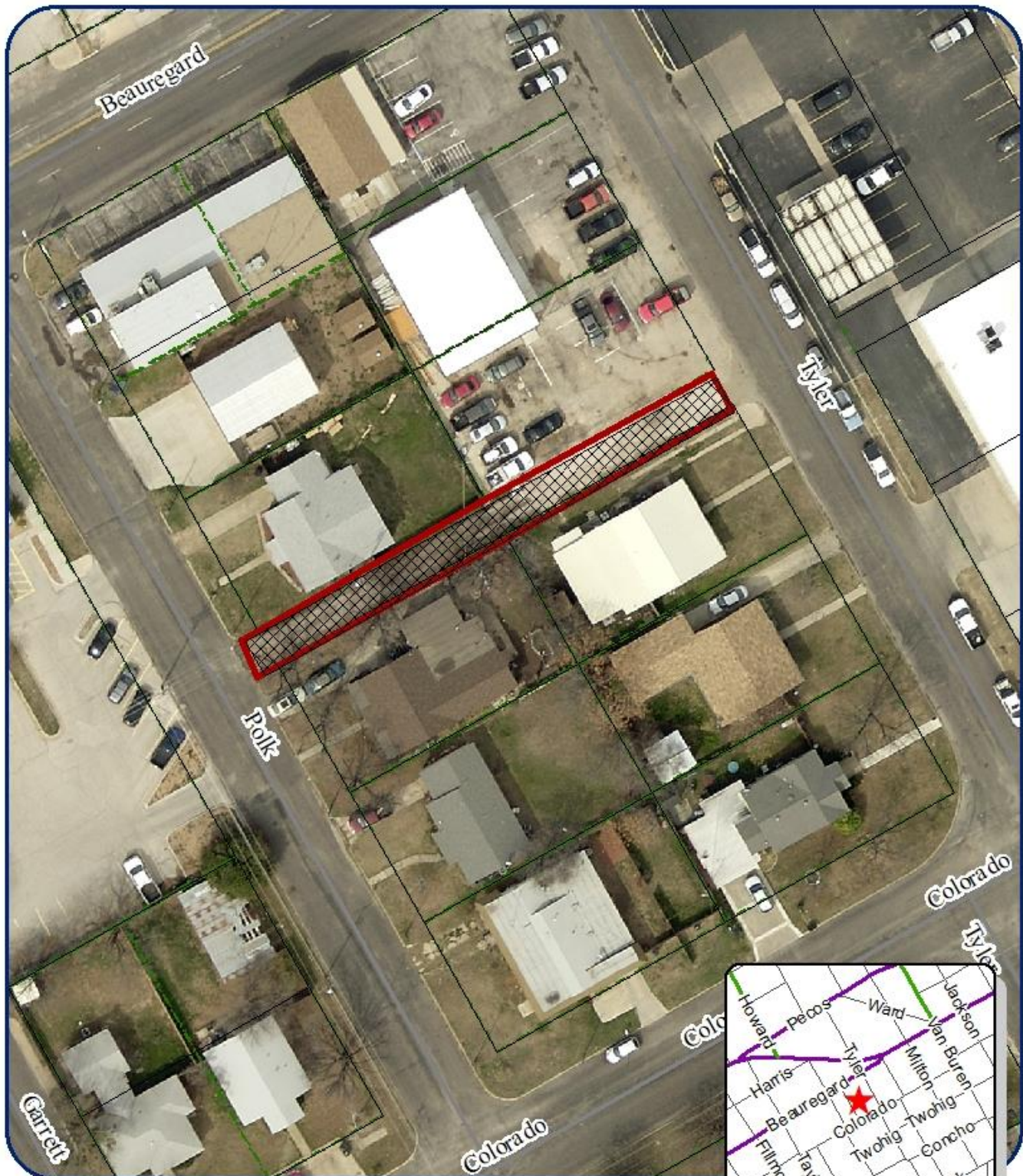
Alley Abandonment Exhibit

Application

Photos

Staff Report – Alley Abandonment – Block 3, Miller, VE Re-subdivision of Garrett Addition

July 16, 2019

**SUBD. MILLER V.E. OF GARRETT ADDITION BLK. 3****Alley Abandonment - Aerial**

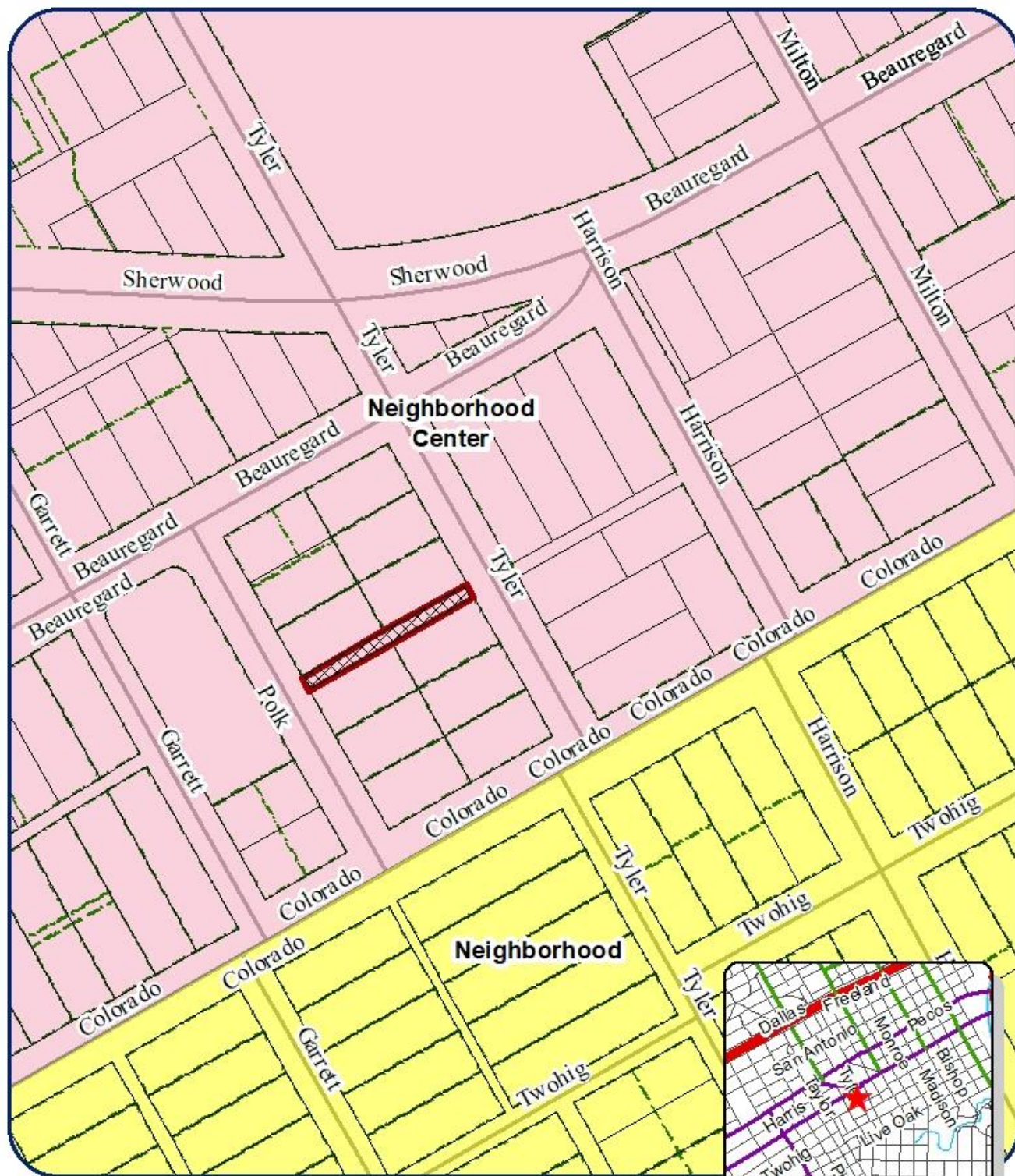
Council District 5: Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 48 ft

Between Tyler St. and Polk/Beauregard and Colorado**Legend**Subject Properties: Current Zoning: **General Commercial/Heavy Commercial**Requested Zoning Change: **N/A**Vision: **Neighborhood Center**

July 16, 2019

**SUBD. MILLER V.E. OF GARRETT ADDITION BLK. 3****Alley Abandonment - Zoning**

Council District 5: Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 134 ft

LegendSubject Properties: Current Zoning: **General Commercial/Heavy Commercial**Requested Zoning Change: **N/A**Vision: **Neighborhood Center****Between Tyler St. and Polk/Beauregard and Colorado**

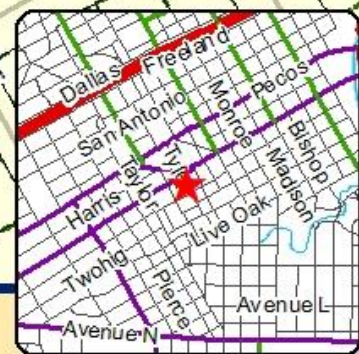
**SUBD. MILLER V.E. OF GARRETT ADDITION BLK. 3****Alley Abandonment - Zoning**

Council District 5: Lane Carter
 Neighborhood: Santa Rita
 Scale: 1" approx. = 134 ft

Between Tyler St. and Polk/Beauregard and Colorado

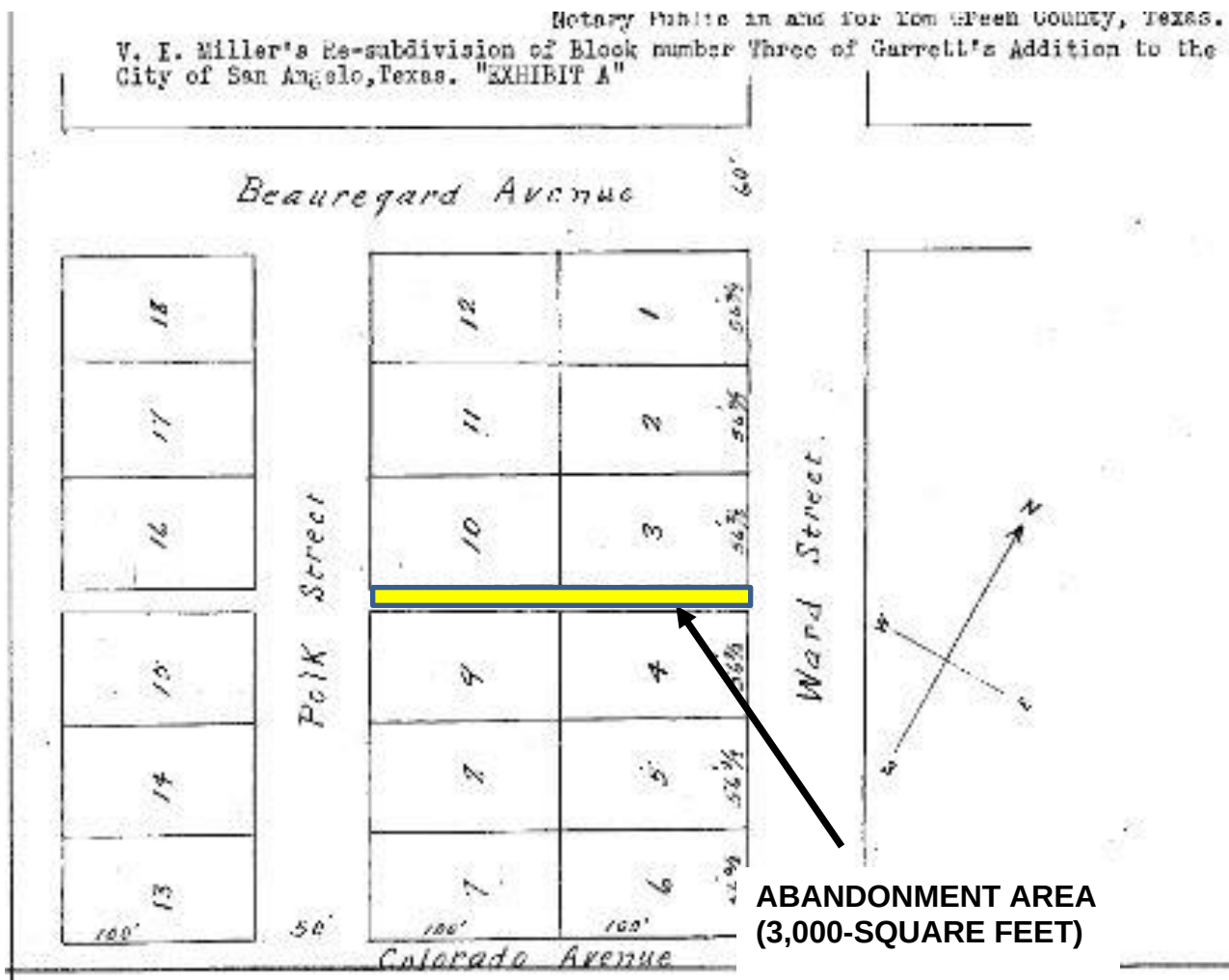
Legend

Subject Properties: █
 Current Zoning: **General Commercial/Heavy Commercial**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood Center**



Staff Report – Alley Abandonment – Block 3, Miller, VE Re-subdivision of Garrett Addition

July 16, 2019



Staff Report – Alley Abandonment – Block 3, Miller, VE Re-subdivision of Garrett Addition
July 16, 2019

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
**Application to Abandon Right-of-way for
Street(s) and/or Alley(s)**

**Section 1: Basic Information**Name of Applicant(s): Concho Collision☒ Owner☐ Representative (Affidavit Required)1909 W. BeauregardSan Angelo TX76901

Mailing Address

City

State

Zip Code

325-947-9473jim@conchocollision.com

Contact Phone Number

Contact E-mail Address

113 S. Tyler alleySan Angelo TX76901

Subject Property Address

City

State

Zip Code

Legal Description (can be found on property tax statement or at www.tomgreencad.com)0.130, Lot: 4, Blk: 3, Subd: MILLER V E OF GARRETT ADN

Lot Size: _____

Zoning: _____

Section 2: Site Specific DetailsSubdivision Name: 0.130, Lot: 4, Blk: 3, Subd: MILLER V E OF GARRETT ADNLots and/or Blocks Affected*: 0.130, Lot: 4, Blk: 3, Subd: MILLER V E OF GARRETT ADNGeneral Description of Location*: very short alley that is between properties that are owned by Concho CollisionReason for Abandonment*: between properties owned by Concho Collision

*Use attachment if necessary.

Staff Report – Alley Abandonment – Block 3, Miller, VE Re-subdivision of Garrett Addition
July 16, 2019

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.

Jim Osborn

Owner Name (Print)

Signature

Concho Collision

Company/Organization (If Applicable)

4-16-19

Date

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z 19 -- 09Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ _____

Receipt #: 213260Date paid: 04 / 22 / 19

Sign Deposit \$37.50

Receipt #: 213261Date paid: 04 / 22 / 19

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: ____/____/____

S. Polk Street Approach To The Alley



S. Tyler Street Approach To The Alley



AN ORDINANCE PROVIDING FOR CONDITIONAL ABANDONMENT AND VACATION OF A 15-FOOT WIDE, 200 FOOT LONG (3,000-SQUARE FOOT) 0.06887-ACRE PUBLIC ALLEY RIGHT-OF-WAY RUNNING EAST/WEST BETWEEN S. POLK STREET AND S. TYLER STREET, SOUTH OF W. BEAUREGARD AVENUE AND NORTH OF W. COLORADO STREET; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that a 15-foot wide, 200 foot long (3,000-square foot) 0.06887 acre, public alley right-of-way running east/west between Polk and Tyler streets; south of W. Beauregard Ave. and north of W. Colorado Street; located adjacent to Lots 3 - 4, 9 - 10 within VE Miller's Re-subdivision of Block number Three, Garrett Addition to the City of San Angelo, Tom Green County, Texas, is no longer needed for public use and therefore deems it advisable to abandon said portion of alley right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public alley to the abutting property owners;

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

SECTION 1: The public alley right-of-way located in the City of San Angelo, generally described to be 15-foot wide, 200 foot long (3,000-square foot) 0.06887 acre public alley right-of-way running east/west between Polk and Tyler streets; south of West Beauregard Avenue and north of South Colorado Street; located adjacent to Lots 3 - 4, 9 - 10 within VE Miller's Re-subdivision of Block number Three, Garrett Addition to the City of San Angelo, Tom Green County, Texas depicted in **Exhibit "A"**, attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public is concerned, subject to the conditions and restrictions precedent herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are 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 abandonments 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: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

4.1. Owners shall submit to the Planning Director for approval and official recording a subdivision replat of all lots adjoining the alley right-of-way to be abandoned complying with the following:

- (a) Absorbing the full width of the abandoned alleyway right-of-way adjoining lots 3, 4, 9 and 10 into one or more adjoining lots in the replat.
- (b) Reserve unto City a utility easement for the full width and length of the abandoned alley right of way.

4.2 Prior to delivery of any quitclaim deeds conveying abandoned alley right-of-way described herein the adjoining property owners must accept all of the vacated right-of-way in proportion to their interests or any combination thereof as consented to by such property owners, and depositing with the Planning Director the fees required as set forth at Subsection 4.3 hereof within 180 days of the day of adoption of this ordinance.

4.3. Remit payment for the assessment applicable under the City of San Angelo Code of Ordinances, Appendix "A", Fee Schedule for the entire abandoned areas [*Code of Ordinances, Appendix "A", Section A9.008*].

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth with respect to the entire alley the Mayor of the City of San Angelo is hereby authorized to execute and deliver quit claim deeds conveying the respective parts of abandoned rights-of-way depicted on **Exhibit “A”** to the owner of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, 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 July, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **6th day of August, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

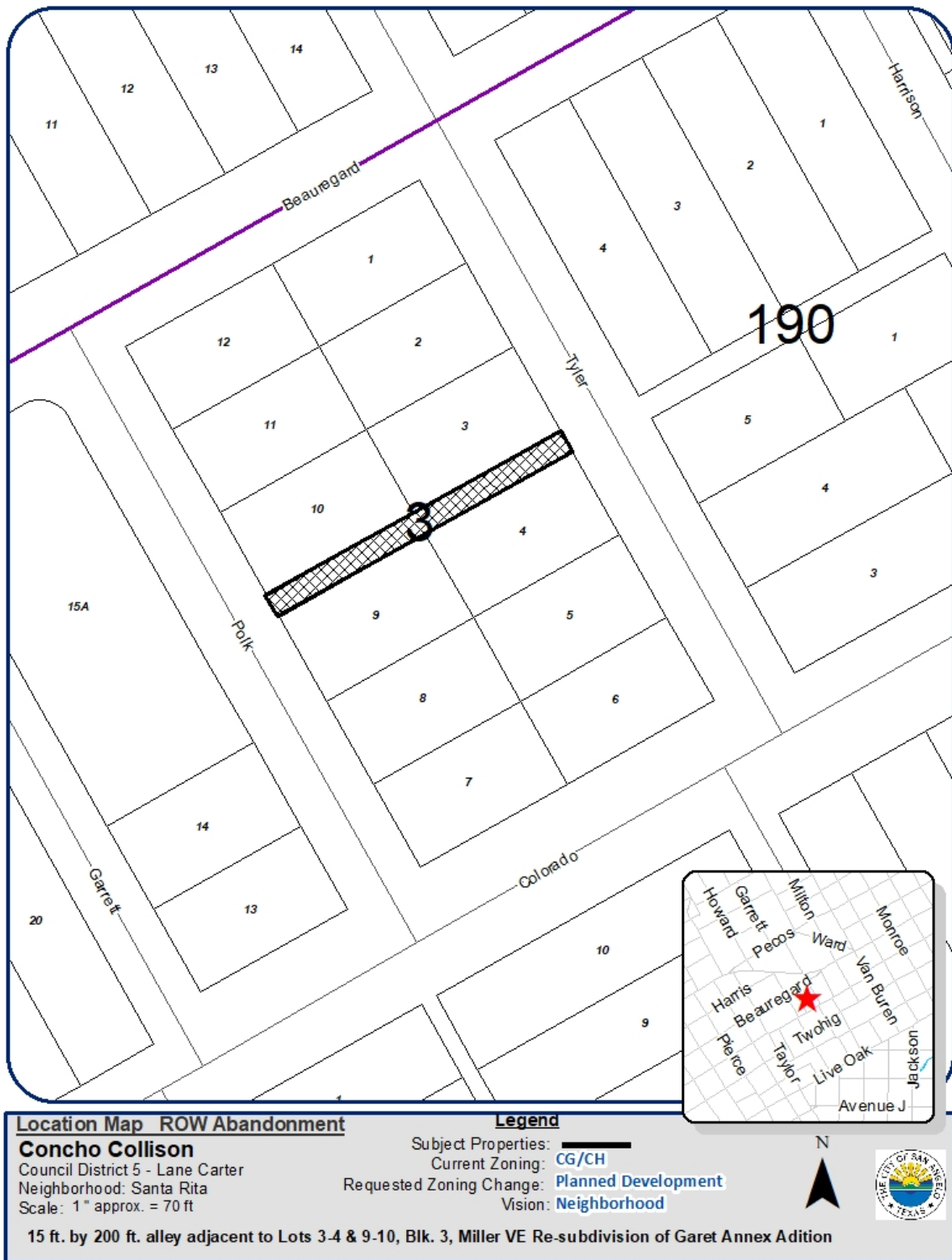
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Desha Turner, Deputy City Clerk, City Clerk, 3256574405

Meeting Date: August 6, 2019

Item type: Consent Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, for reimbursed expenses and grants (Tina Dierschke)

Summary/History:

This proposed amendment contains the following items (additional information attached):

- Fire Department: Reimbursement from Texas Intrastate Fire Mutual Aid System for deployment to California
- Police Department: Edward Byrnes Memorial Justice Assistance Grant to purchase thermal imaging scopes

Financial Impact:

See Exhibit A of the ordinance.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|--------------------|-------------------------|
| 1. | BA Memo - ALL | BA Memo - ALL.pdf |
| 2. | Ordinance 08.06.19 | Ordinance 08.06.19.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Desha Turner	Created/Initiated
Kimberly Holle	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

Memo

To: Tina Dierschke, Finance Director

From: Frank Carter, Police Chief

Date: 7/3/19

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for Edward Byrnes Memorial Justice Assistance Grant #3563801 for \$22,000 to purchase thermal imaging scopes.

Source of Funding:

US Department of Justice, administered by Texas Office of the Governor Criminal Justice Division.

Funding previously approved? If so, by City Manager or City Council and when?

Yes, previously approved on Resolution No. 2018-013, 2/6/2019.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Grant Revenue	0	22,000	22,000
Grant Expense	0	22,000	22,000
			0
			0
			0
			0

Additional Comments:

State Award ID#2016-DJ-BX-0161 administered by Texas Office of the Governor Criminal Justice Division. The OOG assigned Grant E3563801 to this award. The grant was awarded on 2/14/19.

Memo

To: Tina Dierschke, Finance Director

From: Brian Dunn, Fire Chief

Date: 07/08/19

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

This is replace funds that were used in the Texas Intrastate Fire Mutual Aid System deployment to California.

Source of Funding:

Reimbursement from Texas Intrastate Fire Mutual Aid System.

Funding previously approved? If so, by City Manager or City Council and when?

Deployment approved by City Manager in November of 2018.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Revenue: Reimbursed Expenses		54,519	54,519
Expenses:			0
Salaries		39,841	39,841
Travel		1,797	1,797
Recruitment		2,000	2,000
Equipment Maintenance		10,881	10,881

Additional Comments:

**AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING
THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER
1, 2018, AND ENDING SEPTEMBER 30, 2019, FOR REIMBURSED
EXPENSES AND GRANTS.**

WHEREAS the City of San Angelo has determined that certain budgeted amounts should be amended due to project changes and unforeseen circumstances, and

WHEREAS the resources necessary for these changes are available;

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

The City's budget for fiscal year 2018-2019 be amended by the amounts contained in Exhibit A.

INTRODUCED on the 16th day of July, 2019, and APPROVED and ADOPTED on this 6th day of August, 2019.

ATTEST:

CITY OF SAN ANGELO, TEXAS:

Julia Antilley, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Finance Director

Theresa James, City Attorney

City of San Angelo
Proposed Budget Amendment
Exhibit A

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General	\$54,519.00	\$54,519.00	\$-
Intergovernmental	\$22,000.00	\$22,000.00	\$-
Total	\$76,519.00	\$76,519.00	\$-

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Police Department Thermal Imaging Scopes	Justice Assistance Grant	\$22,000.00	\$22,000.00	\$-
Fire Department Reimbursement for California Wildfires	Texas Intrastate Fire Mutual Aid System	\$54,519.00	\$54,519.00	\$-
	Total	\$76,519.00	\$76,519.00	\$-

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Nora Nevarez, Executive Office Coordinator, Economic Development, 325-653-7197

Meeting Date: August 6, 2019

Item type: Regular Item

Caption:

Update on Housing Study conducted by Community Development Strategies (Presentation made by Community Development Strategies' President Steve Spillette)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-----------------------------------|------------------------------------|
| 1. San Angelo ResIntel 2019 Final | San Angelo ResIntel 2019 Final.pdf |
|-----------------------------------|------------------------------------|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Guy Andrews	Approved
Theresa James	Approved
Brian Groves	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

SAN ANGELO RESINTEL HOUSING STUDY

2019



SAN ANGELO RESINTEL HOUSING STUDY

2019

Prepared for:

City of San Angelo Development Corporation

69 N Chadbourne St,
San Angelo, TX 76903

July 2019

Prepared by:



1001 S. Dairy Ashford, Suite 450
Houston, TX 77077
(713) 465-8866
www.cdsmr.com

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EXECUTIVE SUMMARY

CDS Market Research (CDS) was hired by the City of San Angelo to complete a housing study to determine the current state of the housing market with regard to existing and new single-family and multifamily market rate housing in the City of San Angelo. This data was collected from May to July 2019.

Economic Analysis

San Angelo's local employment base of military, healthcare and education employers continue to be a strong foundation for the local economy. Regional institutions such as Goodfellow Air Force Base, Shannon Health System, San Angelo Independent School District and Angelo State University provide the majority of existing jobs.

The combined total 2017 and 2018 County job growth was 1,374. Extrapolating the past two years of County job growth trends into an annual average trend forward over the next five years would equal 3,435 total new jobs in the County by 2024. Using the estimated 80% job capture rate for the City of San Angelo means that employment in the City could increase by at least another 2,920 total new jobs from 2019 to 2024, about 584 per year based on average recent year trends.

Meetings and interviews with the City's largest employers revealed no plans for contraction, significant hiring taking place through the end of the year along with a potential new company opening a location in San Angelo. All told CDS estimates that San Angelo can expect in the range of 1,890 new net employees for 2019.

Demographic Analysis

San Angelo has captured 80% of Tom Green County population and household growth since 2000. Current population estimates for 2019 show 101,441 residents in the City and 120,932 total for the County. Households in the City for are estimated to be 39,743 and 46,995 for the County.

Population in the City grew 9% by an estimated 8,241 net new residents from 2010 to 2019, an annual average of 916. In that same time period households grew 10% by 3,654, an annual average of 406. Future population and household projections for the City predict a 6% increase of 5,692 net new residents (632 per year) and a 6% increase of 2,413 (268 per year) net new households by 2024.

Median Age for San Angelo is 33.7, compared to 34.7 for the State and 38.1 for the Country. San Angelo's child age groups (Age 0 to 9) are 14% greater than older school age groups (Age 10 to 17), illustrating an opportunity to existing and new business growth who benefit from young families as the foundational base that will provide lucrative patronage and future business growth opportunities. Hispanic or Latino population comprise nearly 45% of the City's citizenry.

Average household size and average for San Angelo in 2019 is estimated to be 2.42 with 30% (12,044) of San Angelo households being 1-person and 33% (13,118) 2-person, while 28% (10,904) are 3 and 4-person. There were 15,080 K-12 students enrolled in San Angelo ISD for the 2017-2018 school year. Roughly 32% (12,684) of households have one or more people under 18 years of age and 64% (25,292) of households identify as families whereas 36% (14,451) are nonfamily households. Nearly 7% (2,589) of households are below poverty, 5% (2,055) are estimated to be below poverty with children.

The estimated 2019 median household income for San Angelo is \$48,440. For the purpose of this analysis CDS applied the U.S. Census Bureau 2017 American Community Survey 1-Year Estimates of \$46,100. Estimated average household income in 2019 (\$69,416) is significantly higher than the median household income (\$48,440) which tends to reflect a higher concentration of household incomes close to or below the median income, and a smaller number of much higher incomes which increases the average household income greater than the median. According to 2019 estimates 52% (20,499) of households in San Angelo make less than \$50,000.

The correlating for-sale home price affordable to the 2017 median household income of \$46,100 in San Angelo is \$180,000 and maximum monthly rent \$1,200 and less per month using the conventional standard that a maximum of 30% of gross income should be spent on housing (see Table 86 and Table 88 for income and wages associated with affordable for-sale and rental unit prices).

Housing Market Trends – Single-family For-Sale Homes

As of 2019 an estimated 43,243 total housing units constitute San Angelo's existing housing stock. Approximately 70% (29,782) of San Angelo's housing units are single-family detached. About 83% of all single-family detached housing units are owner occupied (24,647). About 8% (3,500) of San Angelo's housing units are unoccupied. Almost 73% (35,619) of housing in San Angelo was constructed before 1990. The estimated median owner-occupied housing unit value as of 2019 in San Angelo is \$136,466.

In 2018 there were 262 single-family permits issued and 1,333 existing homes sold in San Angelo, equating to an average of 111 homes sold per month. As of June 1, 2019, there were 341 houses listed for sale in San Angelo which should be nearly three months of inventory, very clearly a seller's market. The share of lowest priced home sales have shifted greatly in price from 38% (436) of all sales in 2008 of \$99,999 and less to just 16% (217) of all sales in 2018 in that range.

San Angelo households at or below the 2017 median household income generally need homes priced below \$160,000 to enter the for-sale market. However, the supply of these homes has substantially decreased over the last ten years, even as total sales volume has increased.

In 2008 home sales in these price ranges represented 77% (884) of all 1,149 home volume sales in the City that year (sales volume data can include the same unit sold more than one time). In 2013 there were 863 (61%) of all 1,406 home volume sales in the City that year and in 2018 there were 603 (45%) \$160,000 and below out of all 1,333-home sales volume. This shrinking supply of existing homes sold in these prices indicate the increase of prices of single-family homes and real estate in general in San Angelo.

Sales data shows cash buyers have steadily grown in San Angelo to the largest amount of cash sales in the last decade with 239 (20%) of all sales in 2018 which represents a 41% in sales of this type since 2008. A growing share of homes being bought with cash sales signals increased competition from well qualified buyers which can further push lower to moderate local workers out of the home buying market. The 2018 median home sale price was \$166,500 and the average home sale price was \$182,946.

CDS' analysis indicates a clear housing price increase that will likely persist which will require the creation and implementation of relaxed zoning, permitting, infrastructure assistance and approval to builders and developers as well as assistance and intervention policies and programs to support consumers of for-sale and rental housing in order to ensure that local workers, especially lower to

moderate income workers can attain housing in the City at price ranges of \$180,000 to \$160,000 and below.

Housing Market Trends – Multifamily Rentals

Duplex, triplex and four-plex units account for 4% (1,533) of all housing units in the City, mobile homes 4% (1,525) and attached apartments 10% (4,415). As of 1Q2019 San Angelo's multifamily market appears to be performing highly with occupancy is 95.6%, average square foot is 811 and average rent is \$832 with a total stock of 83 properties containing 9,071 units. Approximately 70% of multifamily units are conventional market rate, 19% affordable, 7% senior living and 3% student housing. Also, Goodfellow Air Force Base creates and average annual off-base housing demand of around 2,500 per year which are almost all prospective renters.

Multifamily rents have increased by 5% in the past 12 months and increased nearly 25% since Summer 2017, a detrimental sign of housing affordability in San Angelo. Approximately 1,111 multifamily units built in the City in the past decade even as population and jobs have increased significantly in the same period. Of that 1,111 that were built in the last ten years, 54% (600) were high end units with average rents of more than \$1,000 per month. High earning oil and gas related workers are increasingly a housing demand segment in San Angelo who encourage higher rents due to their outsized weekly wage in comparison to workers in all other local industry sectors in San Angelo. As housing prices in Odessa and Midland continue to skyrocket more and more Permian Basin related workers are securing housing in the comparably cheaper San Angelo rental market and commuting to West Texas for shift work.

Although there are 1,600 – 1,700 assisted rental units in the City, 2017 housing cost burdened renter-occupied household data showed that 6,472 renter households in the City paid 30% or more of their income on housing. This translates to 46% of all renter-occupied households and 18% of total households as of 2017 data. Furthermore, 53% (7,391) of all renter-occupied housing units make \$34,999 and less household income, of renter households making \$34,999 and less 81% (5,959) are housing cost burdened (paying 30% or more of household income on housing).

Housing Market Trends – Single-family Rentals

As of 2019 an estimated 5,135 single-family homes in the City serve as single-family rentals. Data for the home rental market is not kept on any official database or organization. Therefore, all data for this portion of the housing market in San Angelo was derived from property owners, managers and land lords. The single-family rental market tends to follow pricing set by the multifamily markets. The current average rental rates for single-family home rentals in San Angelo range from \$525 to \$2,000 with the typical average rent in the mid to high \$800s per month. Popular locations for single-family rentals are the northside, eastside, numbered streets, College Hills, and Southland are the most desirable.

Demand and rental prices in this segment has increased in recent years and currently appears to be very strong. Prospective tenants call landlords multiple times daily seeking available single-family rentals. As soon as a lease is up, or a unit becomes available the next tenant has already been lined up and approved for a lease. Very few single-family rentals are vacant and if so, are only due to necessary repairs or upgrades. Landlords and property managers stat that single-family rentals in the \$400 - \$500 are badly needed for local workers, especially those with families requiring a 3-bedroom unit, of which very little exist in the multifamily apartment market and when available are mostly located within newer, high end luxury properties that command the highest rents.

Housing Demand Analysis

CDS estimates housing unit demand of 3,673 for San Angelo the next two years, or an average of 1,836 per year. This is based on employment and household data collected and analyzed in this report.

Calculation assumptions are based on recent estimated job growth of 1,374 new jobs from 2016 to 2018 and estimated household growth of 2,040 from 2016 to 2018 giving a ratio of 1.5 households added per job added in that time. Furthermore, CDS estimates 1,890 new jobs in the next 12 months.

Projections to 2024 based on recent past trends show a forecast of 2,920 new jobs in the City by 2024, an average of 584 new jobs per year, not including CDS' estimation. Therefore, for the housing demand calculation CDS will assume 2,474 (1,890+584) new jobs created over the next 24 months. According to this calculation CDS estimates that San Angelo can expect demand for 3,673 new housing units over the next 24 months.

The number and price of new construction and reactivation of vacant blighted and existing units to meet this new unit demand should track very closely to the number and type of new jobs created since the various incomes they pay along with growth will determine the price and type of housing most likely to be absorbed. The affordability analysis based on housing cost demand estimates 6,427 renter-occupied households and 2,389 owner-occupied households as of 2017.

Although CDS estimates a range of 930 to 1,130 total new units in the current development pipeline for the San Angelo housing market in the next year and a half, CDS believes the single-family multifamily Flat Creek 27 project will be absorbed significantly by military personnel and possibly higher earning workers like those in oil and gas.

Additional downtown housing and the continuation of housing additions in current single-family neighborhoods of Bentwood, Saddleclub and Prestonwood could meet a portion of housing demand from moderate to higher pay jobs. The new entry-level construction in the northside of town is a product in high demand yet the supply of this product is insufficient to satisfy complete demand of entry-level priced homes in San Angelo by new and existing low to moderate paid workers and those with housing cost burden paying 30% or more of income on housing.

Conclusions and Recommendations

CDS' analysis indicates a clear housing price increase and growing supply shortage of desirable homes priced \$180,00 and below that will likely persist which will require the creation and implementation of relaxed zoning, permitting, infrastructure assistance and approval to builders and developers as well as assistance and intervention policies and programs to support consumers of for-sale and rental housing in order to ensure that local workers, especially lower to moderate income workers, can attain housing in the City at price ranges of \$180,000 to \$160,000 and below.

Although CDS estimates a range of 930 to 1,130 total new units in the current development pipeline for the San Angelo housing market in the next year and a half, CDS believes this number of units does not fully satisfy current and future housing demand in San Angelo.

CDS estimates that San Angelo can expect demand for 3,673 new housing units over the next 24 months, or an average of 1,836 per year. As of 2019 the share of owner-occupied units in the City was estimated at 62% owner-occupied and 38% renter-occupied and the estimated median household income was \$48,440, meaning half the City's households make less.

The number and price of new construction, and reactivation of vacant, blighted and existing units to meet this new unit demand, should track very closely to the number and type of new jobs created since the various incomes they pay out along with occupational growth will determine the price and type of housing most likely to be absorbed.

Single-family, for-sale:

San Angelo workers making \$38,000 can afford a \$150,000 and lower priced home. CDS' analysis has revealed that \$100,000 - \$159,999 priced home sales has decreased from nearly 40% of all sales in 2008 to less than 30% of all sales in 2018. The supply of homes in this price range represent the home prices most oriented to the those that can just barely afford home ownership.

The City can take advantage of serving this most vulnerable group of home buyers with the creation of a Housing Navigation Center that can help educate and work with consumers by providing technical assistance and education to assist their access and attainability to home buying. This can assist all citizens with their housing needs whether it be ownership, rental or shelter.

CDS' analysis has clearly shown that home price increases in all current price ranges will likely persist which will require the creation and implementation of relaxed zoning, permitting, infrastructure assistance and approval to builders and developers as well as assistance and intervention policies and programs for consumers of for-sale housing in order to ensure that local workers, especially lower to moderate income workers can attain housing in the City at price ranges of \$180,000 to \$160,000 and below.

Zoning, building, height, inspection, fire and all other development review, fees and approval processes must be closely examined in order to determine specific catch points that are not allowing for the permitting and construction of new duplex, triplex, fourplex and other types of vertical, denser and smaller lot properties in the City. This will provide flexibility for developers and builders which can allow them to produce products at lower costs thereby allowing for lower sale or rental prices.

Employers can be approached to partner with future new housing development projects in order to ensure that new units will be dedicated and available to existing and new workers.

Single-family rentals:

This market did indicate that some level of accountability between landlords and the City would be helpful as some owners and landlords have tenants living in very unsafe and unacceptable conditions and refuse to repair or upgrade. The flip side is that typically this means increasing rates which could displace residents. This is a challenge the City should rise to address with oversight and assistance.

Employers can be approached to partner with future new housing development projects in order to ensure that new units will be dedicated and available to existing and new workers.

Multifamily rentals:

Zoning, building, inspection, fire and all other development review, fees and approval processes must be closely examined in order to determine specific catch points that are not allowing for the permitting and construction of new duplex, triplex and fourplex properties in the City.

Vistas at Red Creek offer a 5% discount to teachers, students and nurses, a practice that should be duplicated and supported at other properties and for a more inclusive range of local workers as well, such as retail, housekeeping, food service and accommodations.

Employers can be approached to partner with future new housing development projects in order to ensure that new units will be dedicated and available to existing and new workers.

INTRODUCTION

The City of San Angelo Development Corporation (COSADC) is a non-profit economic development corporation formed under the Texas Development Corporation Act of 1979 and governed by a seven-member board of directors. As directed by this Act, the Corporation's focuses its efforts on the promotion and development of business enterprises that create or retain primary jobs.

It is the mission of the City of San Angelo Development Corporation to work with economic development partners to retain, strengthen and diversify the job base of the community to ensure a vibrant business climate for San Angelo and the region.

CDS Company Bio

CDS Community Development Strategies (CDS) is a leading national consulting firm headquartered in Houston, Texas, providing economic analysis, public planning, and market research services to clients in a wide variety of industries. CDS was formed in 1971 and is staffed with seasoned professionals who have training and experience in economic development, demographic research, urban planning, statistical analysis, market evaluation, and all aspects of real estate development.

Since 1971, CDS has remained at the forefront of the industry by doing three things:

1. Staying actively involved in numerous professional and trade associations.
2. Providing clear, unbiased, and up-to-date solutions by employing the most appropriate and cost-effective research methods.
3. Utilizing solution-oriented analysis teams to focus on each project assignment adapted to your needs.



The Purpose of this Study

This study contains the most recent research, findings, analysis, and suggestions for improvement related to the housing market in the City of San Angelo. The focus of this study centers on the following:

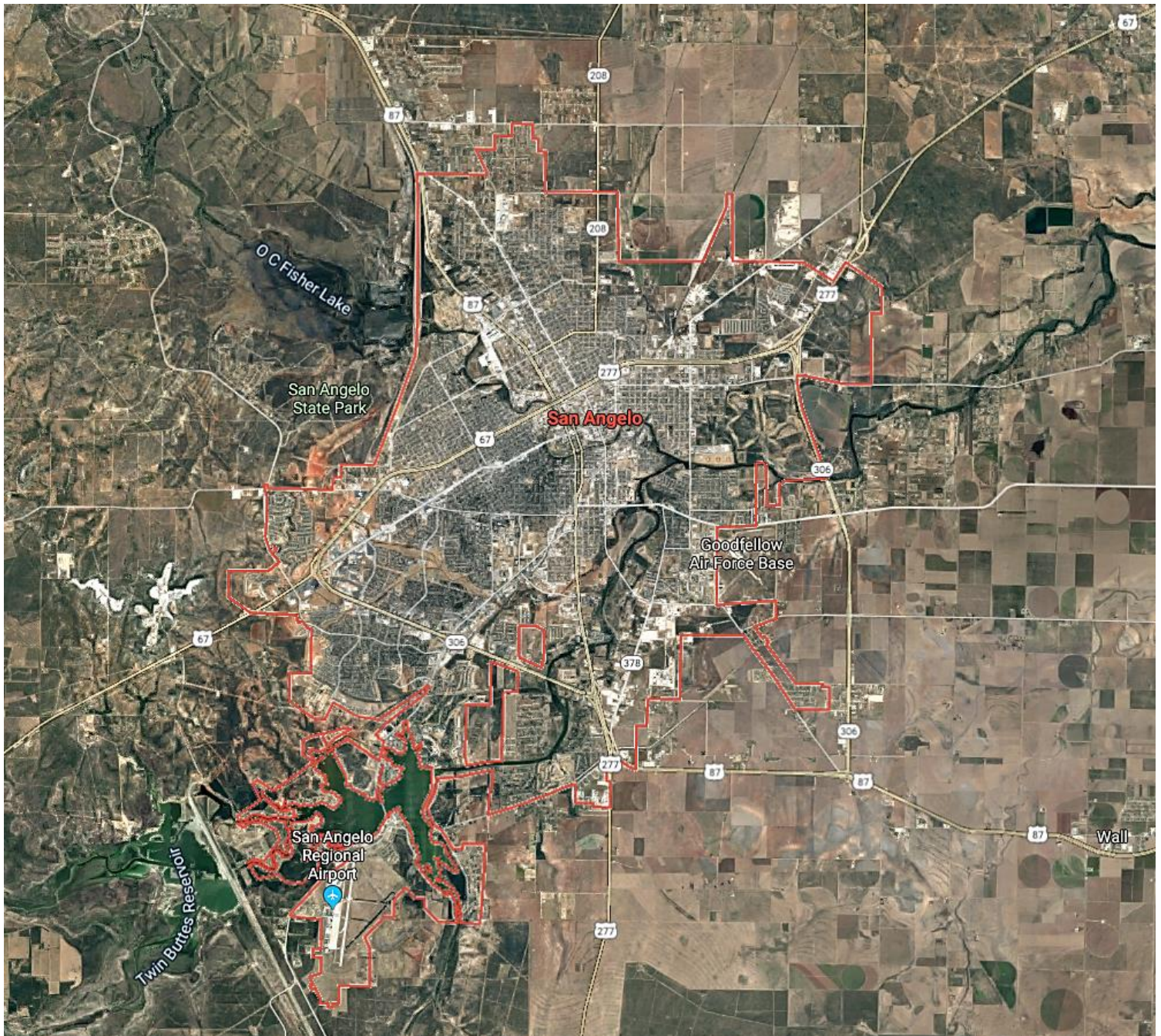
- Evaluation of supply and demand within the context of economic conditions and trends
- The magnitude and nature of demand for all types of housing deemed to be needed in San Angelo
- Survey of local workers to identify any changes in housing needs
- Conclude on overall opportunities that builders and developers can pursue to fulfill current and future needs

This study required a considerable amount of participation from local business, real estate professionals, and government staff, for which CDS is grateful.

STUDY AREA DESCRIPTION

This study examines the City of San Angelo, Texas and to a lesser extent San Angelo MSA and Tom Green County mostly for comparison purposes. The City of San Angelo is the county seat and regional residential and economic hub of Tom Green County and offers the County major employment, retail shopping, educational and health care services.

Figure 1: San Angelo, Texas



DEMOGRAPHIC AND ECONOMIC ANALYSIS

Understanding the demographic trends for an area is an important element in assessing the market demand for new housing. Past, present and future demographic figures were collected and estimated by utilizing data from the following sources: U.S. Census Bureau, American Community Survey, PCensus for ArcView (hereafter referred to as “PCensus”), Bureau of Labor Statistics, Texas Workforce Commission Labor Market Information, Quarterly Census of Employment and Wages (QCEW), City of San Angelo Development Corporation, San Angelo Chamber of Commerce, Downtown San Angelo Inc., City of San Angelo Planning and Development, Goodfellow Airforce Base, San Angelo Apartment Association, San Angelo Association of Realtors and primary research completed by CDS Market Research.

Thanks goes out to City of San Angelo Economic Development Corporation and other City entities instrumental in completing this report.

Population and Households

Table 2 provides population and household counts for 2000 and 2010, as well as estimates for 2019 and projections for 2024. San Angelo has held 85% of the population and households of Tom Green County since 2000. The population and household figures estimated for 2019 and projected to 2024, show moderate growth for the City (6%) and for the County (6%).

San Angelo added 8,241 net new residents from 2010 to 2019 along with 3,654 households. On an annual basis San Angelo has added an average of almost 915 net new residents and 406 new households annually from 2010 to 2019. By 2024 the City is projected to add nearly 6,000 additional persons within 2,500 new households.

These growth projections on an annual average would be 1,200 new residents and 500 new households per year. If these projections hold true, then San Angelo will see 30% greater annual average population growth than the annual average for population growth from 2010 to 2019.

Table 2: Population and Households, 2000 to 2024

Population	2000 Census	2010 Census	2019 PCensus	2024 Projection	Change 2010 to 2019	% Change 2010 to 2019	Change 2019 to 2024	% Change 2019 to 2024
City of San Angelo	88,170	93,200	101,441	107,133	8,241	9%	5,692	6%
Tom Green County	104,012	110,224	120,932	128,054	10,708	10%	7,122	6%
Households	2000 Census	2010 Census	2019 PCensus	2024 Projection	Change 2010 to 2019	% Change 2010 to 2019	Change 2019 to 2024	% Change 2019 to 2024
City of San Angelo	33,831	36,089	39,743	42,156	3,654	10%	2,413	6%
Tom Green County	39,503	42,331	46,995	49,988	4,664	11%	2,993	6%

Sources: U.S. Census Bureau, 2000, 2010, Nielsen/Claritas 2019, 2024 Estimates – PCensus for ArcView (hereafter referred to as PCensus)

- Population increased in the City by 8,241 residents and 3,654 households since 2010.
- Current estimated population in San Angelo is slightly above 100,000 and increased by 9% (8,241 new residents) from 2010 to 2019 and is projected to increase by another 6% (5,692 new residents) from 2019 to 2024.
- Population in Tom Green County increased by 10% (10,708 new residents) from 2010 to 2019 and is estimated to increase by another 6% (2,413 new residents) from 2019 to 2024.
- San Angelo captured an 85% share of the estimated total population growth in Tom Green County since 2010.

Age Distribution

Table 3 contains a breakdown of the 2019 populations for San Angelo and Tom Green County by age range. Population age 18 and over as well as 65 and over are also presented along with median age. The population of San Angelo is somewhat younger than the County. Although Tom Green is a large county about 85% of households and population are located in the City of San Angelo.

- Median age of San Angelo is 33.66, and 34.47 for Tom Green County.
- These are the largest age groups for San Angelo in order of share of total city population:
 - Age 25 to 34 – 16% (15,968)
 - Age 35 to 44 – 12% (12,341)
 - Age 55 to 64 – 11% (10,835)
- San Angelo has a significant Millennial population (anyone born between 1981 and 1996/ages 23 to 38 in 2019), making up about one third of the City's population.
- San Angelo's child age groups (Age 0 to 9) are 14% greater than older school age groups (Age 10 to 17). This indicates an opportunity to existing and new business growth that benefit greatly from a significant family base that will age along with businesses and provide lucrative patronage and future business growth opportunities.

Table 3: Population by Age, 2019

Age	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total	101,441	100%	120,932	100%
Age 0 to 4	7,262	7%	8,377	7%
Age 5 to 9	7,026	7%	8,138	7%
Age 10 to 14	6,603	7%	7,775	6%
Age 15 to 17	3,892	4%	4,671	4%
Age 18 to 20	5,753	6%	6,467	5%
Age 21 to 24	6,356	6%	7,351	6%
Age 25 to 34	15,968	16%	18,678	15%
Age 35 to 44	12,341	12%	14,371	12%
Age 45 to 54	10,038	10%	12,454	10%
Age 55 to 64	10,835	11%	13,681	11%
Age 65 to 74	8,525	8%	10,725	9%
Age 75 to 84	4,728	5%	5,783	5%
Age 85 and over	2,114	2%	2,461	2%
Age 16 and over	79,287	78%	95,125	79%
Age 18 and over	76,658	76%	91,971	76%
Age 21 and over	70,905	70%	85,504	71%
Age 65 and over	15,367	15%	18,969	16%
Median Age	33.66		34.47	

Source: PCensus 2019

Race and Ethnicity

Table 4 shows the estimated 2019 racial and ethnic makeup of San Angelo and Tom Green County. Most of the population in each geography identify racially as White. Hispanic or Latino ethnicity make up nearly 45% of the population in San Angelo.

When subtracting San Angelo Hispanic or Latino population from the County overall it is revealed that only about 5,000 Hispanic or Latino and 14,508 Not Hispanic or Latino live outside San Angelo City Limits. Black or African American make up 4% of San Angelo's total population yet 96% of the County's Black or African American residents reside in the City.

Table 4: Racial or Ethnic Makeup, 2019

Race or Ethnicity	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total Population	101,441	100%	120,932	100%
White Alone	49,172	48%	63,061	52%
Black or African American Alone	4,365	4%	4,525	4%
American Indian and Alaska Native Alone	377	0%	432	0%
Asian Alone	1,281	1%	1,385	1%
Native Hawaiian and Other Pacific Islander Alone	96	0%	111	0%
Some Other Race Alone	115	0%	130	0%
Two or More Races	1,701	2%	1,971	2%
Hispanic or Latino	44,334	44%	49,317	41%
Not Hispanic or Latino	57,107	56%	71,615	59%

Source: PCensus 2019

Household Size and Type

Table 5 shows 2019 household size and average household size for San Angelo and Tom Green County.

- The estimated average household size for the study areas are:
 - San Angelo – 2.42
 - Tom Green County – 2.46
 - 30% of San Angelo households are 1-person
 - 33% of San Angelo households are 2-person

Table 5: Household Size, 2019

Household Size	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total:	39,743		46,995	
1-person household	12,044	30%	13,519	29%
2-person household	13,118	33%	15,829	34%
3-person household	6,315	16%	7,548	16%
4-person household	4,589	12%	5,605	12%
5-person household	2,248	6%	2,794	6%
6-person household	917	2%	1,101	2%
7-or-more person household	512	1%	599	1%
Average Household Size	2.42		2.46	

Source: PCensus 2019

- Family households are the predominate household type of San Angelo and Tom Green County accounting for almost 64% and 66%, respectfully, of households in each.
- San Angelo has an 85% share of the County's households, only 7,525 households in Tom Green County are located outside the City.
- San Angelo has 91% of 1-person Nonfamily households in Tom Green County.
- The most prevalent household types and sizes in San Angelo are:
 - 1-person nonfamily households with a 31% share of households at 12,040 households
 - 2-person family households with a 30% share of households at 11,879 households
 - 3-person family households with a 16% share of households at 6,512 households

Table 6: Household Type By Household Size, 2019

Household Size	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total:	39,743	100%	46,995	100%
Family households:	25,292	64%	30,882	66%
2-person household	11,879	47%	14,531	47%
3-person household	6,512	26%	7,127	23%
4-person household	3,785	15%	4,766	15%
5-person household	2,159	9%	2,908	9%
6-person household	564	2%	599	2%
7-or-more person household	393	2%	951	3%
Nonfamily households:	14,451	36%	16,113	34%
1-person household	12,040	83%	13,208	82%
2-person household	2,091	14%	2,280	14%
3-person household	277	2%	582	4%
4-person household	0	0%	0	0%
5-person household	0	0%	0	0%
6-person household	0	0%	0	0%
7-or-more person household	43	0%	43	0%

Source: PCensus 2019

Table 7 shows households by presence of children, householder and presence of marriage in San Angelo and Tom Green County.

- According to the data 68% of households in San Angelo have no children younger than 18 years old in their household while 32% did. In comparison the 2017 United States share of households with one or more people under 18 years was 31%.
- Of households with one or more people younger than 18, the majority (60%) are Married-Couple Families followed by Other Family, Female Householder households (30%).
- Of households with no People younger than 18, most (38%) are Married-Couple Families. Nonfamily households with no children are 29% female householders and 24% male householders.

Table 7: Household Type, 2019

Households by Type	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total Households	39,743	100%	46,995	100%
With 1 or more People under Age 18	12,684	32%	15,231	32%
With No People under Age 18	27,059	68%	31,764	68%
Households with 1 or more People under Age 18	12,684	100%	15,231	100%
Married-Couple Family	7,577	60%	9,493	62%
Other Family, Male Householder	1,164	9%	1,394	9%
Other Family, Female Householder	3,813	30%	4,196	28%
Nonfamily, Male Householder	91	1%	106	1%
Nonfamily, Female Householder	39	0%	42	0%
Households with No People under Age 18	27,059	100%	31,764	100%
Married-Couple Family	10,168	38%	12,888	41%
Other Family, Male Householder	793	3%	916	3%
Other Family, Female Householder	1,788	7%	2,006	6%
Nonfamily, Male Householder	6,488	24%	7,347	23%
Nonfamily, Female Householder	7,822	29%	8,607	27%
Family HH Type by Presence of Own Children	25,292	100%	30,882	100%
Married-Couple Family, own children	6,787	27%	8,473	27%
Married-Couple Family, no own children	10,956	43%	13,906	45%
Male Householder, own children	988	4%	1,180	4%
Male Householder, no own children	970	4%	1,130	4%
Female Householder, own children	3,175	13%	3,463	11%
Female Householder, no own children	2,416	10%	2,730	9%

Source: PCensus 2019

Table 8 shows past, current and future data for family and nonfamily household types, which distinguishes between family and non-family households, in San Angelo and Tom Green County.

- Family households make up the vast majority of households in San Angelo with more than 60% of total households identifying as families.
- Households of all types have grown and are estimated to continue increasing through 2024.
- San Angelo is projected to add 2,413 households by 2024.

Table 8: Family and Nonfamily Households, 2019

Households	San Angelo		Tom Green County	
	Count	Share	Count	Share
2024 Projection	42,156	-	49,988	-
2019 Estimate	39,743	-	46,995	-
2010 Census	36,089	-	42,331	-
2000 Census	33,831	-	39,503	-
Growth 2019-2024	6%	-	6%	-
Growth 2010-2019	10%	-	11%	-
Growth 2000-2010	7%	-	7%	-
2019 Households by Household Type				
Family Households	25,292	64%	30,882	66%
Nonfamily Households	14,451	36%	16,113	34%

Source: PCensus 2019

Table 9 shows past, current and future data for family households and poverty in San Angelo and Tom Green County.

- In San Angelo 10% (2,589) family households are Below Poverty with 2,055 Below Poverty with Children.

Table 9: Family Households and Poverty, 2019

Family Households	San Angelo		Tom Green County	
	Count	Share	Count	Share
2024 Projection	26,849	-	32,882	-
2019 Estimate	25,292	-	30,882	-
2010 Census	22,928	-	27,728	-
2000 Census	22,372	-	26,802	-
Growth 2019-2024	6%	-	6%	-
Growth 2010-2019	10%	-	11%	-
Growth 2000-2010	2%	-	3%	-
2017 Families by Poverty Status	25,292		30,882	
At or Above Poverty	22,703	90%	27,936	90%
At or Above Poverty with Children	10,414	41%	12,397	40%
Below Poverty	2,589	10%	2,946	10%
Below Poverty with Children	2,055	8%	2,290	7%

Source: PCensus 2019

Household Income

Table 10 below shows 2010 breakdown of household incomes by income brackets in San Angelo and Tom Green County. The 2010 average, median and per capita household income shown at the bottom of the table for the City and the County have been converted to current 2019 dollars.

- In 2010 the most common income bracket in San Angelo was \$50,000 to \$74,999.
- The 2010 median household income for was San Angelo \$47,865.
- Approximately 61% of households in the City had median household incomes less than \$50,000.

Table 10: Household Income, 2010 (\$2019)

Household Income	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total Households	35,181	100%	40,865	100%
Less than \$15,000	5,662	16%	6,275	15%
\$15,000 to \$24,999	4,912	14%	5,542	14%
\$25,000 to \$34,999	4,670	13%	5,411	13%
\$35,000 to \$49,999	6,091	17%	7,094	17%
\$50,000 to \$74,999	6,755	19%	8,079	20%
\$75,000 to \$99,999	3,296	9%	3,953	10%
\$100,000 to \$124,999	1,769	5%	2,144	5%
\$125,000 to \$149,999	668	2%	782	2%
\$150,000 to \$199,999	572	2%	655	2%
\$200,000 to \$499,999	620	2%	724	2%
\$500,000 or more	166	0%	206	1%
Average Household Income	\$63,986	-	\$64,784	-
Median Household Income	\$47,865	-	\$49,036	-
Per Capita Household Income	\$25,451	-	\$25,579	-

Source: Nielsen 2010 *Average, Median and Per Capita Incomes have been converted for inflation from 2010 dollars to 2019 dollars

Table 11 shows household income in both study areas for 2019. Average household income in 2019 and projected 2024 amount is significantly higher than the median household income. This tends to reflect a higher concentration of household incomes close to or below the median income, and a smaller number of much higher incomes which increases the average household income greater than the median.

Table 11: Household Income, 2019

Household Income	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total Households	39,743	100%	46,995	100%
Less than \$15,000	4,417	11%	4,909	10%
\$15,000 to \$24,999	4,951	12%	5,575	12%
\$25,000 to \$34,999	5,096	13%	5,793	12%
\$35,000 to \$49,999	6,035	15%	6,910	15%
\$50,000 to \$74,999	7,383	19%	8,853	19%
\$75,000 to \$99,999	4,404	11%	5,277	11%
\$100,000 to \$124,999	2,715	7%	3,453	7%
\$125,000 to \$149,999	1,600	4%	2,170	5%
\$150,000 to \$199,999	1,403	4%	1,850	4%
\$200,000 to \$249,999	618	2%	802	2%
\$250,000 to \$499,999	775	2%	994	2%
\$500,000 or more	346	1%	409	1%
Average Household Income	\$69,416	-	\$72,198	-
Median Household Income	\$48,440	-	\$50,877	-

Source: PCensus 2019

- Approximately 52% of households in San Angelo make less than \$50,000.
- The greatest household income cohort for San Angelo is the \$50,000 to \$74,999 bracket with 7,383 households, almost 20% of all households in the City.
- While the number of households in upper middle class and moderately affluent income ranges from \$75,000 to \$200,000 increased substantially from 2010 to 2019, there was not a corresponding decrease in the number of lower income households (except those with incomes less than \$15,000). The median household income increased only very slightly.
- The correlating for-sale home price affordable to the 2019 median household income in San Angelo of \$48,440 is \$180,000 and below and maximum monthly rent \$1,200 per month (see Table 64 and Table 66 for income and wages associated with affordable for-sale and rental unit prices).
- As households are added to the City keen attention should be kept on future household growth and household income data in order to track the demand and supply of new housing units affordable to the most common incomes for new households.

Table 12 shows 2024 projections for the City and County.

- Average and median household income for San Angelo are predicted to increase slightly by 2024.

Table 12: Household Income, 2024

Household Income	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total Households	42,156	100%	49,988	100%
Less than \$15,000	4,460	11%	4,975	10%
\$15,000 to \$24,999	5,017	12%	5,670	11%
\$25,000 to \$34,999	5,239	12%	5,971	12%
\$35,000 to \$49,999	6,470	15%	7,407	15%
\$50,000 to \$74,999	7,595	18%	9,109	18%
\$75,000 to \$99,999	4822	11%	5,808	12%
\$100,000 to \$124,999	3046	7%	3,810	8%
\$125,000 to \$149,999	1863	4%	2460	5%
\$150,000 to \$199,999	1614	4%	2168	4%
\$200,000 to \$249,999	737	2%	974	2%
\$250,000 to \$499,999	875	2%	1130	2%
\$500,000 or more	418	1%	506	1%
Average Household Income	\$72,240	-	\$75,230	-
Median Household Income	\$49,750	-	\$52,665	-

Source: PCensus 2019

All housing, be it market rate units or subsidized units, multifamily rentals, single-family rentals or single-family purchases, comes down to the desire and ability to secure the rental or purchase of the housing unit. The depth of the market or demand is how many households want to secure and are able to finance the housing unit. The supply of the units generally sets the rental rates or the price to purchase.

Table 13 below displays 2010 to 2019 income trends for San Angelo and Tom Green County.

- The number of households in the Less than \$15,000 cohort decreased in the City from 2010 to 2019.
- When adjusted for inflation average household income in the City increased by \$5,430 (8%) and median household income in the City increased by \$575 (1.2%).

Table 13: Household Income Change, 2010 to 2019

Household Income	San Angelo		Tom Green County	
	Change	% Change	Change	% Change
Total Households	4,562	-	6,130	-
Less than \$15,000	-1,245	-5%	-1,366	-5%
\$15,000 to \$24,999	39	-2%	33	-2%
\$25,000 to \$34,999	426	0%	382	-1%
\$35,000 to \$49,999	-56	-2%	-184	-3%
\$50,000 to \$74,999	628	-1%	774	-1%
\$75,000 to \$99,999	1,108	2%	1,324	2%
\$100,000 to \$149,999	1,878	4%	2,697	5%
\$150,000 to \$199,999	831	2%	1,195	2%
\$200,000 or more	953	2%	1,275	2%
Average Household Income	\$5,430	-	\$7,414	-
Median Household Income	\$575	-	\$1,841	-

Sources: Nielsen 2010 and PCensus 2019

Table 14 below provides projected household income change for the City and County for 2019 to 2024.

Table 14: Household Income Change, 2019 to 2024

Household Income	San Angelo		Tom Green County	
	Change	% Change	Change	% Change
Total Households	2,413	-	2,993	-
Less than \$15,000	43	-1%	66	0%
\$15,000 to \$24,999	66	-1%	95	-1%
\$25,000 to \$34,999	143	0%	178	0%
\$35,000 to \$49,999	435	0%	497	0%
\$50,000 to \$74,999	212	-1%	256	-1%
\$75,000 to \$99,999	418	0%	531	0%
\$100,000 to \$149,999	594	1%	647	1%
\$150,000 to \$199,999	211	0%	318	0%
\$200,000 or more	291	0%	405	1%
Average Household Income	\$2,824	-	\$3,032	-
Median Household Income	\$1,310	-	\$1,788	-

Source: PCensus 2019

- Estimated projections for 2024 show the City and County adding 2,413 households as well as median and average household income growth, a positive sign for the community.
- Household growth in the lowest and middle-income brackets is projected to increase and continue to remain the largest demand segment for rental and for-sale housing in the City.
- Higher income households are predicted to increase, especially the \$100,000 to \$149,999 cohort in San Angelo.
- It is important to keep in mind that the majority of higher income households in most cases are older in age, as one might expect. The 55 and older cohorts with \$75,000 and greater household incomes should be an emerging housing market segment to be mindful of as time moves forward as growing demand from 2019 on may justify the increase of supply targeted for this segment.
- The 2024 income projection does not expect the distribution of income levels to alter much from 2019 estimates. This trend could be altered depending on the income levels of new jobs created in the City from 2019 to 2024.

Educational Attainment

Table 15 provide educational attainment data, which shows the highest level of education attained by the 25 years and older population. Table 16 shows change for 2010 and 2019 in San Angelo and Tom Green County.

Overall the City has seen a decrease in share of population Less than 9th grade, a positive sign for educational attainment.

- The educational attainment cohorts in the City with the largest gains were:
 - Some College, no degree with an increase of 2,641.
 - High School Graduate (or GED) with an increase of 2,378.
 - Bachelor's Degree with an increase of 1,785.

Table 15: San Angelo Educational Attainment, 2010 to 2019

Educational Attainment	2010		2019		2010-2019
	Count	Share	Count	Share	Change
Population Age 25+ by Edu. Attainment	55,598	100%	64,549	100%	-
Less than 9th grade	5,025	9%	3,930	6%	-3%
Some High School, no diploma	5,827	10%	6,626	10%	0%
High School Graduate (or GED)	16,021	29%	18,399	29%	0%
Some College, no degree	12,934	23%	15,575	24%	1%
Associate Degree	3,189	6%	4,247	7%	1%
Bachelor's Degree	8,769	16%	10,554	16%	1%
Master's Degree	2,627	5%	3,427	5%	1%
Professional School Degree	887	2%	851	1%	0%
Doctorate Degree	319	1%	940	1%	1%

Sources: Nielson 2010, PCensus 2019

Table 16: Tom Green County Educational Attainment, 2010 to 2019

Educational Attainment	2010		2019		2010-2019
	Count	Share	Count	Share	% Change
Population Age 25+ by Edu. Attainment	65,998	100%	78,153	100%	-
Less than 9th grade	5,928	9%	4,580	6%	-3%
Some High School, no diploma	6,839	10%	8,035	10%	0%
High School Graduate (or GED)	19,439	29%	22,557	29%	-1%
Some College, no degree	15,420	23%	18,893	24%	1%
Associate Degree	3,758	6%	5,287	7%	1%
Bachelor's Degree	10,130	15%	12,790	16%	1%
Master's Degree	3,102	5%	4,001	5%	0%
Professional School Degree	1,034	2%	991	1%	0%
Doctorate Degree	348	1%	1,019	1%	1%

Sources: Nielson 2010, PCensus 2019

School District Enrollment

San Angelo ISD School enrollment is displayed in [Table 17](#). School enrollment has slowly increased in San Angelo every school year except 2015-2016 to 2016-2017, since 2011-2012. Although this is a positive sign the increase does not signal enough demand for new housing or facilities.

Table 17: San Angelo K-12 School Enrollment, 2012 to 2019

San Angelo ISD Enrollment	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Totals by Year	14,147	14,427	14,550	14,626	14,629	14,572	15,080

Source: Texas Education Agency

- San Angelo ISD increased by 508 students from the 16-17 school year to the 17-18 school year.
- In 2018 San Angelo voters did not approve passage of bond proposals that would have provided funds to significantly renovate existing facilities and construct new ones along with additional features.
- Interviews with employers and other City institutions indicated that San Angelo ISD does not experience intense competition from surrounding districts and is favored in the region amongst most parents of school aged youth.
- Since 2012 the school district tax rate has decreased by \$0.05 cents from \$1.26 to \$1.21, remaining below the state average of \$1.30.

SAN ANGELO EMPLOYMENT TRENDS

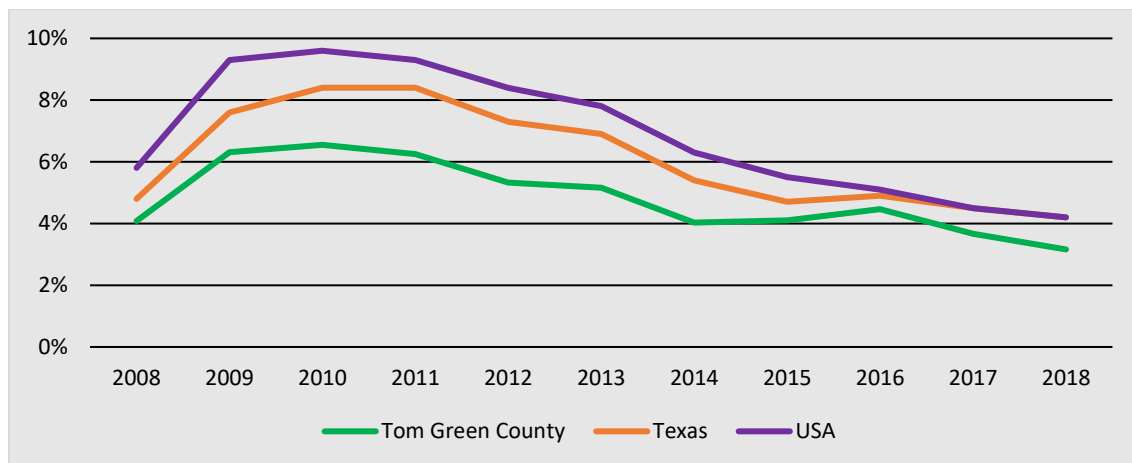
In most locations, local employment is a key indicator used in determining the demand for housing in a community, as well as the principal driver of population and household growth. The information in this section provides general and detailed employment statistics for Tom Green County and the San Angelo area.

Accurate employment data specific to City of San Angelo is not readily available but 2019 data in Table 20₂ which shows estimates of employed residents, reveal that 82% of those residing in Tom Green County with jobs are located in San Angelo. Therefore, Tom Green County level employment and industry data in this report should be understood to be representative of San Angelo.

Unemployment Rates

Tom Green County unemployment rates have outperformed the State and National rate since 2008. Unemployment for Tom Green County in 2018 was 3.2% while the U.S. was 4.2% and Texas was 4.2%. The data used for the figure below has not been seasonally adjusted.

Figure 18: United States, Texas and Tom Green County Unemployment Rates, 2008-2018



Source: Texas Workforce Commission Tracer2. Not Seasonally Adjusted

Table 19: Tom Green County Employment Trends

Year	Employment		Unemployment	
	Total	% Annual Change	Rate	Annual Change
2008	49,548	-0.55%	4.1%	0.43%
2009	49,458	-0.18%	6.3%	2.23%
2010	49,149	-0.62%	6.6%	0.24%
2011	49,931	1.59%	6.3%	-0.30%
2012	50,921	1.98%	5.3%	-0.92%
2013	51,444	1.03%	5.2%	-0.17%
2014	52,523	2.10%	4.0%	-1.13%
2015	52,356	-0.32%	4.1%	0.07%
2016	51,847	-0.97%	4.5%	0.38%
2017	52,231	0.74%	3.7%	-0.80%
2018	53,221	1.90%	3.2%	-0.51%

Source: Real Estate Center at Texas A&M University, June 2019

San Angelo 2019 to 2024 Employment Projections

Table 19 above shows seasonally adjusted employment total and unemployment rate for Tom Green County since 2010 according the Real Estate Center at Texas A&M University. There was a sharp increase of the unemployment rate beginning in 2009 during the Great Recession. In 2014 the County saw 1,079 jobs added which brought unemployment to pre-recession levels. However, the County lost a combined 676 jobs in 2015 and 2016.

In 2017 job growth began by again adding 384 jobs that year and another 990 in 2018 to equal a total 1,374 jobs created. As of 2018 there were an estimated 53,221 employed in Tom Green County.

According to County and City employment data the majority of Tom Green County jobs are located in San Angelo. Table 21 on following pages shows the top employers in the City of San Angelo.

The 19 largest employers in the City employ an estimated 22,751 workers. This equates to 43% of Tom Green County workers being employed by the 19 largest employers in San Angelo alone. Estimates of employed residents in Table 20 show that about 82% of workers residing in Tom Green County are located in San Angelo.

The combined total 2017 and 2018 County job growth was 1,374. Extrapolating the past two years of County job growth trends into an annual average trend forward over the next five years would equal 3,435 total new jobs in the County by 2024. Using the estimated 80% job capture rate for the City of San Angelo means that employment in the City could increase by at least another 2,920 total new jobs from 2019 to 2024, about 584 per year based on average recent year trends.

San Angelo employers such as SITEL, Shannon Health System, San Angelo Community Medical Center, Goodfellow Air Force Base, San Angelo ISD, Angelo State University are those with the greatest employment and make up the bulk of new job creation from existing businesses. Also, a potential

business prospect has indicated the possibility of opening a location in San Angelo that would employ somewhere in the range of 500 to 600 new positions.

CDS' discussions with San Angelo's major employers and economic development professionals in May of 2019 revealed that all together (new hires planned by existing employers + new prospective employer hires + percent of annual average of recent years County job growth) a total of around 1,890 jobs are currently in the pipeline to be created within the next 12 months in the City.

The annual average rate of new job growth in the City of 584, derived from 2017 and 2018 County job growth totals, could be maintained or even increased through 2024 if favorable economic conditions, population, household and job growth continue at the pace seen in recent years.

On the other hand, if the national economy does enter recession and consumer spending, population, household and job growth do decline, San Angelo could experience job stagnation or job even losses as was seen in 2015 and 2016 (mostly due to the drop in oil and gas prices and production). Economic growth at this point in time, nationally, has begun to show some signs of slowing with some experts considering if the national economy will enter into recession. In addition, the upcoming November 2020 Presidential election does create some level of economic uncertainty and is typically associated with fluctuations in the national economy that can have an impact on local and regional economies.

Occupations of Residents

Table 20 below displays the employment by industry for the age 16 and over work force in San Angelo and Tom Green County. The lower section of the table shows the breakdown of white collar, blue collar and service/farm workers.

- The City's workforce has about 56% in white collar occupations, 24% of the workforce in blue collar occupations and 20% service and farm.
- San Angelo has about 45,015 residents age 16+ working which makes up an 82% share of Tom Green County's 54,643 employed residents.
- The top occupations for employed residents of San Angelo are:
 - Sales/Related 14% (6,097), Office/Admin. Support 13% (5,909), Management 8% (3,384), Healthcare Practitioner/Technician 7% (3,271) and Construction/Extraction 7% (3,221).
 - These five occupations account for 21,882 (49%) of the 45,015 employed residents in San Angelo.

Table 20: Occupation of Residents, 2019

Occupation	San Angelo		Tom Green County	
	Count	Share	Count	Share
Civ. Employed Pop 16+ by Occupation	45,015	100%	54,643	100%
Architect/Engineer	297	1%	341	1%
Arts/Entertainment/Sports	531	1%	570	1%
Building Grounds Maintenance	2,069	5%	2491	5%
Business/Financial Operations	1,346	3%	1650	3%
Community/Social Services	456	1%	563	1%
Computer/Mathematical	911	2%	1095	2%
Construction/Extraction	3,221	7%	4064	7%
Education/Training/Library	2,571	6%	3128	6%
Farming/Fishing/Forestry	170	0%	252	0%
Food Prep/Serving	2,607	6%	2929	5%
Healthcare Practitioner/Technician	3,271	7%	3,971	7%
Healthcare Support	1,305	3%	1527	3%
Maintenance Repair	1,613	4%	2151	4%
Legal	262	1%	289	1%
Life/Physical/Social Science	176	0%	207	0%
Management	3,384	8%	4,436	8%
Office/Admin. Support	5,909	13%	6,961	13%
Production	2,946	7%	3,452	6%
Protective Service	809	2%	964	2%
Sales/Related	6,097	14%	7,266	13%
Personal Care/Service	2,198	5%	2786	5%
Transportation/Moving	2,866	6%	3,550	7%
2019 Est. Pop 16+ by Occupation Classification				
Blue Collar	10,646	24%	13,217	24%
White Collar	25,211	56%	30,477	56%
Service & Farm	9,158	20%	10,949	20%

Sources: PCensus 2019

Table 21 displays the employers that provide the economic foundation of San Angelo. As of March 2019, there were an estimated 22,751 employees working at the largest 19 businesses in the City. As mentioned earlier, the employers in the table below alone represent 43% of Tom Green County 2018 employment of 53,221 workers.

Table 21: Major San Angelo Employers

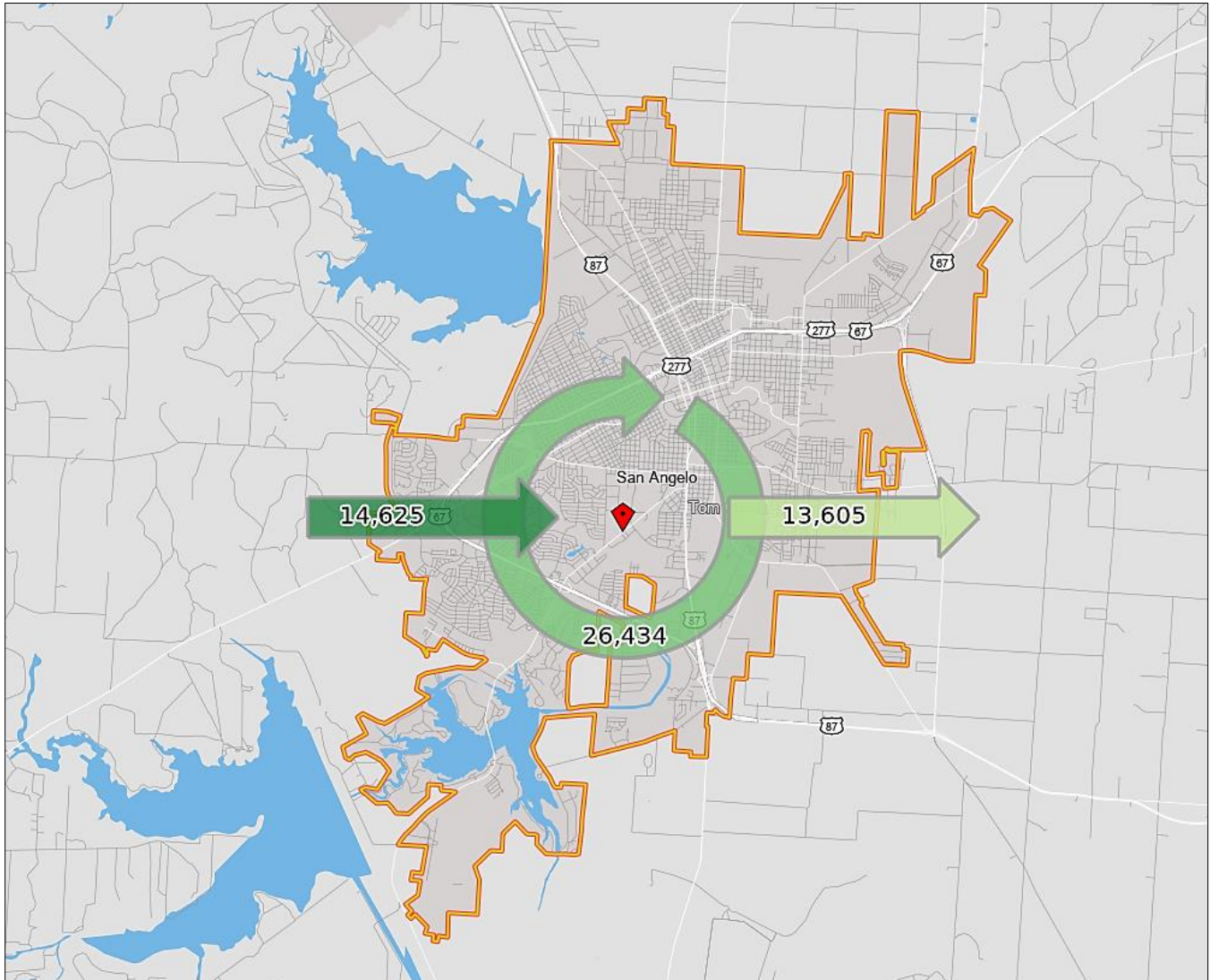
Company	Employees	Industry
Goodfellow Air Force Base	5,333	Military Training Center
Shannon Health System (All Campuses)	4,896	Hospitals and Clinics
San Angelo ISD	2,332	Public School System
Angelo State University	1,323	University
San Angelo Community Medical Center	1,236	Hospital and Clinics
Walmart (All Stores)	1,079	Department Stores
City of San Angelo	995	Municipal Government
Stripes Convenience Stores	882	Convenience Stores
San Angelo State Supported Living Center	770	State School
Ethicon (Johnson & Johnson)	665	Sutures/Needles
Tom Green County	547	County Government
SITEL, Inc.	472	Teleservicing
BlueCross BlueShield of Texas	406	Medical Claims Processing
Lone Star Beef Processors	385	Beef Processing
Baptist Retirement Center	358	Retirement Community
Reece Albert / CSA Materials	306	Highway Construction / Construction Material Merchant
TimeClock Plus	300	Time Management Software
Gandy Ink	249	Commercial Screen Printing / Advertising
West Texas Medical Associates	217	Physician Offices
Total	22,751	

Source: City of San Angelo Development Corporation, March 2019

Job Inflow and Outflow

Figure 22 below shows the 2015 inflow and outflow of those employed in San Angelo. The dark green arrow indicates workers employed in San Angelo yet live outside. The lighter green round arrow represents those employed and living in San Angelo. The lightest green arrow shows the number of those living in San Angelo yet employed outside of the City.

Figure 22: San Angelo Job Inflow/Outflow, 2015



Source: US Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD), OnTheMap

Table 23 below shows San Angelo job inflow and outflow data for 2015, the most recent year data available. Although the data is dated, the share of those living and working in San Angelo should be relatively unchanged, with any alterations to these shares likely benefitting San Angelo since 2015 as jobs and households in the City increased since then. Nevertheless, San Angelo still experiences some leakage with 36% of workers living outside the City.

Table 23: San Angelo LEHD Inflow/Outflow Job Counts, 2015

San Angelo Inflow/Outflow Job Counts (All Jobs)	Count	Share
Employed in the Selection Area	41,059	100%
Employed in the Selection Area but Living Outside	14,625	36%
Employed and Living in the Selection Area	26,434	64%
Living in the Selection Area	40,039	100%
Living in the Selection Area but Employed Outside	13,605	34%
Living and Employed in the Selection Area	26,434	66%

Source: US Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD), OnTheMap

The share of residents working in San Angelo yet living outside the City provide an opportunity to understand their housing and quality of life preferences and work to capture them as new City residents. Though there are some, such as those living on large acreage lots or ranches outside the City Limits, who show no indication of preferring to live in the City, those who may prefer living in town but face housing difficulties should be identified as well as their reasons for having difficulty finding adequate housing in San Angelo.

A handful employers interviewed for this study stated that some workers prefer to live in surrounding areas such as Wall, Grape Creek and Christoval. Employers shared that hourly workers as well as moderate and higher paid workers in Manufacturing, Education, Health Care and Social Services in addition to typical Retail and Food and Accommodation workers in some cases find cheaper housing outside of San Angelo. The commute times for those working in San Angelo yet living outside are manageable due to lack of traffic congestion with an average commute time of around 15 to 30 minutes.

Also, worker housing, otherwise known as “Man Camps”, are located outside of the County in areas of Big Lake and other areas near oil and gas production and service areas surrounding Tom Green County towards the Permian Basin. This typically transient workforce provides a residential capture opportunity for the City.

Some of the oil and gas related workforce already have been targeted by San Angelo workforce housing developments such as the 32-unit, \$750 per month Red Arroyo Inn at Sherwood Way and Southwest Blvd. (a former retail space converted to worker apartments).

The City should be deliberate on whether to serve the oil and gas related worker housing market and if so in what manner. As the Permian Basin currently produces more oil than any other region on the planet demand for housing from this workforce has already begun to reach Tom Green County and San Angelo.

The opportunity to provide workforce housing to this group of workers could be leveraged to create a workforce housing model or strategic plan to satisfying the growing need for workforce housing for oil and gas related workers but also in sectors like Police, Fire, City Employees, Arts and Entertainment, Recreation, Healthcare and Social Assistance, Educational Services, Wholesale Trade, Retail, and Food and Accommodation that are vital to San Angelo's economy and quality of life.

Workforce housing developments such as Red Arroyo Inn must be facilitated by the City through zoning, permitting and infrastructure to support the local housing and real estate industry with a clear path to creating more of this sort of housing. A strict single-family and multifamily apartment housing supply will not be conducive to future workforce and economic development.

Employment locations tend to be most clustered near downtown at the intersection of Bryant Blvd. (Hwy. 87) and West Houston Harte (Hwy. 67/277) as well as Angelo State University along Knickerbocker Rd. and an emerging cluster of mostly retail, food and accommodation and service-related businesses on the southwest side of the City near W. 306 Loop and Sherwood Way. Also, Goodfellow AFB is located on the eastern portion of the City and occupies approximately 1,235 acres.

The amount and quality of connectivity via walking and biking paths between the employment nodes and housing nodes in the City must be seen as vital to the City's workforce, economy and quality of life. Not to mention human health, safety and welfare.

The concentration of employers in San Angelo represents a prime opportunity to connect workers to their homes and places of employment, recreation, entertainment and shopping through all modes possible.

During field research, which consisted of 6 total days between two separate trips, CDS documented more than 20 instances of pedestrians and bicyclists (more than half dressed in a work uniform) in unsafe proximity to vehicle traffic or on un-marked desire paths next to main thoroughfares such as Arden Rd., Sherwood Way, W Concho Ave, and Rio Concho Dr.

Many employers interviewed stated their employees have a very strong desire to walk or bike to work but are not able due to fear of death or injury by automobile from a lack of modern, proper pedestrian and bicycle infrastructure network.

Proper and safe pedestrian and bicycle infrastructure are crucial for protecting residents and providing a built environment conducive to alternate modes of transportation that allow for creating clear connections between employment, amenities and housing nodes as well as outdoor recreation and public amenities.

City Planning and other related City staff and leadership have already displayed their ability to achieve pedestrian infrastructure improvements with the Concho River Walk. This primary corridor can serve as a foundation to build on and link to other pathways and trails to provide meaningful routes for automobile free trips to and from employment, amenities and housing as well as increased access to outdoor recreation and public amenities which are plentiful in San Angelo.

In addition, the City adopted a Bike-Ped Plan that is currently in the process of being updated. It will be important for the City to implement and fund existing plans and improvements that have already been

adopted. San Angelo is the only City in the State with more than 70,000 residents without a comprehensive sidewalk requirement for new development although it has been proposed several times in the past two decades. Although some home builders did cite that some buyers would prefer to not have sidewalks, CDS found no other evidence of this and many survey respondents actually said they prefer more dense, walkable housing and development. Also, many studies have shown the economic and public health benefit of sidewalks and related infrastructure.

The process of drafting a sidewalk ordinance currently is underway and has been preliminarily submitted for review by the Development Task Force for discussion with the review of Planning Commission and City Council planned to take place in the next few months. This all clearly shows efforts already underway in this arena which should be supported by the committing of funds and policy going forward to ensure implementation.

TOM GREEN COUNTY EMPLOYMENT DATA AND TRENDS

The following section contains 3Q2018 employment data for Tom Green County from the Texas Workforce Commission's Quarterly Census of Employment and Wages (QCEW). CDS examined 10 years of data from the QCEW, yearly averages of Second Quarters from 2009 through the 2018, for employment, establishments, and average weekly wages.

Reliable workforce and economic data are not available at the City level therefore data for these uses was sourced at the County level. As previously demonstrated San Angelo employment comprises nearly 80% of the County's jobs. All of San Angelo is contained within Tom Green County and is the largest City and primary employment, residential and entertainment hub in the County.

The data presented in this section of the report is divided by industry using the North American Industry Classification System (NAICS) Code. It is also sorted order of largest to smallest unless otherwise noted. This data involves jobs located within Tom Green County, not the employment of Tom Green County residents.

It should also be noted that QCEW data covers payroll employment and does not monitor personal individual employment. Also, many do travel into the County from outside its borders to work. The three tables on the following pages contain the raw data taken from the QCEW analyzed in tables throughout this section.

Table 24: Employees by Industry – Yearly Average – Tom Green County

In Order of 2018 Largest to Smallest

Industry Code	Industry	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
62	Health Care and Social Assistance	8,684	8,878	8,952	8,933	9,062	9,105	8,947	8,993	8,785	8,676
44-45	Retail Trade	5,661	5,508	5,532	5,685	5,842	5,882	6,366	6,630	6,346	6,306
72	Accommodation and Food Services	4,265	4,326	4,505	4,889	5,101	5,261	5,443	5,362	5,547	5,801
61	Educational Services	3,700	3,798	3,698	3,665	3,735	3,765	4,176	4,321	4,586	4,440
31-33	Manufacturing	3,303	3,595	3,778	3,853	3,221	3,452	3,432	3,271	3,234	3,467
92	Public Administration	2,709	2,864	2,706	2,615	2,548	2,480	2,490	2,582	2,654	2,683
23	Construction	2,267	2,245	2,136	2,169	2,187	2,281	2,386	2,416	2,441	2,511
52	Finance and Insurance	1,552	1,457	1,395	1,494	1,778	1,798	1,828	1,848	2,024	2,197
56	Administrative and Support and Waste Management and Remediation Services	1,925	2,176	2,311	2,159	2,590	2,299	2,357	2,130	2,277	2,039
42	Wholesale Trade	1,619	1,558	1,688	1,717	1,800	1,854	1,924	1,791	1,852	1,836
54	Professional, Scientific, and Technical Services	1,120	1,176	1,239	1,357	1,332	1,305	1,260	1,294	1,324	1,461
81	Other Services (except Public Administration)	1,407	1,456	1,518	1,627	1,619	1,664	1,631	1,451	1,409	1,403
21	Mining, Quarrying, and Oil and Gas Extraction	618	806	901	1,116	1,046	1,314	1,197	985	1,059	1,226
48-49	Transportation and Warehousing	757	798	845	926	961	978	1,000	758	922	1,217
71	Arts, Entertainment, and Recreation	800	694	703	747	735	705	717	677	642	692
51	Information	1,326	1,211	1,104	1,067	991	912	802	792	730	625
53	Real Estate and Rental and Leasing	603	562	537	552	555	581	597	565	572	613
11	Agriculture, Forestry, Fishing and Hunting	401	377	359	355	338	357	394	381	393	400
22	Utilities	361	456	467	383	383	380	368	370	336	355
55	Management of Companies and Enterprises	74	72	75	81	86	99	99	98	101	93
99	Unclassified	6	5	15		9	5	15	8	34	31
10	Total, All Industries	43,158	44,018	44,464	45,390	45,919	46,477	47,429	46,723	47,268	48,072

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Table 25: Establishments by Industry – Yearly Average – Tom Green County

In Order of 2018 Largest to Smallest

Industry Code	Industry	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
44-45	Retail Trade	381	379	393	394	397	404	422	412	391	369
23	Construction	280	280	282	276	289	287	300	304	305	312
81	Other Services (except Public Administration)	318	328	321	344	340	347	328	316	304	296
72	Accommodation and Food Services	189	197	205	217	215	230	232	247	257	257
54	Professional, Scientific, and Technical Services	208	215	213	232	221	233	231	236	233	244
62	Health Care and Social Assistance	230	227	233	230	254	258	251	255	247	239
52	Finance and Insurance	199	185	190	190	190	195	185	182	185	192
53	Real Estate and Rental and Leasing	121	121	125	120	125	135	136	143	143	149
42	Wholesale Trade	129	124	127	131	136	140	142	138	140	138
56	Administrative and Support and Waste Management and Remediation Services	107	110	106	115	121	124	128	122	129	131
11	Agriculture, Forestry, Fishing and Hunting	97	97	93	94	106	110	105	110	106	107
31-33	Manufacturing	109	109	109	106	100	103	105	104	99	101
48-49	Transportation and Warehousing	63	69	71	82	87	86	95	92	98	98
21	Mining, Quarrying, and Oil and Gas Extraction	71	74	69	72	77	98	96	93	78	75
92	Public Administration	75	74	74	75	73	73	72	73	72	71
71	Arts, Entertainment, and Recreation	33	38	38	39	38	40	40	38	36	41
51	Information	43	41	38	38	36	36	35	35	37	33
61	Educational Services	29	29	25	27	28	30	29	27	28	27
99	Unclassified	3	4	7		3	3	5	10	16	20
22	Utilities	13	16	17	16	18	16	17	17	16	18
55	Management of Companies and Enterprises	10	9	8	9	9	10	8	8	9	9
10	Total, all industries	2,708	2,726	2,744	2,807	2,863	2,958	2,962	2,962	2,929	2,927

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Table 26: Average Weekly Wages by Industry – Tom Green County

In Order of 2018 Largest to Smallest

Industry Code	Industry	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
21	Mining, Quarrying, and Oil and Gas Extraction	\$1,038	\$1,125	\$1,282	\$1,277	\$1,273	\$1,374	\$1,251	\$1,176	\$1,232	\$1,403
22	Utilities	\$872	\$1,192	\$1,184	\$950	\$985	\$1,042	\$1,072	\$1,166	\$1,384	\$1,387
55	Management of Companies and Enterprises	\$891	\$936	\$896	\$988	\$1,023	\$1,045	\$952	\$1,182	\$1,182	\$1,364
48-49	Transportation and Warehousing	\$793	\$785	\$893	\$944	\$917	\$1,016	\$1,040	\$945	\$1,013	\$1,168
31-33	Manufacturing	\$847	\$897	\$942	\$889	\$981	\$1,036	\$1,047	\$1,071	\$1,019	\$1,102
52	Finance and Insurance	\$718	\$748	822	775	949	962	1054	1154	\$1,069	\$1,071
92	Public Administration	\$839	\$841	\$925	\$933	\$912	\$954	\$977	\$1,027	\$991	\$1,014
62	Health Care and Social Assistance	\$709	\$716	\$785	\$792	\$811	\$823	\$891	\$933	\$880	\$980
42	Wholesale Trade	\$704	\$758	\$829	\$831	\$856	\$878	\$970	\$885	\$918	\$947
23	Construction	\$674	\$696	\$731	\$752	\$777	\$799	\$832	\$842	\$877	\$905
54	Professional, Scientific, and Technical Services	\$686	\$742	\$786	\$776	\$831	\$845	\$826	\$854	\$887	\$892
51	Information	\$793	\$802	\$888	\$840	\$874	\$946	\$912	\$878	\$873	\$887
61	Educational Services	\$729	\$742	\$755	\$755	\$763	\$715	\$737	\$742	\$723	\$770
11	Agriculture, Forestry, Fishing and Hunting	\$423	\$449	\$482	\$467	\$508	\$546	\$537	\$612	\$602	\$698
99	Unclassified	\$321	\$400	\$361		\$807	\$958	\$660	\$456	\$298	\$681
53	Real Estate and Rental and Leasing	\$433	\$455	\$464	\$496	\$529	\$569	\$577	\$670	\$677	\$663
56	Administrative and Support and Waste Management and Remediation Services	\$428	\$454	\$489	\$510	\$509	\$709	\$573	\$611	\$633	\$652
81	Other Services (except Public Administration)	\$404	\$431	\$470	\$478	\$521	\$583	\$585	\$610	\$583	\$630
44-45	Retail Trade	\$429	\$460	\$491	\$479	\$514	\$568	\$552	\$539	\$561	\$597
71	Arts, Entertainment, and Recreation	\$290	\$293	\$310	\$308	\$310	\$317	\$326	\$361	\$371	\$354
72	Accommodation and Food Services	\$254	\$262	\$280	\$274	\$292	\$309	\$305	\$315	\$306	\$319
10	Average, all industries	\$632	\$675	\$717	\$726	\$759	\$809	\$794	\$811	\$813	\$880

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Industry Sectors

The five largest employment industry sectors in Tom Green County are:

- Health Care and Social Assistance
- Retail Trade
- Accommodation and Food Services
- Educational Services
- Manufacturing

Combined, these five industries make up nearly 60% of all jobs in the County. A total of 48,072 jobs were located in Tom Green County as of 3Q2018, along with 2,927 establishments. CDS has estimated that 80% of Tom Green County employment is located within the City of San Angelo.

Table 27: Industries Ranked by 2018 Employment – Tom Green County

Rank	Industry	Employees	Share	Establishments
1	Health Care and Social Assistance	8,676	18.0%	239
2	Retail Trade	6,306	13.1%	369
3	Accommodation and Food Services	5,801	12.1%	257
4	Educational Services	4,440	9.2%	27
5	Manufacturing	3,467	7.2%	101
6	Public Administration	2,683	5.6%	71
7	Construction	2,511	5.2%	312
8	Finance and Insurance	2,197	4.6%	192
9	Administrative and Support and Waste Management and Remediation Services	2,039	4.2%	131
10	Wholesale Trade	1,836	3.8%	138
11	Professional, Scientific, and Technical Services	1,461	3.0%	244
12	Other Services (except Public Administration)	1,403	2.9%	296
13	Mining, Quarrying, and Oil and Gas Extraction	1,226	2.6%	75
14	Transportation and Warehousing	1,217	2.5%	98
15	Arts, Entertainment, and Recreation	692	1.4%	41
16	Information	625	1.3%	33
17	Real Estate and Rental and Leasing	613	1.3%	149
18	Agriculture, Forestry, Fishing and Hunting	400	0.8%	107
19	Utilities	355	0.7%	18
20	Management of Companies and Enterprises	93	0.2%	9
21	Unclassified	31	0.1%	20
Total		48,072	100%	2,927

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Table 28 below illustrates growth and change by industry sector over the periods covering the last 3, 5, and 10 years.

Table 28: Employment Growth by Industry – Tom Green County

In Order of 2009-2018 Largest Total Growth

Industry	Total Growth			Growth Rate		
	2016-2018	2014-2018	2009-2018	2016-2018	2014-2018	2009-2018
Accommodation and Food Services	439	540	1,536	8%	10%	36%
Educational Services	119	675	740	3%	18%	20%
Finance and Insurance	349	399	645	19%	22%	42%
Retail Trade	-324	424	645	-5%	7%	11%
Mining, Quarrying, and Oil and Gas Extraction	241	-88	608	25%	-7%	98%
Transportation and Warehousing	459	239	460	61%	24%	61%
Professional, Scientific, and Technical Services	167	156	341	13%	12%	30%
Construction	95	230	244	4%	10%	11%
Wholesale Trade	45	-18	217	3%	-1%	13%
Manufacturing	196	15	164	6%	0%	5%
Administrative and Support and Waste Management and Remediation Services	-91	-260	114	-4%	-11%	6%
Unclassified	23	26	25	288%	520%	417%
Management of Companies and Enterprises	-5	-6	19	-5%	-6%	26%
Real Estate and Rental and Leasing	48	32	10	9%	6%	2%
Agriculture, Forestry, Fishing and Hunting	19	43	-1	5%	12%	0%
Other Services (except Public Administration)	-48	-261	-4	-3%	-16%	0%
Utilities	-15	-25	-6	-4%	-7%	-2%
Health Care and Social Assistance	-317	-429	-8	-4%	-5%	0%
Public Administration	101	203	-26	4%	8%	-1%
Arts, Entertainment, and Recreation	15	-13	-108	2%	-2%	-14%
Information	-167	-287	-701	-21%	-32%	-53%
Total, all industries	1,349	1,595	4,914	3%	3%	11%

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

The largest growth rates in the 10-year period from 2009 to 2018 were seen in industries with low overall employment, so total employment growth is important to examine as well. Since 2009 the largest numbers of employees were added in:

- Accommodation and Food Services (1,536), Educational Services (740), Finance and Insurance (645), Retail Trade (645), Mining, Quarrying, and Oil and Gas Extraction (608).

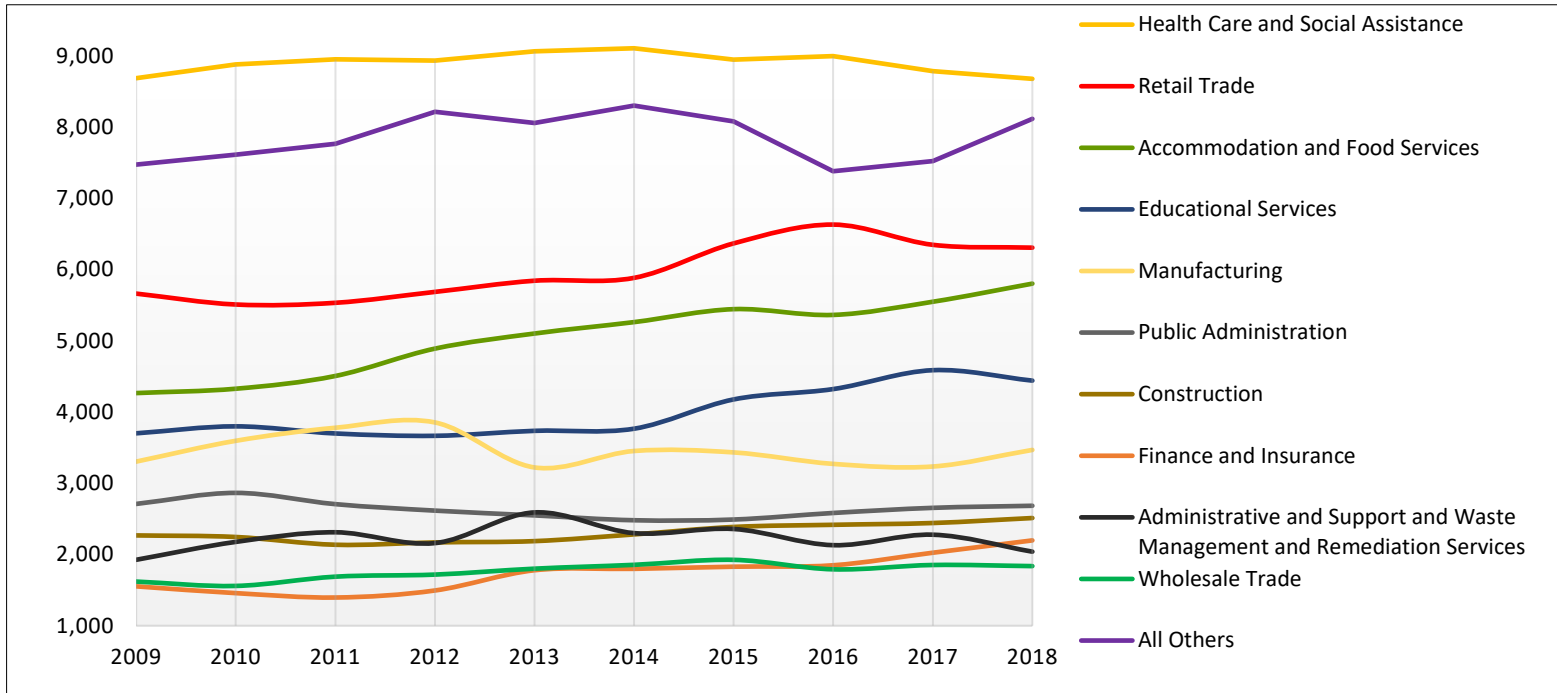
Among major industries, the most impressive 10-year growth rates were found in:

- Unclassified (417%), Mining, Quarrying, and Oil and Gas Extraction (98%), Transportation and Warehousing (61%), Finance and Insurance (42%) and Accommodation and Food Services (36%).

Largest employment growth in the past three years were in:

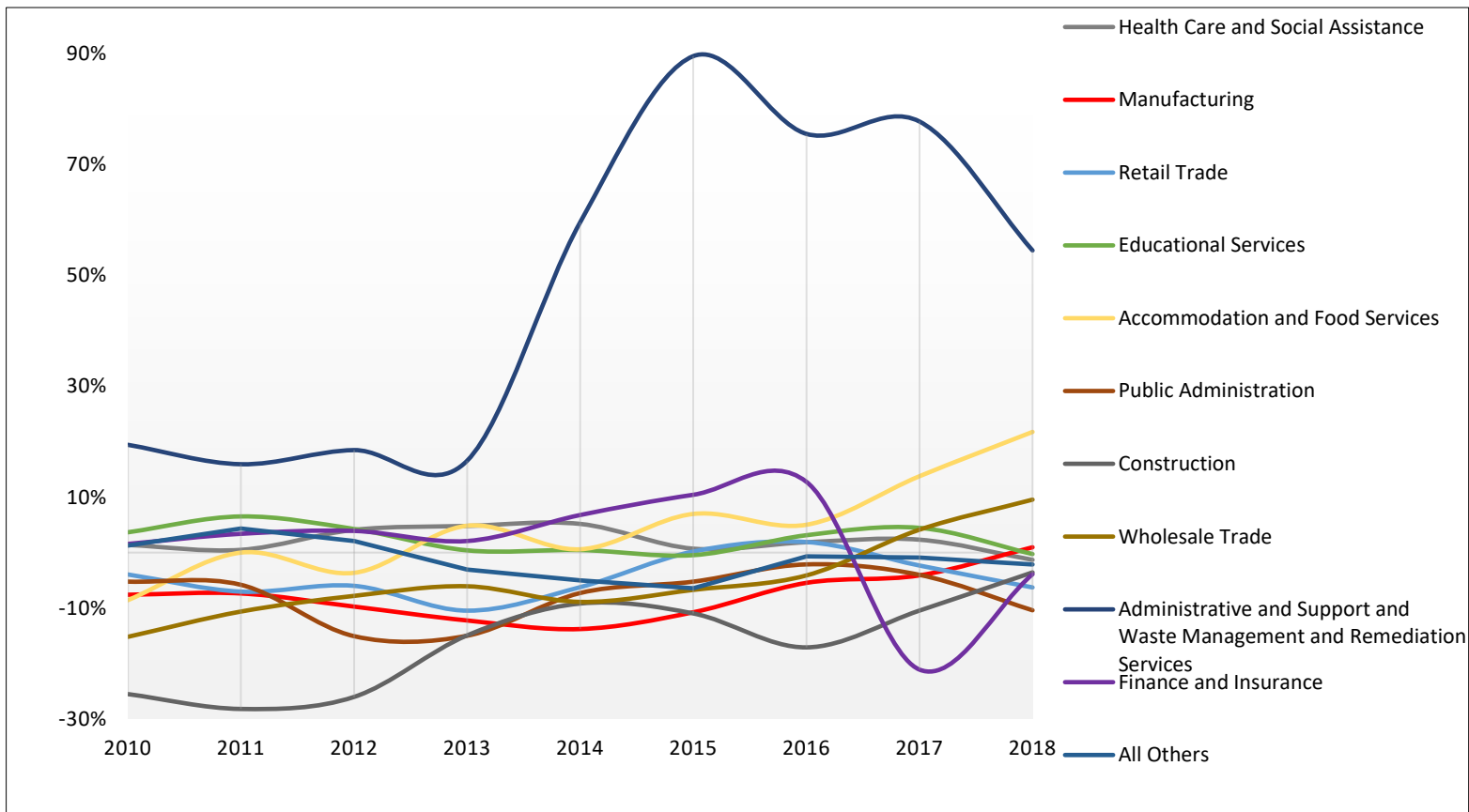
- Transportation and Warehousing (459), Accommodation and Food Services (439), Finance and Insurance (349), Mining, Quarrying, and Oil and Gas Extraction (241), Manufacturing (196), Professional, Scientific, and Technical Services (167), and Educational Services (119).

Figure 29: Total Employment Growth in Top Ten Industries – Tom Green County



Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Figure 30: Cumulative Employment Growth Rate in Top Ten Industries – Tom Green County



Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

The table below shows change in share of employment for 2009, 2014, 2016 and 2018 along with the change in share overall over the 10-year span from 2009 to 2018. The orange cells indicate the greatest decrease in industry share of employment, green cells indicate the greatest increase in share of employment and tan shows the industries whose share of employment have shown low to moderate increase.

For most industries, their share of Tom Green County's total employment fluctuated little over the past 10 years. Exceptions include Accommodation and Food Services, Mining, Quarrying, and Oil and Gas Extraction and Finance and Insurance which each experienced positive employment swings.

Accommodation and Food Services has eclipsed 10% of total employment in the County for the first time.

Only three industries make up more than 10% of total employment (Health Care and Social Assistance, Retail Trade and Accommodation and Food Services) and two others make up 9% and 7% each (Educational Services and Manufacturing).

Table 31: Employment by Industry Share of Total Employment – Tom Green County

In Order of 2018 Largest to Smallest

Industry	2018	2016	2014	2009	2018-2009 Change
Health Care and Social Assistance	18.0%	19.2%	19.6%	20.1%	-2.1%
Retail Trade	13.1%	14.2%	12.7%	13.1%	0.0%
Accommodation and Food Services	12.1%	11.5%	11.3%	9.9%	2.2%
Educational Services	9.2%	9.2%	8.1%	8.6%	0.7%
Manufacturing	7.2%	7.0%	7.4%	7.7%	-0.4%
Public Administration	5.6%	5.5%	5.3%	6.3%	-0.7%
Construction	5.2%	5.2%	4.9%	5.3%	0.0%
Finance and Insurance	4.6%	4.0%	3.9%	3.6%	1.0%
Administrative and Support and Waste Management and Remediation Services	4.2%	4.6%	4.9%	4.5%	-0.2%
Wholesale Trade	3.8%	3.8%	4.0%	3.8%	0.1%
Professional, Scientific, and Technical Services	3.0%	2.8%	2.8%	2.6%	0.4%
Other Services (except Public Administration)	2.9%	3.1%	3.6%	3.3%	-0.3%
Mining, Quarrying, and Oil and Gas Extraction	2.6%	2.1%	2.8%	1.4%	1.1%
Transportation and Warehousing	2.5%	1.6%	2.1%	1.8%	0.8%
Arts, Entertainment, and Recreation	1.4%	1.4%	1.5%	1.9%	-0.4%
Information	1.3%	1.7%	2.0%	3.1%	-1.8%
Real Estate and Rental and Leasing	1.3%	1.2%	1.3%	1.4%	-0.1%
Agriculture, Forestry, Fishing and Hunting	0.8%	0.8%	0.8%	0.9%	-0.1%
Utilities	0.7%	0.8%	0.8%	0.8%	-0.1%
Management of Companies and Enterprises	0.2%	0.2%	0.2%	0.2%	0.0%
Unclassified	0.1%	0.0%	0.0%	0.0%	0.1%

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Field interviews with local employers in Health Care and Social Assistance, Educational Services, Retail Trade and Food and Accommodation revealed that a lack of housing (for-sale and rental) affordable and attractive to most hourly as well as new moderate to higher paid workers was a challenge to attracting and hiring needed workers.

Feedback indicated that in prior years new workers across the entire pay spectrum typically rented initially when moving to the area and then took time to decide on purchasing a home.

Due to rising rental prices and a shrinking supply of lower priced entry level existing homes in recent years many moderate to higher paid workers go straight to purchasing and skip renting entirely.

As population of the County and City increase the previously listed industries will add employment and require additional housing units, either newly constructed or revitalized existing units.

Wage Profile and Projected Growth

Table 32 on the following page shows industries in Tom Green County Ranked by 2018 average weekly wage. The table also provides employees with a column multiplying employees times average weekly wage.

Table 32: Industries Ranked by 2018 Average Weekly Wage x Employees – Tom Green County

Rank	Industry	Wages	Employees	Establishments	Wages x Employees (in 000s)
1	Mining, Quarrying, and Oil and Gas Extraction	\$1,403	1,226	75	\$1,720
2	Utilities	\$1,387	355	18	\$492
3	Management of Companies and Enterprises	\$1,364	93	9	\$127
4	Transportation and Warehousing	\$1,168	1,217	98	\$1,421
5	Manufacturing	\$1,102	3,467	101	\$3,821
6	Finance and Insurance	\$1,071	2,197	192	\$2,353
7	Public Administration	\$1,014	2,683	71	\$2,721
8	Health Care and Social Assistance	\$980	8,676	239	\$8,502
9	Wholesale Trade	\$947	1,836	138	\$1,739
10	Construction	\$905	2,511	312	\$2,272
11	Professional, Scientific, and Technical Services	\$892	1,461	244	\$1,303
12	Information	\$887	625	33	\$554
13	Educational Services	\$770	4,440	27	\$3,419
14	Agriculture, Forestry, Fishing and Hunting	\$698	400	107	\$279
15	Unclassified	\$681	31	20	\$21
16	Real Estate and Rental and Leasing	\$663	613	149	\$406
17	Administrative and Support and Waste Management and Remediation Services	\$652	2,039	131	\$1,329
18	Other Services (except Public Administration)	\$630	1,403	296	\$884
19	Retail Trade	\$597	6,306	369	\$3,765
20	Arts, Entertainment, and Recreation	\$354	692	41	\$245
21	Accommodation and Food Services	\$319	5,801	257	\$1,851
	Total, all industries	\$18,484	48,072	2,927	\$39,225

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Impressively, seven industries in Tom Green County pay an average of \$1,000 per week or greater and the average for all industries combined in 2018 was \$880.

Of the top 10 sectors with the greatest employment Retail Trade, Accommodation and Food, Educational Services, and Administrative and Support and Waste Management and Remediation Services all pay below the County average weekly wage of \$880.

Among large industries:

- The top 12 ranked industries in Table 32 all pay above the County's average weekly wage of \$880.

- The industries ranked 13 to 21 all pay below the County's average weekly wage of \$880. Multiplying average wages by the number of employees provides an interesting perspective on the economic impact of these different industries. Due to its above average weekly wage paid and being the largest employer, Health Care and Social Assistance provides the greatest economic impact.
- The next largest wage payer is Manufacturing followed by Retail Trade, Educational Services, Public Administration, Finance and Insurance, and Construction. However, Retail Trade and Educational Services each pay below the County average weekly wage.

Overall average weekly wages have steadily increased at a total growth rate for all industries by 39% since 2009. However, over the years and in the last three-year period four industries experienced wage contraction. The remaining industries did see an increase in average weekly wage from 2016 to 2018.

Unclassified, Transportation and Warehousing, Mining, Quarrying, and Oil and Gas Extraction, Utilities, and Management of Companies and Enterprises all experienced the greatest percent and total growth in wages over the last three-year period.

Table 33: Average Weekly Wage Growth by Industry – Tom Green County

In Order of 2009-2018 Total Growth Largest to Smallest

Industry	Total Growth			Growth Rate		
	2016-2018	2014-2018	2009-2018	2016-2018	2014-2018	2009-2018
Agriculture, Forestry, Fishing and Hunting	\$86	\$152	\$275	14.1%	27.8%	65.0%
Mining, Quarrying, and Oil and Gas Extraction	\$227	\$29	\$365	19.3%	2.1%	35.2%
Construction	\$63	\$106	\$231	7.5%	13.3%	34.3%
Manufacturing	\$31	\$66	\$255	2.9%	6.4%	30.1%
Utilities	\$221	\$345	\$515	19.0%	33.1%	59.1%
Wholesale Trade	\$62	\$69	\$243	7.0%	7.9%	34.5%
Retail Trade	\$58	\$29	\$168	10.8%	5.1%	39.2%
Transportation and Warehousing	\$223	\$152	\$375	23.6%	15.0%	47.3%
Information	\$9	(\$59)	\$94	1.0%	-6.2%	11.9%
Finance and Insurance	(\$83)	\$109	\$353	-7.2%	11.3%	49.2%
Real Estate and Rental and Leasing	(\$7)	\$94	\$230	-1.0%	16.5%	53.1%
Professional, Scientific, and Technical Services	\$38	\$47	\$206	4.4%	5.6%	30.0%
Management of Companies and Enterprises	\$182	\$319	\$473	15.4%	30.5%	53.1%
Administrative and Support and Waste Management and Remediation Services	\$41	(\$57)	\$224	6.7%	-8.0%	52.3%
Educational Services	\$28	\$55	\$41	3.8%	7.7%	5.6%
Health Care and Social Assistance	\$47	\$157	\$271	5.0%	19.1%	38.2%
Arts, Entertainment, and Recreation	(\$7)	\$37	\$64	-1.9%	11.7%	22.1%
Accommodation and Food Services	\$4	\$10	\$65	1.3%	3.2%	25.6%
Other Services (except Public Administration)	\$20	\$47	\$226	3.3%	8.1%	55.9%
Public Administration	(\$13)	\$60	\$175	-1.3%	6.3%	20.9%
Unclassified	\$225	(\$277)	\$360	49.3%	-28.9%	112.1%
Total, all industries	\$1,455	\$1,490	\$5,209	8.5%	8.8%	39.2%

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Total average weekly wage growth (total employees per industry multiplied by average weekly wage) has generally grown over the past three years for most industries except Information. This table shows the overall economic impact and change since 2009 along with the previous three- and five-year periods.

Table 34: Total Average Weekly Wages Paid Growth by Industry – Tom Green County

In Order of 2009-2018 Total Growth Largest to Smallest

Industry	Total Growth (in 000s)			Growth Rate		
	2016-2018	2014-2018	2009-2018	2016-2018	2014-2018	2009-2018
Agriculture, Forestry, Fishing and Hunting	\$46	\$84	\$110	20%	43%	65%
Mining, Quarrying, and Oil and Gas Extraction	\$562	(\$85)	\$1,079	48%	-5%	168%
Construction	\$238	\$450	\$744	12%	25%	49%
Manufacturing	\$317	\$244	\$1,023	9%	7%	37%
Utilities	\$61	\$96	\$178	14%	24%	56%
Wholesale Trade	\$154	\$111	\$599	10%	7%	53%
Retail Trade	\$191	\$424	\$1,336	5%	13%	55%
Transportation and Warehousing	\$705	\$428	\$821	98%	43%	137%
Information	(\$141)	(\$308)	(\$497)	-20%	-36%	-47%
Finance and Insurance	\$220	\$623	\$1,239	10%	36%	111%
Real Estate and Rental and Leasing	\$28	\$76	\$145	7%	23%	56%
Professional, Scientific, and Technical Services	\$198	\$200	\$535	18%	18%	70%
Management of Companies and Enterprises	\$11	\$23	\$61	10%	23%	92%
Administrative and Support and Waste Management and Remediation Services	\$28	(\$301)	\$506	2%	-18%	61%
Educational Services	\$213	\$727	\$722	7%	27%	27%
Health Care and Social Assistance	\$112	\$1,009	\$2,346	1%	13%	38%
Arts, Entertainment, and Recreation	\$1	\$21	\$13	0%	10%	6%
Accommodation and Food Services	\$161	\$225	\$767	10%	14%	71%
Other Services (except Public Administration)	(\$1)	(\$86)	\$315	0%	-9%	55%
Public Administration	\$69	\$355	\$448	3%	15%	20%
Unclassified	\$17	\$16	\$19	479%	341%	996%
Total, all industries	\$3,190	\$4,333	\$12,507	9%	12%	47%

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Among major industries Transportation and Warehousing, Mining, Quarrying, and Oil and Gas Extraction, Manufacturing, Construction, and Finance and Insurance have seen the most impressive combination of both total employment and average wage growth over the previous three-year period.

An impressive nine major industries grew by at least 10% over the past three years in total wages paid out – Transportation and Warehousing, Mining, Quarrying, and Oil and Gas Extraction, Professional, Scientific, and Technical Services, Utilities, Construction, Finance and Insurance, Wholesale Trade, Accommodation and Food Services, and Management of Companies and Enterprise.

Only two industries saw average wage contraction over the past three years – Other Services (except Public Administration), and Information.

When examining industries by their share of the total wages paid out in the County, two industries particularly stand out – Health Care and Social Assistance and Manufacturing. As of 2018 these two industries accounted for one third (31%) of average weekly wages paid out in the County.

Table 35: Total Average Weekly Wages Paid Shares by Industry – Tom Green County

In Order of 2018 Shares Largest to Smallest

Industry	2009	2014	2016	2018	2009-2018 Change
Health Care and Social Assistance	23.00%	21.50%	23.30%	21.70%	-1.40%
Manufacturing	10.50%	10.20%	9.70%	9.70%	-0.70%
Retail Trade	9.10%	9.60%	9.90%	9.60%	0.50%
Educational Services	10.10%	7.70%	8.90%	8.70%	-1.40%
Public Administration	8.50%	6.80%	7.40%	6.90%	-1.60%
Finance and Insurance	4.20%	5.00%	5.90%	6.00%	1.80%
Construction	5.70%	5.20%	5.60%	5.80%	0.10%
Accommodation and Food Services	4.10%	4.70%	4.70%	4.70%	0.70%
Wholesale Trade	4.30%	4.70%	4.40%	4.40%	0.20%
Mining, Quarrying, and Oil and Gas Extraction	2.40%	5.20%	3.20%	4.40%	2.00%
Transportation and Warehousing	2.20%	2.80%	2.00%	3.60%	1.40%
Administrative and Support and Waste Management and Remediation Services	3.10%	4.70%	3.60%	3.40%	0.30%
Professional, Scientific, and Technical Services	2.90%	3.20%	3.10%	3.30%	0.40%
Other Services (except Public Administration)	2.10%	2.80%	2.50%	2.30%	0.10%
Information	3.90%	2.50%	1.90%	1.40%	-2.50%
Utilities	1.20%	1.10%	1.20%	1.30%	0.10%
Real Estate and Rental and Leasing	1.00%	0.90%	1.10%	1.00%	0.10%
Agriculture, Forestry, Fishing and Hunting	0.60%	0.60%	0.60%	0.70%	0.10%
Arts, Entertainment, and Recreation	0.90%	0.60%	0.70%	0.60%	-0.20%
Management of Companies and Enterprises	0.20%	0.30%	0.30%	0.30%	0.10%
Unclassified	0.00%	0.00%	0.00%	0.10%	0.00%

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Information has contracted -2.5 percentage points over the past 10 years, while Mining, Quarrying, and Oil and Gas Extraction has grown by 2.0 points.

Other than Health Care and Social Assistance only Manufacturing and Retail Trade are the only industries to pay out 10% or greater of the County's wages. In 2008, Health Care and Social Assistance, Manufacturing, and Educational Services each accounted for 10% or greater of the County's wages. As of 2018 Educational Services contracted to just less than 9%. Manufacturing has contracted only 0.3 percentage points below 10% as of 2018 since 2009.

Projecting average weekly wages into the future is a challenge, but it can be useful to examine scenarios based on recent trends.

The forecast below looks three, five, and ten years ahead from 2018 using the growth rates seen in each industry from the most recent three, five, and ten-year historical periods.

Over the next ten-year period an overall average weekly wage for the County of \$1,226, a growth rate equivalent to the one seen from 2009-2018 (39%), could occur. This is of course assuming future conditions are similar to past and current. The 2018 average weekly wage is \$880.

Table 36: Projected Average Weekly Wage Growth by Industry – Tom Green County

In Order of Forecast Growth by 2026 Largest to Smallest

Forecast Year		2020	2023	2026	Historic Growth Rates		
Forecast Growth Historical Base	2018	2016-2018	2014-2018	2009-2018	2016-2018	2014-2018	2009-2018
Manufacturing	\$1,387	\$1,650	\$1,846	\$2,206	19%	33%	59%
Management of Companies and Enterprises	\$1,364	\$1,574	\$1,780	\$2,088	15%	31%	53%
Mining, Quarrying, and Oil and Gas Extraction	\$1,403	\$1,674	\$1,433	\$1,896	19%	2%	35%
Transportation and Warehousing	\$1,168	\$1,444	\$1,343	\$1,720	24%	15%	47%
Finance and Insurance	\$1,071	\$994	\$1,192	\$1,598	-7%	11%	49%
Unclassified	\$681	\$1,017	\$484	\$1,445	49%	-29%	112%
Construction	\$1,102	\$1,134	\$1,172	\$1,434	3%	6%	30%
Health Care and Social Assistance	\$980	\$1,029	\$1,167	\$1,355	5%	19%	38%
Wholesale Trade	\$947	\$1,013	\$1,021	\$1,274	7%	8%	35%
Public Administration	\$1,014	\$1,001	\$1,078	\$1,226	-1%	6%	21%
Utilities	\$905	\$973	\$1,025	\$1,215	7%	13%	34%
Professional and Technical Services	\$892	\$932	\$942	\$1,160	4%	6%	30%
Agriculture, Forestry, Fishing and Hunting	\$698	\$796	\$892	\$1,152	14%	28%	65%
Real Estate and Rental and Leasing	\$663	\$656	\$773	\$1,015	-1%	17%	53%
Administrative and Waste Services	\$652	\$696	\$600	\$993	7%	-8%	52%
Information	\$887	\$896	\$832	\$992	1%	-6%	12%
Other Services, Except Public Administration	\$630	\$651	\$681	\$982	3%	8%	56%
Retail Trade	\$597	\$661	\$627	\$831	11%	5%	39%
Educational Services	\$770	\$799	\$829	\$813	4%	8%	6%
Arts, Entertainment, and Recreation	\$354	\$347	\$395	\$432	-2%	12%	22%
Accommodation and Food Services	\$319	\$323	\$329	\$401	1%	3%	26%
Total	\$880	\$955	\$957	\$1,226	9%	9%	39%

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

SAN ANGELO HOUSING CHARACTERISTICS AND TRENDS

The following three tables present information regarding the housing characteristics and trends in San Angelo and Tom Green County for comparison purposes. The majority of this information is derived from PCensus 2019 which bases current estimates on past trends from U.S. Census Bureau and the American Community Survey, and in some cases, is self-reported data. While this can generate minor anomalies (such as are present in the data on age of housing stock or housing values), the information presented in this section still provides a valuable overview of the housing stock in the City. One important note to make is that the total housing unit number used in this section is an estimate.

Table 37 shows the type and number of housing units in San Angelo and Tom Green County.

Table 37: Housing Type Trends, 2019

Household Income	San Angelo		Tom Green County	
	Count	%	Count	%
1 Unit Attached	1,719	4%	1,947	4%
1 Unit Detached	29,782	69%	35,644	69%
2 Units	386	1%	457	1%
3 or 4 Units	1,147	3%	1,173	2%
5 to 19 Units	4,205	10%	4,267	8%
20 to 49 Units	1,269	3%	1,271	2%
50 or More Units	3,146	7%	3,210	6%
Mobile Home or Trailer	1,525	4%	3,214	6%
Boat, RV, Van, etc.	64	0%	117	0%
Total Units	43,243	100%	51,300	100%
Owner Occupied Units	24,647	62%	30,764	65%
Renter Occupied Units	15,096	38%	16,231	35%
Total Occupied Units	39,743	100%	46,995	100%
Unoccupied Units	3,500	-	4,305	-

Sources: PCensus 2019

- Approximately 70% (29,782) of San Angelo's housing units are single-family detached.
- About 83% of all single-family detached housing units are owner occupied (24,647) leaving 17% (5,135) as single-family rentals.
- Duplex, triplex and four-plex units account for 4% (1,533) of all housing units in the City, mobile homes 4% (1,525) and attached apartments 10% (4,415).
- About 8% (3,500) of San Angelo's housing units are unoccupied.

Table 38 contains the 2019 estimate of the age of the existing housing stock in San Angelo and Tom Green County.

Table 38: Age of Existing Housing Stock

	San Angelo		Tom Green County	
	Count	%	Count	%
Total Housing Units	43,243	100%	51,300	100%
Built 2014 or Later	3,211	7%	3,879	8%
Built 2010 to 2013	979	2%	1,348	3%
Built 2000 to 2009	3,434	8%	4,639	9%
Built 1990 to 1999	3,885	9%	5,042	10%
Built 1980 to 1989	6,438	15%	7,940	15%
Built 1970 to 1979	8,198	19%	9,797	19%
Built 1960 to 1969	5,740	13%	6,256	12%
Built 1950 to 1959	6,540	15%	7,094	14%
Built 1940 to 1949	2,762	6%	3,000	6%
Built 1939 or Earlier	2,056	5%	2,305	4%
Dominant Year Structure Built	1970 to 1979		1970 to 1979	

Sources: PCensus 2019

- The largest share of the existing housing was constructed in the 1970's (19%).
- About 73% of San Angelo housing units were built before 1990, 27% of units were built from 1990 to present.
- Almost the same amount of homes have been built in San Angelo from 2014 to 2019 (3,211) than were built 2000 to 2009 (3,434).

Housing Value Trends

Housing estimates for 2019 show 24,647 owner-occupied houses with projections to increase by another 1,521 houses by 2024.

Table 39 contains data not based on actual transaction or appraisal data but based on owners' opinion of housing unit value. In some cases, owners may tend to over or under-value homes for a variety of reasons. Nevertheless, the data can provide an estimate of the value of owner-occupied units.

An estimated 8,851 (36%) owner-occupied homes in San Angelo are valued below \$100,000. This stock of homes represents in some cases blighted or perhaps unlivable structures that could be the focus of continued blight abatement and neighborhood revitalization efforts. Mapping and targeting these units could provide increased opportunities for infrastructure and amenities improvement in core neighborhoods as well as housing renovation or rebuilding on existing lots and infrastructure which can play a vital role in providing more attractive, affordably priced for-sale and rental units.

Table 39: San Angelo Housing Value, 2019

Housing Value Range	San Angelo		Tom Green County	
	Count	Share	Count	Share
2019 Est. Owner Occupied Housing Units by Value	24,647	100%	30,764	100%
Value Less than \$20,000	886	4%	1,096	4%
Value \$20,000 to \$39,999	1,360	6%	1,782	6%
Value \$40,000 to \$59,999	1,692	7%	2,081	7%
Value \$60,000 to \$79,999	1,992	8%	2,299	7%
Value \$80,000 to \$99,999	2,921	12%	3,379	11%
Value \$100,000 to \$149,999	4,725	19%	5,617	18%
Value \$150,000 to \$199,999	4,740	19%	5,795	19%
Value \$200,000 to \$299,999	3,814	15%	5,046	16%
Value \$300,000 to \$399,999	1,446	6%	2,002	7%
Value \$400,000 to \$499,999	586	2%	815	3%
Value \$500,000 to \$749,999	328	1%	563	2%
Value \$750,000 to \$999,999	104	0%	201	1%
Value \$1,000,000 to \$1,499,999	37	0%	56	0%
Value \$1,500,000 to \$1,999,999	9	0%	9	0%
Value \$2,000,000 or more	7	0%	23	0%
2019 Est. Median Owner-Occupied Housing Unit Value	\$136,466		\$141,846	

Source: PCensus 2019

- The greatest number of owner-occupied housing units by value are within the \$150,000 to \$199,999 cohort which accounts for 19% (4,740) of all owner-occupied housing units in San Angelo.
- The next greatest number of owner-occupied housing units by value are within the \$100,000 to \$149,999 cohort and accounts for 19% (4,725) of all owner-occupied housing units in San Angelo.

- Approximately 74% (18,316) of owner-occupied units in the City are valued at \$199,999 and less.
- Only 26% (6,331) of owner-occupied units in San Angelo are valued at \$200,000 and greater.
- The median owner-occupied housing unit value for San Angelo is \$136,466

ESTIMATED HOUSING COST BURDEN

This section provides a quantitative perspective on the potential demand for affordable housing. To do this, CDS has employed a standard of housing costs not exceeding 30% of gross household income. This is a commonly used standard in the U.S., though it not always sufficient to convey the extent to which housing costs may constitute a burden to a particular household. Also, this measurement takes into account income per household as opposed to wages.

Transportation, healthcare and education costs are areas that can vary greatly from person to person and affect a households' portion of income spent on housing costs alone in differing ways. For these and other reasons the 30% standard may not be the most accurate but at the least it does provide an indication of the scale and specific price points needed to facilitate an increase in supply of for-sale and rental housing units in highest demand.

Because the San Angelo housing market operates in a larger market context for both demand and supply, CDS has included county-level and MSA-level data for most categories. Tom Green County represents a reasonable approximation of the general San Angelo market since a majority of the County's households are located in San Angelo.

The data in the following tables has been sourced from U.S. Census Bureau American Community Survey 2017 1-Year Estimates, the most recent demographic data from the U.S. Census Bureau. Newly released 2018 data are anticipated to be released in September 2019 which can be applied to these tables to provide an update as well as track historical trends of households in San Angelo and Tom Green County each year new data is released.

Overall Household Income Profiles

The split between owner and renter-occupied households is 60% owner-occupied and 40% renter-occupied.

Median household income for San Angelo is \$46,100.

As expected, incomes for owner-occupied households are higher than renter-occupied households.

Median household income for owner-occupied households is 35% higher than the overall median household income for San Angelo and 86% greater than the median household income for renter-occupied households.

Table 40: 2017 Household Income by Tenure

	San Angelo		Tom Green	
	Count	Share	Count	Share
Total Households	35,383	100%	42,061	100%
Median Income	\$46,100	-	\$51,114	-
Owner-Occupied	21,372	60%	27,106	64%
Less than \$25,000	2,874	8%	3,485	8%
\$25,000 to \$49,999	6,061	17%	6,930	16%
\$50,000 to \$74,999	4,288	12%	5,224	12%
\$75,000 to \$99,999	2,937	8%	3,555	8%
\$100,000 to \$149,999	3,433	10%	4,659	11%
\$150,000 or more	1,779	5%	3,253	8%
Median Income	\$62,243	-	\$65,288	-
Renter-Occupied	14,011	40%	14,955	36%
Less than \$25,000	4,785	14%	4,976	12%
\$25,000 to \$49,999	4,909	14%	5,168	12%
\$50,000 to \$74,999	2,478	7%	2,536	6%
\$75,000 to \$99,999	660	2%	720	2%
\$100,000 to \$149,999	937	3%	1,262	3%
\$150,000 or more	242	1%	293	1%
Median Income	\$33,526	-	\$33,919	-

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

Of all households combined, those earning less than \$50,000 annually made up 53% of all households in San Angelo.

In San Angelo households earning less than \$50,000 accounted for 25% of owner households and 27% of renter households.

The largest cohort of householders are age 25-44 followed by age 45-64.

The 25-44 age householder cohort has become one of the most significant portion of the market in San Angelo.

This was confirmed in field research and interviews with real estate agents and home builders saying that in San Angelo Millennials are a fast-growing segment of home buyers in the City.

- 25-44 age cohort have 19% making less than \$50,000,
- 45-64 age cohort have 13% making less than \$50,000
- 65 years and older cohort have 18% making less than \$50,000.

Table 41: 2017 Household Income by Age of Householder

	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total Households	35,383	100%	42,061	100%
Median Income	\$46,100	-	\$51,114	-
Under 25 Years	1,715	5%	1,833	4%
Less than \$25,000	575	2%	575	1%
\$25,000 to \$49,999	466	1%	466	1%
\$50,000 to \$74,999	586	2%	644	2%
\$75,000 to \$99,999	88	0%	148	0%
\$100,000 to \$149,999	0	0%	0	0%
\$150,000 or more	0	0%	0	0%
25-44 Years	13,760	39%	15,742	37%
Less than \$25,000	2,838	8%	2,838	7%
\$25,000 to \$49,999	3,714	10%	3,984	9%
\$50,000 to \$74,999	2,360	7%	2,597	6%
\$75,000 to \$99,999	1,746	5%	1,927	5%
\$100,000 to \$149,999	2,371	7%	3,090	7%
\$150,000 or more	731	2%	1,306	3%
45-64 Years	10,169	29%	13,082	31%
Less than \$25,000	2,017	6%	2,162	5%
\$25,000 to \$49,999	2,554	7%	2,902	7%
\$50,000 to \$74,999	2,107	6%	2,597	6%
\$75,000 to \$99,999	1,129	3%	1,499	4%
\$100,000 to \$149,999	1,380	4%	2,103	5%
\$150,000 or more	982	3%	1,819	4%
65 Years and Older	9,739	28%	11,404	27%
Less than \$25,000	2,229	6%	2,886	7%
\$25,000 to \$49,999	4,236	12%	4,746	11%
\$50,000 to \$74,999	1,713	5%	1,922	5%
\$75,000 to \$99,999	634	2%	701	2%
\$100,000 to \$149,999	619	2%	728	2%
\$150,000 or more	308	1%	421	1%

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

Family households have significantly higher incomes, even greater than the overall median household income, than non-family households in the City. This is likely due in large part to the ability of family households to pool incomes.

The presence of non-family households with multiple unrelated residents occupying one housing unit cannot be accounted for by Census data.

Non-family households in San Angelo have the lowest median household incomes (\$31,860) which is 30% below the overall median household income of \$46,100.

Also, 10,000 non-family households in San Angelo make less than \$50,000 accounting for 28% of all households in San Angelo.

Table 42: 2017 Household Income by Household Type

	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total Households	35,383	100%	42,061	100%
Median Income	\$46,100	-	\$51,114	-
Family Households	21,662	61%	26,620	63%
Less than \$25,000	2,275	6%	2,458	6%
\$25,000 to \$49,999	6,347	18%	6,982	17%
\$50,000 to \$74,999	4,323	12%	5,056	12%
\$75,000 to \$99,999	2,674	8%	3,312	8%
\$100,000 to \$149,999	4,119	12%	5,658	13%
\$150,000 or more	1,924	5%	3,154	7%
Median Income	\$61,348	-	\$63,484	-
Non-Family Households	13,721	39%	15,441	37%
Less than \$25,000	5,384	15%	6,003	14%
\$25,000 to \$49,999	4,623	13%	5,116	12%
\$50,000 to \$74,999	2,443	7%	2,704	6%
\$75,000 to \$99,999	923	3%	963	2%
\$100,000 to \$149,999	251	1%	263	1%
\$150,000 or more	97	0%	392	1%
Median Income	\$31,860	-	\$31,976	-

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

Housing Cost-Burdened Households

As one would expect, lower-income households pay a high percentage of their income for housing at higher rates than higher-income households.

There were 4,301 owner-occupied households paying 30% or more of income on housing costs.

This translates to 20% of all owner-occupied housing units and 12% of total housing units in the City that are owner-occupied units that are housing cost burdened.

Owner-occupied household cohorts with the greatest shares paying 30% or more on housing cost are the less than \$20,000 (1,573) followed by \$20,000 to \$34,999 (1,336).

There are 8,798 owner-occupied households making \$49,999 and less.

This translates to 41% of homeowners in San Angelo and 25% of total households who make \$49,999 and less.

Furthermore, 3,804 (18% of owner-occupied households) of owner households making less than \$50,000 pay 30% or greater of their income in housing costs. This translates to 11% of total households in San Angelo.

This drops considerably as incomes increase from \$50,000, with very few homeowners making \$50,000 or more paying greater than 30% of their income for housing.

Homeowner households making incomes \$35,000 and less should be the primary target market if crafting policy or interventions to address affordability and housing cost burden for homeowners in San Angelo.

Table 43: 2017 Housing Costs as a Percentage of Household Income – Owner-Occupied Housing by Income

	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total Housing Units	35,383	100%	42,061	100%
Owner-Occupied housing units	21,372	60%	27,106	64%
Less than \$20,000	2,281	6%	2,677	6%
Less than 20 percent	572	2%	609	1%
20 to 29 percent	136	0%	445	1%
30 percent or more	1,573	4%	1,623	4%
\$20,000 to \$34,999	2,999	8%	3,475	8%
Less than 20 percent	1,392	4%	1,599	4%
20 to 29 percent	271	1%	500	1%
30 percent or more	1,336	4%	1,376	3%
\$35,000 to \$49,999	3,518	10%	4,126	10%
Less than 20 percent	2,229	6%	2,661	6%
20 to 29 percent	394	1%	543	1%
30 percent or more	895	3%	922	2%
\$50,000 to \$74,999	4,288	12%	5,224	12%
Less than 20 percent	3,325	9%	3,905	9%
20 to 29 percent	805	2%	874	2%
30 percent or more	158	0%	445	1%
\$75,000 or more	8,149	23%	11,467	27%
Less than 20 percent	5,787	16%	8,637	21%
20 to 29 percent	2,023	6%	2,491	6%
30 percent or more	339	1%	339	1%
Zero or negative income	137	0%	137	0%

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

As with homeowners, low income renters tend to be considerably more cost-burdened than higher-income renters.

However, the burden is even more pronounced for renters at all but the highest incomes.

In San Angelo 6,472 renter households are housing cost burdened. This accounts for 46% of all renter households and 18% of total households.

Note that 53% (7,391) of all renter-occupied housing units are in the \$34,999 and less cohort.

Also, renter households making \$34,999 and less represent 21% of all households in the City.

Furthermore, of renter households making \$34,999 and less, 81% (5,959) are housing cost burdened (paying 30% or more of household income on housing).

Table 44: 2017 Housing Costs as a Percentage Of Household Income – Renter-Occupied Housing by Income

	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total Housing Units	35,383	100%	42,061	100%
Renter-Occupied housing units	14,011	40%	14,955	36%
Less than \$20,000	3,042	9%	3,081	7%
Less than 20 percent	77	0%	77	0%
20 to 29 percent	280	1%	280	1%
30 percent or more	2,685	8%	2,724	6%
\$20,000 to \$34,999	4,349	12%	4,407	10%
Less than 20 percent	78	0%	78	0%
20 to 29 percent	997	3%	1,055	3%
30 percent or more	3,274	9%	3,274	8%
\$35,000 to \$49,999	1,603	5%	1,804	4%
Less than 20 percent	259	1%	259	1%
20 to 29 percent	831	2%	999	2%
30 percent or more	513	1%	546	1%
\$50,000 to \$74,999	2,367	7%	2,367	6%
Less than 20 percent	1,655	5%	1,655	4%
20 to 29 percent	712	2%	712	2%
30 percent or more	0	0%	0	0%
\$75,000 or more	1,546	4%	1,982	5%
Less than 20 percent	1,290	4%	1,666	4%
20 to 29 percent	256	1%	316	1%
30 percent or more	0	0%	0	0%
Zero or negative income	131	0%	131	0%
No cash rent	973	3%	1,183	3%

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

Younger households, especially younger households that rent pay the largest shares of their income for housing in San Angelo, even greater than older households that tend to be lower income.

This may be for a variety of reasons, including the lower absolute number of renters aged 65 and older, declining or fixed incomes for older retired households, the demand that older renters may have for newer and more expensive properties, and a need for some older renters to be in a property that provides some level of assistance beyond that typically found in a rented housing unit.

The cohort with the greatest absolute number of households paying 30% or more of income to housing is the 35 to 64-year-old householder renting in San Angelo with 2,465 followed by 25 to 34-year-old householders renting in San Angelo with 2,441.

The 35 to 64-year-old householder cohort is the largest amongst all age ranges for renting and owning in the City. This cohort should be kept in mind when crafting workforce or affordable housing policy and policies affecting housing. In addition, locating and mapping the places this cohort resides could provide insight into creating place-based policies or incentives as an aspect of a housing assistance program of any kind.

Overall 30% of all households in San Angelo are housing cost burdened, 6,472 are housing cost burdened renter-occupied and 4,301 of all owner-occupied are housing cost burdened.

Table 45: 2017 Housing Costs As A Percentage of Household Income – San Angelo by Age

San Angelo	Renter-Occupied		Owner-Occupied	
	Count	Share	Count	Share
Total	14,011		21,372	
Householder 15 to 24 years	1,343	10%	372	2%
Less than 20.0 percent	528	4%	178	1%
20.0 to 24.9 percent	35	0%	0	0%
25.0 to 29.9 percent	108	1%	0	0%
30.0 to 34.9 percent	44	0%	0	0%
35.0 percent or more	546	4%	194	1%
Not computed	82	1%	0	0%
Householder 25 to 34 years	5,088	36%	2,583	12%
Less than 20.0 percent	1,460	10%	1,047	5%
20.0 to 24.9 percent	492	4%	1006	5%
25.0 to 29.9 percent	654	5%	51	0%
30.0 to 34.9 percent	1,031	7%	174	1%
35.0 percent or more	1,410	10%	305	1%
Not computed	41	0%	0	0%
Householder 35 to 64 years	5,642	40%	10,616	50%
Less than 20.0 percent	1,197	9%	6,411	30%
20.0 to 24.9 percent	638	5%	706	3%
25.0 to 29.9 percent	807	6%	1,044	5%
30.0 to 34.9 percent	580	4%	974	5%
35.0 percent or more	1,885	13%	1,381	6%
Not computed	535	4%	100	0%
Householder 65 years and over	1,938	14%	7,801	37%
Less than 20.0 percent	174	1%	5,669	27%
20.0 to 24.9 percent	158	1%	486	2%
25.0 to 29.9 percent	184	1%	336	2%
30.0 to 34.9 percent	370	3%	536	3%
35.0 percent or more	606	4%	737	3%
Not computed	446	3%	37	0%

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

Owners

Approximately 13% of homeowners with a mortgage in San Angelo pay 30% or greater of household income on housing costs.

For those without a mortgage, housing costs rarely exceed 30% as what is typically the largest cost for owned housing is no longer a concern.

Although, 7% of those without a mortgage still pay 30% or more on housing costs.

Approximately 21% of homeowners in San Angelo with a mortgage pay less than 20% of their income in housing costs.

For those without a mortgage, 40% pay less than 20% of their income in housing costs.

This data shows that half of the homeowners in San Angelo no longer have a mortgage. Perhaps many are longtime residents of

the City who have been able to pay off their home and enjoy a comfortable level of affordability while owners with a mortgage, presumably those that are more recent owners, have nearly double the amount paying 30% of household income dedicated to housing cost than longtime owners which may lend to the increasing price of new homes in San Angelo and Tom Green County.

The most striking figure is that 1,450 households, 7% of all owner-occupied households without a mortgage and 14% of all owner-occupied with a mortgage, are paying 50% or more on housing. Combined this means 2,000 households (10% of owner-occupied and 6% of all households) are severely cost burdened, paying 50% or more on housing.

Table 46: 2017 Monthly Owner Costs as a Percentage Of Household Income

Owner-Occupied	San Angelo		Tom Green County	
	Count	Share	Count	Share
Total	21,372	100%	27,106	100%
Housing units with a mortgage	10,698	50%	13,576	50%
Less than 10.0 percent	315	1%	960	4%
10.0 to 14.9 percent	2,496	12%	2,951	11%
15.0 to 19.9 percent	1,799	8%	2,496	9%
20.0 to 24.9 percent	1,974	9%	2,275	8%
25.0 to 29.9 percent	1,255	6%	1,681	6%
30.0 to 34.9 percent	1,120	5%	1,212	4%
35.0 to 39.9 percent	53	0%	80	0%
40.0 to 49.9 percent	167	1%	167	1%
50.0 percent or more	1,450	7%	1,685	6%
Not computed	69	0%	69	0%
30.0 percent or more	2,790	13%	3,213	12%
Housing units without a mortgage	10,674	50%	13,530	50%
Less than 10.0 percent	3,895	18%	5,779	21%
10.0 to 14.9 percent	3,122	15%	3,269	12%
15.0 to 19.9 percent	1,678	8%	1,956	7%
20.0 to 24.9 percent	224	1%	545	2%
25.0 to 29.9 percent	176	1%	352	1%
30.0 to 34.9 percent	564	3%	564	2%
35.0 to 39.9 percent	204	1%	204	1%
40.0 to 49.9 percent	196	1%	246	1%
50.0 percent or more	547	3%	547	2%
Not computed	68	0%	68	0%
30.0 percent or more	1,511	7%	1,561	6%

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

Of all owner-occupied units in San Angelo 20% (4,301) are housing cost burdened. This same figure also represents 12% of all households in the City.

The share of homeowners who pay 30% or greater of their income on housing is concentrated heavily to 35 to 64 years householders with 2,355.

As one would expect, the share of homeowners paying 30% or more of income for housing falls as household incomes increase.

Of owner-occupied households making less than \$10,000 to \$49,999 that pay 30% or more of their income on housing, 17% or 3,621 are housing cost burdened. This figure is 10% of all households in San Angelo.

Prospective for-sale housing programs and policies should focus mostly on households in the four income brackets previously listed as households above \$50,000 have very low shares of housing cost burden.

Table 47: 2017 Cost-Burdened Owner Households by Age - San Angelo

Owner-Occupied	San Angelo	
	Count	Share
Total	21,372	100%
Total In Age Range		
Householder 15 to 24 years	372	2%
Householder 25 to 34 years	2583	12%
Householder 35 to 64 years	10,616	50%
Householder 65 years and over	7,801	37%
30% or more of Income	4,301	20%
Householder 15 to 24 years	194	1%
Householder 25 to 34 years	479	2%
Householder 35 to 64 years	2,355	11%
Householder 65 years and over	1,273	6%

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

Table 48: 2017 Cost-Burdened Owner Households by Income - San Angelo

Owner-Occupied	San Angelo	
	Count	Share
Total	21,798	100%
Total In Income Range		
Less than \$10,000	748	3%
\$10,000 to \$19,999	1,627	7%
\$20,000 to \$34,999	3,028	14%
\$35,000 to \$49,999	3,378	15%
\$50,000 to \$74,999	4,925	23%
\$75,000 to \$99,999	3,149	14%
\$100,000 or more	4,943	23%
30% or more of Income	4,130	19%
Less than \$10,000	547	3%
\$10,000 to \$19,999	922	4%
\$20,000 to \$34,999	1,374	6%
\$35,000 to \$49,999	778	4%
\$50,000 to \$74,999	357	2%
\$75,000 to \$99,999	131	1%
\$100,000 or more	21	0%

Source: US Census Bureau American Community Survey 2013-2017 5-Year Estimates

Moreover, a decision must be made regarding whether or not to consider housing policies for households making \$20,000 and less since owning may not be the most feasible option for those households.

The data displayed in Table 48 comes from 2013-2017 5-Year data from the American Community Survey because there was no 1-Year data available for San Angelo. Therefore, the total number of owner-occupied housing units for San Angelo is noted as 21,798, only slightly higher than the 21,372. Nevertheless, the table still shows a meaningful estimate of the scale of owner-occupied units in the City along with household income ranges and percent of housing cost burdened owners.

Census data utilized here and throughout this report is now two years old and it must be understood that housing cost burden and demand for affordable housing is likely much greater than shown in this report.

Renters

Compared to homeowners, renters pay greater than 30% of their income on housing costs at a significantly higher rate.

Almost half, 46% of renter households, spend 30% or more of their income on housing compared to 19% of homeowners.

As well, 16% of renter households (2,302) pay 50% or more on housing, similar to the 10% (2,000) of homeowners who do.

The median gross rent as a share of income for the City is 30%. This implies that the median rent in San Angelo as of 2017 was unaffordable to very nearly half (46%) of all renter households, just below 20% of all households in the City. More than one third (36% or 2,302) of the 6,473 cost burdened renter households are severely housing cost burdened, paying 50% or more.

Table 49: 2017 Gross Rent as a Percentage Of Household Income

	San Angelo		Tom Green	
	Count	Share	Count	Share
Total	14,011	100%	14,955	100%
Less than 10.0 percent	109	1%	109	1%
10.0 to 14.9 percent	1,187	8%	1,563	10%
15.0 to 19.9 percent	2,063	15%	2,063	14%
20.0 to 24.9 percent	1,323	9%	1,551	10%
25.0 to 29.9 percent	1,753	13%	1,811	12%
30.0 to 34.9 percent	2,025	14%	2,058	14%
35.0 to 39.9 percent	824	6%	824	6%
40.0 to 49.9 percent	1,321	9%	1,321	9%
50.0 percent or more	2,302	16%	2,341	16%
Not computed	1,104	8%	1,314	9%
30.0 percent or more	6,472	46%	7,858	53%
Median gross rent as a percentage of household income	30.0%		29.2%	

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

The share of renters paying greater than 30% of their income on housing costs by age shows that householders 25 to 64 are the primary ages experiencing rental housing cost burden.

The data displayed in Table 51 comes from 2013-2017 5-Year data from the American Community Survey because there was no 1-Year data available for San Angelo. Therefore, the total number of renter-occupied housing units for San Angelo is noted as 15,040, higher than the 14,011.

Nevertheless, the table still shows a meaningful estimate of the scale of renter-occupied units in the City along with household income ranges and percent of housing cost burdened renters.

Table 50: 2017 Monthly Renter Costs Greater Than 30% Percent of Household Income by Age

Renter-Occupied	San Angelo	
	Count	Share
Total	14,011	100%
Total In Age Range		
Householder 15 to 24 years	1,343	10%
Householder 25 to 34 years	5,088	36%
Householder 35 to 64 years	5,642	40%
Householder 65 years and over	1,938	14%
30% or more of Income	6,472	46%
Householder 15 to 24 years	590	4%
Householder 25 to 34 years	2,441	17%
Householder 35 to 64 years	2,465	18%
Householder 65 years and over	976	7%

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

Table 51: 2017 Monthly Renter Costs Greater Than 30% Percent of Household Income by Income

Renter-Occupied	San Angelo	
	County	Share
Total	15,040	100%
Total In Income Range		
Less than \$10,000	1,724	11%
\$10,000 to \$19,999	2,375	16%
\$20,000 to \$34,999	4,025	27%
\$35,000 to \$49,999	2,495	17%
\$50,000 to \$74,999	1,978	13%
\$75,000 to \$99,999	1,237	8%
\$100,000 or more	1,206	8%
30% or more of Income	6,842	45%
Less than \$10,000	1,231	8%
\$10,000 to \$19,999	2,071	14%
\$20,000 to \$34,999	2,573	17%
\$35,000 to \$49,999	719	5%
\$50,000 to \$74,999	194	1%
\$75,000 to \$99,999	54	0%
\$100,000 or more	0	0%

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

Much like with homeowners, as incomes rise the share of renters paying greater than 30% of their income in rent decreases.

Renter households making \$35,000 and more pay greater than 30% of their income toward housing costs at significantly lower rates than those with lower incomes.

Every income range of renters in San Angelo from less than \$10,000 to \$34,999 are the bulk of housing cost burdened renter households, making up 40% of housing cost burdened renters.

Census data utilized here and throughout this report is now two years old and it must be understood that housing cost burden and demand for affordable housing is likely much greater than shown in this report. For example, 2017 data used in this section cited 35,383 total housing units in San Angelo. Estimates for 2019 show 43,243 total housing units, a 22%, 7,860-unit increase.

CITY OF SAN ANGELO HOUSING MARKET TRENDS

Existing Home Market – Single-family, For-Sale Homes

Single-family detached units make up the majority of all housing types in San Angelo, accounting for 70% of the housing stock. This equates to an estimated 29,782 single-family homes out of a 2019 estimated 43,243 housing units in San Angelo. These homes vary greatly in age, size and price yet have experienced consistent sales price increases each year of the past decade as shown in the following section.

This section examines the latest market trends for single-family homes in San Angelo, looking specifically at local real estate sales statistics, new home construction and permit activity, and local market costs associated with increasing the housing supply.

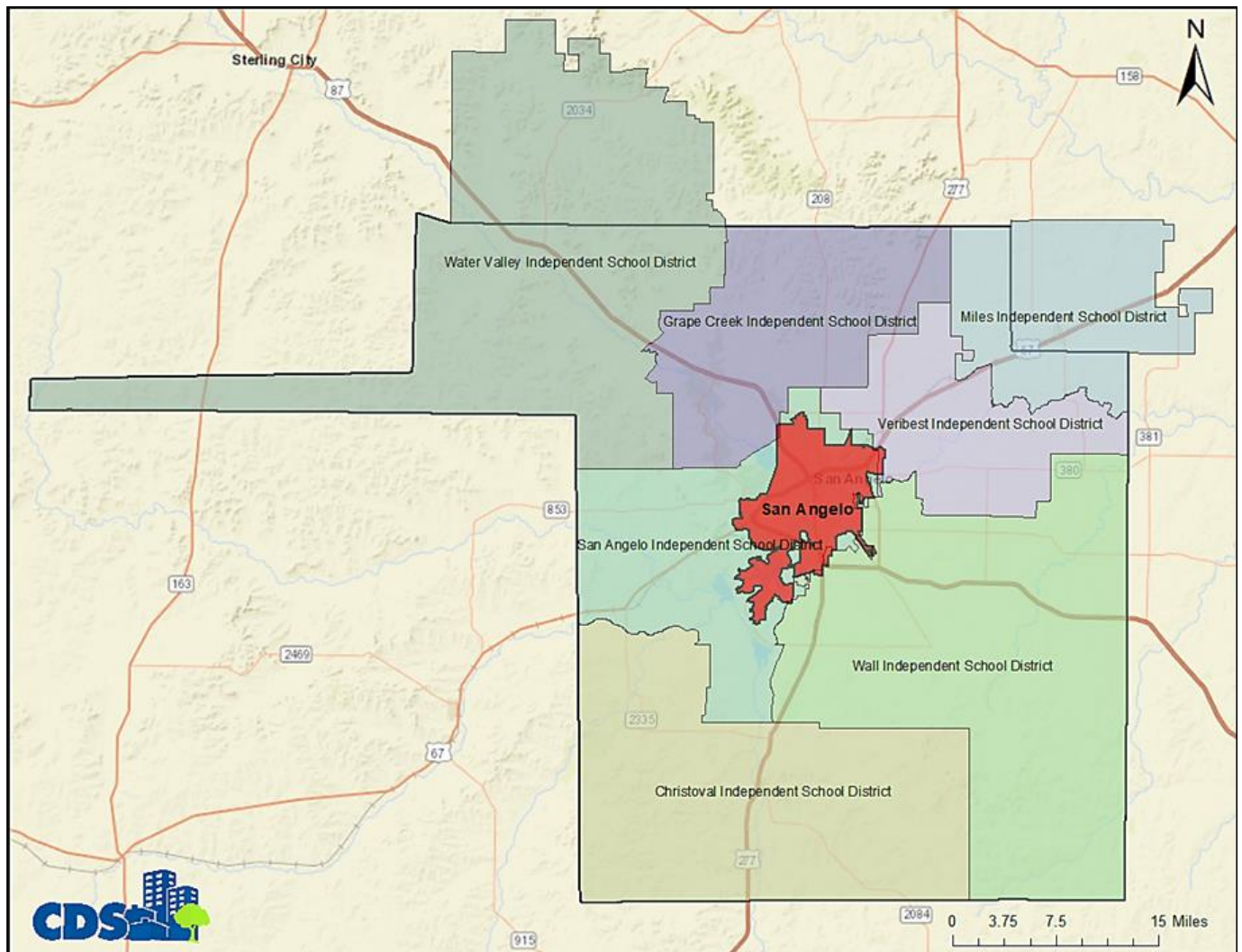
The following section contains single-family residential home sale data for San Angelo over the last ten years from 2009 through 2018. This data provides insight into local real estate market trends. The source for the majority of this data was the multiple listing service of the San Angelo Association of Realtors.

City of San Angelo Single-family Trends

The following data shows existing home sales data for the City of San Angelo (the red area in the map below).

The data analyzed also includes San Angelo Independent School District. Surrounding school districts in the County are also outlined and labeled for reference.

Figure 52: Tom Green County, City of San Angelo, and School Districts



Source: CDS Community Development Strategies

City of San Angelo Existing Single-family Supply and Inventory

Realtor's use the term "months of supply" to describe the inventory of homes on the market. Simply put, months of supply is the number of months it would take for the current inventory to sell out if sales continued at the current rate and no new inventory was added. More homes were sold in 2018 than any one year since 2014. In 2011 San Angelo saw the lowest amount of home sales in the City since 2008.

In 2018 there were 1,333 closings in the City of San Angelo, equating to an average of 111 per month. As of June 1, 2019, there were 341 houses listed for sale in San Angelo which should be nearly three months of inventory.

Generally, a supply greater than seven months is considered a buyers' market, between five to seven months is a balanced market, and less than five months is a sellers' market. The single-family residential housing market in the San Angelo area currently is without a doubt a sellers' market.

The customary decrease in housing prices in Tom Green County and San Angelo emerging from the oil price and gas production downturn period of 2016 did not take place. Single-family home sales prices since then have increased and have impacted the San Angelo area housing market.

The following section provides an overview of the supply of housing in San Angelo with an emphasis on home sales priced at levels that are possibly accessible to the most common local worker households in the City. The data shown represents annual sales volumes, not unit sales. Consequently, this data could represent the same unit sold multiple times.

Table 53: City of San Angelo Existing Homes Sales by Price Ranges, 2008 – 2018

Price Ranges	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2008-2018 % Change
\$0 - \$99,999	436	424	368	323	353	375	251	235	199	198	217	-50%
\$100,000 - \$159,999	448	404	366	360	409	488	419	397	413	394	386	-14%
\$160,000 - \$199,999	130	128	124	130	154	268	244	273	253	265	305	135%
\$200,000 - \$249,999	61	60	63	48	76	128	135	145	135	169	203	233%
\$250,000 - \$299,999	35	35	30	42	39	62	76	79	81	85	100	186%
\$300,000 - \$399,999	33	23	29	33	42	45	59	63	57	62	67	103%
\$400,000 - \$499,999	4	3	10	10	11	24	24	17	24	21	37	825%
\$500,000 +	2	2	6	6	6	16	11	18	12	13	18	800%
Total	1,149	1,079	996	952	1,090	1,406	1,219	1,227	1,174	1,207	1,333	16%

Source: San Angelo Association of Realtors

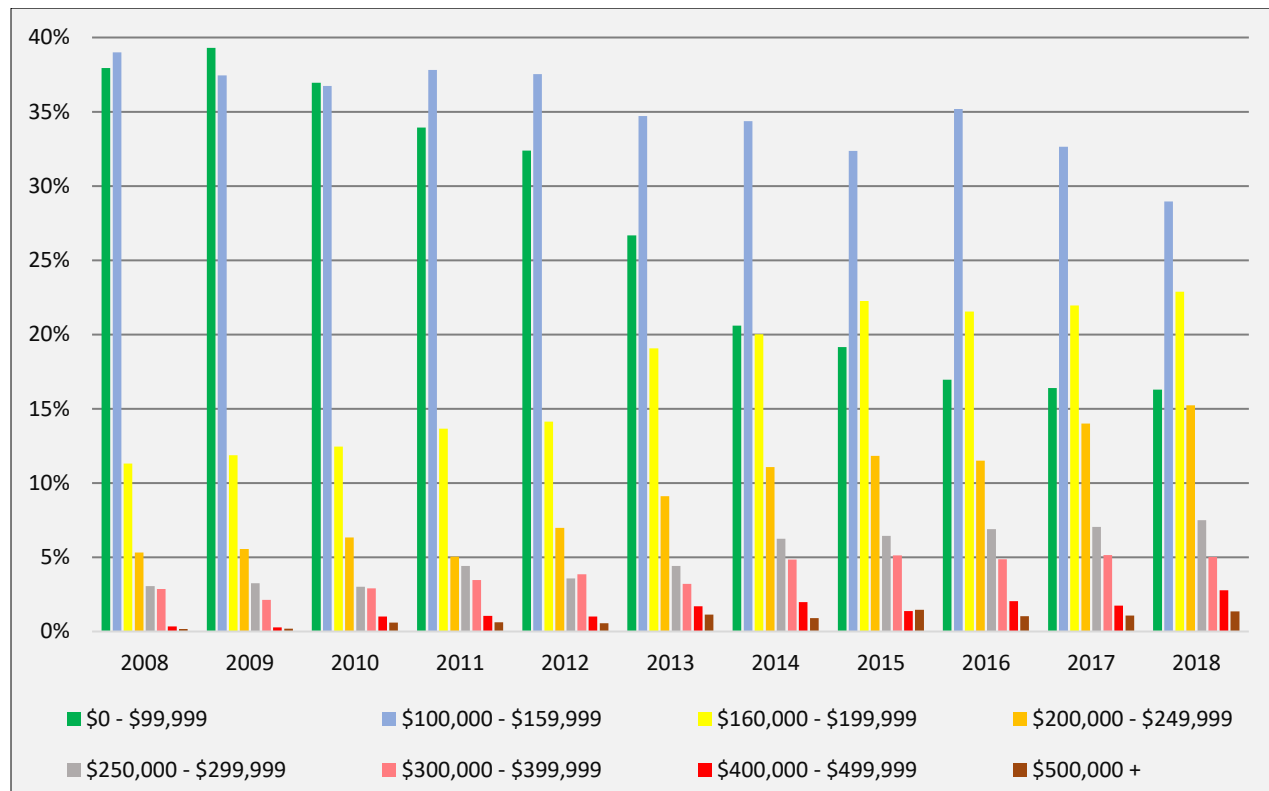
The San Angelo existing housing market home sales volumes did not return to 2008 levels until just after 2012, however it is clear that the majority of home sales have shifted greatly in price from 38% (436) of all sales in 2008 in the \$99,999 and less price range to just 16% (217) of all sales in 2018 in the \$99,999 and less price range.

This represents a 50% decrease in number of homes sold in the \$0 - \$99,999 price range and a 14% decrease in number of homes sold in the \$100,000 to \$159,999 price range from 2008 to 2018.

The increase in higher priced home sales can be seen to start in 2012 and 2013 with the beginning of the growth in the share of homes sold in the \$160,000 - \$199,999 and \$200,000 to \$249,999.

This indicates decreasing supply of homes priced \$159,999 and below. These lower price categories represent “entry level” prices for first-time buyers at or below area median household income (\$46,100 as of the 2017 American Community Survey).

Figure 54: City of San Angelo Existing Homes Sales by Price Ranges, 2008 – 2018



Source: San Angelo Association of Realtors

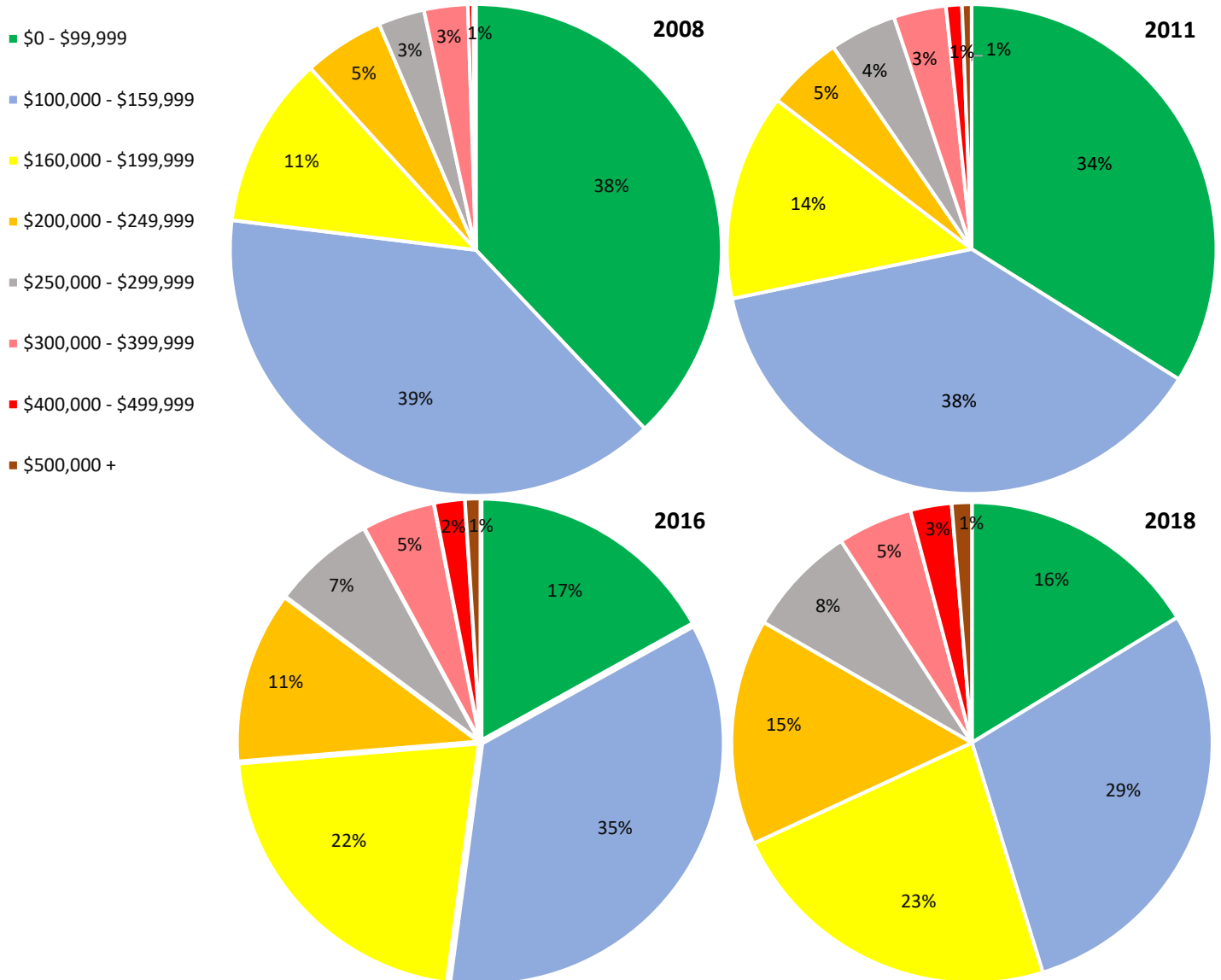
The figure above shows a chart of home sales in San Angelo by price range and percent of total sales per year. The green bars represent the lowest price sales which have steadily declined each year since 2008. The lowest priced homes priced \$99,999 and below have decreased from almost 40% of all sales in 2008 to just 15% of sales in 2018.

The \$0 - \$99,999 priced homes may serve as more of an investment or redevelopment stock in more recent years as home prices overall have risen, causing blighted or less desirable homes to justify upgrades to re-sell or rent out. This cohort of homes could also serve as lower priced opportunities for first time home buyers with resources to upgrade homes themselves and realize a nearly instant increase in home value.

Obviously in the past three to four years the occurrence of homes in this price range serving that purpose has likely dwindled greatly. Interview data confirms this assumption as real estate agents mentioned that many of these homes in this price range are unlivable and are being purchased all cash by investors as flips or rentals.

San Angelo workers making \$38,000 can afford a \$150,000 and lower priced home. The blue colored bars in the figure above, \$100,000 - \$159,999 priced home sales, has decreased from nearly 40% of all sales in 2008 to less than 30% of all sales in 2018. The supply of homes in this price range represent the home prices most oriented to the those that can just barely afford home ownership.

Figure 55: San Angelo Existing Homes Sales by Price Ranges, 2008 – 2018



Source: San Angelo Association of Realtors

Figure 55 on the previous page shows once again clearly the shrinking stock of homes priced \$159,999 and below. As the market becomes less affordable and home prices increase the figure above shows the increase in the volume of homes sold in the \$160,000 - \$199,999 price range. The share of homes in this price range has shifted from just 11% of all sales in 2008 to 23% of all sales in 2018.

Although the total volume of existing home sales has grown to the highest point in the past decade (an increase of 16%), the total volume of homes sold less than \$160,000 has decreased from 884 (72% of all sales in 2011) to 603 (45% of all sales in 2018). At the same time population has grown by 10,000 and jobs have increased by 3,000.

As of the 2017 American Community Survey the median household income for the City was \$46,100. The correlated affordable price for that annual income is \$180,000 and less. This price point is found in the growing \$160,000 - \$199,999 price band, however, \$180,000 represents the absolute most someone making the median income can afford.

A median income earning household with significant costs other than housing, like student loans, auto loans, healthcare expenses and providing for other family members could very easily not have the finances to afford a \$180,000 priced home. Therefore, the production of new homes priced \$160,000 and below are most ideal for the median household income earners in the City.

Existing for-sale home prices have continued to increase at a rapid pace and shows no evidence that prices will stabilize or decrease going forward.

Table 56: City of San Angelo Sales Financing, 2008 – 2018

Residential Financing	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Cash	170	148	202	225	202	327	221	231	208	234	239
Conventional	524	331	310	291	423	529	485	420	407	409	496
FHA	264	412	304	264	311	350	296	373	344	324	348
VA	165	168	161	150	136	182	201	186	191	196	230
Owner Carry	10	11	17	15	10	10	9	7	5	7	10
Other	16	9	2	7	8	8	7	10	19	36	10
Total	1,149	1,079	996	952	1,090	1,406	1,219	1,227	1,174	1,206	1,333

Source: San Angelo Association of Realtors

Table 56 above shows the financing utilized each year in San Angelo.

One indicator of the presence of investors and other home buyers with the ability to easily pay for homes and therefore apply price pressure to the market are cash buyers.

Cash buyers have been steadily increasing in San Angelo.

Buyers using cash to purchase homes has increased by 41% since 2008. In 2018 cash buyers made up almost 20% of purchases.

Conventional buyers made up the greatest share of buyers in 2018 at 37%, followed by FHA at 26%, then Cash at 18% and VA with 17%.

Table 57: City of San Angelo Sales by Days on Market, 2008 – 2018

Days on Market	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0 – 30	138	94	98	86	104	177	102	85	52	72	109
31 – 60	349	309	248	199	291	514	401	438	336	379	463
61 – 90	249	229	205	179	231	260	249	258	233	243	244
91- 120	159	147	144	131	152	163	155	132	177	157	167
121+	247	298	301	357	312	292	312	314	372	351	347
Total	1,142	1,077	996	952	1,090	1,406	1,219	1,227	1,170	1,202	1,330

Source: San Angelo Association of Realtors

Table 57 above shows days on market for existing homes in San Angelo.

In 2018 existing homes sold within 31-60 days made up 35% of all sales, followed by 121+ (26%), 61-90 (18%), and 91-120 (13%).

Table 58: San Angelo Sales by Average Days on Market, 2008 – 2018

Average Days on Market	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	86	101	103	117	106	87	96	99	110	106	97

Source: San Angelo Association of Realtors

Table 58 above shows average days on market. In 2018 the average days on market was 97.

Table 59: City of San Angelo Sales by Number of Bedrooms, 2008 – 2018

Bedrooms	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
2-	149	155	151	128	148	194	161	172	143	158	185
3	758	694	622	589	711	904	763	775	753	798	835
4+	242	230	223	235	231	308	295	280	278	251	313
Total	1,149	1,079	996	952	1,090	1,406	1,219	1,227	1,174	1,207	1,333

Source: San Angelo Association of Realtors

Table 59 above shows existing home sales by number of bedrooms.

In 2018 3-bedroom homes were the most popular with 63% of all sales that year followed by 4+ bedroom homes at 23% and 2- bedroom homes at 14%.

Table 60: City of San Angelo Median Sold Price, 2008 – 2018

Median Sold Price	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	\$116,000	\$115,000	\$120,750	\$123,700	\$125,900	\$139,900	\$150,000	\$157,500	\$157,900	\$160,100	\$166,500

Source: San Angelo Association of Realtors

The median sold price in San Angelo has increased each year since 2008.

In 2018 the median sold price was \$166,500, an increase of 32% since 2011.

It is vital to local workers and median income earners (\$46,100) to maintain a median sold price of no greater than \$180,000 in order to assure an attainable stock of homes priced for these workers and households.

Table 61: City of San Angelo Average Sold Price, 2008 – 2018

Average Sold Price	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	\$127,851	\$127,719	\$134,900	\$138,490	\$142,436	\$156,988	\$169,701	\$174,991	\$172,840	\$176,419	\$182,946

Source: San Angelo Association of Realtors

The average sold price in 2018 was \$183,946, an increase of 43% since 2008 and a 32% increase since 2011.

As previously stated, home prices greater than \$180,000 are not attainable to many local workers making \$46,100 and less.

Table 62: City of San Angelo Total New Listings, 2008 – 2018

Total New Listings	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	1,176	1,520	1,812	1,511	1,567	1,678	1,631	1,718	1,615	1,703	1,652

Source: San Angelo Association of Realtors

There were 1,652 total new listings in 2018, an average of 138 per month.

City of San Angelo Affordable Single-family Demand

Estimation of affordable home purchase prices is more involved than for rental housing, and requires additional assumptions regarding the type of mortgage, interest rates, property taxes, and other expenses such as property insurance.

As of 2019, the vast majority of first-time home buyers in moderate price categories are utilizing programs such as Federal Housing Administration (FHA) mortgage insurance, which reduces the required down payment to as low as 3.5% of purchase price.

The following tables describe an FHA mortgage scenario and other assumptions to arrive at the income levels needed for an estimated monthly housing cost below the 30% standard. The calculations indicate that a first-time home purchase for households with incomes under \$40,000 is likely unrealistic. Also, this analysis does not consider that potential buyers may have other current debt that effectively reduces their qualifying income.

Assumptions

Tax Rates

City of San Angelo	\$0.776
Tom Green County	\$0.535
San Angelo ISD	\$1.210

Total **\$2.521**

Down payment	3.50%	of home price
Closing costs	4.00%	of home price
FHA UFMIP	1.75%	of loan amount
Annual mortgage insurance	0.85%	of loan amount
Mortgage rate	4.000%	per year
Mortgage term	30	years
Insurance	\$1,500	per year
Affordability standard	30%	of gross income

Table 63: Affordable For-Sale Home Price Calculation (FHA Mortgage)

Home price	\$150,000	\$175,000	\$200,000	\$225,000	\$250,000	\$275,000	\$285,000	\$300,000	\$325,000	\$350,000
Down payment	\$5,250	\$6,125	\$7,000	\$7,875	\$8,750	\$9,625	\$9,975	\$10,500	\$11,375	\$12,250
Closing costs	\$6,000	\$7,000	\$8,000	\$9,000	\$10,000	\$11,000	\$11,400	\$12,000	\$13,000	\$14,000
Total up-front costs	\$11,250	\$13,125	\$15,000	\$16,875	\$18,750	\$20,625	\$21,375	\$22,500	\$24,375	\$26,250
FHA Loan amount	\$147,283	\$171,830	\$196,378	\$220,925	\$245,472	\$270,019	\$279,838	\$294,566	\$319,113	\$343,661
Monthly mortgage	\$709	\$827	\$946	\$1,064	\$1,182	\$1,300	\$1,347	\$1,418	\$1,536	\$1,655
Monthly MIP	\$104	\$122	\$139	\$156	\$174	\$191	\$198	\$209	\$226	\$243
Monthly home insurance	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125
Monthly taxes	\$32	\$37	\$42	\$47	\$53	\$58	\$60	\$63	\$68	\$74
Total PITI with MIP	\$970	\$1,111	\$1,252	\$1,392	\$1,533	\$1,674	\$1,730	\$1,815	\$1,956	\$2,097
Required monthly gross income	\$3,233	\$3,703	\$4,172	\$4,642	\$5,111	\$5,580	\$5,768	\$6,050	\$6,519	\$6,989
Required annual income	\$38,799	\$44,432	\$50,065	\$55,698	\$61,331	\$66,964	\$69,217	\$72,597	\$78,230	\$83,864
Hourly wage equivalent @ 2,080 hours	\$18.65	\$21.36	\$24.07	\$26.78	\$29.49	\$32.19	\$33.28	\$34.90	\$37.61	\$40.32

Note: Hourly wage rate based on 2,080 hours/yr.

The 2017 ACS 1-Year data provided in earlier sections of this report showed that in San Angelo 12% (4,301) of all housing units and 20% of all owner-occupied units are housing cost burdened.

Furthermore, owner-occupied households earning \$49,999 and below annually constitute an estimated 41% (8,798) of all owner-occupied households 25% of total households and in San Angelo.

Also, 5,280 owner-occupied units make \$35,000 or below (25% of owner-occupied units and 15% of all households); the above FHA model shows that such income levels would be very difficult to qualify as first-time buyers, because the attainable purchase price of homes would need to be at levels the market currently shows a significant shrinking supply of.

The share of homes sold in San Angelo priced \$99,999 and below represented only 16% of all homes sold in 2018.

The ACS data also showed that for households making \$75,000 or more, only 1% (339) in San Angelo would be considered cost-burdened at the 30% standard. So, an estimate of the magnitude of affordable for-sale housing needs will focus on households with incomes from \$49,999 and less annually, who constitute the bulk of the lower half of the “middle class” (median household income in San Angelo in 2017 was estimated to be approximately \$46,100).

It should be noted that less conventional models such as small-unit low-rise condominiums, the manufactured home and mixed-tenure model and mixed owner-renter duplexes (where the rental unit income can count toward mortgage qualification) could be residential development products that provide a more feasible pathway into affordable home ownership for household incomes \$35,000 and less. The creation of only 4 units of duplex, triplex or fourplex in the past 10 years along with high occupancy of existing product of this type means that pent up demand for these products should realize absorption of new units. These products were not a focus of this analysis, though further investigation of them as a future affordable option may be warranted.

The ACS estimated that the number of cost-burdened households in 2017 in San Angelo is as follows, associated with the maximum home price these households could pursue without being cost-burdened:

Table 64: Estimated San Angelo Affordable For-Sale Housing Need by Income Range, 2017

Income Range	# Cost-Burdened Households	Home Price Range Needed
\$20,000 to \$34,999	1,336	Under \$150,000
\$35,000 to \$49,999	895	Under \$200,000
\$50,000 to \$74,999	158	\$200,000 - \$300,000
Total	2,389	

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

These estimates would likely be underestimated for 2019 and the near future, for the following reasons:

- Home prices continued escalating after 2017, while incomes likely did not keep pace.
- The overall population of Tom Green County and San Angelo also continued to increase since 2017.

City of San Angelo Affordable Multifamily Demand

Estimating the magnitude of affordable housing demand requires the establishment of standards for affordable rent levels and home purchase prices. This is relatively straightforward for rental housing, as household income levels can be directly translated into affordable monthly rents at a maximum of 30% of gross income. It should be noted that considerations such as security deposits, incarceration records, credit scores, family size, willingness to share with roommates, and other household expenses (medical payments, car-related expenses, student loan payments, etc.) are obviously important in determining the affordability levels for individual households but are beyond the basic analysis provided in this report as summarized in the table below.

Table 65: Affordable Rent Calculation

Annual income	\$15,000	\$20,000	\$25,000	\$30,000	\$35,000	\$40,000	\$45,000	\$50,000	\$55,000	\$60,000	\$65,000	\$70,000	\$75,000
Hourly wage rate	\$7.21	\$9.62	\$12.02	\$14.42	\$16.83	\$19.23	\$21.63	\$24.04	\$26.44	\$28.85	\$31.25	\$33.65	\$36.06
Weekly wage	\$288	\$385	\$481	\$577	\$673	\$769	\$865	\$962	\$1,058	\$1,154	\$1,250	\$1,346	\$1,442
Monthly income	\$1,250	\$1,667	\$2,083	\$2,500	\$2,917	\$3,333	\$3,750	\$4,167	\$4,583	\$5,000	\$5,417	\$5,833	\$6,250
Max. rent	\$375	\$500	\$625	\$750	\$875	\$1,000	\$1,125	\$1,250	\$1,375	\$1,500	\$1,625	\$1,750	\$1,875

Notes:

(1) Hourly wage rate based on 2,080 hours/yr.

The most relevant estimate of affordable rental housing need in San Angelo is from the 2017 American Community Survey data as related in an earlier section of this report. Approximately 64% (8,994) of renter-occupied households (25% of all households) in San Angelo made \$50,000 or below.

That data also showed high levels 6,000 (42%) of housing cost burden for renter households earning \$35,000 and below of annual income, which includes professional as well as low-skill, low-rank positions in industries such as Retail, Health Care and Social Assistance, Education and Accommodation and Food Services along with large shares of lower skill or lower ranking employees across the remaining range of industries not listed. This figure represents 17% of all households in San Angelo

Based on the Affordable Rent Calculation table above, a summary of the total cost-burdened renter households as of 2017, and the maximum rent they should pay to avoid being cost-burdened, is as follows:

Table 66: Estimated San Angelo Affordable Rental Housing Need by Income Range, 2017

Income Range	# Cost-Burdened Households	Monthly Rent Range Needed
Less than \$20,000	2,685	Under \$500
\$20,000 to \$34,999	3,274	\$500 to \$875
\$35,000 to \$49,999	513	\$875 to \$1,250
Total	6,472	

Source: US Census Bureau American Community Survey 2017 1-Year Estimates

These estimates may be understated or insufficient because:

- Some households may have other expenses (notably children, healthcare, education and transportation) which lowers the range of rent needed to have a truly manageable household budget; their needed monthly rent range is much lower than what is reported in the table.
- Some renter households are not classified as cost-burdened because they are “doubling up” with other renters in a situation more crowded than they would prefer, but necessary to avoid being cost-burdened. This is taking place at reportedly high levels amongst lowest wage-earning workers in Retail and Food and Accommodation Services.
- These figures are based on the 2017 1-Year ACS. Given job and population growth in the City and County, the current numbers for 2019 are likely higher than those shown in the table.

Residential New Construction Trends

San Angelo MSA Single-family Building Permits

Table 67 below shows single-family residential building permits in Tom Green County from 1980 to 2018 and provides a timeline of residential building permits in the County along with the amount, price and change.

There was a total of 10,304 single-family building permits since 1980.

The peak for permits was 599 in 1981 during the housing boom/bust of the 80's.

The most permits for any year in the 2010's was 326 in 2013.

In 2018 there were 262 single-family permits issued.

Table 67: San Angelo MSA Single-family Residential Building Permits 1980-2018

Date	Number of Dwelling Units	Percent Change	Average Value (\$) per Dwelling Unit	Percent Change
1980	522		\$27,300	
1981	599	14.80%	\$24,500	-10.30%
1982	425	-29.00%	\$26,800	9.40%
1983	555	30.60%	\$28,300	5.60%
1984	363	-34.60%	\$35,200	24.40%
1985	254	-30.00%	\$33,900	-3.70%
1986	188	-26.00%	\$37,700	11.20%
1987	284	51.10%	\$43,500	15.40%
1988	166	-41.50%	\$37,600	-13.60%
1989	125	-24.70%	\$40,000	6.40%
1990	131	4.80%	\$41,400	3.50%
1991	137	4.60%	\$37,200	-10.10%
1992	197	43.80%	\$48,800	31.20%
1993	305	54.80%	\$76,100	55.90%
1994	254	-16.70%	\$85,600	12.50%
1995	221	-13.00%	\$84,400	-1.40%
1996	252	14.00%	\$90,200	6.90%
1997	192	-23.80%	\$89,000	-1.30%
1998	230	19.80%	\$106,300	19.40%
1999	267	16.10%	\$120,800	13.60%
2000	239	-10.50%	\$105,900	-12.30%
2001	247	3.30%	\$114,600	8.20%

Date	Number of Dwelling Units	Percent Change	Average Value (\$) per Dwelling Unit	Percent Change
2002	251	1.60%	\$116,200	1.40%
2003	265	5.60%	\$116,900	0.60%
2004	231	-12.80%	\$140,500	20.20%
2005	270	16.90%	\$142,500	1.40%
2006	369	36.70%	\$145,900	2.40%
2007	356	-3.50%	\$147,000	0.80%
2008	259	-27.20%	\$165,600	12.70%
2009	181	-30.10%	\$160,700	-3.00%
2010	177	-2.20%	\$139,400	-13.30%
2011	145	-18.10%	\$168,400	20.80%
2012	229	57.90%	\$149,600	-11.20%
2013	326	42.40%	\$180,500	20.70%
2014	229	-29.80%	\$229,900	27.40%
2015	236	3.10%	\$197,100	-14.30%
2016	172	-27.10%	\$226,700	15.00%
2017	193	12.20%	\$217,700	-4.00%
2018	262	0.358	\$216,600	-0.005
Total	10,304	-	-	-

Source: The Real Estate Center at Texas A&M University

Table 68 below shows single-family building permits for San Angelo and San Angelo MSA since 2008.

In this time frame San Angelo has accounted for 95% of the County's new single-family homes.

San Angelo has averaged about 230 single-family building permits per year since 2010.

Table 68: Single-family Detached Building Permits for City of San Angelo and San Angelo MSA, 2008 - 2018

Year	City of San Angelo Permits	Avg. Value Per Unit	San Angelo MSA Permits	Avg. Value Per Unit
2008	373	\$158,948	259	\$165,600
2009	212	\$167,477	181	\$160,700
2010	172	\$140,078	177	\$139,400
2011	146	\$159,027	145	\$168,400
2012	229	\$152,170	229	\$149,600
2013	312	\$183,627	326	\$180,500
2014	251	\$225,552	229	\$229,900
2015	236	\$197,067	236	\$197,100
2016	163	\$234,356	172	\$226,700
2017	192	\$224,102	193	\$217,700
2018	242	\$220,701	262	\$216,600
Total/Average	2,528 / 230	\$472,001,517 / \$186,709	2,409 / 219	\$451,090,700 / \$187,252

Source: City of San Angelo, The Real Estate Center at Texas A&M University, CDS Community Development Strategies

Table 69: 2 to 4 Unit Building Permits for San Angelo MSA, 2008 – 2018

Year	San Angelo MSA Permits	Avg. Value Per Unit
2008	0	\$0
2009	0	\$0
2010	0	\$0
2011	0	\$0
2012	0	\$0
2013	0	\$0
2014	0	\$0
2015	0	\$0
2016	0	\$0
2017	4	\$165,000
2018	0	\$0
Total/Average	4	\$660,000 / \$165,000

Source: The Real Estate Center at Texas A&M University, CDS Community Development Strategies

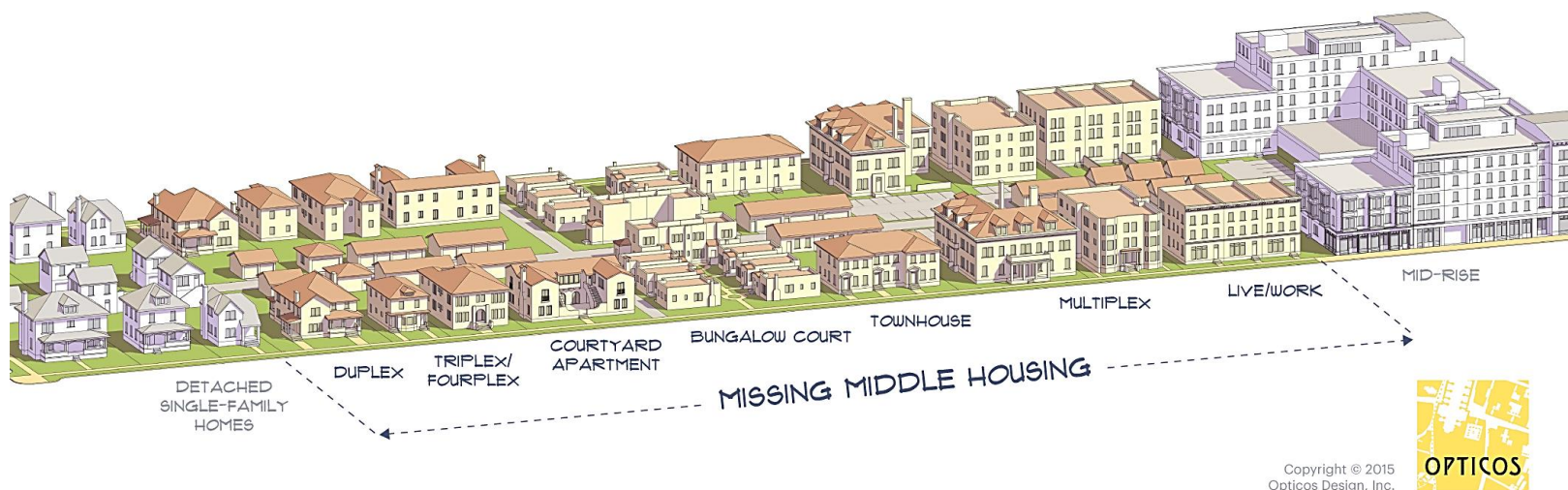
Table 69 above shows 2 to 4-unit building permits for San Angelo MSA. San Angelo dominates the County with regards to 2 to 4-unit building permits, however, interviews with local San Angelo developers revealed that current zoning and building ordinances in the City have essentially made the creation of new 2 to 4-unit properties illegal in existing single-family zones.

Furthermore, existing duplex, triplex and fourplex units are nearly impossible to preserve again because most of them now lie within strict single-family zones and are therefore nonconforming uses. When one of these units are purchased, they typically require significant repair and upgrades. Current zoning and permitting will not allow for the revitalization of these units.

Also, based on permit data there have been only four 2 to 4-unit building permits that have been issued in the past decade.

These housing types are typically what makes up the "missing middle" housing that are usually the primary housing types for local workforce, especially police, fire, ems, teachers, healthcare, city staff. Missing Middle housing can be defined as a spectrum of multi-unit housing types such as duplexes, fourplexes, bungalow courts, and mansion apartments that are not bigger than a large house. The important distinction is that these housing types are allowed to be located within existing walkable, traditional core neighborhoods embedded within primarily single-family home neighborhoods. Allowing and creating these diverse housing types provide greater choices and generate critical mass that can support transit and locally serving commercial amenities. Existing examples can be found in pre-war building stocks, but these housing types have become much less common (hence the "missing") in many cases due to restrictive zoning, building and fire codes which make the new construction of these housing types in existing single-family neighborhoods illegal.

Table 70: Example of Missing Middle Housing Types



Source: Opticos Design

Interviews with these employers cited their awareness of the extreme lack of housing of this sort and expressed a strong desire for a much greater supply of these housing types.

Additionally, in many markets these housing types are the primary way builders can get construction costs low enough to provide for-sale or rental units at price points most attainable or affordable to local median household incomes by utilizing smaller lots and increase the amount of units per acre.

The neighborhoods in and around downtown are prime areas for this type of housing development as well as near schools, colleges, healthcare, entertainment and recreation nodes.

Based on data and interviews, one of the only main housing elements missing in San Angelo are dense, mixed-use, town center, urban housing – especially in and around downtown. The City must allow for the legalization of the construction of these housing types and remove unnecessary, outdated single-family zoning related codes, ordinances and regulations while encouraging these housing types in single-family neighborhoods.

Development Environment

The City currently faces infrastructure (water and sewer capacity) restrictions (mostly on the South and West), increasing land and tax prices, rising material and labor costs all coalesce to the point that it is very difficult to build large amounts of new housing priced below \$160,000 in San Angelo. Other factors limiting supply identified by CDS are restrictive single-family zoning, plus infrastructure costs for developers.

There are no development impact fees in the City at this time, but park fees and drainage requirements are present and local builders and developers mention these along with infrastructure costs as the top challenges to continuing to produce new single-family homes at \$160,000 and below. Builders cited utility costs per infill lot can average in the range of \$15,000 to \$6,000 per lot, depending on the volume of lots involved and degree of infrastructure costs and drainage required by the City.

This is especially prominent in the recently fast-growing portions of the City to the west and southwest. Infrastructure capacity there has limited additional land acquisitions for new housing production which has pushed a few local builders along with investors and individuals to the northside of the City. The area near Lakeview High School currently represents the main infill activity from builders. Indication of an increase in prices is that development costs in northside neighborhoods were \$116 per square foot about two years ago and are now \$131 per square foot. Builders say this is mostly due to the increases in price of land, taxes, insurance, and infrastructure.

As previously demonstrated, there are missing new supplies of all housing types in San Angelo other than single-family and large multifamily types.

Unlike other parts of West Texas, San Angelo builders did not cite outrageous construction material costs. However, a lack of skilled and unskilled trade and labor workers was cited in San Angelo. Biggerstaff Homes has worked with Howard College to help create workforce development pipelines to provide training and work opportunities to attract more workers to the local industry. In many cases the best practice for this model is school district and industry led.

The City did not seem to be an inhibitor of new housing supply except for the restrictive single-family zoning and larger lot sizes that make it illegal for builders to be as flexible as possible to meet various housing needs via greater building height and density in single-family neighborhoods. Also, code enforcement of existing units as well as blight mitigation appear to be very effective and well performing. Overall the City seemed to display a great deal of acumen in terms of effort and sophistication in regard to facilitating new housing development.

Single-family Construction

With the addition of new jobs and population in the past two years and projections to continue now and through 2024, the San Angelo housing market runs the risk of even sharper price increases of for-sale and rental prices than seen recently in the lowest priced units.

If supply cannot keep up with new affordable and moderately priced entry level multi and single-family housing, which is heavily in demand, there will be an increase in prices.

Unfortunately, it is not as simple as building large volumes of new speculative houses on undeveloped, infrastructure served land. The supply of new undeveloped, infrastructure served, developable land in San Angelo is very low. In addition, providing new infrastructure to unserved land has been reported in San Angelo to automatically increase the list price of raw land in the past several years.

New Single-family Construction

Figure 71: 2019 San Angelo New Home Construction Map



Source: San Angelo Builders Association, Parade of Homes April 2019

The figure above shows the location of featured new single-family home construction in San Angelo in 2019. The southwest is popular for moderate to high priced homes in Prestonwood, Saddleclub and Bridlewood areas. These are being built in large, new development subdivisions predominately undeveloped land tracts. More sites such as this for new home production is now limited after the build out of existing subdivisions currently underway in the map shown above. Infrastructure are the major limiting factors along with scarcity of easily developable land and increasing land and tax prices.

Lake View is an emerging sub-market for new single-family home construction in San Angelo as it is right now serving as the primary location for new infill lot development of the most affordable entry level homes.

Currently the lowest priced newly constructed entry level single-family home in San Angelo are priced at \$142,750. However, this can only be accomplished with a maximum infill lot cost of \$8,000 plus \$10,000 or less on infrastructure per lot. Furthermore, the volume of production of this lowest priced home has been limited to 20 or less per year. This particular model provides 1,000 square foot, 2-bedroom, 2-bath home with no garage.

Also, with limited supply of this price home as it stands one builder, NuHome, quoted a waiting list for their entry level product. As soon as one goes under construction it is quickly purchased, even before construction has completed or in some cases even started.

There are only a handful of local developers producing this product and the City has never been a market for major large volume builders who produce hundreds of homes per year typically seen in many Texas metros.

Local San Angelo entry level builder products are led by NuHome, MR Duran Homes and Logan Construction. These three builders dedicate product lines specifically to new entry level homes on existing infill lots in the northside and are the main local builders focusing on the new entry level home market.

In 2018 San Angelo issued 242 building permits for single-family homes and have averaged about 230 per year the past decade and 1,333 existing homes sold, with an average of 1,666 a year the past decade. A deficit of about 1,436 units average each year the past decade as population grew by 8,000 and jobs increased by 3,700 in that same amount of time.

CDS estimates that local builders serving the \$160,000 and below market built an estimated 65 new homes per year the past two years in these prices, only 10% of total sales in the past two years combined for the entry level market.

Much of this activity is taking place on the northside of town where new entry level homes in this price range are being built on infill lots.

There are an estimated 178 new, entry level to moderate priced homes in the pipeline for new infill lots on the northside of the City.

On 47th Street there is new entry level home activity taking place on infill lots for \$155,000, by Logan Construction. A new entry level infill duplex being built on Bermuda and Wild Rye by Floyd Properties was observed.

There are some areas of the City, mostly in the south and southwest, experiencing larger supply of new homes however these are in prices \$200,000 and above. Interviews with real estate agents, builders and developers stated that price points of \$200,000 to \$250,000 was also a key price range as demand drops when homes begin to rise above \$250,000.

With only 242 new homes permitted in 2018, CDS estimates that about (65) 26% of new homes were in prices \$160,000 and below.

Table 72: New Single-family Construction Active Listings

Price Range	Count	Sum Price	Average Price	Median Price	Average DOM
\$140,000 - \$144,999	1	\$142,900	\$142,900	\$142,900	15
\$155,000 - \$159,999	1	\$159,900	\$159,900	\$159,900	18
\$175,000 - \$179,999	1	\$179,900	\$179,900	\$179,900	3
\$200,000 - \$204,999	1	\$204,900	\$204,900	\$204,900	3
\$215,000 - \$219,999	2	\$439,400	\$219,700	\$219,700	51
\$220,000 - \$224,999	1	\$221,900	\$221,900	\$221,900	23
\$225,000 - \$229,999	3	\$679,750	\$226,583	\$226,900	60
\$235,000 - \$239,999	3	\$709,092	\$236,364	\$236,900	27
\$240,000 - \$244,999	1	\$244,900	\$244,900	\$244,900	76
\$245,000 - \$249,999	3	\$736,984	\$245,661	\$245,208	23
\$250,000 - \$254,999	2	\$503,800	\$251,900	\$251,900	34
\$265,000 - \$269,999	1	\$267,900	\$267,900	\$267,900	14
\$290,000 - \$294,999	1	\$294,000	\$294,000	\$294,000	43
\$295,000 - \$299,999	2	\$598,900	\$299,450	\$299,450	39
\$300,000 - \$304,999	1	\$301,900	\$301,900	\$301,900	105
\$305,000 - \$309,999	2	\$614,000	\$307,000	\$307,000	30
\$310,000 - \$314,999	1	\$312,500	\$312,500	\$312,500	49
\$345,000 - \$349,999	2	\$690,000	\$345,000	\$345,000	30
\$355,000 - \$359,999	1	\$359,900	\$359,900	\$359,900	45
\$365,000 - \$369,999	2	\$738,272	\$369,136	\$369,136	26
\$375,000 - \$379,999	2	\$751,750	\$375,875	\$375,875	113
\$380,000 - \$384,999	2	\$763,700	\$381,850	\$381,850	39
\$390,000 - \$394,999	1	\$394,900	\$394,900	\$394,900	14
\$410,000 - \$414,999	1	\$410,000	\$410,000	\$410,000	10
\$435,000 - \$439,999	1	\$439,900	\$439,900	\$439,900	217
\$445,000 - \$449,999	1	\$449,000	\$449,000	\$449,000	39
\$515,000 - \$519,999	1	\$519,900	\$519,900	\$519,900	169
Total	41	\$12,129,948	\$295,852	\$294,000	46

Source: San Angelo Association of Realtors, as of 4/25/2019

Table 72 above shows new single-family construction homes that are actively listed for sale as of the end of April 2019. Only two newly built homes were priced \$160,000 and below. Due to short supply and increasing demand, even the lowest price entry level homes will be either purchased quickly by the most qualified buyer (not necessarily the neediest buyer) and prices will also increase from original list.

Figure 73: New Entry Level Single-family Home Construction





Existing Home Market – Multifamily, Rental Units

Multifamily Building Permits

There have only been 1,111 multifamily units built in San Angelo in the past decade. The lack of new supply and the fact that much of the recent supply are highly amenitized luxury units such as The Blvd and Vistas at Red Arroyo, which rent 1-bedroom units for \$980.

In 2019, the 60-unit, tax credit apartment complex Glenn Park apartments were completed, and a 72-unit age restricted senior living complex called Kirby Park Villas began construction.

Table 74: 5 or More Unit Building Permits for San Angelo MSA, 2008 – 2018

Year	City of San Angelo Permits	Avg. Value Per Unit
2008	0	\$0
2009	335	\$27,800
2010	0	\$0
2011	0	\$0
2012	176	\$45,200
2013	200	\$49,000
2014	400	\$42,300
2015	0	\$0
2016	0	\$0
2017	0	\$0
2018	0	\$0
Total/Avg.	1,111 / 101	\$43,988,200 / \$39,593

Source: The Real Estate Center at Texas A&M University, CDS Community Development Strategies

Existing Multifamily Market Rate Units

The table below shows the status of the existing multifamily rental market in San Angelo as of 1Q2019.

The occupancy is 95.6%, average square foot is 811, average rent is \$832.

Table 75: 1Q2019 Multifamily Data

Market Rate Properties	1Q2019	Annual Chg.
Occupancy	95.6%	1.8%
Unit Change	0	
Units Absorbed (Annual)	110	
Average Size (SF)	811	1%
Asking Rent	\$832	5.1%
Asking Rent per SF	\$1.03	4.0%
Effective Rent	\$828	5.3%
Effective Rent per SF	\$1.02	4.2%
% Offering Concessions	10%	-33.3%
Avg. Concession Package	5.5%	-5.7%

Source: ALN Apartment Data

The table below provides the composition of property types that make up the San Angelo multifamily apartment rental market.

Overall there are 83 properties containing a total of 9,071 units.

Approximately 70% of all apartment units in the City are in conventional, or market-rate units, meaning they receive no public subsidy or associated tenant income restrictions. About 20% (1,754) of the units are affordable. Data in [Table 76](#) show affordable occupancy at 81%, this could be due to the construction of 60 new units in Glen Park that have yet to be occupied which brings overall occupancy down until all units are occupied. However, this does not fully explain the low occupancy, CDS could not determine additional causes of the lower than average occupancy but another reason may be rising wages in San Angelo and Tom Green County which may cause some prospective tenants to be disqualified due to household income levels above property requirements.

Table 76: Multifamily Property Composition 2019

Property Type	% of Market	# of Properties	# of Units	Occupancy	Avg. SF	Avg. Rent
Conventional	70%	61	6,378	95.6%	811	\$832
Affordable	19%	13	1,754	81.4%	851	\$587
Senior Living	7%	7	622	63.1%	845	\$597
Student Housing	3%	2	317	96.6%	1,153	\$1,710
Totals		83	9,071	84.2%	915	\$932

Source: ALN Apartment Data

Table 74 previously showed that there have been only 1,111 multifamily units built in the City in the past decade even as population and jobs have increased significantly in the same period.

Of that 1,111 that were built in the last ten years, 54% (600) were high end units with average rents of more than \$1,000 per month.

The picture below shows the pool amenity at the Vistas at Red Creek which was built in 2015. This is typical



of new luxury multifamily construction. Typically, new multifamily is either very high-priced luxury or income restricted, subsidized for lower income populations. This means that others who fall in the middle incomes are often left with very few housing options as the market tends to neglect these middle price point units.

Interviews at new luxury properties revealed occupancy was in the mid 90% and tenants at this property tended to be professionals and couples with some oil and gas workers commuting the Permian Basin for work.

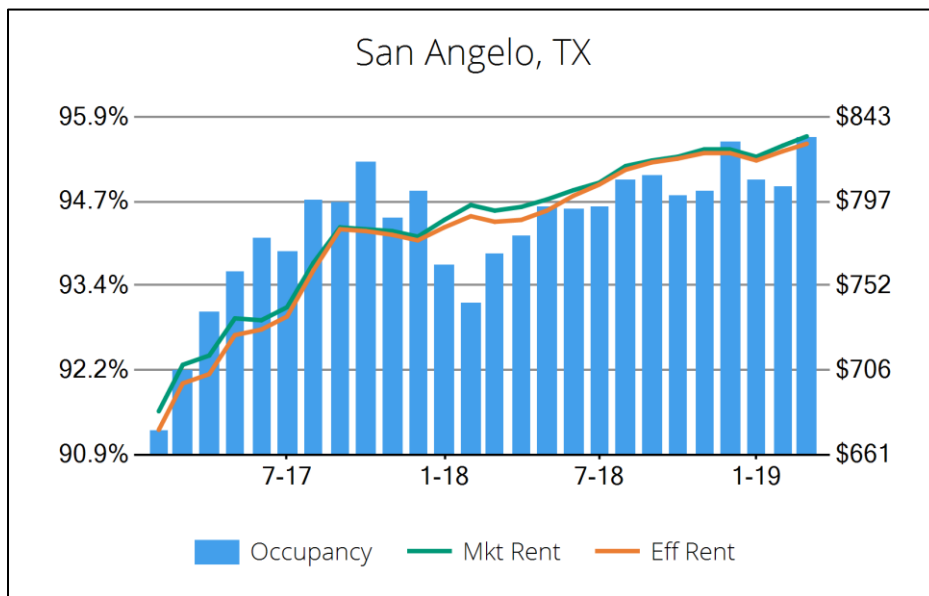
The Blvd I & II, pool amenity and complex pictured below, were built in 2013 and 2018.



Occupancy was in the low 90% range as a new 222-unit addition was just completed as well as renovations to upgrade Phase I to Phase II finishes has kept the occupancy lower than 100%. Lowest rent for a one-bedroom unit at BLVD was \$935. Rents increase an average of \$20 every six months. The last two years saw a dramatic jump in multifamily rental prices at this property and in San Angelo overall.

Some apartment property managers mentioned owners stating to them that “we want to get the rent up to Odessa prices” which are in the \$1,200 and up range for a one-bedroom, outdated unit with no amenities.

Figure 77: Multifamily Occupancy and Rent Trends, 2017-2019



Source: ALN Apartment Data

Figure 77 on the previous page reveals rent and occupancy trends since July 2017.

In that time period clearly occupancy and rents have increased dramatically.

Rents have increased more than 25% over the past two years from just more than \$660 in 2017 to more than \$800 in 2019. Though this is not as sharp as seen in other West Texas metros such as Odessa and Midland, it is a signal that the housing market is moving in an upward price trajectory.

As long as economic growth not only in the San Angelo MSA but also in the Permian Basin continues an upward trajectory, it appears likely that the rental housing market will continue to experience price appreciation.

Table 78: Existing Market Rate Apartment Complexes in San Angelo

Property Name	Units	Ave. Unit Size	Year Built	Ave. Rent	Ave. Rent/SF	Occupancy
BLVD I & II	422	914	2013	\$1,176	\$1.29	100%
Sedona Ranch	304	812	1978	\$811	\$1.00	97%
Sunset	256	896	1981	\$854	\$0.95	88%
Tuscany	250	542	1970	\$576	\$1.06	98%
Southland Arms	245	820	1972	\$784	\$0.96	100%
Cameron Place	200	856	2014	\$980	\$1.15	95%
Lakeshore Village	200	1,065	1986	\$1,077	\$1.01	100%
Plaza Square	192	790	1979	\$845	\$1.07	88%
Arroyo Square	182	819	1976	\$821	\$1.00	96%
Encino Park	180	916	1999	\$927	\$1.01	-
Greystone Village	178	745	1970	\$761	\$1.02	99%
Vistas at Red Creek	176	906	2015	\$1,178	\$1.30	86%
Raintree	169	720	1984	\$715	\$0.99	-
Creekside	160	764	1986	\$858	\$1.12	94%
Wellington Place	160	1,005	1983	\$912	\$0.91	96%
Brixton	145	649	1988	\$809	\$1.25	95%
Arden Ridge	142	925	1972	\$791	\$0.86	99%
Alamo Village	138	825	1974	\$768	\$0.93	-
Bellagio at Sunset	136	743	1976	\$635	\$0.86	91%
Resort at Riverside	128	537	1978	\$539	\$1.00	96%
Century Terrace	124	912	1984	\$797	\$0.87	98%
Sonterra West	120	600	1984	\$742	\$1.24	96%
Stadium Oaks	120	600	1984	\$770	\$1.28	-
Bent Tree	112	896	1999	\$1,072	\$1.20	95%
Casa Rio	100	701	1977	\$556	\$0.79	-
Rockbrook	100	780	1984	\$824	\$1.06	100%
Village	100	864	1950	\$595	\$0.69	96%
Bella Vista	81	645	1988	\$649	\$1.01	94%
Crestwood Terrace	80	756	1965	\$593	\$0.79	96%
Meadow Creek Village	80	997	1977	\$743	\$0.75	97%
Annex	76	752	1983	\$740	\$0.98	90%
Northgate Main Place	76	561	1979	\$570	\$1.02	96%
Ashley Oaks	72	781	1979	\$845	\$1.08	95%
Cielo Vista	72	1,026	1968	\$1,011	\$0.99	94%
Hunters Run	72	787	1996	\$708	\$0.90	99%
Rosewood Park	72	1,133	1964	\$709	\$0.63	96%
Koberlin	56	675	1979	\$614	\$0.91	99%
37	5,476	803	1982	\$762	\$1.00	96%

Source: ALN Apartment Data

Table 78 above provides a sample of existing market rate multifamily apartment units in San Angelo. The most expensive rents range in the \$1,200 range and the lowest \$570. Occupancy across the City is very high which exacerbates pressure on rents.

Existing Multifamily Assisted Units

Market rate housing refers to multifamily housing that was constructed or purchased with 100% private dollars and does not have a ceiling on allowable tenant incomes. Affordable housing is a term which includes several types of housing such as income restricted housing, rent subsidized housing, supportive housing, public housing, and others.

Like regular market rate housing, most of the affordable housing that is developed today is privately built and owned, either by non-profit organizations or private businesses and corporations. These organizations use a combination of private funding and public subsidies, often in the form of tax credits and/or special loans, to construct new apartments that are affordable for low- and moderate-income families. These apartments are typically regulated by state and/or Federal agencies.

There are about 1,600 – 1,700 assisted units in thirteen complexes in the City. The table below shows just a small sample of these units. Glenn Park, a 60-unit income restricted multifamily property was recently completed in 2019.

Additionally, there are five assisted age 55 restricted projects totaling 402 units. They have minimal turnover and are constantly full, with wait lists. Kirby Park Villas is still under construction and continuing to lease up, so their low occupancy of 57% will reach full occupancy likely before the end of 2019.

Table 79: Assisted and Age Restricted Apartment Complexes

Property Name	Building Address	Total Units	Year Built
General			
Desert Shadows	4112 TX-306 Loop	224	1983
River Pointe Apartments	1173 Benedict Dr	191	
Nueva Vista Apartments	2401 Lillie St	152	
Bent Tree	1625 Sunset Dr	112	1999
Paisano	1357 Paisano Pl	60	1982
Glenn Park	4001 S Chadbourne St	60	2019
Noah Estates	Scattered Lots In San Angelo	33	
El Presidente	2901 J.F.K. Dr	30	1991
Total/Ave.	8 Properties	862	
All Bills Paid			
College Hills West	3426 Millbrook Dr	170	1971
El Conquistador	1737 Knickerbocker Rd	96	1969
Cliff House	1818 S Harrison St	58	1968
Total /Ave.	3 Properties	324	
Age Restricted			
River Place Apartments	501 S Irene St	222	
Kirby Park Villas	609 W 29th St	72	2018
Oak Trails	625 Rio Concho Dr	48	2019
Alta Loma	2665 Junius St	46	1984
Rio Vista	721 Julian St	14	1984
Total/Ave.	5 Properties	402	

Source: ALN Apartment Data, Apartment MarketData, CDS Community Development Strategies

Single-family Detached Rental Units

Rents in single-family rentals are slowly climbing. The mindset of most landlords and owners is to have slow, steady increases as opposed to large increases all in one renewal or new lease. There does not seem to be the level of price gouging of renters as has been seen in other parts of Texas. In some cases, depending on the home, sometimes new leases are increased in order to keep pace with updated property rental rates.

All smaller 20 unit and less apartments are fully leased since they provide the best value, therefore the next best value for some renters is a single-family home which keeps demand strong. Landlords receive multiple calls per day for listed and unlisted properties. They also receive heavy internet, craigslist and Facebook traffic for rental inquiries indicating that demand is very strong.

Popular locations for single-family rentals are the northside, eastside, numbered streets although agents and employers stated College Hills and Southland are the most desirable.

Renovated duplexes are renting for around \$800 per month. Due to a large shortage of desirable for-sale homes priced \$150,000 and below, this too has increased single-family renter demand, especially those with children or family members. Units priced \$400-\$500 are in greatest demand for those making the average weekly wage of \$880.

This market did indicate that some level of accountability between landlords and the City would be helpful as some owners and landlords have tenants living in very unsafe and unacceptable conditions and refuse to repair or upgrade. The flip side is that typically this means increasing rates which could displace residents. Very few of the rental houses are listed on the MLS and most are only advertised on specific internet sites. This makes it difficult for landlords to determine rental rates in a conventional manner of comparison. Most landlords that CDS spoke with said they follow multifamily market rents depending on market conditions and demand.

Table 80: San Angelo House Leasing Price Range

Sq. Ft.	Bed/Bath	Price Range \$
Oldest Houses/Minimal Rehabilitation*		
650-800	1/1	\$525-\$675
650-800	1/2	\$650-\$800
850-1,000	2/2	\$800-\$900
1,100-1,750	3/1 & 2	\$800-\$1,200
Rehabilitated Houses**		
950-1,100	1/1	\$650-\$750
1,100-1,400	2/2	\$995-\$1,300
1,500-2,200	3 & 4/2	\$1,200-\$1,600
Larger Newer Houses		
1,500-2,000	3 & 4/2	\$1,300-\$1,700
2,000-2,500	4 & 5/3	\$1,500-\$2,000

*1940s, 1950s & 1960s, some units accepting HUD housing vouchers with minimal maintenance, many absentee owners, often no central air and heating **Usually local landlords

Goodfellow Air Force Base

The base provides military employment of more than 5,000. This creates a significant amount of housing demand. Personnel are given a housing allowance to pay for on or off base housing. The amount varies by personnel and rank from about \$800 to \$1,200 per month.

One off base housing development provides housing for base workers. However, more is needed. Currently 24 units being used are not meeting Air Force housing standards and replacements are being sought out. The base has a partnership agreement with Hunt Homes to build 96 units and demolish the Old Concho Pearl.

An estimated 2,500 personnel and their families are seeking housing off base in the City at any given point. All 25 senior officers move every two years, and much of the base is oriented to training. Therefore, many come to the base with the understanding that they are not permanent San Angelo residents. This means that most in San Angelo as a result of working or training at the base seek rental housing.

This can be problematic to the overall housing market by adding rental competition to an already tight market with low new supply historically being created as well as rising rental prices, growing population and civilian jobs.

However, many base workers stationed longer term strongly desire single-family units. It has been identified that a shortage of four-bedroom units makes locating housing for those with families difficult.

Recently a 240-unit housing shortfall for the base has been identified.

The base does have room to expand and could increase by another 2,500 or 3,000 at the base. However, this scenario is not likely but under special circumstances could occur at in the future if circumstances demand.

Downtown Housing

Current estimates of downtown housing are 1,036 multifamily units, the majority of which are apartments located in the northeast of the Central Business District but does include some single-family units as well which were not able to be quantified. Within the Central Business District there are approximately 40 multifamily units, mostly located within the 30 units at the Cactus Hotel building combined with various small-scale multifamily properties put total downtown residents current around 200.

Current downtown residents based on recent occupancy shows just less than 1,000 residents living in downtown San Angelo in 2019.

Cactus Hotel and Roosevelt Lofts state they receive several calls every day seeking downtown housing and sales and leasing representatives have cited demand for downtown housing at the moment is very great. Cactus Hotel receives an average of multiple calls per day asking for available units. When told occupancy is full they ask where are other downtown living options in the City of San Angelo. Sales and leasing reps with Roosevelt Lofts have kept a record of incoming callers interested in the property and have documented more than 1,000 interested calls for available units in the property. This documented demand along with rising average County wage and oil field workers increasingly living in San Angelo, especially single professionals or childless married couples, appear to signal an uptick in downtown housing demand in the City.

The Roosevelt Lofts project is currently under construction and will provide 25 new housing units to downtown that will be leased for the initial five years of the project with an option to buy. So, these units should be viewed as owner-occupied, though some may decide to rent out to tenants in the future. Nevertheless, these units although moderately priced Class-A units will quickly rise in value due to the location, high quality luxury design, finishing and amenities along with the historic charm and attractiveness of the very historic Roosevelt Hotel building. The lofts will feature one, two and three-bedroom units. Pricing of Roosevelt units will start at \$995 for one-bedroom units up through \$2,000 for two and three-bedroom and larger square footage units. Currently top of market for downtown units are \$2,000 and assumptions are that as the downtown continues to improve new and newly renovated unit prices will increase for all unit types and sizes.

The downtown housing market should be oriented to professional and downsizing households which are likely to demand mostly one- and two-bedroom housing units. Corporate renters do not appear to be a current demand for downtown housing but depending on future job growth, especially higher wage job development, this demand segment could grow.

The hospital holds a strong presence downtown and perhaps more cooperation in terms of future housing supply and demand can be understood by developers or downtown officials working more closely to understand the desire and ability of hospital workers to live downtown near their employment. Also, a small portion of downtown housing could seek to capture travelling patients or workers that would benefit from extended stay or short-term rental units in downtown.

A previous downtown housing study cited downtown housing demand of roughly 600 units. The Roosevelt Lofts will satisfy only a very small fraction of that demand. Downtown has a good stock of attractive and architecturally significant buildings that can be converted from older office or hotel units

to housing units yet costs such as parking, engineering, rehab and renovation of units has at the moment kept new supply low. However, as the City grows in population and jobs more supply and the related costs should become increasingly justified over the next one to five years.

The further development of place-making such as street furniture, walking and biking infrastructure as well as the continued growth of eating, drinking, entertainment and retail businesses downtown should see it flourish in a way not seen in the past three or more decades.

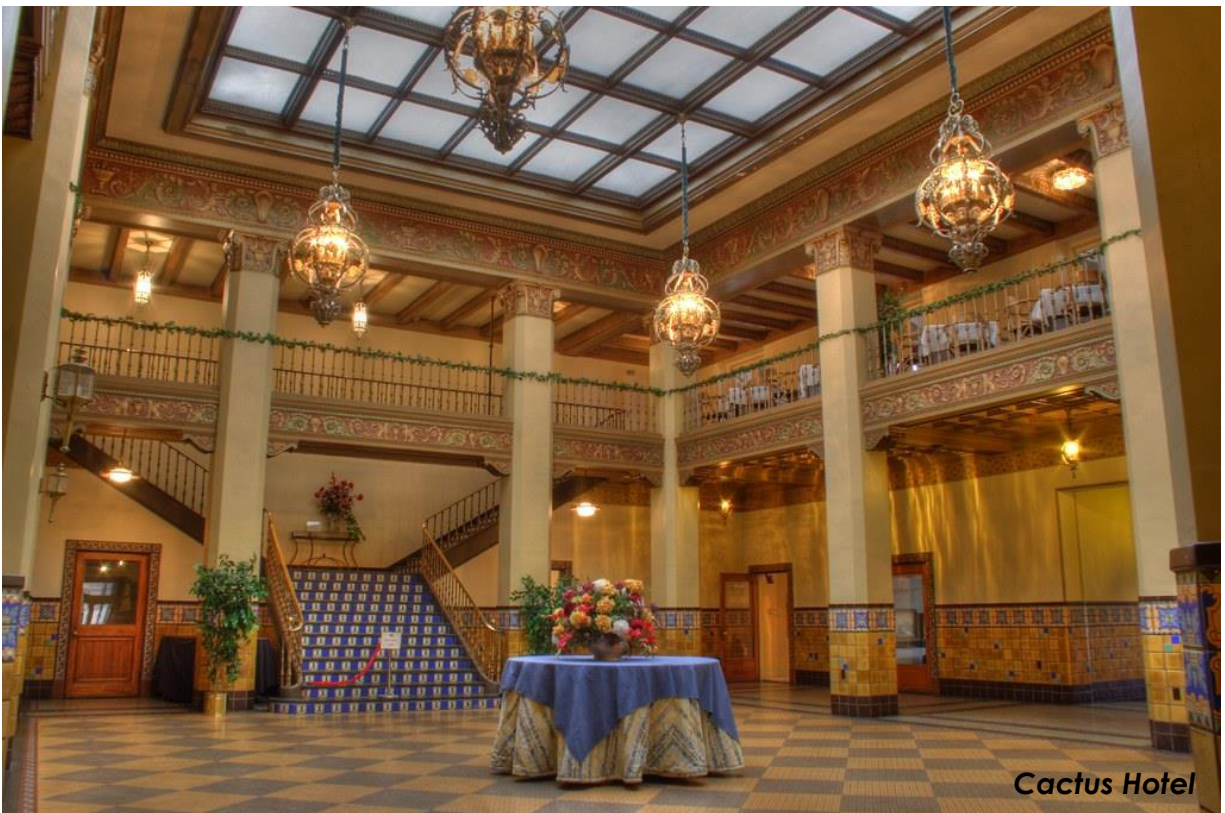
Figure 81: Downtown Housing

Roosevelt Lofts



Roosevelt Lofts





San Angelo Future and Planned Housing Development

NuHome along with other local builders have taken a keen desire to provide new entry-level homes affordable to first time homebuyers working locally in San Angelo. In total San Angelo currently has about **150** of these single-family infill lots, mostly located on the north side of town, in the pipeline for development in 2020.

In addition, a total of about **100** to **200** homes on currently platted lots in the south and western developments of Bentwood, Saddleclub and Prestonwood. The two neighborhoods of Bentwood and Prestonwood have each seen around 100 new homes per year and should continue on that pace for the next year or more.

The Kirby Senior Villas **72** units are soon to be completed construction along with the recently completed Glenn Park **60**-unit income restricted apartments together has added a total of **132** new non-conventional multifamily units.

Additionally, in 2019 the City has received two Conditional Use Permits for multifamily projects.

Figure 82: Flat Creek 27 Site Map and Rendering



This is the type of new supply that would greatly benefit local San Angelo workers, especially middle-income households suffering from the “missing middle” housing stock not currently in the market. Although optimally this type of housing would take the form of infill in existing blighted or vacant lots or redevelopment commercial sites near or within existing neighborhoods or in walkable or bikeable range of employment nodes. Nevertheless, these new single-family rental units should provide some relief to the rental market and perhaps free up highly occupied moderate to lower priced Class-B units in the City. The main tenant profiles expected for Flat Creek 27 are military personnel, students, retirees, empty-nesters and local workers.

Another multifamily housing complex comprised of **300** or more single-family rental units has also been proposed. The exact location and name of this project is not available but will likely be on the southeast portion of town near Bentwood.

Currently the single-family rental development model is growing in popularity and data on existing developments, pricing and absorption is not readily available as more and more markets begin to look to solving housing price and supply challenges with this housing type.

Prices for the two single-family rental developments have been estimated to begin in the \$800 to \$1,200 a month range typical of current market rate rents as well as the housing allowance levels of most Goodfellow AFB personnel.

Plans for each development call for primarily one bedroom, two bedroom and some three-bedroom, single-story units.

The Planning Commission has approved both projects, however, both neighborhoods are working on appealing the decision to allow them to move forward but may not be successful due to the serious need for rental housing for Goodfellow AFB as well as local growing workers and new residents.

Additionally, one mid-size, **18**-unit multifamily apartment complex is being rehabbed at 3608 N. Chadbourne after being vacant for the past two decades. This seems to be a prime example of the sort of housing type that can bring relief to renters of San Angelo, again, especially the middle-income workers suffering from a lack of “missing middle” housing types.

Downtown will see the opening of Roosevelt Lofts that will provide 30 lease to own units that are already mostly signed for, even though construction has barely started.

In total for the rest of 2019 and into 2019 CDS estimates that 250 to 350 new single-family homes are in the development pipeline along with 500 to 600 new single-family rental units, 18 market rate multifamily apartment rental units, 30 downtown lease to own lofts and 132 senior/affordable rental units.

CDS estimates a range of 1,836 total new units are primed for the San Angelo housing market in the next 12 months and 3,673 total the next 24+ months. As of 2019 the share of owner-occupied units in the City was estimated at 62% owner-occupied and 38% renter-occupied.

Some important numbers to keep in mind:

- 2019 estimated median household income \$48,440, half of all households in the City make less than \$48,440
- San Angelo averaged 456 new households per year the past decade
- San Angelo permitted 242 single-family homes in 2018
- The City averaged 230 single-family building permits per year the last decade
- 2,540 homes were sold in 2017-2018, an average of 105 per month, 47% (1,195 were priced \$160,000 and less)
- An estimated 8% (3,500) of San Angelo's housing units are unoccupied
- San Angelo added an estimated 8,241 new residents in the past decade (an annual average of 916 per year)
- 2,500 annual off base housing demand from Goodfellow AFB
- San Angelo ISD enrollment increased by 508 students in 2017-2018 school year
- San Angelo added more than 1,000 total jobs in the past two years (an annual average of 550 per year)

DEMAND ANALYSIS

According to data in [Table 64](#) there were an estimated 2,389 cost burdened owner-occupied households in San Angelo as of 2017. Of this 56% (1,336) are in the \$20,000 to \$34,999 household income range which translates to an affordable home cost of under \$150,000. With existing and new home prices increasing the City must decide whether or not to address homeownership for this income group as they may be more suited for rental housing.

The \$35,000 to \$49,999 income range had 37% (895) of the cost burdened households analyzed which translates to an affordable home price of Under \$200,000. The market currently provides new supply in this range but at a very low amount. CDS estimates that in 2018 only 65 homes in this price range were built in San Angelo satisfying only 7% of cost burdened households in this income range.

The \$50,000 to \$74,999 income range represented only 6% (158) of the housing cost burden households in this income range which translates to an affordable home price of \$200,000 to \$300,000. The supply of new homes \$200,000 to \$250,000 is currently being built in the market but perhaps builders should consider the amount of homes they build going forward in the greater than \$250,000 prices.

As mentioned several times in this report there is a severe lack of a diverse mix of housing types in new construction. The lack of new diverse housing types may be contributing to the lack of new homes in the under \$200,000 and \$200,000 to \$250,000 price ranges as developers and builders can create more units with smaller lot and home sizes.

Data in [Table 66](#) show that 6,472 renter-occupied households in San Angelo as of 2017 were estimated to be housing cost burdened. There were 2,685 (41%) of under \$20,000 renter-occupied households that were housing cost burdened. The affordable maximum monthly rent for this income range is under \$500. These households are likely suited for affordable rental housing of which CDS estimates there are 1,600 to 1,700 existing units in the City. Though the City has seen 60 new units in this price built in 2019 this does not meet the need of this group. Single-family and multifamily rental units priced \$400-\$500 are in greatest demand.

The \$20,000 to \$34,999 income range had 51% (3,274) cost burdened renter households. The affordable maximum monthly rent for this income range is \$500 to \$875. There are existing market rate units in San Angelo starting in the \$570's but data in this report seem to indicate that rents in all price ranges will continue to rise and CDS confirmed this during site visits to apartment complexes with most stating that rents had either just been raised or are planned to increase in 2019. In addition, market rate rents in the City have increased by an estimated 25% in the past two years.

The \$35,000 to \$49,999 income range had only 8% (513) of cost burdened renter households identified in the table. This translates to a maximum monthly affordable rent of \$875 to \$1,250. This segment falls in line with current average market rate rents in the City although occupancy in market rate units overall is in the mid to high 90%.

The table below shows net new jobs per industry in the top growing sectors in the past three years, their 2018 average weekly wage, associated affordable maximum rent and affordable home price.

Table 83: Estimated San Angelo Job Growth 2016-2018, 2018 Avg. Weekly Wage, Affordable Rent and Home Price

Industry	2016-2018 Net New Jobs	2018 Average Weekly Wage	Affordable Maximum Rent	Affordable Home Price
Accommodation and Food Services	439	\$319	\$375	-
Educational Services	119	\$770	\$900	\$150,000
Finance and Insurance	349	\$1,071	\$1,300	\$215,000
Mining, Quarrying, and Oil and Gas Extraction	241	\$1,403	\$1,800	\$300,000
Transportation and Warehousing	459	\$1,168	\$1,500	\$240,000
Professional, Scientific, and Technical Services	167	\$892	\$1,150	\$180,000
Construction	95	\$905	\$1,150	\$180,000
Wholesale Trade	45	\$947	\$1,200	\$200,000
Manufacturing	196	\$1,102	\$1,450	\$225,000
Unclassified	23	\$681	\$885	-
Real Estate and Rental and Leasing	48	\$663	\$865	-
Agriculture, Forestry, Fishing and Hunting	19	\$698	\$895	-
Public Administration	101	\$1,014	\$1,300	\$200,000
Arts, Entertainment, and Recreation	15	\$354	\$470	-
Total, all industries	2,316			

As the data shows the bulk of San Angelo's new job growth in the past three years has occurred in the highest (Mining, Quarrying, and Oil and Gas Extraction) and lowest (Accommodation and Food Services) paying industries. Therefore, the number and price of new construction and reactivation of vacant blighted and existing units should track very closely to the number of jobs and the various incomes they pay as growth in these and other industries continue.

The blank cells in the Affordable Home Price column indicates employees in those industries are not suited for home ownership at those wages and thus are renter households.

This translates to an estimated 544 (23%) new renters and 1,772 (77%) eligible home owners according to these 2016-2018 job growth estimates. Of course, not all eligible owners will choose to buy a home, some will decide to rent, especially those that are new to the area are most likely to enter the market as renters if desirable units are available.

By 2024 the City is projected to add nearly 6,000 additional persons within 2,500 new households. These growth projections on an annual average would be 1,200 new residents and 500 new households per year.

In terms of job growth CDS estimates 1,890 new jobs in the next 12 months. Projections to 2024 forecast 2,920 new jobs in the City by 2024, an average of 584 new jobs per year, not including CDS' estimation. Therefore, for the housing demand calculation CDS will assume 2,474 (1,890+584) new jobs created over the next 24 months.

Table 84: Estimated Housing Demand

	Households	Employment			
2016	37,703	51,847			
2019	39,743	53,221	Households Added per Job Added	Next 24 Month New Job Creation	Next 24 Month Housing Unit Demand
Growth	2,040	1,374	1.5	2,474	3,673

Source: ACS 2016 Households, PCensus 2019 Households, Real Estate Center at Texas A&M 2016 and 2018 Tom Green County Employment, CDS Next 24-month job creation estimate, CDS Calculations

According to the data and calculations in the table above CDS estimates that San Angelo can expect demand for **3,673** new housing units over the next 24 months, or an average of 1,836 per year. As of 2019 the share of owner-occupied units in the City was estimated at 62% owner-occupied and 38% renter-occupied and the estimated median household income was \$48,440, meaning half the City's households make less.

SAN ANGELO EMPLOYEE SURVEY

As part of this study, a survey was administered by CDS and City of San Angelo to better understand the housing needs and preferences of San Angelo area employees. The survey was conducted in May 2019. Local employers played a key role by encouraging their employees to participate. The survey acquired **1,311** respondents. The respondents work in San Angelo and most live in San Angelo or surrounding cities and counties.

Survey Design and Sampling

Questions asked employees about their most recent home renting or buying experience. The survey was created by CDS Community Development Strategies and was distributed online and in print to San Angelo employers to be administered to their local employees. One aspect important to note with regard to survey respondents and income level – Almost 55% of respondents made \$75,000 or above. This can be problematic with regard to findings in that data in this report show that owners and renters in San Angelo making \$75,000 and above have very low levels of housing cost burden. However, respondents were filtered by stated household income and answers specific to Middle Class, Working Class and Low-Income workers are broken out. Open ended responses are provided in the survey responses and can be read for further details and insight.

Notable Findings

According to respondents who had moved residences within the last ten years, two-thirds reported some level of difficulty in finding their current residence. In general, the more recently the respondent had moved and the lower the household income, the greater the difficulty in finding their home. For example, 43% of respondents whose move was at least 5 years ago indicated that their housing was “easily” found, compared to at most 27% of the other groups of respondents who had moved more recently. Renters reported a somewhat more difficult time overall in finding a residence. Just more than half of renter respondents stated that they failed to find housing that met their budget, their needs, or both. The level of difficulty varied directly with the income levels of respondents.

One half of respondents would be willing to pay a maximum monthly housing cost of less than \$1,000. This answer varied greatly by the household income level of the respondent, particularly whether the income was \$75,000 or more. For respondents who expect to rent their next home, 70% stated a maximum of less than \$1,000 per month, and 47% under \$750. Only 28% of respondents in total stated a maximum monthly cost of at least \$1,250.

The most frequently chosen minimum new construction home size was 1,200 to 1,499 square feet. However, minimum size preference was relatively widely distributed between 900 and 2,100 square feet. Minimum preferred size varied substantially with household income.

The greatest share of respondents’ monthly cost amounts fell into the \$1,000 - \$1,249 range. About half (49%) of responses were in the range of \$750 to \$1,249. The frequency of responses fell off drastically above this range; all responses of \$1,250 and up accounted for barely one-third of respondents.

According to the results:

- Middle Class respondents are more tenured workers with only 27% working in San Angelo 2.9 years or less, 82% employed full time and 6% working two jobs and 84% owning their own home. Just 25% said they pay \$999 or less per month with 93% in single-family homes. Only 10% said they had difficulty finding housing that matched their need or budget.
- Working class respondents had 36% say they had been working in San Angelo 2.9 years or less, with 80% employed full time and 11% working two jobs, 50% rent, 66% pay \$999 or less, 67% live in single-family homes and 13% in large multifamily properties. 9% said they had difficulty finding housing that matched their need or budget.
- Low Income respondents are the least tenured residents, having lived in San Angelo a majority of 2.9 years or less with 70% employed full time and 20% working two jobs and 50% renting with roughly 73% pay \$999 or less a month with 55% in single-family homes and 20% in large multifamily properties. 20% of these respondents said they did not find housing that matched their need or budget.

The income ranges are:

- Middle Class - \$50,000 to \$74,999+
- Working Class - \$35,000 to \$49,999
- Low Income – 0\$ to \$34,999

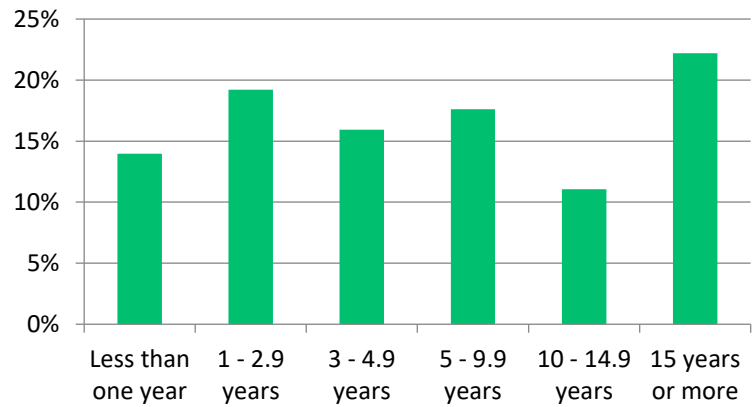
APPENDIX A:

Survey Results – Individual Questions

***About how long have you been working in San Angelo for your current employer?
(check one)***

Respondents had a wide distribution of tenure in San Angelo with their current employer.

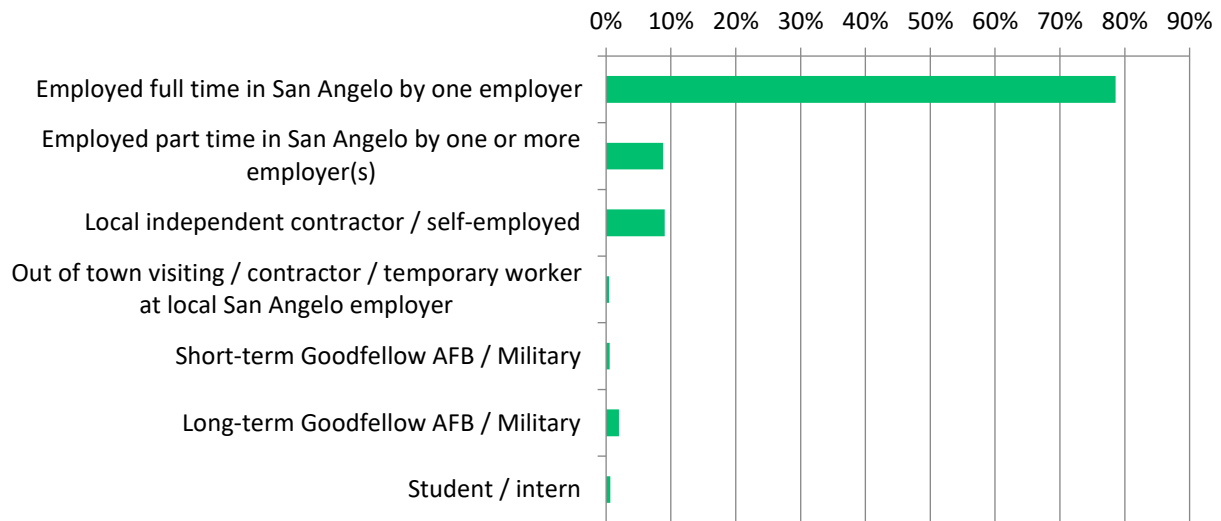
n=1,311



What best describes your employment status in the past 12 to 18 months?

The vast majority of respondents were employed full time at one employer.

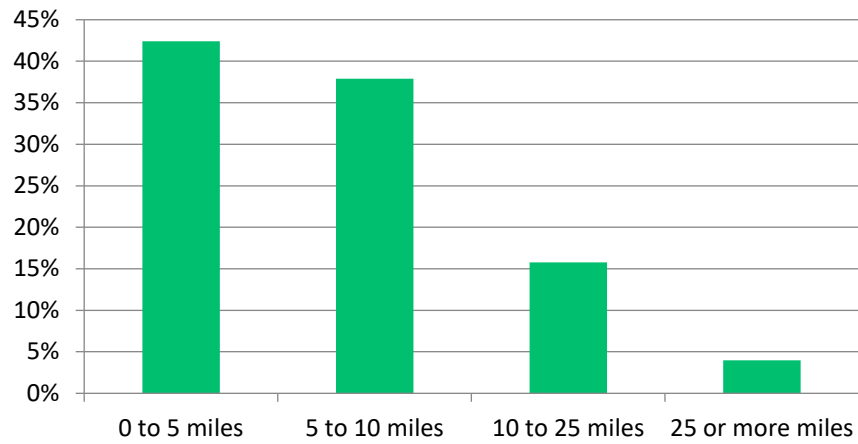
n=1,274



How far do you commute to work each day? (check one)

Approximately 80% of respondents commute 10 miles or less to work.

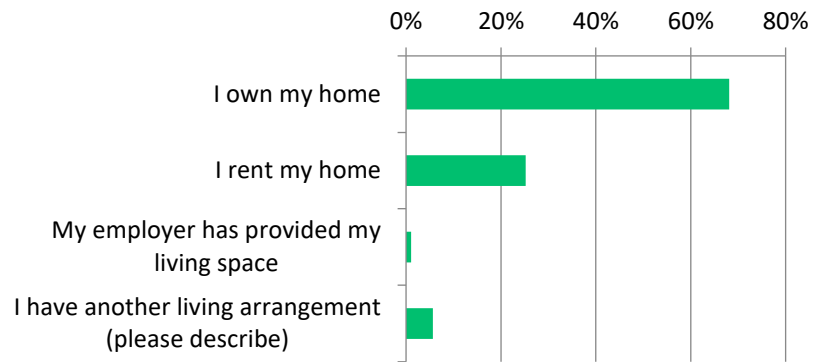
n=1,262



What is the way you have secured housing at the present time?

Approximately two-thirds
of respondents own their
current home.

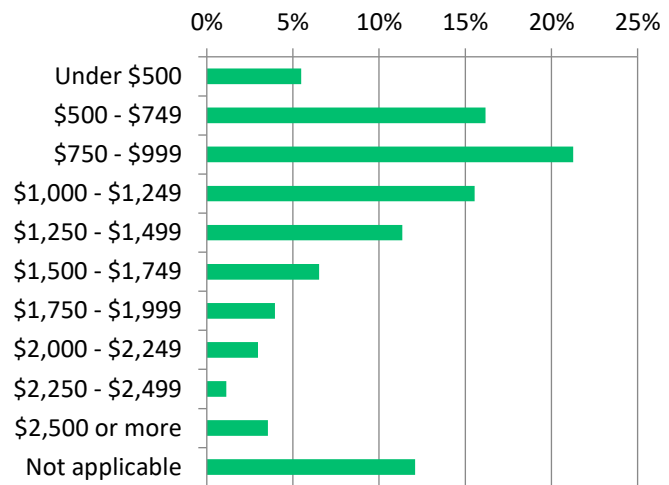
n=1,253



What is the typical amount of your household's monthly mortgage or rent payment?

Of the respondents who reported a monthly housing payment, nearly half (approximately 49%) had payments under \$1,000. Approximately 21%, in contrast, had payments for rent or mortgage over \$1,500 per month.

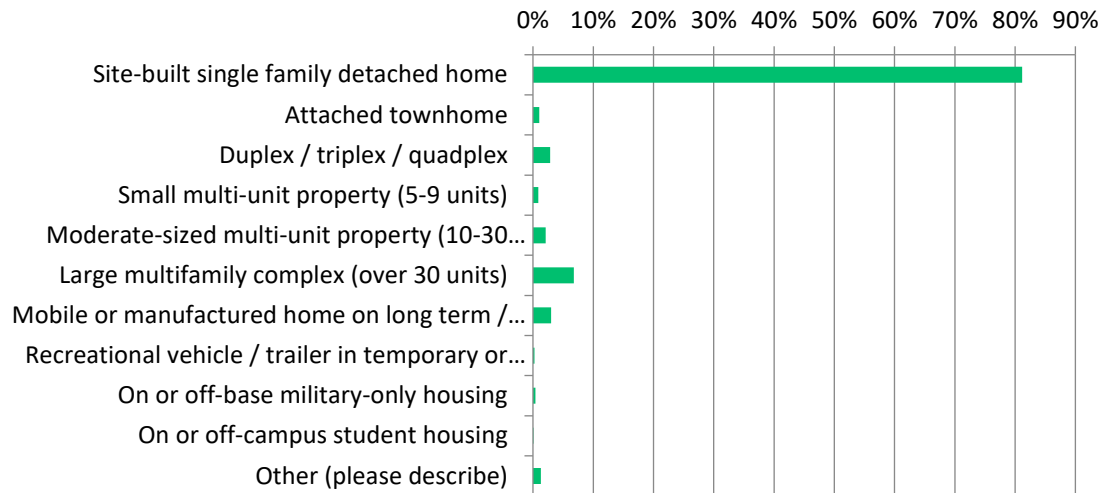
n=1,242



Please describe the physical structure of your current residence (pick one):

The vast majority of respondents live in a single-family detached home built on site.

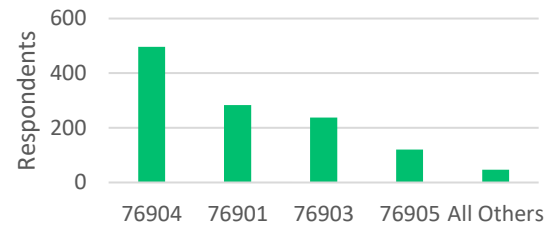
n=1,223



Please state the 5-digit ZIP code of your current residence:

The largest number of respondents gave 76904 as their home ZIP code, which covers the southern portion of the city.

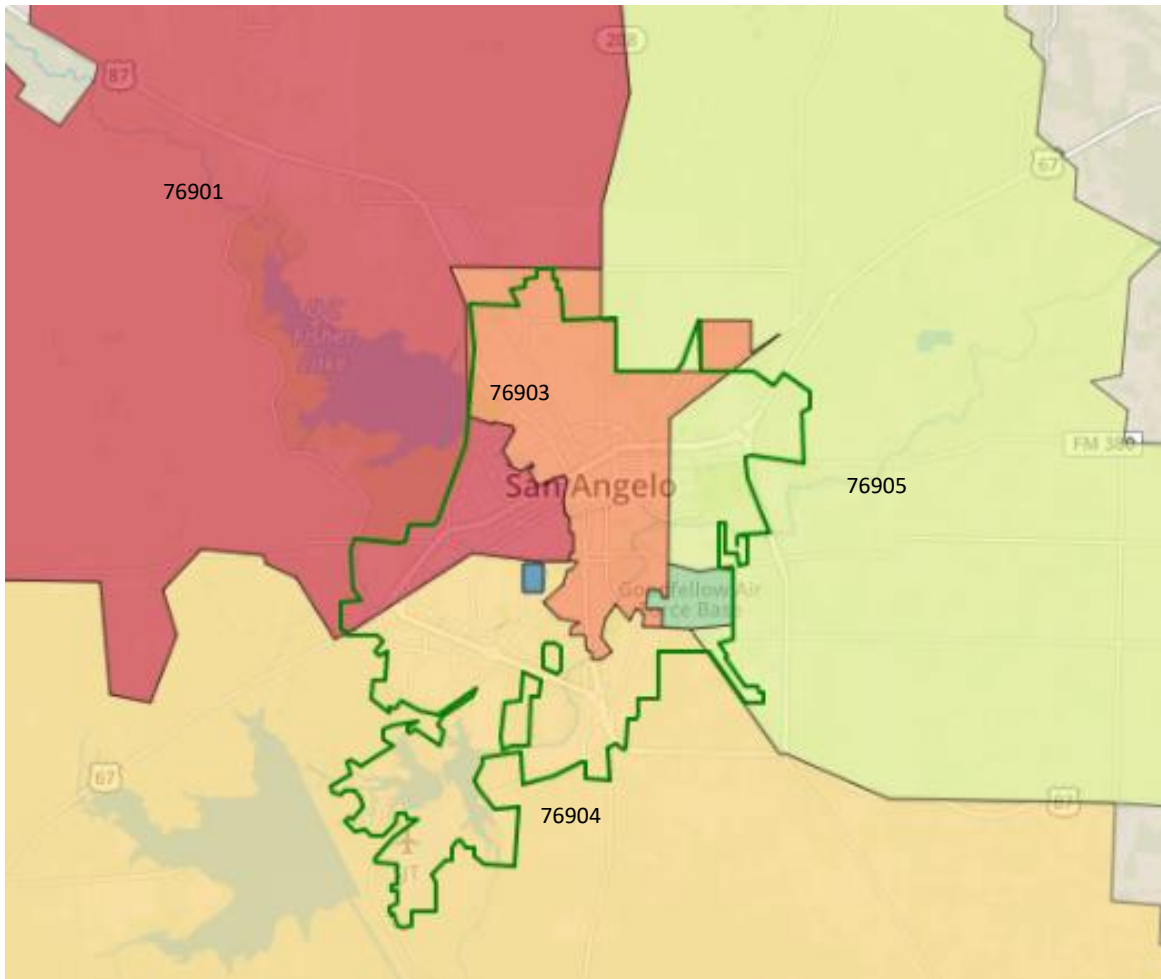
n=1,205



Where do you currently live while working in San Angelo? (check one)

Approximately 88% of respondents stated that they live in San Angelo. Another 3% live in an unincorporated area within 5 miles of San Angelo, and approximately 2% live in Wall. The remaining respondents provided a scattering of communities in the area.

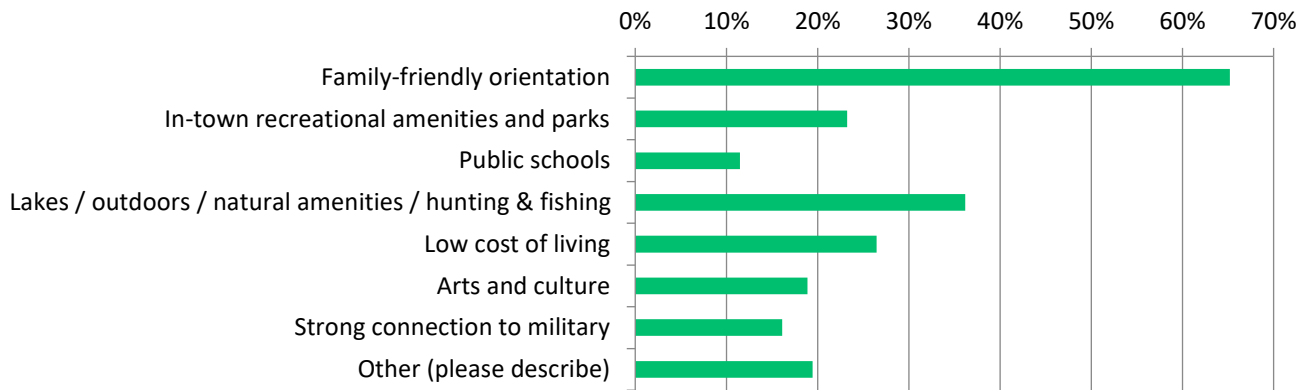
n=1,202



What do you like best about living in the San Angelo area? (Choose UP TO THREE things – you may offer your own opinion as one choice after “Other”)

Respondents selected the family-friendly orientation of San Angelo as being the most liked feature of the community. The public schools were cited by only 11.5% of respondents.

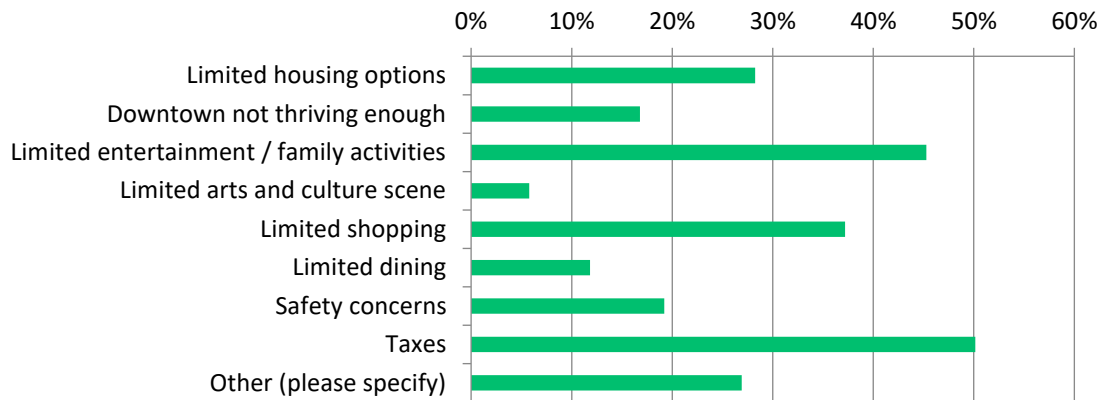
n=1,080



What do you like least about living in the San Angelo area, compared to other places? (Choose UP TO THREE things – you may offer your own opinion as one choice after “Other”)

Perceived high taxes, limited entertainment and family activities, and limited shopping were most frequently cited by respondents as their least-liked features of San Angelo. The choice “Limited housing options” was cited by approximately 28% of respondents. Many of the open-ended responses cited the high cost of housing, as well as crime / drugs and the poor condition of streets.

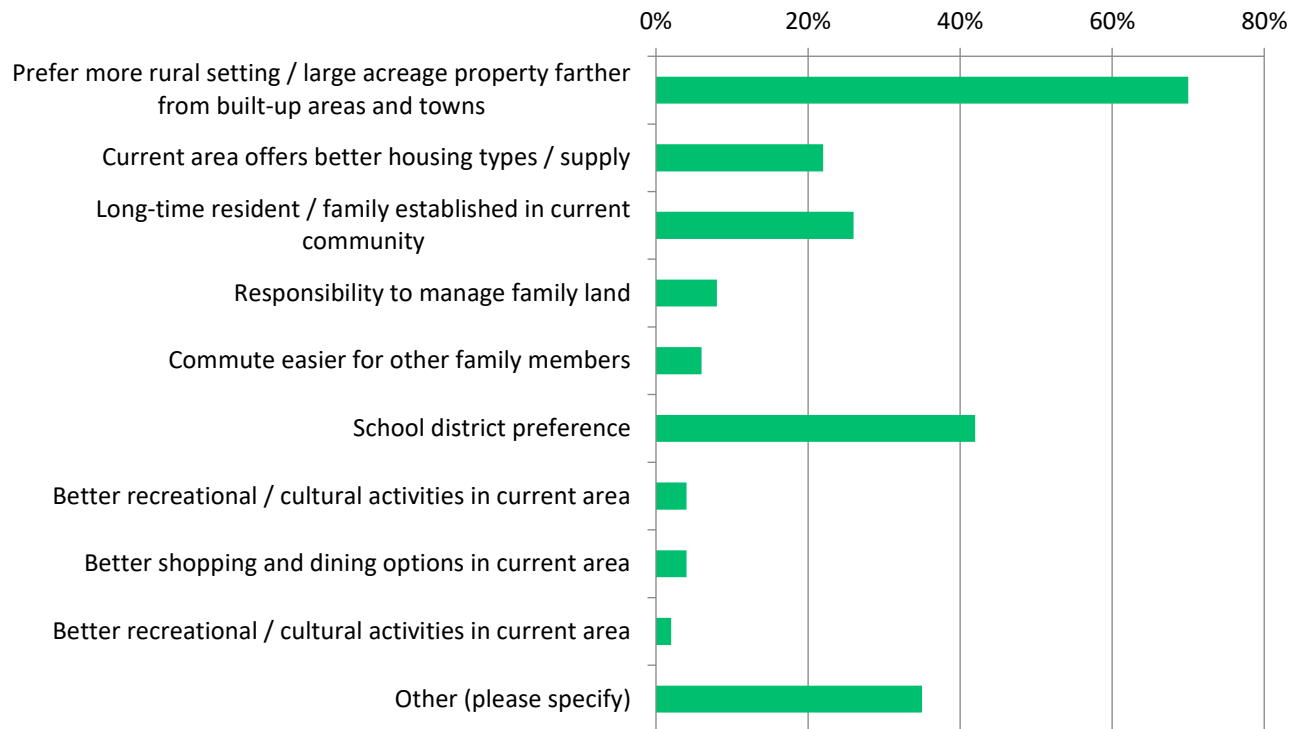
n=1,073



**Why do you prefer living where you do now rather than the San Angelo area?
(Choose UP TO THREE things – you may offer your own opinion as one choice after
“Other”)**

For respondents who do not live in San Angelo or its immediate environs, the desire for a more rural home environment was the top reason given (70%) for their home location choice. Schools were the second most cited reason (42%).

n=100



Assuming no significant changes to the current trends in the San Angelo economy or employers, what do you think are the most important changes needed to provide more supply and choices for housing for San Angelo workers? (Choose UP TO FOUR things – you may offer your own opinion as one choice after “Other”)

Respondents perceive that moderately priced housing is the most needed in San Angelo. The most cited (53%) type of needed housing was entry-level single-family detached homes, followed by preservation of older and lower-cost housing through rehabbing and renovation (38%). The third most cited category was amenitized masterplanned communities. Additional upscale apartments were not popular – only 7% of respondents felt these were needed, much lower than those who selected moderately priced new apartments with basic finishes (23%).

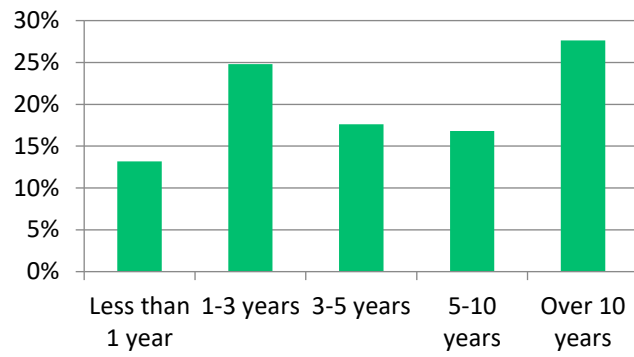
n=1,128



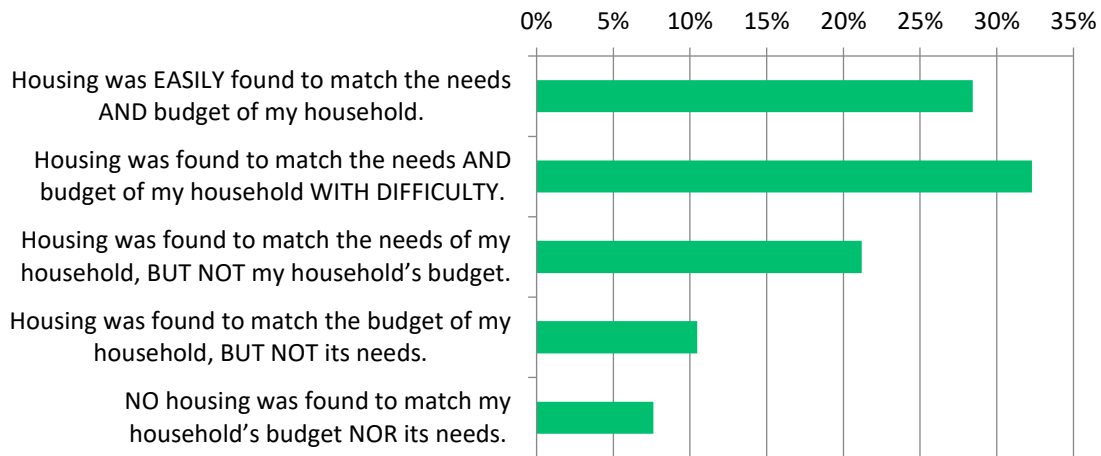
How long have you lived at your current place of residence?

Respondents provided a wide range of length of tenure in their current residences.

n=1,125



When you last moved, which of these statements best describes the experience of your household, with regards to your housing needs and budget?



Only respondents who had moved residences within the last ten years answered this question. Approximately two-thirds of respondents reported some level of difficulty in finding their current residence. In general, the more recently the respondent had moved, the greater the difficulty in finding their home. For example, 43% of respondents whose move was at least 5 years ago indicated that their housing was “easily” found, compared to at most 27% of the other groups of respondents who had moved more recently.

Renters reported a somewhat more difficult time overall in finding a residence. Just over half of renter respondents stated that they failed to find housing that met their budget, their needs, or both.

The level of difficulty varied directly with the income levels of respondents. Nearly one-fifth of the lowest income group (under \$35,000 per year) did not find housing for their needs nor their budget. The responses for different income groups were as follows:

n=802

Household Income Group	Easily Found	Found with Difficulty	Needs but not Budget	Budget but not Needs	Neither Budget nor Needs
Under \$35,000	17.6%	30.4%	23.2%	9.6%	19.2%
\$35,000 - \$49,999	16.3%	28.6%	33.7%	12.2%	9.2%
\$50,000 - \$74,999	23.5%	31.6%	24.3%	14.0%	6.6%
\$75,000 or more	39.6%	33.7%	14.5%	8.9%	3.3%

If you wish, please add comments about your experience finding a home that met your needs and budget:

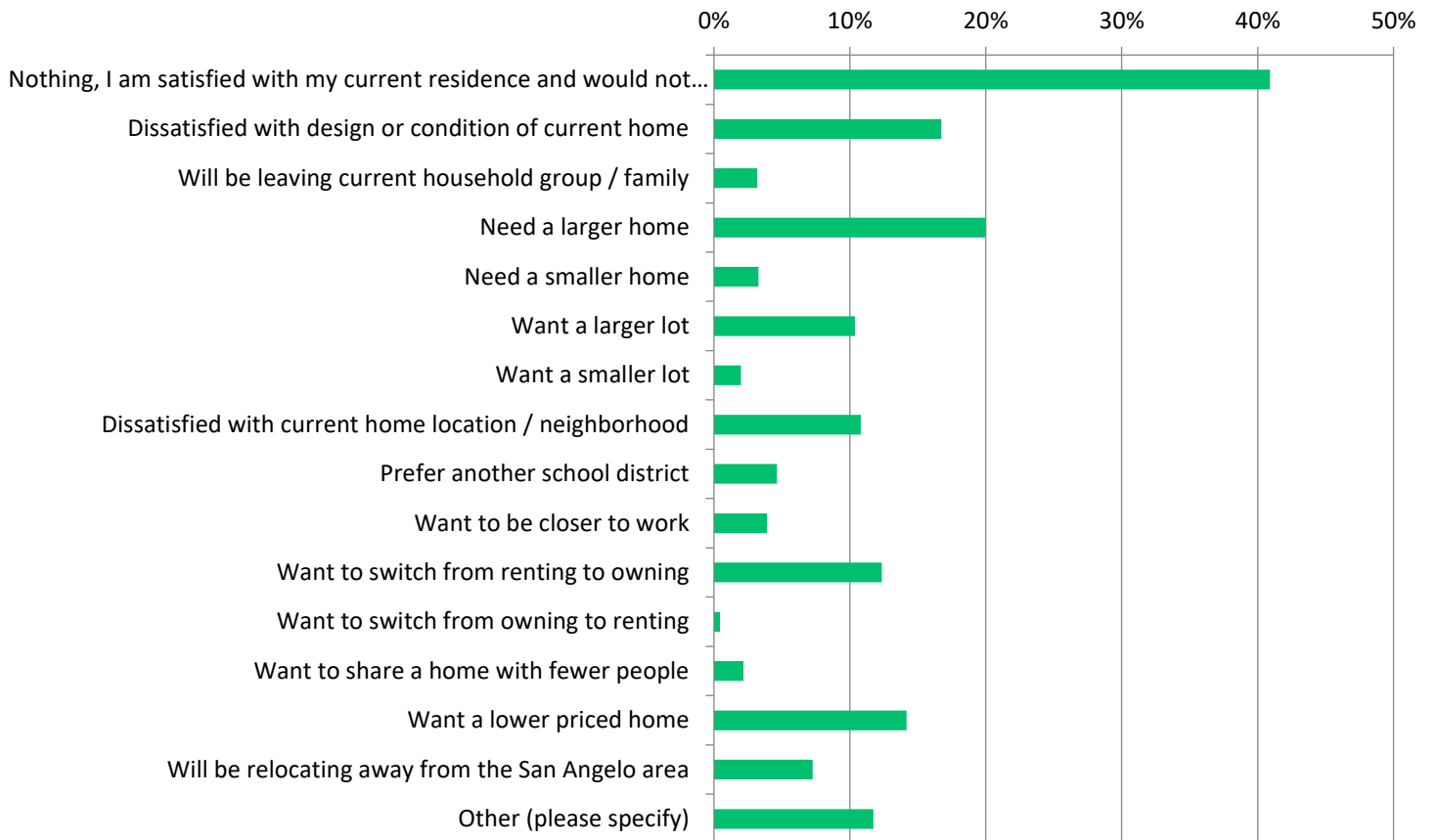
A large number of respondents opted to leave comments about their home search experiences. A very common theme is that prices have drastically increased over the last ten years, while incomes have not, so that supply of residences in neighborhoods respondents consider acceptable, with a unit in livable condition, is very small or nonexistent.

n=419

Are there any reasons that make you desire or need to move to a different home at the present time? Pick all that apply.

Despite the prevalent sentiment that housing prices are too high in San Angelo, only 14% of respondents indicated that they need or want to move due to that factor. For those that indicated interest in moving their residence, the most common reason (16% of such respondents) was for a larger home.

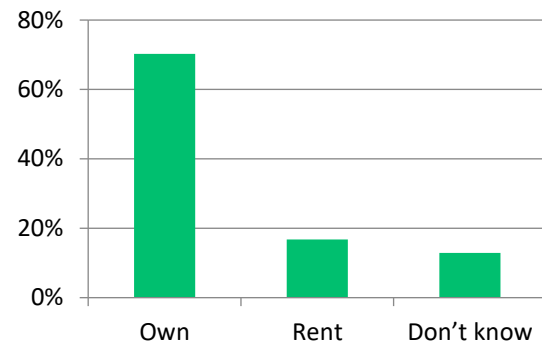
n=1,100



Would you plan to own or rent if you were to move now?

Over two-thirds of respondents who would consider moving stated that they would plan to own their next home.

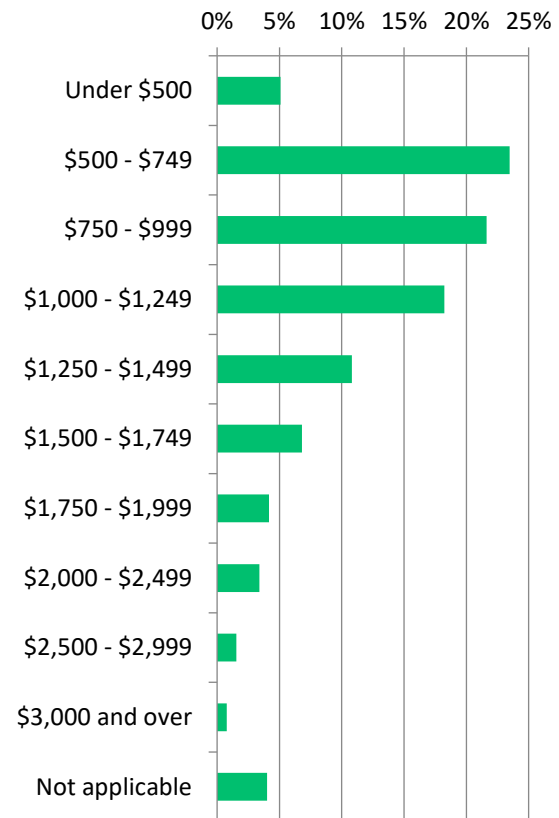
n=649



What is the maximum you would be willing to pay for your next home, per month?

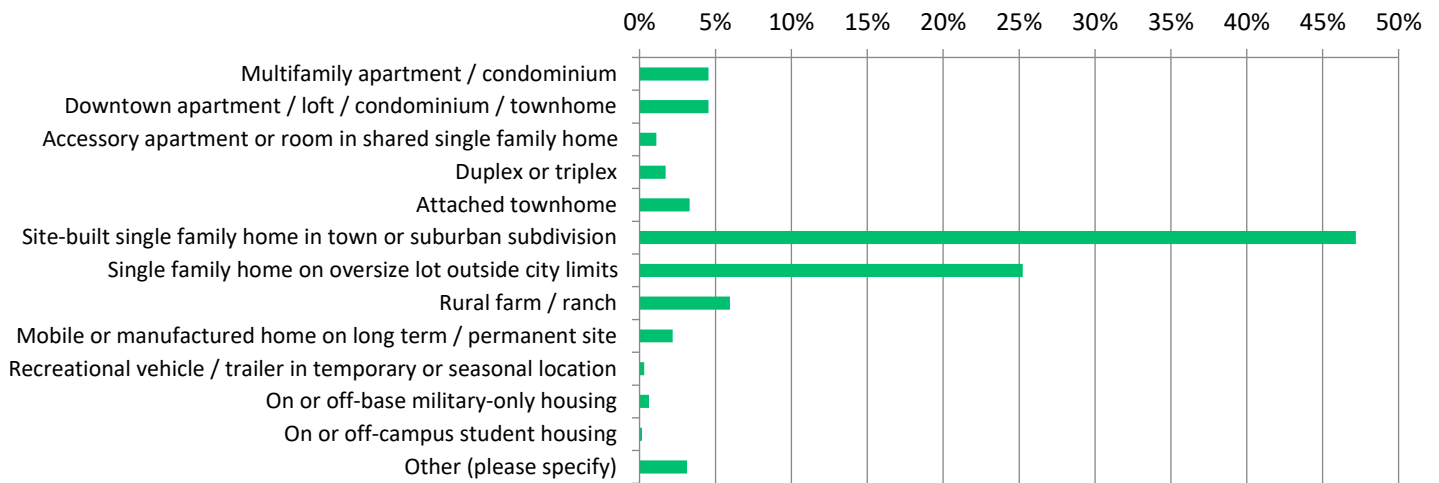
One half of respondents would be willing to pay a maximum monthly housing cost of less than \$1,000. This answer varied greatly by the household income level of the respondent, particularly whether the income was \$75,000 or more. The share of respondents with a maximum of \$1,000 per month is summarized as thus:

Household Income Range	Share with Max <\$1,000/month
Under \$35,000	88%
\$35,000 - \$49,999	74%
\$50,000 - \$74,999	59%
\$75,000 and over	23%



- For respondents who expect to rent their next home, 70% stated a maximum of less than \$1,000 per month, and 47% under \$750.
- Only 28% of respondents in total stated a maximum monthly cost of at least \$1,250.
- n=647

Given your financial, employment, and family situations, plus personal preferences, which housing type would be the best fit for you?



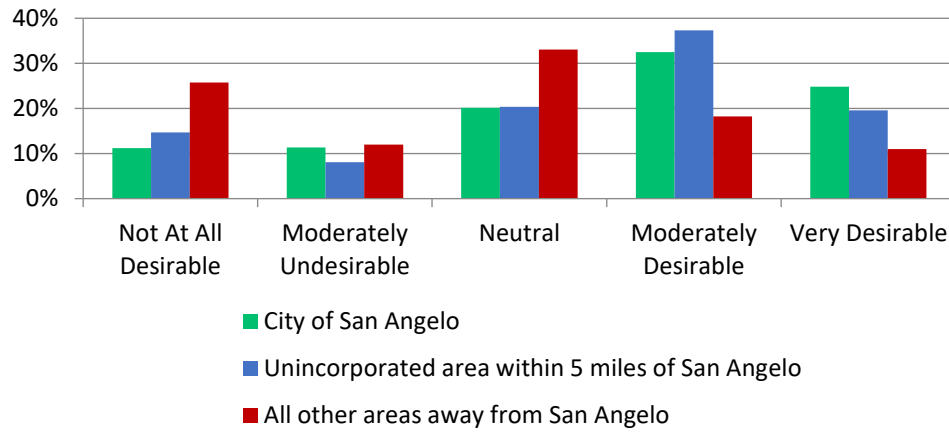
By far the most popular responses for appropriate housing type were single-family homes, with in-town or suburban subdivisions nearly twice as popular as homes on oversized lots outside the city.

- n=638

How desirable do you find the following locations for your next home? Please rank their desirability.

Respondents generally found the City of San Angelo and its close-in unincorporated periphery to be more desirable places to live for their next residence than other rural areas or communities.

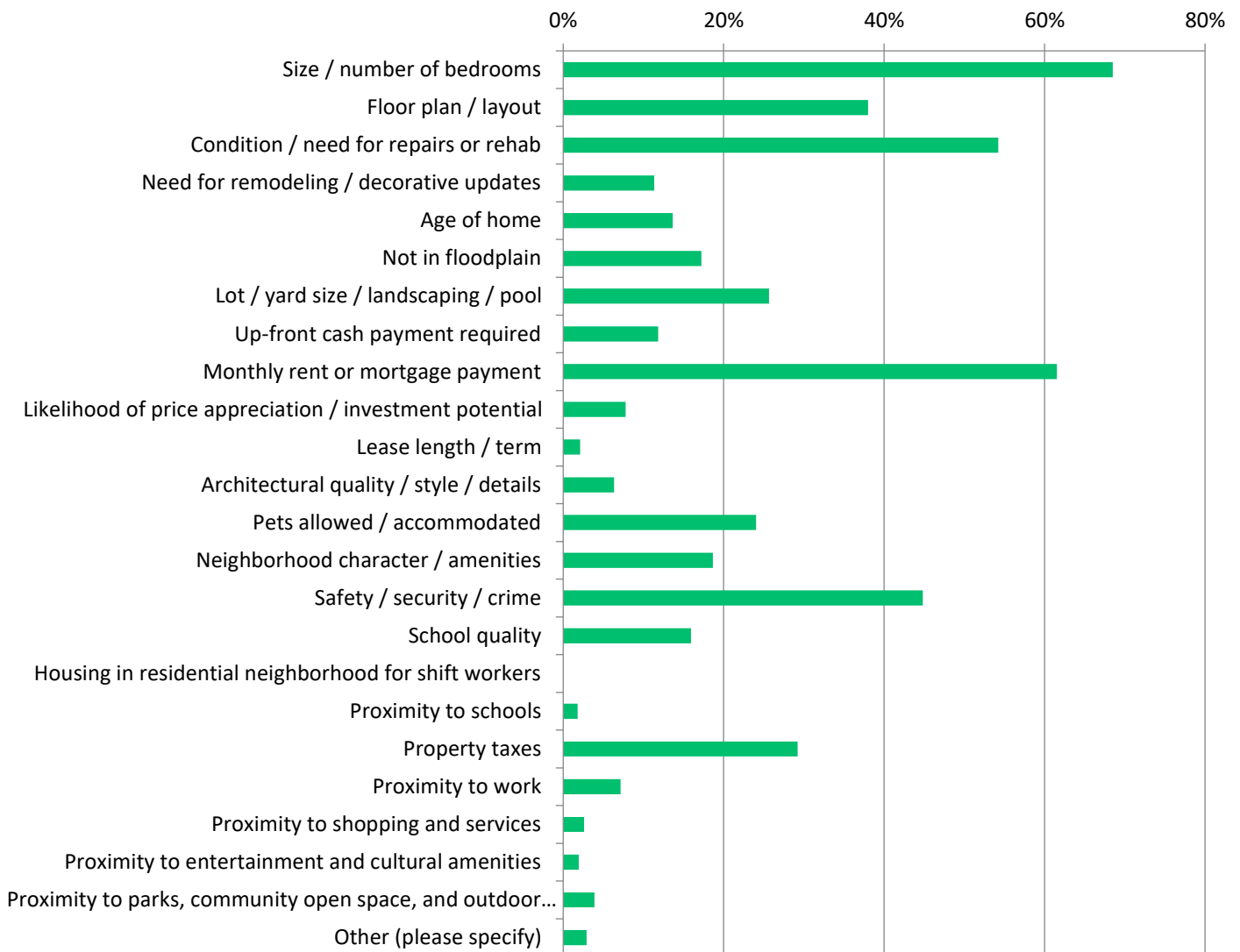
n=632



What do you consider to be the most important factors in selecting your housing type and location? Check UP TO FIVE.

Certain specific factors were emerged as the most important in selecting respondents' next residence: home size / number of bedrooms, home condition, and monthly cost were all cited by over half of respondents. Floor plan / layout and safety / security / crime were each cited by over one third of respondents. These preferences generally held across the income spectrum and for renters as a subgroup, though monthly cost was a the most commonly cited factor instead of home size for lower income groups. For income groups above \$75,000 annually, monthly cost was cited by less than half of respondents

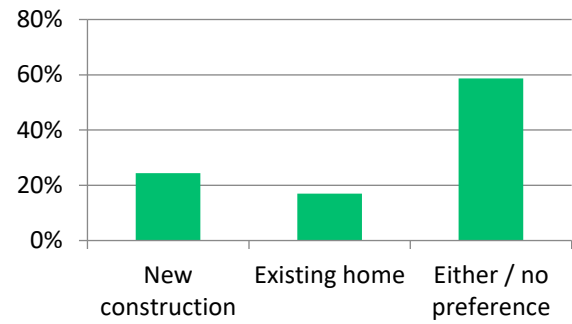
n=616



Would you prefer new construction or an existing home for your next residence?

Over half of respondents had no preference for either new construction or existing homes. Respondents with household annual incomes of \$75,000 or more had an increased preference for new construction, at 30%.

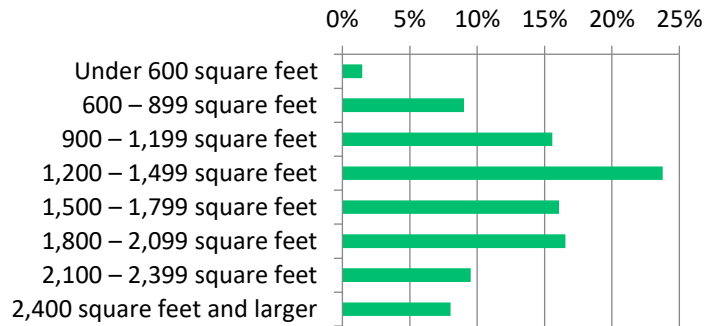
n=614



What is the minimum size of a NEW CONSTRUCTION home or apartment unit you would consider?

The most frequently chosen minimum new construction home size was 1,200 to 1,499 square feet. However, minimum size preference was relatively widely distributed between 900 and 2,100 square feet.

Minimum preferred size varied substantially with household income. The size preferences for different income groups were as follows:



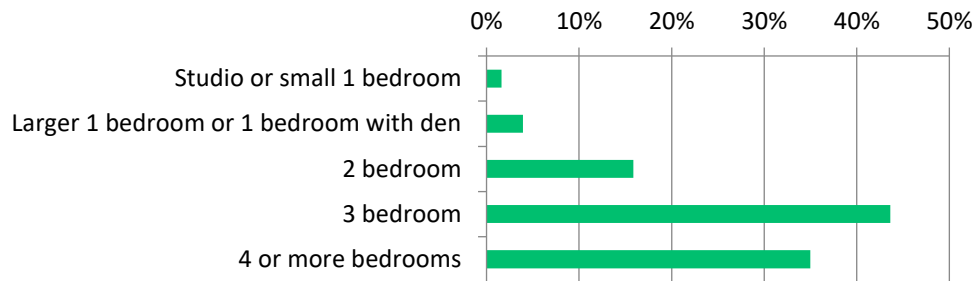
n=610

Household Income Group	Less than 1,200 sq.ft.	1,200 to 1,800 sq.ft.	1,800 sq.ft. or more
Under \$35,000	55.0%	36.0%	9.0%
\$35,000 - \$49,999	45.7%	44.6%	9.8%
\$50,000 - \$74,999	20.9%	52.7%	26.4%
\$75,000 or more	9.2%	34.6%	56.2%

What is the room plan you would most desire for your next residence?

Three-bedroom plans were the most desired option, though approximately one-third of respondents wanted at least 4 bedrooms. Affluent respondents preferred 4 bedroom plans – approximately 52% chose that option, while it was chosen by just 13% of the lowest income group, under \$35,000 annually. The 3-bedroom option was consistently chosen by 40% - 50% of respondents across income groups, as well as by current renters.

n=612

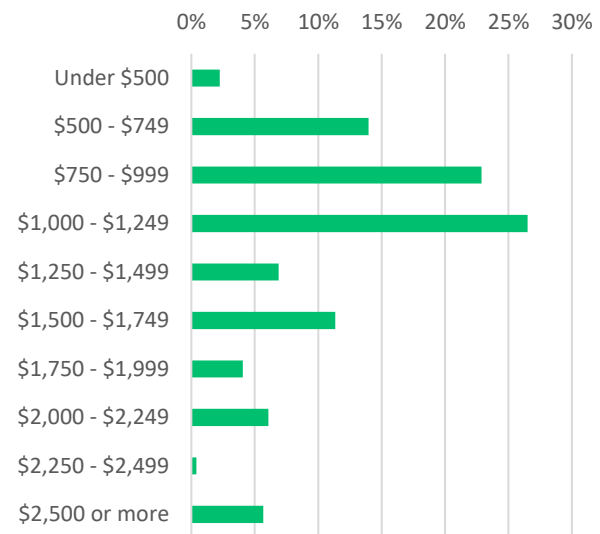


For the room plan identified in the previous question that offers your most desired features, how much cost would you and the family members you live with be willing to be responsible for per month in either mortgage, taxes and insurance cost (if buying) or rental payment? (enter a numerical cost between \$0 and \$10,000; do NOT include contribution from additional unrelated roommates)

The greatest share of respondents' monthly cost amounts fell into the \$1,000 - \$1,249 range. About half (49%) of responses were in the range of \$750 to \$1,249. The frequency of responses fell off drastically above this range; all responses of \$1,250 and up accounted for barely one-third of respondents.

Lower income respondents had a much larger share of stated monthly costs under \$1,000. Even nearly one half of respondents with incomes \$50,000 to \$74,999 answered in this range. The shares of respondents in each income category whose answers were under \$1,000 is as follows:

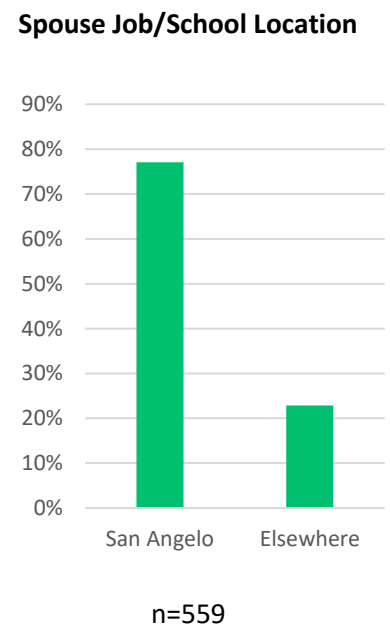
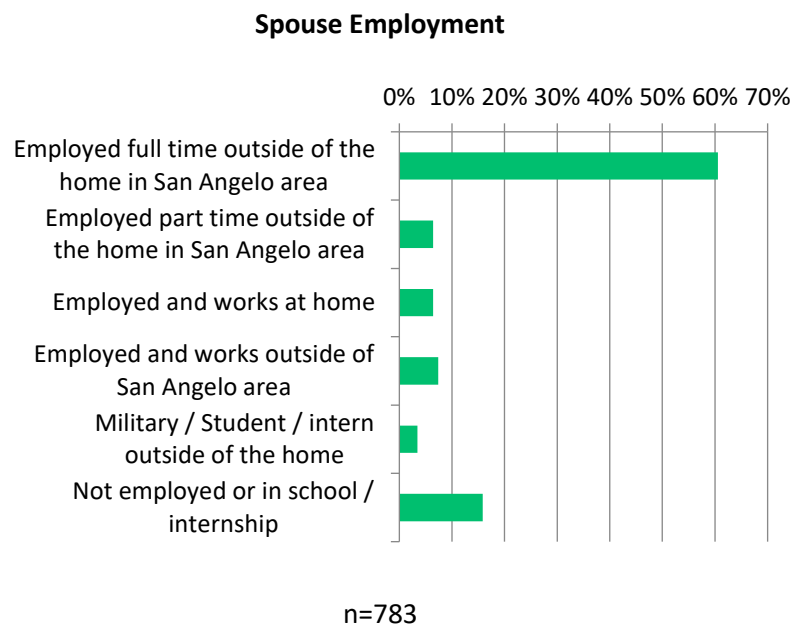
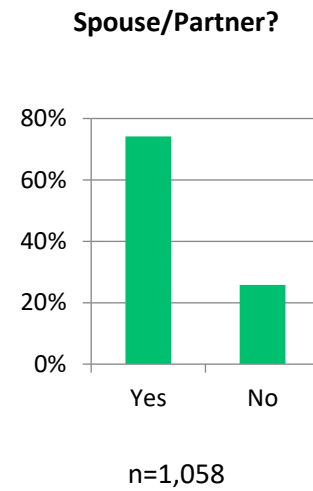
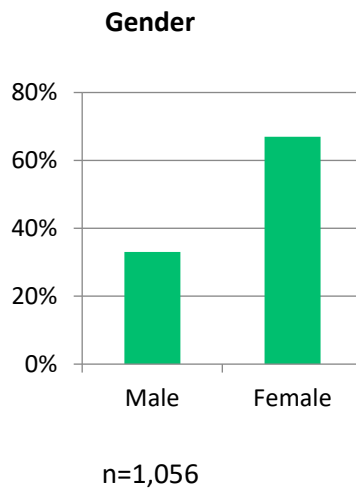
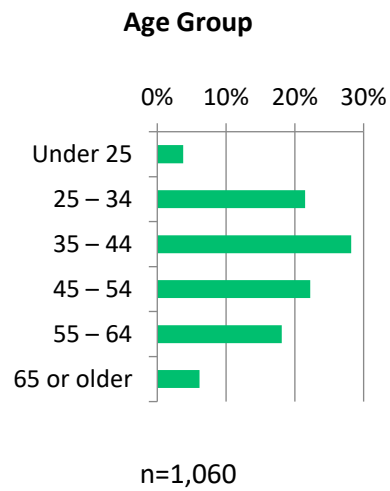
Household Income Group	Monthly Cost Under \$1,000
Under \$35,000	78.6%
\$35,000 - \$49,999	61.8%
\$50,000 - \$74,999	46.2%
\$75,000 or more	13.8%



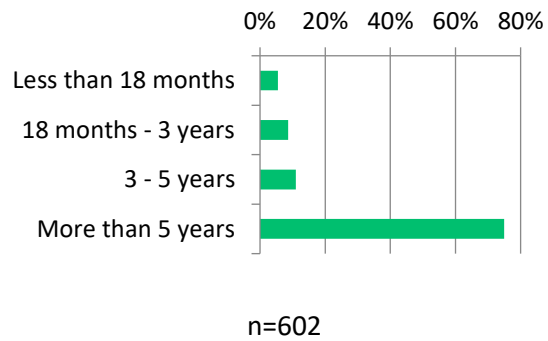
n=494 (Note: a number of responses were not numeric and were thus not tallied.)

Demographic Questions

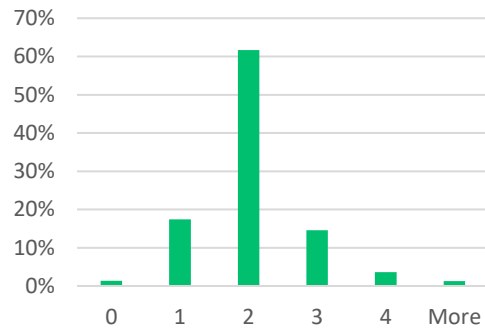
The following charts summarize the results of the demographic questions from the end of the survey.



Expect to Continue Working in San Angelo

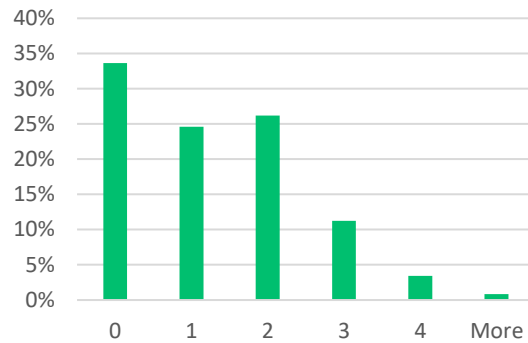


Number of Adults in Household



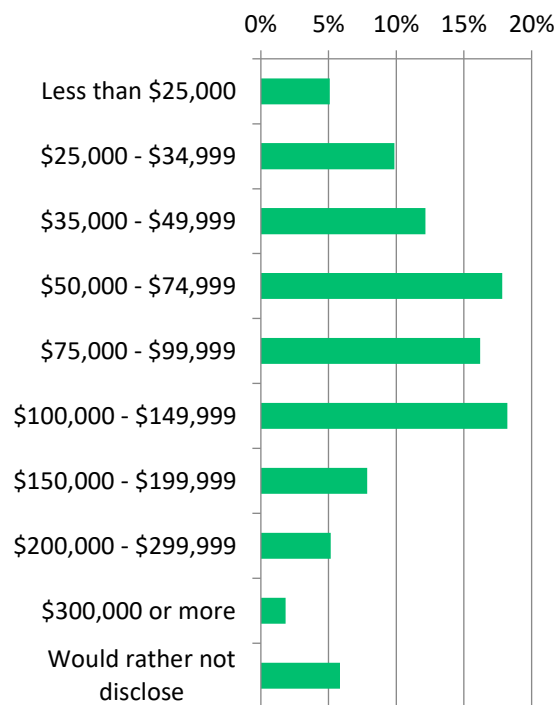
n=1,032

Number of Children Under 18



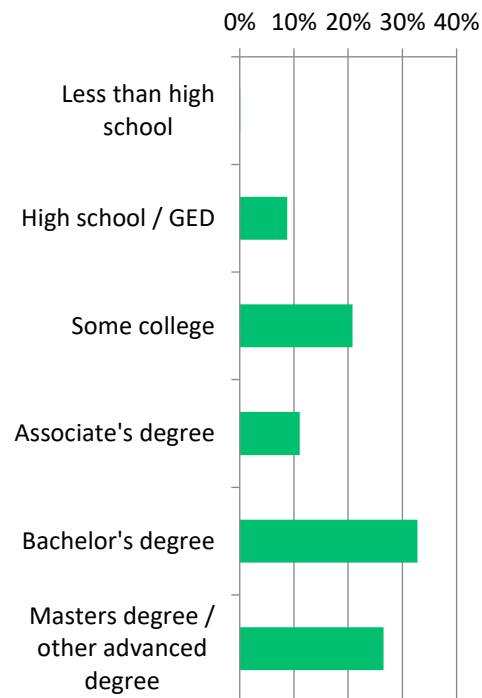
n=1,032

Annual Household Income (Family Only)



n=1,044

Educational Attainment in Household



n=1,040

SAN ANGELO EMPLOYEE HOUSING SURVEY

Survey respondents must be employed in San Angelo

*If your place of employment is located outside of San Angelo,
please refrain from taking the survey.*



The City of San Angelo Economic Development Corporation is sponsoring this survey that will provide information that helps our community and the area to plan and prepare for the future. A variety of good quality and affordable housing options is important for any community growing its population and job base. This survey will help San Angelo-area public agencies better understand the community's present situation, beneficial policy changes that could be made, and new housing choices that may need to be offered.

The results of this survey will be made available to the general public and community leaders. **By donating a few minutes of your time, you will help decision makers in San Angelo have the information to address the area's housing issues.** Information collected by this survey will be displayed in aggregate only, keeping all individual responses private and confidential.

Please take a few minutes to complete the survey. Your answers will be completely anonymous and will provide vital input from the community. **Thank you!**

1. About how long have you been working in San Angelo for your current employer? (check one)
☐ Less than one year
☐ 1 - 2.9 years
☐ 3 - 4.9 years
☐ 5 - 9.9 years
☐ 10 - 14.9 years
☐ 15 years or more

2. What best describes your employment status in the past 12 to 18 months?

____ Employed full time in San Angelo by one employer

____ Employed part time in San Angelo by one or more employer(s)

____ Local independent contractor / self-employed

____ Out of town visiting / contractor / temporary worker at local San Angelo employer

____ Short-term Goodfellow AFB / Military

____ Long-term Goodfellow AFB / Military

____ Student / intern

3. How far do you commute to work each day? (check one)

____ 0 to 5 miles

____ 5 to 10 miles

____ 10 to 25 miles

____ 25 or more miles

4. What is the way you have secured housing at the present time?

____ I own my home

____ My employer has provided my living space

____ I rent my home

____ I have another living arrangement (please describe):

5. What is the typical amount of your household's monthly mortgage or rent payment?

___ Under \$500

___ \$500 - \$749

___ \$750 - \$999

___ \$1,000 - \$1,249

___ \$1,250 - \$1,499

___ \$1,500 - \$1,749

___ \$1,750 - \$1,999

___ \$2,000 - \$2,249

___ \$2,250 - \$2,499

___ \$2,500 or more

___ Not applicable

6. Please describe the physical structure of your current residence (pick one):

___ Site-built single-family detached home (house built on-site, as opposed to manufactured or mobile homes)

___ Attached townhome

___ Duplex / triplex / quadplex

___ Small multi-unit property (5-9 units)

___ Moderate-sized multi-unit property (10-30 units)

___ Large multifamily complex (over 30 units)

___ Mobile or manufactured home on long term / permanent site

___ Recreational vehicle / trailer in temporary or seasonal location

___ On or off-base military-only housing

___ On or off-campus student housing

___ Other

7. Please state the 5-digit ZIP code of your current residence:

ZIP code: _____

8. Where do you currently live while working in San Angelo? (check one)

____ City of San Angelo

____ Carlsbad (skip to Q11)

____ Other unincorporated area within 5 miles of _____ Grape Creek (skip to Q11)

San Angelo

____ Wall (skip to Q11)

____ Veribest (skip to Q11)

____ Sherwood / Mertzon (skip to Q11)

____ Vancourt (skip to Q11)

____ Christoval (skip to Q11)

____ Mereta (skip to Q11)

____ Knickerbocker (skip to Q11)

____ Elsewhere, Where? _____ (skip to Q11) ____ Other location in Tom Green County (skip to Q11)

9. (If you checked "City of San Angelo", "Unincorporated area within 5 miles of San Angelo" in Q8)

What do you like best about living in the San Angelo area? (Choose up to three things – you may offer your own opinion as one choice after "Other")

____ Family-friendly orientation

____ In-town recreational amenities and parks

____ Public schools

____ Lakes / outdoors / natural amenities / hunting & fishing

____ Low cost of living

____ Arts and culture

____ Strong connection to military

____ Other _____

10. What do you like least about living in the San Angelo area, compared to other places? (Choose up to three things – you may offer your own opinion as one choice after “Other”) (skip to Q12 after completing this question)

____ Limited housing options

____ Downtown not thriving enough

____ Limited entertainment / family activities

____ Limited arts and culture scene

____ Limited shopping

____ Limited dining

____ Safety concerns

____ Taxes

____ Other _____

11. Why do you prefer living where you do now rather than the San Angelo area? (Choose up to three things – you may offer your own opinion as one choice after “Other”)

____ Prefer more rural setting / large acreage property farther from built-up areas and towns

____ Current area offers better housing types / supply

____ Long-time resident / family established in current community

____ Responsibility to manage family land

____ Commute easier for other family members

____ School district preference

____ Better recreational / cultural activities in current area

____ Better shopping and dining options in current area

____ Better recreational / cultural activities in current area

____ Other _____

12. Assuming no significant changes to the current trends in the San Angelo economy or employers, what do you think are the most important changes needed to provide more supply and choices for housing for San Angelo workers? (Choose UP TO FOUR things – you may offer your own opinion as one choice after “Other”)

_____ Provide more “entry-level” subdivisions of lower-priced, for-sale single-family detached homes

_____ Provide new development of for-rent single-family detached homes with common yard maintenance

_____ Provide more upscale, “move-up” single-family detached housing in small subdivisions without amenities

_____ Build new masterplanned communities that include a variety of housing and amenities (playgrounds, parks, recreation facilities, open space, pool, etc)

_____ Provide denser, lower-maintenance types of for-sale housing, such as townhomes, patio homes and condominiums

_____ Provide new, upscale apartments and rental housing with many on-site amenities, luxury finishes and appliances

_____ Provide new urban lofts, apartments, townhomes and condominiums in Downtown San Angelo

_____ Provide new moderately-priced apartments and rental housing with limited amenities, basic finishes and appliances

_____ Provide new lower-priced apartments restricted only to tenants with lower incomes (tax credit or other subsidized rental housing)

_____ Provide new upscale large-lot subdivision housing in outlying areas of San Angelo

_____ Provide subdivisions of new modular or manufactured homes

_____ Provide more mobile home and RV parks

_____ Preserve and rehab/renovate existing lower cost and older housing

_____ Encourage more accessory rental units (garage apartments, etc.) in single-family areas

_____ Other _____

13. How long have you lived at your current place of residence?

____ Less than 1 year

____ 1-3 years

____ 3-5 years

____ 5-10 years

____ Over 10 years (skip to Q16)

14. When you last moved, which of these statements best describes the experience of your household, with regards to your housing needs and budget?

____ Housing was EASILY found to match the needs AND budget of my household.

____ Housing was found to match the needs AND budget of my household WITH DIFFICULTY.

____ Housing was found to match the needs of my household, BUT NOT my household's budget.

____ Housing was found to match the budget of my household, BUT NOT its needs.

____ NO housing was found to match my household's budget NOR its needs.

15. If you wish, please add comments about your experience finding a home that met your needs and budget:

16. Are there any reasons that make you desire or need to move to a different home at the present time? *Pick all that apply.*

☐ Nothing, I am satisfied with my current residence and would not consider moving (skip to Q26)

☐ Dissatisfied with design or condition of current home

☐ Will be leaving current household group / family

☐ Need a larger home

☐ Need a smaller home

☐ Want a larger lot

☐ Want a smaller lot

☐ Dissatisfied with current home location / neighborhood

☐ Prefer another school district

☐ Want to be closer to work

☐ Want to switch from renting to owning

☐ Want to switch from owning to renting

☐ Want to share a home with fewer people

☐ Want a lower priced home

☐ Will be relocating away from the San Angelo area

☐ Other reason:

17. Would you plan to own or rent if you were to move now?

☐ Own

☐ Rent

☐ Don't know

18. What is the maximum you would be willing to pay for your next home, per month?

- | | |
|--|--|
| ☐ Under \$500 | ☐ \$1,750 - \$1,999 |
| ☐ \$500 - \$749 | ☐ \$2,000 - \$2,499 |
| ☐ \$750 - \$999 | ☐ \$2,500 - \$2,999 |
| ☐ \$1,000 - \$1,249 | ☐ \$3,000 and over |
| ☐ \$1,250 - \$1,499 | ☐ Not applicable |
| ☐ \$1,500 - \$1,749 | |

19. Given your financial, employment, and family situations, plus personal preferences, which housing type would be the best fit for you?:

- ☐ Multifamily apartment / condominium
- ☐ Downtown apartment / loft / condominium / townhome
- ☐ Accessory apartment or room in shared single-family home
- ☐ Duplex or triplex
- ☐ Attached townhome
- ☐ Site-built single-family home in town or suburban subdivision
- ☐ Single-family home on oversize lot outside city limits
- ☐ Rural farm / ranch
- ☐ Mobile or manufactured home on long term / permanent site
- ☐ Recreational vehicle / trailer in temporary or seasonal location
- ☐ On or off-base military-only housing
- ☐ On or off-campus student housing
- ☐ Other

20. How desirable do you find the following locations for your next home? Please rank their desirability.

	Not at all Desirable	Moderately Undesirable	Neutral	Moderately Desirable	Very Desirable
City of San Angelo	_____	_____	_____	_____	_____
Unincorporated area within 5 miles of San Angelo	_____	_____	_____	_____	_____
Other rural areas or towns INSIDE Tom Green county	_____	_____	_____	_____	_____
Other area outside Tom Green	_____	_____	_____	_____	_____
Other areas not listed above	_____	_____	_____	_____	_____

21. What do you consider to be the most important factors in selecting your housing type and location? Check UP TO FIVE.

- | | |
|--|--|
| ☐ Size / number of bedrooms | ☐ Neighborhood character / amenities |
| ☐ Floor plan / layout | ☐ Safety / security / crime |
| ☐ Condition / need for repairs or rehab | ☐ School quality |
| ☐ Need for remodeling / decorative updates | ☐ Housing in residential neighborhood for shift workers |
| ☐ Age of home | ☐ Proximity to schools |
| ☐ Not in floodplain | ☐ Property taxes |
| ☐ Lot / yard size / landscaping / pool | ☐ Proximity to work |
| ☐ Up-front cash payment required | ☐ Proximity to shopping and services |
| ☐ Monthly rent or mortgage payment | ☐ Proximity to entertainment and cultural amenities |
| ☐ Likelihood of price appreciation / investment potential | ☐ Proximity to parks, community open space, and outdoor recreational facilities |
| ☐ Lease length / term | ☐ Other: |
| ☐ Architectural quality / style / details | |
| ☐ Pets allowed / accommodated | |
-

22. Would you prefer new construction or an existing home for your next residence?

- ☐ New construction
- ☐ Existing home
- ☐ Either / no preference

23. What is the minimum size of a NEW CONSTRUCTION home or apartment unit you would consider?

____ Under 600 square feet

____ 600 – 899 square feet

____ 900 – 1,199 square feet

____ 1200 – 1,499 square feet

____ 1,500 – 1,799 square feet

____ 1,800 – 2,099 square feet

____ 2,100 – 2,399 square feet

____ 2,400 square feet and larger

24. What is the room plan you would most desire for your next residence?

____ Studio or small 1 bedroom

____ Larger 1 bedroom or 1 bedroom with den

____ 2 bedroom

____ 3 bedroom

____ 4 or more bedrooms

25. For the room plan identified in the previous question that offers your most desired features, how much cost would you and the family members you live with be willing to be responsible for **per month** in either mortgage, taxes and insurance cost (if buying) or rental payment? (enter a numerical cost between \$0 and \$10,000; do NOT include contribution from additional unrelated roommates)

26. Which of these categories matches your age in years?

☐ Under 25

☐ 25 – 34

☐ 35 – 44

☐ 45 – 54

☐ 55 – 64

☐ 65 or older

27. Gender:

☐ Male

☐ Female

28. Do you live with a spouse or partner?

☐ Yes ☐ No (Skip to Q32)

29. Please select the best description of your spouse's/partner's employment status.

☐ Employed full time outside of the home in San Angelo area

☐ Employed part time outside of the home in San Angelo area

☐ Employed and works at home (skip to Q32)

☐ Employed and works outside of San Angelo area

☐ Military / Student / intern outside of the home

☐ Not employed or in school / internship (skip to Q32)

30. Where is your spouse's or partner's current geographic location (city or town) of employment or schooling?

31. How long do you expect to continue working in San Angelo?

- | | |
|--|--|
| ☐ Less than 18 months | ☐ 3 – 5 years |
| ☐ 18 months – 3 years | ☐ More than 5 years |

32. How many are in your household (including yourself)?

- ☐ Adults over age 18
- ☐ Children age 18 and younger (put "0" if none)

33. What category best describes the gross annual income for you and family members that live with you (do not include income from unrelated roommates)?

- | | |
|--|--|
| ☐ Less than \$25,000 | ☐ \$100,000 - \$149,999 |
| ☐ \$25,000 - \$34,999 | ☐ \$150,000 - \$199,999 |
| ☐ \$35,000 - \$49,999 | ☐ \$200,000 - \$299,999 |
| ☐ \$50,000 - \$74,999 | ☐ \$300,000 or more |
| ☐ \$75,000 - \$99,999 | ☐ Would rather not disclose |

34. What is the highest level of educational attainment in your household?

- | | |
|--|---|
| ☐ Less than high school | ☐ Associate's degree |
| ☐ High school / GED | ☐ Bachelor's degree |
| ☐ Some college | ☐ Masters degree / other advanced degree |

Thank you very much for taking the time to complete this survey. As mentioned previously, your input will help decision makers in San Angelo have the information they need to plan for the future. Please visit the following website below for more information about the San Angelo Development Corporation: <https://economicdevelopmentsanangelo.com>

APPENDIX B:

Employee Survey Open Ended Responses

Provided as a separate document file. If you would like to obtain a copy of this file, please contact Guy Andrews at 325-653-7197 or via e-mail at guy.andrews@cosatx.us



1001 South Dairy Ashford Street, Suite 450

Houston, TX 77077

281-582-0855

www.cdsmr.com

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 6, 2019

Item type: Regular Item

Caption:

Appeal of the Planning Commission's approval of a Conditional Use, CU19-09, to allow for household living, including multi-family living, in the General Commercial (CG) and Office Commercial (CO) zoning districts, being 20.192 acres located within the 1800 block of West Loop 306 near North Bentwood Dr. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The applicants have requested a Conditional Use to allow for household living including multi-family living in the General Commercial (CG) and Office Commercial (CO) zoning districts.

On June 17, 2019, the Planning Commission approved the request for a Conditional Use for a household living on the property.

On July 16, 2019, a resident of the City of San Angelo appealed the Planning Commission's decision.

Per section 208 and 214 in the zoning ordinance, an appeal may be initiated by any owner, applicant, affected adjacent property owner, or resident of the City of San Angelo. The City Council shall review appeals in regards to a decision by the Planning Commission in regard to a conditional use. City Council may reverse, affirm or modify the previous decision. In considering such an appeal, the City Council shall review the decision in light of the Comprehensive Plan, this Zoning Ordinance, the Official Zoning Map, and any other land use policies adopted by the Planning Commission or City Council, whichever are applicable. The City Council shall modify or reject the decision of the Planning Commission only if it is not supported by substantial competent evidence or if the Planning Commission's decision is contrary to the Comprehensive Plan, this Zoning Ordinance or the Official Zoning Map.

Financial Impact:

N/A

Other Information/Recommendation:

On June 17, 2019, the Planning Commission unanimously APPROVED, with a 4-0 vote, the Conditional Use to allow for household living including multi-family living in the General Commercial (CG) and Office Commercial (CO) zoning districts on the subject property, subject to seven conditions of approval.

Attachments:

1. CU19-09_CC report APPEAL CU19-09_CC report APPEAL.pdf

Presentation:

Jon James

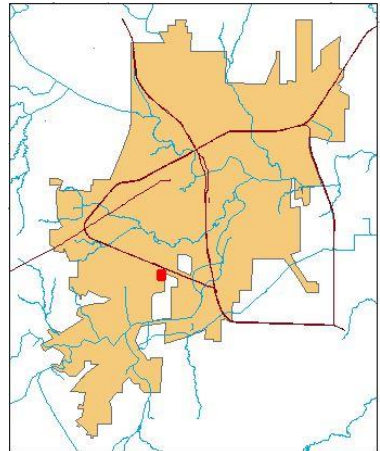
Approvals/Reviews:

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

CITY COUNCIL – August 6, 2019

STAFF REPORT



APPLICATION TYPE:		CASE:	
Appeal of a Conditional Use		CU19-09: Bentwood C.C., LLC	
SYNOPSIS:			
An appeal of an approval for a request of a Conditional Use to allow for household living including multi-family living in the General Commercial (CG) and Office Commercial (CO) zoning districts, which was approved by Planning Commission on June 17, 2019.			
LOCATION:		LEGAL DESCRIPTION:	
In the 1800 Block of West Loop 306 near North Bentwood Drive		Being 20.192 acres out of Abstract A-0052 S-0177, Survey: C Berberich.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood	CG and CO	Neighborhood, Neighborhood Center and Transitional	20.192 acres
THOROUGHFARE PLAN:			
West Loop 306 Frontage Road (TXDOT) – Freeway, Required: N/A – TXDOT road Proposed Wolf Creek Drive – Urban Collector Street, Required: 60’ right-of-way, 50’ pavement			
NOTIFICATIONS:			
21 notifications mailed within 200-foot radius on June 3, 2019. 0 in favor and 3 against (appeal letter was submitted on July 16, 2019)			
STAFF RECOMMENDATION:			
Staff’s recommendation is to UPHOLD the Planning Commission’s APPROVAL of the Conditional Use to allow for household living including multi-family living in the General Commercial (CG) and Office Commercial (CO) zoning districts on the subject property, subject to six Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Property Owner: Bentwood C.C. LLC Applicant: Kevin Collins			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			

Additional Information: The applicant has submitted a site concept plan to the Planning Division for review and consideration, and has had multiple discussions with staff regarding the appropriateness of this project. There is a party interested in purchasing the property from the current owners to be able to build the multi-family complex. The buyer's plan shows proposed Wolf Creek Apartments (multi-family living). This will be higher-density living directly adjoining single-family living.

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

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The applicant has provided a very conceptual site plan for this property, which doesn't illustrate fencing, sidewalk, landscaping or open space. The Planning staff understands that this is a preliminary site plan, however, the Planning Staff still has concerns with this development given its proximity to the single-family residential area to the southeast and south. Should the Planning Commission approve this request, Planning Staff will recommend that a new 6-foot high privacy fence be installed along the south property line facing the single-family homes to provide additional screening from residents to the south. The City's Comprehensive Plan designates this area as "Neighborhood, Neighborhood Center and Transitional". The area currently zoned RS-1 with a "Neighborhood" designation may not be appropriate for multi-family living and the impacts on adjacent single-family homes directly adjoining remains a concern.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** Currently, the Zoning Ordinance does not automatically allow multi-family living in General Commercial (CG) and Office Commercial (CO) without specific approval. The requested Conditional Use (CU) is for household living, which is allowed in RS-1 districts, however, with the concept site plan shows an apartment complex being proposed. The proposed multi-family living complex will likely be less of an impact on the surrounding single-family homes than retail or other commercial uses that are allowed with the current zoning, but the immediate adjacency could be a concern without adequate buffering and screening.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** Planning Staff is concerned whether the proposed development, even with appropriate screening, is suitable for this location previously planned for single-family homes and adjacent to existing single-family residential uses. However, there are currently two businesses that directly adjoin the subject property on the west side. Requiring fencing, landscaping and setback can provide a more suitable buffer for the adjoining single-family residential homes.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the**

practical functioning of the natural environment. The applicant intends to construct an apartment complex. Their site illustrates the proposed entrances to this complex will be directly off of the West Loop 306 frontage road and the proposed future Wolf Creek Drive. Staff does not believe this will create any negative environmental affects as the required site plan and permits will include a review of grading, drainage and stormwater.

5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** The applicant is in negotiations with a potential buyer of the property that believes that the subject location is ideal for multi-family living. Staff believes that apartment complexes provide a community need, but is concerned with this specific location. However, the CG and CO current zones allow more potentially intrusive uses than the proposed apartment complex. Staff believes this use to be appropriate at this location with the recommended conditions.
6. **Development Patterns.** **Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.** As indicated, Staff is not concerned with traffic patterns and access because this proposed complex does have direct access to the frontage road of West Loop 306.

Planning Commission Recommendation:

On June 17, 2019, the Planning Commission **unanimously APPROVED** the proposed Conditional Use to allow for household living including multi-family living in the General Commercial (CG) and Office Commercial (CO) zoning districts on the subject property, subject to seven conditions of approval. Below is a complete insert of the Planning Commission Minutes from June 17, 2019:

Shelly Paschal, Planner, presented the proposed Conditional Use. She explained that the proposed conditional use is for a multi-family living apartment complex. She outlined Staff's recommendation to approve the request on the grounds that the use would have less of an impact than commercial development and has direct access onto Loop 306. However, she did raise concerns that the site plan did not show required fencing, landscaping or buffering which will be required as conditions of approval.

Chair Stribling opened the meeting for public comment.

Mr. Harley Simmons, a nearby resident requested that the property does not gain access onto Wolf Creek Drive.

Mr. Ron Meeds, a resident in Bentwood, expressed concerns about increased traffic and if the case is approved, that the access road become two-way.

Ms. Krissy Price, a resident of Bentwood, expressed concerns about the apartment parking lot facing her backyard.

Russell Gully, SKG Engineering, representing the applicant, asked for clarification on the condition

requiring 10 feet of open space. Mrs. Paschal explained this would be adjacent to residential zoning.

Mr. Gully indicated that the developer would not want more than RS-1 zoning density and that this to be a first-class facility managed out of Lubbock. He further mentioned that the CG could allow more intense development than apartments.

Mr. Kevin Collins with Bentwood Country Club explained that they went to great lengths to ensure that access points would be off of Loop 306, that the complex would be only single-story.

Chair Stribling expressed his opinion that this was the best use of the land.

Commissioner Uherik asked if a condition could be imposed that the complex is only one-story. Jon James, Planning and Development Services Director, responded that this could be done.

Commissioner Uherik made a Motion to APPROVE the Conditional Use to allow for household living including multi-family living in the General Commercial (CG), Office Commercial (CO), and Single-family Residential (RS-1) zoning districts, subject to seven conditions of approval including that the proposed buildings be only one-story in height. Commissioner Smith seconded the motion. The motion carried unanimously, 4-0.

Staff's Recommendation:

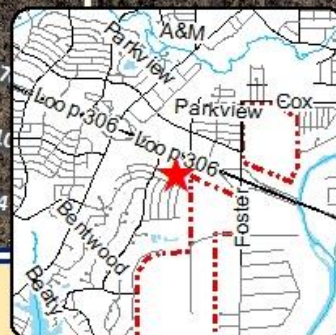
Staff's recommendation is for the City Council to UPHOLD the Planning Commission's **APPROVAL** of the Conditional Use to allow for household living including multi-family living in the General Commercial (CG) and Office Commercial (CO) zoning districts on the subject property, subject to **Seven Conditions of Approval:**

1. The applicant shall submit a revised detailed site plan showing proposed plan, and provide the Planning Director with a timeline for approval on when such improvements shall be completed.
2. Applicant must install a minimum 6' opaque privacy fence, adjacent to any single-family residential uses or zoning; in this case, the south and southwest property lines.
3. Applicant must provide a minimum 25' building setback on any side adjoining a lot that is zoned for single-family residential.
4. Applicant must provide an area of open space (which can include landscaping) of at least a 10' adjacent to any properties zoned for single-family residential before any construction of any building and/or parking area.
5. All lighting, if provided, shall be fully shielded so as not to create any spillover glare onto adjacent properties or streets.

6. At least 25% of the existing trees on the site shall be preserved by the owner or replaced with an equivalent number of trees.
7. The proposed buildings must be only one-story in height.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Site Concept Plan
Approved Plat
Application
Notification Map
Resident Letters
Appeal Packet



CU19-09: Bentwood

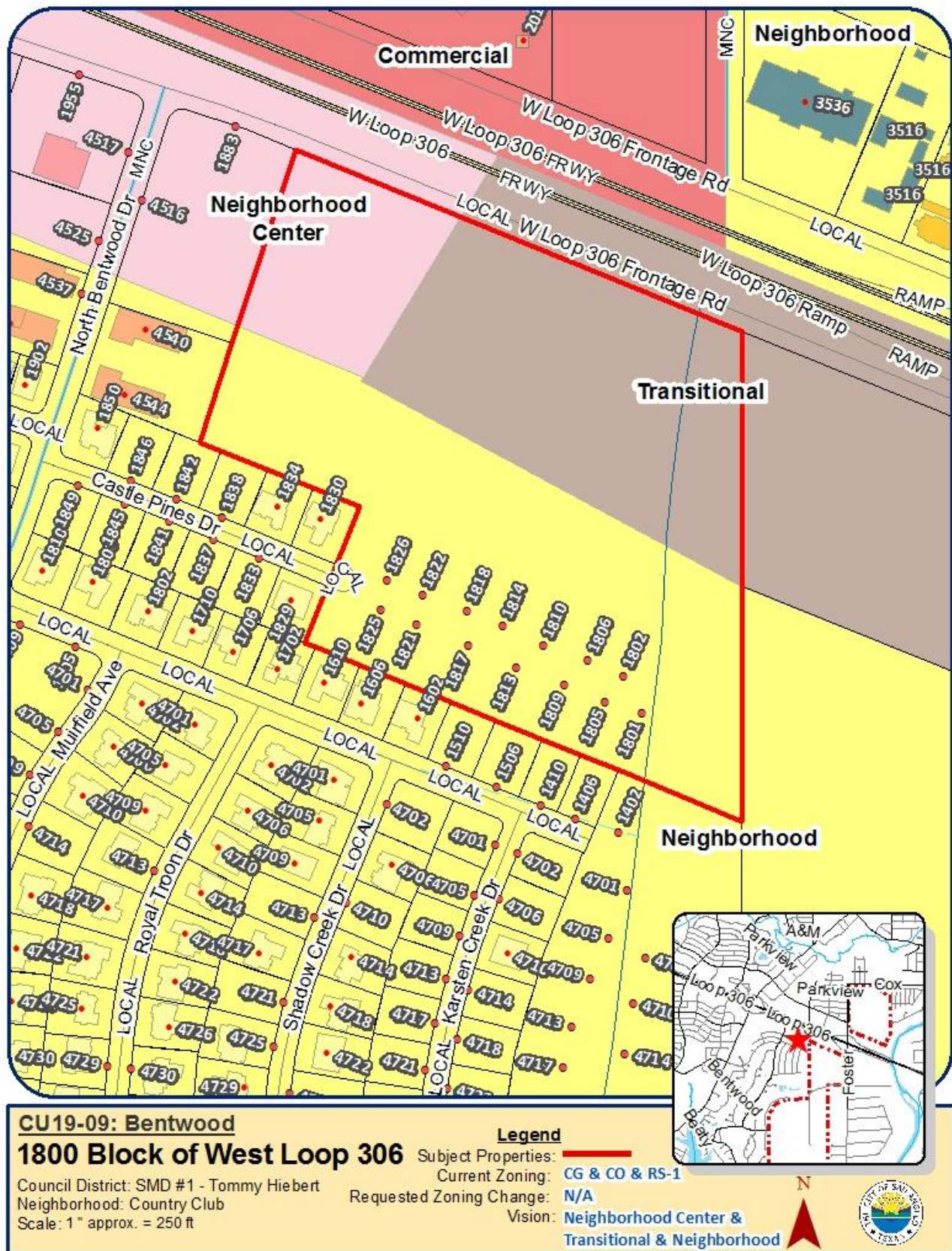
1800 Block of West Loop 306

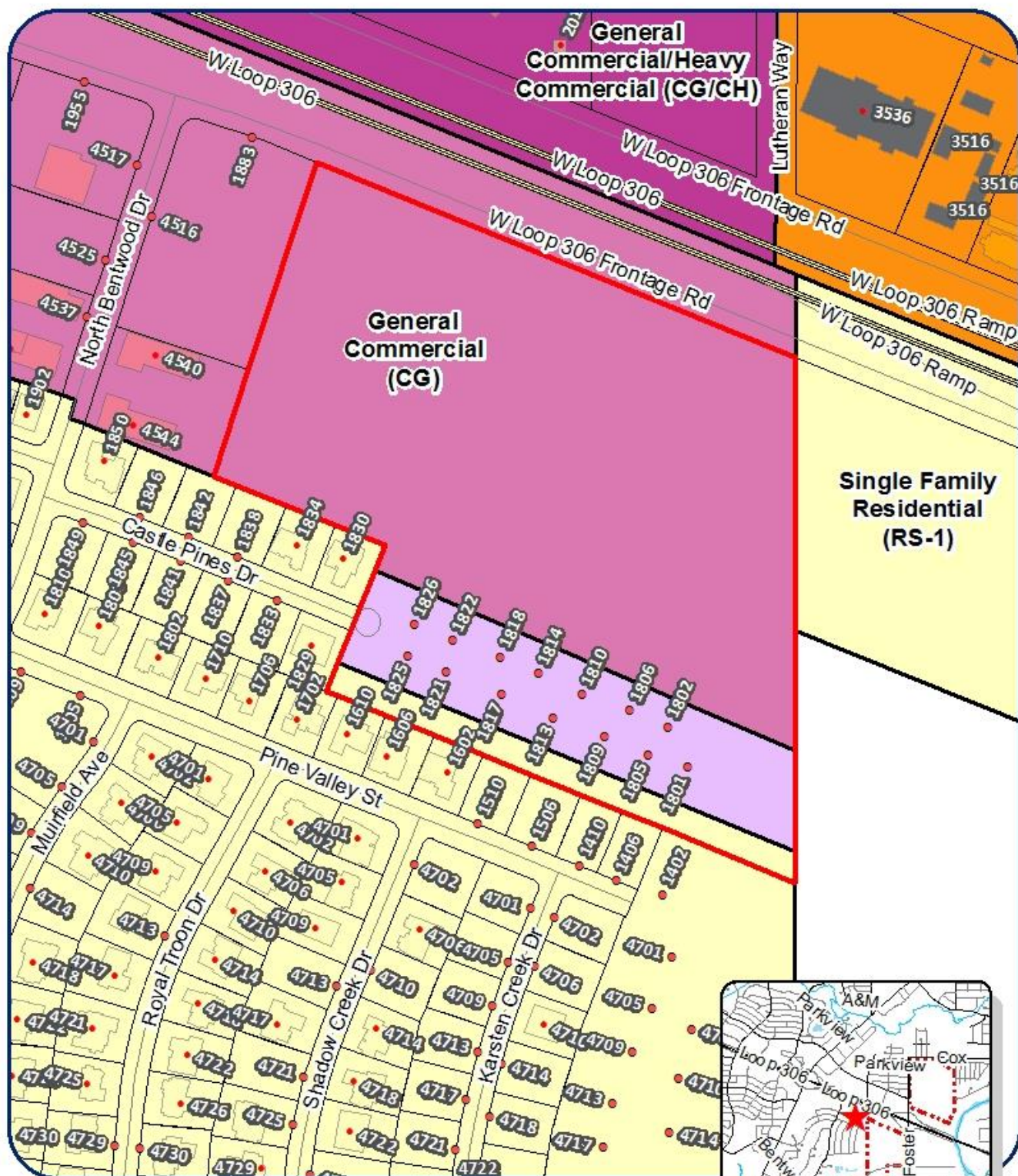
Council District: SMD #1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 250 ft

Legend

Subject Properties: —
Current Zoning: CG & CO & RS-1
Requested Zoning Change: N/A
Vision: Neighborhood Center & Transitional & Neighborhood







CU19-09: Bentwood

1800 Block of West Loop 306

Council District: SMD #1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 250 ft

Legend

Subject Properties: —
Current Zoning: CG & CO & RS-1
Requested Zoning Change: N/A
Vision: Neighborhood Center & Transitional & Neighborhood

N



Looking East at the Property



Looking West at the Property



Businesses West of Property

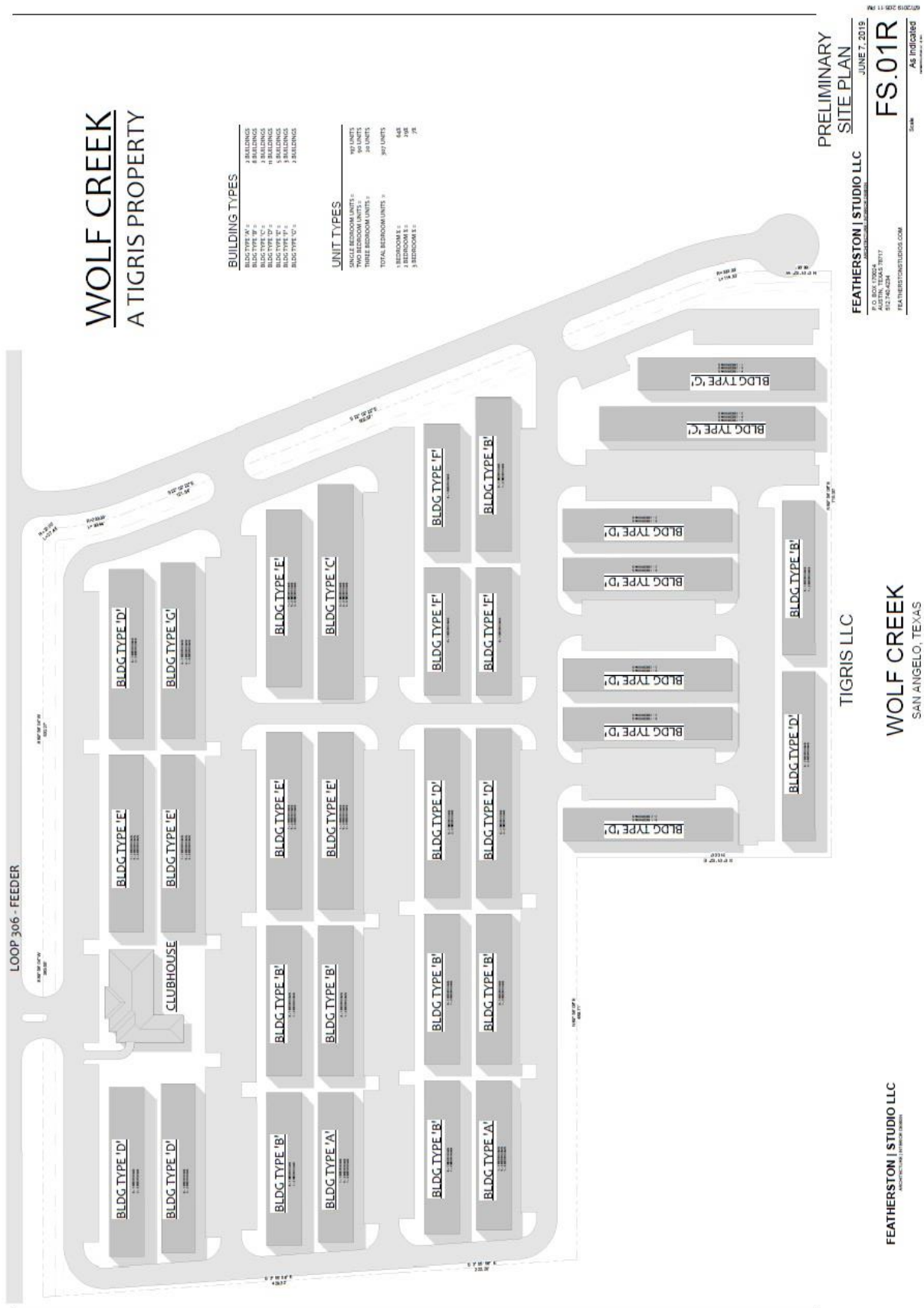


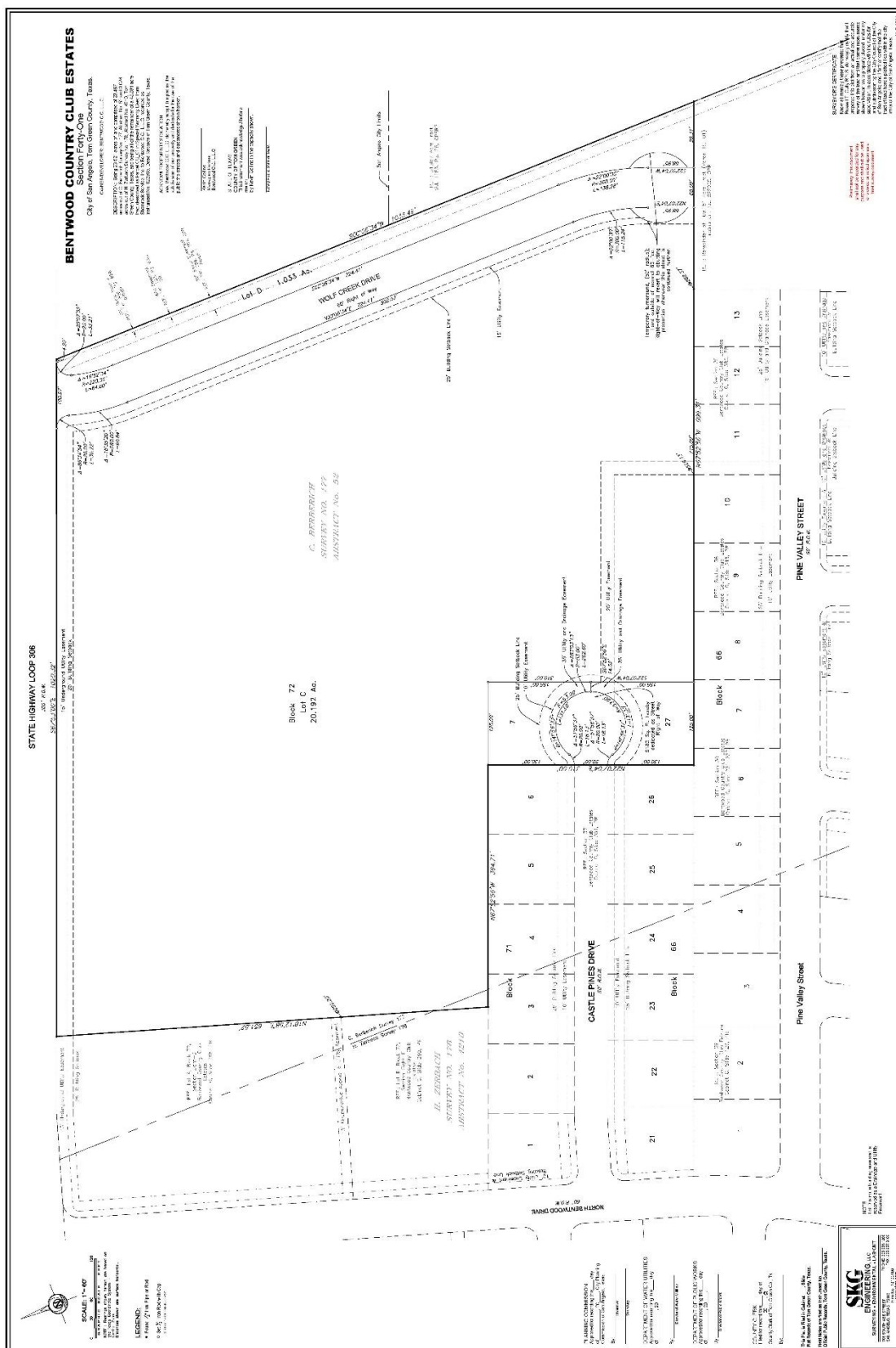
Homes on Castle Pine



Rear of Property







Effective January 3, 2017



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



Section 1: Basic Information

Name of Applicant(s): Bentwood C.C., LLC
☒ Owner ☐ Representative (Affidavit Required)

San Angelo Texas 76903
Mailing Address City State Zip Code

325-374-7023 bentwoodtennis @cs.com
Contact Phone Number Contact E-mail Address

1825 West Loop 306 San Angelo Texas 76903
Subject Property Address City State Zip Code

20.192 acres out of Abst: A-0052 S-0177, Survey: C BERBERICH
Legal Description (can be found on property tax statement or at www.tamgreencad.com)

Lot Size: 20.192 acres Zoning: CG, CO, RS1

Section 2: Site Specific Details

*Use attachment if necessary.

Existing Use of Property: Vacant
Proposed Use/Size: Residential Multi-Family
Proposed Conditional Use (from Section 309): Household Living

I understand that this Commission is required by law to make decisions based on the following criteria, and I assert that my request meets all of the required criteria based on my explanations below:

Impacts Minimized. Whether and the extent to which the proposed expansion of a nonconforming use creates adverse effects, including adverse visual impacts, on adjacent properties.

Explanation: As the structures are for household living, they will be more visually similar to the residential homes to the south.

Consistent with Surrounding Area. Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses, surrounding the subject land.

Explanation: This conditional use is a good transitional use between the Loop 306 and single family residential use.

Effect on Natural Environment. Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to, adverse impacts on water and air quality, noise, storm-water management, wildlife, vegetation, wetlands and the practical function of the natural environment.

Explanation: No significant adverse impact on the natural environment will occur and there are ordinances in place protect against such.

Effective January 3, 2017

Section 2 continued: Site Specific Details

Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.

Explanation: There is a demonstrated community need for housing.

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

Explanation: To a highly reasonable extent this conditional use results in a logical and orderly pattern of development by being a transition between Loop 306 and the single family homes.

Section 3: Applicant(s) Acknowledgement

Please initial the following:

- ☒ If approved, a Conditional Use is applied to the property, not the property owner.
- ☒ The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council
- ☒ Approval of this Conditional Use request does not constitute approval of permits, site plans, or other processes that require separate approval.
- ☒ If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

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

[Signature]
Signature of licensee or authorized representative

5-17-19
Date

Keon Collins
Printed name of licensee or authorized representative

Bentwood CC LLC
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: CU: 19 - 09

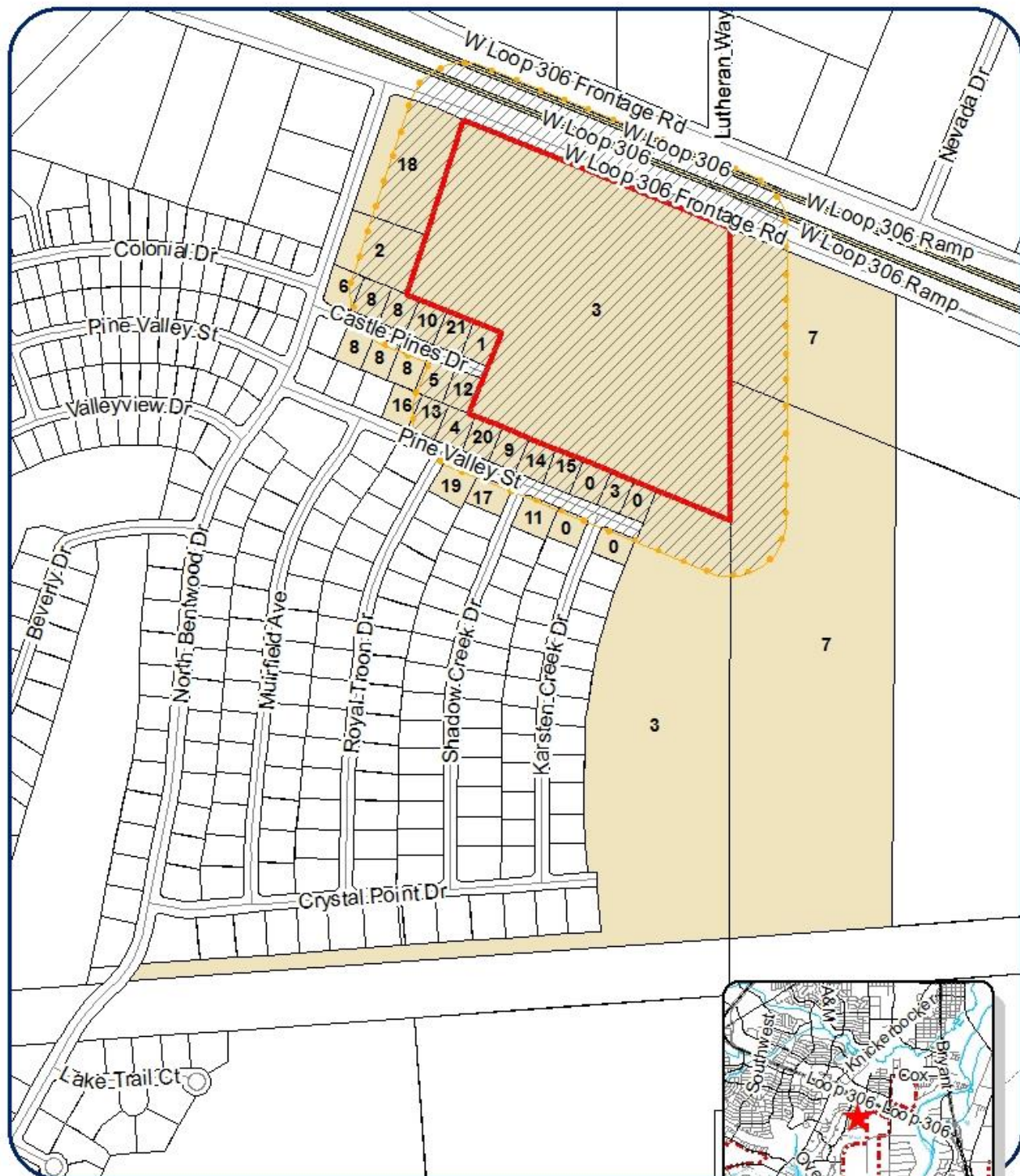
Planning Commission date: / /

Nonrefundable application Fee: \$

Receipt #: 242009 Date paid: 05, 17, 19

Reviewed/Accepted by:

Date: / /



CU19-09: Bentwood

1800 Block of West Loop 306

Council District: SMD #1 - Tommy Hiebert
Neighborhood: Country Club
Scale: 1" approx. = 450 ft

Legend

Subject Properties: —
Current Zoning: CG & CO & RS-1
Requested Zoning Change: N/A
Vision: Neighborhood Center & Transitional & 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

(X)

^{strong}
IN OPPOSITION

REASON(S) _____

My wife and I oppose this further development by BCC since they are still selling subdivisions to builders who are beginning to build out neighborhoods at the end of Pine Valley (@ shadow creek dr). It is a complete mess here. Contractors speed down Pine Valley from 6am - 7pm or later. I have pictures of trucks making a mess and parking as a staging area. One trucker in a concrete truck decided to park in front of my house and check his engine out and took apart a component and threw trash in my front yard. BCC seems very greedy these days and why not finish the lots that are empty first?!? Complaints to BCC go nowhere :-

NAME: _____

ADDRESS: _____

PHONE: _____

SIGNATURE: _____

CU19-09: Bentwood C.C., LLC

Property owner number: 20

If you have any questions about these proceedings, please call Mrs. Shelly Paschal, 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 shelly.paschal@cosatx.us.

Paschal, Shelly

From: Dennis Williams <williamsanesthesia@yahoo.com>
Sent: Saturday, June 15, 2019 12:18 PM
To: Paschal, Shelly
Subject: Conditional Request, Bentwood CC

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Planning Commission Members:

We are the homeowners at 1834 Castle Pines Dr., lot "21" as designated on the diagram. We are opposed to any plan to use the area that would include multi-family dwelling units. As that was not what was zoned in that area when we purchased our home, it would be unfair to make such a change at this point.

Dennis and Stephanie Williams
1834 Castle Pines Drive
(580)916-8683

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) I believe apartment living in this area will negatively affect the property values of homes on this end of Bentwood Country Club. Having two story apartments looking into the backyards of the existing homes on Castle Pines Dr and Pine Valley St. will be very displeasing to current homeowners and potential buyers.

I believe Bentwood CC should extend Castle Pines and sell the real estate along Loop 3206 Frontage as General Commercial and Office Commercial

NAME: Chad Meeks

ADDRESS: 1829 Castle Pines Dr. 76904

PHONE: 325-939-3465

SIGNATURE: Chad Meeks

CU19-09: Bentwood C.C., LLC

Property owner number: 12

If you have any questions about these proceedings, please call Mrs. Shelly Paschal, 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 shelly.paschal@cosatx.us.

July 15th, 2019

Dear Director Jon James,

Hello, I am Sergio A Velasquez, home owner of 1610 Pine Valley St here in the Bentwood area of San Angelo. My wife and I moved here from San Diego in May of 2018 and have really been enjoying the city, its people, and the surrounding areas. We purchased our home on Pine Valley thinking the empty lots that are on Castle Pines behind us would be more residential homes that would be addressed on Castle Pines. However, in the last couple of months, we, like most others here on Pine Valley, have become more informed on the fluid situation on the land behind us.

The land behind my house, Lot 20, and others to the east (towards Karsten Creek), have a 60ish foot set back it appears from our backyard fence to the current zone "Office Commercial". Then moving northward a bit the land goes into "General Commercial" to W Loop 306. You can see the attached image for clarification if you need. As of now, the Planning Commission has approved the proposal from Bentwood Estates to alter this land with "Conditional Use" to sell the land to a developer to construct a 307 unit apartment complex.

Most homeowners who live in this area of Bentwood are opposed to this and are here to appeal that decision. There are many owners who live 201ft and more who knew nothing of this project and once they found out, were very upset. We believe our neighborhood would be negatively affected in at least 2 ways.

Firstly, traffic from a 307 unit complex would need to drive through our neighborhood to get to the Knickerbocker area businesses, churches, the Walmart Neighborhood Store and Stripes on Knickerbocker at Valleyview. And let's not forget Lake Nasworthy and the Airport as well. The apartments, which are set to be 64% one bedrooms, are said to be renting for at least \$2000/mo and will be called "luxury". So with rents starting that high, there would be most likely be 2 adults per apartment, thus at least 714 cars plus employees of this complex and tenant's visitors. Those 735ish cars will cause a traffic issue for our streets. Valleyview is already at its limits for those neighbors who are currently dealing with constant speeders and reckless drivers for people just trying to walk their dogs. They, and we, don't need any more cars using it as a thoroughfare. Attached is also a print of the city vision plan and Valleyview is not a minor or major thoroughfare or collector, yet they are getting most of the traffic from this side of Bentwood to get to Knickerbocker. Again, in our humble opinion, the 307 unit complex will add too much traffic who we suspect are going to make a right out of their apartment complex onto Wolf Creek, right on Pine Valley, left on N Bentwood, and right on Valleyview. I do concede the tenants will probably use the frontage road to Foster Rd and make the turn-around to get back on the loop to get to Sunset Mall or downtown. We just think there will be many more trips to Walmart or Stripes than to the mall for most of the tenants.

Secondly, we are very concerned with property values. If there were a small office complex with a financial advisor, an optometrist, a dentist, a CPA, and a UPS Store in the Office Commercial space, we suspect it would be much much better for us than the 307 unit complex. Throw in a neighborhood coffee shop in the General Commercial and that is what most have come to envision over the last many weeks in this fact finding process we've been on. We

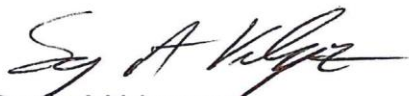
believe a strip of Office Commercial blending to General Commercial will be less detrimental to our property values than the 307 unit complex as proposed. We believe the traffic for the patrons of these businesses will get off the loop, do their business, and get back on the loop without coming through our neighborhood and adding issues for us.

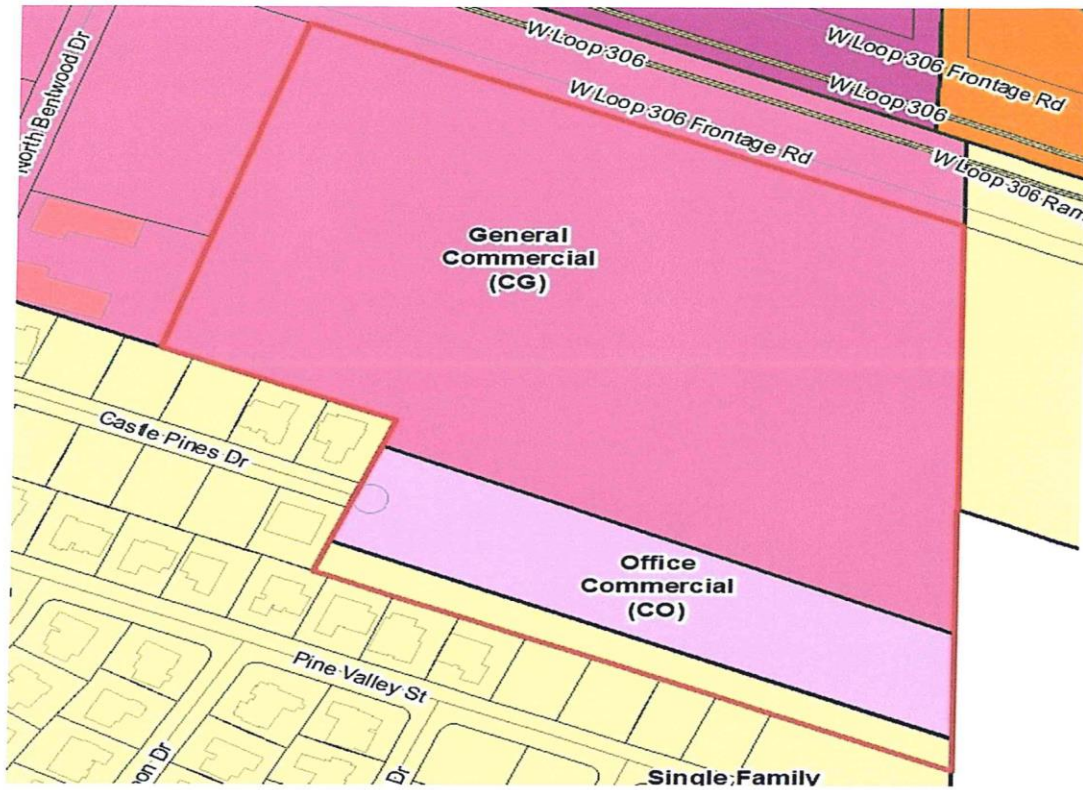
It seems as though developers and builders are not telling prospective buyers right now that these apartments are coming or advising buyers of the current mood of the knowledgeable neighbors. We know of two couples who knew nothing about this and their house is being framed now and they're very upset since their builder didn't mention any of this. I think that speaks to a big concern on property values and how fast a lot or house gets sold. My nextdoor neighbor has put his house on the market because of this. I don't foresee Kevin, or any builder, putting a billboard saying "307 Units Coming Soon!!" at the dead end of Pine Valley anytime soon. It would make buyers think twice on buying here knowing apartments are coming.

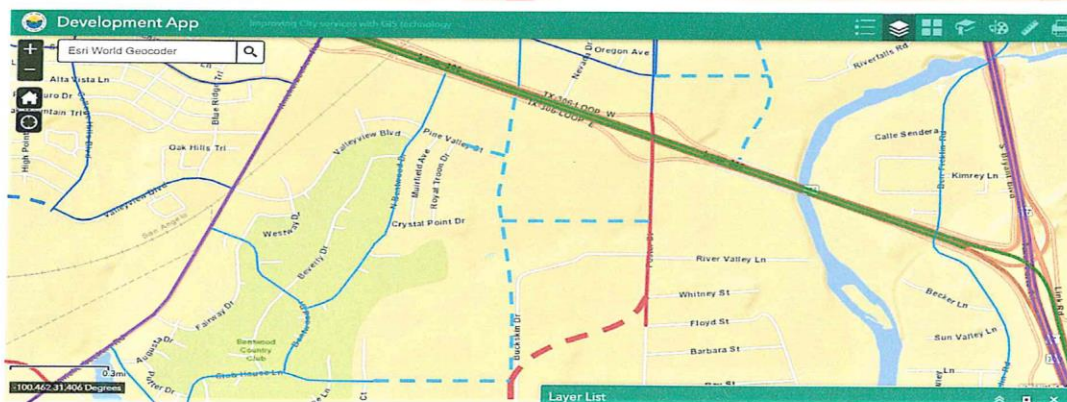
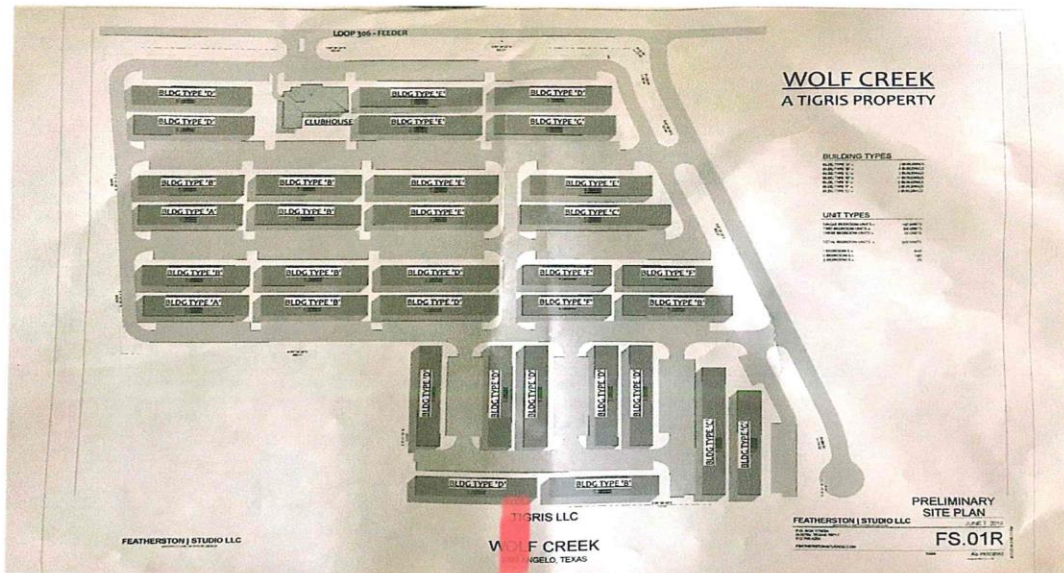
Furthermore, after speaking to Kevin Collins of Bentwood Estates, the targeted demographic of the 307 unit complex will be Air Force personnel and "young professionals". As a USAF veteran myself and knowing the pay scales, this concerns me. How much will two and three bedrooms be rented for? Also, as far as added noise concerns go, how many pools will there be? What will be the pool hours? Will there be many BBQ areas? Kevin wasn't quite sure on the recreation areas, but did mention the pools will "probably" not backup to Pine Valley. This project seems to be getting a green light before most have heard of it, never mind the fine details. Those who went to the Planning Commission's meeting felt mostly ignored.

In closing, sir, we have come together as a community to get this appeal letter signed by 88 fellow concerned citizens. I would have gotten more signatures but scheduling conflicts with other neighbors did not allow us to meet by this deadline. In meeting many of my neighbors up and down and all around Pine Valley and discussing the situation, 97.7% are against the apartments. I have reached out to Tommy Hiebert and Kevin Collins and welcomed the different points of view, but disagree with some of the "civil engineering averages" used for cars per apartment vs cars using businesses. We hope the planning commission can reverse their decision to approve the Conditional Use. We hope this letter and material finds you with an open mind that many members of this community are not ok with the plan as-is. We are also aware of the "be careful what you ask for" theory, but in the end, as we understand it now, we think having both the Office Commercial and General Commercial (not combining them) would be a better fit at this time.

Thank you for your time,


Sergio A Velasquez
415-794-3214 cell





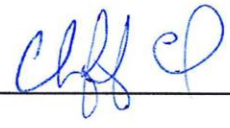
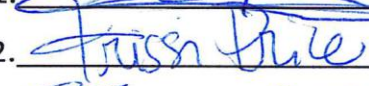
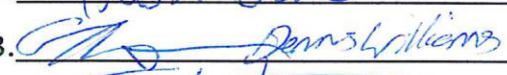
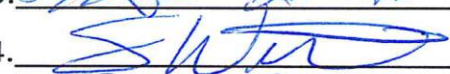
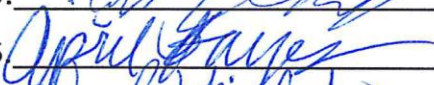
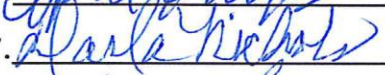
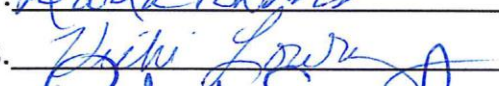
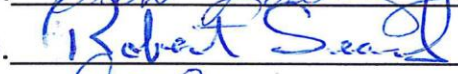
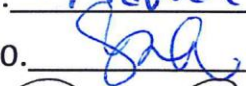
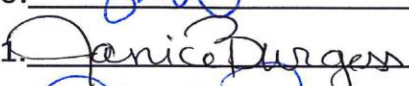
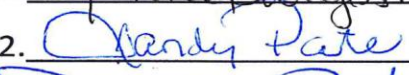
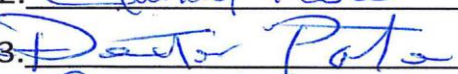
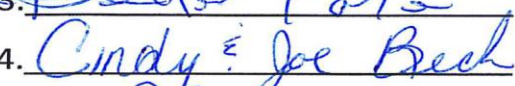
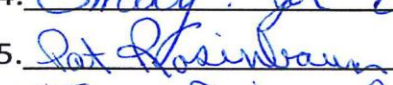
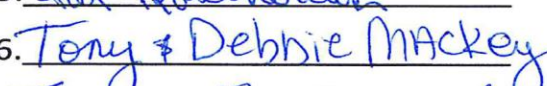
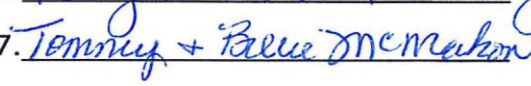
Appeal to Planning Commission's approval of
"CU19-09" ^{conditional use} ~~REZONING~~ of "1800 BLOCK OF W
LOOP 306" signature sheet

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| 1. <u>S. A. Velazquez</u> | 18. <u>Brenda Pice</u> |
| 2. <u>Tiffany Brannan</u> | 19. <u>Angela Schaefer</u> |
| 3. <u>Kevin Kennedy</u> | 20. <u>Jelen M. Simpson</u> |
| 4. <u>Elizabeth Kennedy</u> | 21. <u>Shawn Crump</u> |
| 5. <u>Debra Cannon</u> | 22. <u>Lori Donahue</u> |
| 6. <u>Bob Cui</u> | 23. <u>R. W. Ayers</u> |
| 7. <u>Kelli K. Wells</u> | 24. <u>M. Wilkey</u> |
| 8. <u>Michael Wells</u> | 25. <u>Gabe Jones</u> |
| 9. <u>Harley Simon</u> | 26. <u>D. Ant</u> |
| 10. <u>Kristy Simon</u> | 27. <u>S. A.</u> |
| 11. <u>Tracy Flores</u> | 28. <u>Shanty Jones</u> |
| 12. <u>Elizabeth Flores</u> | 29. <u>Julia Lane</u> |
| 13. <u>Don Aylor</u> | 30. <u>Landra Neulin</u> |
| 14. <u>Donna Aylor</u> | 31. <u>Mike Neulin</u> |
| 15. <u>Bryony Whitwood</u> | 32. <u>Patricia Aylor</u> |
| 16. <u>Judy Whitwood</u> | 33. <u>Kerian Aylor</u> |
| 17. <u>Chuck Kee</u> | 34. <u>C. M. H. H. H.</u> |

Appeal to Planning Commission's approval of
"CU19-09" ^{conditional use} ~~REZONING~~ of "1800 BLOCK OF W
LOOP 306" signature sheet

1. <u>[Signature]</u>	18. <u>Rollins Meyer</u>
2. <u>[Signature]</u>	19. <u>Kary Fry</u>
3. <u>June Cameron</u>	20. <u>[Signature]</u>
4. <u>Tom Cameron</u>	21. <u>Amy Crispin</u>
5. <u>[Signature]</u> <u>Carrie Mijares</u>	22. <u>[Signature]</u>
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8. <u>[Signature]</u>	25. <u>[Signature]</u>
9. <u>Rachel Bright</u>	26. <u>[Signature]</u>
10. <u>[Signature]</u>	27. <u>[Signature]</u>
11. <u>[Signature]</u>	28. <u>[Signature]</u>
12. <u>[Signature]</u>	29. <u>Elisa Weidner</u>
13. <u>Jessie Cole</u>	30. <u>Gena Fisher</u>
14. <u>Candi Call</u>	31. <u>James Hendry</u>
15. <u>Patty Long</u>	32. <u>[Signature]</u>
16. <u>[Signature]</u>	33. <u>[Signature]</u>
17. <u>[Signature]</u>	34. <u>[Signature]</u>

Appeal to Planning Commission's approval of
"CU19-09" ^{conditional use} ~~REZONING~~ of "1800 BLOCK OF W
LOOP 306" signature sheet

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Appeal to Planning Commission's approval of
"CU19-09" ^{conditional use} ~~REZONING~~ of "1800 BLOCK OF W
LOOP 306" signature sheet

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| 1. <u>Russell Sasach</u> | 18. _____ |
| 2. <u>Pearl Lamb</u> | 19. _____ |
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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jon James, Director of Planning & Development Services, Planning and Development Services, x1180

Meeting Date: August 6, 2019

Item type: Regular Item

Caption:

First reading and public hearing considering an amendment to the City's Land Development and Subdivision Ordinance, Chapter 1 "General Provisions"; Chapter 3 "Definitions"; Chapter 5 "Procedural Requirements for Subdivisions"; Chapter 6 "Guarantee of Performance"; Chapter 9 "Subdivision Design Policies"; and Chapter 11 "Water Facilities" (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The Planning Division recently undertook a review of the Land Development and Subdivision Ordinance to provide clarity on when a subdivision plat is required; exceptions to platting; when a plat gets recorded and expires; types of performance guarantees and deferral options; and an overall cleanup of language. The proposed text amendment changes were presented to the Development Task Force on May 10, 2018. These amendments were considered at the June 18, 2018 Planning Commission meeting and tabled for further discussion. Based on the discussion from the June 2018 meeting, and subsequent meetings with interested members of the development community, staff brought revisions to the July 16, 2018 Planning Commission meeting. The Commission tabled this item again and staff subsequently held multiple additional meetings with interested citizens to try and resolve areas of disagreement.

The resulting ordinance amendments are the culmination of this process, which achieved a unanimous approval recommendation from the Planning Commission.

Financial Impact:

N/A

Other Information/Recommendation:

The Planning Commission recommended APPROVAL of these amendments at their June 17, 2019 meeting by a vote of 4-0 with Chair Stribling, and Commissioners Uherik, Smith, and Jackson voting in favor.

Attachments:

1. Subdivision Ordinance Changes - Staff Report Memo Memo_Council_SubdOrd_Ch. 1, 3, 5, 6, 9, 11.docx
2. LDSO Chapters 1 3 5 6 9 11 Ordinance LDSO Chapters 1 3 5 6 9 11 Ordinance (Legal Approved).docx
3. Subdivision Ordinance Changes - Exhibit (redline) A19-0449_PL_SUBDIVISION_CHAP_1_3_5_6_9_11_ORD_REDLINE (Approved by Legal).pdf

Presentation:

Jon James

Approvals/Reviews:

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

MEMO

**Meeting**

Date: August 6, 2019

To: City Council

From: Jon C. James, AICP
Planning & Development Services Director

Request: Public hearing and consideration of an amendment to the City's Land Development and Subdivision Ordinance:

- Chapter 1 "General Provisions,"** requiring platting for the combining of land, exempting adjacent single-family residential lots under common ownership from replatting, and revising the floor area exception for properties with existing buildings;
- Chapter 3 "Definitions,"** removing redundant language from the definition of subdivision;
- Chapter 5 "Procedural Requirements for Subdivisions,"** modifying expiration of plats;
- Chapter 6 "Guarantee of Performance,"** creating a deferral of obligation option and extension of performance guarantees with a developer's agreement;
- Chapter 9 "Subdivision Design Policies"** allowing the deferral of drainage studies and authorizing the City Engineer as their approval authority; and
- Chapter 11 "Water Facilities"** regarding installation of service connections.

Background:

The Planning Division recently undertook a review of the Land Development and Subdivision Ordinance to provide clarity on when a subdivision plat is required; exceptions to platting; when a plat gets recorded and expires; types of performance guarantees and deferral options; and an overall cleanup of language. The proposed text amendment changes were presented to the Development Task Force on May 10, 2018. These amendments were considered at the June 18, 2018 Planning Commission meeting and tabled for further discussion. Based on the discussion from the June 2018 meeting, and subsequent meetings with interested members of the development community, staff brought revisions to the July 16, 2018 Planning Commission meeting. The Commission tabled this item again and staff subsequently held multiple additional meetings with interested citizens to try and resolve areas of disagreement.

The following is a summary of the most significant changes proposed. Minor changes including grammatical edits, reorganizing and renumbering sections can be found in full in the exhibit attached to the ordinance.

Based on meetings with interested members of the development community, staff believes that the only outstanding issue where there is any disagreement is the issue of preliminary plat expiration (Chapter 5, subsection F). Staff initially recommended a 3 year expiration, consistent with most of our peer cities, while some in the development community preferred a 10 year expiration. While staff still supports the 3 year expiration, we have recommended in this draft a 5 year expiration as a compromise, which to our understanding is generally acceptable to the development community and was recommended for approval by the Planning Commission.

Changes/revisions for the June 17, 2019 Planning Commission Meeting:

- **Clarified language regarding water service connections in Chapter 11.1.B.2.** This addressed concerns regarding circumstances where a deferral of the water service connections might be appropriate by authorizing the Public Works Director, or designee, to defer this requirement to a later stage of the development process.

Changes/revisions for the May 20, 2019 Planning Commission Meeting:

- **Clarified language regarding shifting a lot line based on a parallel offset with replatting in Chapter 1.A.2.d.** This addressed concerns with the original wording raised in meetings with the development community.
- **Added two-family lots to the proposed plat exception for multiple adjacent lots in Chapter 1, A.6.** The original proposal was to exempt from platting multiple adjacent lots under common ownership for single-family homes. This expands that to include two-family dwellings as well.
- **Allows for combination of multiple lots under common ownership without a plat if certain conditions are met in Chapter 1, A.7.** There was a concern with requiring a full replat for multiple properties under common ownership. This new provision allows those lots to be combined without a replat as long as no public dedication is required and no public improvements are needed (or where there is a development agreement to provide any required improvements). In addition, the property owner must file a form in the County deed records indicating the merger of the lots.
- **Clarified that no preliminary plat is required when the entirety of the parent tract is included in a final plat in Chapter 5, A.2.**
- **Cleaned up the performance agreement language in Chapter 6, A.**

Changes/revisions presented at the July 16, 2018 Planning Commission Meeting:

Chapter 1 - General Provisions:

- **Exempting adjacent single-family residential lots under common ownership from replatting.** There are many circumstances in the City where a single-family home is located on multiple adjacent platted lots. This provision clarifies that replatting would not be required in these circumstances *for up to 3 lots (originally for up to 2 lots as presented on June 18).*
- **Revising the floor area exception for properties with existing buildings.** The current ordinance requires unplatted properties to be platted if there an expansion of greater than 50% of building floor area within a 12-month period. This tends to penalize single-family residential properties with smaller footprints and effectively exempts larger-scale, non-residential. The proposed changes will require platting where an expansion exceeds 25% (except for single-family residential). Expansions without platting will be limited to 5,000 square feet annually, preventing properties with larger buildings from exemptions simply because they have a larger footprint. Single-family residential properties will continue to be required to plat only if there is an increase in floor area of 50% of floor area, *or 1,000 square feet, which is greater (the 1,000-square foot provision was added to allow smaller homes to expand up to 1,000 square feet without being penalized for having a lesser floor area than larger homes).*

Chapter 5 – Procedural Requirements for Processing Subdivisions:

- **Modifying expiration dates for plats and preliminary plats.** Initially, preliminary plats were proposed to be extended an additional 5 years only if an associated final plat is approved. *The proposed change will address a concern raised at the previous meeting to allow an additional 5 years so long as progress towards completion of the project is being made. "Progress" includes several possibilities, which are consistent with the state law requirement regarding "dormant projects". Some in the development community prefer a 10 year expiration timeframe, but Planning Staff believe that the five year provision is more appropriate.*

A review of nine comparable cities in Texas showed that 5 of those cities have an expiration of 1 year or less (Midland, Odessa, Lubbock, Big Spring, and Waco), 3 cities have an expiration of 2 years (Abilene, Amarillo, and Wichita Falls), and one city has an expiration of 5 years (Temple).

Changes as presented to June 18, 2018 Planning Commission Meeting:

Chapter 1 - General Provisions:

- **Include “combining separate land parcels” as a subdivision action.** The current subdivision ordinance specifies platting is required for splitting a parcel into two or more lots, but is silent on *combining* lots. This new provision will provide clarity and ensure that a proposal to combine parcels will also require platting.
- **Exempting adjacent single-family residential lots under common ownership from replatting.** There are many circumstances in the City where a single-family home is located on two adjacent platted lots. This provision clarifies that replatting would not be required in these circumstances.
- **Revising the floor area exception for properties with existing buildings.** The current ordinance requires unplatted properties to be platted if there an expansion of greater than 50% of building floor area within a 12-month period. This tends to penalize single-family residential properties with smaller footprints and effectively exempts larger-scale, non-residential. The proposed change will require platting where an expansion exceeds 25% (except for single-family residential). Expansions without platting will be limited to 5,000 square feet annually, preventing properties with larger buildings from exemptions simply because they have a larger footprint.

Chapter 3 - Definitions:

- **Removing redundant language from the definition of “Subdivision.”** The current definition of “Subdivision” restates the exceptions from subdivision platting which are already described in Chapter 1.VI.A.2 Enforcement. Generally, it is preferable to use the definition section to simply define the term and leave the exceptions within the body of the ordinance. In addition, these exceptions are being moved to Chapter 1.V Applicability as they relate to the applicability, rather than enforcement, of plat requirements.

Chapter 5 – Procedural Requirements for Processing Subdivisions:

- **Modifying expiration dates for plats and preliminary plats.** The current subdivision ordinance outlines specific times for recording and expiration of preliminary plats, final plats and replats, and administrative plats (final or replats):
 - **Administrative plats** currently expire after 6 months from the approval date, often leaving insufficient time for the applicant to fulfill approval conditions. The proposed amendment would increase this window to 12 months.
 - **Final plats and replats (non-administrative)** currently expire after 18 months unless a guarantee for all improvements is extended up to an additional 18

months (3 years total) by City Council. The new provision will allow these plats a full three years to be recorded with no need for an extension. Similarly, performance guarantees will now be valid up to 3 years instead of 18 months, or longer with the development agreement option (see Chapter 6 changes).

- **Preliminary plats** currently have no expiration, and are required to be reviewed by the Planning Commission every 5 years. They cannot be repealed for 24 months after they are approved, or within 24 months after a final plat located within the boundaries of the preliminary plat is approved. Without an automatic expiration, many preliminary plats in the City have remained technically valid even though they may not be relevant to current development patterns. **The proposed change will have preliminary plats automatically expire after 5 years if there has been no progress towards project completion. Progress towards completion will extend the preliminary plat an additional 5 years from the date of the most recently applicable action. “Progress” includes a final plat application submitted, even if not yet approved; a good-faith attempt to file an associated permit; infrastructure facility costs of at least 5% of the appraised market value of the property; posting of fiscal security for performance; and payment of utility connection fees (see Chapter 5 below and in the attached text amendment).**

Chapter 6 – Guarantee of Performance:

- **Creation of a “Deferral of Obligation” option.** The current ordinance limits performance guarantees to performance bonds, letters of credit, and cash or cashier’s checks. The proposed amendment will allow a development agreement as an alternative. Such an agreement will allow a plat to be recorded with the agreement acting as security for required improvements. This option will be at the discretion of the City and will generally be used to allow deferral of required improvements from the subdivision plat to a later phase of development, such as per a site plan or building permit.
- **Extension of performance guarantees beyond three years with a development agreement.** The current ordinance limits performance guarantees for up to the three years (18 months with an 18-month extension by City Council). The proposed amendment would simplify this by removing the requirement for an extension and simply limiting performance guarantees to 3 years. In addition, this adds the clarification that a deferral through a development agreement may extend beyond 3 years.

Chapter 9 – Subdivision Design Policies

- **Deferral of drainage studies and City Engineer as approval authority.** The current ordinance states that a drainage study may be required and approved by City staff with a review by the Director of Public Works. The proposed amendment allows a deferral of this study to a subsequent stage of development, and references the City Engineer as this approval authority as per current practice.

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 “PLANNING AND DEVELOPMENT,” EXHIBIT “C” “LAND DEVELOPMENT AND SUBDIVISION ORDINANCE,” RELATING TO THE SUBDIVISION PROCESS BY AMENDING: CHAPTER 1 “GENERAL PROVISIONS” CHAPTER 3 “DEFINITIONS”; CHAPTER 5 “PROCEDURAL REQUIREMENTS FOR PROCESSING SUBDIVISIONS”; CHAPTER 6 “GUARANTEE OF PERFORMANCE”; AND, CHAPTER 9 “SUBDIVISION DESIGN POLICIES”; AND CHAPTER 11 “WATER FACILITIES”; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of San Angelo has adopted a Land Development and Subdivision Ordinance establishing a process for the development, subdivision, and platting of land within the corporate limits of the City and within its extra territorial jurisdiction; and,

WHEREAS, the ordinance provides a process for the subdivision of land that includes the authority and functions of the Planning Director, Planning Commission, and City Council in the subdivision and platting process;

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

Section 1. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 1 “General Provisions” Section V “Enactment and Effective Date” is renamed Section V “Applicability” and restated and amended as depicted in Exhibit A. Section VI “Enforcement” “B. Enforcement by Building Official”, “C. Enforcement by Denial of Public Services”, and “D. Enforcement by City Attorney” are renumbered as A, B, and C respectively, and restated and amended as depicted in Exhibit A.

Section 2. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 3 “Definitions” “Subdivision” is amended as depicted in Exhibit A.

Section 3. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 5 “Procedural Requirements for Processing Subdivisions” Section III “Stages of Development Review” “A. Major Subdivisions”, is amended as depicted in Exhibit A; “C. Administrative Subdivisions”, is amended as depicted in Exhibit A; and new subsections “E. Recordation and Expiration of Plats” and “F. Preliminary Plat Approval and Expiration” are added as depicted in Exhibit A.

Section 4. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 6 “Guarantee of Performance” Section I “Performance Agreement” and Section II “Types of Guarantee of Performance” are amended as depicted in Exhibit A.

Section 5. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 9 “Subdivision Design Policies” Section IV “Drainage” is amended as depicted in Exhibit A.

Section 6. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 11 “Water Facilities” Section I “Water Main Extensions” is amended as depicted in Exhibit A.

Section 7: 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 8: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the 6th day of August, 2019, and finally PASSED, APPROVED and ADOPTED on this the 20th day of August, 2019.

CITY OF SAN ANGELO

BY: _____
Brenda Gunter, Mayor

ATTEST:

Bryan Kendrick, City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM

Jon James, Director of Planning and
Development Services

Theresa James, City Attorney

Amend Chapters 1, 3, 5, 6, 9 and 11 of the Land Development and Subdivision Ordinance as follows:

CHAPTER 1 GENERAL PROVISIONS

~~SECTION V: ENACTMENT AND EFFECTIVE DATE~~

~~This Ordinance shall take effect immediately upon adoption by the City Council. All plats, plans, construction drawings and other items submitted after the adoption of this Ordinance shall conform to these requirements. (1959 Code, title 9, ch. 4, ex. A)~~

SECTION V: APPLICABILITY

- A. Applicability. Any person undertaking the act of subdivision ~~as herein described~~, be it within the City limits of San Angelo or its extraterritorial jurisdiction, shall comply with the provisions of the LAND DEVELOPMENT AND SUBDIVISION ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS. ~~Subdivision shall include the act of into two or more parts for any one or more of the following purposes: (1) laying out any subdivision of said tract of land; (2) laying out any addition to the city; (3) laying out suburban lots, building lots, or other lots; (4) laying out streets, alleys, squares, parks or other parts of said tract of land to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to those streets, alleys, squares, parks or other said parts.~~ For purposes of this ordinance, subdivision shall include resubdivision or combination of parcels. The owner of a ~~tract~~parcel of land (within the limits of jurisdiction ~~for~~of this ordinance) who divides the ~~tract~~parcel or combines parcels shall have a plat prepared for approval by the City of San Angelo and subsequent recording with Official Public Records of Real Property, ~~the~~ Tom Green County ~~Clerk~~. Failure to comply with the provisions of this ordinance, except when subdivision is permitted by the following exceptions below, shall be unlawful:

1. ~~The proposed construction or improvement is situated on a tract~~ The parcel of land can be described as a portion of one or more original surveys and which has been conveyed by metes-and-bounds, but said ~~tract~~ parcel is documented to be the exact same size and configuration as one which existed at that location on or before July 5, 1950.
2. ~~The proposed construction or improvement is situated on a tract~~ The parcel of land can be described as a portion of a lot(s) on the most recently applicable plat(s) duly recorded with ~~the~~ Tom Green County ~~Clerk~~, provided that:
 - a. No increase in the number of lots occurs;
 - b. No reorientation of lots occurs;

- c. All resulting parcels ~~lots~~ meet minimum requirements of the zoning ordinance; and
 - d. The boundary of any lot portion can be described by an offset of a platted lot boundary. Each offset must be a single parallel offset of a lot boundary as shown on the applicable plat.
- 3. ~~The proposed construction or improvement is situated on a tract. The parcel of land was created considered a subdivision by some instrument other than a duly recorded plat, but said subdivision occurred~~ as a result of judicial decree or will.
- 4. ~~The proposed construction or improvement is situated on a tract. The parcel of land is~~ comprised of one or more parcels ~~lots, as owned,~~ which are smaller than lot(s) on the most recently applicable plat(s) duly recorded with ~~the~~ Tom Green County ~~Clerk,~~ but said division of lot(s) resulted solely from the acquisition of right-of-way by a political subdivision for public purposes.
- 5. ~~The proposed construction or improvement is situated on a tract. The tract of land is~~ greater than five acres, where each such tract has access to a public street and where no public improvement (including streets and utilities) is to be dedicated.
- 6. The parcel of land can be described by no more than three platted lots that are adjacent and under common ownership and used for single-family or two-family residential purposes.
- 7. Two or more lots under common ownership may be combined without a replat provided that all of the following conditions are met:
 - a. A replat of the property would not require the dedication or removal of any public rights-of-way or easements.
 - b. The combined property is less than or equal to one acre in size or if the combined property is greater than one acre in size, a replat of the property would not require construction of any public improvements. Alternatively, a Performance Agreement on a form approved by the City, may be submitted guaranteeing all required improvements upon future development of the property.
 - c. The owner(s) agree, on a form approved by the City and filed with Official Public Records of Real Property, Tom Green County, that the merged lot may not be divided in the future unless a valid subdivision plat authorizing such division is approved and filed per the requirements of this ordinance.

- d. Two or more platted lots joined together pursuant to this subsection shall be considered one joined lot for purposes of this chapter.

SECTION VI: ENFORCEMENT

~~A.— Applicability. Any person undertaking the act of subdivision as herein described, be it within the City limits of San Angelo or its extraterritorial jurisdiction, shall comply with the provisions of the LAND DEVELOPMENT AND SUBDIVISION ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS. Subdivision shall include the act of dividing a tract of land into two or more parts for any one or more of the following purposes: (1) laying out any subdivision of said tract of land; (2) laying out any addition to the city; (3) laying out suburban lots, building lots, or other lots; (4) laying out streets, alleys, squares, parks or other parts of said tract of land to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to those streets, alleys, squares, parks or other said parts. For purposes of this ordinance, subdivision shall include resubdivision. The owner of a tract (within the limits of jurisdiction for this ordinance) who divides the tract shall have a plat prepared for approval by the City of San Angelo and subsequent recording with the Tom Green County Clerk, except when subdivision is permitted by exception specified elsewhere herein this ordinance. Failure to comply with the provisions of this ordinance, except when subdivision is permitted by exception specified elsewhere herein this ordinance, shall be unlawful.~~

(Note: Moved to the New Chapter 1, Section V.A.)

~~BA.~~ Enforcement by Building Official. ~~No~~A building permit shall not be issued until after a valid plat has been recorded. The Building Official shall only be authorized to issue permits for construction or improvement of any structure located within one or more entire lots which are under single ownership or control, and which are represented on a plat duly recorded with Official Public Records of Real Property, Tom Green County Clerk, except as specified in Chapter 1, Section V of this ordinance or except in the following instances:

~~1.—~~ Tracts of land characterized by any one of the below listed descriptions shall ~~be considered a subdivision by some instrument other than a duly recorded plat. Except as otherwise allowed by exceptions specified in the following subsection VI.B.2, the Building Official shall not be authorized to issue permits for construction or improvements on any such tracts characterized by one or both of the following descriptions:~~

~~a.— one or more lots, as owned, which are smaller than or configured differently from lot(s) represented on the most recently applicable plat duly recorded with the Tom Green County Clerk;~~

~~b.— portions of original surveys (as established by the State of Texas General Land Office) which are conveyed by metes and bounds description, unless said tract proposed for building construction is documented to be the exact same size and configuration as one which existed at that location on or before July 5, 1950.~~

~~2. Permits may be issued by the Building Official for construction or improvement of structures on a tract other than a lot in a duly recorded subdivision, as identified in the preceding subsection VI.B.1, under the following conditions:~~

~~a.1.~~ Installation of any sign, support, fence or other structure which is not intended or designed to shelter or enclose persons or movable property of any kind.

~~b.2.~~ Alterations, repairs or remodeling made to any existing structure.

~~c.3.~~ Construction of additional building floor area (detached from or attached to any building already existing on the same ~~tract~~ parcel) which does not exceed more than:

~~a.~~ 50% of floor area or 1,000 square feet, whichever is greater, within existing buildings on the same ~~tract~~ parcel for single-family residential, or

~~b.~~ 25% of floor area within existing buildings on the same parcel for all other development types, as long as such additions shall not occur more than once in any 12-month period, nor exceed 5,000 square feet annually.

~~d. The proposed construction or improvement is situated on a tract described as a portion of one or more original surveys and which has been conveyed by metes and bounds, but said tract is documented to be the exact same size and configuration as one which existed at that location on or before July 5, 1950.~~ (Note: Moved to the New Chapter 1.V.A.1.)

~~e. The proposed construction or improvement is situated on a tract described as a portion of lot(s) on the most recently applicable plat(s) duly recorded with the Tom Green County Clerk, provided that:~~

~~(1) no increase in number of lots occurs;~~

~~(2) no reorientation of lots occurs;~~

~~(3) all resulting lots meet minimum requirements of the zoning ordinance; and~~

~~(4) the boundary of any lot portion can be described by an offset of a platted lot boundary.~~ (Note: Moved to the New Chapter 1.V.A.2.)

~~f. The proposed construction or improvement is situated on a tract considered a subdivision by some instrument other than a duly recorded plat, but said subdivision occurred as a result of judicial decree or will.~~ (Note: Moved to the New Chapter 1.V.A.3.)

~~g. The proposed construction or improvement is situated on a tract comprised of one or more lots, as owned, which are smaller than lot(s) on the most recently applicable plat(s) duly recorded with the Tom Green County Clerk, but said division of lot(s) resulted solely from the acquisition of right-of-way by a political subdivision for public purposes.~~ (Note: Moved to the New Chapter 1.V.A.4.)

~~h. The proposed construction or improvement is situated on a tract which includes all or part of an abandoned street or alley, in addition to all or portions of lot(s) represented on a duly recorded plat, and the characteristics of that tract would otherwise allow the Building Official to issue a permit for construction or improvement of any structure.~~

~~i. The proposed construction or improvement is situated on a tract greater than five acres, where each such tract has access to a public street and where no public improvement (inc. streets and utilities) is to be dedicated.~~ (Note: Moved to the New Chapter 1.V.A.5.)

~~C.B.~~ Enforcement by Denial of Public Services. The City of San Angelo shall withhold new or expanded service of any type, including but not limited to utility connection and street maintenance, from ~~tracts~~ parcels which are characterized by any one of the following descriptions:

1. Within a subdivision for which no plat is duly recorded with ~~the~~ Official Public Records of Real Property, Tom Green County ~~Clerk~~, and within which the Building Official would not be authorized to issue permits for construction or improvement of any structure in accordance with exceptions itemized in subsection VI.B.2 of this Chapter 1 or
2. Within a duly recorded subdivision for which improvements have not been completed to standards required by the subdivision ordinance that was in effect at the time the subdivision plat was approved, unless the current ordinance requirements are less stringent and for which an appropriate financial guarantee of performance has not been accepted by the City of San Angelo.

~~D.C.~~ Enforcement by City Attorney. The City Attorney is authorized and directed to take appropriate action in district court to enjoin any violation of this ordinance.

CHAPTER 3 DEFINITIONS

SUBDIVISION: The division of land into two or more parts for any one or more of the following purposes: laying out a subdivision of the tract; laying out an addition to the city; laying out suburban lots, building lots, or other lots; or laying out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other said parts. The term subdivision shall include resubdivision, combining of parcels of land, or the laying out of two or more spaces for lease or rent for Mobile Home Park, Manufactured Housing Park or Recreational Vehicle Park. ~~however, this definition shall expressly exclude the division of property in the following situations:~~

~~A. The division of property by judicial decree or will.~~

~~B. The division of property solely by virtue of abandoning a street or alley, or solely by the acquisition of right of way by a political subdivision for public purposes.~~

~~C. The resubdivision of lots already represented on a recorded plat or replat, wherein all the following characteristics are present:~~

~~1. no increase in the number of lots occurs;~~

~~2. no reorientation of lots occurs;~~

~~3. all resulting lots meet minimum requirements of the zoning ordinance; and~~

~~4. any new boundary of a tract resulting from said resubdivision can be described by an offset of a platted lot boundary.~~

SUBDIVIDER: An individual or entity that creates a subdivision and may include the owner and developer of a parcel of land.

CHAPTER 5 PROCEDURAL REQUIREMENTS FOR PROCESSING SUBDIVISIONS

SECTION III: STAGES OF DEVELOPMENT REVIEW

A. Major Subdivisions.

2. Preliminary Plat. The preliminary plat shall be submitted to the City Planning Commission for approval before consideration of a final plat intended for future recording with the Tom Green County Clerk. However, a preliminary plat shall not be required when the entirety of a parent tract is included in a final plat. Preliminary plats will not be reviewed by the City Planning Commission, until such plats are officially accepted by the Planning Department. Plats not accompanied by an official application and not containing all proper requisite information will not be accepted for review. Either the preliminary plat itself or an accompanying map shall illustrate the total contiguous tract(s) of land owned by or under the control of the subdivider, even if only a portion of the tract-tracts are intended for subdivision by a final plat. A boundary survey will not be required, but the boundaries of land intended to be submitted as a final plat shall be dimensioned and accurately drawn to scale, and so shall the boundaries of all contiguous land owned by, or under the control of, the subdivider (if more extensive than the area intended for final subdivision). Boundary data from recorded deeds shall be used, whenever appropriate. The preliminary plat shall be prepared by a qualified professional, trained and experienced in subdivision design.

~~d. — Duration of approval. Preliminary plat approval shall be effective until said preliminary plat is repealed by the City Planning Commission or City Council, as appropriate, after a public hearing on the matter is conducted by that body responsible for the plat's initial approval. A preliminary plat shall not be repealed: (1) for a period of 24 months after the date on which the City Planning Commission or City Council, as appropriate, approved the original preliminary plat or an applicable revision thereof; or (2) for a period of 24 months after approval of a final plat showing any section of land encompassed by the original preliminary plat or an applicable revision thereof. Preliminary plats which are subject to repeal should generally be reviewed by the City Planning Commission every five (5) years in order to analyze each one's compliance with current subdivision regulations and effect upon other existing and proposed land developments.~~

~~Approval of a revised preliminary plat (for all or portions of land represented on a previously approved preliminary plat) shall also~~

~~have the effect of repealing the previously approved preliminary plat or applicable portion thereof.~~

C. Administrative Subdivisions.

3. Recording of Plats. After administrative approval has been granted by the Planning Director, the final plat may be filed for record with ~~the~~ Official Public Records of Real Property, Tom Green County, in accordance with procedures set forth in Section II, Chapter 7 of this ordinance. ~~If the plat is not filed for recording with the Tom Green County Clerk within a period of six (6) months following administrative approval, said approval shall expire and be no longer valid, unless an additional six-month period of validity is authorized in writing by the Planning Director.~~

E. Recordation and Expiration of Plats

1. Administrative plats – Administrative plats shall be filed for recording with Official Public Records of Real Property, Tom Green County, within a period of twelve calendar months from approval, or the approval shall expire, no longer be valid, and the plat shall not be recorded.
2. Final Plats and Replats – If any final plat or replat (not classified as an administrative subdivision) has not been filed for record with Official Public Records of Real Property, Tom Green County, within a period of three years from its approval by the Planning Commission or City Council, approval of such plat shall expire, no longer be valid, and the plat shall not be recorded.

F. Preliminary Plat Approval and Expiration.

1. After approval has been granted by the Planning Commission, a preliminary plat will remain valid for a period of five years. An approved final plat within the area of the preliminary plat will extend the period of validity by an additional five years from the date of final plat approval. After this time, the approval shall expire, no longer be valid, and the preliminary plat shall automatically expire, unless additional progress towards completion of the project has occurred, in which case the preliminary plat will remain valid for five years from the date of the most recent applicable action indicating such progress. All preliminary plats in effect on the date of this ordinance shall automatically expire 5 years from the effective date of this ordinance, unless progress toward completion of the project has occurred during that time period, in which case the preliminary plat

will remain valid for five years from the date of the most recent applicable action indicating such progress.

2. Progress towards completion of the project shall include any one of the following:

a. an application for a final plat or plan is submitted to the City;

b. a good-faith attempt is made to file with the City an application for a permit necessary to begin or continue towards completion of the project;

c. costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;

d. fiscal security is posted with the City to ensure performance of an obligation required by the City; or

e. utility connection fees or impact fees for the project have been paid to the City.

CHAPTER 6 GUARANTEE OF PERFORMANCE

SECTION I: PERFORMANCE AGREEMENT

A. Procedure. The ~~Department of Public Works~~City Engineer and Planning Director shall recommend to the Planning Commission and the City Council site improvements, such as roads, ~~and~~ sewer mains, and water lines, required before final approval has been granted. ~~When site improvements are required, the subdivider shall execute a performance agreement with the City of San Angelo, to be filed with the Engineering Services Department of Public Works.~~ Site improvements that are to be incorporated into the ~~developer's subdivider's performance~~Performance Agreement shall be reviewed and acted upon by the ~~City Council~~Planning Commission along with the final plat. ~~The performance agreement shall consist of a statement by the subdivider that he/she agrees to provide all the site improvements specified by the performance agreement and required by the City Code or state or federal law and approved by the Department of Public Works City Engineer and Planning Director, or designees, on a form approved by the City Attorney or designee. The performance agreement shall be in substantially the same form as the sample on file in the Engineering Services Department of Public Works.~~

C. Recording of Plat.

1. Construction of Improvements. If, within a period of three years after the final plat has been approved by the Planning Commission or City Council, the subdivider has constructed and has had all required improvements accepted by the Department of Public Works, the Planning Department shall release the final plat to be filed in ~~the deed and plat records, Official Public Records of Real Property of the Tom Green County.~~
2. Guarantee of Improvements. Within a period of three years after the final plat has been approved, if all site improvements have not been completed, but a Performance Agreement and suitable security adequate to guarantee construction of ~~covering these~~ uncompleted improvements has been filed with and accepted by the Department of Public Works, ~~including through a development agreement ensuring future construction,~~ the Planning Department ~~of Planning~~ shall release the plat for recording.
3. Performance Agreement. ~~The Performance Agreement shall consist of a statement by the subdivider that the subdivider agrees to provide all of the incomplete site improvements specified for approval of the final plat and required by the City Code or state or federal law and approved by the City Engineer and Planning Director, or designees, on a form approved by the City Attorney or designee. The Performance Agreement shall be in substantially the form as the~~

sample on file in the Engineering Services Department and shall be recorded in Official Public Records of Real Property of Tom Green County, Texas. A Performance Agreement may not be for a term exceeding three years from approval of the final plat, except with respect to a written agreement for deferral of developer's obligations for construction of designated improvements approved as provided for under Section II of this Chapter 6

~~No guarantee may be for a period of time exceeding three years, except through a development agreement. eighteen (18) months and no guarantee may be for a period of time extending beyond three (3) years from the date of such plat approval. However, for good cause shown, the City Council may grant an extension of time up to eighteen (18) months, provided that no extension be for a time beyond three (3) years from the date of such plat approval~~

~~Expiration of Approval. If any final plat (not classified as an administrative subdivision) has not been filed for record with the Tom Green County Clerk in accordance with one of the manners described above, within a period of (3) three years from its approval by the City Planning Commission or City Council, approval of such plat shall expire and be no longer valid. If the subdivider desires to resubmit the plat for reapproval, it shall be submitted in the same manner as for a previously unsubmitted plat.~~ (Note: Moved to Chapter 5.III.E.]

3. ~~Building Permit. No building permit shall be issued until the plat has been recorded. No water or sewer service or other utilities shall be connected to a structure until the subdivision improvement[s] have been completed and accepted by the City.~~ (Note: Now covered in Chapter 1, Section VI.A. and VI.B.)

SECTION II: TYPES OF GUARANTEE OF PERFORMANCE

A. Performance Bond. A performance bond ~~will~~must be executed by a surety company, licensed to do business in the State of Texas, in an amount equal to the cost estimate of all uncompleted and unaccepted improvements required by these regulations. Such cost estimate ~~will~~shall include an inflation factor based upon a locally recognized construction cost index, as approved by the Department of Public Works. The performance bond shall be substantially in the same form as the bond instrument on file in the Department of Public Works. Any deviations from this form ~~shall~~must be approved by the City Attorney. The City Manager is authorized to sign acceptance of the bond instrument on behalf of the City of San Angelo.

B. Letter of Credit. The subdivider shall provide an irrevocable letter of credit in an amount equal to the cost estimate of all uncompleted and unaccepted site improvements required by these regulations. Such cost estimate is to include an inflation factor based upon a locally recognized construction cost index, as approved by the Director of Public Works. The letter of credit, properly executed, shall be in substantially the same form as the sample letter of credit on file in the Department of Public Works. Any deviation from this form shall be approved by the City Attorney.

C. Cash or Cashier's Check. The subdivider shall provide the City cash, or a cashier's check, in an amount equal to the cost estimate of all uncompleted and unaccepted site improvements required by these regulations. Such cost estimate is to include an inflation factor based upon a locally recognized construction cost index, as approved by the Department of Public Works. Upon completion of the required site improvements and their acceptance by the Department of Public Works, the amount will be refunded to the subdivider by the City.

D. Deferral of Obligation. The obligation for any uncompleted and unaccepted site improvements required by a Performance Agreement and these regulations, including the posting of security for developer's guarantee of performance, may be deferred until application for a subsequent development permit for a lot or a phase of the development, or to coincide with a future capital improvement project, or other deferral as approved, at the sole discretion of the City upon written request of the property owner or at the City's initiative. Any such deferral of obligation under the Performance Agreement shall be by provision in the Performance Agreement or amendment thereto, specifying the infrastructure improvements for which the obligation is deferred, the time period for which completion of the described improvements is deferred, and the individual and entity parties responsible, in a form approved by the Planning Director, City Engineer, and the City Attorney.

CHAPTER 9 SUBDIVISION DESIGN POLICIES

SECTION IV: DRAINAGE

A. Requirements. The Planning Commission shall not recommend for approval any plat that does not make adequate provision for stormwater drainage. Possible actions that may be required include, but are not limited to, the following:

5. Drainage Studies. Compliance with City Code of Ordinances, Chapter 12, Article 12.05 "Stormwater Management" ordinance is required. The developer may be required to provide hire an engineer to prepare a preliminary and final drainage report studies prepared by a licensed engineer for review and approval by the City staff Engineer. The Director of Public Works study should include an study examination of the runoff alterations of each proposed subdivision on existing off-site downstream drainage facilities outside the area of the subdivision. Local government drainage studies, together with such other studies as could may be pertinent, should serve as a guide to needed on-site and off-site drainage system improvements alterations and/or improvements. Where it is anticipated that the additional runoff produced or caused by the development of the subdivision will overload an existing downstream drainage facilities, the Director of Public Works City Engineer may recommend that the City withhold approval of the subdivision final plat until provision has been made for compliance with stormwater management requirements the improvement of said potential condition in such a manner as the Director of Public Works City Engineer shall determines to be adequate and sufficient. No A subdivision plat shall be approved that does not satisfactorily provide for containment and/or conveyance of until all on-site and off-site interior and exterior stormwater runoff shall not be finally approved by the Planning Commission or City Council except if deferred as herein provided. is satisfactorily contained or conveyed. The required drainage studies, and associated improvements, may be deferred to a later stage of the development process at the discretion of the City Engineer as provided at Section II, Chapter 6 of this Ordinance.

CHAPTER 11 WATER FACILITIES

SECTION I: WATER MAIN EXTENSIONS

B. Installation Requirements.

2. Service Connections. Service connections shall be provided for each lot or parcel of land requiring service. This requirement may be deferred to a later stage of the development process at the discretion of the Director of Public Works or designee as provided at Section II, Chapter 6 of this Ordinance.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Shannon Scott, Economic Development Specialist, Economic Development, 325.653.7197

Meeting Date: August 6, 2019

Item type: Regular Item

Caption:

Consider ratifying COSADC's resolution authorizing the use of Sales and Use Tax funds in an amount not to exceed \$59,000 to provide an Economic Development Incentive to West Texas Steel and Supply, Inc. (WTS) (Presentation made by Business, Retention & Expansion Coordinator Shannon Scott)

Summary/History:

West Texas Steel and Supply, Inc. (WTS) plans to expand their current operations to include a 36,000 sq. ft. building adjacent to their current facility which is located at 6617 S. U.S. 277.

They currently have 20 employees which they will retain and anticipate hiring up to 3 additional employees to assist with their expansion.

They plan on investing at least \$750,000 for the construction of their new facility.

The resolution was approved at the 7-24-19 COSADC Board meeting.

Financial Impact:

Proposed Incentives:

\$50,000 one time capital investment grant once the \$750,000 capital investment has been made

\$3,000 per FTE for up to 3 FTE's.

Total incentive package:

\$59,000

Other Information/Recommendation:

Attachments:

1. 19-0XXX_COSADC_WEST TX STEEL_P_RESO 19-0XXX_COSADC_WEST TX STEEL_P_RESO.pdf

Presentation:

Approvals/Reviews:

Shannon Scott

Created/Initiated

Guy Andrews	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED \$59,000, TO PROVIDE AN ECONOMIC DEVELOPMENT INCENTIVE TO WEST TEXAS STEEL AND SUPPLY, INC., FOR A BUSINESS RETENTION AND EXPANSION PROGRAM (BREP) PROJECT RELATED TO BUSINESS ENTERPRISES THAT CREATE OR RETAIN PRIMARY JOBS, AS AUTHORIZED FOR A TYPE B CORPORATION UNDER LOCAL GOVERNMENT CODE CHAPTER 505 SUBCHAPTER D.

WHEREAS, The voters of the City of San Angelo on November 2, 2010 approved the use of sales and use tax proceeds for the continued economic development projects authorized under Section 4B of the Act, including but not limited to, the development, promotion, creation, retention, or expansion of business enterprises that create or retain primary jobs, including suitable infrastructure, and

WHEREAS, WEST TEXAS STEEL AND SUPPLY, INC. (WTS), is a Texas for profit corporation in the steel products and materials supply business having home office and warehouse outlet located at 6617 S. US Hwy. 277, in San Angelo; and,

WHEREAS WTS planning for the expansion of its business; and,

WHEREAS, WTS intends to retain at its facilities in San Angelo twenty (20) existing full time primary jobs and would like to create a minimum of three (3), Full Time Equivalent Primary Jobs (FTE's); and,

WHEREAS, WTS would like to invest a minimum of \$750,000 for the construction of a new building necessary to carry out its business expansion plans (Job retention and capital investment are collectively referred to as the "Project"); and,

WHEREAS, WTS has applied with COSADC under the Business Retention and Expansion Program (BREP) for an incentive to assist in carrying out the Project necessary to its business expansion plans, and the Board has determined that the Project will promote or develop expansion of a business enterprise that creates or retains primary jobs; and,

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act, Sections 505.159 and 505.160 of the Local Government Code and

WHEREAS, on August 28, 2019 the City of San Angelo Development Corporation shall hold a Public Hearing on the Project prior to expending authorized grant funds;

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

The City of San Angelo Development Corporation offers this Resolution authorizing the use of sales and use tax funds as an economic development incentive to **WEST TEXAS STEEL AND SUPPLY, INC. (WTS)** in an amount not to exceed \$59,000; authorizing the Director of Economic Development to prepare an economic development performance agreement with WTS , under the BREP program in compliance with the Development Corporation Act and as approved by the City Attorney; authorizing the COSADC Board President to execute said agreement and related documents; and recommending to City Council ratification of the incentive and approval of the economic development performance agreement.

ADOPTED THIS 24th DAY OF July, 2019

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

By: _____
Todd Kolls, President

ATTEST:

Nora Nevarez, Corporate Secretary

APPROVED FOR CONTENT

APPROVED AS TO FORM

Shannon Scott, Business Retention &
Expansion Coordinator

Dan T. Saluri, Deputy City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Bluthardt, Fort Concho Manager, Fort Concho, 325-487-2730

Meeting Date: August 6, 2019

Item type: Regular Item

Caption:

Consider awarding FC-01-19 (Fort Concho Roof Replacement) to Harrison Roofing, Inc. in the amount of \$953,791.50 and authorizing the City Manager to execute any related documents (Presentation made by Fort Concho Manager Robert Bluthardt)

Summary/History:

At its June 18, 2019, meeting, Council authorized staff to solicit bids for the replacement of roofs at up to sixteen buildings at Fort Concho that were damaged by storms of 2017 and 2019.

Based on a 2017 survey, staff estimated a cost, not including contingency, of \$842,000. To fund the project, staff proposed \$125,000 in eligible TML insurance funds, \$100,000 from the State Office Fund Capital Fund, and \$617,000 in HOT (Hotel Occupancy Tax) funds.

Two bids were received and reviewed by staff on July 31: Harrison Roofing of San Angelo with a base bid of \$867,083 (plus contingency of \$86,708) and L. D. Tebben of Austin for \$1,030,421 (plus contingency of \$103,042), or \$1,133,463 more than the bid from Harrison. Staff proposes Council's acceptance of the Harrison bid and authorization for the City Manager to execute all related documents.

To meet the total project cost, staff proposes taking the additional \$25,083 (to meet the cost of the base bid) from already budgeted funds in the State Office Building Fund capital account and the \$86,708 for contingency from the HOT 605 Fund, with the understanding that not all of it may be used. Any amount of contingency not used will be returned to the Hotel Occupancy Tax Fund.

Funding Sources:	As presented	
	6/18/19	Updated
State Office Building Fund		
Capital	100,000.00	125,083.00
TML Insurance funds	125,000.00	125,000.00
Hotel Occupancy Tax Fund	617,000.00	703,708.00
	842,000.00	953,791.00

Financial Impact:

Council authorized funding from several sources:

TML Insurance, State Office Fund Balance, HOT Funds

See explanation box for current proposed funding allocations within these three sources.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | Bid Tabulation FC-01-19 | Bid Tabulation FC-01-19.pdf |
|----|-------------------------|-----------------------------|

Presentation:

Robert Bluthardt

Approvals/Reviews:

Robert Bluthardt	Created/Initiated
Carl White	Approved
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved
Rick Weise	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval



CITY OF SAN ANGELO

RFB Bid Tabulation * FC-01-19/ Fort Concho Roof Replacement

July 31, 2019 2 p.m.

		LD Tebben Co.		Harrison Roofing	
Item	DESCRIPTION	YES	NO	YES	NO
1	Completion of project within specified number of days	x			x
2	Completion of project by City's deadline	x			x
3	Vendor is not debarred/suspended.	x		x	
Projected calendar days to start after PO is received		30		60	
Estimated completion of project (in calendar days)		80		180	

**CITY OF SAN ANGELO****RFB Bid Tabulation * FC-01-19/ Fort Concho Roof Replacement**

July 31, 2019 2 p.m.

LD Tebben

BLDG Designation	Name	Approximate Square Footage	Price Per Square Foot	Estimated Building Cost
OQ2	Office Quarters 2	2,600	\$ 16.00	\$ 41,600.00
OQ3	Office Quarters 3	3,533	\$ 17.00	\$ 60,061.00
OQ4	Office Quarters 4	2,600	\$ 16.60	\$ 43,160.00
OQ6	Office Quarters 6	2,600	\$ 16.60	\$ 43,160.00
OQ7	Office Quarters 7	5,136	\$ 17.00	\$ 87,312.00
OQ8	Office Quarters 8	3,200	\$ 19.00	\$ 60,800.00
OQ9	Office Quarters 9	3,026	\$ 18.00	\$ 54,468.00
CHAPEL	Chapel	1,100	\$ 17.00	\$ 18,700.00
HQ	Headquarters Building	4,810	\$ 18.00	\$ 86,580.00
QM	Quartermaster Building	5,420	\$ 18.00	\$ 97,560.00
COMM	Commissary	5,420	\$ 17.00	\$ 92,140.00
PH	Powder House	320	\$ 19.00	\$ 6,080.00
B/MH 5 & Restrooms	Barracks/Mess Hall 5 & Restrooms	11,000	\$ 16.80	\$ 184,800.00
B/MH 6	Barracks/Mess Hall 6	11,000	\$ 14.00	\$ 154,000.00
		<i>Contingency (10% of Grand Total)</i>		\$ 103,042.10
		<i>Grand Total</i>		\$ 1,133,463.10

Harrison Roofing

Price Per Square Foot	Estimated Building Cost
\$ 14.52	\$ 37,752.00
\$ 14.70	\$ 51,935.10
\$ 14.52	\$ 37,752.00
\$ 15.17	\$ 39,442.00
\$ 14.71	\$ 75,550.56
\$ 15.55	\$ 49,760.00
\$ 14.72	\$ 44,542.72
\$ 14.20	\$ 15,620.00
\$ 15.60	\$ 75,036.00
\$ 14.84	\$ 80,432.80
\$ 14.84	\$ 80,432.80
\$ 14.71	\$ 4,707.20
\$ 12.46	\$ 137,060.00
\$ 12.46	\$ 137,060.00
	\$ 86,708.32
	\$ 953,791.50

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance, 325-657-4268

Meeting Date: August 6, 2019

Item type: Regular Item

Caption:

Budget presentation - health insurance discussion and update (Presentation made by Holmes Murphy Senior Client Service Consultant Julie Rickman)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. 7f - 2019 health insurance_holmes murphy update 7f - 2019 health insurance_holmes murphy update.pptx

Presentation:

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval



Budget and Marketing Update

08/06/2019

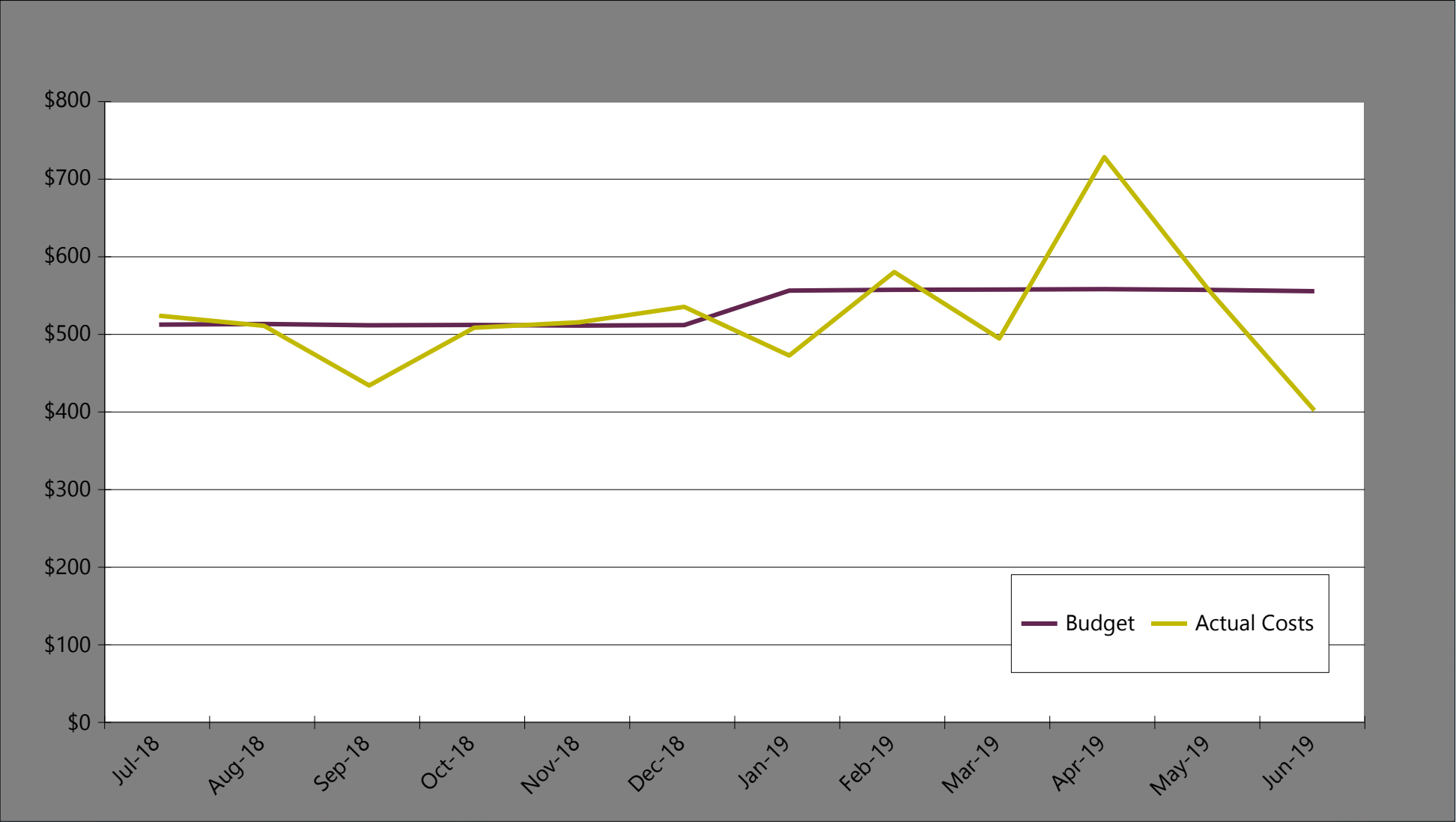


Budget and Marketing Update

- Current budget
- Market trends and the City of San Angelo
- Marketing response
- Next steps



Medical and RX Financials through July



\$149k under budget for the plan year



Medical Claims

Current Market
Medical Trend: 7.7%

0.3%

Decrease in the severity of large claims



Pharmacy Claims

Current Market
Pharmacy Trend:
10.3%

12.2%

- Increased of cost of medications
- Increase use of specialty medications



Marketing

Lines of coverage

- ACA Reporting
- Ben Admin
- Clinic
- Cobra
- Dental
- EAP
- FSA
- Medical
- Pharmacy – stand alone and with carriers
- Post 65 retiree benefits
- Stop Loss
- Vision
- Wellness



Marketing Response



Marketing Analysis

- 81 individual lines of coverage quoted
- Committee meeting 07/25/2019
- Best and final requests sent



Next Steps

- Awaiting best and final offers
- Present recommendations to City Council on August 20th for final award decision



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 6, 2019

Item type: Regular Item

Caption:

Discussion and direction regarding ballot language for the November 2019 special election (Presentation made by City Manager Daniel Valenzuela)

Summary/History:

Per State Law, a Special Election held November 5, 2019 must be called no later than August 19, 2019. This discussion is to finalize ballot language to call an election at a later date, tentatively scheduled for August 13, 2019.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Julia Antilley
Theresa James
Becky Dunn
Julia Antilley

Created/Initiated
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget, 325-657-4211

Meeting Date: August 6, 2019

Item type: Regular Item

Caption:

Consider a record vote to propose a property tax rate and discussion regarding the Fiscal Year 2019-2020 budget preparation (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Through the council communications via Friday packet memos, staff has reported on progress towards preparing the 2019-20 budget. We are now entering the stage where we host public meetings to meet truth-in-taxation requirements and hold workshops to discuss the budget.

This agenda item serves to satisfy a recommended practice of the state comptroller's office. Before you is an opportunity to hold a record vote proposing a property tax rate for fiscal year 2019-20. A record vote is suggested if the proposed tax rate will yield more revenue than the prior year.

Based on early property value estimates, we anticipate revenue will increase for fiscal year 2019-20. Even with maintaining the current tax rate, increased revenue can occur by either new property being added to the tax roll or existing properties being reappraised. With the preliminary data we have at this time, it is not clear which component is driving the increase, but it is likely both items are occurring at varying levels. This is a positive indication that the housing market in San Angelo is healthy and that the economy has a strong base. The Tom Green County Appraisal District is directed by the state comptroller with ensuring that new and existing properties are appraised at or near market value. The state conducts a biennial property value study to ensure compliance.

The property tax rate is proposed to remain unchanged at 0.776 per \$100 valuation. This enables city services and Council priorities to be provided at the current levels. In recent years, marginal revenue from property tax was captured for Council directives and allocated to priorities such as street maintenance, competitive pay raises, development services software, and more.

A record vote serves to clarify to constituents the City's intent to levy a tax rate for the new tax year. A recorded vote is an action where each Council member's decision (for or against) is documented. The city upholds the state's tenet that property owners have the right to know about changes in property appraisals and estimated taxes. Transparency items such as this further that goal.

This action provides direction to staff on how to proceed with budget preparation. Substantive discussion regarding budget priorities, major funds, and allocations is scheduled for the upcoming budget workshops in August. At that time, we will delve into budget discussions in greater detail.

The process before you today complies with the city charter, tax code, and local government code and has been confirmed with the city attorney.

Financial Impact:

None at this time.

Other Information/Recommendation:

Staff recommends approval of the current tax rate of 0.776 / \$100 valuation.

Attachments:

- | | | |
|----|------------------------------------|---|
| 1. | 2019 08-06 FY19 Budget Record Vote | 2019 08-06 FY19 Budget Record Vote.pptx |
| 2. | Fiscal Year 2019-20 Calendar | Fiscal Year 2019-20 Calendar.pdf |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval



City Council

August 6, 2019



2019-20 Budget

- Budget process and calendar

April

- Training
- Revenue estimates

May

- Expense estimates

June

- City manager reviews
- Council memos

July

- Council memos



2019-20 Budget

- Budget process and calendar

August

- Workshop
- Public hearings

September

- Public hearings
- Adopt ordinances



2019-20 Budget

- Consider a record vote to propose a property tax rate
- A record vote should occur when the proposed tax rate will yield more revenue than the previous year



2019-20 Budget

Current Tax Rate

Maintenance & Operations	0.6824 / \$100 valuation
Debt service	0.0936 / \$100 valuation
Total	0.7760 / \$100 valuation





City Council

August 6, 2019



"Balancing your budget is like protecting your virtue. You have to know when to say no." - Ronald Regan

COUNCIL MEMO	4/5/2018	CC MTG - RECORD VOTE ON THE TAX RATE	8/6/2019
DEPARTMENT REVENUE ENTRY	4/8-22/2019	COUNCIL WORKSHOP - ENTERPRISE FUNDS	8/13/2019
BUDGET TRAINING WITH STAFF	4/29/2019	CC MTG - HEARING ON THE TAX RATE	8/20/2019
DEPARTMENT EXPENSE ENTRY	5/6-20/2019	COUNCIL WORKSHOP - GENERAL FUND	8/27/2019
COUNCIL UPDATE	6/4/19	CC MTG - READING ON THE TAX RATE AND BUDGET	9/4/2019
COUNCIL UPDATE	6/18/19	CC MTG - APPROVAL ON THE TAX RATE AND BUDGET	9/17/2019
CITY MANAGER REVIEWS	6/19-28/2019		
COUNCIL UPDATE	7/2/2019		
COUNCIL UPDATE	7/16/2019		

[illegible]



APPLICATION FOR
BOARDS and COMMISSIONS

Name: Stephanie Hamby
Address: [REDACTED]
City: San Angelo State: TX Zip: 76901
Phone (Home): [REDACTED] (Office): [REDACTED]
Resident of San Angelo since: 2014 SMD: 6
Are you a registered voter of San Angelo? Yes: X No:
Occupation/Business Affiliation: Galilee Community Development Corp.
Occupation/Business Address: 1404 S Oakes St
Title/Position: Director of Client Services
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 the City from all claims incident to the verification of information contained herein.

Stephanie Hamby
Applicant's Signature

7-30-19
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

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 - see back page for more information.

Recommended by:

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? ☒ Yes ☐ No

If no, which criteria (see back page for board criteria):

Education and/or Professional Licenses: BA in Business Administration, MPA with a concentration in non profit management

Current Municipal and Civic Organization Memberships (position and dates): Current board member of: Leadership San Angelo Alumni, CVCAA, Workforce Development Board,

Previous Municipal Experience (position, location, and dates): none

What personal qualifications can you bring to this board? Galilee CDC works on aspects of affordable housing in the community.

What is your personal vision for the City? I believe San Angelo is going to continue to grow and providing resources for everyone in the community is important.

Why do you want to serve on this board? It falls in line with work we do at Galilee CDC

Additional relevant information:

*The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all 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. If you been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk.